163 Alexandra Parade NORTH LISMORE

Our Ref: Cert No. 12092
Your Ref: Lismore - Showground Site

Lodgement Date: 19/03/2024

Lucy Hammond
Gyde Consulting
Level 6 2000

Dear Sir/Madam

APPLICATION FOR PLANNING CERTIFICATE
(S.10.7 of the Environmental Planning and Assessment Act)

LAND: DP 376007 lot 1, 163 Alexandra Parade NORTH LISMORE NSW 2480

Reference is made to your recent application for a Planning Certificate in relation to the above land.

A Certificate, pursuant to Section 10.7 of the Environmental Planning and Assessment Act is enclosed. The information it contains is based on Council's records.

This Certificate does not provide advice regarding development consents issued, or proposals received, by Lismore City Council in regard to developments adjoining, or impacting upon, the property subject of this Certificate. For information concerning development applications lodged or consents issued, within the last five years, a separate application will need to be made to Council together with an application fee, as specified in Council's adopted Fees & Charges.

If you are purchasing land in a rural area:

Nothing contained in this Certificate relating to rural zoned land should be construed as inferring that the land possesses a Dwelling Entitlement. The existence of Dwelling Entitlements can only be ascertained by a search of individual property records, which is outside the scope of a Planning Certificate.

Farming and other rural activities can make noises and smells at any time of the day or night. If you make a complaint about farming activities, please be aware that Council may not take action in response to a complaint because Council values its farmers.

If you require any further information, please contact Council's Partnerships Planning and Engagement Administration team on 66 250 500

Yours faithfully

Sandy Strachan
Development Technical Support Officer
Partnerships Planning and Engagement

Enclosure: Section 10.7 Certificate

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

Certificate No: 12092
Date: 19/03/2024
Applicant Reference: Lismore - Showground Site

Lismore City Council
43 Oliver Avenue, Goonellabah 2480
(PO Box 23A, Lismore 2480)
Ph: 66 250 0500
Fax: 02 6625 0400
council@lismore.nsw.gov.au
www.lismore.nsw.gov.au

Applicant:
Lucy Hammond
Gyde Consulting
Level 6 2000

Owner (as recorded by Council)
Mr C K Murray

Property: **163 Alexandra Parade NORTH LISMORE NSW 2480**
Description: **DP 376007 lot 1**
Property No: **21419**
Land Area: **3238.000 Square Metres**

INFORMATION PROVIDED PURSUANT TO SECTION 10.7 OF THE ACT.

The information contained in this certificate relates only to the lot described in the certificate.

(1) NAMES OF RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS:

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

Lismore Local Environmental Plan 2012
Lismore Development Control Plan 2012

- *State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development.*
- *State Environmental Planning Policy (Building Sustainability Index BASIX) 2004*
- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*
- *State Environmental Planning Policy (Housing) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Industry and Employment) 2021*
- *State Environmental Planning Policy (Resources and Energy) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Primary Production) 2021*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Regional) 2021*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*

(2) The name of each proposed environmental planning instrument and draft development control plan which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land.

Nil

(3) Subsection (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if-

(a) It has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or

(b) for a proposed environmental planning instrument—the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.

(4) In this section, **proposed environmental planning** means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

(2) ZONING AND LAND USE UNDER RELEVANT PLANNING INSTRUMENTS

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described:

(a) the identity of the zone, whether by reference to
(i) name, such as “Residential Zone” or “Heritage Area”, or
(ii) a number, such as “Zone No. 2(a)

(b) the purposes for which development in the zone
(i) may be carried out without development consent, and
(ii) may not be carried out with development consent, and
(iii) is prohibited

RU1 Primary Production

The following table provides general zoning controls for Zone RU1

1. Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.

- To encourage diversity in primary industry enterprises and systems appropriate for the area.

- To minimise the fragmentation and alienation of resource lands.

- To minimise conflict between land uses within this zone and land uses within adjoining zones.

- To preserve rural resources by ensuring that the viability of rural land is not extinguished by inappropriate development or incompatible uses.

- To enable a range of other uses to occur on rural land providing such uses do not conflict with existing or potential agriculture and do not detract from scenic amenity and character of the rural environment.

2. Permitted without consent

Environmental protection works; extensive agriculture; forestry; home occupations; home occupations (sex services); intensive plant agriculture.

3. Permitted with consent

Airstrips; animal boarding or training establishments; aquaculture; bed and breakfast accommodation; boat launching ramps; boat sheds; building identification signs; business identification signs; camping grounds; caravan parks; cellar door premises; cemeteriies; community facilities; dual occupancies; dwelling houses; eco-tourist facilities; environmental facilities; extractive industries; farm buildings; flood mitigation works; garden centres; helipads; home-based child care; home businesses; home industries; information and education facilities; intensive livestock agriculture; jetties; kiosks; landscaping material supplies; mooring pens; open cut mining; plant nurseries; recreation areas; recreation facilities (outdoor); restaurants or cafes; roads; roadside stalls; rural industries; rural supplies; tourist and visitor accommodation; turf farming; water recreation structures.

4. Prohibited

Backpackers accommodation; hotel or motel accommodation; serviced apartments; any other development not specified in item 2 or 3.

(c) whether additional permitted uses apply to the land

No

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

The development standard fixed for the minimum land dimensions for the erection of a dwelling house in the RU1 – Primary Production and RU2 – Rural Landscape zones is 40ha. There are some limited areas of land identified in accordance with the lot size maps made under the Lismore Local Environmental Plan 2012 where the minimum lot size is identified as 20ha. It is strongly recommended that if the lot size of the subject property is less than 40ha in a RU1 or RU2 zone that a dwelling entitlement search application is lodged with Council for the land, and written confirmation is obtained to ascertain if the subject lot has a dwelling entitlement for the erection of a dwelling house.

(e) whether the land is in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016,

No

(f) whether the land is in a conservation area, however described

No

(g) whether an item of environmental heritage, however described, is located on the land.

No

(3) CONTRIBUTIONS

(1) The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.

Lismore City Council Section 94 Contributions Plan - 2014

The land is affected by Section 7.11 Contributions that may apply under this plan

Lismore City Council Section 94 Contributions Plan North Lismore Plateau – 2013

No

Lismore City Council Development Servicing Plans for Water Supply and Wastewater

The land is affected by Section 64 Contributions Rous Water Development Servicing Plan adopted by Rous Water in April 2009 and came to effect in April 2009.
The land is affected by the Development Servicing Plans for Water Supply and Wastewater adopted by Council on the 8 March, 2016.

Draft Plans

(2) If the land is in a region within the meaning of the Act, Division 7.1, Subdivision 4
(a) the name of the region, and
(b) the name of the Ministerial planning order in which the region is identified

Not applicable to Lismore City Council

(3) If the land is in a special contributions area to which a continued 7.2 determination applies, the name of the area.

Not applicable to Lismore City Council

(4) In this section
Continued 7.23 determination means a 7.23 determination that
(a) has been continued in force by the Act, Schedule 4, Part 1, and
(b) has not been repealed as provided by that part.
Note: The Act, Schedule 4, Part 1 contains other definitions that affect the interpretation of this section.

(4) COMPLYING DEVELOPMENT

(1) If the land is land on which complying development may be carried out under each of the complying development codes under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, because of that Policy, clause 1.17A(1)(c)–(e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.

(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that—
(a) a restriction applies to the land, but it may not apply to all of the land, and
(b) the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

No. A restriction applies to the land but it may not apply to all of the land. Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land

(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

No

(5) EXEMPT DEVELOPMENT

(1) If the land is land on which exempt development may be carried out under each of the exempt development codes under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, because of that Policy, clause 1.16(1)(b1)–(d) or 1.16A.

(2) If exempt development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.

(3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that—
(a) a restriction applies to the land, but it may not apply to all of the land, and
(b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.

No. A restriction applies to the land but it may not apply to all of the land. Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land

(6) AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

(1) Whether the council is aware that: -
(a) an affected building notice is in force in relation to the land, or
(b) a building product rectification order is in force in relation to the land that has not been fully complied with, or
(c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.

(2) In this section: -
affected building notice has the same meaning as in the Building Products (Safety) Act 2017, Part 4.
building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

N/A

(7) LAND RESERVED FOR ACQUISITION

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.

No

(8) ROAD WIDENING AND ROAD REALIGNMENT

Whether the land is affected by any road widening or road realignment under: -
(a) the Roads Act 1993, Part 3, Division 2, or
(b) an environmental planning instrument, or
(c) a resolution of the council.

No

(9) FLOOD RELATED DEVELOPMENT CONTROLS

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

Land identified as being located in the flood planning area and is subject to flood related development controls

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

Land identified as being located between the flood planning area and the probable maximum flood and subject to flood related development controls

(3) In this clause: -
flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Floodplain Development Manual (*ISBN 978-1-923076-17-4*)* published by the NSW Government in June 2023.

probable maximum flood has the same meaning as in the Floodplain Risk Management Manual.

(10) COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

(1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.

(2) In this section: -
adopted policy means a policy adopted: -
(a) by the council, or
(b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

- Landslip

  No

- Tidal Inundation

  No

- Subsidence

  No

- Acid Sulfate Soil

  No

- Lismore Airport Operations

  The subject property is within an Obstacle Limitation Surfaces set for Lismore Airport as defined in the Lismore development Control Plan.
  Development restrictions may apply.

- Erosion

  No

- Private Cemetery/Burial

  No

- Contaminated Land

  No

MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997

Section 59 (2) of the Contaminated Land Management Act 1997 prescribes the following additional matters:

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

No

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

No

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

No

If you require further detail regarding contaminated land, it is recommended that you make specific enquiries with Lismore City Council to understand the implications of this land exclusion regarding the potential for future development or intended use of the land.

A further fee may be charged by Council for detailed or written site/project specific information.

(11) BUSH FIRE PRONE LAND

(1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.

(2) If none of the land is bush fire prone land, a statement to that effect.

None

(12) LOOSE-FILL ASBESTOS INSULATION

If the land includes residential premises, within the meaning of the Home Building Act 1989, Part 8, Division 1A, that are listed on the Register kept under that Division, a statement to that effect.

N/A

(13) MINE SUBSIDENCE

Whether the land is declared to be a mine subsidence district, within the meaning of the Coal Mine Subsidence Compensation Act 2017.

No.

(14) PAPER SUBDIVISION INFORMATION

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

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

(3) Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.

N/A

(15) PROPERTY VEGETATION PLANS

If the land is land in relation to which a property vegetation plan is approved and in force under the Native Vegetation Act 2003, Part 4, a statement to that effect, but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act

No

(16) BIODIVERSITY STEWARDSHIP SITES

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the Biodiversity Conservation Act 2016, Part 5, a statement to that effect, but only if the council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.

