

Appendix 5

Phase 1 Contamination Site Assessment

GHD Pty Ltd
July 2014



Peter Andrews & Associates Pty Ltd
Somersby Business Park Expansion
Phase 1 Contamination Site Assessment
Revision 0

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1. Introduction

1.1 Background

GHD was engaged by Peter Andrews and Associates Pty Ltd (Peter Andrews) to undertake a Phase 1 Contamination Site Assessment (CSA) for numerous properties adjacent to Acacia Road, Somersby, NSW, within the Gosford City Council (GCC) Local Government Area (LGA) (the Study Area). This Phase 1 CSA represents one of a number of specialist studies to be incorporated into the planning proposal to be submitted by Peter Andrews in relation to the Somersby Business Park Expansion study (eastern precinct).

It is understood that the Study Area comprises a number of commercial and residential properties which are currently being investigated for rezoning to allow for employment (i.e. industrial) purposes.

As such, a Phase 1 CSA was required to identify the potential for contamination within the Study Area which may be attributable to current or historical activities.

At the time of the Phase 1 CSA, the Study Area comprised 10 privately owned commercial and residential lots. All residential lots were occupied, while the five commercial lots consisted of a sandstone quarry. The Study Area locality plan identifying the individual lot boundaries within the Study Area is shown in Figure 1, Appendix A.

1.2 Objectives

The objectives of the Phase 1 CSA were to identify potential contamination issues within the Study Area and provide recommendations as to the requirement for further investigations, remediation or management of any contamination issues identified.

1.3 Scope of work

The scope of work for the Phase 1 CSA included:

- Preparation of a Site Specific Safety Plan (SSSP).
- Completion of a Site inspection to identify areas of potential contamination within the Study Area, documenting and mapping important Site features and confirming features identified in the desktop reviews.
- Interviews with site owners/occupiers regarding site history (where available).
- A review of geology, hydrology and topography information for the Study Area.
- A search of the NSW Natural Resource Atlas (NRA) for records of nearby registered groundwater bores.
- A review of any previous contamination investigations pertaining to the Study Area.
- A review of historical aerial photographs from 1954, 1965, 1975, 1985, 1994, 2006 and 2014.
- A review of Gosford City Council (GCC) Section 149 Certificates, Development Applications (DAs) and Building Applications (BAs).
- A review of NSW Environmental Protection Agency (EPA) notices under the *Contaminated Land Management Act 1997*.
- Preparation of this report with reference to the *Guidelines for Consultants Reporting on Contaminated Sites* (OEH, 2011) summarising the works undertaken, results of the desktop reviews and site inspection and provision of recommendations for further investigations.

2. Site description and environmental setting

2.1 Study area location and description

The Study Area is comprised of 10 privately owned commercial and residential lots.

Five of these lots (Lot 2 DP 364929, Lot 1 DP 366614, Lot B DP 101045, Lot C DP 101045 and Lot A DP 420575) were used for residential purposes and were located to the west of Acacia Road. The residential properties varied in size and shape with areas ranging between 0.4076 hectares (ha) (Lot 2 DP 364929) and 4.657 ha (Lot A DP 420575). It is noted that Lot A DP 420575 was divided by Acacia Road, resulting in 3.284 ha to the west of and 1.373 ha to the east of Acacia Road. All residential properties were occupied at the time of the site inspection.

The remaining five lots (Lot 1 DP 522099, Lot 3 DP 550062, Lot 11 DP 618324, Lot 12 DP 618324 and Lot 13 DP 618324) were used for a sandstone quarry owned by Gosford Quarries Pty Ltd (Gosford Quarries). The main quarry area was contained within Lot 1 DP 522099, Lot 3 DP 550062, Lot 11 DP 618324 and the northern portions of Lots 12 and 13 DP 618324 and has an area of approximately 7.201 ha in size. The remainder of Lots 12 and 13 DP 618324 comprised predominantly uncleared vegetation.

The Study Area locality plan identifying the individual lot boundaries within the Study Area is shown in Figure 1, Appendix A.

2.2 Zoning

All lots within the Study Area were zoned under the GCC Local Environmental Plan (LEP 2014) as RU1 (Primary Production). Developments which are permitted without consent on RU1 zoned land include extensive agriculture, home occupations, horticulture and viticulture.

The objectives of Zone RU1 include, but are not limited to, encouraging sustainable primary industry production, encouraging diversity in primary industry enterprises and minimising conflict between land uses.

2.3 Surrounding land uses

The surrounding land uses included:

- **North** – The northern margin of the Study Area was bounded by Debenham Road South. Predominantly uncleared vegetation mixed with a number of residential/small acreage properties and associated cleared areas were located to the north of Debenham Road South.
- **South** – The Kariong Correctional Centre and associated open spaces and recreational areas were located to the south of the Study Area. The Mount Penang Gardens were located further to the south of the Study Area in addition to the Central Coast Highway.
- **East** – The eastern margin of the Study Area was bordered by predominantly uncleared vegetation in addition to a number of residential/small acreage properties. A large industrial/commercial complex was located further to the east of the Study Area

- **West** – The western margin of the Study Area was bordered by a combination of uncleared vegetation and a large residential/acreage property. A number of large gravel hardstands comprising assorted machinery and numerous stockpiles were located on this property.

The M1 National Highway is located further to the west of the site. A large industrial area is located to the west of the M1 National Highway in addition to a number of industrial premises to the south west of the Study Area.

2.4 Site observations

A site inspection was conducted by a GHD Environmental Scientist on 11 April 2014. Weather conditions during the site inspection were overcast with no rainfall.

Observations for each property as noted during the site inspection are documented below. Photographs are presented in Appendix B.

It is noted that Lot C DP 101045 and Lot 2 DP 364929 were not inspected during the site inspection due to site access constraints.

2.4.1 Gosford Quarries Site

The following observations relate to Lot 1 DP 522099, Lot 3 DP 550062, Lots 11, 12 and 13 DP 618324 occupied by Gosford Quarries Propriety Limited.

- According to the Quarry Manager, the site was opened in the 1950s for the purpose of quarrying high grade sandstone products. Prior to the occupation of the site by Gosford Quarries, numerous factories and processing areas were located in the north western portion of the site adjacent to Acacia Road. According to the quarry manager, these facilities did not have development application approval. At the time of the site inspection, there was no evidence of these buildings or facilities.
- The majority of the site (approximately 70%) consisted of an operational sandstone quarry (Photographs 1 and 4) and associated light vehicle parking areas (Photograph 2) and site office/storage sheds. The main quarry area was located in the northern portion of the site and consisted of quarried sandstone and large piles of fill and spoil.
- At the time of the site inspection, approximately six heavy machines were operational on site. According to the Quarry Manager, all quarrying is performed using physical mechanisms and as such, no cutting fluids, with the exception of on-site water, are utilised during this process.
- The remainder of the site consisted of predominantly uncleared native vegetation located to the south of the main quarry area.
- An abandoned house and associated bitumen driveway (Photograph 3) was located in the north western portion of Lot 12 DP 618324. According to the Quarry Manager, this house was not owned by Gosford Quarries.
- Based on the topography of the site, all surface water runoff appears to flow in a south easterly direction towards the uncleared vegetation to the south. Given the moderate slope across the majority of the site, the majority of surface water appears to runoff however, a number of surface water pools were observed across the site (Photograph 5). These pools are believed to be associated with recent excavations and are the result of recent heavy rainfall prior to the site inspection.

- Two primary settling ponds were observed in the western and eastern portions of the site (Photographs 6 and 7). According to the Quarry Manager, these settling ponds capture approximately 90% of all surface runoff and are designed to prevent surface water runoff being directed towards the southern portion of the site. During times of high rainfall however, the Quarry Manager noted that there is some minor overflow to natural surface water channels located in the vegetated portion south of the main quarry area.
- Settling pond 1 (western portion of the site) was noted to be approximately 20 m x 30 m in area with an unknown depth. Settling pond 2 (eastern portion of the site) was noted to be approximately 30 m x 40 m in area with an unknown depth. The surface water in each settling pond was noted to be green and turbid with no obvious sheens observed. According to the Quarry Manager, the surface water in settling pond 2 is analysed on a quarterly basis. To his knowledge, no surface water quality issues have been noted on the site since the beginning of operations.
- Two back-up settling ponds (Photographs 8 and 9) were located in the vegetated portion of the site to the south of the main quarry area. According to the Quarry Manager, these were constructed to capture overflow from the two settling ponds located in the main quarry area. At the time of the inspection, the large back-up settling pond located in the eastern portion of the vegetated area was largely empty whilst the small back-up settling pond located in the western portion of the vegetated area contained a substantial volume of water. According to the Quarry Manager, the small back-up settling pond also receives surface run-off from the neighbouring property to the west.
- A large diameter PVC pipe (Photograph 10) was observed in the vegetated area to the south of the main quarry area. According to the Quarry Manager, this pipe directs seepage from the large settling pond located in the main quarry area into the large back-up settling pond.
- The southern margin of the main quarry area was bounded by a 1 to 2 m high bund wall constructed of quarry spoil and rubble. This bund wall was designed to prevent the movement of sediment and flow of surface water into the vegetated area of the site to the south of the main quarry area. Numerous gaps (Photograph 11) were observed in this bund wall however, allowing for the movement of surface water and sediment to the south east.
- A subsurface concrete septic tank was located within the north western portion of the site. The concrete tank appeared in overall good condition with no obvious evidence of damage or leakage.
- A brick lined storage shed was located in the north western portion of the site. This shed contained toilet facilities and an oil/fuel storage area (Photograph 12). The oil/fuel storage area was noted to contain numerous small and large oil drums, fuel cans and hydraulic fluid drums. The concrete floor within this storage area appeared in overall good condition with no obvious surface cracks observed. A small diameter drainage pipe was observed in the central portion of this storage area. Based on the former use of this area as a shower block, it is assumed that any spills of fluid in this area would be directed through this drainage pipe into the concrete septic tank.
- A small area (less than 5 m²) containing spent grease cartridges and degreaser cans were observed in the south eastern portion of the main quarry area (Photograph 13). The spent grease cartridges and degreaser cans appeared empty with no obvious surface staining observed within this area. It is assumed that these items were previously used during maintenance activities.

- Numerous plastic and metal storage containers were observed across the site and noted to contain rusted metal cutting teeth.
- An unbunded concrete pad (Photograph 14) was located in the north western portion of the site. According to the Quarry Manager, this concrete pad was utilised for minor maintenance and re-fuelling activities which are performed on site. During maintenance, the Quarry Manager noted that approximately 200 litres of oil are removed from most heavy machines. These activities are performed by personnel who bring all equipment and fluids to the site and also remove discarded oil. According to the Quarry Manager, when small spills have occurred, these have been cleaned using appropriate spill response procedures. No large spills were known to have occurred on site.
- Re-fuelling activities are performed on-site within the concrete pad area by external 'Mini-tankers'. The Quarry Manager noted that this prevents the need for bulk fuel storage on site.
- At the time of the inspection, the concrete pad area was noted to contain spent, empty grease cartridges, two unbunded drums which appeared full (contents unknown), assorted machinery components and assorted waste items including timber and metal. There was no obvious surface staining at or adjacent to the concrete pad. Given that the concrete pad was unbunded, it is assumed that any large volume spills or surface runoff would be directed to the south east towards the main quarry area.
- An unbunded pallet used for the storage of oil drums was observed in the north western portion of the site (Photograph 15). This pallet was noted to contain six oil drums and numerous spent oil filters. The oil drums appeared to contain oil/water mixtures and were visibly stained with residual oil. In addition, the pallet and surface soil surrounding the oil drums were observed to be visibly stained.
- Small volumes of assorted waste items were observed at numerous locations across the site including rusted metal rope, tyres and PVC.

2.4.2 Lot B DP 101045

- This site consisted of a small residence and numerous workshops/storage sheds in the eastern portion of the site, a large orchard comprising the majority of the western portion of the site in addition to a number of horse paddocks located in the northern portion of the site.
- All vegetation observed on site appeared in overall good condition with no signs of stress or dieback.
- Numerous piles of assorted waste materials and farm equipment were observed across the site. In general, the piles were noted to contain an array of items and materials including timber, metal, tin sheeting, plastic hoses, PVC, discarded whitegoods and wire rolls. The majority of these stored materials were located in the central portion of the site and along the southern and western boundaries of the site. Examples of stored materials observed at the site are provided in Photographs 16 and 17. No obvious potential asbestos containing materials (PACM) fragments were observed in any of the areas containing stored materials.
- A small storage shed (Photograph 18) was observed in the central portion of the site. This shed was noted to contain a mobile Intermediate Bulk Container (IBC) assumed to be used for irrigation/firefighting and an unbunded drum. At the time of the inspection, the contents and volume of the unbunded drum was unknown. No obvious surface staining was observed beneath or adjacent to the unbunded drum.

- A number of small pressure sprayers (Photograph 19) were observed across the site. The contents of the pressure sprayers were unknown however, given the use of the site, these sprayers are assumed to contain either herbicides or pesticides.
- A vegetated fill mound was observed along the western boundary of the site.
- An area of assorted stored materials was observed along the western boundary of the site. This area was noted to contain materials including timber and steel in addition to an empty IBC.
- An unbunded above ground storage tank (AST) was observed in the central portion of the site. At the time of the inspection, this AST did not appear to be in use. The contents and volume of the AST was unknown however, it is assumed that the AST has previously been used for the storage of fuel due to the presence of a water trap at the base of the AST. No obvious surface staining was observed beneath or adjacent to the AST.
- The northern portion of the site was largely cleared and consisted of numerous horse paddocks. This area was not accessed due to the presence of horses.
- Two small storage sheds were located adjacent to the site residence (Photograph 24). These sheds were noted to contain assorted farm equipment and machinery, tools and small quantities of fuel and oil. There was no evidence of obvious surface staining adjacent to either of the storage sheds.

2.4.3 Lot 1 DP 366614

- This site consisted of two large residences in the north western portion of the site and a large workshop/storage shed (Photograph 25) in the eastern portion of the site.
- Assorted stored materials were observed adjacent to the workshop/storage shed. Materials were noted to include timber, steel, bricks and tyres. An area of surface disturbance was also noted in this area and is believed to be associated with the location of a former storage container.
- Assorted stored items and materials were also observed at a number of locations across the site (Photographs 27 and 29). These areas were noted to contain items such as timber, metal and plastic, yard/farm equipment, metal roller doors, metal cabinets, timber doors and timber sheeting. No obvious PACM fragments were observed in any of the areas containing stored materials.
- A fill mound was located to the east of the workshop/storage shed. The fill mound was approximately 5 m x 5 m x 1.2 m in size and noted to contain gravelly, sandy clay material. It is assumed that this material has been used for construction or maintenance of the site driveway.

2.4.4 Lot A DP 420575

- This site consisted of two portions of land separated by Acacia Road.
- The portion of the site to the west of Acacia Road contained a small residence and two large storage sheds. The majority of the site (80%) consisted of largely cleared land and fenced land used for dog yards and kennels (Photograph 33). All sheds and dog kennels within this area appeared to be constructed of timber and tin sheeting while all fences appeared to be constructed of metal.
- The large green storage shed (Photograph 30) located to the south west of the residence was noted to contain assorted farm machinery and tools. A number of oil drums in addition to fuel cans and grease cartridges were observed within this shed. No obvious staining within or adjacent to this storage shed was noted.

- The large white storage shed (Photograph 31) to the south of the large green storage shed was noted to contain dog kennels and gym equipment. There was no evidence of machinery or fuel/oil storage within this shed.
- A number of small storage sheds (Photograph 32) were located to the east of the large white storage shed. These sheds were noted to contain assorted stored including timber, metal, plastics and tyres.
- The portion of the site to the east of Acacia Road was largely cleared of vegetation and contains a number of small sheds/dog kennels and fences. It is assumed that this area of the site has previously been used as dog yards.
- Remaining kennels on the site appeared to be constructed of timber and tin sheeting whilst all fences were constructed of metal.
- A large surface water pond was located in the eastern portion of the site. Associated water pump equipment was observed adjacent to the pond and as such, it is assumed that water within the surface pond is used on site. The use of this water is unknown however, it is assumed that the primary purpose is for irrigation.

2.4.5 Lot C DP 101045

- As previously noted, Lot C DP 101045 was not inspected due to access constraints.
- Based on limited observations made from the adjacent properties, the site appeared to be largely cleared. The site consisted of a small residence located in the eastern portion of the site in addition to a number of small storage sheds. A large shed was located in the western portion of the site. At the time of the inspection, the use of this shed was unknown however, given the size and configuration of this shed, it is likely that it has previously or is currently being utilised as a chicken shed.

2.5 Topography

A review of the topographic map for the West Gosford – Somersby region (Six Maps, NSW Government, <http://maps.six.nsw.gov.au/>, accessed on 17 April 2014) indicated that the Study Area is situated between 160 and 210 m Australia Height Datum (AHD).

The Gosford Quarries facility to the east of Acacia Road has undergone significant alteration during its operation as a sandstone quarry, resulting in considerable changes to the natural topographic form. Based on observations made during the site inspection, the Gosford Quarries facility appears to maintain a generally moderate slope across the main quarry area in a south east direction however, the natural gradient of the main quarry area has been altered through surface excavations. Similarly, the vegetated area to the south of the main quarry area maintains a slight to moderate slope in a generally south east direction.

The properties on the western margin of Acacia Road were noted to be generally flat, with a slight slope towards the south east.

2.6 Hydrology

The regional hydrology of the area is expected to be dominated by Narara Creek and Brisbane Water and associated Bays. These surface water bodies are located approximately 1500 m east and 1700 m south east respectively at their closest points.

The hydrology of the Gosford Quarries facility is dominated by four medium to large settling ponds located within both the main quarry area and vegetated area to the south of the site. Based on discussions with the Quarry Manager and observations made during the site inspection, the following points regarding the hydrology of the Gosford Quarries facility are noted below:

- All surface water runoff from the site runs to the south east.
- Old quarry workings are transformed into settling ponds within the main quarry area.
- The location of settling ponds within the main quarry area is regularly altered depending on the location of quarrying works.
- Approximately 90% of surface water runoff is captured within the two primary settling ponds located within the main quarry area. Some minor overflow of the two primary settling ponds does occur during high rainfall events however, any overflow is generally directed into the two back-up settling ponds.
- Any seepage from the large settling pond located within the main quarry area is directed to the back-up settling pond via a subsurface PVC pipe and associated culverts.

All surface runoff generated on the lots to the west of Acacia Road and the eastern portion of Lot A DP 420575 is expected to either infiltrate into surface soils or runoff into local drainage channels and small onsite depressions. One dam was located on the western portion of Lot C DP 101045, however, this was not observed during the site inspection due to access constraints. It is expected that this dam would capture any surface runoff during periods of high rainfall. A large dam was also observed in the eastern portion of Lot A DP 420575. Given the slope of this Lot to the east and south east, it is expected that the majority of surface runoff on this Lot would be directed into the surface water dam. Surface water was observed in the dam on Lot A DP 420575 at the time of the inspection.

2.7 Soil landscape and geology

Reference to the 1:100,000 *Soil Landscape Sheet of the Gosford-Lake Macquarie Region*, published by the NSW Department of Land and Water Conservation (Murphy and Tille, 1993), indicates that the Study Area is characterised by the Somersby (so) and Sydney Town (st) units.

The Somersby soil landscape unit comprises gently undulating to rolling rises on deeply weathered Hawkesbury Sandstone plateau. Rock outcrop is absent. Slope gradients are <15 % and local relief is 40 m. Crests are broad and convex, slopes are long and drainage lines are narrow. The landscape consists of extensively cleared low eucalypt open-woodland and scrubland. Soils consist of moderately deep to deep (>100 cm) yellow earths and earthy sands on crests and slopes with grey earths in poorly drained areas and leached sands and siliceous sands along drainage lines. Limitations of this soil landscape include, but are not limited to, localised seasonal and permanent waterlogging, moderate erosion hazard and very low soil fertility.

The Sydney Town soil landscape unit comprises undulating to rolling low hills and moderately inclined slopes on quartz sandstone along the edge of the Somersby Plateau and as ridges and crests in the Macdonald Ranges and Watagan Mountains. Slope gradients are 5-25 % and local relief is up to 80 m. Ridges and crests are moderately broad, slopes moderately inclined and drainage lines narrow. Occasional rock benches are present. The landscape consists of extensively cleared low eucalypt open-woodland. Soils consist of shallow to deep (<50 to 150 cm) yellow earths, earthy sands and some siliceous sands on crests and slopes, shallow to moderately deep (<50 to 150 cm) siliceous sands, leached sands and grey earths in poorly drained areas and drainage lines, moderately deep (100-150 cm) yellow podzolic soils and gleyed podzolic soils associated with shale lenses. Limitations of this soil landscape include, but are not limited to, localised permanent waterlogging, very high erosion hazard and strongly acidic soils with very low fertility.

Reference to the Gosford-Lake Macquarie 1:100, 000 Geology Sheet 9131, 3231 produced by the NSW Department of Primary Industries (Brown and Vickery, 2007) indicates that the Study Area is underlain by the Hawkesbury Sandstone Unit.

2.8 Acid sulfate soils

The 1:25,000 Acid Sulfate Soils (ASS) risk map for Gosford as published by the DLWC (1997) indicates that there are no known occurrences of ASS materials within the Study Area. As such, land management practices within the Study Area are unlikely to be affected by ASS materials.

2.9 Hydrogeology and groundwater bore search

Based on site observations and GHD's understanding of the environmental setting of the Study Area, regional groundwater would generally be expected to flow in a south easterly direction towards Brisbane Water and associated Bays.

GHD obtained database information from the NSW NRA on 16 April 2014 (www.nratlas.nsw.gov.au). The results of this search indicated that there are seven registered groundwater wells within the Study Area and an additional 16 registered groundwater wells within approximately 500 m of the Study Area. Of the seven wells within the Study Area, five wells had summary information available. Of the two wells with no information available, one was located on Lot C DP 101045 while the other was located on Lot 13 DP 618324.

Of the 16 registered groundwater wells outside the Study Area, six had summary information available. For the remaining registered groundwater wells outside the Study Area, no summary information was available. Table 2-1 presents a summary of the available information for the 11 groundwater wells. A figure obtained from the NSW NRA website indicating the location of the registered groundwater wells with respect to the Site is provided in Appendix C. It is noted however, that groundwater wells identified in the search with no summary information available are not shown on this figure.

Table 2-1 Summary of groundwater database search

Bore ID	Approximate Distance to Study Area	Standing Water Level (mbgl)	Water Bearing Zones (mbgl)	Final Depth (mbgl)	Salinity (mg/L)	Intended Purpose
Groundwater wells within the Study Area						
GW104881	Lot A DP 420575	31.00	20.30 – 24.30 66.80 – 67.40 105.0 – 106.0	108.30	57.80 89.20 105.00	Domestic Stock
GW056846	Lot C DP 101045	28.00	32.30 – 32.90 62.00 – 62.50	67.60	Good	Domestic

Bore ID	Approximate Distance to Study Area	Standing Water Level (mbgl)	Water Bearing Zones (mbgl)	Final Depth (mbgl)	Salinity (mg/L)	Intended Purpose
GW026412	Lot C DP 101045	-	-	43.80	-	Irrigation
GW056702	Lot 2 DP 364929	18.00	38.00 – 38.30	43.00	Fresh	Domestic Stock
GW031934	Lot B DP 101045	5.70	22.80 – 30.40	35.00	Good	Domestic
Groundwater wells outside of Study Area						
GW052857	500 m NE	-	-	30.00	-	Domestic
GW061380	500 m NE	14.00 – 24.00	24.30 – 24.40 35.00 – 35.20	45.00	Fresh	Domestic Stock
GW100594	100 m NE	-	-	-	-	Domestic Stock
GW100273	100 m NE	7.00	18.10 – 18.30	39.00	Fresh	Domestic Stock
GW072923	100 m NE	14.00	14.60 – 14.70	60.00	Fresh	Domestic Stock
GW051977	450 m E	7.50	27.70 – 27.90	40.00	0-500 ppm	Farming

Based on the information available, it is expected that the groundwater within the Study Area is at depths greater than 20 metres below ground level (mbgl). Similarly, based on the information available for the groundwater wells outside the Study Area, regional groundwater would be expected to be greater than 14 mbgl. Based on the review of the Standing Water Level (SWL) information, groundwater within and outside of the Study Area is confined, with SWL being higher than the water bearing zones.

Given that the Study Area is located within a region serviced by a reticulated water supply, it is considered likely that the groundwater beneath the Study Area would be utilised for domestic or irrigation purposes as opposed to drinking water purposes.

2.10 Sensitive receptors

Based on the desktop review and site inspection, the following potential sensitive human and environmental receptors of contamination were identified for the Study Area and surrounding areas:

Human Health Receptors

- Current and future occupants of properties within the Study Area (e.g. workers and subcontractors at the Quarry site, occupants of residential properties).
- Visitors to the Study Area (e.g. family/friends of residents, workers conducting maintenance, members of the public).
- Current and future occupants of surrounding properties (e.g. residents, workers and visitors).

Environmental Receptors

- Flora and fauna within the Study Area and surrounding land.
- Brisbane Water and associated Bays to the south east of the Study Area.
- Local drainage channels and surface water.
- Groundwater beneath the Study Area.

3. Site history

The following section outlines the results of the site history review.

3.1 Review of previous information

In 2013, GeoLINK prepared an Ecological and Aboriginal Heritage Report (GeoLINK, 2013) for GCC relating to the Somersby Business Park (SBP) expansion. This report informed the land use decision making and rezoning process by providing an assessment of the ecological and Aboriginal heritage constraints within the SBP expansion area. The report focussed on the eastern and western area of the SBP expansion area in addition to two small infill areas.

The ecological and Aboriginal heritage Report (GeoLINK, 2013) briefly reviewed mapping provided by GCC in relation to known areas of contaminated lands. The report concluded that none of the sites subject to investigation contained contamination and as such, contamination did not represent a constraint to the rezoning of the SBP expansion area. In addition, GeoLINK identified a number of known contaminated sites adjacent to the western precinct of the SBP expansion area, which is outside the Study Area.

No other previous reports were supplied to GHD and as such, it is assumed that there is no other previous information available for the Lots within the Study Area with respect to contamination.

3.2 Reported contamination incidents

Based on the discussion with the Quarry Manager, it is understood that minor contamination incidents have occurred on the Gosford Quarries site during its operation as a sandstone quarry. These contamination incidents were associated with the spillage or leakage of minor volumes of fuel or oil during maintenance or refuelling activities.

Given the small volume of liquids involved within these contamination incidents, the quarry manager noted that each incident was managed using appropriate on-site spill response mechanisms. The Quarry Manager was unable to provide details of the date or location of the anecdotal contamination incidents.

No contamination incidents are known to have occurred on the remaining Lots within the Study Area.

3.3 Historical aerial photograph review

Historical aerial photographs of the Study Area and surrounding areas were obtained for 1954, 1965, 1975, 1985, 1994 and 2006. These photographs were reviewed, along with a current aerial photograph from Six Maps (NSW Government, <http://maps.six.nsw.gov.au/>) accessed on 16 April 2014. Results of the historical aerial photograph review are summarised in Table 3-1 and the photographs are presented in Appendix D.

