

~ Search ~

re Lot 1 in DP 431780

Schedule of Registered Proprietors

Crown Grant George Peat
V. 45 F. 105 of Dyane
27/3/1867 Householder

Order H88206 Alice Craft
Reg 16/12/23 wife of Joseph Craft
(V. 3395 F. 193) of Hambesbury Liber, Orchardist

B503812 The Main Roads Board of New
Reg 2/7/27 South Wales
(V. 3395 F. 193)

pp. D367941 The Commissioner for Main
Reg 17/4/45 Roads.
(V. 3395 F. 193)

pp. D378704 His Most Gracious Majesty King
Reg 7/12/45 George VI
(V. 3395 F. 193) for the purposes of Public Instruction
Act 1880.

MS 21/1/13
Jenners Title Searching Co.

~ Search ~

re Lot 1 in DP K37180

Schedule of Legal Proprietors
Contd

App. V47158 Minister for Education
Reg 22/2/94
(V/431789)

21/1/13
Jenners Title Searching Co.
ESTABLISHED 1940



Jenners Title Searching Co.

LPI On-Line

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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/431780

SEARCH DATE	TIME	EDITION NO	DATE
21/1/2013	1:00 PM	1	22/2/1994

LAND

LOT 1 IN DEPOSITED PLAN 431780
LOCAL GOVERNMENT AREA GOSFORD
PARISH OF COWAN COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP431780

FIRST SCHEDULE

MINISTER FOR EDUCATION

(AP U47158)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912)