Note: Biodiversity stewardship agreements include biobanking agreements under the Threatened Species Conservation Act 1995, Part 7A that are taken to be biodiversity stewardship agreements under the Biodiversity Conservation Act 2016, Part 5

Nil

(17) BIODIVERSITY CERTIFIED LAND

If the land is biodiversity certified land under the Biodiversity Conservation Act 2016, Part 8, a statement to that effect.

Note: Biodiversity certified land includes land certified under the Threatened Species Conservation Act 1995, Part 7AA that is taken to be certified under the Biodiversity Conservation Act 2016, Part 8.

N/A

(18) ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

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

No

(19) ANNUAL CHARGES UNDER THE LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

(1) If the Coastal Management Act 2016 applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the Local Government Act 1993, section 496B, for coastal protection services that relate to existing coastal protection works.

(2) In this section—
existing coastal protection works has the same meaning as in the Local Government Act 1993, section 553B.

Note: Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existed before 1 January 2011.

No

(20) WESTERN SYDNEY AEROTROPOLIS

Not applicable to Lismore City Council

(21) DEVELOPMENT CONSENT CONDITIONS FOR SENIORS HOUSING

If State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

No

(22) SITE COMPATIBILITY CERTIFICATES AND DEVELOPMENT CONSENT CONDITIONS FOR AFFORDABLE RENTAL HOUSING

(1) Whether there is a current site compatibility certificate under State Environmental Planning Policy (Housing) 2021, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate—
(a) the period for which the certificate is current, and
(b) that a copy may be obtained from the Department.

Nil

(2) If State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, section 21(1) or 40(1).

No

(3) Any conditions of a development consent in relation to land that are of a kind referred to in State Environmental Planning Policy (Affordable Rental Housing) 2009, clause 17(1) or 38(1).

No

(4) In this section: -
former site compatibility certificate means a site compatibility certificate issued under State Environmental Planning Policy (Affordable Rental Housing) 2009.

PLANNING AGREEMENTS

Nil

for the General Manager

School Infrastructure NSW

Request for Tender

Part A – Conditions of Tendering
Part B – Specifications &
Part C - Tender Response Schedules (Non-Price)

Oran Park Primary SCG Capacity Upgrade – Town Planning

SINSW07745/25

Part A - Conditions of Tendering

PARTICULARS			
RFT Number	SINSW07745/25		
Title	Oran Park Primary SCG Capacity Upgrade – Town Planning		
Closing Time & Date	3pm23 July 2025		
Submission Method	Via email to: Roberto.Pirillo@det.nsw.edu.au		
Contact Officer All enquiries relating to the RFT must be in writing to the Contact Officer	**Name**	Roberto Pirillo	
	Position/Department	Project Officer, Infrastructure Planning	
	Email	Roberto.Pirillo@det.nsw.edu.au	
RFT Package The following documents comprise the RFT package	**RFT Document**		**Contract Doc**
	Part A – Conditions of Tendering		☒
	Part B – Specifications		☒
	Part C – Tender Response Schedules		☒
	Part D – Standard Form Agreement (Proforma)		☒
	Attachments (if provided) • Attachment A - Town Planning - Services v1.2		☒
Evaluation Criteria	• Capability of your organisation and key personnel • Capacity of your team to meet the timeframes • Price		
Mandatory Evaluation Criteria			

Tender Information

1 Disclaimer

1.1 The information set out in the RFT is, unless expressly stated otherwise, provided on a 'best endeavours' basis.

1.2 Unless expressly stated otherwise in the RFT, School Infrastructure NSW (SINSW) gives no warranty nor makes any representation as to the currency, reliability or completeness of the information contained in the RFT.

2 Conformity of Tenders

2.1 SINSW reserves the right, in its sole discretion, to give consideration to and accept a Non-Conforming Tender provided that SINSW deems it to be substantially a Conforming Tender.

2.2 SINSW also reserves the right, in its sole discretion, to give consideration to and accept an Alternative Tender, where the Tenderer also submits a Conforming Tender.

3 Eligibility to Tender

3.1 A Tender may only be submitted by a recognised and acceptable legal entity with appropriate financial assets and appropriate and current insurance cover.

3.2 In submitting a Tender, the Tenderer confirms that it is not: subject to exclusion from tendering as a result of a breach of the NSW Government Supplier Code of Conduct; bankrupt; subject to a winding up order; under administration; a corporate entity with persons involved directly or indirectly in the management of the entity who are disqualified under corporations law; or unable to meet the requirements of the NSW Government Supplier Code of Conduct.

4 Subcontractors

4.1 If a Tenderer proposes that any part of the requirement in this RFT is to be performed under subcontract, the names of the proposed subcontractors and details of the work proposed to be undertaken by them must be set out in Part C.

4.2 In the event of being awarded a Contract, the Tenderer will be responsible for the actions of any subcontractor, and will remain responsible for the fulfilment of the requirements under the Contract.

5 No Obligation to Proceed

5.1 This RFT does not commit SINSW in any way to provide funding or assistance to any Tenderer. The outcome of the process is subject to the evaluation of all tenders in accordance with the stated evaluation criteria and the endorsement of any recommendations of the evaluation committee by the Minister or delegated officer.

5.2 SINSW reserves the right to discontinue or cancel the tender process at any point, without making a determination regarding acceptance or rejection of Tenders. SINSW will not be liable for any losses suffered by any Tenderer as a result of discontinuance of the tender process, including costs of tendering.

6 Probity

6.1 SINSW is committed to ensuring that competition for the provision of the requirements specified is fair and open. For Tenderers this means that evaluation of Tenders will be conducted consistently and objectively; each Tenderer will have access to the same information about the RFT; information provided in a Tender will be secure, and all confidential information treated as such; and all actual, potential or perceived conflicts of interest will be addressed.

7 Tender Enquiries

7.1 Tenderers who wish to have any aspect of the RFT documents or the evaluation process clarified are asked to direct an enquiry in writing to the contact officer, who may respond by means of an Addendum to all Tenderers.

7.2 The Tenderer must not rely on verbal information provided by any officer of SINSW or any written information provided by any officer of SINSW other than the Contact Officer.

Tender Preparation

8 Goods and Services Tax

8.1 Unless otherwise called for in the RFT, all sums, prices, fees and rates tendered must be exclusive of GST. Tenderers must quote their Australian Business Number (ABN) in their Tender.

9 Compliance with NSW Government Policies

9.1 All Tenderers must comply, where relevant, with the provisions of the *NSW Government Supplier Code of Conduct* (Code), the *NSW Procurement Policy Framework* (Framework) and the *NSW Industrial Relations Guidelines: Building and Construction Procurement* (Industrial Relations Guidelines). These documents may be accessed through the Buy NSW Procurement Website (buy.nsw.gov.au).

9.2 Lodgement of a tender will itself be evidence of the Tenderer's agreement to comply with the relevant aspects of the Code, Framework and Industrial Relations Guidelines for the duration of any Contract that may be awarded.

9.3 Tenderers must comply with the conditions and requirements detailed in the Department of Education's Statement of Business Ethics, located here.

9.4 If any Tenderer fails to comply with the Code, Framework, Industrial Relations Guidelines or Statement of Business Ethics, the failure may be taken into account by SINSW when considering this or any subsequent Tender, and may result in this or any subsequent Tender being rejected by reason of non-compliance with the Code, without prejudice to any other right of action or remedy available at law or equity to SINSW.

10 Property in Tender Documents

10.1 All documents submitted by the Tenderer, as part of the Tender, will become the property of SINSW upon receipt. Once lodged, SINSW may copy, extract or otherwise deal with all or any part of a Tender for the purpose of conducting the RFT.

11 Tender Costs

11.1 All costs incurred by any organisation responding to the RFT will be borne by that organisation.

12 Validity Period

12.1 Tenders must remain open for acceptance (the Validity Period) for a minimum of ninety (90) days after the Closing Date and Time. The Tenderer may state a longer period for which its Tender remains open for acceptance.

12.2 The Validity Period of a Tender may be extended or renewed by mutual agreement between SINSW and the Tenderer.

13 Compliance with NSW Electronic Transactions Act 2000

13.1 By lodging its Tender electronically the Tenderer is providing an electronic signature in accordance with the *Electronic Transactions Act 2000 (NSW)* and, if submitting via the NSW Government eTendering website, is taken to have accepted any conditions shown on the NSW Government eTendering website.

14 Conflict of Interest

14.1 The Tenderer warrants that no conflict of interest which might affect its performance of the requirement set out in the RFT exists as at the time of lodging the Tender. The Tenderer shall immediately inform SINSW upon it becoming aware, during the tender period or during the currency of any resultant Contract, of circumstances which give rise to any actual, perceived or potential conflict of interest. The Tenderer shall comply with any direction given by SINSW for the purpose of eliminating, avoiding or mitigating such conflict of interest.

15 Corrupt or unethical conduct

15.1 If a Tenderer or any of its officers, employees, agents or subcontractors is found to have: offered any inducement or reward to any employee, agent or subcontractor of SINSW or the NSW Government in connection with the RFT or the submitted Tender; engaged in corrupt conduct within the meaning of the Independent Commission Against Corruption Act 1988; a record or alleged record of unethical behaviour; or engaged in collusive or anti-competitive conduct with respect to the tender, then SINSW may in its discretion reject the Tender, either forthwith or, at SINSW's option, after obtaining further information from the Tenderer about its conduct.

15.2 Tenderers are required to notify SINSW in its Tender of any information concerning findings of dishonest, unfair, unconscionable corrupt or illegal conduct against the Tenderer, its directors or management. Lodgement of a Tender without such information is taken to mean that no such relevant information exists.

16 Response format

16.1 The Tenderer must submit a Tender using the Tender Response Schedules at Part C of the RFT. Tenderers may not alter the formatting of the Tender Response Schedules and may not provide a response in the Tenderer's own formatting.

Submission of Tenders

17 Tender Lodgement

17.1 All Tenders (including any supporting documents) must be lodged using the Submission Method noted in the Particulars.

17.2 Electronically lodged Tenders must be submitted in a file format that can be read by either Microsoft Word 2016, Microsoft Excel 2016 or Adobe® Acrobat® Reader 7. Executable files will not be accepted, as they may be treated as viruses.

17.3 Tenderers may compress electronically submitted Tenders in a format that can be decompressed by WinZip®. If a Tender consists of multiple uploads, due to the number of files or file size, it is the responsibility of Tenderers to ensure that transmission of all files is completed before the closing time.

17.4 SINSW may decline to consider for acceptable a tender that cannot be effectively evaluated because it is incomplete, illegible, unintelligible or corrupt.

18 Late Tenders

18.1 In accordance with the requirements of the Framework, Late Tenders will not be considered except where SINSW, at its discretion, is satisfied that the integrity and competitiveness of the tendering process has not been compromised.