Table 3-1 Review of historical aerial photographs

Photograph	Site observations
1954 Gosford Run: 10G Type: B & W NSW 130-5026 Scale : 1:12,000	The road now known as Debenham Road borders the northern margin of the Study Area and appears to exist as a low volume gravel road. In addition, the road now known as Acacia Road divides the western and eastern portions of the Study Area and appears to exist as a low volume minor gravel access road for surrounding properties. The area to the east of Acacia Road occupied by the Gosford Quarries and the eastern portion of Lot A DP 420575 comprises predominantly uncleared vegetation. The area to the west of Acacia Road has been predominantly cleared of native vegetation and appears to be in use as cropping land. A small residential premise is evident in the area now defined as Lot 2 DP 364929 and appears in a relatively similar configuration to present day. The large majority of the area surrounding the Study Area consists of uncleared vegetation mixed with small areas of cleared land assumed to be in use as agricultural land. The area to the south of the Study Area has been cleared of all native vegetation.
1965 Northumberland Project Run: 25S Type: B & W NSW 1407-5204 Scale : 1:12,500	Debenham and Acacia Roads are still present within the Study Area. Both appear to still exist as gravel roads however, have been upgraded to deal with a higher traffic volume. What is currently known as the M1 National Highway is yet to be constructed. As with the previous photograph, the area to the east of Acacia Road occupied by the Gosford Quarries and the eastern portion of Lot A DP 420575 still comprises predominantly uncleared vegetation however, some changes have occurred within this area. A shed is visible in the north western portion of the Gosford Quarries site while another building (assumed to be a residence) is located in the south western corner of the Gosford Quarries site. Additional vegetation clearance has occurred in the eastern portion of Lot A DP 420575. The area to the west of Acacia Road appears to have been rezoned into several individual lots which appear relative consistent with the present day configuration. Additional vegetation clearance has occurred on what is now defined as Lot 2 DP 364929 and the residential premise appears to have been expanded. The area of land now defined as Lot 1 DP 366614 has been largely cleared however, there is no evidence of construction on this site. The area now defined as Lot B DP101045 has also been largely cleared of vegetation. Several small buildings (possibly sheds) are located within the eastern portion of this Lot while a large building (assumed to be residential premise) is located in the north western portion of this Lot. The boundaries of these Lots have been defined via trees which appear to have been re-planted following previous clearance activities. The area now defined as Lot C DP 101045 has been transformed from cropping land into a mixed use agricultural property. A large residence and a number of small sheds have been constructed in the eastern portion of the Lot adjacent to Acacia Road. In addition, a large shed (assumed to be chicken shed) has been constructed in the western portion of the Lot and appears to relatively similar to the present day configuration. A small area of cropped land remains on this Lot in addition to a number of additional areas of surface disturbance which are likely to be associated with current or former agricultural activities. The western portion of Lot a DP 420575 is largely unchanged from the previous photograph and exists as cropping land. To the north, west and south of the Study Area, additional vegetation clearance has been undertaken. Large industrial areas have been established to the far west and south of the Study Area.

Photograph	Site observations
1975 Gosford Run: 7 Type: B & W NSW 2315-153 Scale : 1:40,000	Debenham and Acacia Roads appear relatively unchanged from the previous photograph. What is currently known as the M1 National Highway is yet to be constructed. The main quarry area to the east of Acacia Road is now visible, with a large area of vegetation cleared. The margins of the quarry area appear to have been defined and quarrying is contained to the north western portion of this area. The shed identified in the previous photograph in the north western portion of the Gosford Quarries site is no longer evident however, additional sheds/buildings have been constructed in the central portion of the quarry area. The residence in the south western portion of the Gosford Quarries site, as identified in the previous photograph, is still evident. The areas now defined as Lot 2 DP 364929, Lot 1 DP 366614 and Lot B DP 101045 appear largely unchanged from the previous photograph. Similarly, the area now defined as Lot C DP 101045 appears largely unchanged with the exception of the removal of previous cropping areas and construction of a dam to the south of the chicken shed. The chicken shed appears in the same configuration as the previous photograph. The majority of the western portion of Lot A DP 420575 remains as cropping land however, a residential premise has been constructed in the north eastern portion of this Lot while a number of small sheds have also been constructed in the south eastern portion of this Lot. Additional vegetation clearance has been undertaken on the eastern portion of Lot A DP 420575 and a surface water dam has also been constructed. The surrounding areas appear largely unchanged with the exception of some additional vegetation clearance occurring to the north east of the Study Area.

Photograph	Site observations
1985 Gosford-Wyong Run: 11 Type: B & W NSW 3470 Scale: 1:16,300	Debenham Road appears to have now been constructed as a bitumen road while Acacia Road remains as a low volume gravel road. The M1 National Highway has now also been constructed to be west of the Study Area. Quarrying activities at the Gosford Quarries site have expanded and now appear to have progressed further to the east and south. A large portion of vegetation remains in the central portion of this site. The building/shed in the central portion of the site (identified in the previous photograph) still remains and additional sheds and storage areas appear to have been created in the northern portion of the site however, it is not clear what items are being stored at the time of this aerial photograph. A large settling pond has also been constructed in the southern portion of the main quarry area. The residence in the south western portion of the Gosford Quarries site, as identified in the previous photograph, is still evident and appears to have expanded slightly. An additional residence has been constructed to the east of the main quarry area. The areas now defined as Lot 2 DP 364929, Lot 1 DP 366614 and Lot B DP 101045 appear largely unchanged from the previous photograph with the exception of vegetation which has become re-established on Lot 1 DP 366614. Similarly, the area now defined as Lot C DP 101045 appears largely unchanged with the exception of the some minor alterations to the residential premise and re-establishment of vegetation along the boundary with Lot A DP 420575. The property to the west of Lot B DP 101045 appears largely unchanged from the previous photograph and exists as a large residential premise in addition to a number of small sheds on largely cleared land. Additional small access tracks are present in the predominantly uncleared vegetation to the west of Lot A DP 420575. The majority of cropping land formerly present on the western portion of Lot A DP 420575 has been cleared however, the remnants of cropping are still visible. The residential premise appears to have expanded and additional sheds have been constructed to the west of the residential premise. Two small areas of cropping remain. Further vegetation clearance has occurred on Lot A DP 420575 and the surface water dam appears more defined. A small pump house is now visible to the west of the dam and appears in the same configuration as present day. Additional vegetation clearance and construction of residential premises has been undertaken in the area to the immediate north of the Study area. Similarly, additional properties have also been constructed to the west of the M1 National Highway. The areas to the immediate south and east of the Study Area appear largely unchanged from the previous photograph.

Photograph	Site observations
1994 Gosford Run: 11 Type: Colour NSW 4238 Scale: 1:25,000	Debenham and Acacia Roads appear predominantly unchanged from the previous photograph. The Gosford Quarries site appears considerably different to the previous photograph. The main quarry area has continued to expand to the east and south and now appears to occupy a similar land area to the present day. A large storage area has been constructed in the north western portion of the main quarry area in addition to a number of large sheds which may have been historically used for storage, maintenance or processing. This area appears to be used for the storage of quarried sandstone in addition to various machinery items. A light vehicle parking area is evident in the north western portion, adjacent to Acacia Road. A number of settling ponds have been constructed on the site in addition to a number of small back-up settling ponds in the predominantly uncleared vegetation area to the south of the main quarry area. The residence in the south western portion of the Gosford Quarries site, as identified in the previous photograph, is still evident and appears to be similar to the previous photograph. The residential properties to the east of the main quarry area have expanded slightly through the addition of sheds. Lot 2 DP 364929 appears relatively similar to the previous photograph with the exception of the construction of a number of additional sheds on the boundary with Lot 1 DP 366614. Vegetation on Lot 1 DP 366614 appears to have become re-established and there is no evidence of construction on this Lot. Additional vegetation clearance has occurred in the eastern portion of Lot B DP 101045 to allow for the construction of a number of small sheds in addition to a driveway and parking for light vehicles. A number of small sheds have also been constructed in the north western portion of this Lot. Lot C DP 101045 appears relatively unchanged from the previous photograph. The buildings and sheds in the western portion of Lot A DP 420575 appear largely unchanged from the previous photograph and in a similar configuration to present day. This Lot has now been transformed into a series of fenced yards with dog kennels which is similar to present day use. The eastern portion of Lot A DP 420575 appears largely unchanged from the previous photograph. The areas to the immediate north and east of the Study Area appear relatively unchanged from the previous photograph with the exception of the construction of a property directly north of the Debenham and Acacia Roads intersection. The gravel hardstand on the property to the west of Lot B DP 101045 appears to have expanded and materials/machinery appears to have been stored in this area. A large industrial complex has been constructed to the south west of the Study Area (to the east of the M1 National Highway) and appears relatively similar to the present day configuration. The area to the immediate south of the study area appears relatively unchanged from the previous photograph with the exception of a number of additional buildings and/or sheds.

Photograph	Site observations
2006 Gosford Run: 11 Type: Colour NSW 4955 Scale: 1:25,000	Acacia Road has now been transformed into a bitumen road while Debenham Road appears predominantly unchanged from the previous photograph. The Gosford Quarries site appears largely unchanged from the previous photograph with the exception of some additional vegetation clearance through the central portion of the main quarry area. An additional shed has been constructed in the north western portion of the main quarry area. The north western area is still being used for the storage of quarried sandstone blocks and assorted machinery. The southern boundary appears relatively consistent with the present day configuration. A large settling pond has been constructed in the eastern portion of the main quarry area while a small settling pond has been constructed in the eastern portion. In addition, another back-up settling pond has been constructed in the uncleared area to the south of the main quarry area. All settling ponds on the Gosford Quarries site appear relatively similar to the present day with the exception of another settling pond in the northern portion of the main quarry area on the boundary with Debenham Road. The residence in the south western portion of the Gosford Quarries site, as identified in the previous photograph, is still evident and appears to be similar to the previous photograph. A bitumen road leading from the residence to the main quarry area has now been constructed. A number of additional sheds have been constructed on Lot 2 DP 364929 on the boundary with Lot 1 DP 366614. The majority of Lot 1 DP 366614 has now been cleared and a large residence and shed/workshop have been constructed. This Lot now appears in a relatively similar configuration to the present day. A new residential premise has been constructed on Lot B DP 101045 in addition to a new driveway. The orchard (as noted in the site inspection) in the western portion of this Lot has been constructed. Lot C DP 101045 appears relatively unchanged from the previous photograph. Both the western and eastern portions of Lot A DP 420575 appear relatively unchanged from the previous photograph with the exception of the construction of a large storage shed on the western portion. The buildings and sheds on this portion of the Lot appear relatively similar to the present day configuration. The gravel hardstand on the property to the west of Lot B DP 101045 appears to have expanded and materials/machinery appears to have been stored in this area. This property appears relatively similar to the present day configuration. The areas immediately surrounding the Study Area appear relatively unchanged from the previous photograph with the exception of the reconfiguration (addition and removal) of some industrial sheds/workshops to the west of the M1 National Highway. In addition, the Kariong Correctional Centre has now also been constructed to the south of the Study Area.
2014 Source: Six Maps (accessed 16 April 2014).	The Gosford Quarries site appears considerably different to the previous photograph. The three large sheds in the north western portion of the main quarry area have been removed in addition to the bulk of the items/machinery previously stored within this area. These sheds have been replaced with a site office adjacent to Acacia Road. All settling ponds previously identified on site appear in a similar configuration however, there is not water evident in the additional settling pond noted on the boundary with Debenham Road. The residence in the south western portion of the Gosford Quarries site, as identified in the previous photograph, is still evident and appears to be similar to the previous photograph. The properties to the west of Acacia Road in addition to the eastern portion of Lot A DP 420575 appear largely unchanged from the previous photograph. The areas immediately surrounding the Study Area appear relatively unchanged from the previous photograph with the exception of the reconfiguration (addition and removal) of some industrial sheds/workshops to the west and north west of the M1 National Highway.

Based on the review of historical aerial photographs, it appears that the Gosford Quarries site was constructed and operational sometime prior to 1975. Following the construction of the main quarry area, production appeared to progress resulting in the expansion of the main quarry area up until 1994, where it appeared in a similar configuration to present day. The north western portion of the main quarry area has undergone considerable alteration since 1975 with the construction of large sheds between 1975 and 1985. During this period, it appeared that this area was also used for the storage of various machinery and quarrying components. Between 2006 and 2014, the north western portion of the main quarry area underwent considerable alteration including the removal of large storage sheds and associated items.

Since 1965, the area to the west of Acacia Road has been used predominantly for residential and agricultural purposes. Construction on these Lots has generally been limited to residences and storage sheds/workshops. There appears to have been no construction previously undertaken on the eastern portion of Lot A DP 420575, with the exception of some small storage sheds/dog kennels.

The areas immediately surrounding the Study Area have undergone considerable transformation since 1954 including the construction of the M1 National Highway to the west, the construction of small residential and agricultural properties to the north and east, the construction of large industrial precincts to the west and the construction of the Kariong Correctional Centre to the south.

3.4 Section 149 certificates review

GHD reviewed Section 149 (Part 2 and 5) certificates supplied by GCC for all Lots within the Study Area (see Section 2.1 for details). Section 149 Certificates have been attached as Appendix E.

Key information pertaining to the environmental condition of the Study Area is summarised below:

- No Lots within the Study Area:
 - Are identified to be significantly contaminated land or are subject to a management order, approved voluntary management proposal, ongoing maintenance order or site audit statement under the meanings of the Contaminated Land Management Act 1997.
 - Comprise critical habitat.
 - Are within a conservation area.
 - Contain environmental heritage items.
 - Are affected by the Coastal Protection Act 1979.
 - Have been proclaimed as mine subsidence districts.
 - Subject to flood related development controls.
 - Are designated as biodiversity certified land or are subject to a biobanking agreement.
 - Are subject to a property vegetation plan under the Native Vegetation Act 2003.
 - Are subject to current Site Verification Certificates.

In addition to the above key environmental conditions:

- All Lots within the Study Area are designated as bushfire prone land.
- Lot 2 DP 364929 and Lot 13 DP 618324 were designated to be located in an agricultural area which may have the potential to generate noise, smell, visual impact and the like that may impact upon perceived rural amenity.

- Lot 1 DP 366614, Lot A DP 420575, Lot B DP 101045, Lot C DP 101045, Lot 2 DP 364929 and Lot 1 DP 522099 are subject to approval by GCC for on-site sewage management. As such, limitations and restrictions may apply for all future development/permitted occupancy rate.
- It is noted that no dwelling-house shall be erected on Lot A DP 420575 unless the foundations have been designed or certified by a practicing structural engineer experienced in soil mechanics.

3.5 Council search

A search of the GCC DA database for DA's pending approval on 17 April 2014 revealed the following DA's relating to properties within the vicinity of the site:

- 6-8 Gibbens Road, West Gosford – located approximately 1600 m north east of the Study Area. DA for 16 industrial units and associated parking and landscaped areas. Undetermined as at 17 April 2014. Current status noted as 'refer GCC Building Assessment'. A Site Contamination Assessment report and Confirmation of Site Contamination Status letter was available on the GCC database. These documents were however, not reviewed by GHD. Given the distance of the Site from the Study Area, any issues encountered are not expected to impact the Study Area.
- The Avenue, Somersby – located approximately 700 m south west of the Study Area. DA for sporting fields and amenities/change rooms. Undetermined as at 17 April 2014. Current status noted as 'advertise – notify and advert'.
- Warringah Close, Somersby – located approximately 1300 m west of the Study Area. DA for additions to an industrial building. Undetermined as at 17 April 2014. Current status noted as 'refer GCC Environment'.
- Pile Road, Somersby – located approximately 1300 m west of the Study Area. DA for an industrial building. Undetermined as at 17 April 2014. Current status noted as 'referred back to applicant'.

A search of the GCC 'Access to Information' portal also revealed the following approved DA's in the vicinity of Acacia Road and Debenham Road South:

- Lot 14 DP 618324 – located adjacent to the eastern boundary of the Gosford Quarries site. Approved DA for an on-site sewage management system in addition to an approved DA (under delegation) for a garage.
- Lot 1 DP 562094 – located approximately 300 m east of the Study Area. Approved DA (under delegation) for a dwelling addition.
- Lot 2052 DP 559231 – located immediately to the north of the Study Area. Various approved DAs (some under delegation) for developments including concrete slabs, retaining walls, septic systems, dwellings and driveway design/changes. In addition, a one year licence was issued for a BA 10142/07.
- Lot 7 DP 231866 – located immediately north of the Gosford Quarries site. Approved DA for an on-site sewage system in addition to an approved DA by IDEP for a new dwelling (house).
- Lot 222 DP 1094063 – located approximately 300 m east of the Study Area. A number of approved DAs (some under delegation) for an on-site sewage management system, new residence, swimming pool and garage. In addition, a one year licence was issued for a BA 10425/2010.

3.6 EPA contaminated land management register search

A search of the EPA record of notices within the GCC Local Government Area (LGA) revealed one notice of a contaminated site within the vicinity of the Study Area.

Metro Meat Ltd, 356 Manns Road, West Gosford (located approximately 1200 m to the east of the Study Area and interpreted as being across and down-gradient). The following notice was issued to Metro Meat Ltd under Section 35 of the *Environmentally Hazardous Chemicals Act, 1985*:

- Notice number 138, 26 June 1989. This notice directed the site occupier to undertake remedial action due to the site:
 - Being used to produce tallow and proteinaceous matter from the Metro Meat abattoir.
 - Being contaminated by the prescribed activity of keeping chemical wastes, namely organic matter generate from trade-waste.
 - Being deemed to be contaminated by reason of their being environmental degradation.
- Notice 138 was revoked on 08 June 1994 with a formal revocation notice (Number 468) issued on 30 October 1997. Notice number 468 stated that a report received by the EPA indicated that contamination within the pond system at the site had been remediated and as such, the EPA formally revoked notice number 138.

A search of the list of NSW contaminated sites notified to the EPA which was current as at 14 February 2014, also revealed the following notice of contaminated sites:

- SERVICE STATION, 283 Manns Road, West Gosford. This property is located approximately 1000 m north east of the Study Area. The contamination status of this property is being assessed by the EPA who is currently awaiting further information to progress its initial assessment of the property.
- SERVICE STATION, 30a Pacific Highway, West Gosford. This property is located approximately 1000 m south east of the Study Area. The contamination status of this property is being assessed by the EPA who is currently awaiting further information to progress its initial assessment of the property.
- SERVICE STATION, Lot 2 Langford Drive, Kariong. This property is located approximately 1600 m south of the Study Area. The contamination status of this property is being assessed by the EPA who is currently awaiting further information to progress its initial assessment of the property.

4. Conceptual site model

A conceptual site model (CSM) was developed to provide an understanding of the potential for exposure to contaminants and impacts to beneficial uses from contamination within the Study Area. The CSM draws together historical data, specific and regional geological, hydrogeological, hydrogeochemical and contamination information to identify potential contamination sources, migration and exposure pathways and sensitive receptors for the Study Area.

4.1 Potential contamination sources

Based on the results of the desktop assessment including review of historical information for the Study Area and results of the site inspection, the following potential contamination sources have been identified for the Study Area:

4.1.1 Gosford Quarries Site

- Spillage or leakage of oils, fuels, herbicides or pesticides currently stored on site. During the site inspection, stored oils and fuels were observed within the brick lined amenities block within the north western portion of the site. Given that an open stormwater drain was observed at the base of the amenities block, there is the potential for contaminants to enter the on-site sewage management system during spills or leaks.
- Leakage of fluids from the on-site septic tank. There is a potential for septic wastes to leak into the surrounding environment. In addition, given that any spills or leaks of oils or fuels within the brick lined storage shed are expected to be directed into the on-site sewage management system, there is also the potential for the leakage of hydrocarbons from this source.
- Spillage or leakage of oil from drums and discarded oil filters stored on site. During the site inspection, an unbanded pallet used for the storage of oil drums was observed in the north western portion of the site. The oil drums appeared to contain oil/water mixtures and were visibly stained with residual oil. In addition, the pallet and surface soil surrounding the oil drums were observed to be visibly stained.
- Spillage or leakage of oils, fuels, herbicides or pesticides historically stored within the north western portion of the site. While there was no evidence of stored materials within this area during the site inspection, based on the historical aerial photograph review, it is possible that oils, fuels, herbicides or pesticides have historically been stored within this portion of the site.
- Spillage or leakage of oils and fuels during maintenance and re-fuelling activities. According to the Quarry Manager, the unbanded concrete pad in the north western portion of the site has historically been utilised for these activities. Whilst no obvious surface staining was observed at the time of the site inspection, given the long term use of this area for maintenance activities, it is considered likely that minor spills or leaks have occurred over time.
- Leaks of fuels, oils or hydraulic fluid from operational heavy machinery and light vehicles parked on site. Given the long term use of the site as a sandstone quarry, it is considered likely that heavy machines have historically leaked fluids across the surface of the site. In addition, it is considered likely that light vehicles have leaked small quantities of oils or fuels within the light vehicle parking area.

- Leakage of grease due to the storage of spent grease cartridges on gravel hardstand areas. A small area containing spent grease cartridges and degreaser cans was observed in the south eastern portion of the main quarry area.
- Historical use of herbicides or pesticides across the site for the purposes of site management and upkeep.
- Potential chemical residues associated with former factories and processing facilities. It was noted that factories and processing areas were operational within the north western portion of the site.
- Potential hazardous building materials to be present within buildings on site. There is a potential for buildings to contain PACM and lead paints.

4.1.2 Lot B DP 101045

- General storage of building materials and waste across the site. There may be potential heavy metal, hydrocarbon and PACM associated with the storage of various materials across the site.
- Historical use of herbicides or pesticides across the site as part of agricultural activities. A number of small pressure sprayers were observed across the site. The contents of the pressure sprayers were unknown however, given the use of the site, these sprayers are assumed to contain either herbicides or pesticides.
- Minor spills or leaks of oils or fuels from an unbanded drum stored on site, an unbanded AST or from the historical use of agricultural machinery across the site.
- Fill materials from unknown sources. A vegetated fill mound was observed along the western boundary of the site.
- Potential hazardous building materials to be present within buildings on site. There is a potential for buildings to contain PACM and lead paints.

4.1.3 Lot 1 DP 366614

- General storage of building materials, equipment and waste across the site. There may be potential heavy metal, hydrocarbon and PACM associated with the storage of various materials across the site.
- Historical use of herbicides or pesticides across the site as part of property maintenance.
- Spillage or leakage of oils, fuels, herbicides or pesticides potentially stored within the workshop/sheds.

Fill materials from unknown sources. A fill mound was observed to the east of the storage shed/workshop.

- Potential hazardous building materials to be present within buildings on site. There is a potential for buildings to contain PACM and lead paints.

4.1.4 Lot A DP 420575

- General storage of building materials and waste across the site. There may be potential heavy metal, hydrocarbon and PACM associated with the storage of various materials across the site.
- Historical use of herbicides or pesticides across the site as part of agricultural activities or property maintenance.

- Minor spills or leaks from oils or fuels stored within workshops or storage sheds.
- Potential hazardous building materials to be present within buildings on site. There is a potential for buildings to contain PACM and lead paints.

4.1.5 Lot 2 DP 364929 and Lot C DP 101045

It is noted that Lot 2 DP 364929 and Lot C DP 101045 were not inspected during the site inspection due to site access constraints. As such, the following potential contamination sources have been identified based on the historical aerial photograph review and GHDs assumptions of the use of the sites:

- Assuming that the shed observed on Lot C DP 101045 is currently or has historically been used as a chicken shed, there is a potential for heavy metal contamination (arsenic and zinc) and herbicide and pesticides residues to be present within the footprint of the chicken shed. These contaminants are associated with the use of zinc coated building materials and arsenic and herbicides/pesticides through the spraying of pests.
- General storage of building materials and waste across the site. There may be potential heavy metal, hydrocarbon and PACM associated with the storage of various materials across the site.
- Historical use of herbicides or pesticides across the site as part of agricultural activities or property maintenance.
- Fill materials from unknown sources. There is the potential for fill mounds to be located across the site.
- Minor spills or leaks from oils or fuels stored within workshops or storage sheds.
- Potential hazardous building materials to be present within buildings on site. There is a potential for buildings to contain PACM and lead paints.

4.2 Pathways

The following migration pathways were identified for the Study Area:

- Soils across the Study Area which are expected to generally consist of moderately permeable sandy clay materials. As such, there is the potential migration of surface impacts into subsurface soils. Contaminants may also be mobilised through windborne dust or may be transported via surface water flow.
- Surface water on and adjacent to the Study Area. Any surface runoff generated on the Gosford Quarries site is expected to follow the topography of this area and be directed towards the south east. The majority of surface runoff on the Gosford Quarries site is captured within settling ponds however, there is the potential for the release of small runoff volumes to surrounding local drainage channels. Any surface runoff generated on the Lots to the west of Acacia Road in addition to the eastern portion of Lot A DP 420575 is expected to either infiltrate into surface soils or runoff into local drainage channels and small on-site depressions.
- Groundwater beneath the Study Area. While the reported SWL for one Lot was quite shallow (5.70 m bgl), given the SWLs reported for other groundwater bores within the Study Area (Section 2.9) in addition to the elevation of the Study Area, it is expected that regional groundwater would be relatively deep (i.e. greater than 10 m). Based on this, while there is a slight potential for the penetration of surface impacts into shallow, perched groundwater aquifers located beneath the Study Area, the overall potential for impact to regional groundwater is considered to be low.

4.3 Receptors

The following potential sensitive human and environmental receptors of contamination were identified for the Study Area and surrounding areas:

Human Health Receptors

- Current and future occupants of sites within the Study Area (e.g. workers and subcontractors at the Quarry site, occupants of residential properties).
- Visitors to the Study Area (e.g. family/friends of residents, workers conducting maintenance, members of the public).
- Current and future occupants of surrounding properties (e.g. residents, workers and visitors).

Environmental Receptors

- Flora and fauna within the Study Area and surrounding land.
- Brisbane Water and associated Bays to the south east of the Study Area.
- Local drainage channels and surface water.
- Groundwater beneath the Study Area.

4.4 Potential for contamination

Table 4-1 summarises the potential areas of environmental concern based on the results of the desk-top review and site inspection.

Table 4-1 Outcomes of desktop review – Potential areas of environmental concern

Description	Rationale/detail	Potential contamination
Gosford Quarries Site		
Storage and use of chemicals.	Storage of oils, fuels, grease, herbicides and pesticides. Spills or leaks during maintenance or re-fuelling activities. Spills or leaks within the brick lined storage shed which would be directed into the on-site septic tank.	TPH, BTEX, PAHs, phenols, heavy metals, OCPs and OPPs.
Use of heavy machinery and parking of light vehicles.	Spills or leaks of fuels, oils or hydraulic fluid from operational heavy machinery and light vehicles parked on site.	TPH, BTEX, PAHs, phenols, lead.
On-site septic tank.	Leaks from the on-site septic tank. Possible impact from hydrocarbons originating from potential leakage of oils or fuels stored within the brick lined storage shed.	Microbiological compounds, TPH, BTEX, PAHs, phenols, heavy metals, OCPs, OPPs.
Site maintenance.	Historical use of herbicides or pesticides across the site.	Arsenic, OCPs and OPPs.
Buildings and sheds	Use of PACM within structures. Lead paint on buildings.	Asbestos and lead.