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

JBS-Mooney

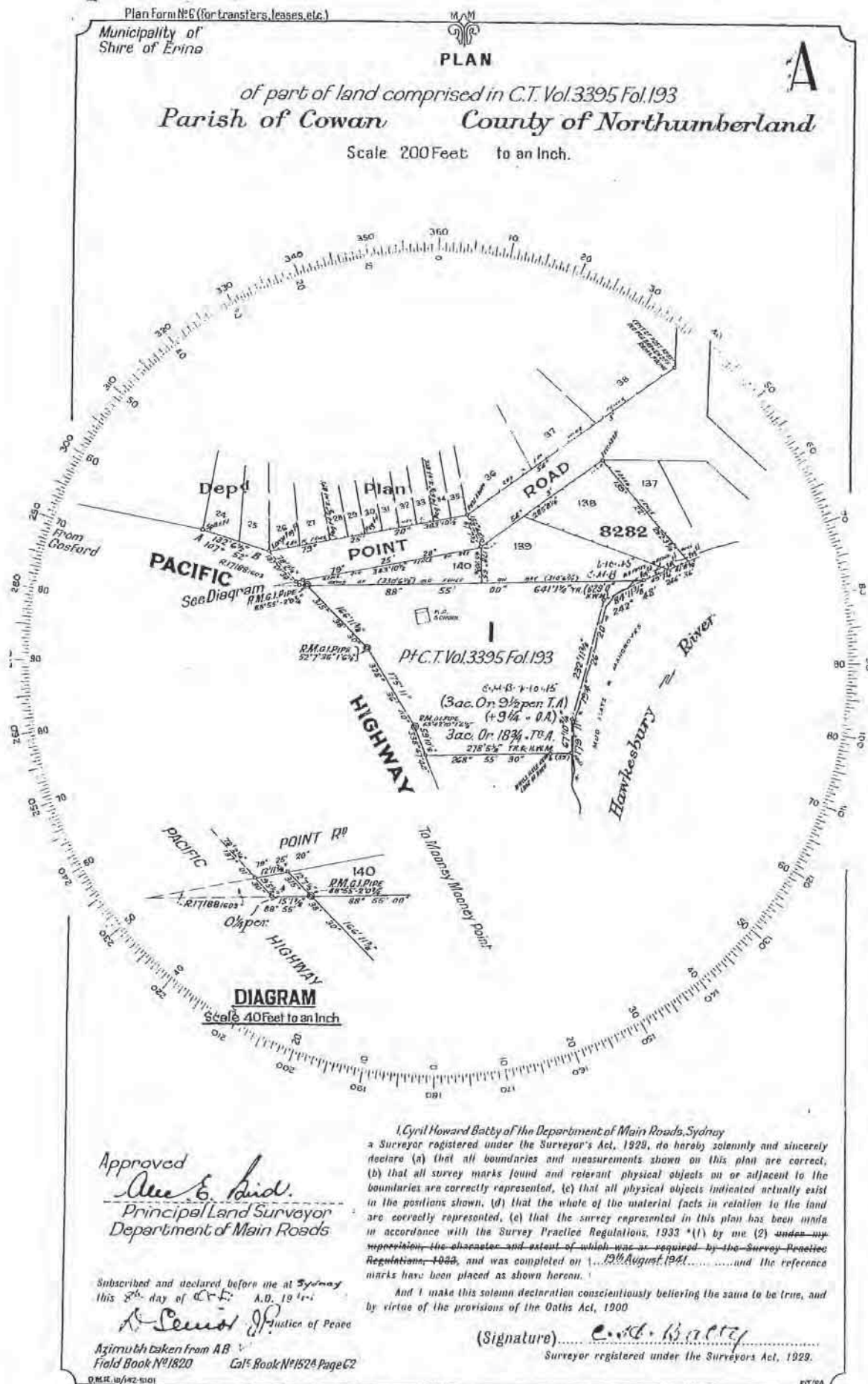
PRINTED ON 21/1/2013

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

CONVERSION TABLE ADDED IN DP 431780	
FEET INCHES	METRES
0 5/8	0.016
1 1/8	0.125
1 3/4	0.406
2 1/4	0.610
3 1/2	0.891
4 3/4	1.168
5 1/2	1.493
6 3/4	1.753
7 1/2	2.032
8 3/4	2.317
9 1/2	2.591
10 3/4	2.871
11 1/2	3.151
12 3/4	3.431
13 1/2	3.711
14 3/4	3.991
15 1/2	4.271
16 3/4	4.551
17 1/2	4.831
18 3/4	5.111
19 1/2	5.391
20 3/4	5.671
21 1/2	5.951
22 3/4	6.231
23 1/2	6.511
24 3/4	6.791
25 1/2	7.071
26 3/4	7.351
27 1/2	7.631
28 3/4	7.911
29 1/2	8.191
30 3/4	8.471
31 1/2	8.751
32 3/4	9.031
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420 3/4	117.671
421 1/2	

D378704

FP 431780 (E)





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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

21/1/2013 1:00PM

FOLIO: 1/431780

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 5544 FOL 46

Recorded	Number	Type of Instrument	C.T. Issue
18/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
31/7/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
22/2/1994	U47158	APPLICATION	EDITION 1

*** END OF SEARCH ***

JBS-Mooney

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Appendix F
Section 149 Certificates



B Regan
L1 50 Margaret St
SYDNEY 2000

49 Mann Street
Gosford NSW 2250
PO Box 21
Gosford NSW 2250
DX 7211 Gosford

Telephone: 02 4325 8222
Facsimile: 02 4323 2477
goscity@gosford.nsw.gov.au
www.gosford.nsw.gov.au
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:	121298
Certificate Date:	8 January 2013
Address:	Pacific Highway MOONEY MOONEY
Lot Description:	LOT: 10 DP: 1157280
Parish:	Cowan
County:	Northumberland
Assessment No:	848783
Receipt No:	3958035
Parcel No:	95619
Applicants Reference:	42532
Applicants Email:	bregan@jbsgroup.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.

Unzoned

Interim Development Order 122 gazetted 30/03/79 (as amended)

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

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

State Environmental Planning Policy (Affordable Rental Housing) 2009

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

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Temporary Structures) 2007

State Environmental Planning Policy (Major Development) 2005

State Environmental Planning Policy (Building Sustainability Index BASIX) 2004

State Environmental Planning Policy No. 64 - Advertising & Signage

State Environmental Planning Policy No. 62 - Sustainable Aquaculture

State Environmental Planning Policy No. 50 - Canal Estate Development

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

State Environmental Planning Policy No. 30 - Intensive Agriculture

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

State Environmental Planning Policy No. 6 - Number of Storeys in a Building

State Environmental Planning Policy No. 1 - Development Standards

State Environmental Planning Policy No. 55 - Remediation of Land

State Environmental Planning Policy No. 36 - Manufactured Home Estates

State Environmental Planning Policy No. 21 - Caravan Parks

State Environmental Planning Policy No. 4 - Development without Consent and Miscellaneous Exempt and Complying Development. Note: Clauses 6-10 do not apply to the land that is within the Gosford Local Government Area.