Evaluation of Tenders

19 Evaluation of Tenders

19.1 Tenders will be evaluated against the stated evaluation criteria, which are not necessarily exhaustive, in order of significance or to be given equal weight.

19.2 A failure by the Tenderer to comply fully with a mandatory criterion will result in exclusion of the Tenderer.

19.3 Information supplied by the Tenderer in the Tenderer Response Schedule will contribute to the evaluation against each criterion. Tenderers are advised to respond clearly to all of the evaluation criteria in the Tenderer Response Schedule.

19.4 By submitting a Tender, the Tenderer consents to SINSW seeking further information about the Tenderer's organisation, capabilities or previous performance, including from referees concerning prior contracts on which the Tenderer may have been involved or affiliates or associates of the Tenderer (whether or not nominated by the Tenderer in its Tender).

19.5 The Tenderer agrees to take part, if called upon to do so in the course of tender evaluation and provided reasonable notice is given by SINSW, in an interview of one or more representatives (or other similar due diligence), at SINSW's premises.

20 Clarification of Tenders

20.1 SINSW may seek clarification in writing of certain matters to obtain a better understanding of aspects of a Tender. Generally, Tenderers will be expected to respond to clarification requests in writing within a reasonable timeframe.

20.2 If in SINSW's opinion the information provided in response to a clarification request has the effect of substantially altering the Tender and providing an unfair advantage to the Tenderer, then SINSW may in its discretion, either disregard the information and either issue a revised clarification request or notify the Tenderer that its offer as originally submitted will be assessed or provide the same opportunity to all Tenderers.

Tender Outcomes

21 Approval and Notification

21.1 SINSW is not bound to accept the lowest or any Tender or part thereof and in the event that none of the Tenders submitted are accepted, SINSW may invite fresh tenders under the same or different criteria.

21.2 Following SINSW's decision, all Tenderers will be notified in writing of the outcome of their Tenders.

22 Acceptance of Tender

22.1 A Tender is not accepted until notice of acceptance is given by hand or electronically to the Tenderer.

22.2 The Contract will be formalised by the execution of the Standard Contract and its Annexures and attachments.

23 Post-Tender Debriefings

23.1 The Tenderer may request a debriefing on the assessment of its Tender. Requests for debriefings must be in writing to the Contact Officer named in the RFT.

23.2 The purpose of the debriefing is to explain how the Tender performed against the evaluation criteria with the object of improving future tender responses. It is to be distinctly understood that a debriefing will not be an opportunity to contest the tender outcome or discuss other Tenderer's performance against the evaluation criteria.

23.3 Debriefings will generally be conducted online or by phone unless otherwise advised.

24 Exchange of Information between Government Agencies

24.1 By Tendering for this Contract, the Tenderer authorises SINSW to make available to other NSW Government departments or agencies information including, but not limited to, any information provided by the Tenderer to SINSW and information relating to the Tenderer's performance or financial position.

24.2 The Tenderer acknowledges that any information about the Tenderer, from any source, including but not limited to substantiated reports of unsatisfactory performance may be taken into account by SINSW and other NSW Government departments and agencies in considering whether to offer the Tenderer opportunities for NSW Government work including but not limited to assessment of suitability for registration, pre-qualification, selective tender lists or the award of contract.

25 Complaints about the Tender Process

25.1 If an organisation believes that the probity of the tender process has been compromised, it may express its concern in writing to the Chief Executive Officer, SINSW. Any formal complaint will be acknowledged in writing. Complaints will be investigated by officers of SINSW who are independent of those involved in the actions leading to the complaint. The outcome of the investigation will be advised to the complainant in writing.

Part B – Specifications

SPECIFICATION DETAILS	
Background / Objectives	The Service Need Analysis report for Oran Park SCG identifies the need to upgrade the SCG capacity. A new primary school is proposed in the Pondicherry Precinct with a capacity to accommodate a maximum of 1,000 students. This will include providing 44 Permanent Teaching Spaces (PTS) and 7 support Teaching Spaces (TS).
Detailed Description / Scope of Works	Please refer to the Attachment A Town Planning for the Scope of Services and Deliverables. Part 1: Statutory Planning Due Diligence 1.1 Desktop Due Diligence 1.2 Authority Consultations 1.3 Planning Approvals Pathway Strategy (PAP 1.4 Updated Planning Strategy 2.0 Scope of Services for Development via Part 5 Development without Consent (REF Process)
Project Timeframe	Desktop Due Diligence within 4 weeks of Letter of Award. PAPS within 10 weeks of Letter of Award.
Insurances	The Contractor must maintain the following minimum insurances: • Professional Indemnity Insurance (minimum cover of $ 10 m) • Public Liability Insurance (minimum cover of $ 20 m) • Workers Compensation.
WHS Requirements	The Contractor must ensure compliance with the NSW Work Health & Safety Act 2011 and the Work Health & Safety Regulations 2017. These documents are available at https://www.safework.nsw.gov.au/legal-obligations/legislation
Standards of Behaviour	Schools Infrastructure (SINSW) is part of NSW Department of Education. SINSW has a major role in the delivery of NSW Government procurement including goods and services. To do our job well we rely on business partners and suppliers. Just as SINSW expects its staff to behave ethically and comply with the SINSW Code of Ethical Conduct we expect high standards of behaviour from suppliers and individuals that do business with us as outlined in the Department of Education's Statement of Business Ethics.

Part C – Tender Response Schedules

RFT Number	SINSW07745/25
Title	Oran Park Primary SCG Capacity Upgrade – Town Planning
Closing Time & Date	Refer to 'Part A – Conditions of Tendering'

1 Tenderer Identification

1.1 ORGANISATION Provide the following information to identify the legal entity submitting the tender.			
Company Name	Gyde Consulting Pty Ltd		
Trading Name (if different)	Gyde Consulting Pty Ltd		
Registered Office Address	Level 6, 20 Sussex Street, Sydney NSW 2000		
Site Address	Level 6, 20 Sussex Street, Sydney NSW 2000		
Postal Address	Level 6, 20 Sussex Street, Sydney NSW 2000		
ABN	53 133 501 774	**ACN**	133 501 774
1.2 TENDERER CONTACT DETAILS Provide details for the representative of the tenderer who may be contacted for queries or clarifications in relation to the RFT.			
Name	Mel Krzus	**Position**	0466 877 730
Telephone	0466 877 730	**Email**	melk@gyde.com.au
1.3 PARTNERSHIP INFORMATION (IF APPLICABLE)			
Is the Tenderer a Partnership?	☐ Yes, provide a list of the partners and details of the financial arrangements below ☒ No, skip to section 1.4		
Lead Partner (if applicable)	N/A		
Other Partners	N/A		
Financial Arrangements	N/A		

1.4 SUSTAINABLE PROCUREMENT	
Is your company a registered and recognised Aboriginal Business? An Aboriginal owned business is one that is registered and recognised by an appropriate registration entity, such as the NSW Indigenous Chamber of Commerce, Supply Nation, or an entity representing Aboriginal owned businesses in another State or Territory that is a member of the First Australians Chamber of Commerce and Industry.	☐ Yes, evidence attached ☒ No
Is your company an approved Australian Disability Enterprise (ADE)? ADEs are commercial businesses that provide employment for people with a disability. Information about the ADEs can be found in a register, created through an order made by the Minister for Disability Services and maintained on the National Disability Services website.	☐ Yes ☒ No
How many full time equivalent (FTE) employees does your company have? Note: For FTE count, you must include parent companies and subsidiaries	☐ 1-19 ☒ 20 - 199 ☐ > 200

2 Supporting Information

2.1 REFEREES Provide details of two referees who may be contacted to provide confirmation of the claims made in the Tender.		
	Referee 1	**Referee 2**
Organisation Name	Department of Education	Department of Education
Contact Person	Helen Mulcahy	Sarah Kelly

Position	Senior Manager Early Education and Part 5	Director – Planning Assessment Team
Telephone	0437 184 280	0490 125 237
Email	Helen.Mulcahy@det.nsw.edu.au	Sarah.Kelly97@det.nsw.edu.au

2.2 INSURANCE

Provide details of insurance policies held. If your insurance doesn't meet the minimum limits, please confirm whether you will obtain the necessary insurances prior to any contract being awarded.

Please attach the Certificates of Currency to your tender response.

	Public Liability	**Professional Indemnity**	**Workers Compensation**
Insurer	Hollard Commercial Insurance	Insurance Lab Pty Ltd	iCare Workers Insurance
Policy Number	GA701519569BUSP	P0017098PI2024AU4	106607701
Expiry Date	31/10/2025	24/10/2025	30/06/2026
Value	$20,000,000 (excluding additional benefits)	Limit of Indemnity - $10,000,000 Aggregate limit of indemnity - $30,000,000	$8,798,889.00

2.3 SUB-CONTRACTORS

Provide details of proposed sub-contractors. Add additional rows by hovering over the row and clicking the + on the right.

Name of sub-contractor	**Details of goods and/or services to be provided by the sub-contractor**
N/A	N/A

2.4 CONFLICTS OF INTEREST

Refer to clause 16 of the Conditions of Tendering. Provide details of any actual, perceived or potential conflicts of interest involving the Tenderer or its personnel.

Details of any conflicts of interest	Based on the scope of service associated with this RFT, we do not anticipate any conflict of interests.

2.5 COMPLIANCE WITH THE RFT

If the Tenderer does not agree to a particular clause or clauses with the RFT documents or addenda, specify in the table below, including the document, clause number and (if applicable) preferred wording for that clause. SINSW reserves the right to reject any Tender where the Tenderer does not agree, or substantially agree, to the RFT.

Document	**Clause**	**Reasons for not agreeing and, if applicable, preferred wording**
The Services Version 1.2 Town Planning Services	N/A	We have expanded on Section 1 of 'The Services – Town Planning Services' document, to outline additional tasks and assumptions required, based on our experience and understanding of DoE projects of this type and scale.

3 Response to Evaluation Criteria

3.1 CAPABILITY

Provide a description of the capability of your organisation and the individuals nominated in relation to the required services.

Gyde Consulting (Gyde) has curated a team of planning professionals that understand the opportunities and challenges associated with the delivery of educational projects of this type and scale. We bring to the table considerable expertise and a nuanced appreciation of the way in which DoE operates and works, following many years of providing our statutory, strategic and social planning services to the organisation.

Gyde's extensive statutory planning experience will enable the subject project to be delivered in a timely manner, ensuring the requirements of DoE (and relevant stakeholders) are all met, and to the highest standard. Our team includes a highly experienced planning director, who brings tailored experience in DoE projects to the table.