Description	Rationale/detail	Potential contamination
Lot B DP 101045		
Storage of waste and building materials.	General storage and stockpiling of wastes, equipment and building materials across the site.	TPH, BTEX, PAHs, phenols, heavy metals and asbestos.
Agricultural land uses and Site maintenance.	Use of pesticides or herbicides on the site for weed or insect control.	Arsenic, OCPs and OPPs.
Storage and use of chemicals.	Storage of oils, fuels, grease, herbicides and pesticides. Spills or leaks during maintenance or re-fuelling activities.	TPH, BTEX, PAHs, phenols, heavy metals, OCPs and OPPs.
Fill materials from unknown sources	A stockpile observed on site could comprise of fill materials from unknown sources	Heavy Metals, TPH, BTEX, PAHs, PCBs OCPs, OPPs, phenols and asbestos.
Buildings and sheds	Use of PACM within structures. Lead paint on buildings.	Asbestos and lead.
Lot 1 DP 366614		
Storage of waste and building materials.	General storage and stockpiling of wastes, equipment and building materials across the site.	TPH, BTEX, PAHs, phenols, heavy metals and asbestos.
Site maintenance.	Use of pesticides or herbicides on the site for weed or insect control.	Arsenic, OCPs and OPPs.
Fill materials from unknown sources	A stockpile observed on site could comprise of fill materials from unknown sources	Heavy Metals, TPH, BTEX, PAHs, PCBs OCPs, OPPs, phenols and asbestos.
Buildings and sheds	Use of PACM within structures. Lead paint on buildings.	Asbestos and lead.
Lot A DP 420575		
Storage of waste and building materials.	General storage and stockpiling of wastes, equipment and building materials across the site.	TPH, BTEX, PAHs, phenols, heavy metals and asbestos.
Agricultural land uses and Site maintenance.	Use of pesticides or herbicides on the site for weed or insect control.	Arsenic, OCPs and OPPs.
Storage and use of chemicals.	Storage of oils, fuels, grease, herbicides and pesticides. Spills or leaks during maintenance or re-fuelling activities.	TPH, BTEX, PAHs, phenols, heavy metals, OCPs and OPPs.
Buildings and sheds	Use of PACM within structures. Lead paint on buildings.	Asbestos and lead.
Lot 2 DP 364929 and Lot C DP 101045		

Description	Rationale/detail	Potential contamination
Agricultural land uses and Site Maintenance.	Use of pesticides or herbicides on the site for weed or insect control. Chicken sheds.	OCPs, OPPs, arsenic. Arsenic, zinc, OCPs, OPPs.
Storage of waste and building materials.	General storage and stockpiling of wastes, equipment and building materials across the site.	TPH, BTEX, PAHs, phenols, heavy metals and asbestos.
Fill materials from unknown sources	A stockpile observed on site could comprise of fill materials from unknown sources	Heavy Metals, TPH, BTEX, PAHs, PCBs OCPs, OPPs, phenols and asbestos.
Storage and use of chemicals.	Storage of oils, fuels, grease, herbicides and pesticides. Spills or leaks during maintenance or re-fuelling activities.	TPH, BTEX, PAHs, phenols, heavy metals, OCPs and OPPs.
Buildings and sheds	Use of PACM within structures. Lead paint on buildings.	Asbestos and lead.

1. TPH – Total Petroleum Hydrocarbons.
2. BTEX – Benzene, Toluene, Ethyl-benzene and Xylenes.
3. PAH – Polycyclic Aromatic Hydrocarbons.
4. OCP – Organochlorine Pesticides.
5. OPP – Organophosphate Pesticides.
6. PCB – Polychlorinated biphenyls.

Based on the results of the desktop assessment, the overall likelihood for significant chemical contamination to be present within the Study Area is considered to be low. The exception to this however, includes the Gosford Quarries site where the overall likelihood for chemical contamination to be present is considered to be moderate. Of particular concern is a small area to the north west of the Gosford Quarries site which, at the time of the site inspection, was being utilised for the storage of oil drums and discarded oil filters. Based on the observation of visibly stained surface soils within this area, the likelihood for chemical contamination is considered to be high, however, the lateral extent is considered to be minimal.

Whilst the overall likelihood for significant chemical contamination to be present within the Study Area is considered to be low, there is the potential for chemical contamination associated with:

- The spillage or leakage of oils or fuels currently or historically stored or used within the Study Area.
- Current or historical use of herbicides or pesticides within the Study Area.
- General storage of building materials and waste across the Study Area.
- Fill materials from unknown sources.
- The areas surrounding an assumed former chicken shed (Lot C DP 101045).
- The potential use of hazardous building materials such as asbestos and lead within buildings on site.

5. Conclusions and recommendations

GHD was engaged by Peter Andrews to undertake a Phase 1 CSA for numerous properties within the Study Area. This Phase 1 CSA represents one of a number of specialist studies to be incorporated into the planning proposal to be submitted by Peter Andrews in relation to the Somersby Business Park Expansion study (eastern precinct). It is understood that the Study Area comprises a number of commercial and residential properties which are currently being investigated for rezoning to allow for employment (i.e. industrial) purposes.

At the time of the Phase 1 CSA, the Study Area comprised 10 privately owned commercial and residential lots. All residential lots were occupied, while the commercial lot consisted of a sandstone quarry.

Details of the lots contained within the Study Area are provided in Section 2.1 and a summary of the potential contamination sources and potential areas of environmental concern identified for each Lot is provided in Section 4.

Based on the available information on the historical use of the Study Area and the site inspection, and subject to the Scope of Works in Section 1.3 and the limitations presented in Section 6, the following conclusions were made:

5.1.1 Gosford Quarries Site

The likelihood for chemical contamination to be present across the Gosford Quarries site is considered to be moderate due to the long term historical use and storage of oils, fuels and greases, completion of maintenance activities including refuelling and operation of heavy and light vehicles. The likelihood for chemical contamination within the small area to the north west of the Gosford Quarries site which was noted to contain oil drums and discarded oil filters is considered to be high due to the presence of visibly stained surface soils. It is noted however, that the lateral extent of chemical contamination within this area is considered to be minimal.

Based on the above assessment, GHD recommends the following measures be undertaken to address the identified issues:

- Removal of unbanded oil/fuel drums and grease cartridges across the site.
- Removal of visibly stained oil drums and discarded oil filters within the north western portion of the site. In addition, it is recommended that visibly stained surface soils within this area be removed and the resultant area validated to confirm the removal of chemical contamination. These works should be undertaken under the guidance of a suitably qualified environmental consultant.
- Undertake soil sampling in the vicinity of the concrete pad currently and formerly used for maintenance and refuelling activities.
- Undertake soil sampling adjacent to the on-site septic tank to assess for leaks from this source.
- Undertake soil sampling along the boundaries of the site to assess for impact from herbicide or pesticide use.
- Undertake a hazardous buildings and material survey of structures on the site which may be demolished as part of the Somersby Business Park Expansion.

5.1.2 Remainder of the Study Area

The likelihood for chemical contamination to be present across the remainder of the Study Area is considered to be low however, there is the potential for chemical contamination associated with the spillage or leakage of oils or fuels currently or historically stored or used within the Study Area, the current or historical use of herbicides or pesticides within the Study Area, the general storage of building materials and waste across the Study Area and fill materials from unknown sources.

Based on the above assessment, GHD recommends the following measures be undertaken to address the identified issues:

Lot B DP 101045

- Removal of unbanded oil/fuel drums and general rubbish items.
- Undertake soil sampling in the vicinity of the AST, adjacent to unbanded oil/fuel drums and in any areas used for maintenance or refuelling activities.
- Undertake soil sampling of fill mounds to characterise the material and assess the potential for contamination of underlying soils.
- Undertake soil sampling in the portions of the site currently and historically used for agricultural purposes to assess the potential impact from herbicide or pesticide use.
- Undertake a hazardous buildings and material survey of structures on the site which may be demolished as part of the Somersby Business Park Expansion.

Lot 1 DP 366614

- Removal of general rubbish items.
- Undertake soil sampling of fill mounds to characterise the material and assess the potential for contamination of underlying soils.
- Undertake soil sampling along the boundaries of the site to assess the potential impact from herbicide or pesticide use.
- Undertake a hazardous buildings and material survey of structures on the site which may be demolished as part of the Somersby Business Park Expansion.

Lot A DP 420575

- Removal of general rubbish items.
- Undertake soil sampling across the site to assess the potential impact from herbicide or pesticide use.
- Undertake soil sampling adjacent to oil/fuel storage sheds and in any areas used for maintenance or refuelling activities.
- Undertake a hazardous buildings and material survey of structures on the site which may be demolished as part of the Somersby Business Park Expansion.

Lot 2 DP 364929 and Lot C DP 101045

As previously noted, Lot 2 DP 364929 and Lot C DP 101045 were not inspected due to site access constraints. As such, it is recommended that detailed site inspections be undertaken to allow for the adequate identification of potential contamination sources. Based on the historical aerial photograph review and GHDs assumptions of the use of the sites, the following recommendations are provided however, it is noted that these may change based on the results of the site inspections:

- Removal of general rubbish across the sites.
- Undertake soil sampling across the site to assess the potential impact from herbicide or pesticide use.
- Undertake soil sampling adjacent to the assumed former chicken shed (Lot C DP 101045).
- Undertake soil sampling adjacent to any oil/fuel storage sheds and in any areas used for maintenance or refuelling activities.
- Undertake soil sampling of any fill mounds to characterise the material and assess the potential for contamination of underlying soils.
- Undertake a hazardous buildings and material survey of structures on the sites which may be demolished as part of the Somersby Business Park Expansion.

6. Limitations

This Phase 1 Contaminated Site Assessment ("Report"):

- 1. has been prepared by GHD Pty Ltd ("GHD") for Peter Andrews and Associates Pty Ltd;*
- 2. may be provided to other third parties but such third parties' use of or reliance on the Report is at their sole risk; and*
- 3. may only be used for the purpose as stated in Section 1.2 of the Report (and must not be used for any other purpose).*

GHD and its servants, employees and officers otherwise expressly disclaim responsibility to any person other than Peter Andrews and Associates Pty Ltd arising from or in connection with this Report.

No representation or warranty, express or implied, is made as to the relevance, accuracy, completeness or fitness for purpose of this document in respect of any particular user's circumstances. Users of this document should satisfy themselves concerning its application to, and where necessary seek expert advice in respect of, their situation.

To the maximum extent permitted by law, all implied warranties and conditions in relation to the services provided by GHD and the Report are excluded unless they are expressly stated to apply in this Report.

The services undertaken by GHD in connection with preparing this Report:

- were limited to those specifically detailed in section 1.3 of this Report and GHD proposal dated 25 February 2014;*
- were undertaken in accordance with current profession practice and by reference to relevant environmental regulatory authority and industry standards, guidelines and assessment criteria in existence as at the date of this Report; and*
- did not include the collection of samples for the purpose of laboratory analysis or verification of information obtained from the site history review.*

The opinions, conclusions and any recommendations in this Report are based on assumptions made by GHD when undertaking the services mentioned above and preparing the Report ("Assumptions"), as specified throughout this Report.

GHD expressly disclaims responsibility for any error in, or omission from, this Report arising from or in connection with any of the Assumptions being incorrect.

Subject to the paragraphs in this section of the Report, the opinions, conclusions and any recommendations in this Report are based on conditions encountered and information reviewed at the time of preparation of this Report and are relevant until such times as the site conditions or relevant legislations changes, at which time, GHD expressly disclaims responsibility for any error in, or omission from, this Report arising from or in connection with those opinions, conclusions and any recommendations.

GHD has prepared this Report on the basis of information provided by Peter Andrews and Associates Pty Ltd, Gosford City Council, NSW Natural Resource Atlas and NSW EPA among others, which GHD has not independently verified or checked ("Unverified Information") beyond the agreed scope of work.

GHD expressly disclaims responsibility in connection with the Unverified Information, including (but not limited to) errors in, or omissions from, the Report, which were caused or contributed to by errors in, or omissions from, the Unverified Information."

Inspections undertaken in respect of this Report are limited to visual inspections only and are constrained by the particular site conditions, such as locations of buildings, services or vegetation.

Except as otherwise expressly stated in this Report, GHD makes no warranty or representation as to the presence or otherwise of asbestos and/or asbestos containing materials ("ACM") on the site. If fill material has been imported on to the site at any time, or if any buildings constructed prior to 1970 have been demolished on the site or material from such buildings disposed of on the site, the site may contain asbestos or ACM.

Except as otherwise expressly stated in this Report, GHD makes no warranty, statement or representation of any kind concerning the suitability of the site for any purpose or the permissibility of any use, development or re-development of the site.

These Disclaimers should be read in conjunction with the entire Report and no excerpts are taken to be representative of the findings of this Report.

7. References

Brown, R.E. and Vickery, N.M. (2007), *Gosford-Lake Macquarie 1:100, 000 Geology Sheet 9131, 9231*, Geological Survey of New South Wales, Maitland, published by the NSW Department of Primary Industries.

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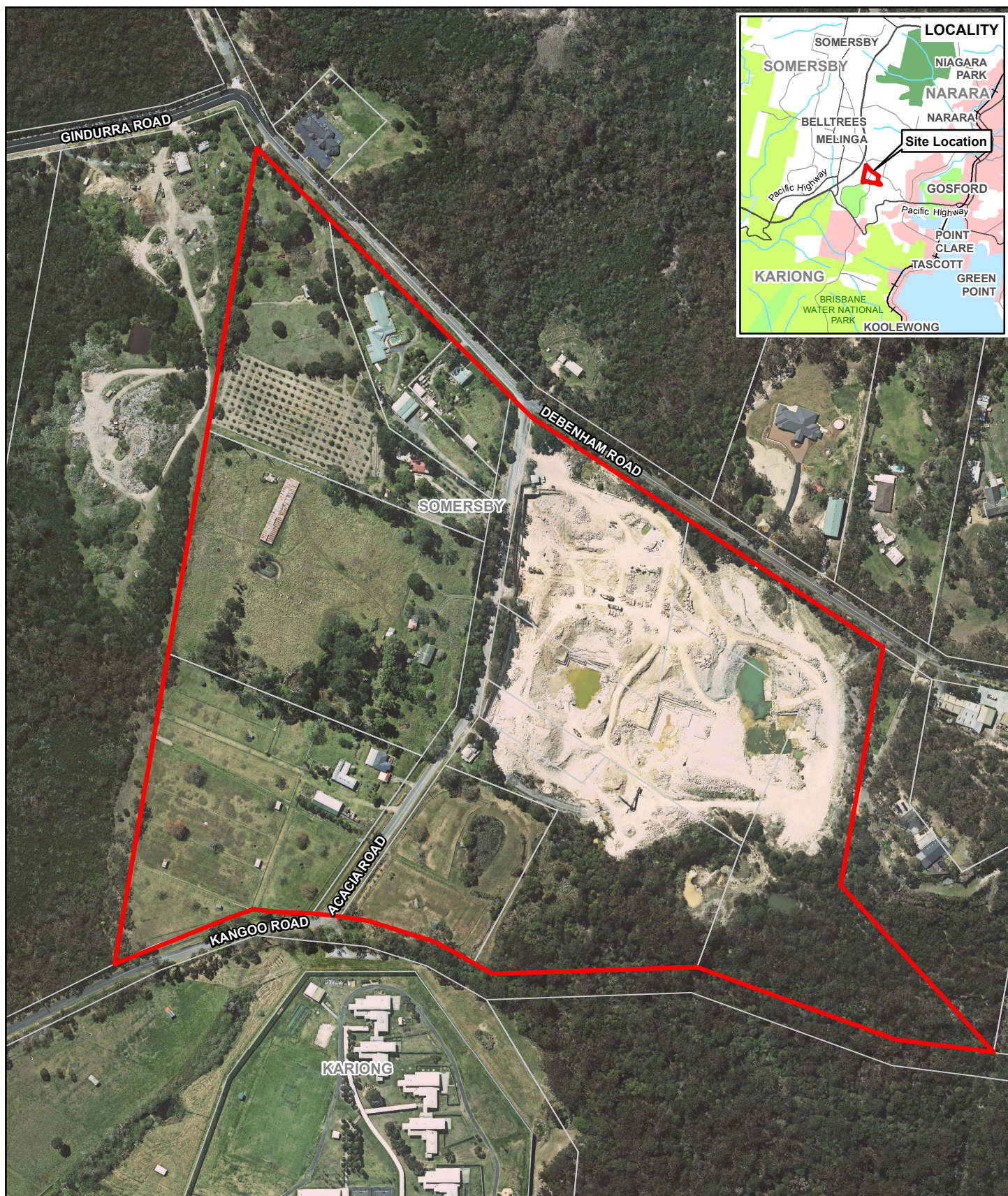
NSW Department of Land and Water Conservation (1997), *1:25000 Acid Sulfate Soils Risk Map for Gosford (Edition Two)*.

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Appendices

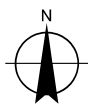
Appendix A - Figures



LEGEND

-  Site Boundary
-  Cadastre

Paper Size A4
0 20 40 80 120 160
Metres
Map Projection: Mercator Auxiliary Sphere
Horizontal Datum: WGS 1984
Grid: WGS 1984 Web Mercator Auxiliary Sphere



Peter Andrews and Associates Pty Ltd
Somersby Business Park Expansion

Job Number 22-17271
Revision 0
Date 17 July 2014

Study Area Locality

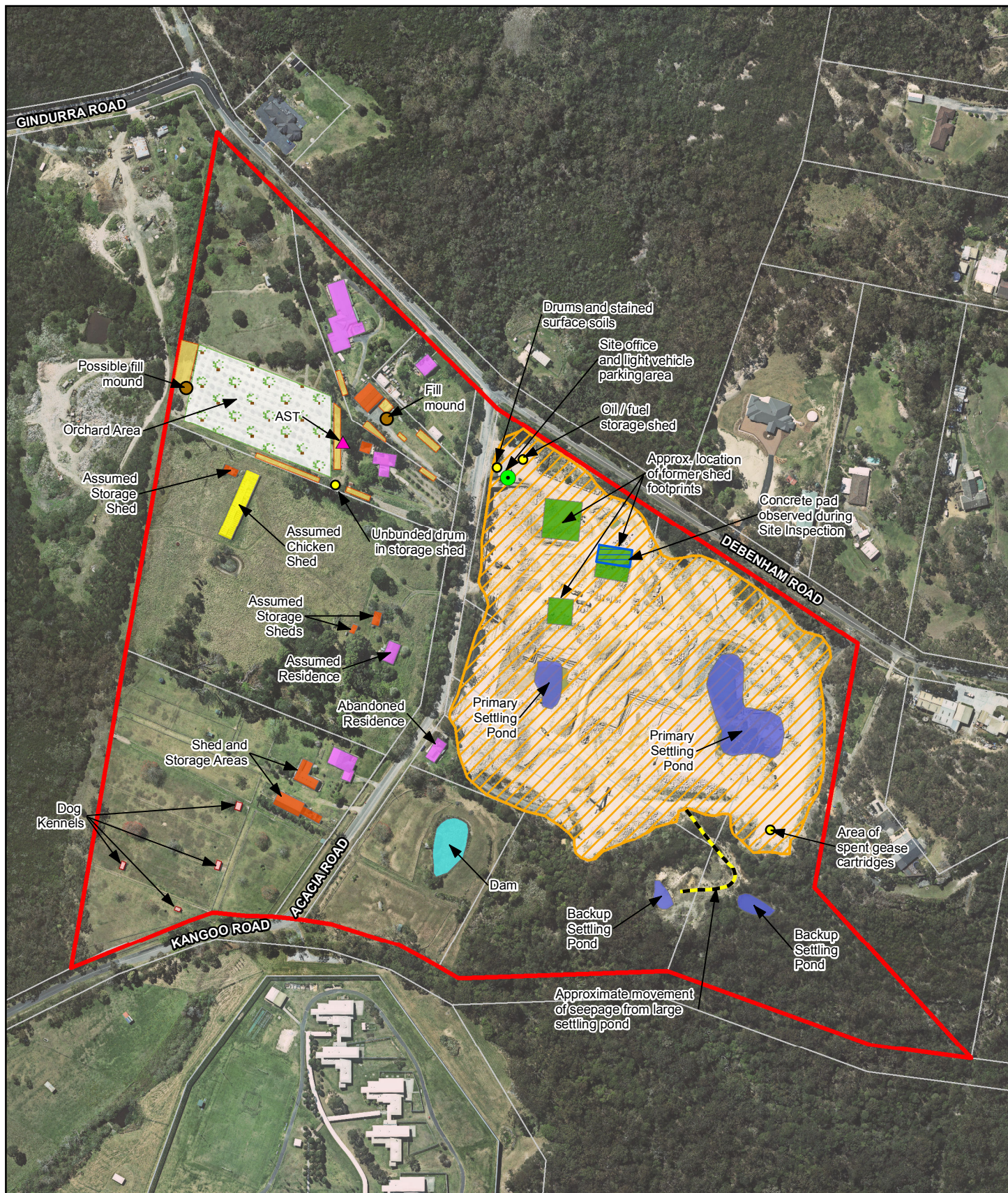
Figure 1

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Level 3, GHD Tower, 24 Honeysuckle Drive, Newcastle NSW 2300 T 61 2 4979 9999 F 61 2 4979 9988 E ntmail@ghd.com W www.ghd.com.au

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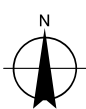
Data source: LPI: DTDB & DCDB 2012; GCC: Aerial Imagery 2014; Geoscience Australia: 250k Topographic Data Series 3 2006. Created by: fmackay



LEGEND

Site Boundary	Site Office	Chicken Shed	Former Shed Footprints	Settling Pond	Concrete Pad
Cadastre	AST	Dam	Orchard Area	Storage Area	Seepage
Main Quarry Area	Fill Mound	Dog Kennel	Residence	Storage Shed	
	Other Features				

Paper Size A4
0 15 30 60 90 120
Metres
Map Projection: Mercator Auxiliary Sphere
Horizontal Datum: WGS 1984
Grid: WGS 1984 Web Mercator Auxiliary Sphere



Peter Andrews and Associates Pty Ltd
Somersby Business Park Expansion

Job Number 22-17271
Revision 0
Date 17 July 2014

Study Area Layout

Figure 2

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Data source: LPI:DTDB & DCDB 2012; GCC:Aerial Imagery 2014; Geoscience Australia: 250k Topographic Data Series 3 2006. Created by: fmacKay

Appendix B - Photographic log

Gosford Quarry Site – Lot 1 DP 522099, Lot 3 DP 550062, Lots 11, 12 and 13 DP 618324



Photograph 1: General Site overview. Photograph looking south east.



Photograph 2: Entrance to Gosford Quarries Site. Photograph looking south east.



Photograph 3: General Site overview and location of abandoned house located in western portion of Lot 12 DP 618324. Photograph taken looking west.



Photograph 4: General Site overview. Photograph taken looking north.



Photograph 5: Example of surface water pooling observed on Site. Photograph taken looking west.



Photograph 6: Small on Site settling pond located in the western portion of the Site. Photograph taken looking south.



Photograph 7: Large on Site settling pond located in the eastern portion of the Site. Photograph taken looking north.



Photograph 8: Large back-up settling pond located to the south of the main quarry area. Photograph taken looking west.



Photograph 9: Small back-up settling pond located to the south of the main quarry area. Photograph taken looking south east.



Photograph 10: Large diameter drainage pipe directing surface water seepage from large on Site settling pond to back-up settling ponds located to the south of the main quarry area.



Photograph 11: Example of surface water runoff occurring through gaps in bund wall bordering the southern margin of the main quarry area. Photograph taken looking south.



Photograph 12: Oil and fuel storage area located in the north eastern portion of the Site. Oils and fuels were stored in a brick lined building formerly used as an amenities block.



Photograph 13: Spent grease cartridges observed in the south eastern portion of the main quarry area. Numerous storage containers (yellow and white) were also noted to contain discarded cutting teeth. Photograph taken looking south east.



Photograph 14: Concrete pad located in the north eastern portion of the Site. According to the quarry manager, this area is currently used for the storage or quarrying equipment in addition to the maintenance and re-fuelling of machinery.



Photograph 15: Unbundled oil drums and discarded oil filters observed in the north eastern portion of the Site, adjacent to the quarry Site office. The oil drums were observed to contain oil and water mixtures and were visibly stained with residual oil. In addition, the pallet and surface soil surrounding the oil drums were observed to be visibly stained.

Lot B DP 101045



Photograph 16: Example of assorted stored materials observed across the Site. Stored materials were generally noted to contain items such as metal, timber, plastic hoses, PVC, discarded whitegoods and tin sheeting.



Photograph 17: Assorted stored materials observed along the southern boundary of the Site. Materials within this area largely consisted of rusted metal, tin sheeting and wire rolls. Photograph taken looking west.



Photograph 18: Storage shed in the central portion of the Site. This storage shed was noted to contain an Intermediate Bulk Container (IBC) and unbanded drum.



Photograph 19: Assorted stored materials observed in the central portion of the Site. Materials in this area were noted to included timber, steel, tyres, wire rolls and a pressure sprayer. The pressure sprayer contained an unknown liquid.



Photograph 20: Vegetated fill mound observed on the western boundary of the Site. Photograph taken looking north.



Photograph 21: Assorted stored materials observed on the western boundary of the Site. This area was noted to contain materials including timber and steel in addition to an empty IBC. Photograph taken looking south west.



Photograph 22: Above ground storage tank (AST) observed in the central portion of the Site. The contents and volume of the AST was unknown.



Photograph 23: Northern portion of the Site noted to contain horse paddocks. Photograph taken looking north.



Photograph 24: Storage sheds and general farm machinery located in the central portion of the Site, adjacent the Site residence. The storage sheds were noted to house assorted farm equipment and machinery in addition to small quantities of fuels and oils. Photograph taken looking north.

Lot 1 DP 366614



Photograph 25: Workshop/storage shed located in the eastern portion of the Site. Photograph taken looking north west.



Photograph 26: Assorted stored materials located adjacent to workshop/storage shed. Materials were noted to include timber, steel, bricks and tyres. An area of surface disturbance was also noted in this area and is believed to be associated with the location of a former storage container. Photograph taken looking north east.



Photograph 27: Assorted stored materials located adjacent to the Site driveway. Materials in this area were noted to include metal rods, timber doors and metal roller doors. Photograph taken looking east.



Photograph 28: Fill mound located to the east of the workshop/storage shed. The fill mound was noted to contain gravelly clay material assumed to be used for the construction of the Site driveway. Photograph taken looking north east.



Photograph 29: Assorted stored materials located to the east of the workshop/storage shed. Materials within this area were noted to include steel, timber and wooden sheeting.

Lot A DP 420575



Photograph 30: Large green storage shed located to the south west of the Site residence. This shed was noted to contain assorted farm machinery and tools. Photograph taken looking north west.



Photograph 31: Large white storage shed located to the south west of the Site residence. This shed was noted to contain dog kennels and gym equipment. Photograph taken looking south west.



Photograph 32: Small storage sheds located to the south of the large white storage shed. These sheds were noted to contain assorted stored materials and assorted farm equipment.



Photograph 33: Western portion of the Site containing fenced yards and dog kennels. Photograph taken looking south west.



Photograph 34: Oil drum observed in large green storage shed.



Photograph 35: Assorted tools and farm equipment observed in large green storage shed.



Photograph 36: Vacant portion of Lot A DP 420575 located to the east of Acacia Road. This area was noted to contain former fenced areas and dog kennels. Photograph taken looking north east.



Photograph 37: Vacant portion of Lot A DP 420575 located to the east of Acacia Road. This area was noted to contain former fenced areas and dog kennels. Photograph taken looking east.



