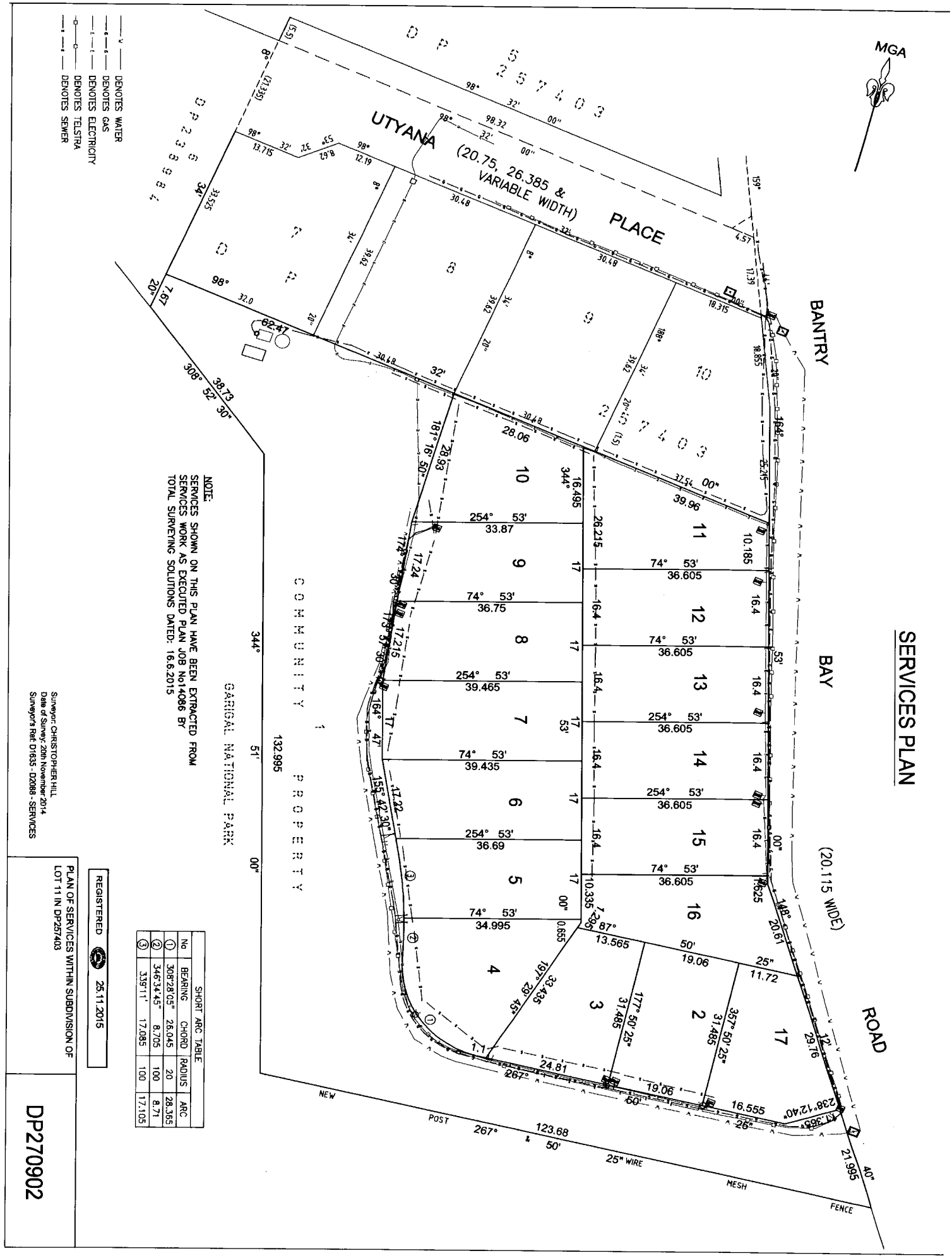
Req:R003031 /Doc:DP 0270902 M /Rev:27-Nov-2015 /Sts:SC.OK /Prt:16-Jan-2016 13:20 /Pgs:ALL /Seq:37 of 38
Ref:Wang 2771-15 /Src:M

SERVICES PLAN



NOTE:
SERVICES SHOWN ON THIS PLAN HAVE BEEN EXTRACTED FROM SERVICES WORK AS EXECUTED PLAN JOB No14086 BY TOTAL SURVEYING SOLUTIONS DATED: 16.6.2015

SHORT ARC TABLE				
No	BEARING	CHORD	RADIUS	ARC
①	308°28'05"	26.045	20	28.365
②	346°34'45"	8.705	100	8.71
③	339°11'	17.085	100	17.105

Surveyor: CHRISTOPHER HILL
Date of Survey: 20th November 2014
Surveyor's Ref: D1635 - D2088 - SERVICES

REGISTERED 25.11.2015

PLAN OF SERVICES WITHIN SUBDIVISION OF LOT 11 IN DP257403

DP270902

ACCESSWAY PLAN

SCHEDULE OF ARCS				
No	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
1	20	28.365	128° 28' 05"	26.045
2	100	8.71	166° 34' 45"	8.705
3	100	17.185	159° 11'	17.085
6	48.48	18.045	253° 37' 50"	17.94
7	30.25	45.985	306° 48' 25"	41.68
8	68.73	29.82	336° 39' 35"	29.585
9	76.26	20.585	336° 49' 50"	20.52
10	7.52	5.65	320° 58' 50"	5.52
11	10.205	30.985	17° 01'	20.385
12	10.345	9.785	309° 32'	9.425