Gyde has a strong understanding of the Part 5 reforms that have allowed a development without consent (REF) pathway to be made available for the majority of school infrastructure projects. Gyde is actively working on many DoE projects which are at various stages of the project lifecycle, from project kick off and due diligence phases (Emerald Hills Public School, and Southwest School for Special Purposes), to the preparation of REFs for assessment by the DoE team (Bomaderry High School, Lismore South Public School, Richmond River High Campus), to a number of recent approvals (Medowie High School, Leppington Public School, Leppington High School, Austral Public School, Cammeray Public School, Dundas Public School).

Mel was personally involved in the 'Self-Assessment Education and Guide Review' project for DoE which involved an overall review of Part 5 legislation, DPHI guidelines, and the preparation and presentation of an Education and Training Package. Gyde is across the complexities of the new processes, the guidelines the DoE have implemented, and what this means in the context of delivering this project to DoE expectations. Gyde is consistently working on school projects in such a manner that means we are efficient, well informed, and up to date on key SI processes and approaches.

Our planning director (Mel) will be supported by necessary experienced statutory professionals who have demonstrated experience in the delivery of regional projects, educational projects, and projects that require a considerable amount of government (local and State) input. Critical to the successful delivery of these projects will be early and meaningful engagement with all stakeholders, and particularly, Council, TfNSW and the SES.

Gyde will work in a collaborative manner with the DoE project directors, statutory planning, and communication teams, as well as the broader project consultant teams for the site, to deliver successful outcomes for the delivery of the project.

Mel Krzus

Project Role:

Mel Krzus (Director) actively provides quality assurance, project direction, and program management for all DoE projects. She will be lead project director and will provide technical guidance and day-to-day management of the project.

Qualifications

- Registered Environmental Assessment Practitioner (PIA)
- Master of Planning, University of New South Wales (2009)
- Bachelor of Liberal Studies, Sydney University (2007)

Mel is a qualified town planner with over 15 years' practical experience in the application of Federal, State and Local government policies and legislation in a broad spectrum of developments including commercial, residential, aged care and social infrastructure (schools, hospitals, and community facilities).

Mel also offers extensive experience in strategic and statutory planning and has a particular interest, and considerable experience in the preparation of complex State Significant Development and Infrastructure Applications and the management of the competitive design process. Mel consistently strives to achieve positive and innovative outcomes for Clients.

Specifically relevant to the subject RFT, Mel is currently, and has been, the lead planning director (and REAP) at Gyde on a range of educational projects, including, the approved new primary school at Edmondson Park (SSDA), approved new high school in Edmondson Park (SSDA), the approved childcare centre in Edmondson Park (DA), the approved upgrade at Neutral Bay Public School (DA), the approved upgrade to North Sydney Public School (SSDA) and the approved upgrade at Picnic Point High School (PAPS report and checklist for Complying Development). Mel is also currently leading the preparation of REFs for the rebuild of the Richmond River and Lismore South schools as part of the flood recovery of Lismore, and has successfully led a number of schools to approval, including the new high school in Medowie, upgrades to Cammeray Public School, Bomaderry High School, and Dundas Public School.

There are a range of other projects Mel has been the key project director (planning) on including preparation of planning due diligence advice and planning approvals pathway strategies for sites in Wilton, Leppington and Austral, preparation of planning due diligence advice for hundreds of existing primary school sites for the universal pre-K program and new and existing schools in the SWGA. Mel has also led the delivery of planning approvals advice for Merici College in Braddon (ACT) and has delivered many DAs for the staged development of John Colet School in Belrose over the past 15 years.

Mel was involved in the 'Self-Assessment Education and Guide Review' project for DoE which largely involved an overall review of Part 5 legislation, DPHI guidelines, and the preparation and presentation of an Education and Training Package.

Mel has a strong demonstrated understanding of the requirements of DoE and key matters, issues and risks that need to be considered for school projects.

Lucy Hammond

Project Role:

Lucy Hammond (Associate) will work on the daily operation of the project and preparation of Gyde's deliverables.

Qualifications:

- Master of Planning and Sustainable Development, University College Cork, Ireland (2020)
- Bachelor of Arts (Geography, Sociology and Politics) University of Galway, Ireland (2018)

Lucy is a qualified town planner with four years' experience within the private sector in both Ireland, and NSW, following her relocation to Sydney in March 2023. She is a Member of PIA and sits on the PIA NSW Emerging Planners Committee for 2025.

Lucy has a broad range of experience in statutory planning and project management of multi-disciplinary teams, in both Development Applications and State Significant Development Applications.

Lucy works primarily in large scale residential, mixed-use, shop-top housing, and educational establishments projects. Her organisational skills and proactive management of projects helps to achieve the project objective and ensures the client's expectations are met.

Specifically relevant to the subject RFT, Lucy is a member of the project team for the rebuild of Richmond River High Campus, involving the preparation of due diligence, a planning approval pathway strategy report, and a SEARs scoping report (when SSDA), and is currently preparing the REF. She was also member of the project team for the new Medowie Public School, involving a peer review of the due diligence, preparation of a SEARs scoping report (when SSDA), and has since involved the preparation of a REF which has recently been approved. She is also a member of the project team for Emerald Hills Public School and the Southwest School for Special Purposes, which are both in the earlier stages of the project.

As part of the SWGA North Primary & SWGA North Secondary, Lucy prepared due diligences for Casula, Thirteenth Avenue – Austral, and Emerald Hills.

3.2 CAPACITY

Confirm your team's capacity and how it aligns to being able to provide the services within the required timeframe.

We have selected our proposed project team to ensure the successful and timely delivery of the scope of works required for the Oran Park Primary SCG Capacity Upgrade. As part of preparation of this RFT we note that a detailed program was not provided, however, we can confirm that our project team have the upcoming capacity to work on this project as required. We note that the desktop due diligence will be required to be prepared within 4 weeks of engagement and a PAPS within 10 weeks of engagement. These timeframes are reasonable, subject to receiving the requisite information required to complete our investigations and reporting.

Our team will be led by Mel Krzus who's current role at Gyde involves the overall program management of all DoE projects. For this project Mel will provide oversight for continuity and quality assurance of all Gyde outputs. She will oversee the project on a daily basis and will have significant involvement in the management of the project and providing technical guidance to DoE. Lucy Hammond has also been selected for the team, given her involvement in the delivery of new schools including Medowie HS, Richmond River HC, Emerald Hills PS, and the Southwest School for Special Purposes.

Our considerable experience in educational, and large scale, projects under Part 5 (REF) will ensure that the project is delivered to the highest standard of quality and therefore, will assist in mitigating risks of delay throughout the assessment process, as far as practicably possible. Our past experience has clearly shown us that in every circumstance, more considered, and detailed work upfront (i.e., prior to completion or approval), will ensure that the assessment timeframe following is as expeditious as possible.

Based on the reasonable assumptions made in our response, we consider that our key staffing proposed will ensure sufficient resourcing to the deliver the services required. However, Gyde is a company comprising 50 professional planning staff. All staff are suitably qualified and capable to assist in the delivery of this project, should unforeseen circumstances arise where a change in staff is required, or the additional capacity be required to meet DoE's program. Currently, we have upwards of 20 team members working on DoE projects at various stages.

We have several other Executive Directors, Directors and other senior personnel within the team that have provided advice and prepared applications for DoE over the years, as well as for our private educational Clients. Our size and experience provide us with the best of both worlds. Firstly, we are large enough to enable us to be agile, to respond to the needs of the project and Client, that may change over the course of the programme. Yet, we remain a bespoke service provider, that provides personalised service and single points of contact for continuity and consistency.

3.3 PRICE	
Has the separate Price Schedule been completed? Please ensure it is attached separately as a .xlsx file.	☒ Yes ☐ No

4 Tenderer's Declaration

By submitting this Tender, the tenderer affirms that this is its Tender for the provision of the requirement as described in the RFT, at the prices set out in the Tender and in accordance with the Conditions of Tendering except as otherwise expressly stated in the Tender.

4.1 DECLARATION To be completed by an authorised representative of the Tenderer.	
Name	Mel Krzus
Position	Director
Date	23/07/25

The Services – Town Planning Services

1 Statutory Planning Due Diligence (Applies to All Pathways)

Item	Description	Gyde Additions and Assumptions
1.1	**Desktop Due Diligence**	
a)	Undertake one (1) detailed site inspection and / or a desktop site assessment and evaluation.	
b)	Discuss with the Principal's Authorised Representative (or delegate) the proposed project and establish clear lines of communication. The draft Master Plans and/or Concept Plans for a project must be inspected by the person(s) managing and writing the Planning Approval Pathway Strategy.	Assume 1 x review of masterplans and/or concept plans prior to writing the PAPS.
c)	Review and comment on draft sets of architectural plans and provide advice on the planning implications of the proposed designs.	Review of 2 x draft sets of architectural plans. Advice to be provided via email.
d)	Meet with the Principal and Project Manager to determine an outline strategy for obtaining any necessary planning approvals.	Assume 1 meeting attended, online
e)	Attend monthly meetings with the project team, including SINSW, the Project Manager and Project Architects. Meetings will occur via teleconference or video conference unless otherwise required.	Based on likely project timeline, our fee assumes up to 6 meetings.
f)	Review all relevant planning controls and legislation and provide commentary as to the implications for the project and its compliance with those controls / legislation.	1 review assumed and assumes no legislative change throughout the duration of the project.
g)	Review of preliminary Master Plan and identify elements of risk in design and/or environmental impact and provide formal advice to SINSW in this regard.	1 review assumed.
h)	Review background information, property and asset reports or other relevant information provided by School Infrastructure NSW (SINSW).	1 consolidated package of documentation is to be provided by DoE.
i)	Carry out GIPA application (if required) and review, including liaising with the relevant local authority (council) / Major Project Register / Sydney District and Regional Planning Panels to obtain any historic records of existing conditions of development consent relating to the subdivision / previous development of the land.	Assumes results of GIPA can be provided to Gyde (from Council) electronically. Whilst unlikely, if travel to Council is required, we reserve the right to request a fee variation for our time to travel and attend Council to view the relevant files.
j)	Obtain and review Section 10.7 (2&5) Planning Certificate(s).	Cost of the certificates to be charged as a disbursement.
k)	Provide preliminary statutory planning due diligence advice.	
l)	Present preliminary Due Diligence to SINSW Statutory Planning	Assumes online meeting.
m)	Submit formal Due Diligence correspondence to Stat Planning for one (1) review and amend as required.	DD checklist will be updated incorporating 1 set of consolidated comments from client.