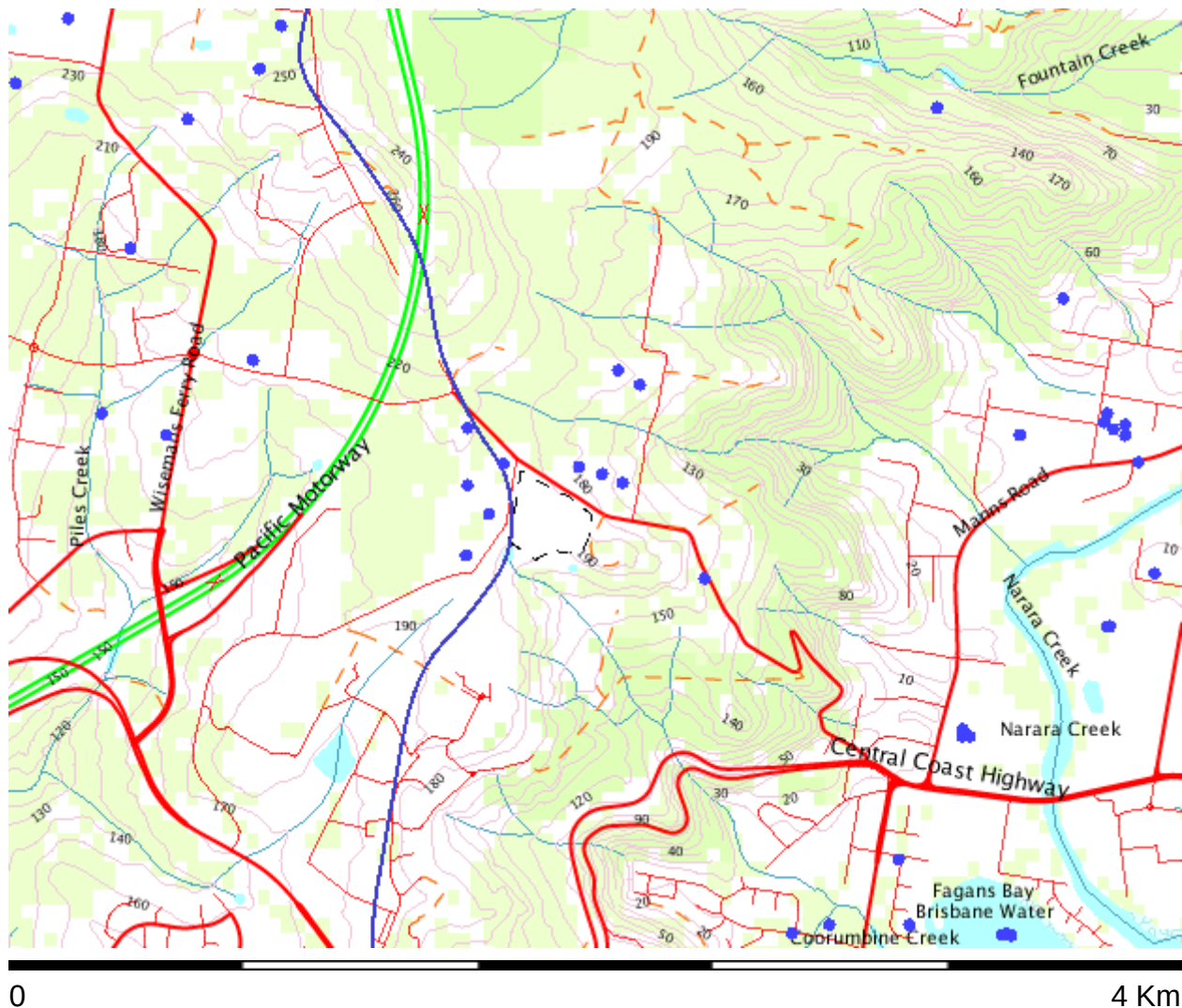
Photograph 38: Vacant portion of Lot A DP 420575 located to the east of Acacia Road. This area was noted to contain former fenced areas and dog kennels. Photograph taken looking south west.

Appendix C - Groundwater bore search

Map from the NSW Natural Resource Atlas

Map created with NSW Natural Resource Atlas - <http://www.nratlas.nsw.gov.au>

Wednesday, April 16, 2014



0

4 Km

Legend

Symbol	Layer	Custodian
	Cities and large towns	renderImage: Cannot build image from features
	Populated places	renderImage: Cannot build image from features
	Towns	
	Groundwater Bores	
	Catchment Management Authority boundaries	
	Major rivers	
	Topographic base map	



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Appendix D - Historical aerial photographs



LANDSPHOTO

GOSFORD RUN 10618-3-54 LENS 157564 10" 11000' ↑

N.S.W. 130-5026





U.S.W.
1407
5024

11.5 AG
114.44

NORTHUMBER-
LAND PROJECT
1965

NSW 1407



RUN 255
20-9-65



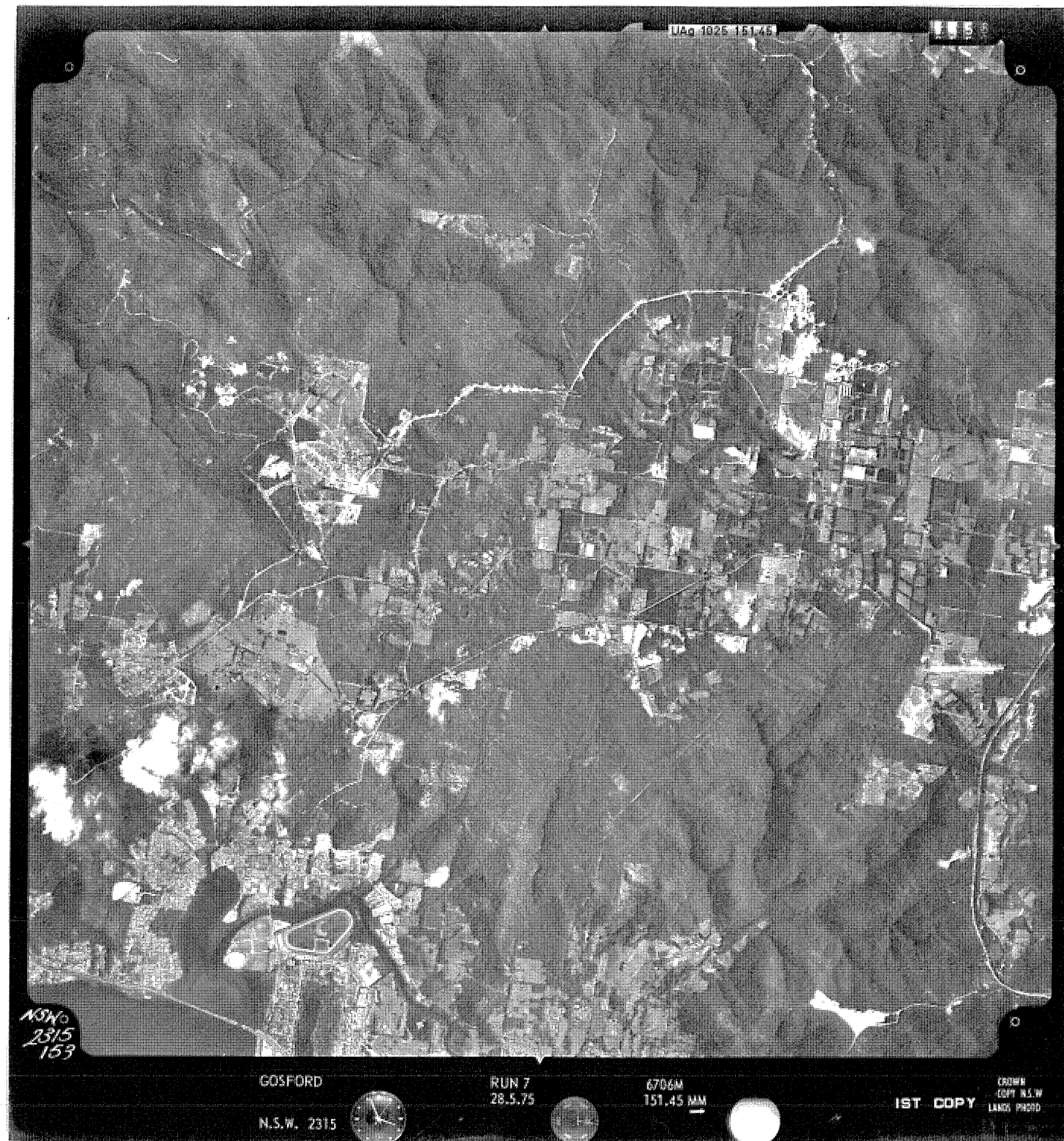
S. 950' ASL
114.44 MM



CROWN
COPY N.S.W.
LANDS PHOTO
LOG-E

IST COPY







UAG 1025 151.45

1143

NSW
3470
56

GOSFORD - WYONG 1SG REV
1:16300
NSW 3470 (M1677)

RUN 11
23-9-85

2621 m ASL
151.45 mm
→



COPYRIGHT
N.S.W. GOVT.
CMA COPY



KODAK SAFETY FILM

KODAK SAFETY FILM





4792 Gosford Run 11 354062 AGFA 4792 Approx 1:25000 4115m ael 152.76mm 12/09/94 NSW4238 354062 AGF

GOSFORD
1:25000 Approx. Scale
NSW4238

RUN 11
12-09-94
63-84

4115 M ASL
152.76 mm
→

FS100 1/400 f/4.0 FF2.0 EC 0 SP- 1/41.02451 60% dt025.1 ds009 26.6V -65mb EP00 LHM5202 0076