SCHEDULE OF SHORT LINES		
No	BEARING	DISTANCE
13	83°57'	2.085
14	307°27'	5.05
15	307°20'	3.635

MGA

BANTRY BAY ROAD

148°

12'

14.46

40"

7.535

238°12'40"

11.365

CLOSE

25"

50'

61.525

BAYVIEW

267° 47' 20"

60.8

87°

AS

28.93

181° 16' 50"

98° 32'

29.545

(VARIABLE WIDTH)

ACCESSWAY

PRIVATE

13.53

321°25'

5.55

299°16'

KNOWN

9.99

333°02'

AS

7.8

347°15'

BAYVIEW CLOSE

17.095

356° 55'

3.98

32°24'

174° 30'

17.24

173° 57' 30"

17.215

(4.905)

164° 47'

17

155° 42' 30"

17.22

KNOWN

(VARIABLE WIDTH)

ACCESSWAY

OPEN

1

COMMUNITY PROPERTY

DAVIDSON PARK

STATE RECREATIONAL AREA

(32.92)

6

DP238984

APPROVED FORM 38
COMMUNITY LAND DEVELOPMENT ACT

NOTE REGARDING ACCESSWAYS

THIS PLAN ILLUSTRATES, OPEN AND PRIVATE ACCESS WAYS WHICH ARE ASSOCIATION PROPERTY AND ARE NOT PUBLIC ROADS WITHIN THE MEANING OF THE ROADS ACT 1993

Surveyor: CHRISTOPHER HILL
Date of Survey: 1st April 2015
Surveyor's Ref: D1635 - D2088 - ACCESSWAY
Scale: 1:400

REGISTERED 25.11.2015

PLAN OF SUBDIVISION OF LOT 11 IN DP257403

DP270902

0 10 20 30 40 50 60 Table of mm 90 100 110 120 130 140 150

Req:R003031 /Doc:DP 0270902 M /Rev:27-Nov-2015 /Act:50.0K /Prt:16-Jan-2016 13:20 /Pgs:ALL /Seq:38 of 38
Ref:Wang 2771-15 /Src:M

Form: 01T
Release: 6·1

TRANSFER

New South Wales
Real Property Act 1900

AJ174473C

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY Office of State Revenue use only

Office of State Revenue
NSW Treasury
Client No. 112141414 3117
Duty $ 10 Trans No 736717

(A) **TORRENS TITLE** 11/257403

(B) **LODGED BY**

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any	CODES
1W	VIGOR MASTER SUITE 201A 24 THOMAS ST CHATSWOOD 2067 02 94113998 Reference:	T TW

(C) **TRANSFEROR** METROPOLITAN LOCAL ABORIGINAL LAND COUNCIL

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $ 3,000,000.00 and as regards

(E) **ESTATE** the abovementioned land transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED**

(G) Encumbrances (if applicable):

(H) **TRANSFEREE** SEE ANNEXURE "A" FOR THE TRANSFEREE NAMES

(I) **TENANCY:**

DATE

(J) I certify that I am an eligible witness and that an authorised officer of the transferor signed this dealing in my presence. [See note* below].

Signature of witness:

Name of witness:
Address of witness:

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below.

Signature of authorised officer: REFER TO ANNEXURE ATTACHED

Authorised officer's name:
Authority of officer:
Signing on behalf of:

Certified correct for the purposes of the Real Property Act 1900 on behalf of the transferee by the person whose signature appears below.

Signature:

Signatory's name: JIA JIA SU
Signatory's capacity: licensed conveyancer

(K) The transferee Licensed Conveyancer certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 758715 Full name: JIA JIA SU Signature:

** s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.*

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

1303

OFF=BL, ON=XC, OFF=NGR

ANNEXURE "A" (Lot 11 DP257403)

1. SHAO SU XING as to 63750/1000000
2. DAVID XING as to 62500/1000000
3. LI ZHANG as to 65000/1000000
4. ZHENG CAI GE & JIAN PING WU as Joint Tenants as to 62500/1000000
5. LU MI YING DUO GE as to 65000/1000000
6. FU ZHEN ZHANG as to 64375/1000000
7. HONGLI ZHANG as to 58750/1000000
8. YUE DE JI as to 59375/1000000
9. JUNKAN NIU as to 125625/1000000
10. SHUGUANG XU as to 64375/1000000
11. YI LING JIN as to 62500/1000000
12. XIU CHENG ZHANG as to 120625/1000000
13. WEI RU NIU as to 60625/1000000
14. BEI QIN BO as to 65000/1000000

N.W

Annexure "B" to Transfer

Folio Identifier: 11/257403

Transferor: Metropolitan Local Aboriginal Land Council

Transferee: As noted in Annexure "A".

I certify that I am an eligible witness and that an authorised officer of the transferor signed this dealing in my presence.
[See note* below].

Signature of witness: ✓

Name of witness: ✓ NATHAN MORAN.

Address of witness: ✓
36-38 George Street, Redfern
NSW 2016.

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below.

Signature of authorised officer: ✓

Authorised officer's name: ✓ ALLAN MURRAY.