n)	Present final Due Diligence Report to Project Team	Assumes online meeting.
1.2	**Authority Consultation**	
a)	Local Council: Arrange and attend four (4) meetings as and when required via videoconference or teleconference with the relevant Council, including discussions and correspondence before and after the meeting.	
b)	TfNSW: Attend four (4) meetings as and when required with TfNSW via videoconference or teleconference.	
c)	Provide and incorporate results of consultation or meetings and summarise for inclusion in PAPS.	Assumes formal meeting minutes to be provided to Gyde by Project Manager.
d)	Review existing and accessible information to determine most appropriate planning pathways under the NSW Environmental Planning and Assessment Act 1979, taking into account any construction staging requirements, early works, architectural designs and potential environmental issues;	Will be identified in the PAPS report.
e)	Liaise with any other relevant approval authorities and state agencies such as Sydney Water and adhere to the approval authority's recommendations in order to determine the most efficient and appropriate planning pathway. Allow for five (5) meetings.	
f)	Identify any other Statutory approvals required under NSW legislation.	
g)	Identify any other Statutory approvals required under Commonwealth legislation.	
1.3	**Planning Approvals Pathway Strategy (PAPS)**	
a)	Undertake one (1) Review of the refined concept design.	
b)	Participate in three (3) consultation meetings with SINSW, Project Manager and Project Architect.	Assumes online meetings.
c)	Identify environmental issues and identify relevant Environmental Planning Instruments (EPIs) to be used for planning approval, particularly relying upon the Education SEPP and Infrastructure SEPP.	Note these SEPP as have been repealed – TI SEPP is the current EPI.
d)	Provide a draft Planning Approval Pathway Strategy (PAPS) for review by the Principal's Authorised Representative in MS Word format using SINSW PAP Strategy template.	PAPS report will be updated and finalised incorporating 1 set of consolidated comments from SINSW. A program for all necessary communications, submissions, and approvals will be provided to Gyde on an indicative basis, based on our experience. This is due to many factors beyond our control that may impact timeframes.
e)	Draft copies of reports are to be clearly watermarked 'draft' including approval pathway options	
f)	Identify time implications associated with the various options.	
g)	Provide a narrative where relevant on the implications of various design options and statutory approval requirements.	

h)	The Consultant to sign and date the Final Planning Approval Pathway Strategy for review by SINSW.	
i)	Provide final PAPS addressing any SINSW comments.	
j)	The PAPS is to provide content and program for all necessary communications, submissions and approvals that are required.	
k)	Allow for one (1) review per updated concept plan (if required), Allow for two updated concept plans.	
l)	Updates to the PAPS Report may be required as project needs evolve or details are confirmed. Allow for two (2) updates. The updates should address any changes in project scope and approach since development of the original PAPS, and identify any early works packages outside the SSDA pathway which may achieve efficiencies in the delivery of the project.	2 additional updates to PAPS based on minor changes and do not contemplate any legislative framework changes.
1.4	**Updated Planning Strategy**	
a)	Allowances for one (1) amendment to the PAPS as the project evolves and/or new information affect approval strategy.	1 further update to PAPS on minor changes and do not contemplate any legislative framework changes or significant changes to the scope of the project.

2 Scope of Services for Development via Part 5 Development without Consent (REF Process)

Item	Description	Gyde Additions and Assumptions
2	**Scope of Services for Development via Part 5 Development without Consent (REF Process)**	
a)	Allow for 2 x Reviews and comment on any technical inputs to accompany the REF application	Assumes maximum of 15 technical reports to be reviewed. Assumes 2 hours per review per report (Total 60 hours).
b)	Prepare REF in accordance with the matters for consideration set out in section 5.5 of the EP&A Act and clause 228 of the EP&A Regulation to ensure that SINSW as the proponent and determining authority examines and takes into account, to the fullest extent possible, all matters affecting or likely to affect the environment by reason of that activity	Quality assurance of draft REF will be carried out by Project Director. Any meetings required during Phase 2 will be captured as part of a monthly meeting in Phase 1.1(e).
*	Fully document the proposed activity	Will be provided in a single chapter in the REF.
*	Describe and assess the potential environmental impacts	Will be provided in a single chapter in the REF.
*	Provide environmental mitigation measures to be implemented to minimise the risk of adverse environmental impacts during both construction and operational phases of the activity (using SINSW standard templates including standard mitigations where available)	Will be provided in a single chapter in the REF.
*	Identify / confirm agencies for consultation	Agencies for consultation will be confirmed following review of consultant's inputs and

		confirmation that no environmental impact will occur. Will be provided in the REF.
c)	Address Submissions including authority referrals as a result of public notification and update REF.	Will involve a review of submissions, a consolidated table/appendix outlining response to submissions, the preparation of an action list, a review of any updated reports or plans responding to submissions. After exhibition, the REF will be updated. Our scope assumes a separate Submissions Report will not be required.
d)	Allow for two reviews of REF prior to finalisation	Assumes no major design changes or substantial rewrite of the REF at this stage.
e)	Allow for 5 hours of additional advice post determination Respond to authority referral comments and community concerns.	

Mel Krzus

Director

Mel has 15 years' experience working in professional consultancy where she has gained vital knowledge in planning policy, statutory planning and project management.

With a broad spectrum of statutory and strategic planning knowledge, Mel is a dynamic town planner who consistently strives to achieve positive and innovative outcomes for her clients.

She has practical experience in the application of Federal, State & Local Government policies and legislation in a broad spectrum of developments including commercial, residential, aged care and social infrastructure (schools, hospitals, and community facilities).

Qualifications

- Bachelor of Liberal Arts, Sydney University (2007)
- Master of Planning, University of New South Wales (2009)

Professional Affiliations

- Registered Planner Environment Assessment Practictioner (REAP)
- Member, Property Council of Australia Planning Committee

Special Competence

- Due diligence & feasibility
- Preparation of strategic land use studies
- Drafting and interpretation of statutory instruments
- Preparation of planning reports (SEEs, Clause 4.6 Variation Requests, Section
- 4.55 Planning Statements, Section 8.2 Review Reports, EISs & REFs)
- Preparation of Planning Proposals
- Expert Witness in the LEC
- Independent Chair for public hearings
- Independent assessment &/or review of development applications and Part 5 Review of Environment Factors reports
- Management of competitive design processes
- Project management

Professional Experience

- Director, Gyde Consulting (2021-present)
- Director, City Plan Strategy & Development (2019-2021)
- Associate Director City Plan Strategy & Development (2018-2020)
  Senior Associate City Plan Strategy & Development (2015-2017)
- Senior Planner City Plan Strategy & Development (2012-2014)
- Planner City Plan Strategy & Development (2009-2011)(

Recent Projects

- Strategic planning feasibility advice regarding the development potential regarding a range of sites in Mollymook and Batehaven.
- Independent chair of a public hearing into reclassification of land in Leeton.
- Preparation of the Architectural Design Competition Brief template & Jury Report template for the City of Parramatta Council
- Management of the competitive design process for the Parramatta Aquatic Leisure Centre & other sites in Parramatta & City of Sydney LGA
- State Significant DAs for public & private hospitals in metro Sydney and regional NSW
- State Significant DAs for public schools, both new and upgraded, in metro Sydney and regional NSW
- REFs for "development without consent" (Part 4) activities for City of Sydney Council, Health Infrastructure, School Infrastructure NSW, the NSW Department of Ageing, Disability & Home Care
- DAs (including vertical village, staged DAs) and subsequent modification applications for seniors living developments in Leichhardt, Normanhurst, Westmead, Oran Park, Orange, Bateau Bay
- DA for a shop-top housing development in Epping Town Centre comprising 3 towers up to 72m in height
- Staged DAs for a multi-residential flat building development in Lane Cove, bulky goods and leisure precinct in Gledswood Hills, Bowden Brae Village redevelopment & John Colet School in Belrose
- Staged DA for the redevelopment of part of the Carter Street Precinct in Lidcombe comprising multiple, residential & mixed-use buildings, new road network & public & private open space
- EIA Reports for various NSW Department of Housing developments.

Lucy Hammond

Associate

Lucy is a qualified and driven young planner with broad experience of statutory planning across a wide variety of sectors and project types.

Lucy proactively manages planning projects, helping to achieve the project objective and client expectations.

Qualifications

- Master of Planning and Sustainable Development, University College of Cork, Ireland (2020)
- Bachelor of Arts (Geography, Sociology and Politics) University of Galway, Ireland (2018)

Professional Affiliations

- Affiliate Member, Plannning Institute of Australia
- PIA NSW Emerging Planners Committee Member, 2025
- Member, Irish Planning Institute

Special Competence

- Key team member in the design development, report and document preparation, and lodgement of development applications, including SSDA's.
- Carrying out of due diligence, site appraisals and development potential reports.
- Project management of multidisciplinary teams and liaising with client representatives to progress projects effectively.
- Stakeholder engagement including preparation for, and attendance at local authority pre planning meetings.

Professional Experience

- Associate, Gyde Consulting (July 2025 – present)
- Senior Project Planner, Gyde Consulting (July 2024 – July 2025)
- Project Planner, Gyde Consulting (May 2023 – June 2024)
- Planning Consultant, McCutcheon Halley Chartered Planning Consultants (August 2022 – February 2023)
- Graduate Planner, McCarthy Keville O'Sullivan (October 2020 – April 2021)
- Planner, McCarthy Keville O'Sullivan (April 2021 – February 2022)

Recent Projects

- Preparation and management of SEE, Clause 4.6 variation request, and 3 x RFI's for shop-top housing development of 37-storeys in Rhodes, with subsequent approval granted.
- Project management of project team for concept shop-top housing DA in Fairfield, including preparation of SEE.
- Multiple REFs for "development without consent" (Part 5) activities for the Department of Parliamentary Services upgrades to NSW electorate offices and the Parliament House.
- Multiple due diligence assessments for SINSW in the South West Growth Area and Aerotropolis.
- Team member of SINSW projects including the Northern Rivers Flood Recovery Richmond River High Campus Redevelopment and the New High School for Medowie.
- Planning analysis report for the future site in Aerotropolis, and project team member in the design development of concept mixed-use SSDA.
- Preparation and management of 3 x billboard renewal applications to the DPHI, with subsequent approvals granted.
- 3 x 4.55 modification statements for seniors' independent living development in Lane Cove.

Insurance Lab Pty Ltd ABN 40 657 017 260

Suite 5, 856-860 Doncaster Road
Doncaster East VIC 3109

insurancelab.com.au

Authorised representative (no. 001295350) of
EBN Holdings Pty Ltd AFSL 518220

CERTIFICATE OF CURRENCY

Date: 23/10/2024

Policy Number: P0017098PI2024AU4

Account Broker: Darren Pavic

e: darrenp@insurancelab.com.au

p: 03 9059 4001

We confirm in our capacity as insurance brokers to the Insured that the under mentioned insurance is current as at the date of this certificate.