WILD 1574 UAG-5
No 13217 152.76

020204

```
FS100 1/ 500 f/4.0 FF--- EC---- SP- v/h.03241 00% dt018.0 ds010 27.3V -63mb ER00 CAM5202
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GOSFORD
1:25000 Approx. Scale
NSW4955 (M2511)

RUN 11
02-04-06
209-231

152.76 mm



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Appendix E - Section 149 Certificates



Gosford City Council

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TERRIGAL NSW 2260

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Gosford NSW 2250
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goscity@gosford.nsw.gov.au
www.gosford.nsw.gov.au
www.facebook.com/ilikemygosford
www.twitter.com/mygosford
ABN 78 303 458 861

PLANNING CERTIFICATE

This Planning Certificate is issued in accordance with Section 149 of the *Environmental Planning and Assessment Act, 1979*

Certificate No:	128860
Certificate Date:	1 April 2014
Address:	25 Acacia Road SOMERSBY
Lot Description:	LOT: 3 DP: 550062
Parish:	Gosford
County:	Northumberland
Assessment No:	411
Receipt No:	10
Parcel No:	40790
Applicants Reference:	
Applicants Email:	info@paadesign.com.au

Part 2 - Environmental Planning and Assessment Regulation 2000

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.

Gosford Local Environmental Plan 2014

Specific Site State Environmental Planning Policies

Sydney Regional Environmental Plan No. 8 (Central Coast Plateau Areas)

Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No 2-1997)

General Site State Environmental Planning Policies

ZONE RU1 PRIMARY PRODUCTION UNDER GOSFORD LOCAL ENVIRONMENTAL PLAN 2014

State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (Affordable Rental Housing) 2009

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

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007

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

State Environmental Planning Policy (Major Development) 2005

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

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

State Environmental Planning Policy No. 64 - Advertising and Signage

State Environmental Planning Policy No. 62 - Sustainable Aquaculture

State Environmental Planning Policy No. 55 - Remediation of Land

State Environmental Planning Policy No. 50 - Canal Estate Development

State Environmental Planning Policy No. 44 - Koala Habitat Protection

State Environmental Planning Policy No. 36 - Manufactured Home Estates

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

State Environmental Planning Policy No. 30 - Intensive Agriculture

State Environmental Planning Policy No. 21 - Caravan Parks

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

Sydney Regional Environmental Plans No. 9 - Extractive Industry (No 2-1995)

- (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).

Draft State Environmental Planning Policy (Competition) 2010

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

Gosford Development Control Plan 2013

2 ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

(a) to (d) is the zoning of the land and the land use table for each of the zones listed, including existing and proposed Local Environmental Plans in landuse tables.

Zone RU1 Primary Production under Gosford Local Environmental Plan 2014

PERMITTED WITHOUT CONSENT

Extensive agriculture; Home occupations; Horticulture; Viticulture

PERMITTED WITH CONSENT

Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Dwelling houses; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Garden centres; Home-based child care; Intensive livestock agriculture; Intensive plant agriculture; Landscaping material supplies; Open cut mining; Plant nurseries; Recreation areas; Roads; Roadside stalls; Rural industries; Rural workers dwellings; Secondary dwellings; Veterinary hospitals; Water storage facilities

PROHIBITED

Any development not specified in Permitted without consent or Permitted with consent

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

No.

(f) whether the land includes or comprises critical habitat,

None

(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.

2A ZONING AND LAND USE UNDER SEPP (SYDNEY REGIONAL GROWTH CENTRES) 2006

Not applicable

3 COMPLYING DEVELOPMENT

General Housing Code

Complying development under the General Housing Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Rural Housing Code

Complying development under the Rural Housing Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Housing Alterations Code

Complying development under the Housing Alterations Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

General Development Code

Complying development under the General Development Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Subdivision Code

Complying development under the Subdivision Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Demolition Code

Complying development under the Demolition Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Buildings and Additions) Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Commercial and Industrial Alterations Code

Complying development under the Commercial and Industrial Alterations Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Fire Safety Code

Complying development under the Fire Safety Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

4 COASTAL PROTECTION

The Council has not been notified by the Department of Public Works a division of the Department of Services, Technology and Administration that the land is affected by Section 38 or 39 of the Coastal Protection Act, 1979.

4A Information relating to beaches and coasts

- (1) whether an order has been made under part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

No.

- (2) (a) whether the council has been notified under section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) if works have been so placed - whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

None.

4B Annual Charges for coastal protection services under *Local Government Act 1993*

None

5 MINE SUBSIDENCE

This land has not been proclaimed to be a mine subsidence district within the meaning of section 15 of The Mine Subsidence Compensation Act, 1961.

6 ROAD WIDENING AND ROAD RE-ALIGNMENT

Whether or not the land is affected by any road widening or road alignment.

The land is not affected by Road Widening Proposals.

7 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

(No, unless a message is listed below)

Chapter 6.4 of Gosford Development Control Plan (Geotechnical Requirements) applies to the land and the land may be subject to slip. When considering a development application, each circumstance will be considered and development may be restricted.

7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

Is development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling house or residential flat buildings (excluding group homes or seniors housing) subject to flood related development controls.

No.

Is development on the land or part of the land for any other purpose subject to flood related development controls.

No.

8 LAND RESERVED FOR ACQUISITION

No.

9 CONTRIBUTION PLANS

None.

9A BIODIVERSITY CERTIFIED LAND

Is the land biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*)?

No.

10 BIOBANKING AGREEMENTS

Is land to which a biobanking agreement under Part 7A of the *Threatened Special Conservation Act 1995* relates.

No.

11 BUSHFIRE PRONE LAND

All or part of the land is shown as bush fire prone on Council's records. Further details of any applicable restrictions on development of the land may be obtained from the Duty Building Surveyor on (02) 4325 8222.

12 PROPERTY VEGETATION PLANS

Has Council been notified by the person or body that approved the plan that the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies?

No.

13 ORDERS UNDER TREES (DISPUTE BETWEEN NEIGHBOURS) ACT 2006

Has Council 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?

No.

14 DIRECTIONS UNDER PART 3A

If 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, a statement to that effect identifying the provision that does not have effect.

No.

15 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

15(a) IS COUNCIL AWARE OF A CURRENT SITE COMPATIBILITY CERTIFICATE (SENIORS HOUSING) IN RESPECT OF PROPOSED DEVELOPMENT ON THE LAND?

If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies.

No.

15(b) ARE THERE ANY CONDITIONS IMPOSED BY A CONSENT AUTHORITY IN TERMS OF CLAUSE 18 (2) OF STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004 AFTER 11 OCTOBER 2007?

No.

16 SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

No.

17 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

17(1) IS COUNCIL AWARE OF A CURRENT SITE COMPATIBILITY CERTIFICATE (AFFORDABLE RENTAL HOUSING) IN RESPECT OF PROPOSED DEVELOPMENT ON THE LAND?

No.

17(2) ARE THERE ANY CONDITIONS IMPOSED BY A CONSENT AUTHORITY IN TERMS OF CL 17 (1) OR 37 (1) OF STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009?

No.

18 PAPER SUBDIVISION INFORMATION

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

None

- (2) The date of any subdivision order that applies to the land.

Nil

19 SITE VERIFICATION CERTIFICATE

There is no current site verification certificate, of which the Council is aware in respect of the land.

Note

1 CONTAMINATED LAND MANAGEMENT ACT 1997 NOTICES UNDER SECTION 59(2)

- (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 that 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 that Act - if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No.

2 NATION BUILDING AND JOB PLAN (STATE INFRASTRUCTURE DELIVERY) ACT 2009 EXEMPTION UNDER SECTION 23 OR AUTHORISATION UNDER SECTION 24 OF THE ACT.

No.

The following additional information is issued under Section 149(5) of the *Environmental Planning and Assessment Act, 1979*

Council has fixed a foreshore building line on all lands fronting any harbour, bay, ocean, lake, estuary, lagoon or tidal river and creek.

If this land adjoins land or roads over which there is an easement for services to drain water, to drain sewage or where services, drainage, sewerage or other utilities have been installed and easements have not been created, foundations may be required such as will ensure the stability of any improvements on the subject land against any influence from use of the easement or installations over the adjoining land or roads.

The land may be subject to Part V Section 117A of the Water Act. Pursuant to Section 117A of the Water Act, a new licensing policy statement has been approved by the Department of Natural

Resources that affects the Mangrove Mountain-Kulnura Groundwater Management Zone 603/1. Further enquiries should be directed to the Newcastle Office - Phone Mr. Hemantha de Silva on 4904-2500

The land may be subject to Part II Section 22BA of the Water Act. Pursuant to Section 22BA of the Water Act as of 16/6/95, this land may be subject to an embargo on applications for new (additional) entitlements from surface water sources within the Hawkesbury/Nepean River Catchment by the Department of Natural Resources. Further enquiries should be directed to the Newcastle Office - Phone Mr. Hemantha de Silva on 4904-2500

Any property which is not connected to the Council's sewer system may be subject to requirements of State Legislation concerning "On-Site" Sewage Management. When purchasing or selling property in an unsewered area information concerning on-site sewage management should be obtained from Council's Waste Services section by phoning (02) 4325 8222. NOTE: It is a requirement under the provisions of the Local Government Approval(s) Regulation 1999, that a person who purchases (or otherwise acquires) land on which any sewage management facility is installed or constructed, is required to apply to Council for an Approval to Operate an on-site sewage management system.

Note: This Certificate is issued without Alteration and Erasure.

The following information does not form part of Planning Certificate.

Explanation of Changes to Zoning provisions - Gosford Local Environmental Plan 2014

Gosford City's Local Environmental Plan (LEP) 2014 came into effect on 11 February, 2014, resulting in a number of changes to land zones throughout city. There are now fewer zones along with a simpler, more consistent way to identify them. Most new zones under the LEP permit the same sort of uses and development that were previously allowed; however you should check what is "permitted with consent" in your certificate so you know what types of activities you could expect to occur in the zone.

The LEP also outlines some standards that any new development must comply with such as; building heights, floor space ratios and minimum lot sizes for land subdivision. These can be viewed on the maps at <http://www.gosford.nsw.gov.au>

There is also a new city wide Development Control Plan 2013 (DCP) which has additional guidelines for different types of development throughout the city. This is also available on our website at <http://www.gosford.nsw.gov.au>

For some semi-rural and conservation areas east of the M1 Freeway, existing zones will stay the same for the next five years. These deferred zones are 7(a) Conservation and 7(c2) Rural Small Holdings.

All lots that are currently within the Coastal Open Space System are staying in the same zone and not included in a RE1 Public Recreation zone. Lands so affected are identified on LEP 2014 as *Deferred Matters* by the label DM.

The table on next page provides a summary of how most lands under the old zones have been converted into the new LEP. This information should also be read in conjunction with information that is contained within the Section 149 Certificate.

For more information about the LEP contact Council's Customer Service Centre on (02)4325 8222, email goscity@gosford.nsw.gov.au or visit www.gosford.nsw.gov.au.

GOSFORD CITY COUNCIL

	Old Zone	New Zone
Rural	1(a) Rural Agriculture 1(b) Rural Highway Protection 1(c) Rural 4(c) Industrial - Extractive	RU1 Primary Production
	7(b) Scenic Protection Zone 4 Extractive Industries	RU2 Rural Landscape
	6(b) Open Space Special Uses (Forestry)	RU3 Forestry
	Zone 2 Village (and other small nodes in the mountains area)	RU5 Village*
Residential	2(b) Residential 2(c) Residential (medium density residential zones)	R1 General Residential
	2(a) Residential 2(f) Beach frontage 9(b) Restricted Development - flood prone 9(c) Restricted Development - Steep Lands	R2 Low Density Residential
Business	3(a) General Business (in small centres)	B1 Neighbourhood Centre
	3(a) General Business 3(b) Special Business (in larger centres)	B2 Local Centre
	B3 Gosford City Centre LEP	B3 Commercial Core
	B4 Gosford City Centre LEP	B4 Mixed Use
	3(b) Special Business (commercial areas) 3(a2) Somersby Business Park	B5 Business Development
	B6 Gosford City Centre LEP and 3(b) surrounding	B6 Enterprise Corridor
Industrial	4(a) General Industrial 4(a1) Somersby Business Park 4(b) Light Industrial	IN General Industrial
	Unzoned land at on the waterfront at Mooney Mooney	IN4 Working Waterfront*
Special Purpose	5(b) Festival Development Site 6(c) Escarpment Protection (Festival Development site at Kariong)	SP 1 Special Activities – Mount Penang Parklands
	5(a) Special Use e.g. Hospitals, schools etc	SP2 Infrastructure (where shown zoned on LEP map and shown on S149 Certificate)
Recreation	6(a), some 6(b), 7(a) Council reserves (other than COSS land)	RE1 Public Recreation
	5(a) Special uses or within recreation zone with crown lease or privately owned, eg bowling club, racecourse	RE2 Private Recreation
Environmental	National Parks (range of zones)	E1 National Park and Nature Reserves
	7(a) west of M1, 7(c4), 7(c5), 7(c6)	E2 Environmental Conservation (Note: 7(a) east of M1 deferred from LEP)
	9(a) Restricted Development - flood-prone 7(c2) Rural Small Holdings	E3 Environmental Management (Note: 7(c2) east of M1 deferred from LEP)
	7(c3) Tourist Accommodation	E4 Environmental Living
Waterways	Existing unzoned waterways in natural setting and coastal lagoons	W1 Natural Waterways
	Existing unzoned waterways used for boating etc. e.g. Brisbane Water	W2 Recreational Waterways

* Note: Council did not use all zones available in the template and zone numbers may not be consecutive



Gosford City Council

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www.twitter.com/mygosford
ABN 78 303 458 861

PLANNING CERTIFICATE

This Planning Certificate is issued in accordance with Section 149 of the *Environmental Planning and Assessment Act, 1979*

Certificate No:	128861
Certificate Date:	1 April 2014
Address:	25 Acacia Road SOMERSBY
Lot Description:	LOT: 11 DP: 618324
Parish:	Gosford
County:	Northumberland
Assessment No:	411
Receipt No:	10
Parcel No:	43384
Applicants Reference:	
Applicants Email:	info@paadesign.com.au

Part 2 - Environmental Planning and Assessment Regulation 2000

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.

Gosford Local Environmental Plan 2014

Specific Site State Environmental Planning Policies

Sydney Regional Environmental Plan No. 8 (Central Coast Plateau Areas)

Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No 2-1997)

General Site State Environmental Planning Policies

ZONE RU1 PRIMARY PRODUCTION UNDER GOSFORD LOCAL ENVIRONMENTAL PLAN 2014

State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (Affordable Rental Housing) 2009

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

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007

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

State Environmental Planning Policy (Major Development) 2005

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

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

State Environmental Planning Policy No. 64 - Advertising and Signage

State Environmental Planning Policy No. 62 - Sustainable Aquaculture

State Environmental Planning Policy No. 55 - Remediation of Land

State Environmental Planning Policy No. 50 - Canal Estate Development

State Environmental Planning Policy No. 44 - Koala Habitat Protection

State Environmental Planning Policy No. 36 - Manufactured Home Estates

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

State Environmental Planning Policy No. 30 - Intensive Agriculture

State Environmental Planning Policy No. 21 - Caravan Parks

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

Sydney Regional Environmental Plans No. 9 - Extractive Industry (No 2-1995)

- (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).

Draft State Environmental Planning Policy (Competition) 2010

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

Gosford Development Control Plan 2013

2 ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

(a) to (d) is the zoning of the land and the land use table for each of the zones listed, including existing and proposed Local Environmental Plans in landuse tables.

Zone RU1 Primary Production under Gosford Local Environmental Plan 2014

PERMITTED WITHOUT CONSENT

Extensive agriculture; Home occupations; Horticulture; Viticulture

PERMITTED WITH CONSENT

Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Dwelling houses; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Garden centres; Home-based child care; Intensive livestock agriculture; Intensive plant agriculture; Landscaping material supplies; Open cut mining; Plant nurseries; Recreation areas; Roads; Roadside stalls; Rural industries; Rural workers dwellings; Secondary dwellings; Veterinary hospitals; Water storage facilities

PROHIBITED

Any development not specified in Permitted without consent or Permitted with consent

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

No.

(f) whether the land includes or comprises critical habitat,

None

(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.

2A ZONING AND LAND USE UNDER SEPP (SYDNEY REGIONAL GROWTH CENTRES) 2006

Not applicable

3 COMPLYING DEVELOPMENT

General Housing Code

Complying development under the General Housing Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Rural Housing Code

Complying development under the Rural Housing Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Housing Alterations Code

Complying development under the Housing Alterations Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

General Development Code

Complying development under the General Development Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Subdivision Code

Complying development under the Subdivision Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Demolition Code

Complying development under the Demolition Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Buildings and Additions) Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Commercial and Industrial Alterations Code

Complying development under the Commercial and Industrial Alterations Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Fire Safety Code

Complying development under the Fire Safety Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

4 COASTAL PROTECTION

The Council has not been notified by the Department of Public Works a division of the Department of Services, Technology and Administration that the land is affected by Section 38 or 39 of the Coastal Protection Act, 1979.

4A Information relating to beaches and coasts

- (1) whether an order has been made under part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

No.

- (2) (a) whether the council has been notified under section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) if works have been so placed - whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

None.

4B Annual Charges for coastal protection services under *Local Government Act 1993*

None

5 MINE SUBSIDENCE

This land has not been proclaimed to be a mine subsidence district within the meaning of section 15 of The Mine Subsidence Compensation Act, 1961.

6 ROAD WIDENING AND ROAD RE-ALIGNMENT

Whether or not the land is affected by any road widening or road alignment.

The land is not affected by Road Widening Proposals.

7 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

(No, unless a message is listed below)

Chapter 6.4 of Gosford Development Control Plan (Geotechnical Requirements) applies to the land and the land may be subject to slip. When considering a development application, each circumstance will be considered and development may be restricted.

7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

Is development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling house or residential flat buildings (excluding group homes or seniors housing) subject to flood related development controls.

No.

Is development on the land or part of the land for any other purpose subject to flood related development controls.

No.

8 LAND RESERVED FOR ACQUISITION

No.

9 CONTRIBUTION PLANS

None.

9A BIODIVERSITY CERTIFIED LAND

Is the land biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*)?

No.

10 BIOBANKING AGREEMENTS

Is land to which a biobanking agreement under Part 7A of the *Threatened Special Conservation Act 1995* relates.

No.

11 BUSHFIRE PRONE LAND

All or part of the land is shown as bush fire prone on Council's records. Further details of any applicable restrictions on development of the land may be obtained from the Duty Building Surveyor on (02) 4325 8222.

12 PROPERTY VEGETATION PLANS

Has Council been notified by the person or body that approved the plan that the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies?

No.

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Has Council 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?

No.

14 DIRECTIONS UNDER PART 3A

If 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, a statement to that effect identifying the provision that does not have effect.

No.

15 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

15(a) IS COUNCIL AWARE OF A CURRENT SITE COMPATIBILITY CERTIFICATE (SENIORS HOUSING) IN RESPECT OF PROPOSED DEVELOPMENT ON THE LAND?

If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies.

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15(b) ARE THERE ANY CONDITIONS IMPOSED BY A CONSENT AUTHORITY IN TERMS OF CLAUSE 18 (2) OF STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004 AFTER 11 OCTOBER 2007?

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16 SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

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17(1) IS COUNCIL AWARE OF A CURRENT SITE COMPATIBILITY CERTIFICATE (AFFORDABLE RENTAL HOUSING) IN RESPECT OF PROPOSED DEVELOPMENT ON THE LAND?

No.

17(2) ARE THERE ANY CONDITIONS IMPOSED BY A CONSENT AUTHORITY IN TERMS OF CL 17 (1) OR 37 (1) OF STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009?

No.

18 PAPER SUBDIVISION INFORMATION

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

None

(2) The date of any subdivision order that applies to the land.

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19 SITE VERIFICATION CERTIFICATE

There is no current site verification certificate, of which the Council is aware in respect of the land.

Note

1 CONTAMINATED LAND MANAGEMENT ACT 1997 NOTICES UNDER SECTION 59(2)

- (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.

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- (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,

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The following information does not form part of Planning Certificate.

Explanation of Changes to Zoning provisions - Gosford Local Environmental Plan 2014

Gosford City's Local Environmental Plan (LEP) 2014 came into effect on 11 February, 2014, resulting in a number of changes to land zones throughout city. There are now fewer zones along with a simpler, more consistent way to identify them. Most new zones under the LEP permit the same sort of uses and development that were previously allowed; however you should check what is "permitted with consent" in your certificate so you know what types of activities you could expect to occur in the zone.

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The table on next page provides a summary of how most lands under the old zones have been converted into the new LEP. This information should also be read in conjunction with information that is contained within the Section 149 Certificate.

For more information about the LEP contact Council's Customer Service Centre on (02)4325 8222, email goscity@gosford.nsw.gov.au or visit www.gosford.nsw.gov.au.

GOSFORD CITY COUNCIL

	Old Zone	New Zone
Rural	1(a) Rural Agriculture 1(b) Rural Highway Protection 1(c) Rural 4(c) Industrial - Extractive	RU1 Primary Production
	7(b) Scenic Protection Zone 4 Extractive Industries	RU2 Rural Landscape
	6(b) Open Space Special Uses (Forestry)	RU3 Forestry
	Zone 2 Village (and other small nodes in the mountains area)	RU5 Village*
Residential	2(b) Residential 2(c) Residential (medium density residential zones)	R1 General Residential
	2(a) Residential 2(f) Beach frontage 9(b) Restricted Development - flood prone 9(c) Restricted Development - Steep Lands	R2 Low Density Residential
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	3(a) General Business 3(b) Special Business (in larger centres)	B2 Local Centre
	B3 Gosford City Centre LEP	B3 Commercial Core
	B4 Gosford City Centre LEP	B4 Mixed Use
	3(b) Special Business (commercial areas) 3(a2) Somersby Business Park	B5 Business Development
	B6 Gosford City Centre LEP and 3(b) surrounding	B6 Enterprise Corridor
Industrial	4(a) General Industrial 4(a1) Somersby Business Park 4(b) Light Industrial	IN General Industrial
	Unzoned land at on the waterfront at Mooney Mooney	IN4 Working Waterfront*
Special Purpose	5(b) Festival Development Site 6(c) Escarpment Protection (Festival Development site at Kariong)	SP 1 Special Activities – Mount Penang Parklands
	5(a) Special Use e.g. Hospitals, schools etc	SP2 Infrastructure (where shown zoned on LEP map and shown on S149 Certificate)
Recreation	6(a), some 6(b), 7(a) Council reserves (other than COSS land)	RE1 Public Recreation
	5(a) Special uses or within recreation zone with crown lease or privately owned, eg bowling club, racecourse	RE2 Private Recreation
Environmental	National Parks (range of zones)	E1 National Park and Nature Reserves
	7(a) west of M1, 7(c4), 7(c5), 7(c6)	E2 Environmental Conservation (Note: 7(a) east of M1 deferred from LEP)
	9(a) Restricted Development - flood-prone 7(c2) Rural Small Holdings	E3 Environmental Management (Note: 7(c2) east of M1 deferred from LEP)
	7(c3) Tourist Accommodation	E4 Environmental Living
Waterways	Existing unzoned waterways in natural setting and coastal lagoons	W1 Natural Waterways
	Existing unzoned waterways used for boating etc. e.g. Brisbane Water	W2 Recreational Waterways

* Note: Council did not use all zones available in the template and zone numbers may not be consecutive



Gosford City Council

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ABN 78 303 458 861

PLANNING CERTIFICATE

This Planning Certificate is issued in accordance with Section 149 of the *Environmental Planning and Assessment Act, 1979*

Certificate No:	128862
Certificate Date:	1 April 2014
Address:	25 Acacia Road SOMERSBY
Lot Description:	LOT: 12 DP: 618324
Parish:	Gosford
County:	Northumberland
Assessment No:	411
Receipt No:	10
Parcel No:	43385
Applicants Reference:	
Applicants Email:	info@paadesign.com.au

Part 2 - Environmental Planning and Assessment Regulation 2000

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.

Gosford Local Environmental Plan 2014

Specific Site State Environmental Planning Policies

Sydney Regional Environmental Plan No. 8 (Central Coast Plateau Areas)

General Site State Environmental Planning Policies

ZONE RU1 PRIMARY PRODUCTION UNDER GOSFORD LOCAL ENVIRONMENTAL PLAN 2014

State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (Affordable Rental Housing) 2009

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

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007

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

State Environmental Planning Policy (Major Development) 2005

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

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

State Environmental Planning Policy No. 64 - Advertising and Signage

State Environmental Planning Policy No. 62 - Sustainable Aquaculture

State Environmental Planning Policy No. 55 - Remediation of Land

State Environmental Planning Policy No. 50 - Canal Estate Development

State Environmental Planning Policy No. 44 - Koala Habitat Protection

State Environmental Planning Policy No. 36 - Manufactured Home Estates

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

State Environmental Planning Policy No. 30 - Intensive Agriculture

State Environmental Planning Policy No. 21 - Caravan Parks

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

Sydney Regional Environmental Plans No. 9 - Extractive Industry (No 2-1995)

- (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).

Draft State Environmental Planning Policy (Competition) 2010

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

Gosford Development Control Plan 2013

2 ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

(a) to (d) is the zoning of the land and the land use table for each of the zones listed, including existing and proposed Local Environmental Plans in landuse tables.

Zone RU1 Primary Production under Gosford Local Environmental Plan 2014

PERMITTED WITHOUT CONSENT

Extensive agriculture; Home occupations; Horticulture; Viticulture

PERMITTED WITH CONSENT

Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Dwelling houses; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Garden centres; Home-based child care; Intensive livestock agriculture; Intensive plant agriculture; Landscaping material supplies; Open cut mining; Plant nurseries; Recreation areas; Roads; Roadside stalls; Rural industries; Rural workers dwellings; Secondary dwellings; Veterinary hospitals; Water storage facilities

PROHIBITED

Any development not specified in Permitted without consent or Permitted with consent

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

No.

- (f) whether the land includes or comprises critical habitat,

None

- (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.

2A ZONING AND LAND USE UNDER SEPP (SYDNEY REGIONAL GROWTH CENTRES) 2006

Not applicable

3 COMPLYING DEVELOPMENT

General Housing Code

Complying development under the General Housing Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Rural Housing Code

Complying development under the Rural Housing Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Housing Alterations Code

Complying development under the Housing Alterations Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

General Development Code

Complying development under the General Development Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Subdivision Code

Complying development under the Subdivision Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Demolition Code

Complying development under the Demolition Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Buildings and Additions) Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Commercial and Industrial Alterations Code

Complying development under the Commercial and Industrial Alterations Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Fire Safety Code

Complying development under the Fire Safety Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

4 COASTAL PROTECTION

The Council has not been notified by the Department of Public Works a division of the Department of Services, Technology and Administration that the land is affected by Section 38 or 39 of the Coastal Protection Act, 1979.

4A Information relating to beaches and coasts

- (1) whether an order has been made under part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

No.

- (2) (a) whether the council has been notified under section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) if works have been so placed - whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

None.

4B Annual Charges for coastal protection services under *Local Government Act 1993*

None

5 MINE SUBSIDENCE

This land has not been proclaimed to be a mine subsidence district within the meaning of section 15 of The Mine Subsidence Compensation Act, 1961.

6 ROAD WIDENING AND ROAD RE-ALIGNMENT

Whether or not the land is affected by any road widening or road alignment.

The land is not affected by Road Widening Proposals.

7 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

(No, unless a message is listed below)

Chapter 6.4 of Gosford Development Control Plan (Geotechnical Requirements) applies to the land and the land may be subject to slip. When considering a development application, each circumstance will be considered and development may be restricted.

7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

Is development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling house or residential flat buildings (excluding group homes or seniors housing) subject to flood related development controls.

No.

Is development on the land or part of the land for any other purpose subject to flood related development controls.

No.

8 LAND RESERVED FOR ACQUISITION

No.

9 CONTRIBUTION PLANS

None.

9A BIODIVERSITY CERTIFIED LAND

Is the land biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*)?

No.

10 BIOBANKING AGREEMENTS

Is land to which a biobanking agreement under Part 7A of the *Threatened Special Conservation Act 1995* relates.

No.

11 BUSHFIRE PRONE LAND

All or part of the land is shown as bush fire prone on Council's records. Further details of any applicable restrictions on development of the land may be obtained from the Duty Building Surveyor on (02) 4325 8222.

12 PROPERTY VEGETATION PLANS

Has Council been notified by the person or body that approved the plan that the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies?

No.

13 ORDERS UNDER TREES (DISPUTE BETWEEN NEIGHBOURS) ACT 2006

Has Council 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?

No.

14 DIRECTIONS UNDER PART 3A

If 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, a statement to that effect identifying the provision that does not have effect.

No.

15 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

15(a) IS COUNCIL AWARE OF A CURRENT SITE COMPATIBILITY CERTIFICATE (SENIORS HOUSING) IN RESPECT OF PROPOSED DEVELOPMENT ON THE LAND?

If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies.

No.

15(b) ARE THERE ANY CONDITIONS IMPOSED BY A CONSENT AUTHORITY IN TERMS OF CLAUSE 18 (2) OF STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004 AFTER 11 OCTOBER 2007?

No.

16 SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

No.

17 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

17(1) IS COUNCIL AWARE OF A CURRENT SITE COMPATIBILITY CERTIFICATE (AFFORDABLE RENTAL HOUSING) IN RESPECT OF PROPOSED DEVELOPMENT ON THE LAND?

No.

17(2) ARE THERE ANY CONDITIONS IMPOSED BY A CONSENT AUTHORITY IN TERMS OF CL 17 (1) OR 37 (1) OF STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009?

No.

18 PAPER SUBDIVISION INFORMATION

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

None

- (2) The date of any subdivision order that applies to the land.

Nil

19 SITE VERIFICATION CERTIFICATE

There is no current site verification certificate, of which the Council is aware in respect of the land.

Note

1 CONTAMINATED LAND MANAGEMENT ACT 1997 NOTICES UNDER SECTION 59(2)

- (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 that 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 that Act - if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No.

2 NATION BUILDING AND JOB PLAN (STATE INFRASTRUCTURE DELIVERY) ACT 2009 EXEMPTION UNDER SECTION 23 OR AUTHORISATION UNDER SECTION 24 OF THE ACT.

No.

The following additional information is issued under Section 149(5) of the *Environmental Planning and Assessment Act, 1979*

Council has fixed a foreshore building line on all lands fronting any harbour, bay, ocean, lake, estuary, lagoon or tidal river and creek.

If this land adjoins land or roads over which there is an easement for services to drain water, to drain sewage or where services, drainage, sewerage or other utilities have been installed and easements have not been created, foundations may be required such as will ensure the stability of any improvements on the subject land against any influence from use of the easement or installations over the adjoining land or roads.

The land may be subject to Part V Section 117A of the Water Act. Pursuant to Section 117A of the Water Act, a new licensing policy statement has been approved by the Department of Natural

Resources that affects the Mangrove Mountain-Kulnura Groundwater Management Zone 603/1. Further enquiries should be directed to the Newcastle Office - Phone Mr. Hemantha de Silva on 4904-2500

The land may be subject to Part II Section 22BA of the Water Act. Pursuant to Section 22BA of the Water Act as of 16/6/95, this land may be subject to an embargo on applications for new (additional) entitlements from surface water sources within the Hawkesbury/Nepean River Catchment by the Department of Natural Resources. Further enquiries should be directed to the Newcastle Office - Phone Mr. Hemantha de Silva on 4904-2500