Authority of officer: Chairperson, pursuant to section 245 of the Aboriginal Land Rights Act 1983

Signing on behalf of: Metropolitan Local Aboriginal Land Council

***s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.**

New South Wales
Aboriginal Land Council

Registration approval certificate
- land vested in Local Aboriginal Land Council

(Sections 41(2) and 42K(2) of the *Aboriginal Land Rights Act* 1983)

I, **Lesley Raymond Turner**, Chief Executive Officer of the New South Wales Aboriginal Land Council, on **17 December 2014** am satisfied that:

(a) the instrument, being transfer, specified in Schedule 1 is a registrable instrument giving effect to or forming part of a land dealing by the **Metropolitan Local Aboriginal Land Council** approved by the New South Wales Aboriginal Land Council under Division 4 of Part 2 of the *Aboriginal Land Rights Act 1983*, and

(b) any conditions of that approval have been met, and

(c) any community development levy payable in respect of that land dealing has been paid.

I certify that, as appropriate for the instrument:

(a) the registration, under the *Real Property Act 1900*, of the instrument is authorised under the *Aboriginal Land Rights Act 1983*, or

(b) the registration, under Division 3 of Part 23 of the *Conveyancing Act 1919*, of the instrument is authorised under the *Aboriginal Land Rights Act 1983*, or

(c) the making of a recording in respect of the instrument in the Register or the General Register of Deeds is authorised under the *Aboriginal Land Rights Act 1983*.

Schedule 1 - Description of Instrument

Transfer, between Metropolitan Local Aboriginal Land Council as transferor and the following as transferee:

1. Shao Su Xing as to 63750/1000000;
2. David Xing as to 62500/1000000;
3. Li Zhang as to 65000/1000000;
4. Zheng Cai Ge and Jian Ping Wu as joint tenants as to 62500/1000000;
5. Lu Mi Ying Duo Ge as to 65000/1000000;
6. Fu Zhen Zhang as to 64375/1000000;
7. Hongli Zhang as to 58750/1000000;
8. Yue De Ji as to 59375/1000000;
9. Junkan Niu as to 125625/1000000;

New South Wales
Aboriginal Land Council

10. Shuguang Xu as to 64375/1000000;
11. Yi Ling Jin as to 62500/1000000;
12. Xiu Cheng Zhang as to 120625/1000000;
13. Wei Ru Niu as to 60625/1000000; and
14. Be Qin Bo as to 65000/1000000,

of land described in folio identifier 11/257403, for a consideration of $3,000,000.00 (inclusive of GST).

.....

Signed by the Chief Executive Officer of the New South Wales Aboriginal Land Council pursuant to section 42K(2) of the *Aboriginal Land Rights Act 1983*

WARRINGAH COUNCIL

Section 149 (2) Environmental Planning and Assessment Act, 1979 (As Amended)

Date Printed: 15 January 2016

Certificate Number: ePLC2016/0108

Applicant Reference: Wang 2771-15

Receipt Number: 8944

C & L Solicitors

Po Box K888

HAYMARKET NSW 1240

Property Address: 210 Bantry Bay Road FRENCHS FOREST NSW 2086

Legal Description: Lot 16 DP 270902

Property ID: 333830

1. *Names of relevant planning instruments and DCPs.*

1.1 *The name of each environmental planning instrument that applies to the carrying out of development on the land.*

Warringah Local Environmental Plan 2011

See Attachment "A" for all other environmental planning instruments that apply to the carrying out of development on the land

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

a) Draft State Environmental Planning Policy (Competition) 2010

b) The following planning proposals may affect the land:

Date of Council Resolution	Outline of Planning Proposal	Land to which Planning Proposal applies
25 November 2014	Amends WLEP 2011 to: • Modify maximum building height controls over certain portions of the site • Introduce the flexibility to utilise Level 1 and Level 2 of the proposed development for residential purposes. • Increase the range of permissible commercial uses on the ground floor	'Site B'; Howard Avenue Oaks Avenue and Pittwater Road as follows; 9 Howard Avenue Lot 7, DP 8172 11 Howard Avenue Lot 1, DP 209503 15 Howard Avenue Lot 1, DP 212382 17 Howard Avenue Lot 2, DP 212382 14 Oaks Avenue Lot A, DP 371110 16 Oaks Avenue Lot B, DP 371110 28 Oaks Avenue Lot 3, DP 212382 884 Pittwater Road Lot A, DP 339410 888 Pittwater Road Lot 11, DP 231418 890 Pittwater Road Lot 10, DP 231418 892 Pittwater Road Lot 1, DP 504212 894 Pittwater Road Lot A, DP 416469 896 Pittwater Road Lots 1 and 3, DP 307937

Section 91 Protection of the Environment Operations Act 1997

Clean-Up Notice

Yinglu Wang

Wei Wang

Xuan Xu

4 Brombley Avenue
PYMBLE NSW 2073

Attention: Yinglu Wang
Wei Wang
Xuan Xu

Notice Number	1542561
File Number	SF16/12399
Date	07-Sep-2016

NOTICE OF CLEAN-UP ACTION

BACKGROUND

(A) The Environment Protection Authority (**EPA**) is responsible for the administration and enforcement of the *Protection of the Environment Operations Act 1997* (**POEO Act**).

(B) Authorised Officers of the EPA may use powers under Chapter 7 of the POEO Act for the purpose of administering and enforcing environment protection legislation.

(C) On 8 July 2015, the EPA received information regarding alleged land pollution at Lots 8, 9, 10 and 11 in DP 257403, 8-11 Bantry Bay Road, FRENCHS FOREST NSW 2086.