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

State Environmental Planning Policy No. 22 - Shops and Commercial Premises

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

State Environmental Planning Policy No. 44 - Koala Habitat Protection

State Environmental Planning Policy (State and Regional Development) 2011

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

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

5 Special use (a) Special Use "Hospital"

Hornsby Planning Scheme dated 29/04/77

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

State Environmental Planning Policy No. 71 - Coastal Protection

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

State Environmental Planning Policy (Affordable Rental Housing) 2009

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

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Temporary Structures) 2007

State Environmental Planning Policy (Major Development) 2005

State Environmental Planning Policy (Building Sustainability Index BASIX) 2004

State Environmental Planning Policy No. 64 - Advertising & Signage

State Environmental Planning Policy No. 62 - Sustainable Aquaculture

State Environmental Planning Policy No. 50 - Canal Estate Development

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

State Environmental Planning Policy No. 44 - Koala Habitat Protection

State Environmental Planning Policy (State and Regional Development) 2011

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

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

- (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

Draft Gosford Local Environmental Plan 2009 exhibited pursuant to the Environmental Planning and Assessment Act, 1979 (as amended)

Draft State Environmental Planning Policy (Infrastructure) Amendment (Electricity Generating Works) 2012.

Draft State Environmental Planning Policy (Exempt & Complying Development Codes) Amendment (Commercial & Industrial Development) 2012.

Draft State Environmental Planning Policy (Mining, Petroleum and Extractive Industries) Amendment 2012.

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

Unzoned

Development Control Plan No. 110 - Bed & Breakfast Accommodation

Development Control Plan No. 148 - Complying Development Conditions

Development Control Plan No. 108 - Energy Smart Homes

Development Control Plan No. 159 - Character (Amendment One)

Development Control Plan No. 128 (Amendment No. 4) - Public Notification of Development Applications

Development Control Plan No. 163 - Geotechnical Requirements for Development Applications

Development Control Plan No. 165 - Water Cycle Management (Amendment 1)

Development Control Plan No. 89 - Scenic Quality

Development Control Plan No. 111 - Car Parking (Amendment No 1)

Development Control Plan No. 106 - Controls for Site Waste Management

Development Control Plan No. 115 - Building in Flood Liable Areas

Development Control Plan No. 101 (Amendment 1) - Guidelines for the Erection of Telecommunication and Communications Facilities

5 Special use (a) Special Use "Hospital"

Development Control Plan No. 108 - Energy Smart Homes

Development Control Plan No. 128 (Amendment No. 4) - Public Notification of Development Applications

Development Control Plan No. 89 - Scenic Quality

Development Control Plan No. 106 - Controls for Site Waste Management

Development Control Plan No. 115 - Building in Flood Liabile Areas

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.

Unzoned

DEVELOPMENT PERMISSIBLE WITHOUT CONSENT
Nil

DEVELOPMENT PERMISSIBLE WITH CONSENT
Refer to Clause 38 of Gosford Interim Development Order No 122.

PROHIBITED DEVELOPMENT
Refer to Clause 38 of Gosford Interim Development Order No 122.

5 Special use (a) Special Use "Hospital"

DEVELOPMENT PERMISSIBLE WITHOUT CONSENT
Nil

DEVELOPMENT PERMISSIBLE WITH CONSENT
Any public purpose; hospital; open space, utility installations other than gas holders or generating works.
NOTE: "Any public purpose" only applies to land within the Hornsby Town Centre.

PROHIBITED DEVELOPMENT
Any other purpose not other specified as permissible with or without 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 not be carried out on the land. The land is affected by specific land exemptions: The land is "excluded land identified under an environmental planning instrument" as defined under the SEPP (Exempt and Complying Development Codes) 2008.

Rural Housing Code

Complying development under the Rural Housing Code may not be carried out on the land, unless it is carried out on that part of the lot to which clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 does not apply. The land is affected by specific land exemptions: The land is "excluded land identified under an environmental planning instrument".

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.



Commercial and Industrial Code

Complying development under the Commercial and Industrial 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.

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 emergency 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 emergency 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 OR 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)

The Council has adopted Development Control Plan 163 regarding development of the land subject to slip. When considering a development application, each circumstance will be considered and development may be restricted.

The subject property has been identified as being Class 1 - (Any Works) on the Acid Sulfate Soil Planning Maps held by Council. Contact Council's Environment and Planning Directorate to determine whether any constraints apply to any future development proposals.

The subject property has been identified as being Class 2 - (Works below the ground surface; Works by which the watertable is likely to be lowered) on the Acid Sulfate Soil Planning Maps held by Council. Contact Council's Environment and Planning Directorate to determine whether any constraints apply to any future development proposals.