Any property which is not connected to the Council's sewer system may be subject to requirements of State Legislation concerning "On-Site" Sewage Management. When purchasing or selling property in an unsewered area information concerning on-site sewage management should be obtained from Council's Waste Services section by phoning (02) 4325 8222. NOTE: It is a requirement under the provisions of the Local Government Approval(s) Regulation 1999, that a person who purchases (or otherwise acquires) land on which any sewage management facility is installed or constructed, is required to apply to Council for an Approval to Operate an on-site sewage management system.

Note: This Certificate is issued without Alteration and Erasure.

The following information does not form part of Planning Certificate.

Explanation of Changes to Zoning provisions - Gosford Local Environmental Plan 2014

Gosford City's Local Environmental Plan (LEP) 2014 came into effect on 11 February, 2014, resulting in a number of changes to land zones throughout city. There are now fewer zones along with a simpler, more consistent way to identify them. Most new zones under the LEP permit the same sort of uses and development that were previously allowed; however you should check what is "permitted with consent" in your certificate so you know what types of activities you could expect to occur in the zone.

The LEP also outlines some standards that any new development must comply with such as; building heights, floor space ratios and minimum lot sizes for land subdivision. These can be viewed on the maps at <http://www.gosford.nsw.gov.au>

There is also a new city wide Development Control Plan 2013 (DCP) which has additional guidelines for different types of development throughout the city. This is also available on our website at <http://www.gosford.nsw.gov.au>

For some semi-rural and conservation areas east of the M1 Freeway, existing zones will stay the same for the next five years. These deferred zones are 7(a) Conservation and 7(c2) Rural Small Holdings.

All lots that are currently within the Coastal Open Space System are staying in the same zone and not included in a RE1 Public Recreation zone. Lands so affected are identified on LEP 2014 as *Deferred Matters* by the label DM.

The table on next page provides a summary of how most lands under the old zones have been converted into the new LEP. This information should also be read in conjunction with information that is contained within the Section 149 Certificate.

For more information about the LEP contact Council's Customer Service Centre on (02)4325 8222, email goscity@gosford.nsw.gov.au or visit www.gosford.nsw.gov.au.

GOSFORD CITY COUNCIL

	Old Zone	New Zone
Rural	1(a) Rural Agriculture 1(b) Rural Highway Protection 1(c) Rural 4(c) Industrial - Extractive	RU1 Primary Production
	7(b) Scenic Protection Zone 4 Extractive Industries	RU2 Rural Landscape
	6(b) Open Space Special Uses (Forestry)	RU3 Forestry
	Zone 2 Village (and other small nodes in the mountains area)	RU5 Village*
Residential	2(b) Residential 2(c) Residential (medium density residential zones)	R1 General Residential
	2(a) Residential 2(f) Beach frontage 9(b) Restricted Development - flood prone 9(c) Restricted Development - Steep Lands	R2 Low Density Residential
Business	3(a) General Business (in small centres)	B1 Neighbourhood Centre
	3(a) General Business 3(b) Special Business (in larger centres)	B2 Local Centre
	B3 Gosford City Centre LEP	B3 Commercial Core
	B4 Gosford City Centre LEP	B4 Mixed Use
	3(b) Special Business (commercial areas) 3(a2) Somersby Business Park	B5 Business Development
	B6 Gosford City Centre LEP and 3(b) surrounding	B6 Enterprise Corridor
Industrial	4(a) General Industrial 4(a1) Somersby Business Park 4(b) Light Industrial	IN General Industrial
	Unzoned land at on the waterfront at Mooney Mooney	IN4 Working Waterfront*
Special Purpose	5(b) Festival Development Site 6(c) Escarpment Protection (Festival Development site at Kariong)	SP 1 Special Activities – Mount Penang Parklands
	5(a) Special Use e.g. Hospitals, schools etc	SP2 Infrastructure (where shown zoned on LEP map and shown on S149 Certificate)
Recreation	6(a), some 6(b), 7(a) Council reserves (other than COSS land)	RE1 Public Recreation
	5(a) Special uses or within recreation zone with crown lease or privately owned, eg bowling club, racecourse	RE2 Private Recreation
Environmental	National Parks (range of zones)	E1 National Park and Nature Reserves
	7(a) west of M1, 7(c4), 7(c5), 7(c6)	E2 Environmental Conservation (Note: 7(a) east of M1 deferred from LEP)
	9(a) Restricted Development - flood-prone 7(c2) Rural Small Holdings	E3 Environmental Management (Note: 7(c2) east of M1 deferred from LEP)
	7(c3) Tourist Accommodation	E4 Environmental Living
Waterways	Existing unzoned waterways in natural setting and coastal lagoons	W1 Natural Waterways
	Existing unzoned waterways used for boating etc. e.g. Brisbane Water	W2 Recreational Waterways

* Note: Council did not use all zones available in the template and zone numbers may not be consecutive



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www.facebook.com/ilikemygosford
www.twitter.com/mygosford
ABN 78 303 458 861

PLANNING CERTIFICATE

This Planning Certificate is issued in accordance with Section 149 of the *Environmental Planning and Assessment Act, 1979*

Certificate No:	128863
Certificate Date:	1 April 2014
Address:	183 Debenham Road South SOMERSBY
Lot Description:	LOT: 13 DP: 618324
Parish:	Gosford
County:	Northumberland
Assessment No:	411
Receipt No:	10
Parcel No:	43386
Applicants Reference:	
Applicants Email:	info@paadesign.com.au

Part 2 - Environmental Planning and Assessment Regulation 2000

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.

Gosford Local Environmental Plan 2014

Specific Site State Environmental Planning Policies

Sydney Regional Environmental Plan No. 8 (Central Coast Plateau Areas)

General Site State Environmental Planning Policies

ZONE RU1 PRIMARY PRODUCTION UNDER GOSFORD LOCAL ENVIRONMENTAL PLAN 2014

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

State Environmental Planning Policy (Infrastructure) 2007

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

State Environmental Planning Policy (Major Development) 2005

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

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

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State Environmental Planning Policy No. 62 - Sustainable Aquaculture

State Environmental Planning Policy No. 55 - Remediation of Land

State Environmental Planning Policy No. 50 - Canal Estate Development

State Environmental Planning Policy No. 44 - Koala Habitat Protection

State Environmental Planning Policy No. 36 - Manufactured Home Estates

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

State Environmental Planning Policy No. 30 - Intensive Agriculture

State Environmental Planning Policy No. 21 - Caravan Parks

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

Sydney Regional Environmental Plans No. 9 - Extractive Industry (No 2-1995)

- (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).

Draft State Environmental Planning Policy (Competition) 2010

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

Gosford Development Control Plan 2013

2 ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

(a) to (d) is the zoning of the land and the land use table for each of the zones listed, including existing and proposed Local Environmental Plans in landuse tables.

Zone RU1 Primary Production under Gosford Local Environmental Plan 2014

PERMITTED WITHOUT CONSENT

Extensive agriculture; Home occupations; Horticulture; Viticulture

PERMITTED WITH CONSENT

Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Dwelling houses; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Garden centres; Home-based child care; Intensive livestock agriculture; Intensive plant agriculture; Landscaping material supplies; Open cut mining; Plant nurseries; Recreation areas; Roads; Roadside stalls; Rural industries; Rural workers dwellings; Secondary dwellings; Veterinary hospitals; Water storage facilities

PROHIBITED

Any development not specified in Permitted without consent or Permitted with consent

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

No.

- (f) whether the land includes or comprises critical habitat,

None

- (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.

2A ZONING AND LAND USE UNDER SEPP (SYDNEY REGIONAL GROWTH CENTRES) 2006

Not applicable

3 COMPLYING DEVELOPMENT

General Housing Code

Complying development under the General Housing Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Rural Housing Code

Complying development under the Rural Housing Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Housing Alterations Code

Complying development under the Housing Alterations Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

General Development Code

Complying development under the General Development Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Subdivision Code

Complying development under the Subdivision Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Demolition Code

Complying development under the Demolition Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Buildings and Additions) Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Commercial and Industrial Alterations Code

Complying development under the Commercial and Industrial Alterations Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Fire Safety Code

Complying development under the Fire Safety Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

4 COASTAL PROTECTION

The Council has not been notified by the Department of Public Works a division of the Department of Services, Technology and Administration that the land is affected by Section 38 or 39 of the Coastal Protection Act, 1979.

4A Information relating to beaches and coasts

- (1) whether an order has been made under part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

No.

- (2) (a) whether the council has been notified under section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) if works have been so placed - whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

None.

4B Annual Charges for coastal protection services under *Local Government Act 1993*

None

5 MINE SUBSIDENCE

This land has not been proclaimed to be a mine subsidence district within the meaning of section 15 of The Mine Subsidence Compensation Act, 1961.

6 ROAD WIDENING AND ROAD RE-ALIGNMENT

Whether or not the land is affected by any road widening or road alignment.

The land is not affected by Road Widening Proposals.

7 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

(No, unless a message is listed below)

Chapter 6.4 of Gosford Development Control Plan (Geotechnical Requirements) applies to the land and the land may be subject to slip. When considering a development application, each circumstance will be considered and development may be restricted.

7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

Is development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling house or residential flat buildings (excluding group homes or seniors housing) subject to flood related development controls.

No.

Is development on the land or part of the land for any other purpose subject to flood related development controls.

No.

8 LAND RESERVED FOR ACQUISITION

No.

9 CONTRIBUTION PLANS

None.

9A BIODIVERSITY CERTIFIED LAND

Is the land biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*)?

No.

10 BIOBANKING AGREEMENTS

Is land to which a biobanking agreement under Part 7A of the *Threatened Special Conservation Act 1995* relates.

No.

11 BUSHFIRE PRONE LAND

All or part of the land is shown as bush fire prone on Council's records. Further details of any applicable restrictions on development of the land may be obtained from the Duty Building Surveyor on (02) 4325 8222.

12 PROPERTY VEGETATION PLANS

Has Council been notified by the person or body that approved the plan that the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies?

No.

13 ORDERS UNDER TREES (DISPUTE BETWEEN NEIGHBOURS) ACT 2006

Has Council 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?

No.

14 DIRECTIONS UNDER PART 3A

If 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, a statement to that effect identifying the provision that does not have effect.

No.

15 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

15(a) IS COUNCIL AWARE OF A CURRENT SITE COMPATIBILITY CERTIFICATE (SENIORS HOUSING) IN RESPECT OF PROPOSED DEVELOPMENT ON THE LAND?

If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies.

No.

15(b) ARE THERE ANY CONDITIONS IMPOSED BY A CONSENT AUTHORITY IN TERMS OF CLAUSE 18 (2) OF STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004 AFTER 11 OCTOBER 2007?

No.

16 SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

No.

17 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

17(1) IS COUNCIL AWARE OF A CURRENT SITE COMPATIBILITY CERTIFICATE (AFFORDABLE RENTAL HOUSING) IN RESPECT OF PROPOSED DEVELOPMENT ON THE LAND?

No.

17(2) ARE THERE ANY CONDITIONS IMPOSED BY A CONSENT AUTHORITY IN TERMS OF CL 17 (1) OR 37 (1) OF STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009?

No.

18 PAPER SUBDIVISION INFORMATION

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

None

- (2) The date of any subdivision order that applies to the land.

Nil

19 SITE VERIFICATION CERTIFICATE

There is no current site verification certificate, of which the Council is aware in respect of the land.

Note

1 CONTAMINATED LAND MANAGEMENT ACT 1997 NOTICES UNDER SECTION 59(2)

- (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,

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- (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,

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

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

No.

2 NATION BUILDING AND JOB PLAN (STATE INFRASTRUCTURE DELIVERY) ACT 2009 EXEMPTION UNDER SECTION 23 OR AUTHORISATION UNDER SECTION 24 OF THE ACT.

No.

The following additional information is issued under Section 149(5) of the *Environmental Planning and Assessment Act, 1979*

Council has fixed a foreshore building line on all lands fronting any harbour, bay, ocean, lake, estuary, lagoon or tidal river and creek.

If this land adjoins land or roads over which there is an easement for services to drain water, to drain sewage or where services, drainage, sewerage or other utilities have been installed and easements have not been created, foundations may be required such as will ensure the stability of any improvements on the subject land against any influence from use of the easement or installations over the adjoining land or roads.

The land is located in an agricultural area. This may have potential to generate noise, smell, visual impact and the like that may impact upon perceived rural amenity.

The land may be subject to Part V Section 117A of the Water Act. Pursuant to Section 117A of the Water Act, a new licensing policy statement has been approved by the Department of Natural Resources that affects the Mangrove Mountain-Kulnura Groundwater Management Zone 603/1. Further enquiries should be directed to the Newcastle Office - Phone Mr. Hemantha de Silva on 4904-2500

The land may be subject to Part II Section 22BA of the Water Act. Pursuant to Section 22BA of the Water Act as of 16/6/95, this land may be subject to an embargo on applications for new (additional) entitlements from surface water sources within the Hawkesbury/Nepean River Catchment by the Department of Natural Resources. Further enquiries should be directed to the Newcastle Office - Phone Mr. Hemantha de Silva on 4904-2500

Any property which is not connected to the Council's sewer system may be subject to requirements of State Legislation concerning "On-Site" Sewage Management. When purchasing or selling property in an unsewered area information concerning on-site sewage management should be obtained from Council's Waste Services section by phoning (02) 4325 8222. NOTE: It is a requirement under the provisions of the Local Government Approval(s) Regulation 1999, that a person who purchases (or otherwise acquires) land on which any sewage management facility is installed or constructed, is required to apply to Council for an Approval to Operate an on-site sewage management system.

Note: This Certificate is issued without Alteration and Erasure.

The following information does not form part of Planning Certificate.

Explanation of Changes to Zoning provisions - Gosford Local Environmental Plan 2014

Gosford City's Local Environmental Plan (LEP) 2014 came into effect on 11 February, 2014, resulting in a number of changes to land zones throughout city. There are now fewer zones along with a simpler, more consistent way to identify them. Most new zones under the LEP permit the same sort of uses and development that were previously allowed; however you should check what is "permitted with consent" in your certificate so you know what types of activities you could expect to occur in the zone.

The LEP also outlines some standards that any new development must comply with such as; building heights, floor space ratios and minimum lot sizes for land subdivision. These can be viewed on the maps at <http://www.gosford.nsw.gov.au>

There is also a new city wide Development Control Plan 2013 (DCP) which has additional guidelines for different types of development throughout the city. This is also available on our website at <http://www.gosford.nsw.gov.au>

For some semi-rural and conservation areas east of the M1 Freeway, existing zones will stay the same for the next five years. These deferred zones are 7(a) Conservation and 7(c2) Rural Small Holdings.

All lots that are currently within the Coastal Open Space System are staying in the same zone and not included in a RE1 Public Recreation zone. Lands so affected are identified on LEP 2014 as *Deferred Matters* by the label DM.

The table on next page provides a summary of how most lands under the old zones have been converted into the new LEP. This information should also be read in conjunction with information that is contained within the Section 149 Certificate.

For more information about the LEP contact Council's Customer Service Centre on (02)4325 8222, email goscity@gosford.nsw.gov.au or visit www.gosford.nsw.gov.au.

GOSFORD CITY COUNCIL

	Old Zone	New Zone
Rural	1(a) Rural Agriculture 1(b) Rural Highway Protection 1(c) Rural 4(c) Industrial - Extractive	RU1 Primary Production
	7(b) Scenic Protection Zone 4 Extractive Industries	RU2 Rural Landscape
	6(b) Open Space Special Uses (Forestry)	RU3 Forestry
	Zone 2 Village (and other small nodes in the mountains area)	RU5 Village*
Residential	2(b) Residential 2(c) Residential (medium density residential zones)	R1 General Residential
	2(a) Residential 2(f) Beach frontage 9(b) Restricted Development - flood prone 9(c) Restricted Development - Steep Lands	R2 Low Density Residential
Business	3(a) General Business (in small centres)	B1 Neighbourhood Centre
	3(a) General Business 3(b) Special Business (in larger centres)	B2 Local Centre
	B3 Gosford City Centre LEP	B3 Commercial Core
	B4 Gosford City Centre LEP	B4 Mixed Use
	3(b) Special Business (commercial areas) 3(a2) Somersby Business Park	B5 Business Development
	B6 Gosford City Centre LEP and 3(b) surrounding	B6 Enterprise Corridor
Industrial	4(a) General Industrial 4(a1) Somersby Business Park 4(b) Light Industrial	IN General Industrial
	Unzoned land at on the waterfront at Mooney Mooney	IN4 Working Waterfront*
Special Purpose	5(b) Festival Development Site 6(c) Escarpment Protection (Festival Development site at Kariong)	SP 1 Special Activities – Mount Penang Parklands
	5(a) Special Use e.g. Hospitals, schools etc	SP2 Infrastructure (where shown zoned on LEP map and shown on S149 Certificate)
Recreation	6(a), some 6(b), 7(a) Council reserves (other than COSS land)	RE1 Public Recreation
	5(a) Special uses or within recreation zone with crown lease or privately owned, eg bowling club, racecourse	RE2 Private Recreation
Environmental	National Parks (range of zones)	E1 National Park and Nature Reserves
	7(a) west of M1, 7(c4), 7(c5), 7(c6)	E2 Environmental Conservation (Note: 7(a) east of M1 deferred from LEP)
	9(a) Restricted Development - flood-prone 7(c2) Rural Small Holdings	E3 Environmental Management (Note: 7(c2) east of M1 deferred from LEP)
	7(c3) Tourist Accommodation	E4 Environmental Living
Waterways	Existing unzoned waterways in natural setting and coastal lagoons	W1 Natural Waterways
	Existing unzoned waterways used for boating etc. e.g. Brisbane Water	W2 Recreational Waterways

* Note: Council did not use all zones available in the template and zone numbers may not be consecutive



Gosford City Council

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ABN 78 303 458 861

PLANNING CERTIFICATE

This Planning Certificate is issued in accordance with Section 149 of the *Environmental Planning and Assessment Act, 1979*

Certificate No:	128864
Certificate Date:	1 April 2014
Address:	5 Acacia Road SOMERSBY
Lot Description:	LOT: 1 DP: 522099
Parish:	Gosford
County:	Northumberland
Assessment No:	411
Receipt No:	10
Parcel No:	39209
Applicants Reference:	
Applicants Email:	info@paadesign.com.au

Part 2 - Environmental Planning and Assessment Regulation 2000

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.

Gosford Local Environmental Plan 2014

Specific Site State Environmental Planning Policies

Sydney Regional Environmental Plan No. 8 (Central Coast Plateau Areas)

Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No 2-1997)

General Site State Environmental Planning Policies

ZONE RU1 PRIMARY PRODUCTION UNDER GOSFORD LOCAL ENVIRONMENTAL PLAN 2014

State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (Affordable Rental Housing) 2009

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

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007

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

State Environmental Planning Policy (Major Development) 2005

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

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

State Environmental Planning Policy No. 64 - Advertising and Signage

State Environmental Planning Policy No. 62 - Sustainable Aquaculture

State Environmental Planning Policy No. 55 - Remediation of Land

State Environmental Planning Policy No. 50 - Canal Estate Development

State Environmental Planning Policy No. 44 - Koala Habitat Protection

State Environmental Planning Policy No. 36 - Manufactured Home Estates

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

State Environmental Planning Policy No. 30 - Intensive Agriculture

State Environmental Planning Policy No. 21 - Caravan Parks

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

Sydney Regional Environmental Plans No. 9 - Extractive Industry (No 2-1995)

- (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).

Draft State Environmental Planning Policy (Competition) 2010

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

Gosford Development Control Plan 2013

2 ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

(a) to (d) is the zoning of the land and the land use table for each of the zones listed, including existing and proposed Local Environmental Plans in landuse tables.

Zone RU1 Primary Production under Gosford Local Environmental Plan 2014

PERMITTED WITHOUT CONSENT

Extensive agriculture; Home occupations; Horticulture; Viticulture

PERMITTED WITH CONSENT

Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Dwelling houses; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Garden centres; Home-based child care; Intensive livestock agriculture; Intensive plant agriculture; Landscaping material supplies; Open cut mining; Plant nurseries; Recreation areas; Roads; Roadside stalls; Rural industries; Rural workers dwellings; Secondary dwellings; Veterinary hospitals; Water storage facilities

PROHIBITED

Any development not specified in Permitted without consent or Permitted with consent

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

No.

(f) whether the land includes or comprises critical habitat,

None

(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.

2A ZONING AND LAND USE UNDER SEPP (SYDNEY REGIONAL GROWTH CENTRES) 2006

Not applicable

3 COMPLYING DEVELOPMENT

General Housing Code

Complying development under the General Housing Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Rural Housing Code

Complying development under the Rural Housing Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Housing Alterations Code

Complying development under the Housing Alterations Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

General Development Code

Complying development under the General Development Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Subdivision Code

Complying development under the Subdivision Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Demolition Code

Complying development under the Demolition Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Buildings and Additions) Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Commercial and Industrial Alterations Code

Complying development under the Commercial and Industrial Alterations Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Fire Safety Code

Complying development under the Fire Safety Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

4 COASTAL PROTECTION

The Council has not been notified by the Department of Public Works a division of the Department of Services, Technology and Administration that the land is affected by Section 38 or 39 of the Coastal Protection Act, 1979.

4A Information relating to beaches and coasts

- (1) whether an order has been made under part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

No.

- (2) (a) whether the council has been notified under section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) if works have been so placed - whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

None.

4B Annual Charges for coastal protection services under *Local Government Act 1993*

None

5 MINE SUBSIDENCE

This land has not been proclaimed to be a mine subsidence district within the meaning of section 15 of The Mine Subsidence Compensation Act, 1961.

6 ROAD WIDENING AND ROAD RE-ALIGNMENT

Whether or not the land is affected by any road widening or road alignment.

The land is not affected by Road Widening Proposals.

7 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

(No, unless a message is listed below)

Chapter 6.4 of Gosford Development Control Plan (Geotechnical Requirements) applies to the land and the land may be subject to slip. When considering a development application, each circumstance will be considered and development may be restricted.

7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

Is development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling house or residential flat buildings (excluding group homes or seniors housing) subject to flood related development controls.

No.

Is development on the land or part of the land for any other purpose subject to flood related development controls.

No.

8 LAND RESERVED FOR ACQUISITION

No.

9 CONTRIBUTION PLANS

None.

9A BIODIVERSITY CERTIFIED LAND

Is the land biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*)?

No.

10 BIOBANKING AGREEMENTS

Is land to which a biobanking agreement under Part 7A of the *Threatened Special Conservation Act 1995* relates.

No.

11 BUSHFIRE PRONE LAND

All or part of the land is shown as bush fire prone on Council's records. Further details of any applicable restrictions on development of the land may be obtained from the Duty Building Surveyor on (02) 4325 8222.

12 PROPERTY VEGETATION PLANS

Has Council been notified by the person or body that approved the plan that the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies?

No.

13 ORDERS UNDER TREES (DISPUTE BETWEEN NEIGHBOURS) ACT 2006

Has Council 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?

No.

14 DIRECTIONS UNDER PART 3A

If 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, a statement to that effect identifying the provision that does not have effect.

No.

15 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

15(a) IS COUNCIL AWARE OF A CURRENT SITE COMPATIBILITY CERTIFICATE (SENIORS HOUSING) IN RESPECT OF PROPOSED DEVELOPMENT ON THE LAND?

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This property is subject to approval by Council for on-site sewage management. Limitations and restrictions may apply for all future development/permitted occupancy rate. Enquiries may be made through Council's Waste and Emergency Services.

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GOSFORD CITY COUNCIL

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www.twitter.com/mygosford
ABN 78 303 458 861

PLANNING CERTIFICATE

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Certificate Date:	1 April 2014
Address:	12 Acacia Road SOMERSBY
Lot Description:	Lot: B DP: 101045
Parish:	Gosford
County:	Northumberland
Assessment No:	466
Receipt No:	10
Parcel No:	400
Applicants Reference:	
Applicants Email:	info@paadesign.com.au

Part 2 - Environmental Planning and Assessment Regulation 2000

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State Environmental Planning Policy (Major Development) 2005

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

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

State Environmental Planning Policy No. 64 - Advertising and Signage

State Environmental Planning Policy No. 62 - Sustainable Aquaculture

State Environmental Planning Policy No. 55 - Remediation of Land

State Environmental Planning Policy No. 50 - Canal Estate Development

State Environmental Planning Policy No. 44 - Koala Habitat Protection

State Environmental Planning Policy No. 36 - Manufactured Home Estates

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

State Environmental Planning Policy No. 30 - Intensive Agriculture

State Environmental Planning Policy No. 21 - Caravan Parks

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

Sydney Regional Environmental Plans No. 9 - Extractive Industry (No 2-1995)

- (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).

Draft State Environmental Planning Policy (Competition) 2010

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

Gosford Development Control Plan 2013

2 ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

(a) to (d) is the zoning of the land and the land use table for each of the zones listed, including existing and proposed Local Environmental Plans in landuse tables.

Zone RU1 Primary Production under Gosford Local Environmental Plan 2014

PERMITTED WITHOUT CONSENT

Extensive agriculture; Home occupations; Horticulture; Viticulture

PERMITTED WITH CONSENT

Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Dwelling houses; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Garden centres; Home-based child care; Intensive livestock agriculture; Intensive plant agriculture; Landscaping material supplies; Open cut mining; Plant nurseries; Recreation areas; Roads; Roadside stalls; Rural industries; Rural workers dwellings; Secondary dwellings; Veterinary hospitals; Water storage facilities

PROHIBITED

Any development not specified in Permitted without consent or Permitted with consent

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

No.

(f) whether the land includes or comprises critical habitat,

None

(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.

2A ZONING AND LAND USE UNDER SEPP (SYDNEY REGIONAL GROWTH CENTRES) 2006

Not applicable

3 COMPLYING DEVELOPMENT

General Housing Code

Complying development under the General Housing Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Rural Housing Code

Complying development under the Rural Housing Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Housing Alterations Code

Complying development under the Housing Alterations Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

General Development Code

Complying development under the General Development Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Subdivision Code

Complying development under the Subdivision Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Demolition Code

Complying development under the Demolition Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Buildings and Additions) Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Commercial and Industrial Alterations Code

Complying development under the Commercial and Industrial Alterations Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Fire Safety Code

Complying development under the Fire Safety Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

4 COASTAL PROTECTION

The Council has not been notified by the Department of Public Works a division of the Department of Services, Technology and Administration that the land is affected by Section 38 or 39 of the Coastal Protection Act, 1979.

4A Information relating to beaches and coasts

- (1) whether an order has been made under part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

No.

- (2) (a) whether the council has been notified under section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) if works have been so placed - whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

None.

4B Annual Charges for coastal protection services under *Local Government Act 1993*

None

5 MINE SUBSIDENCE

This land has not been proclaimed to be a mine subsidence district within the meaning of section 15 of The Mine Subsidence Compensation Act, 1961.

6 ROAD WIDENING AND ROAD RE-ALIGNMENT

Whether or not the land is affected by any road widening or road alignment.

The land is not affected by Road Widening Proposals.

7 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

(No, unless a message is listed below)

Chapter 6.4 of Gosford Development Control Plan (Geotechnical Requirements) applies to the land and the land may be subject to slip. When considering a development application, each circumstance will be considered and development may be restricted.

7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

Is development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling house or residential flat buildings (excluding group homes or seniors housing) subject to flood related development controls.

No.

Is development on the land or part of the land for any other purpose subject to flood related development controls.

No.

8 LAND RESERVED FOR ACQUISITION

No.

9 CONTRIBUTION PLANS

None.

9A BIODIVERSITY CERTIFIED LAND

Is the land biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*)?

No.

10 BIOBANKING AGREEMENTS

Is land to which a biobanking agreement under Part 7A of the *Threatened Special Conservation Act 1995* relates.

No.

11 BUSHFIRE PRONE LAND

All or part of the land is shown as bush fire prone on Council's records. Further details of any applicable restrictions on development of the land may be obtained from the Duty Building Surveyor on (02) 4325 8222.

12 PROPERTY VEGETATION PLANS

Has Council been notified by the person or body that approved the plan that the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies?

No.

13 ORDERS UNDER TREES (DISPUTE BETWEEN NEIGHBOURS) ACT 2006

Has Council 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?

No.

14 DIRECTIONS UNDER PART 3A

If 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, a statement to that effect identifying the provision that does not have effect.

No.

15 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

15(a) IS COUNCIL AWARE OF A CURRENT SITE COMPATIBILITY CERTIFICATE (SENIORS HOUSING) IN RESPECT OF PROPOSED DEVELOPMENT ON THE LAND?

If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies.

No.

15(b) ARE THERE ANY CONDITIONS IMPOSED BY A CONSENT AUTHORITY IN TERMS OF CLAUSE 18 (2) OF STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004 AFTER 11 OCTOBER 2007?

No.

16 SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

No.

17 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

17(1) IS COUNCIL AWARE OF A CURRENT SITE COMPATIBILITY CERTIFICATE (AFFORDABLE RENTAL HOUSING) IN RESPECT OF PROPOSED DEVELOPMENT ON THE LAND?

No.

17(2) ARE THERE ANY CONDITIONS IMPOSED BY A CONSENT AUTHORITY IN TERMS OF CL 17 (1) OR 37 (1) OF STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009?

No.

18 PAPER SUBDIVISION INFORMATION

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

None

(2) The date of any subdivision order that applies to the land.

Nil

19 SITE VERIFICATION CERTIFICATE

There is no current site verification certificate, of which the Council is aware in respect of the land.

Note

1 CONTAMINATED LAND MANAGEMENT ACT 1997 NOTICES UNDER SECTION 59(2)

- (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 that 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 that Act - if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No.

2 NATION BUILDING AND JOB PLAN (STATE INFRASTRUCTURE DELIVERY) ACT 2009 EXEMPTION UNDER SECTION 23 OR AUTHORISATION UNDER SECTION 24 OF THE ACT.

No.

The following additional information is issued under Section 149(5) of the *Environmental Planning and Assessment Act, 1979*

Council has fixed a foreshore building line on all lands fronting any harbour, bay, ocean, lake, estuary, lagoon or tidal river and creek.

If this land adjoins land or roads over which there is an easement for services to drain water, to drain sewage or where services, drainage, sewerage or other utilities have been installed and easements have not been created, foundations may be required such as will ensure the stability of any improvements on the subject land against any influence from use of the easement or installations over the adjoining land or roads.

This property is subject to approval by Council for on-site sewage management. Limitations and restrictions may apply for all future development/permitted occupancy rate. Enquiries may be made through Council's Waste and Emergency Services.

The land may be subject to Part V Section 117A of the Water Act. Pursuant to Section 117A of the Water Act, a new licensing policy statement has been approved by the Department of Natural Resources that affects the Mangrove Mountain-Kulnura Groundwater Management Zone 603/1. Further enquiries should be directed to the Newcastle Office - Phone Mr. Hemantha de Silva on 4904-2500

The land may be subject to Part II Section 22BA of the Water Act. Pursuant to Section 22BA of the Water Act as of 16/6/95, this land may be subject to an embargo on applications for new (additional) entitlements from surface water sources within the Hawkesbury/Nepean River Catchment by the Department of Natural Resources. Further enquiries should be directed to the Newcastle Office - Phone Mr. Hemantha de Silva on 4904-2500

Any property which is not connected to the Council's sewer system may be subject to requirements of State Legislation concerning "On-Site" Sewage Management. When purchasing or selling property in an unsewered area information concerning on-site sewage management should be obtained from Council's Waste Services section by phoning (02) 4325 8222. NOTE: It is a requirement under the provisions of the Local Government Approval(s) Regulation 1999, that a person who purchases (or otherwise acquires) land on which any sewage management facility is installed or constructed, is required to apply to Council for an Approval to Operate an on-site sewage management system.

Note: This Certificate is issued without Alteration and Erasure.

The following information does not form part of Planning Certificate.

Explanation of Changes to Zoning provisions - Gosford Local Environmental Plan 2014