(D) On 10 July 2015, EPA Authorised Officers carried out an inspection of Lots 8, 9, 10 and 11 in DP 257403 and conducted sampling for the purposes of waste classification and to confirm the presence of asbestos. Seven samples of suspected asbestos fibrous cement fragments were collected from Lot 11 in DP 257403 and sent for analysis at a NATA accredited testing laboratory. All seven suspected asbestos fragments were confirmed as containing Chrysotile asbestos or Amosite asbestos (see photos in Appendix C).

(E) The EPA understands that Lot 11 in DP 257403 (**the subdivided Premises**) was subdivided to form 17 individual lots (Lots 1-17 DP 270902) and registered with NSW Lands and Property Information on 25 November 2015 (Appendix B).

(F) The EPA is investigating potential breaches of the POEO Act at Lots 1-17 in DP 270902 (**the Premises**) and is requiring clean up action to be undertaken by the land owners.

(G) On 12 October 2015, the EPA issued each land owner of the subdivided Premises a Clean Up Action Notice (**the previous Clean Up Action Notices**).

(H) The previous Clean Up Action Notices required that an Asbestos Management Plan (**AMP**) for the identification, management and removal of asbestos waste applied to land was to be provided to the EPA by 2 November 2015.

(I) On 3 November 2015, the EPA received Draft AMP (version 1) dated 29 October 2015 and Asbestos Clearance Certificate (**the Clearance Certificate**) dated 2 November 2015 provided by Trinitas Group Pty Ltd (**Trinitas**).

(J) On 5 November 2015, EPA Authorised Officers carried out an inspection of the subdivided Premises to verify the information provided in the Clearance Certificate. A further five samples of suspected asbestos fibrous cement were collected in different locations across the Premises. All five samples tested positive as containing Chrysotile asbestos, Amosite asbestos or Crocidolite asbestos.

(K) On 20 November 2015, the EPA wrote to the land owners representative Mr Fu Zhen Zhang and Trinitas to outline that further asbestos waste had been identified at the subdivided Premises and that the subdivided Premises is not free of all asbestos waste, contrary to the Clearance Certificate provided. Additionally, it was outlined that a review of the Draft AMP had been carried out and did not adequately satisfy all the requirements of the previous Clean Up Action Notices.

(L) The EPA received Draft AMP (version 6) on 2 March 2016 from Trinitas. All the draft AMP's (versions 1 – 6) received by Trinitas have been reviewed and considered to be inadequate and lacking satisfactory methods to warrant that the Premises will be assessed in its entirety and ensure removal of all asbestos waste.

(M) The EPA considers that compliance with the previous Clean Up Action Notices has not been achieved in that a satisfactory AMP has not been received.

(N) The EPA received comments from the land owner's representative Yiling Jin on 9 August 2016 in response to the Draft Clean Up Action Notices that were sent for each parcel of land, and has taken those comments into consideration in preparing the Clean Up Action Notice.

(O) Under Section 91 of the POEO Act the EPA may, by notice in writing, direct an owner of a Premises at which the EPA reasonably suspects that a pollution incident has occurred or is occurring to take clean up action.

(P) As a result of Lot 11 in DP 257403 subdivision, the EPA proposes to revoke the previous Clean Up Notices and issue new clean up action notices to the current land owners of the Premises.

(Q) The EPA reasonably suspects that pollution incidents have occurred and are occurring at the Premises in relation to the storage and deposit of waste, including asbestos waste at the Premises, being land pollution.

(R) The presence of deposited waste, including asbestos waste, at the Premises is likely to be causing land pollution by degradation of land, resulting in potential property damage that is not trivial.

(S) The presence of deposited waste, including asbestos waste, at the Premises is likely to be causing land pollution by degradation of land, resulting in actual or potential harm to human health.

(T) A land title search showed that Lot 16 DP 270902 is owned by Yinglu Wang, Wei Wang and Xuan Xu.

DIRECTION TO TAKE CLEAN-UP ACTION

The Environment Protection Authority (EPA) directs Yinglu Wang, Wei Wang and Xuan Xu to take the following clean-up action in relation to Lot 16 DP 270902:

1. **Immediately** restrict public access to the Premises by ensuring security measures such as fencing are installed and maintained.
2. **Immediately** cease:
   a. receipt of any waste;
   b. causing the receipt of waste;
   c. the land application of any waste;
   d. causing the land application of waste.
3. **Immediately**, and apart from the requirements of this Notice or any other human safety environmental requirements, do not move or otherwise disturb any waste on the Premises.
4. By no later than **4pm Friday 23 September 2016,** Yinglu Wang, Wei Wang and Xuan Xu must:
   a. engage an occupational hygienist or other suitably qualified and experienced person/s who are independent of Vigor Master Pty Ltd and Trinitas Group Pty Ltd in the area of environmental and/or contaminated site remediation (including the management of asbestos) to oversee and supervise the removal of asbestos waste from the Premises.
   b. provide a copy of this Notice to the person/s engaged under condition 4(a).
   c. provide the EPA with the details (company name, contact, qualifications, contact telephone number and address) of the person/s that has been engaged under condition 4(a).
   d. provide details of who is proposed to be engaged to transport the asbestos waste and details of when the asbestos waste is proposed to be removed from the Premises.
5. By no later than **4pm Friday 7 October 2016,** Yinglu Wang, Wei Wang and Xuan Xu must ensure that under the supervision and guidance of the person/s engaged under condition 4(a), the following actions must be carried out at the Premises:

a. ensure the ongoing maintenance of security measures to prevent access to the asbestos waste applied to land at the Premises;

b. ensure the public are suitably warned that the Premises contains asbestos contaminated waste (e.g. appropriate signage);

c. ensure that the surrounding areas are not impacted during removal of any material (e.g. install sediment and erosion controls);

d. identify and determine the extent of asbestos contamination across Lot 16 DP 270902;

e. remove all fill material that has been impacted by asbestos containing materials;

f. if any area indicated in blue (Appendix A) falls within Lot 16 DP 270902 all fill material is to be removed from the area indicated in blue;

g. provide the classification of all material removed from the Premises in accordance with the *Waste Classification Guidelines, part 1: classifying waste, EPA 2014*, and must have a minimum waste classification of Special Waste due to the asbestos contamination;

h. provide details of the lawful disposal facility that was used to dispose of the waste;

i. ensure that steps are taken to comply with all the SafeWork NSW requirements regarding the removal and disposal of asbestos impacted materials at the Premises.

j. the occupational hygienist or other suitably qualified and experienced person/s must sample and test the residual soils for asbestos to demonstrate the complete removal of fill material impacted by asbestos containing materials. The sampling must ensure:

(A) a minimum of 30 representative soil samples are to be taken from across the remediated areas with a minimum sample size of 500ml and analyse the entire sample for asbestos by a laboratory that is accredited by NATA to undertake asbestos analysis.

(B) a visual inspection to demonstrate that visible fragments of ACM are not present in the remediated areas. If visible fragments of asbestos containing material and/or soil results indicate the presence of asbestos, then further excavation and removal works are required until all of the asbestos waste and asbestos impacted fill material is removed, and further sampling and testing of the residual soils are required;

(C) once remediation works are complete, the occupational hygienist or other suitably qualified and experienced person/s must prepare a validation report that documents the remediation and validation process and outlines the results and outcomes from the sampling and testing.

6. By no later than **4pm Friday 14 October 2016,** Yinglu Wang, Wei Wang and Xuan Xu must:

a. provide an 'unexpected finds' protocol. The protocol should outline the steps to be taken should further asbestos containing material be found at the Premises.

b. provide the EPA with the Asbestos Clearance Certificate for the Premises confirming all the waste asbestos has been removed.

c. provide the EPA with all dockets and receipts proving disposal to a place that can lawfully receive that material.

d. provide the EPA with a validation report to verify the ongoing use of the Premises and to conclude whether the Premises is suitable for residential landuse with respect of the removal of all asbestos waste and asbestos impacted fill material.

7. All of the actions set out in paragraphs 1 to 6 above are continuing obligations until written advice is received from the EPA.

8. All documents, reports and information referred to in conditions 4 - 6 must be provided to the Senior Manager Waste Compliance, Environment Protection Authority, PO Box A290 Sydney South NSW 1232 or by email to waste.operations@epa.nsw.gov.au

FEE TO BE PAID

- You are required by law to pay a fee of $506 for the administrative costs of issuing this notice. An invoice for the fee has been attached to this notice.
- It is an offence not to pay this fee. However you can apply for an extension of time to pay the fee or for the fee to be waived. At the end of this notice there is information about how and when to pay the fee and how to apply for an extension or a waiver of the fee.

Ruth Owler

Unit Head

Waste & Resource Recovery

(by Delegation)

INFORMATION ABOUT THIS CLEAN-UP NOTICE

- This notice is issued under section 91 of the Protection of the Environment Operations Act 1997.
- It is an offence against the Act not to comply with a clean-up notice unless you have a reasonable excuse.

Penalty for not complying with this notice

- The maximum penalty for a corporation is $1,000,000 and a further $120,000 for each day the offence continues. The maximum penalty for an individual is $250,000 and a further $60,000 for each day the offence continues.

Cost recovery from the person who caused the incident

- If you comply with this clean-up notice but you are not the person who caused the pollution incident to which the notice relates, you have a right to go to court to recover your costs of complying with the notice from the person who caused the incident.

Clean-Up Notice

Deadline for paying the fee

- The fee must be paid by **no later than 30 days after the date of this notice**, unless the EPA extends the time to pay the fee, or waives the fee.

How to pay the fee

- Possible methods of payment are listed on the last page of the attached invoice/statement.
- Please include the payment slip from the attached invoice/statement with your payment.

How to apply for an extension of time to pay/waive the fee

- Any application for and extension of time to pay the fee or for the fee to be waived should be made in writing to the EPA. The application should set out clearly why you think your application should be granted.

Other costs

- The Protection of the Environment Operations Act allows the EPA to recover from you reasonable costs and expenses it incurs in monitoring action taken under this notice, ensuring the notice is complied with and associated matters. (If you are going to be required to pay these costs and expenses you will later be sent a separate notice called a "Notice Requiring Payment of Reasonable Costs and Expenses").

Continuing obligation

- Under section 319A of the Act, your obligation to comply with the requirements of this notice continues until the notice is complied with, even if the due date for compliance has passed.

Variation of this notice

This notice may only be varied by subsequent notices issued by the EPA.