7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

This land is identified as being affected by the draft Hawkesbury River Flood Study and Council's Flood Management Policy (Min. No. 239/00 as amended). Restrictions to development may apply and land survey information may be required. Information in relation to the restrictions may be obtained by enquiry at Council's Offices at 49 Mann Street, Gosford.

8 LAND RESERVED FOR ACQUISITION

No.

9 CONTRIBUTION PLANS

A Contribution Plan – commonly known as a Section 94 Plan outlines the financial costs Council charges to then upgrade/provide additional services or facilities, if a property is developed and Council believes the development will require additional services or facilities such as parks, roads, etc. Copies of Contribution Plans are available from council's website: www.gosford.nsw.gov.au.

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

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

No.

17(b) 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.

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 UNDER SECTION 23 OR 24



No.

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

A Tree Preservation Order applies to all trees having a height exceeding 3 metres from the ground and certain other native species (including River Mangrove and Grey Mangrove) irrespective of height.

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 connected to Council's low pressure sewer system. Discharge to the sewer system is limited to 5 litres/second. Further details can be obtained from Council's Water and Sewer Section.

Note: This Certificate is issued without Alteration and Erasure.

End of Certificate - Produced in Black and White





T Harding
L1 50 Margaret St
SYDNEY NSW 2000

49 Mann Street
Gosford NSW 2250
PO Box 21
Gosford NSW 2250
DX 7211 Gosford

Telephone: 02 4325 8222
Facsimile: 02 4323 2477
goscity@gosford.nsw.gov.au
www.gosford.nsw.gov.au
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:	121485
Certificate Date:	22 January 2013
Address:	Pacific Highway MOONEY MOONEY
Lot Description:	LOT: 1 DP: 431780
Parish:	Gosford
County:	Northumberland
Assessment No:	437736
Receipt No:	3958136
Parcel No:	79136
Applicants Reference:	42532
Applicants Email:	tharding@jbsgroup.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 Planning Scheme Ordinance gazetted 24/05/68 (as amended)

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

State Environmental Planning Policy No. 71 - Coastal Protection

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

State Environmental Planning Policy (Affordable Rental Housing) 2009

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

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Temporary Structures) 2007

State Environmental Planning Policy (Major Development) 2005

State Environmental Planning Policy (Building Sustainability Index BASIX) 2004

State Environmental Planning Policy No. 64 - Advertising & Signage

State Environmental Planning Policy No. 62 - Sustainable Aquaculture

State Environmental Planning Policy No. 50 - Canal Estate Development

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

State Environmental Planning Policy No. 30 - Intensive Agriculture

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

State Environmental Planning Policy No. 6 - Number of Storeys in a Building

State Environmental Planning Policy No. 1 - Development Standards

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



State Environmental Planning Policy No. 55 - Remediation of Land

State Environmental Planning Policy No. 36 - Manufactured Home Estates

State Environmental Planning Policy No. 21 - Caravan Parks

State Environmental Planning Policy No. 4 - Development without Consent and Miscellaneous Exempt and Complying Development. Note: Clauses 6-10 do not apply to the land that is within the Gosford Local Government Area.

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

State Environmental Planning Policy No. 22 - Shops and Commercial Premises

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

State Environmental Planning Policy No. 44 - Koala Habitat Protection

State Environmental Planning Policy (State and Regional Development) 2011

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

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

Draft State Environmental Planning Policy (Competition) 2010

Draft Gosford Local Environmental Plan 2009 exhibited pursuant to the Environmental Planning and Assessment Act, 1979 (as amended)

Draft State Environmental Planning Policy (Infrastructure) Amendment (Electricity Generating Works) 2012.

Draft State Environmental Planning Policy (Exempt & Complying Development Codes) Amendment (Commercial & Industrial Development) 2012.

Draft State Environmental Planning Policy (Mining, Petroleum and Extractive Industries) Amendment 2012.

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

Development Control Plan No. 148 - Complying Development Conditions

Development Control Plan No. 108 - Energy Smart Homes

Development Control Plan No. 159 - Character (Amendment One)

Development Control Plan No. 128 (Amendment No. 4) - Public Notification of Development Applications

Development Control Plan No. 163 - Geotechnical Requirements for Development Applications

Development Control Plan No. 165 - Water Cycle Management (Amendment 1)

Development Control Plan No. 89 - Scenic Quality

Development Control Plan No. 111 - Car Parking (Amendment No 1)

Development Control Plan No. 106 - Controls for Site Waste Management

Development Control Plan No. 115 - Building in Flood Liabile Areas

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.