Gosford City's Local Environmental Plan (LEP) 2014 came into effect on 11 February, 2014, resulting in a number of changes to land zones throughout city. There are now fewer zones along with a simpler, more consistent way to identify them. Most new zones under the LEP permit the same sort of uses and development that were previously allowed; however you should check what is "permitted with consent" in your certificate so you know what types of activities you could expect to occur in the zone.

The LEP also outlines some standards that any new development must comply with such as; building heights, floor space ratios and minimum lot sizes for land subdivision. These can be viewed on the maps at <http://www.gosford.nsw.gov.au>

There is also a new city wide Development Control Plan 2013 (DCP) which has additional guidelines for different types of development throughout the city. This is also available on our website at <http://www.gosford.nsw.gov.au>

For some semi-rural and conservation areas east of the M1 Freeway, existing zones will stay the same for the next five years. These deferred zones are 7(a) Conservation and 7(c2) Rural Small Holdings.

All lots that are currently within the Coastal Open Space System are staying in the same zone and not included in a RE1 Public Recreation zone. Lands so affected are identified on LEP 2014 as *Deferred Matters* by the label DM.

The table on next page provides a summary of how most lands under the old zones have been converted into the new LEP. This information should also be read in conjunction with information that is contained within the Section 149 Certificate.

For more information about the LEP contact Council's Customer Service Centre on (02)4325 8222, email goscity@gosford.nsw.gov.au or visit www.gosford.nsw.gov.au.

GOSFORD CITY COUNCIL

	Old Zone	New Zone
Rural	1(a) Rural Agriculture 1(b) Rural Highway Protection 1(c) Rural 4(c) Industrial - Extractive	RU1 Primary Production
	7(b) Scenic Protection Zone 4 Extractive Industries	RU2 Rural Landscape
	6(b) Open Space Special Uses (Forestry)	RU3 Forestry
	Zone 2 Village (and other small nodes in the mountains area)	RU5 Village*
Residential	2(b) Residential 2(c) Residential (medium density residential zones)	R1 General Residential
	2(a) Residential 2(f) Beach frontage 9(b) Restricted Development - flood prone 9(c) Restricted Development - Steep Lands	R2 Low Density Residential
Business	3(a) General Business (in small centres)	B1 Neighbourhood Centre
	3(a) General Business 3(b) Special Business (in larger centres)	B2 Local Centre
	B3 Gosford City Centre LEP	B3 Commercial Core
	B4 Gosford City Centre LEP	B4 Mixed Use
	3(b) Special Business (commercial areas) 3(a2) Somersby Business Park	B5 Business Development
	B6 Gosford City Centre LEP and 3(b) surrounding	B6 Enterprise Corridor
Industrial	4(a) General Industrial 4(a1) Somersby Business Park 4(b) Light Industrial	IN General Industrial
	Unzoned land at on the waterfront at Mooney Mooney	IN4 Working Waterfront*
Special Purpose	5(b) Festival Development Site 6(c) Escarpment Protection (Festival Development site at Kariong)	SP 1 Special Activities – Mount Penang Parklands
	5(a) Special Use e.g. Hospitals, schools etc	SP2 Infrastructure (where shown zoned on LEP map and shown on S149 Certificate)
Recreation	6(a), some 6(b), 7(a) Council reserves (other than COSS land)	RE1 Public Recreation
	5(a) Special uses or within recreation zone with crown lease or privately owned, eg bowling club, racecourse	RE2 Private Recreation
Environmental	National Parks (range of zones)	E1 National Park and Nature Reserves
	7(a) west of M1, 7(c4), 7(c5), 7(c6)	E2 Environmental Conservation (Note: 7(a) east of M1 deferred from LEP)
	9(a) Restricted Development - flood-prone 7(c2) Rural Small Holdings	E3 Environmental Management (Note: 7(c2) east of M1 deferred from LEP)
	7(c3) Tourist Accommodation	E4 Environmental Living
Waterways	Existing unzoned waterways in natural setting and coastal lagoons	W1 Natural Waterways
	Existing unzoned waterways used for boating etc. e.g. Brisbane Water	W2 Recreational Waterways

* Note: Council did not use all zones available in the template and zone numbers may not be consecutive



Gosford City Council

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TERRIGAL NSW 2260

PO Box 21
Gosford NSW 2250
DX 7211 Gosford
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www.gosford.nsw.gov.au
www.facebook.com/ilikemygosford
www.twitter.com/mygosford
ABN 78 303 458 861

PLANNING CERTIFICATE

This Planning Certificate is issued in accordance with Section 149 of the *Environmental Planning and Assessment Act, 1979*

Certificate No:	128866
Certificate Date:	1 April 2014
Address:	223 Debenham Road South SOMERSBY
Lot Description:	LOT: 2 DP: 364929
Parish:	Gosford
County:	Northumberland
Assessment No:	484
Receipt No:	10
Parcel No:	76947
Applicants Reference:	
Applicants Email:	info@paadesign.com.au

Part 2 - Environmental Planning and Assessment Regulation 2000

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.

Gosford Local Environmental Plan 2014

Specific Site State Environmental Planning Policies

Sydney Regional Environmental Plan No. 8 (Central Coast Plateau Areas)

Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No 2-1997)

General Site State Environmental Planning Policies

ZONE RU1 PRIMARY PRODUCTION UNDER GOSFORD LOCAL ENVIRONMENTAL PLAN 2014

State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (Affordable Rental Housing) 2009

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

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007

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

State Environmental Planning Policy (Major Development) 2005

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

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

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Gosford Development Control Plan 2013

2 ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

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No.

(f) whether the land includes or comprises critical habitat,

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(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.

2A ZONING AND LAND USE UNDER SEPP (SYDNEY REGIONAL GROWTH CENTRES) 2006

Not applicable

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The Council has not been notified by the Department of Public Works a division of the Department of Services, Technology and Administration that the land is affected by Section 38 or 39 of the Coastal Protection Act, 1979.

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None.

4B Annual Charges for coastal protection services under *Local Government Act 1993*

None

5 MINE SUBSIDENCE

This land has not been proclaimed to be a mine subsidence district within the meaning of section 15 of The Mine Subsidence Compensation Act, 1961.

6 ROAD WIDENING AND ROAD RE-ALIGNMENT

Whether or not the land is affected by any road widening or road alignment.

The land is not affected by Road Widening Proposals.

7 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

(No, unless a message is listed below)

Chapter 6.4 of Gosford Development Control Plan (Geotechnical Requirements) applies to the land and the land may be subject to slip. When considering a development application, each circumstance will be considered and development may be restricted.

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Is development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling house or residential flat buildings (excluding group homes or seniors housing) subject to flood related development controls.

No.

Is development on the land or part of the land for any other purpose subject to flood related development controls.

No.

8 LAND RESERVED FOR ACQUISITION

No.

9 CONTRIBUTION PLANS

None.

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Is the land biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*)?

No.

10 BIOBANKING AGREEMENTS

Is land to which a biobanking agreement under Part 7A of the *Threatened Special Conservation Act 1995* relates.

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All or part of the land is shown as bush fire prone on Council's records. Further details of any applicable restrictions on development of the land may be obtained from the Duty Building Surveyor on (02) 4325 8222.

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Has Council been notified by the person or body that approved the plan that the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies?

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Has Council 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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If 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, a statement to that effect identifying the provision that does not have effect.

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15(a) IS COUNCIL AWARE OF A CURRENT SITE COMPATIBILITY CERTIFICATE (SENIORS HOUSING) IN RESPECT OF PROPOSED DEVELOPMENT ON THE LAND?

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No.

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No.

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17(1) IS COUNCIL AWARE OF A CURRENT SITE COMPATIBILITY CERTIFICATE (AFFORDABLE RENTAL HOUSING) IN RESPECT OF PROPOSED DEVELOPMENT ON THE LAND?

No.

17(2) ARE THERE ANY CONDITIONS IMPOSED BY A CONSENT AUTHORITY IN TERMS OF CL 17 (1) OR 37 (1) OF STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009?

No.

18 PAPER SUBDIVISION INFORMATION

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

None

(2) The date of any subdivision order that applies to the land.

Nil

19 SITE VERIFICATION CERTIFICATE

There is no current site verification certificate, of which the Council is aware in respect of the land.

Note

1 CONTAMINATED LAND MANAGEMENT ACT 1997 NOTICES UNDER SECTION 59(2)

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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,

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

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The following additional information is issued under Section 149(5) of the *Environmental Planning and Assessment Act, 1979*

Council has fixed a foreshore building line on all lands fronting any harbour, bay, ocean, lake, estuary, lagoon or tidal river and creek.

If this land adjoins land or roads over which there is an easement for services to drain water, to drain sewage or where services, drainage, sewerage or other utilities have been installed and easements have not been created, foundations may be required such as will ensure the stability of any improvements on the subject land against any influence from use of the easement or installations over the adjoining land or roads.

The land is located in an agricultural area. This may have potential to generate noise, smell, visual impact and the like that may impact upon perceived rural amenity.

This property is subject to approval by Council for on-site sewage management. Limitations and restrictions may apply for all future development/permitted occupancy rate. Enquiries may be made through Council's Waste and Emergency Services.

The land may be subject to Part V Section 117A of the Water Act. Pursuant to Section 117A of the Water Act, a new licensing policy statement has been approved by the Department of Natural Resources that affects the Mangrove Mountain-Kulnura Groundwater Management Zone 603/1. Further enquiries should be directed to the Newcastle Office - Phone Mr. Hemantha de Silva on 4904-2500

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The following information does not form part of Planning Certificate.

Explanation of Changes to Zoning provisions - Gosford Local Environmental Plan 2014

Gosford City's Local Environmental Plan (LEP) 2014 came into effect on 11 February, 2014, resulting in a number of changes to land zones throughout city. There are now fewer zones along with a simpler, more consistent way to identify them. Most new zones under the LEP permit the same sort of uses and development that were previously allowed; however you should check what is "permitted with consent" in your certificate so you know what types of activities you could expect to occur in the zone.

The LEP also outlines some standards that any new development must comply with such as; building heights, floor space ratios and minimum lot sizes for land subdivision. These can be viewed on the maps at <http://www.gosford.nsw.gov.au>

There is also a new city wide Development Control Plan 2013 (DCP) which has additional guidelines for different types of development throughout the city. This is also available on our website at <http://www.gosford.nsw.gov.au>

For some semi-rural and conservation areas east of the M1 Freeway, existing zones will stay the same for the next five years. These deferred zones are 7(a) Conservation and 7(c2) Rural Small Holdings.

All lots that are currently within the Coastal Open Space System are staying in the same zone and not included in a RE1 Public Recreation zone. Lands so affected are identified on LEP 2014 as *Deferred Matters* by the label DM.

The table on next page provides a summary of how most lands under the old zones have been converted into the new LEP. This information should also be read in conjunction with information that is contained within the Section 149 Certificate.

For more information about the LEP contact Council's Customer Service Centre on (02)4325 8222, email goscity@gosford.nsw.gov.au or visit www.gosford.nsw.gov.au.

GOSFORD CITY COUNCIL

	Old Zone	New Zone
Rural	1(a) Rural Agriculture 1(b) Rural Highway Protection 1(c) Rural 4(c) Industrial - Extractive	RU1 Primary Production
	7(b) Scenic Protection Zone 4 Extractive Industries	RU2 Rural Landscape
	6(b) Open Space Special Uses (Forestry)	RU3 Forestry
	Zone 2 Village (and other small nodes in the mountains area)	RU5 Village*
Residential	2(b) Residential 2(c) Residential (medium density residential zones)	R1 General Residential
	2(a) Residential 2(f) Beach frontage 9(b) Restricted Development - flood prone 9(c) Restricted Development - Steep Lands	R2 Low Density Residential
Business	3(a) General Business (in small centres)	B1 Neighbourhood Centre
	3(a) General Business 3(b) Special Business (in larger centres)	B2 Local Centre
	B3 Gosford City Centre LEP	B3 Commercial Core
	B4 Gosford City Centre LEP	B4 Mixed Use
	3(b) Special Business (commercial areas) 3(a2) Somersby Business Park	B5 Business Development
	B6 Gosford City Centre LEP and 3(b) surrounding	B6 Enterprise Corridor
Industrial	4(a) General Industrial 4(a1) Somersby Business Park 4(b) Light Industrial	IN General Industrial
	Unzoned land at on the waterfront at Mooney Mooney	IN4 Working Waterfront*
Special Purpose	5(b) Festival Development Site 6(c) Escarpment Protection (Festival Development site at Kariong)	SP 1 Special Activities – Mount Penang Parklands
	5(a) Special Use e.g. Hospitals, schools etc	SP2 Infrastructure (where shown zoned on LEP map and shown on S149 Certificate)
Recreation	6(a), some 6(b), 7(a) Council reserves (other than COSS land)	RE1 Public Recreation
	5(a) Special uses or within recreation zone with crown lease or privately owned, eg bowling club, racecourse	RE2 Private Recreation
Environmental	National Parks (range of zones)	E1 National Park and Nature Reserves
	7(a) west of M1, 7(c4), 7(c5), 7(c6)	E2 Environmental Conservation (Note: 7(a) east of M1 deferred from LEP)
	9(a) Restricted Development - flood-prone 7(c2) Rural Small Holdings	E3 Environmental Management (Note: 7(c2) east of M1 deferred from LEP)
	7(c3) Tourist Accommodation	E4 Environmental Living
Waterways	Existing unzoned waterways in natural setting and coastal lagoons	W1 Natural Waterways
	Existing unzoned waterways used for boating etc. e.g. Brisbane Water	W2 Recreational Waterways

* Note: Council did not use all zones available in the template and zone numbers may not be consecutive



Gosford City Council

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ABN 78 303 458 861

PLANNING CERTIFICATE

This Planning Certificate is issued in accordance with Section 149 of the *Environmental Planning and Assessment Act, 1979*

Certificate No:	128867
Certificate Date:	1 April 2014
Address:	10 Acacia Road SOMERSBY
Lot Description:	LOT: 1 DP: 366614
Parish:	Gosford
County:	Northumberland
Assessment No:	475
Receipt No:	10
Parcel No:	35321
Applicants Reference:	
Applicants Email:	info@paadesign.com.au

Part 2 - Environmental Planning and Assessment Regulation 2000

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.

Gosford Local Environmental Plan 2014

Specific Site State Environmental Planning Policies

Sydney Regional Environmental Plan No. 8 (Central Coast Plateau Areas)

Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No 2-1997)

General Site State Environmental Planning Policies

ZONE RU1 PRIMARY PRODUCTION UNDER GOSFORD LOCAL ENVIRONMENTAL PLAN 2014

State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (Affordable Rental Housing) 2009

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

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007

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

State Environmental Planning Policy (Major Development) 2005

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

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

State Environmental Planning Policy No. 64 - Advertising and Signage

State Environmental Planning Policy No. 62 - Sustainable Aquaculture

State Environmental Planning Policy No. 55 - Remediation of Land

State Environmental Planning Policy No. 50 - Canal Estate Development

State Environmental Planning Policy No. 44 - Koala Habitat Protection

State Environmental Planning Policy No. 36 - Manufactured Home Estates

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

State Environmental Planning Policy No. 30 - Intensive Agriculture

State Environmental Planning Policy No. 21 - Caravan Parks

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

Sydney Regional Environmental Plans No. 9 - Extractive Industry (No 2-1995)

- (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).

Draft State Environmental Planning Policy (Competition) 2010

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

Gosford Development Control Plan 2013

2 ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

(a) to (d) is the zoning of the land and the land use table for each of the zones listed, including existing and proposed Local Environmental Plans in landuse tables.

Zone RU1 Primary Production under Gosford Local Environmental Plan 2014

PERMITTED WITHOUT CONSENT

Extensive agriculture; Home occupations; Horticulture; Viticulture

PERMITTED WITH CONSENT

Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Dwelling houses; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Garden centres; Home-based child care; Intensive livestock agriculture; Intensive plant agriculture; Landscaping material supplies; Open cut mining; Plant nurseries; Recreation areas; Roads; Roadside stalls; Rural industries; Rural workers dwellings; Secondary dwellings; Veterinary hospitals; Water storage facilities

PROHIBITED

Any development not specified in Permitted without consent or Permitted with consent

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

No.

(f) whether the land includes or comprises critical habitat,

None

(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.

2A ZONING AND LAND USE UNDER SEPP (SYDNEY REGIONAL GROWTH CENTRES) 2006

Not applicable

3 COMPLYING DEVELOPMENT

General Housing Code

Complying development under the General Housing Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Rural Housing Code

Complying development under the Rural Housing Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Housing Alterations Code

Complying development under the Housing Alterations Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

General Development Code

Complying development under the General Development Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Subdivision Code

Complying development under the Subdivision Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Demolition Code

Complying development under the Demolition Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Buildings and Additions) Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Commercial and Industrial Alterations Code

Complying development under the Commercial and Industrial Alterations Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Fire Safety Code

Complying development under the Fire Safety Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

4 COASTAL PROTECTION

The Council has not been notified by the Department of Public Works a division of the Department of Services, Technology and Administration that the land is affected by Section 38 or 39 of the Coastal Protection Act, 1979.

4A Information relating to beaches and coasts

- (1) whether an order has been made under part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

No.

- (2) (a) whether the council has been notified under section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) if works have been so placed - whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

None.

4B Annual Charges for coastal protection services under *Local Government Act 1993*

None

5 MINE SUBSIDENCE

This land has not been proclaimed to be a mine subsidence district within the meaning of section 15 of The Mine Subsidence Compensation Act, 1961.

6 ROAD WIDENING AND ROAD RE-ALIGNMENT

Whether or not the land is affected by any road widening or road alignment.

The land is not affected by Road Widening Proposals.

7 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

(No, unless a message is listed below)

Chapter 6.4 of Gosford Development Control Plan (Geotechnical Requirements) applies to the land and the land may be subject to slip. When considering a development application, each circumstance will be considered and development may be restricted.

7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

Is development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling house or residential flat buildings (excluding group homes or seniors housing) subject to flood related development controls.

No.

Is development on the land or part of the land for any other purpose subject to flood related development controls.

No.

8 LAND RESERVED FOR ACQUISITION

No.

9 CONTRIBUTION PLANS

None.

9A BIODIVERSITY CERTIFIED LAND

Is the land biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*)?

No.

10 BIOBANKING AGREEMENTS

Is land to which a biobanking agreement under Part 7A of the *Threatened Special Conservation Act 1995* relates.

No.

11 BUSHFIRE PRONE LAND

All or part of the land is shown as bush fire prone on Council's records. Further details of any applicable restrictions on development of the land may be obtained from the Duty Building Surveyor on (02) 4325 8222.

12 PROPERTY VEGETATION PLANS

Has Council been notified by the person or body that approved the plan that the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies?

No.

13 ORDERS UNDER TREES (DISPUTE BETWEEN NEIGHBOURS) ACT 2006

Has Council 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?

No.

14 DIRECTIONS UNDER PART 3A

If 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, a statement to that effect identifying the provision that does not have effect.

No.

15 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

15(a) IS COUNCIL AWARE OF A CURRENT SITE COMPATIBILITY CERTIFICATE (SENIORS HOUSING) IN RESPECT OF PROPOSED DEVELOPMENT ON THE LAND?

If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies.

No.

15(b) ARE THERE ANY CONDITIONS IMPOSED BY A CONSENT AUTHORITY IN TERMS OF CLAUSE 18 (2) OF STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004 AFTER 11 OCTOBER 2007?

No.

16 SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

No.

17 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

17(1) IS COUNCIL AWARE OF A CURRENT SITE COMPATIBILITY CERTIFICATE (AFFORDABLE RENTAL HOUSING) IN RESPECT OF PROPOSED DEVELOPMENT ON THE LAND?

No.

17(2) ARE THERE ANY CONDITIONS IMPOSED BY A CONSENT AUTHORITY IN TERMS OF CL 17 (1) OR 37 (1) OF STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009?

No.

18 PAPER SUBDIVISION INFORMATION

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

None

- (2) The date of any subdivision order that applies to the land.

Nil

19 SITE VERIFICATION CERTIFICATE

There is no current site verification certificate, of which the Council is aware in respect of the land.

Note

1 CONTAMINATED LAND MANAGEMENT ACT 1997 NOTICES UNDER SECTION 59(2)

- (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 that 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 that Act - if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No.

2 NATION BUILDING AND JOB PLAN (STATE INFRASTRUCTURE DELIVERY) ACT 2009 EXEMPTION UNDER SECTION 23 OR AUTHORISATION UNDER SECTION 24 OF THE ACT.

No.

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GOSFORD CITY COUNCIL

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	7(a) west of M1, 7(c4), 7(c5), 7(c6)	E2 Environmental Conservation (Note: 7(a) east of M1 deferred from LEP)
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Waterways	Existing unzoned waterways in natural setting and coastal lagoons	W1 Natural Waterways
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ABN 78 303 458 861

PLANNING CERTIFICATE

This Planning Certificate is issued in accordance with Section 149 of the *Environmental Planning and Assessment Act, 1979*

Certificate No:	128868
Certificate Date:	1 April 2014
Address:	16 Acacia Road SOMERSBY
Lot Description:	Lot: C DP: 101045
Parish:	Gosford
County:	Northumberland
Assessment No:	457
Receipt No:	10
Parcel No:	401
Applicants Reference:	
Applicants Email:	info@paadesign.com.au

Part 2 - Environmental Planning and Assessment Regulation 2000

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

Gosford Local Environmental Plan 2014

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Draft State Environmental Planning Policy (Competition) 2010

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

Gosford Development Control Plan 2013

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(a) to (d) is the zoning of the land and the land use table for each of the zones listed, including existing and proposed Local Environmental Plans in landuse tables.

Zone RU1 Primary Production under Gosford Local Environmental Plan 2014

PERMITTED WITHOUT CONSENT

Extensive agriculture; Home occupations; Horticulture; Viticulture

PERMITTED WITH CONSENT

Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Dwelling houses; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Garden centres; Home-based child care; Intensive livestock agriculture; Intensive plant agriculture; Landscaping material supplies; Open cut mining; Plant nurseries; Recreation areas; Roads; Roadside stalls; Rural industries; Rural workers dwellings; Secondary dwellings; Veterinary hospitals; Water storage facilities

PROHIBITED

Any development not specified in Permitted without consent or Permitted with consent

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

No.

(f) whether the land includes or comprises critical habitat,

None

(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.

2A ZONING AND LAND USE UNDER SEPP (SYDNEY REGIONAL GROWTH CENTRES) 2006

Not applicable

3 COMPLYING DEVELOPMENT

General Housing Code

Complying development under the General Housing Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Rural Housing Code

Complying development under the Rural Housing Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Housing Alterations Code

Complying development under the Housing Alterations Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

General Development Code

Complying development under the General Development Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Subdivision Code

Complying development under the Subdivision Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Demolition Code

Complying development under the Demolition Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Buildings and Additions) Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Commercial and Industrial Alterations Code

Complying development under the Commercial and Industrial Alterations Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Fire Safety Code

Complying development under the Fire Safety Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

4 COASTAL PROTECTION

The Council has not been notified by the Department of Public Works a division of the Department of Services, Technology and Administration that the land is affected by Section 38 or 39 of the Coastal Protection Act, 1979.

4A Information relating to beaches and coasts

- (1) whether an order has been made under part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

No.

- (2) (a) whether the council has been notified under section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) if works have been so placed - whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

None.

4B Annual Charges for coastal protection services under *Local Government Act 1993*

None

5 MINE SUBSIDENCE

This land has not been proclaimed to be a mine subsidence district within the meaning of section 15 of The Mine Subsidence Compensation Act, 1961.

6 ROAD WIDENING AND ROAD RE-ALIGNMENT

Whether or not the land is affected by any road widening or road alignment.

The land is not affected by Road Widening Proposals.

7 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

(No, unless a message is listed below)

Chapter 6.4 of Gosford Development Control Plan (Geotechnical Requirements) applies to the land and the land may be subject to slip. When considering a development application, each circumstance will be considered and development may be restricted.

7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

Is development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling house or residential flat buildings (excluding group homes or seniors housing) subject to flood related development controls.

No.

Is development on the land or part of the land for any other purpose subject to flood related development controls.

No.

8 LAND RESERVED FOR ACQUISITION

No.

9 CONTRIBUTION PLANS

None.

9A BIODIVERSITY CERTIFIED LAND

Is the land biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*)?

No.

10 BIOBANKING AGREEMENTS

Is land to which a biobanking agreement under Part 7A of the *Threatened Special Conservation Act 1995* relates.

No.

11 BUSHFIRE PRONE LAND

All or part of the land is shown as bush fire prone on Council's records. Further details of any applicable restrictions on development of the land may be obtained from the Duty Building Surveyor on (02) 4325 8222.

12 PROPERTY VEGETATION PLANS

Has Council been notified by the person or body that approved the plan that the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies?

No.

13 ORDERS UNDER TREES (DISPUTE BETWEEN NEIGHBOURS) ACT 2006

Has Council 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?

No.

14 DIRECTIONS UNDER PART 3A

If 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, a statement to that effect identifying the provision that does not have effect.

No.

15 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

15(a) IS COUNCIL AWARE OF A CURRENT SITE COMPATIBILITY CERTIFICATE (SENIORS HOUSING) IN RESPECT OF PROPOSED DEVELOPMENT ON THE LAND?

If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies.

No.

15(b) ARE THERE ANY CONDITIONS IMPOSED BY A CONSENT AUTHORITY IN TERMS OF CLAUSE 18 (2) OF STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004 AFTER 11 OCTOBER 2007?

No.

16 SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

No.

17 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

17(1) IS COUNCIL AWARE OF A CURRENT SITE COMPATIBILITY CERTIFICATE (AFFORDABLE RENTAL HOUSING) IN RESPECT OF PROPOSED DEVELOPMENT ON THE LAND?

No.

17(2) ARE THERE ANY CONDITIONS IMPOSED BY A CONSENT AUTHORITY IN TERMS OF CL 17 (1) OR 37 (1) OF STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009?

No.

18 PAPER SUBDIVISION INFORMATION

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

None

(2) The date of any subdivision order that applies to the land.

Nil

19 SITE VERIFICATION CERTIFICATE

There is no current site verification certificate, of which the Council is aware in respect of the land.

Note

1 CONTAMINATED LAND MANAGEMENT ACT 1997 NOTICES UNDER SECTION 59(2)

- (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 that 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 that Act - if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No.

**2 NATION BUILDING AND JOB PLAN (STATE INFRASTRUCTURE DELIVERY) ACT 2009
EXEMPTION UNDER SECTION 23 OR AUTHORISATION UNDER SECTION 24 OF THE
ACT.**

No.

**The following additional information is issued under Section 149(5) of
the *Environmental Planning and Assessment Act, 1979***

Council has fixed a foreshore building line on all lands fronting any harbour, bay, ocean, lake, estuary, lagoon or tidal river and creek.

If this land adjoins land or roads over which there is an easement for services to drain water, to drain sewage or where services, drainage, sewerage or other utilities have been installed and easements have not been created, foundations may be required such as will ensure the stability of any improvements on the subject land against any influence from use of the easement or installations over the adjoining land or roads.

This property is subject to approval by Council for on-site sewage management. Limitations and restrictions may apply for all future development/permitted occupancy rate. Enquiries may be made through Council's Waste and Emergency Services.

The land may be subject to Part V Section 117A of the Water Act. Pursuant to Section 117A of the Water Act, a new licensing policy statement has been approved by the Department of Natural Resources that affects the Mangrove Mountain-Kulnura Groundwater Management Zone 603/1. Further enquiries should be directed to the Newcastle Office - Phone Mr. Hemantha de Silva on 4904-2500

The land may be subject to Part II Section 22BA of the Water Act. Pursuant to Section 22BA of the Water Act as of 16/6/95, this land may be subject to an embargo on applications for new (additional) entitlements from surface water sources within the Hawkesbury/Nepean River Catchment by the Department of Natural Resources. Further enquiries should be directed to the Newcastle Office - Phone Mr. Hemantha de Silva on 4904-2500

Any property which is not connected to the Council's sewer system may be subject to requirements of State Legislation concerning "On-Site" Sewage Management. When purchasing or selling property in an unsewered area information concerning on-site sewage management should be obtained from Council's Waste Services section by phoning (02) 4325 8222. NOTE: It is a requirement under the provisions of the Local Government Approval(s) Regulation 1999, that a person who purchases (or otherwise acquires) land on which any sewage management facility is installed or constructed, is required to apply to Council for an Approval to Operate an on-site sewage management system.

Note: This Certificate is issued without Alteration and Erasure.

The following information does not form part of Planning Certificate.

Explanation of Changes to Zoning provisions - Gosford Local Environmental Plan 2014

Gosford City's Local Environmental Plan (LEP) 2014 came into effect on 11 February, 2014, resulting in a number of changes to land zones throughout city. There are now fewer zones along with a simpler, more consistent way to identify them. Most new zones under the LEP permit the same sort of uses and development that were previously allowed; however you should check what is "permitted with consent" in your certificate so you know what types of activities you could expect to occur in the zone.

The LEP also outlines some standards that any new development must comply with such as; building heights, floor space ratios and minimum lot sizes for land subdivision. These can be viewed on the maps at <http://www.gosford.nsw.gov.au>

There is also a new city wide Development Control Plan 2013 (DCP) which has additional guidelines for different types of development throughout the city. This is also available on our website at <http://www.gosford.nsw.gov.au>

For some semi-rural and conservation areas east of the M1 Freeway, existing zones will stay the same for the next five years. These deferred zones are 7(a) Conservation and 7(c2) Rural Small Holdings.

All lots that are currently within the Coastal Open Space System are staying in the same zone and not included in a RE1 Public Recreation zone. Lands so affected are identified on LEP 2014 as *Deferred Matters* by the label DM.

The table on next page provides a summary of how most lands under the old zones have been converted into the new LEP. This information should also be read in conjunction with information that is contained within the Section 149 Certificate.

For more information about the LEP contact Council's Customer Service Centre on (02)4325 8222, email goscity@gosford.nsw.gov.au or visit www.gosford.nsw.gov.au.

GOSFORD CITY COUNCIL

	Old Zone	New Zone
Rural	1(a) Rural Agriculture 1(b) Rural Highway Protection 1(c) Rural 4(c) Industrial - Extractive	RU1 Primary Production
	7(b) Scenic Protection Zone 4 Extractive Industries	RU2 Rural Landscape
	6(b) Open Space Special Uses (Forestry)	RU3 Forestry
	Zone 2 Village (and other small nodes in the mountains area)	RU5 Village*
Residential	2(b) Residential 2(c) Residential (medium density residential zones)	R1 General Residential
	2(a) Residential 2(f) Beach frontage 9(b) Restricted Development - flood prone 9(c) Restricted Development - Steep Lands	R2 Low Density Residential
Business	3(a) General Business (in small centres)	B1 Neighbourhood Centre
	3(a) General Business 3(b) Special Business (in larger centres)	B2 Local Centre
	B3 Gosford City Centre LEP	B3 Commercial Core
	B4 Gosford City Centre LEP	B4 Mixed Use
	3(b) Special Business (commercial areas) 3(a2) Somersby Business Park	B5 Business Development
	B6 Gosford City Centre LEP and 3(b) surrounding	B6 Enterprise Corridor
Industrial	4(a) General Industrial 4(a1) Somersby Business Park 4(b) Light Industrial	IN General Industrial
	Unzoned land at on the waterfront at Mooney Mooney	IN4 Working Waterfront*
Special Purpose	5(b) Festival Development Site 6(c) Escarpment Protection (Festival Development site at Kariong)	SP 1 Special Activities – Mount Penang Parklands
	5(a) Special Use e.g. Hospitals, schools etc	SP2 Infrastructure (where shown zoned on LEP map and shown on S149 Certificate)
Recreation	6(a), some 6(b), 7(a) Council reserves (other than COSS land)	RE1 Public Recreation
	5(a) Special uses or within recreation zone with crown lease or privately owned, eg bowling club, racecourse	RE2 Private Recreation
Environmental	National Parks (range of zones)	E1 National Park and Nature Reserves
	7(a) west of M1, 7(c4), 7(c5), 7(c6)	E2 Environmental Conservation (Note: 7(a) east of M1 deferred from LEP)
	9(a) Restricted Development - flood-prone 7(c2) Rural Small Holdings	E3 Environmental Management (Note: 7(c2) east of M1 deferred from LEP)
	7(c3) Tourist Accommodation	E4 Environmental Living
Waterways	Existing unzoned waterways in natural setting and coastal lagoons	W1 Natural Waterways
	Existing unzoned waterways used for boating etc. e.g. Brisbane Water	W2 Recreational Waterways

* Note: Council did not use all zones available in the template and zone numbers may not be consecutive