Insured:	Gyde Consulting Pty Ltd City Plan Strategy & Development Pty Ltd
Class of Insurance:	Professional Indemnity
Insurer:	Certain Underwriters at Lloyd's via Arch Underwriting at Lloyd's (Australia) Pty Ltd
Period of insurance:	24 October 2024 to 24 October 2025
Profession/business:	Town Planning Consultants including Expert Planning Evidence for Environmental Planning Appeals
Limit of Indemnity:	$10,000,000 any one claim subject to two reinstatements, therefore the aggregate limit for all claims under the policy is $30,000,000
Limit type:	Legal costs paid in addition to limit
Retroactive date:	Unlimited
Policy wording:	Arch Insurance Engineers and Architects Civil Liability Policy Wording ARCHEAPI2023

Important notes:

- *This certificate is a summary of cover only. Please refer to the policy wording(s) and schedule(s) for full policy terms and conditions.*
- *We do not guarantee that that the insurance outlined in this certificate will remain in force as the policy can be amended or cancelled by either party to the insurance contract, in accordance with the terms of the policy and the Insurance Contract Act (Cth).*
- *This certificate does not represent an insurance contract or amend, extend or alter the policy*

Business Insurance
Certificate of Currency

Policy Number: GA701519569BUSP

Certificate Date
23 October, 2024

Hollard Commercial Insurance
Level 12, 465 Victoria Ave
Chatswood NSW 2067
T 1300 306 226

Insurer
The Hollard Insurance Company Pty Ltd

Important Information
This Certificate of Currency is issued as a matter of information only and confers no rights upon the certificate holder.

Period of Cover
31/10/2024 to 31/10/2025 at 4pm

Insured

Insured Name	GYDE Consulting Pty Ltd
ABN	58 133 501 774
Address	Level 6 120 Sussex Street SYDNEY, NSW, 2000

Policy Wording
HCi Steadfast Client Trading Platform Business Insurance Policy Wording HCi SCTP BI 012022 Effective Date 1 January 2022

Situation Details

Situation: Level 6 120 Sussex Street SYDNEY NSW 2000 (Principal)

Business Details

Selected Occupation	Town Planning Service
Business Description	Town Planning Consultants including Expert Planning Evidence for Environmental Planning Appeals and Mediation, Heritage Consultants, Archaeological Consultants and Landscape Architects

Interested Parties
No Interested Parties noted

Public and Products Liability cover section

	Limit of liability
General Liability and Products Liability	$ 20,000,000

Additional benefit

Property in Your physical or legal control	$ 250,000

Geographical Limit: means:
a) anywhere in the World except North America;
b) North America but only with respect to:
- i) overseas business visits by any of Your directors, partners, officers, executives or Employees, who are non-resident in North America but not where they perform manual work in North America;
- ii) Products exported to North America without Your knowledge.

Policy Number: GA701519569BUSP

LIMITS OF LIABILITY
a) for General Liability the limit of liability specified in the Policy Schedule represents the maximum amount which We shall be liable to pay in respect of any one claim or series of claims arising out of any one Occurrence;
b) for Products Liability the limit of liability specified in the Policy Schedule represents the maximum amount which We shall be liable to pay in respect of any one claim or series of claims, and in the aggregate during any one Period of Insurance.

Situation Details

Situation: Level 2 21 Bolton Street NEWCASTLE NSW 2300

Business Details

Selected Occupation	Town Planning Service
Business Description	Town Planning Consultants including Expert Planning Evidence for Environmental Planning Appeals and Mediation, Heritage Consultants, Archaeological Consultants and Landscape Architects

Interested Parties

No Interested Parties noted

Public and Products Liability cover section

	Limit of liability
General Liability and Products Liability	$ 20,000,000

Additional benefit

Property in Your physical or legal control	$ 250,000

Geographical Limit: means:
a) anywhere in the World except North America;
b) North America but only with respect to:
- i) overseas business visits by any of Your directors, partners, officers, executives or Employees, who are non-resident in North America but not where they perform manual work in North America;
- ii) Products exported to North America without Your knowledge.

LIMITS OF LIABILITY
a) for General Liability the limit of liability specified in the Policy Schedule represents the maximum amount which We shall be liable to pay in respect of any one claim or series of claims arising out of any one Occurrence;
b) for Products Liability the limit of liability specified in the Policy Schedule represents the maximum amount which We shall be liable to pay in respect of any one claim or series of claims, and in the aggregate during any one Period of Insurance.

icare™ | Workers Insurance

Certificate of Currency

Issue date:
23/06/2025

Thirza Bean
GYDE CONSULTING PTY LIMITED
PO Box Q369
QUEEN VICTORIA BUILDING NSW 1230

Statement of coverage

The following policy of insurance covers the full amount of the employer's liability under the *Workers Compensation Act 1987 (NSW).*

Employer name:	Policy number:	Valid[1]:
GYDE CONSULTING PTY LIMITED	106607701	30/06/2025 - 30/06/2026

Business name:	ABN:	ACN:
Gyde Consulting	58 133 501 774	133 501 774

Claims Service Provider:

EML

Industry classification number (WIC)[2]	Number of workers[3]	Wages/units[4]
782100 Architectural Services	53	$8,798,889.00

1. Coverage starts from the time the policy was incepted by the Employer or their Authorised Representative on the first day of cover.
2. The policy covers all workers employed by the entity named on this certificate while undertaking its primary business activity or any other activities ancillary to its primary business activity as required.
3. Number of workers includes contractors/deemed workers.
4. Total wages/units estimated for the current period.

Important information

Principals relying on this certificate should:

- ensure a statement under section 175B of the *Workers Compensation Act 1987 (NSW)* is attached
- ensure proper workers compensation insurance is in place
- compare the number of workers on site to the average number of workers estimated
- ensure that the wages are reasonable to cover the labour component of the work being performed
- confirm that the description of the industry/industries noted is appropriate

If the principal contractor has failed to obtain a statement or has accepted a statement where there was reason to believe it was false, they may become liable for any outstanding premium of the sub-contractor.

Did you know that an **excess, equivalent to the first week of compensable payments,** may be payable if notification of a claim is not provided to your insurer within five calendar days of when you became aware of the injury.

Yours faithfully,

Underwriting Operations
icare Workers Insurance

icare™ is the brand of Insurance & Care NSW and acts for the Workers Compensation Nominal Insurer ABN 83 564 379 108

1 Dunoon Road NORTH LISMORE

Our Ref: Cert No. 12090
Your Ref: Lismore - Showground Site

Lodgement Date: 19/03/2024

Lucy Hammond
Gyde Consulting
Level 6 2000

Dear Sir/Madam

APPLICATION FOR PLANNING CERTIFICATE
(S.10.7 of the Environmental Planning and Assessment Act)

LAND: DP 539012 lot 1, 1 Dunoon Road NORTH LISMORE NSW 2480

Reference is made to your recent application for a Planning Certificate in relation to the above land.

A Certificate, pursuant to Section 10.7 of the Environmental Planning and Assessment Act is enclosed. The information it contains is based on Council's records.

This Certificate does not provide advice regarding development consents issued, or proposals received, by Lismore City Council in regard to developments adjoining, or impacting upon, the property subject of this Certificate. For information concerning development applications lodged or consents issued, within the last five years, a separate application will need to be made to Council together with an application fee, as specified in Council's adopted Fees & Charges.

If you are purchasing land in a rural area:

Nothing contained in this Certificate relating to rural zoned land should be construed as inferring that the land possesses a Dwelling Entitlement. The existence of Dwelling Entitlements can only be ascertained by a search of individual property records, which is outside the scope of a Planning Certificate.

Farming and other rural activities can make noises and smells at any time of the day or night. If you make a complaint about farming activities, please be aware that Council may not take action in response to a complaint because Council values its farmers.

If you require any further information, please contact Council's Partnerships Planning and Engagement Administration team on 66 250 500

Yours faithfully

Sandy Strachan
Development Technical Support Officer
Partnerships Planning and Engagement

Enclosure: Section 10.7 Certificate

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

Certificate No: 12090
Date: 19/03/2024
Applicant Reference: Lismore - Showground Site

Lismore City Council
43 Oliver Avenue, Goonellabah 2480
(PO Box 23A, Lismore 2480)
Ph: 66 250 0500
Fax: 02 6625 0400
council@lismore.nsw.gov.au
www.lismore.nsw.gov.au

Applicant:
Lucy Hammond
Gyde Consulting
Level 6 2000

Owner (as recorded by Council)
Mr C K Murray

Property: **1 Dunoon Road NORTH LISMORE NSW 2480**
Description: **DP 539012 lot 1**
Property No: **3441**
Land Area: **13.4379 Hectares**

INFORMATION PROVIDED PURSUANT TO SECTION 10.7 OF THE ACT.

The information contained in this certificate relates only to the lot described in the certificate.

(1) NAMES OF RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS:

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

Lismore Local Environmental Plan 2012
Lismore Development Control Plan 2012

- *State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development.*
- *State Environmental Planning Policy (Building Sustainability Index BASIX) 2004*
- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*
- *State Environmental Planning Policy (Housing) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Industry and Employment) 2021*
- *State Environmental Planning Policy (Resources and Energy) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Primary Production) 2021*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Regional) 2021*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*

(2) The name of each proposed environmental planning instrument and draft development control plan which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land.

Nil

(3) Subsection (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if-

(a) It has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or

(b) for a proposed environmental planning instrument—the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.

(4) In this section, **proposed environmental planning** means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

(2) ZONING AND LAND USE UNDER RELEVANT PLANNING INSTRUMENTS

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described:

(a) the identity of the zone, whether by reference to
(i) name, such as “Residential Zone” or “Heritage Area”, or
(ii) a number, such as “Zone No. 2(a)

(b) the purposes for which development in the zone
(i) may be carried out without development consent, and
(ii) may not be carried out with development consent, and
(iii) is prohibited

RU1 Primary Production

The following table provides general zoning controls for Zone RU1

1. Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.

- To encourage diversity in primary industry enterprises and systems appropriate for the area.

- To minimise the fragmentation and alienation of resource lands.

- To minimise conflict between land uses within this zone and land uses within adjoining zones.

- To preserve rural resources by ensuring that the viability of rural land is not extinguished by inappropriate development or incompatible uses.

- To enable a range of other uses to occur on rural land providing such uses do not conflict with existing or potential agriculture and do not detract from scenic amenity and character of the rural environment.

2. Permitted without consent

Environmental protection works; extensive agriculture; forestry; home occupations; home occupations (sex services); intensive plant agriculture.

3. Permitted with consent

Airstrips; animal boarding or training establishments; aquaculture; bed and breakfast accommodation; boat launching ramps; boat sheds; building identification signs; business identification signs; camping grounds; caravan parks; cellar door premises; cemeteriies; community facilities; dual occupancies; dwelling houses; eco-tourist facilities; environmental facilities; extractive industries; farm buildings; flood mitigation works; garden centres; helipads; home-based child care; home businesses; home industries; information and education facilities; intensive livestock agriculture; jetties; kiosks; landscaping material supplies; mooring pens; open cut mining; plant nurseries; recreation areas; recreation facilities (outdoor); restaurants or cafes; roads; roadside stalls; rural industries; rural supplies; tourist and visitor accommodation; turf farming; water recreation structures.