Appendix A



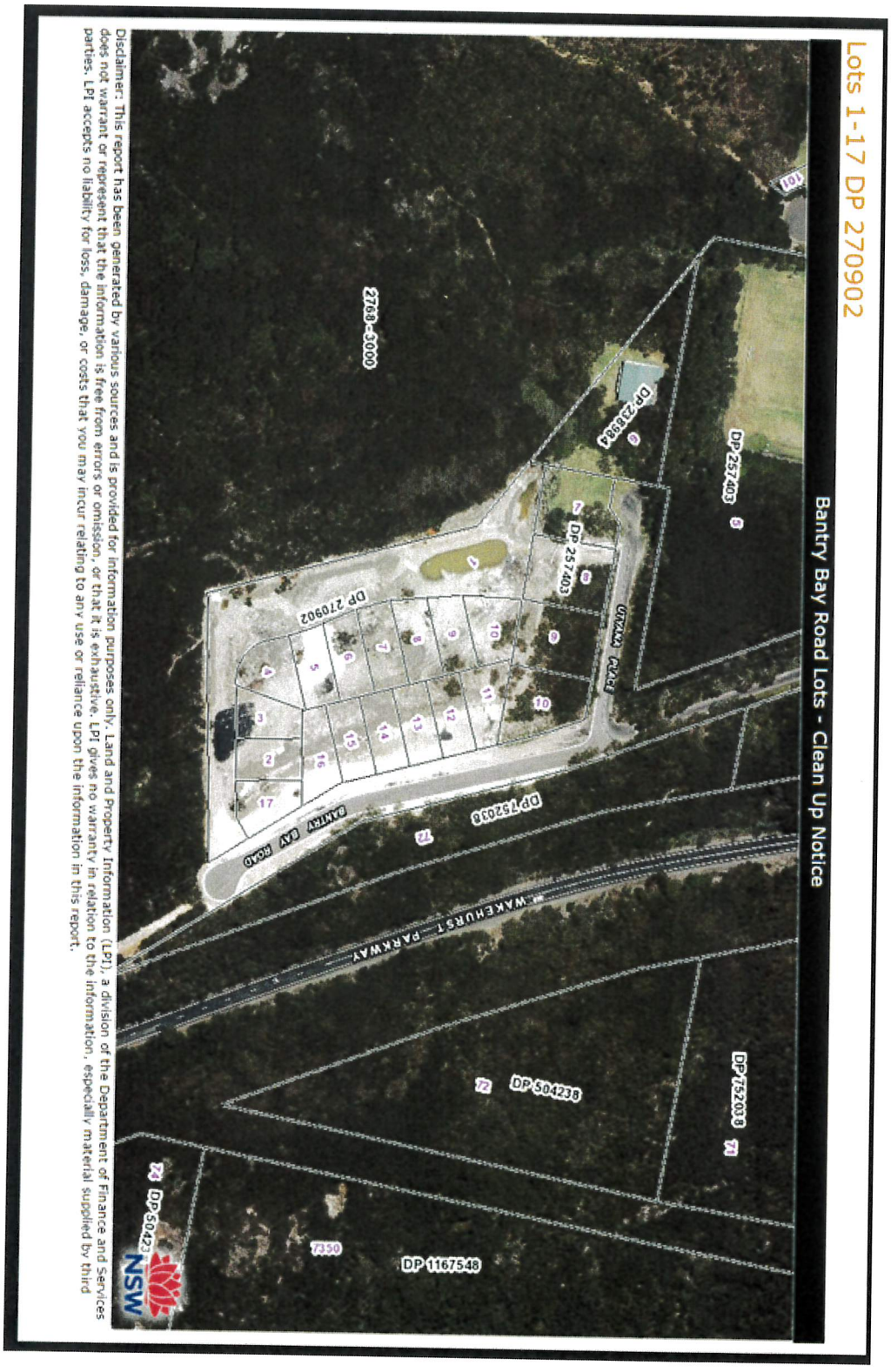
Figure 1: Aerial Photo 1: Showing known hotspot locations of asbestos waste and fill material impacted by asbestos containing materials marked blue.

No.	Latitude	Longitude
1	-33.764221	151.230805
2	-33.765310	151.231302
3	-33.764994	151.231522
4	-33.765199	151.231822
5	-33.764396	151.231629

Figure 2: GPS coordinates for the known asbestos location marked blue in Figure 1.

Clean-Up Notice

Appendix B



Appendix C



Photo 1: Asbestos sample 4 collected at the Premises.



Photo 2: Asbestos sample 7 collected at the Premises.



Photo 3: View looking north showing slight gradient of the Premises.



Photo 4: View looking south west showing slight gradient of the Premises and few remaining trees next to site office.

Northern Beaches Council

Section 149 (2&5) Environmental Planning and Assessment Act, 1979 (As Amended)

Date Printed: 05 September 2016

Certificate Number: PLC2016/0300

Applicant Reference: Bath

Receipt Number: 100295408

Skyline Real Estate

3/14 Frenchs Forest Road East

FRENCHS FOREST NSW 2086

Property Address: 210 Bantry Bay Road FRENCHS FOREST NSW 2086

Legal Description: Lot 16 DP 270902

Property ID: 333830

Note: This planning certificate pertains to land which was within the area of the former Warringah Council and is now within the area of the Northern Beaches Council pursuant to the Local Government (Council Amalgamations) Proclamation 2016.