Zone No.5(a) Special Uses

DEVELOPMENT PERMISSIBLE WITHOUT CONSENT

Development (other than exempt development) for the purpose of: recreation areas.

Exempt development.

DEVELOPMENT PERMISSIBLE WITH CONSENT

Development (other than exempt development) for the purpose of: the particular land use indicated by scarlet lettering on the scheme map; roads; utility installations.

PROHIBITED DEVELOPMENT

Any development other than those permissible with or without consent.

The particular purpose of the Special Use Zone is School.

(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 not be carried out on the land. The land is affected by specific land exemptions: The land is "excluded land identified under an environmental planning instrument" as defined under the SEPP (Exempt and Complying Development Codes) 2008.

Complying development under the General Housing Code may not be carried out on the land. The land is affected by specific land exemptions: The land is in a "foreshore area" as defined under the SEPP (Exempt and Complying Development Codes) 2008.

Rural Housing Code

Complying development under the Rural Housing Code may not be carried out on the land, unless it is carried out on that part of the lot to which clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 does not apply. The land is affected by specific land exemptions: The land is "excluded land identified under an environmental planning instrument".

Complying development under the Rural Housing Code may not be carried out on the land, unless it is carried out on that part of the lot to which clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 does not apply. The land is affected by specific land exemptions: The land is in a "foreshore area".

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.

Commercial and Industrial Code

Complying development under the Commercial and Industrial 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.

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 emergency 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 emergency 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 OR ROAD RE-ALIGNMENT

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

The property is adjacent to a State Road under the control of Roads and Maritime Services (RMS) and may be affected by an existing road widening scheme.



Enquiries regarding this matter should in the first instance be directed to the RMS Hunter Regional Office Property Enquiries Officer on 49240240. Project or study specific information enquiries should be directed to the RMS's Central Coast Office on 4379 7001.

7 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

(No, unless a message is listed below)

The Council has adopted Development Control Plan 163 regarding development of the land subject to slip. When considering a development application, each circumstance will be considered and development may be restricted.

The subject property has been identified as being Class 2 - (Works below the ground surface; Works by which the watertable is likely to be lowered) on the Acid Sulfate Soil Planning Maps held by Council. Contact Council's Environment and Planning Directorate to determine whether any constraints apply to any future development proposals.

7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

This land is identified as being affected by the draft Hawkesbury River Flood Study and Council's Flood Management Policy (Min. No. 239/00 as amended). Restrictions to development may apply and land survey information may be required. Information in relation to the restrictions may be obtained by enquiry at Council's Offices at 49 Mann Street, Gosford.

8 LAND RESERVED FOR ACQUISITION

No.

9 CONTRIBUTION PLANS

A Contribution Plan – commonly known as a Section 94 Plan outlines the financial costs Council charges to then upgrade/provide additional services or facilities, if a property is developed and Council believes the development will require additional services or facilities such as parks, roads, etc. Copies of Contribution Plans are available from council's website: www.gosford.nsw.gov.au.

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

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

No.

17(b) 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.

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 UNDER SECTION 23 OR 24

No.



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

A Tree Preservation Order applies to all trees having a height exceeding 3 metres from the ground and certain other native species (including River Mangrove and Grey Mangrove) irrespective of height.

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

Sewer Availability: A Low Pressure Sewerage Scheme will be commissioned in the third quarter of 2009. At the time the scheme is commissioned, Council will inspect all existing on-site systems to ensure they meet regulatory standards to operate. All properties with non compliant systems will be required to connect to the scheme. Property owners connecting to the scheme are required to pay a Contribution Charge. Properties identified as subsidised under the NSW Priority Sewerage Program (PSP) shall pay a contribution equivalent to \$10,795 per equivalent tenement. Properties which are not subsidised or those involving new development shall be charged a Non PSP charge of approximately \$30,000 per equivalent tenement. This charge will increase the CPI for each year or part thereof for the period the property remains unconnected to the scheme. Owners of properties identified as Non PSP shall also be responsible for the full cost of the design, supply and installation of a suitably sized E One Low Pressure Sewer Unit and associated infrastructure. Additional costs for connection of individual properties will also apply. Further details can be obtained from Gosford City Council's Water and Sewer Directorate.

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.

End of Certificate - Produced in Black and White

Appendix G
Workcover Records

Our Ref: D13/008322
Your Ref: Tom Harding

5 February 2013

Attention: Tom Harding
JBS Environmental
Level 1,
50 Margaret St
Sydney NSW 2000

Dear Mr Harding,

RE SITE: Pacific Hwy Moonee Moonee NSW

I refer to your site search request received by WorkCover NSW on 23 January 2013 requesting information on licences to keep dangerous goods for the above site.