Gosford City Council

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www.twitter.com/mygosford
ABN 78 303 458 861

PLANNING CERTIFICATE

This Planning Certificate is issued in accordance with Section 149 of the *Environmental Planning and Assessment Act, 1979*

Certificate No:	128869
Certificate Date:	1 April 2014
Address:	32 Acacia Road SOMERSBY
Lot Description:	Lot: A DP: 420575
Parish:	Gosford
County:	Northumberland
Assessment No:	448
Receipt No:	10
Parcel No:	37162
Applicants Reference:	
Applicants Email:	info@paadesign.com.au

Part 2 - Environmental Planning and Assessment Regulation 2000

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.

Gosford Local Environmental Plan 2014

Specific Site State Environmental Planning Policies

Sydney Regional Environmental Plan No. 8 (Central Coast Plateau Areas)

Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No 2-1997)

General Site State Environmental Planning Policies

ZONE RU1 PRIMARY PRODUCTION UNDER GOSFORD LOCAL ENVIRONMENTAL PLAN 2014

State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (Affordable Rental Housing) 2009

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

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007

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

State Environmental Planning Policy (Major Development) 2005

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

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

State Environmental Planning Policy No. 64 - Advertising and Signage

State Environmental Planning Policy No. 62 - Sustainable Aquaculture

State Environmental Planning Policy No. 55 - Remediation of Land

State Environmental Planning Policy No. 50 - Canal Estate Development

State Environmental Planning Policy No. 44 - Koala Habitat Protection

State Environmental Planning Policy No. 36 - Manufactured Home Estates

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

State Environmental Planning Policy No. 30 - Intensive Agriculture

State Environmental Planning Policy No. 21 - Caravan Parks

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

Sydney Regional Environmental Plans No. 9 - Extractive Industry (No 2-1995)

- (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).

Draft State Environmental Planning Policy (Competition) 2010

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

Gosford Development Control Plan 2013

2 ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

(a) to (d) is the zoning of the land and the land use table for each of the zones listed, including existing and proposed Local Environmental Plans in landuse tables.

Zone RU1 Primary Production under Gosford Local Environmental Plan 2014

PERMITTED WITHOUT CONSENT

Extensive agriculture; Home occupations; Horticulture; Viticulture

PERMITTED WITH CONSENT

Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Dwelling houses; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Garden centres; Home-based child care; Intensive livestock agriculture; Intensive plant agriculture; Landscaping material supplies; Open cut mining; Plant nurseries; Recreation areas; Roads; Roadside stalls; Rural industries; Rural workers dwellings; Secondary dwellings; Veterinary hospitals; Water storage facilities

PROHIBITED

Any development not specified in Permitted without consent or Permitted with consent

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

No.

(f) whether the land includes or comprises critical habitat,

None

(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.

2A ZONING AND LAND USE UNDER SEPP (SYDNEY REGIONAL GROWTH CENTRES) 2006

Not applicable

3 COMPLYING DEVELOPMENT

General Housing Code

Complying development under the General Housing Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Rural Housing Code

Complying development under the Rural Housing Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Housing Alterations Code

Complying development under the Housing Alterations Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

General Development Code

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Subdivision Code

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Demolition Code

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Commercial and Industrial Alterations Code

Complying development under the Commercial and Industrial Alterations Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Fire Safety Code

Complying development under the Fire Safety Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

4 COASTAL PROTECTION

The Council has not been notified by the Department of Public Works a division of the Department of Services, Technology and Administration that the land is affected by Section 38 or 39 of the Coastal Protection Act, 1979.

4A Information relating to beaches and coasts

- (1) whether an order has been made under part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

No.

- (2) (a) whether the council has been notified under section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) if works have been so placed - whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

None.

4B Annual Charges for coastal protection services under *Local Government Act 1993*

None

5 MINE SUBSIDENCE

This land has not been proclaimed to be a mine subsidence district within the meaning of section 15 of The Mine Subsidence Compensation Act, 1961.

6 ROAD WIDENING AND ROAD RE-ALIGNMENT

Whether or not the land is affected by any road widening or road alignment.

The land is not affected by Road Widening Proposals.

7 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

(No, unless a message is listed below)

Chapter 6.4 of Gosford Development Control Plan (Geotechnical Requirements) applies to the land and the land may be subject to slip. When considering a development application, each circumstance will be considered and development may be restricted.

7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

Is development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling house or residential flat buildings (excluding group homes or seniors housing) subject to flood related development controls.

No.

Is development on the land or part of the land for any other purpose subject to flood related development controls.

No.

8 LAND RESERVED FOR ACQUISITION

No.

9 CONTRIBUTION PLANS

None.

9A BIODIVERSITY CERTIFIED LAND

Is the land biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*)?

No.

10 BIOBANKING AGREEMENTS

Is land to which a biobanking agreement under Part 7A of the *Threatened Special Conservation Act 1995* relates.

No.

11 BUSHFIRE PRONE LAND

All or part of the land is shown as bush fire prone on Council's records. Further details of any applicable restrictions on development of the land may be obtained from the Duty Building Surveyor on (02) 4325 8222.

12 PROPERTY VEGETATION PLANS

Has Council been notified by the person or body that approved the plan that the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies?

No.

13 ORDERS UNDER TREES (DISPUTE BETWEEN NEIGHBOURS) ACT 2006

Has Council 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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14 DIRECTIONS UNDER PART 3A

If 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, a statement to that effect identifying the provision that does not have effect.

No.

15 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

15(a) IS COUNCIL AWARE OF A CURRENT SITE COMPATIBILITY CERTIFICATE (SENIORS HOUSING) IN RESPECT OF PROPOSED DEVELOPMENT ON THE LAND?

If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies.

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15(b) ARE THERE ANY CONDITIONS IMPOSED BY A CONSENT AUTHORITY IN TERMS OF CLAUSE 18 (2) OF STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004 AFTER 11 OCTOBER 2007?

No.

16 SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

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17 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

17(1) IS COUNCIL AWARE OF A CURRENT SITE COMPATIBILITY CERTIFICATE (AFFORDABLE RENTAL HOUSING) IN RESPECT OF PROPOSED DEVELOPMENT ON THE LAND?

No.

17(2) ARE THERE ANY CONDITIONS IMPOSED BY A CONSENT AUTHORITY IN TERMS OF CL 17 (1) OR 37 (1) OF STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009?

No.

18 PAPER SUBDIVISION INFORMATION

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

None

(2) The date of any subdivision order that applies to the land.

Nil

19 SITE VERIFICATION CERTIFICATE

There is no current site verification certificate, of which the Council is aware in respect of the land.

Note

1 CONTAMINATED LAND MANAGEMENT ACT 1997 NOTICES UNDER SECTION 59(2)

- (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,

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No dwelling-house shall be erected on this land unless the foundations of same have been designed or certified sound by a practicing Structural Engineer experienced in soil mechanics. In accordance with the report by Coffey Partners International Pty Ltd (Report No.GO627/2-AJ dated 7 October 1993).

This property is subject to approval by Council for on-site sewage management. Limitations and restrictions may apply for all future development/permitted occupancy rate. Enquiries may be made through Council's Waste and Emergency Services.

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The LEP also outlines some standards that any new development must comply with such as; building heights, floor space ratios and minimum lot sizes for land subdivision. These can be viewed on the maps at <http://www.gosford.nsw.gov.au>

There is also a new city wide Development Control Plan 2013 (DCP) which has additional guidelines for different types of development throughout the city. This is also available on our website at <http://www.gosford.nsw.gov.au>

For some semi-rural and conservation areas east of the M1 Freeway, existing zones will stay the same for the next five years. These deferred zones are 7(a) Conservation and 7(c2) Rural Small Holdings.

All lots that are currently within the Coastal Open Space System are staying in the same zone and not included in a RE1 Public Recreation zone. Lands so affected are identified on LEP 2014 as *Deferred Matters* by the label DM.

The table on next page provides a summary of how most lands under the old zones have been converted into the new LEP. This information should also be read in conjunction with information that is contained within the Section 149 Certificate.

For more information about the LEP contact Council's Customer Service Centre on (02)4325 8222, email goscity@gosford.nsw.gov.au or visit www.gosford.nsw.gov.au.

GOSFORD CITY COUNCIL

	Old Zone	New Zone
Rural	1(a) Rural Agriculture 1(b) Rural Highway Protection 1(c) Rural 4(c) Industrial - Extractive	RU1 Primary Production
	7(b) Scenic Protection Zone 4 Extractive Industries	RU2 Rural Landscape
	6(b) Open Space Special Uses (Forestry)	RU3 Forestry
	Zone 2 Village (and other small nodes in the mountains area)	RU5 Village*
Residential	2(b) Residential 2(c) Residential (medium density residential zones)	R1 General Residential
	2(a) Residential 2(f) Beach frontage 9(b) Restricted Development - flood prone 9(c) Restricted Development - Steep Lands	R2 Low Density Residential
Business	3(a) General Business (in small centres)	B1 Neighbourhood Centre
	3(a) General Business 3(b) Special Business (in larger centres)	B2 Local Centre
	B3 Gosford City Centre LEP	B3 Commercial Core
	B4 Gosford City Centre LEP	B4 Mixed Use
	3(b) Special Business (commercial areas) 3(a2) Somersby Business Park	B5 Business Development
	B6 Gosford City Centre LEP and 3(b) surrounding	B6 Enterprise Corridor
Industrial	4(a) General Industrial 4(a1) Somersby Business Park 4(b) Light Industrial	IN General Industrial
	Unzoned land at on the waterfront at Mooney Mooney	IN4 Working Waterfront*
Special Purpose	5(b) Festival Development Site 6(c) Escarpment Protection (Festival Development site at Kariang)	SP 1 Special Activities – Mount Penang Parklands
	5(a) Special Use e.g. Hospitals, schools etc	SP2 Infrastructure (where shown zoned on LEP map and shown on S149 Certificate)
Recreation	6(a), some 6(b), 7(a) Council reserves (other than COSS land)	RE1 Public Recreation
	5(a) Special uses or within recreation zone with crown lease or privately owned, eg bowling club, racecourse	RE2 Private Recreation
Environmental	National Parks (range of zones)	E1 National Park and Nature Reserves
	7(a) west of M1, 7(c4), 7(c5), 7(c6)	E2 Environmental Conservation (Note: 7(a) east of M1 deferred from LEP)
	9(a) Restricted Development - flood-prone 7(c2) Rural Small Holdings	E3 Environmental Management (Note: 7(c2) east of M1 deferred from LEP)
	7(c3) Tourist Accommodation	E4 Environmental Living
Waterways	Existing unzoned waterways in natural setting and coastal lagoons	W1 Natural Waterways
	Existing unzoned waterways used for boating etc. e.g. Brisbane Water	W2 Recreational Waterways

* Note: Council did not use all zones available in the template and zone numbers may not be consecutive

GHD

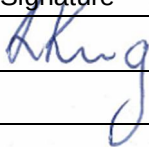
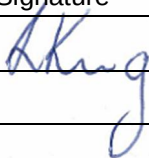
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Document Status

Rev No.	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
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Appendix 6

Hydrology Report

GHD Pty Ltd
August 2014



Memorandum

1 August 2014

To	Peter Andrews and Associates Pty Ltd		
From	Ian Joliffe	Tel	02 4979 9934
Subject	Somersby Business Park Expansion Eastern Precinct Hydrology Report	Job no.	22/17271

1 Introduction

The Somersby Business Park is located approximately 5 km west of Gosford on the NSW central coast, within the Gosford City Council (GCC) Local Government Area (LGA).

The existing Somersby Business Park accommodates a range of manufacturing, processing and general industrial areas. Investigations are underway in order to facilitate expansion of the eastern precinct of Somersby Business Park that is comprised of Lot 1/DP366614, Lot2/DP364929, Lot 1/DP522099, Lot3/DP550062, Lot 11/DP618324, Lot 12/DP618324, Lot 13/DP618324, Lot A/DP420575, LotB/DP101045 and Lot C/DP101045 (the site). This flooding assessment will be incorporated into the planning proposal to progress the rezoning of the site.

1.1 Catchment Description

The site is situated within the eastern precinct of Somersby Business Park on the south west corner of Acacia Road and Debenham Road. Currently the majority of the site consists of a sandstone quarry operated by Gosford Quarry Holdings Limited (GQH).

The site is bounded by Kangaroo Road to the south west and Debenham Road South in the north. The catchment has a size of approximately 28 hectares (ha). Acacia Road runs north to south through the centre of the catchment. West of Acacia Road the land use is predominately rural. The remainder of the catchment is generally vegetated.

1.2 Assessment Scope

In accordance with the GCC Development Control Plan, flooding issues associated with a rezoning must be assessed so that water leaves the site at its pre-development rate. The scope of this assessment was to determine the volume of runoff under existing conditions and post-development conditions to subsequently recommend the detention mechanism suitable for the site. As per GCC design specifications flooding was also examined for the 100 year design event.

2 Council Requirements

Chapter 3.11.4.4 of the GCC Development Control Plan specifies that for industrial developments:

- a. "Any watercourse which traverses the land being subdivided shall be appropriately treated at no cost to Council. Wherever possible natural watercourses shall be retained in their natural state and sympathetically treated to ensure that post development flood flows can be accommodated without adverse effect either within or outside the site.
- b. The Council may require the provision of on-site detention of stormwater to ensure that all surface waters discharging from the land (including any increase resulting from the subdivision and from

22/17271/106194

future industrial development) can be accommodated downstream in Council's stormwater drainage system and/or a natural watercourse.

- c. Design for stormwater drainage shall be in accordance with the procedures specified in "Australian Rainfall and Runoff Vols 1 and 2, Edition 1987" and Council's "Specification for Drafting and Design of Stormwater Drainage Works and Roadworks".
- d. An inter-allotment stormwater drainage system shall be installed in the subdivision to drain all lots and roads etc."

3 Assessment Methodology

Hydrologic assessment of the site was carried out using the Rational Method as described in the Australian Rainfall and Runoff national guideline (AR&R) 1987. The Rational Method was applied to evaluate existing and post development conditions. In accordance with GCC's Design Specifications, flooding was also considered for the 100 year design event.

3.1 Catchment Area

The catchment area of the site was determined from topographic information supplied by GCC and estimated to be a total of 28 hectares. The catchment area is not anticipated to change for post development conditions.

3.2 Review of Existing Data

A review of GCC mapping of the 1% AEP flood extent across the Gosford LGA indicated that the site was outside the mapped 1% AEP flood extent with mapping available for the lower lying areas and selected areas around Somersby away from the study area. No flood reports could be sourced from the Geosciences database and Council advice was that no studies had been completed for the specific study area.

3.3 Runoff Coefficient

An examination of soil landscape mapping for the subject site indicated the area to be relatively impervious with only a shallow soil profile over the underlying rock. This was supported by the quarrying at the site. The soils in the natural catchment condition would have had a modest water holding capacity.

The runoff coefficient for existing conditions was determined by calculating the impervious percentage of the catchment. To calculate the impervious area the quarry was examined separately from the remainder of the catchment. By examining aerial images the impervious percentage of the catchment area outside the quarry was determined to be approximately 5%. This corresponds to the value of 5% impervious for rural zoning areas defined in Appendix K of the GCC Design Specification.

For the quarry under existing conditions it was assumed that the quarry has a high percentage of impervious land due to the extent of exposed sandstone. Based on observations of aerial images, the sandstone quarry had two basins with a total area of approximately 3,380 m². Following an observation of topographic data it was determined that approximately 90% of the quarry surface area drained into the basins. Based on this calculation it was determined that 10% of the quarry area drained to the catchment outlet and that this portion of the quarry was fully impervious.

Therefore, considering the above, it was calculated that the impervious percentage of the catchment under existing conditions was 7%.

Under post-development conditions it was assumed that the catchment would be fully developed and would have a final impervious percentage of near 100%.

In accordance with the GCC Design Specifications, the catchment imperviousness percentage was then converted to a catchment runoff coefficient. This was achieved by applying Figure E2 from Appendix E of the GCC Design Specifications to determine the 10 year runoff coefficient. To determine the 100 year runoff coefficient, the 10 year runoff coefficient was multiplied by the frequency factor for urban catchments as specified in Table 6.2 of the GCC Design Specification. The resulting calculations are shown below in Table 3-1.

Table 3-1 Design Runoff Coefficient Calculations

Development Conditions	Percentage Impervious (%)	10 Year ARI Runoff Coefficient (C_{10})	Frequency Factor (F_y)	Design Runoff Coefficient (C_{100}) ($C_{10} \times F_y$)
Existing	7	0.62	1.2	0.744
Developed	100	0.9	1.2	1.08

3.4 Catchment Response Time

To determine the catchment response time the kinematic wave equation was adopted as specified in Section 6.3.3.1 of the GCC Design Specification. Calculation of the kinematic wave equation was carried out in accordance with Technical Note 3 of Chapter 14 of the AR&R. The adopted catchment length was 770 metres. This value was calculated by measuring the longest flow path which was identified to be from the northern point of the catchment to its catchment outlet at the southern boundary of the catchment. A catchment slope of 6.0% was adopted which was calculated along the catchment length.

Under existing conditions, a surface roughness coefficient of 0.1 was adopted. This value was adopted from Table 14.4 of AR&R. The value was adopted after considering suggested values for both sparse vegetation and short grass.

In respect to post development conditions, the catchment response time was considered to decrease due to an expected increase in catchment imperviousness as a result of development and introduction of a drainage system. The surface roughness coefficient for post development conditions was taken to be two-thirds of existing conditions.

The calculated catchment response time is shown in Table 3-2.

Table 3-2 Catchment Response Time

Development Conditions	Catchment Response Time (min)
Existing	34
Developed	25.5

3.5 Design Rainfall

The design rainfall for the site was sourced from the Bureau of Meteorology. The design rainfall data was taken from Intensity-Frequency Distribution (IFD) data for the catchment centroid. The kinematic wave equation allowed calculation of the rainfall duration and the design rainfall. The calculated design rainfall intensity is shown in Table 3-3.

Table 3-3 Design Rainfall

Development Conditions	Critical Rainfall Duration (min)	Design Rainfall (mm/hr)
Existing	34	103.4
Developed	25.5	120.3

3.6 Rate of Runoff

In accordance with the rational method, the runoff coefficient, rainfall intensity and catchment area were multiplied to determine the rate of runoff. The calculated rate of runoff for existing and post development conditions are shown in Table 3-4.

Table 3-4 Rate of Runoff for Total Site

Development Conditions	Design Runoff Coefficient (C_{100})	Rainfall Intensity (I) (mm/hr)	Catchment Area (A) (ha)	Rate of Runoff (Q_{100}) (m^3/s) ($Q = C_{100} \cdot I \cdot A / 360$)
Existing	0.744	103.4	28	6.0
Developed	1.08	120.3	28	10.1

3.7 Storage Sizing

The requirement of detention storage sizing was determined from calculations outlined in Section 14.6.6(ii) of the AR&R. The resulting calculations are shown in Table 3-5. Inflow volume was calculated by multiplying the inflow rate of runoff for post development conditions by the critical rainfall duration.

Table 3-5 Storage Sizing Calculation

Design Inflow Rate (Q_i) (m^3/s)	Design Outflow Rate (Q_o) (m^3/s)	Inflow Volume (V_i) (m^3)	Required Storage (S) (m^3) $S = (1 - Q_i / Q_o)V$	Storage per ha (m^3/ha)
10.1	6.0	15,506	6330.0	225.5

Based on the value shown in Table 3-5, a storage sizing of 230 m^3 per hectare is required to return flows to their pre-development rate.

4 Flow Paths

Under existing conditions surface runoff follows the natural surface. Catchments across the site are ill defined with no real channels observed. The catchment drains predominately to the south. Runoff within the Acacia Road corridor generally drains along the road to the south.

The quarry has disrupted natural drainage paths. Runoff within the quarry is predominately retained within existing basins. A review of topographic data suggests that the southern portion of the quarry drains to the south. A small area in the north west drains to Debenham Road south. Runoff along Debenham Road south drains eastward.

Post development flow path conditions will be dependent on constructed ground levels. Runoff will be drained into a trunk drainage that will carry the runoff to the catchment outlet. At the catchment outlet level spreading arrangements should be utilised to ensure channelised flows do not occur downstream of the site.

5 Basin Design

In accordance with the GCC Development Control Plan, flooding issues associated with a rezoning must be assessed so that water leaves the site at its pre-development rate. To achieve this for the site, one or more detention basins are required at the downstream end of the catchment or alternatively on-site detention could be utilised, as discussed below. As outlined in Section 3.7 it was calculated that storage of 230 m³ per hectare is required to return flows to their pre-development rate.

5.1 Detention Basin

To manage flows to their pre-development rate via detention basins would require detention basins to be established at the downstream end of the catchment; most likely at the southern end of the site. Construction of a single large basin would result in the loss of development space. A larger pipe drainage system would also be required for a large detention basin. For these reasons, the implementation of detention basins is not considered viable for this site.

5.2 On-Site Detention

On-site detention is the preferred basin design option as the water detention requirements are distributed across the site. There would be no large loss of development space as associated with construction of a large detention basin. Additionally water quality management would be easier. Heavy polluting industry would be required to detain their pollutants on site and therefore not place onerous water quality requirements on other tenants.

6 Water Quality

To ensure water quality is maintained, on-site detention will be required for industrial areas.

During the construction phase, pollutants may include sediment and erosion and floating materials such as paper and polystyrene packaging.

Post construction pollutants may include:

- Oils, grease, hydrocarbons.
- Sediment and erosion.

- Nutrients absorbed in sediment.

On-site detention utilising an under-overflow weir or a similar structure in accordance with *Managing Urban Stormwater: Soils and Construction* (Landcom, 2004) should be designed to retain floating materials.

7 Recommendations

As outlined above, on-site water detention of 230 m³ per hectare is recommended to return flows to their pre-development rate. Pollutant traps should be utilised and they should be designed to capture oil and grease. On-site detention should have a minimum retention time of 5 minutes for flows less than pipe full. At the catchment outlet level spreading arrangements should also be utilised to ensure downstream of the site channelised flows do not occur.

In conclusion, the proposed rezoning of the site can be designed and managed to ensure water quality is not adversely affected and flows do not exceed pre-development rates in accordance with the GCC Development Control Plan.

Flooding and stormwater assessments for each site and proposal should be undertaken at the development application stage.

8 References

GCC, 2008, GCC Design Specification for Survey, Road and Drainage Works, Gosford City Council.

GCC, 2013, Gosford Development Control Plan, Gosford City Council.

Institute of Engineers, Australia, 1987, Australian Rainfall and Runoff.

Landcom, 2004, Managing Urban Stormwater: Soils and Construction.

Regards



Ian Joliffe

Project Director, Principal Water Engineer

Appendix 7

Preliminary Water and Sewer Servicing Advice

GHD Pty Ltd
July 2014



17 July 2014

Vanessa Colclough
Peter Andrews & Associates Pty Ltd
PO Box 494
TERRIGAL NSW 2260

Our ref: 22/17271/106291
Your ref:

Dear Vanessa

Somersby Business Park Expansion Preliminary Water and Sewer Servicing Advice

This assessment has been prepared by GHD Pty Ltd (GHD) for Peter Andrews and Associates Pty Ltd to assess the feasibility of potable water and sewer servicing for the Somersby Business Park Extension (referred to in this report as 'the proposal').

The existing Somersby Business Park accommodates a range of manufacturing, processing and general industrial areas. Investigations are underway in order to facilitate expansion of the eastern precinct of Somersby Business Park that is comprised of Lot 1/DP366614, Lot2/DP364929, Lot 1/DP522099, Lot3/DP550062, Lot 11/DP618324, Lot 12/DP618324, Lot 13/DP618324, Lot A/DP420575, LotB/DP101045 and Lot C/DP101045 (the site) (see Figure 1). The site is situated within the eastern precinct of Somersby Business Park on the south west corner of Acacia Road and Debenham Road, approximately 5 km west of Gosford on the NSW central coast (Figure 1-1). Currently the majority of the site consists of a sandstone quarry operated by Gosford Quarry Holdings Limited (GQH).

Discussions with Rick Brocklehurst at Gosford City Council (GCC) were held on 8 May 2014 and the notes from that meeting are also attached.

Development Area

Key topographical features of the area are as follows:

- Maximum elevation (according to GCC 1m contour data) – RL 212 m AHD in north western corner.
- Drainage catchments – majority of site drains south-west with approximately 2 ha in the north eastern corner draining to the north-east.
- Land parcels to be serviced – 10 (note that Lot A DP 37162 is on both sides of Acacia Road and that the quarry owner owns multiple lots).

Preliminary Water Servicing Advice

Discussions with GCC indicated that water servicing for the site is feasible. Details are as follows:

- Studies have previously been undertaken for GCC to identify the system upgrade works required to service the site and adjacent development areas. Note that this study allocated 25 ha for this development area and that the likely developable area would be less than 20 ha (given that the south-eastern vegetated area shown on Figure 1 and other small sections are unlikely to be developed). GCC indicated that when the rezoning application is progressed, the layout for these works may need to be reassessed but are unlikely to change significantly.

- Based on these works, GCC have developed a standard \$/ha charge for developer contributions in this area. This charge does not cover the construction of the blue service main shown on Figure 1 to service lots facing Debenham Road (but other mains that would link sections of existing watermain along Kangoo Road and further north along Debenham Road would be). This fee is currently under review by GCC.
- When the development is at the development application (DA) phase, the developer would be reimbursed for 1 equivalent tenement (ET) and then charged the redevelopment servicing charge for water for the actual ET determined for the individual development.

Preliminary Sewer Servicing Advice

Given that the site generally slopes to the south-east, the majority of the developable area can be serviced by conventional gravity sewerage. A potential layout for these mains was discussed with GCC and is shown on Figure 1 (the other option shown in the GCC advice attachment is unlikely to proceed given the ecological constraints of locating a new pump station in the south-eastern corner of the development area).

The section of proposed gravity main through the lots on the eastern side of Acacia Road would need further assessment to provide gravity service to as many lots as possible without affecting development layouts. This layout would need to be confirmed with GCC at the rezoning phase but it should be noted that the section of gravity main along Kangoo Road is covered by the standard \$/ha charge applied by GCC in this area. Other mains would need to be funded by the developer.

The north-eastern corner could be serviced by either a GCC pump station or a private pump-out sewer with short rising main to the gravity network. The length of these pump-out rising mains will need to be discussed with GCC at the rezoning phase to ensure that septicity issues are not caused.

The same process listed for the water above would apply for the sewer in relation to the relevant charges that apply at different stages (i.e. rezoning, DA).

Conclusion

This study has assessed that potable water and sewer servicing can feasibly be provided to the lots nominated.

Further studies required at the rezoning phase will be needed to quantify actual extent/layout of main works and the corresponding fees to be paid to GCC on a \$/ha basis. As described above, there will then be further fees based on a \$/ET basis that is to be determined at the DA stage on actual development configurations.

Regards
GHD Pty Ltd



Nathan Malcolm

Project Manager
(02) 4979 9978

Attachments: Figure 1
GCC minutes/advice

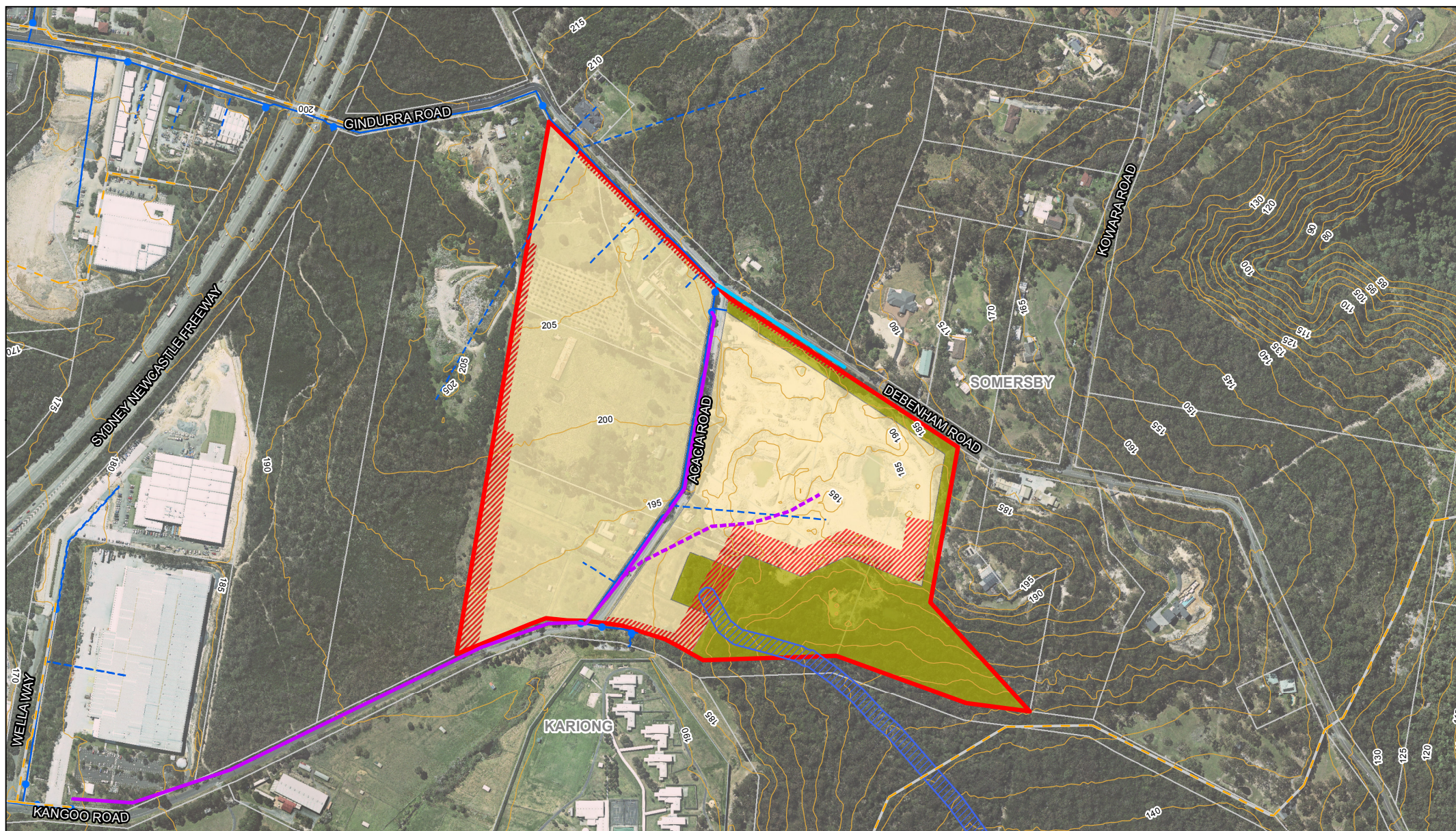


Figure 1

Memo

To BRUCE RONAN - (SENIOR PLANNER)

From RICK BROCKLEHURST – W&S ASSET DEVELOPMENT OFFICER
(ASSET MANAGEMENT & PLANNING)

cc NATHAN MALCOLM (GHD)

Date 9 MAY 2014

Internal Reference 15739918 (TOPIC NO: 86.903)

Subject W&S COMMENTS DRAFT CONDITIONS & ESTIMATED COSTS
PROPOSED REZONING 25 HA OF LAND ACACIA, KANGOO &
DEBENHAM ROADS SOMERSBY

Bruce, further to our meeting dated 8 May 2014 the Water directorate provides the following comments and estimated costs regarding investigation into the proposed rezoning of approximately 25HA of land located south of Debenham Road and east and west of Acacia Roads, Somersby.

Background

The proposed investigation area contains both rural and extractive industry development. The land is not located within Councils defined sewer service area and is not identified to be serviced with sewer. Although the land is located outside Councils defined water service area, a majority of properties are connected to the water supply system due to the existence of a water supply main in both Acacia Road and the north western section of Debenham Road.

The land is located adjacent to industrial zoned properties located within the Somersby Industrial Park (SIP). Infrastructure servicing the SIP (water, sewer, roads and drainage) was constructed for and funded by SIP land owners, under the Somersby Industrial Estate (SIE) Service Contribution Agreement dated 29th August 1980. Water and sewer infrastructure within the SIP was designed and constructed specifically to service development within the SIP. Connection of the proposed rezoned land to Councils water and sewer reticulation systems is feasible, however shall involve augmentation of existing downstream infrastructure as well as construction of sewer distribution lines to service individual lots within the proposed area. Topographical constraints may necessitate some parcels of land to pump to proposed sewer distribution mains.

In 2012, Council completed investigations into future servicing requirements within the Gosford LGA (Water & Sewer Master Plans 2013 and Somersby Industrial Park W&S Strategy Review 2012). Investigations included the potential servicing of 80HA of land surrounding the SIP if rezoned for industrial purposes. Provision of water and sewer to rezoned land shall be subject to but not limited to augmentation of specific downstream water and sewer infrastructure, extension of existing services and payment of associated water and sewer charges.

W&S Comments – Proposed Industrial Zoned Land

Should the land be rezoned for industrial purposes and require connection to both water and sewer services the following conditions shall apply:

- Connection of the proposed rezoned land to Council's water and sewer reticulation systems shall be subject to the existing water and sewer systems having sufficient capacity to accommodate proposed development and additional loads / demands from the proposed rezoned land. Such capacity shall be in addition to capacity previously provided for development within the Somersby Industrial Park (SIP). Landholders within the rezoned area shall be responsible for the full cost of specific downstream augmentation of existing infrastructure, as well as the cost of additional water and sewerage distribution infrastructure.

Specific Downstream W&S Costs

The current estimated cost for augmentation of specific downstream infrastructure is \$51,438 per HA (\$11,000 water and \$40,438 sewer). Note: This amount is based upon 80 HA of developable land. Should the development area decrease the specific downstream charge may increase. The charge is subject to a review due 30/6/14.

- Landholders of rezoned land shall be responsible for the full cost of distribution mains required to service each parcel of land which existed at the time of rezoning. Note: the cost of distribution mains will be apportioned to each landholder based on their percentage of rezoned land area to the total cost of the works.

Sewer

There are two options by which the land can be serviced with sewer.

Option 1 - involves construction of a sewer pump station at the south eastern side of the proposed area to be rezoned, construction of distribution mains to service each existing lot, and construction of a rising main to discharge into the SIP sewer system. The 2012 report identified an estimated cost of \$1.45 million to service via an SPS, gravity and rising mains. A 20% contingency should be added due to geological constraints and project management costs. Approximate estimate = \$1.74 million.

Option 2 - involves construction of a gravity sewer main approximately 960 metres in length from the existing SIP sewer system to the northern section of Acacia Road. A number of properties will gravitate to this main while the remaining properties would need to utilise private sewer pump units to service individual lots. The estimated cost to construct a sewer gravity distribution main along Kangoo and Acacia Roads is \$960,000. A 20% contingency should be added due to geological constraints and project management costs. Approximate estimate = \$1.15 million.

The cost of individual private sewer pump stations would be the responsibility of the individual property owners.

Water

Water is available in both Kangoo and Acacia Roads and along the north western section of Debenham Road. Depending on the extent of rezoning, it may be necessary to extend the water main approximately 200 metres east along Debenham Road. The estimated cost to construct this water main is approximately \$150,000.

- The landholder shall be responsible for the full cost of design and construction of water supply and sewerage works required to connect the proposed rezoned land to Council's water supply and sewerage systems.
- Upon development of the land, each individual landholder shall be responsible for the design and construction of water supply and sewerage works within each rezoned parcel of land. The water and sewer designs must be submitted to Council for approval and shall be in accordance with Council's water and sewer design standards. Where serviced by a private sewer pump unit, the applicant shall submit a separate application for connection to the sewer reticulation system.

- Payment of water and sewer headworks / augmentation contributions of one (1) equivalent tenement per existing lot currently not connected to Councils water and / or sewer reticulation systems. The current water and sewer headworks / augmentation charge is \$3587 per equivalent tenement. Note: This amount is subject to annual review which is due on 30/6/14.
- All future development within the rezoned land shall be subject to payment of water and sewer headworks / augmentation contributions based upon equivalent tenements (ETs). The current water and sewer headworks / augmentation contribution charge is \$3587 per equivalent tenement. Note: This amount is subject to annual review which is due on 30/6/14.

Rick Brocklehurst