4. Prohibited

Backpackers accommodation; hotel or motel accommodation; serviced apartments; any other development not specified in item 2 or 3.

(c) whether additional permitted uses apply to the land

No

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

The development standard fixed for the minimum land dimensions for the erection of a dwelling house in the RU1 – Primary Production and RU2 – Rural Landscape zones is 40ha. There are some limited areas of land identified in accordance with the lot size maps made under the Lismore Local Environmental Plan 2012 where the minimum lot size is identified as 20ha. It is strongly recommended that if the lot size of the subject property is less than 40ha in a RU1 or RU2 zone that a dwelling entitlement search application is lodged with Council for the land, and written confirmation is obtained to ascertain if the subject lot has a dwelling entitlement for the erection of a dwelling house.

(e) whether the land is in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016,

No

(f) whether the land is in a conservation area, however described

No

(g) whether an item of environmental heritage, however described, is located on the land.

No

(3) CONTRIBUTIONS

(1) The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.

Lismore City Council Section 94 Contributions Plan - 2014

The land is affected by Section 7.11 Contributions that may apply under this plan

Lismore City Council Section 94 Contributions Plan North Lismore Plateau – 2013

No

Lismore City Council Development Servicing Plans for Water Supply and Wastewater

The land is affected by Section 64 Contributions Rous Water Development Servicing Plan adopted by Rous Water in April 2009 and came to effect in April 2009.
The land is affected by the Development Servicing Plans for Water Supply and Wastewater adopted by Council on the 8 March, 2016.

Draft Plans

(2) If the land is in a region within the meaning of the Act, Division 7.1, Subdivision 4
(a) the name of the region, and
(b) the name of the Ministerial planning order in which the region is identified

Not applicable to Lismore City Council

(3) If the land is in a special contributions area to which a continued 7.2 determination applies, the name of the area.

Not applicable to Lismore City Council

(4) In this section
Continued 7.23 determination means a 7.23 determination that
(a) has been continued in force by the Act, Schedule 4, Part 1, and
(b) has not been repealed as provided by that part.
Note: The Act, Schedule 4, Part 1 contains other definitions that affect the interpretation of this section.

(4) COMPLYING DEVELOPMENT

(1) If the land is land on which complying development may be carried out under each of the complying development codes under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, because of that Policy, clause 1.17A(1)(c)–(e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.

(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that—
(a) a restriction applies to the land, but it may not apply to all of the land, and
(b) the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

No. A restriction applies to the land but it may not apply to all of the land. Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land

(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

No

(5) EXEMPT DEVELOPMENT

(1) If the land is land on which exempt development may be carried out under each of the exempt development codes under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, because of that Policy, clause 1.16(1)(b1)–(d) or 1.16A.

(2) If exempt development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.

(3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that—
(a) a restriction applies to the land, but it may not apply to all of the land, and
(b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.

No. A restriction applies to the land but it may not apply to all of the land. Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land

(6) AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

(1) Whether the council is aware that: -
(a) an affected building notice is in force in relation to the land, or
(b) a building product rectification order is in force in relation to the land that has not been fully complied with, or
(c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.

(2) In this section: -
affected building notice has the same meaning as in the Building Products (Safety) Act 2017, Part 4.
building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

N/A

(7) LAND RESERVED FOR ACQUISITION

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.

No

(8) ROAD WIDENING AND ROAD REALIGNMENT

Whether the land is affected by any road widening or road realignment under: -
(a) the Roads Act 1993, Part 3, Division 2, or
(b) an environmental planning instrument, or
(c) a resolution of the council.

No

(9) FLOOD RELATED DEVELOPMENT CONTROLS

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

Land identified as being located in the flood planning area and is subject to flood related development controls

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

Land identified as being located between the flood planning area and the probable maximum flood and subject to flood related development controls

(3) In this clause: -
flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Floodplain Development Manual (*ISBN 978-1-923076-17-4*)* published by the NSW Government in June 2023.

probable maximum flood has the same meaning as in the Floodplain Risk Management Manual.

(10) COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

(1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.

(2) In this section: -
adopted policy means a policy adopted: -
(a) by the council, or
(b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

- Landslip

  No

- Tidal Inundation

  No

- Subsidence

  No

- Acid Sulfate Soil

  No

- Lismore Airport Operations

  The subject property is within an Obstacle Limitation Surfaces set for Lismore Airport as defined in the Lismore development Control Plan.
  Development restrictions may apply.

- Erosion

  No

- Private Cemetery/Burial

  No

- Contaminated Land

  No

MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997

Section 59 (2) of the Contaminated Land Management Act 1997 prescribes the following additional matters:

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

No

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

No

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

No

If you require further detail regarding contaminated land, it is recommended that you make specific enquiries with Lismore City Council to understand the implications of this land exclusion regarding the potential for future development or intended use of the land.

A further fee may be charged by Council for detailed or written site/project specific information.

(11) BUSH FIRE PRONE LAND

(1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.

(2) If none of the land is bush fire prone land, a statement to that effect.

The subject land is identified as being in a bushfire prone area - Category 1. Information in relation to building in a bushfire prone area is available on the Rural Fire Service website at www.rfs.nsw.gov.au

The subject land is identified as being in a bushfire prone area - Category 2. Information in relation to building in a bushfire prone area is available on the Rural Fire Service website at www.rfs.nsw.gov.au

The subject land is identified as being in a bushfire prone area - Buffer area. Information in relation to building in a bushfire prone area is available on the Rural Fire Service website at www.rfs.nsw.gov.au

Partial

(12) LOOSE-FILL ASBESTOS INSULATION

If the land includes residential premises, within the meaning of the Home Building Act 1989, Part 8, Division 1A, that are listed on the Register kept under that Division, a statement to that effect.

N/A

(13) MINE SUBSIDENCE

Whether the land is declared to be a mine subsidence district, within the meaning of the Coal Mine Subsidence Compensation Act 2017.

No.

(14) PAPER SUBDIVISION INFORMATION

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

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

(3) Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.

N/A

(15) PROPERTY VEGETATION PLANS

If the land is land in relation to which a property vegetation plan is approved and in force under the Native Vegetation Act 2003, Part 4, a statement to that effect, but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act

No

(16) BIODIVERSITY STEWARDSHIP SITES

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the Biodiversity Conservation Act 2016, Part 5, a statement to that effect, but only if the council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.

Note: Biodiversity stewardship agreements include biobanking agreements under the Threatened Species Conservation Act 1995, Part 7A that are taken to be biodiversity stewardship agreements under the Biodiversity Conservation Act 2016, Part 5

Nil

(17) BIODIVERSITY CERTIFIED LAND

If the land is biodiversity certified land under the Biodiversity Conservation Act 2016, Part 8, a statement to that effect.

Note: Biodiversity certified land includes land certified under the Threatened Species Conservation Act 1995, Part 7AA that is taken to be certified under the Biodiversity Conservation Act 2016, Part 8.

N/A

(18) ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

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

No

(19) ANNUAL CHARGES UNDER THE LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

(1) If the Coastal Management Act 2016 applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the Local Government Act 1993, section 496B, for coastal protection services that relate to existing coastal protection works.

(2) In this section—
existing coastal protection works has the same meaning as in the Local Government Act 1993, section 553B.

Note: Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existed before 1 January 2011.

No

(20) WESTERN SYDNEY AEROTROPOLIS

Not applicable to Lismore City Council

(21) DEVELOPMENT CONSENT CONDITIONS FOR SENIORS HOUSING

If State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

No

(22) SITE COMPATIBILITY CERTIFICATES AND DEVELOPMENT CONSENT CONDITIONS FOR AFFORDABLE RENTAL HOUSING

(1) Whether there is a current site compatibility certificate under State Environmental Planning Policy (Housing) 2021, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate—
(a) the period for which the certificate is current, and
(b) that a copy may be obtained from the Department.

Nil

(2) If State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, section 21(1) or 40(1).

No

(3) Any conditions of a development consent in relation to land that are of a kind referred to in State Environmental Planning Policy (Affordable Rental Housing) 2009, clause 17(1) or 38(1).

No

(4) In this section: -
former site compatibility certificate means a site compatibility certificate issued under State Environmental Planning Policy (Affordable Rental Housing) 2009.

PLANNING AGREEMENTS

Nil

for the General Manager

31 Dunoon Road NORTH LISMORE

Our Ref: Cert No. 12091
Your Ref: Lismore - Showground Site

Lodgement Date: 19/03/2024

Lucy Hammond
Gyde Consulting
Level 6 2000

Dear Sir/Madam

APPLICATION FOR PLANNING CERTIFICATE
(S.10.7 of the Environmental Planning and Assessment Act)

LAND: DP 539012 lot 2, 31 Dunoon Road NORTH LISMORE NSW 2480

Reference is made to your recent application for a Planning Certificate in relation to the above land.

A Certificate, pursuant to Section 10.7 of the Environmental Planning and Assessment Act is enclosed. The information it contains is based on Council's records.

This Certificate does not provide advice regarding development consents issued, or proposals received, by Lismore City Council in regard to developments adjoining, or impacting upon, the property subject of this Certificate. For information concerning development applications lodged or consents issued, within the last five years, a separate application will need to be made to Council together with an application fee, as specified in Council's adopted Fees & Charges.

If you are purchasing land in a rural area:

Nothing contained in this Certificate relating to rural zoned land should be construed as inferring that the land possesses a Dwelling Entitlement. The existence of Dwelling Entitlements can only be ascertained by a search of individual property records, which is outside the scope of a Planning Certificate.

Farming and other rural activities can make noises and smells at any time of the day or night. If you make a complaint about farming activities, please be aware that Council may not take action in response to a complaint because Council values its farmers.

If you require any further information, please contact Council's Partnerships Planning and Engagement Administration team on 66 250 500

Yours faithfully

Sandy Strachan
Development Technical Support Officer
Partnerships Planning and Engagement

Enclosure: Section 10.7 Certificate

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

Certificate No: 12091
Date: 19/03/2024
Applicant Reference: Lismore - Showground Site

Lismore City Council
43 Oliver Avenue, Goonellabah 2480
(PO Box 23A, Lismore 2480)
Ph: 66 250 0500
Fax: 02 6625 0400
council@lismore.nsw.gov.au
www.lismore.nsw.gov.au

Applicant:
Lucy Hammond
Gyde Consulting
Level 6 2000

Owner (as recorded by Council)
Ms F J Murray

Property: **31 Dunoon Road NORTH LISMORE NSW 2480**
Description: **DP 539012 lot 2**
Property No: **3442**
Land Area: **19.6564 Hectares**

INFORMATION PROVIDED PURSUANT TO SECTION 10.7 OF THE ACT.