1. *Names of relevant planning instruments and DCPs.*

1.1 *The name of each environmental planning instrument that applies to the carrying out of development on the land.*

Warringah Local Environmental Plan 2011

See Attachment "A" for all other environmental planning instruments that apply to the carrying out of development on the land

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

a) Draft State Environmental Planning Policy (Competition) 2010

b) The following planning proposals may affect the land:

Date of Council Resolution	Outline of Planning Proposal	Land to which Planning Proposal applies
25 March 2014 27 October 2015	Amends WLEP 2011 to rezone the identified subject sites and to reclassify one of the allotments to reflect and be compatible with the surrounding land use zones and management principles.	Darley Street and Starkey Street, Forestville (Lot 7084 in DP 93981, Lot 15 in DP 401139, Lot X & Y in DP 26598, 'the Centre' road reserve between Darley Street & Starkey Street and LOT 18 DP 30880).

1.3 *The name of each development control plan that applies to the carrying out of development on the land.*

Warringah Development Control Plan 2011

1.4 *In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.*

2. *Zoning and land use under relevant LEPs*

2.1 *Zoning and land use under Warringah Local Environmental Plan 2011*

(a) The land is identified by Warringah Local Environmental Plan 2011 as being within the following zone.

LEP - Land zoned R2 Low Density Residential

(b) The purposes for which Warringah Local Environmental Plan 2011 provides that development may be carried out within the zone without the need for development consent.

Refer to extract of Warringah Local Environmental Plan 2011 (attached)

(c) The purposes for which Warringah Local Environmental Plan 2011 provides that development may not be carried out within the zone except with development consent.

Refer to extract of Warringah Local Environmental Plan 2011 (attached)

(d) The purposes for which Warringah Local Environmental Plan 2011 provides that development is prohibited within the zone.

Refer to extract of Warringah Local Environmental Plan 2011 (attached)

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

No

(f) Whether the land includes or comprises critical habitat.

Reference should be made to the registers of critical habitat kept by the National Parks and Wildlife Service under the Threatened Species Conservation Act 1995 and the Department of Fisheries under the Fisheries Management Act 1994.

(g) Whether the land is in a conservation area.

No

(h) Whether an item of environmental heritage is situated on the land

No

2.2 *Draft Local Environmental Plan – if any*

Please refer to the table in Question 1.2.

Please contact Council's Strategic Planning unit with enquiries on 9942 2111

3. *Complying development*

(1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

(a) May Complying Development under the General Housing Code be carried out on the land?

Complying development may be carried out on the whole of the land.

(b) May Complying Development under the Rural Housing Code be carried out on the land?

Complying development may be carried out on the whole of the land.

(c) May Complying Development under the Housing Alterations Code be carried out on the land?

Complying development may be carried out on the whole of the land.

(d) May Complying Development under the General Development Code be carried out on the land?

Complying development may be carried out on the whole of the land.

(e) May Complying Development under the Commercial and Industrial Alterations Code be carried out on the land?

Complying development may be carried out on the whole of the land.

(f) May Complying Development under the Commercial and Industrial (New Buildings and Additions) Code be carried out on the land?

Complying development may be carried out on the whole of the land.

(g) May Complying Development under the Subdivision Code be carried out on the land?

Complying development may be carried out on the whole of the land.

(h) May Complying Development under the Demolition Code be carried out on the land?

Complying development may be carried out on the whole of the land.

(i) May Complying Development under the Fire Safety Code be carried out on the land?

Complying development may be carried out on the whole of the land.

4. *Whether or not the land is affected by the operation of section 38 or 39 of the Coastal Protection Act 1979, but only to the extent that the Council has been so notified by the Department of Public Works.*

No. Council has not received any notification that the land is affected by the operation of Sections 38 or 39 of the Coastal Protection Act 1979.

4A. *Information relating to beaches and coasts*

(1) Whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (Or on public land adjacent to that land), except if Council is satisfied that such an order has been fully complied with.

No

(2) (a) Whether Council has been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land).

No

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

No

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

Whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

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 the commencement of section 553B of the Local Government Act 1993.

No

5. *Whether or not the land is proclaimed to be a mine subsidence district within the meaning of Section 15 of the Mines Subsidence Compensation Act 1961*

No

6. *Whether or not the land is affected by any road widening or road realignment under:-*

(a) Division 2 of Part 3 of the Roads Act 1993.

No

(b) any environmental planning instrument

No

(c) any resolution of Council.

No

7. *Whether or not the land is affected by a policy that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils, or any other risk (other than flooding):-*

(a) as adopted by Council

No

(b) as adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in a planning certificate issued by the Council.

Bushfire Prone Land

7A. *Flood related development controls information*

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

No

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

No

(c) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.

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

No

9. *The name of each contributions plan applying to the land*

Northern Beaches Council Section 94A Plan 2016 (adopted 7 July 2016 effective 16 July 2016). Please contact Council's Customer Service Counter for more information.

9A. *Is this land biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995)?*

No

10. *Whether the land is land to which a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates (but only if council has been notified of the existence of the agreement by the Director –General of the Department of Environment and Climate Change and Water)?*

No

11. *Bush Fire Prone Land*

Yes

12. *Is the land subject to a property vegetation plan made under the Native Vegetation Act 2003?*

No

13. *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

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

No

15. *(a) Is there a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land?*

No
For what period is the certificate current?

not applicable

a copy of the site compatibility certificate may be obtained from the head office of the Department of Planning.

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

No

16. *Is there a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land?*

No
For what period is the certificate current?

not applicable

A copy of the site compatibility certificate may be obtained from the head office of the Department of Planning.

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

No
For what period is the certificate current?