A search of the Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover NSW has not located any records pertaining to the above mentioned premises.

If you have any further queries please contact the Dangerous Goods Licensing Team on (02) 4321 5500.

Yours Sincerely



Brent Jones
Senior Licensing Officer
Dangerous Goods Team

WorkCover. **Watching out for you.**

Our Ref: D13/008322
Your Ref: Tom Harding

05 February 2013

Attention: Tom Harding
JBS Environmental
Level 1,
50 Margaret St
Sydney NSW 2000

Dear Mr Harding,

RE SITE: Point Rd Moonee Moonee NSW

I refer to your site search request received by WorkCover NSW on 21 January 2012 requesting information on licences to keep dangerous goods for the above site.

Enclosed are copies of the documents that WorkCover NSW holds on Dangerous Goods Licences 35/005283 relating to the storage of dangerous goods at the above-mentioned premises, as listed on the Stored Chemical Information Database (SCID).

If you have any further queries please contact the Dangerous Goods Licensing Team on (02) 4321 5500.

Yours Sincerely



Brent Jones
Senior Licensing Officer
Dangerous Goods Notification Team

WorkCover. **Watching out for you.**

Reference

APPLICATION FOR RENEWAL OF LICENCE TO KEEP DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER



DECLARATION: Please renew licence number 35/005283 to 1998. I confirm that all the licence details shown below are correct (amend if necessary).

Lance Cooper

(Signature)

LANCE COOPER

(Please print name)

15/7/97

(Date signed)

for: SCHOOL EDUCATION DEPARTMENT

THIS SIGNED DECLARATION SHOULD BE RETURNED TO:

WorkCover New South Wales
Dangerous Goods Licensing Section (Level 3)
Locked Bag 10
P O CLARENCE STREET 2000

Enquiries: ph (02) 9370 5187
fax (02) 9370 6105

Details of licence on 27 June 1997

Licence Number 35/005283 Expiry Date 07/08/97

Licensee SCHOOL EDUCATION DEPARTMENT
MOONEY MOONEY PUBLIC SCHOOL

Postal Address POINT RD, MOONEY MOONEY 2083

Licensee Contact ^{LANCE COOPER} ~~Dom Pirlo~~ Ph. 9985 9078 Fax. 9985 9326

Premises Licensed to Keep Dangerous Goods
POINT RD Public School
MOONEY MOONEY 2083

Nature of Site PRIMARY SCHOOLS Major Supplier of Dangerous Goods ELGAS

Emergency Contact for this Site ^{LANCE COOPER} ~~Dom Pirlo~~ ph. 9985 9078

Site staffing 7.5hrs 5days

Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	ABOVE-GROUND TANK	Class 2.1 UN 1075 Petroleum Gases, Liqui	1000 L 1000 L



2

WORKCOVER AUTHORITY



LICENCE TO KEEP DANGEROUS GOODS

(Dangerous Goods Act 1975)

Application for new licence, amendment or transfer

Expiry: 7.8.94

1. Name of applicant	DEPARTMENT OF EDUCATION		ACN
2. Site to be licensed			
No	POINT ROAD		
Street			
Suburb/Town	MOONEY MOONEY		Postcode
		2083	
3. Previous licence number (if known)	005283		
4. Nature of site	SCHOOL		
5. Emergency contact on site:			
Phone	02 9859078		
Name	IVAN CALDWELL (PRINCIPAL)		
6. Site staffing:	Hours per day	7 1/2	Days per week
			5 (M to F)
7. Major supplier of dangerous goods	ELGAS DURAL		
8. If new site or significant modification			
Plan stamped by:	Accredited consultant's name:	Date stamped	
		DATA	
9. Number of dangerous goods depots at site	ONE		
10. Trading name or occupier's name	MOONEY MOONEY PUBLIC SCHOOL		
11. Postal address of applicant	Suburb/Town	Postcode	
Point Road	Mooney Mooney	2083	
12. Contact for licence enquiries:			
Phone	Fax	Name	
9859078	9859326	MR. IVAN CALDWELL	

I certify that the details contained in this application (or the accompanying computer disk) are true and correct

13. Signature of applicant

I Caldwell

Date

Please complete attached site sketch, depot listing and check sheet
(if required) and return to WorkCover Authority in envelope provided.

PW15/94
Form DG1

26-27-28-29