The information contained in this certificate relates only to the lot described in the certificate.

(1) NAMES OF RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS:

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

Lismore Local Environmental Plan 2012
Lismore Development Control Plan 2012

- *State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development.*
- *State Environmental Planning Policy (Building Sustainability Index BASIX) 2004*
- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*
- *State Environmental Planning Policy (Housing) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Industry and Employment) 2021*
- *State Environmental Planning Policy (Resources and Energy) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Primary Production) 2021*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Regional) 2021*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*

(2) The name of each proposed environmental planning instrument and draft development control plan which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land.

Nil

(3) Subsection (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if-

(a) It has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or

(b) for a proposed environmental planning instrument—the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.

(4) In this section, **proposed environmental planning** means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

(2) ZONING AND LAND USE UNDER RELEVANT PLANNING INSTRUMENTS

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described:

(a) the identity of the zone, whether by reference to
(i) name, such as “Residential Zone” or “Heritage Area”, or
(ii) a number, such as “Zone No. 2(a)

(b) the purposes for which development in the zone
(i) may be carried out without development consent, and
(ii) may not be carried out with development consent, and
(iii) is prohibited

RU1 Primary Production

The following table provides general zoning controls for Zone RU1

1. Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.

- To encourage diversity in primary industry enterprises and systems appropriate for the area.

- To minimise the fragmentation and alienation of resource lands.

- To minimise conflict between land uses within this zone and land uses within adjoining zones.

- To preserve rural resources by ensuring that the viability of rural land is not extinguished by inappropriate development or incompatible uses.

- To enable a range of other uses to occur on rural land providing such uses do not conflict with existing or potential agriculture and do not detract from scenic amenity and character of the rural environment.

2. Permitted without consent

Environmental protection works; extensive agriculture; forestry; home occupations; home occupations (sex services); intensive plant agriculture.

3. Permitted with consent

Airstrips; animal boarding or training establishments; aquaculture; bed and breakfast accommodation; boat launching ramps; boat sheds; building identification signs; business identification signs; camping grounds; caravan parks; cellar door premises; cemeteriies; community facilities; dual occupancies; dwelling houses; eco-tourist facilities; environmental facilities; extractive industries; farm buildings; flood mitigation works; garden centres; helipads; home-based child care; home businesses; home industries; information and education facilities; intensive livestock agriculture; jetties; kiosks; landscaping material supplies; mooring pens; open cut mining; plant nurseries; recreation areas; recreation facilities (outdoor); restaurants or cafes; roads; roadside stalls; rural industries; rural supplies; tourist and visitor accommodation; turf farming; water recreation structures.

4. Prohibited

Backpackers accommodation; hotel or motel accommodation; serviced apartments; any other development not specified in item 2 or 3.

(c) whether additional permitted uses apply to the land

No

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

The development standard fixed for the minimum land dimensions for the erection of a dwelling house in the RU1 – Primary Production and RU2 – Rural Landscape zones is 40ha. There are some limited areas of land identified in accordance with the lot size maps made under the Lismore Local Environmental Plan 2012 where the minimum lot size is identified as 20ha. It is strongly recommended that if the lot size of the subject property is less than 40ha in a RU1 or RU2 zone that a dwelling entitlement search application is lodged with Council for the land, and written confirmation is obtained to ascertain if the subject lot has a dwelling entitlement for the erection of a dwelling house.

(e) whether the land is in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016,

No

(f) whether the land is in a conservation area, however described

No

(g) whether an item of environmental heritage, however described, is located on the land.

No

(3) CONTRIBUTIONS

(1) The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.

Lismore City Council Section 94 Contributions Plan - 2014

The land is affected by Section 7.11 Contributions that may apply under this plan

Lismore City Council Section 94 Contributions Plan North Lismore Plateau – 2013

No

Lismore City Council Development Servicing Plans for Water Supply and Wastewater

The land is affected by Section 64 Contributions Rous Water Development Servicing Plan adopted by Rous Water in April 2009 and came to effect in April 2009.
The land is affected by the Development Servicing Plans for Water Supply and Wastewater adopted by Council on the 8 March, 2016.

Draft Plans

(2) If the land is in a region within the meaning of the Act, Division 7.1, Subdivision 4
(a) the name of the region, and
(b) the name of the Ministerial planning order in which the region is identified

Not applicable to Lismore City Council

(3) If the land is in a special contributions area to which a continued 7.2 determination applies, the name of the area.

Not applicable to Lismore City Council

(4) In this section
Continued 7.23 determination means a 7.23 determination that
(a) has been continued in force by the Act, Schedule 4, Part 1, and
(b) has not been repealed as provided by that part.
Note: The Act, Schedule 4, Part 1 contains other definitions that affect the interpretation of this section.

(4) COMPLYING DEVELOPMENT

(1) If the land is land on which complying development may be carried out under each of the complying development codes under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, because of that Policy, clause 1.17A(1)(c)–(e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.

(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that—
(a) a restriction applies to the land, but it may not apply to all of the land, and
(b) the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

No. A restriction applies to the land but it may not apply to all of the land. Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land

(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

No

(5) EXEMPT DEVELOPMENT

(1) If the land is land on which exempt development may be carried out under each of the exempt development codes under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, because of that Policy, clause 1.16(1)(b1)–(d) or 1.16A.

(2) If exempt development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.

(3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that—
(a) a restriction applies to the land, but it may not apply to all of the land, and
(b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.

No. A restriction applies to the land but it may not apply to all of the land. Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land

(6) AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

(1) Whether the council is aware that: -
(a) an affected building notice is in force in relation to the land, or
(b) a building product rectification order is in force in relation to the land that has not been fully complied with, or
(c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.

(2) In this section: -
affected building notice has the same meaning as in the Building Products (Safety) Act 2017, Part 4.
building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

N/A

(7) LAND RESERVED FOR ACQUISITION

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.

No

(8) ROAD WIDENING AND ROAD REALIGNMENT

Whether the land is affected by any road widening or road realignment under: -
(a) the Roads Act 1993, Part 3, Division 2, or
(b) an environmental planning instrument, or
(c) a resolution of the council.

No

(9) FLOOD RELATED DEVELOPMENT CONTROLS

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

Land identified as being located in the flood planning area and is subject to flood related development controls

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

Land identified as being located between the flood planning area and the probable maximum flood and subject to flood related development controls

(3) In this clause: -
flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Floodplain Development Manual (*ISBN 978-1-923076-17-4*)* published by the NSW Government in June 2023.

probable maximum flood has the same meaning as in the Floodplain Risk Management Manual.

(10) COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

(1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.

(2) In this section: -
adopted policy means a policy adopted: -
(a) by the council, or
(b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

- Landslip

  No

- Tidal Inundation

  No

- Subsidence

  No

- Acid Sulfate Soil

  No

- Lismore Airport Operations

  The subject property is within an Obstacle Limitation Surfaces set for Lismore Airport as defined in the Lismore development Control Plan.
  Development restrictions may apply.

- Erosion

  No

- Private Cemetery/Burial

  No

- Contaminated Land

  No

MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997

Section 59 (2) of the Contaminated Land Management Act 1997 prescribes the following additional matters:

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

No

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

No

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

No

If you require further detail regarding contaminated land, it is recommended that you make specific enquiries with Lismore City Council to understand the implications of this land exclusion regarding the potential for future development or intended use of the land.

A further fee may be charged by Council for detailed or written site/project specific information.

(11) BUSH FIRE PRONE LAND

(1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.

(2) If none of the land is bush fire prone land, a statement to that effect.

The subject land is identified as being in a bushfire prone area - Category 1. Information in relation to building in a bushfire prone area is available on the Rural Fire Service website at www.rfs.nsw.gov.au

The subject land is identified as being in a bushfire prone area - Category 2. Information in relation to building in a bushfire prone area is available on the Rural Fire Service website at www.rfs.nsw.gov.au

The subject land is identified as being in a bushfire prone area - Buffer area. Information in relation to building in a bushfire prone area is available on the Rural Fire Service website at www.rfs.nsw.gov.au

Partial

(12) LOOSE-FILL ASBESTOS INSULATION

If the land includes residential premises, within the meaning of the Home Building Act 1989, Part 8, Division 1A, that are listed on the Register kept under that Division, a statement to that effect.

N/A

(13) MINE SUBSIDENCE

Whether the land is declared to be a mine subsidence district, within the meaning of the Coal Mine Subsidence Compensation Act 2017.

No.

(14) PAPER SUBDIVISION INFORMATION

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

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

(3) Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.

N/A

(15) PROPERTY VEGETATION PLANS

If the land is land in relation to which a property vegetation plan is approved and in force under the Native Vegetation Act 2003, Part 4, a statement to that effect, but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act

No

(16) BIODIVERSITY STEWARDSHIP SITES

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the Biodiversity Conservation Act 2016, Part 5, a statement to that effect, but only if the council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.

Note: Biodiversity stewardship agreements include biobanking agreements under the Threatened Species Conservation Act 1995, Part 7A that are taken to be biodiversity stewardship agreements under the Biodiversity Conservation Act 2016, Part 5

Nil

(17) BIODIVERSITY CERTIFIED LAND

If the land is biodiversity certified land under the Biodiversity Conservation Act 2016, Part 8, a statement to that effect.

Note: Biodiversity certified land includes land certified under the Threatened Species Conservation Act 1995, Part 7AA that is taken to be certified under the Biodiversity Conservation Act 2016, Part 8.

N/A

(18) ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

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

No

(19) ANNUAL CHARGES UNDER THE LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

(1) If the Coastal Management Act 2016 applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the Local Government Act 1993, section 496B, for coastal protection services that relate to existing coastal protection works.

(2) In this section—
existing coastal protection works has the same meaning as in the Local Government Act 1993, section 553B.

Note: Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existed before 1 January 2011.

No

(20) WESTERN SYDNEY AEROTROPOLIS

Not applicable to Lismore City Council

(21) DEVELOPMENT CONSENT CONDITIONS FOR SENIORS HOUSING

If State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

No

(22) SITE COMPATIBILITY CERTIFICATES AND DEVELOPMENT CONSENT CONDITIONS FOR AFFORDABLE RENTAL HOUSING

(1) Whether there is a current site compatibility certificate under State Environmental Planning Policy (Housing) 2021, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate—
(a) the period for which the certificate is current, and
(b) that a copy may be obtained from the Department.

Nil

(2) If State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, section 21(1) or 40(1).

No

(3) Any conditions of a development consent in relation to land that are of a kind referred to in State Environmental Planning Policy (Affordable Rental Housing) 2009, clause 17(1) or 38(1).

No

(4) In this section: -
former site compatibility certificate means a site compatibility certificate issued under State Environmental Planning Policy (Affordable Rental Housing) 2009.

PLANNING AGREEMENTS

Nil

for the General Manager