Not Applicable

A copy of the site compatibility certificate may be obtained from the head office of the Department of Planning.

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

No

18. Paper subdivision information

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

Not applicable

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

Not applicable

Words and expressions used in this clause have the same meaning as they have in Part 16C of the Environmental Planning and Assessment Regulation 2000

19. Site verification certificates

(a) Is there a current site verification certificate of which the council is aware, in respect of the land?

No

(b) For what matter is certified by the site verification certificate?

Not applicable

(c) *For what date does the site verification certificate cease to be current?*

Not applicable

A copy of the site verification certificate may be obtained from the head office of the Department of Planning and Infrastructure

20. *Whether the land includes any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division*

No

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

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

No

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

No

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

No

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

No

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

No

Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of this Section 149 Certificate. To confirm that the land hasn't been used for a purpose which would be likely to have contaminated the land, parties should make their own enquiries as to whether the land may be contaminated.

Northern Beaches Council

Section 149 (2&5) Environmental Planning and Assessment Act, 1979 (As Amended)

Under The Provisions of Section 149(5) of the Environmental Planning and Assessment Act.

Note: This planning certificate pertains to land which was within the area of the former Warringah Council and is now within the area of the Northern Beaches Council pursuant to the Local Government (Council Amalgamations) Proclamation 2016.

1. *(a) Whether any instrument or resolution of Council varies or proposes to vary the provisions of an environmental planning instrument, other than as referred to in the Certificate under section 149(2):-*

Date of Council Resolution	Outline of Planning Proposal	Land to which Planning Proposal applies
23 August 2016	Amends WLEP 2011 to: • Rezone part of the properties from E2 Environmental Conservation to B7 Business Park	8, 10 and 12 Narabang Way, Belrose Lots 907, 906 and 905 in DP 867091
22 March 2016	Amends Schedule 1 Additional Permitted Uses under WLEP 2011 to: • Permit the use of 'service station' • Permit the use of 'neighbourhood shop' with a floor area of less than 240sqm	632-634 Warringah Road, Forestville Lots 8 & 9, DP 250525
23 June 2015	Amends WLEP 2011 to allow development of internal and attached Secondary Dwellings in the RU4 – Primary Production Small Lot zone	RU4 – Primary Production Small Lot zone
25 November 2014	Amends WLEP 2000 and WLEP 2011 to: • Rezone land on Ralston Avenue Belrose from Locality C8 – Belrose North to part R2 Low Density Residential, part RE1 Public Recreation and part E3 Environmental Conservation. • Introduce subdivision lot size and height of building controls to land proposed to be zoned R2 Low Density Residential. • Amend the Land Application and Landslip Risk maps.	Ralston Avenue, Belrose Lot 1 DP 1139826
23 September 2014	Amends WLEP 2011 to: • Increase maximum permissible building heights • Introduce floor space ratio controls • Provide development standards in relation to car parking, building setbacks and building proportion • Identify additional "Key Sites" Implement a delivery mechanism for key infrastructure and public domain improvements	Dee Why Town Centre (Boundaries identified within the Planning Proposal)

(b) Whether the land or any item on the land is affected by an order under section 24 or section 25 of the Heritage Act 1977

No

(c) Is the land subject to Councils interim policy and interim guidelines for development and use of the land likely to be affected by 1:100 year flood – Development and subdivision applications may be subject to the floor affected controls.

No

(d) Is the land subject to Councils resolution of 26th August 1997. Assessment of Development applications will be made by reference to the Collaroy/Narrabeen Coastline Management Plan- Development Guidelines for Collaroy/Narrabeen Beach.

No

2. *Threatened Species.*

(a) Does this land have the potential to contain one or more of the following endangered or vulnerable ecological communities as described in the final determination of the scientific committee to list the ecological communities under Part 3 of Schedule 1 and Part 2 of Schedule 2 Threatened Species Conservation Act 1995(NSW)?

Duffys Forest Ecological Community in the Sydney Basin Bioregion
Swamp Sclerophyll Forest on Coastal Floodplain
Coastal Saltmarsh of the Sydney Basin Bioregion
Swamp Oak Floodplain Forest
Bangalay Sand Forest of the Sydney Basin Bioregion
Themeda grasslands on Seacliffs and Coastal Headlands
Sydney Freshwater Wetlands in the Sydney Basin Bioregion
Coastal Upland Swamp in the Sydney Basin Bioregion

Many threatened species identified under the Threatened Species Conservation Act 1995 (NSW) and Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth) are found within the Local Government Area of Warringah. Council's Natural Environment unit can be contacted to determine whether any site specific information is available for this property. Records of threatened flora and fauna are also available from the NSW Office of Environment and Heritage's Atlas of NSW Wildlife database: http://www.bionet.nsw.gov.au

(b) Is this land known to contain threatened species as described in the final determination of the scientific committee to list endangered and vulnerable species under part 1 of Schedule 1 and part 1 of Schedule 2 Threatened Species Conservation Act 1995 (NSW)?

***Many threatened species identified under the Threatened Species Conservation Act 1995 (NSW) and Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth) are found within the Local Government Area of Warringah. Council's Natural Environment unit can be contacted to determine whether any site specific information is available for this property. Records of threatened flora and fauna are also available from the NSW Office of Environment and Heritage's Atlas of NSW Wildlife database:* http://www.bionet.nsw.gov.au**

3. *Does Council's Protection of Waterways and Riparian Land Policy apply to the land?*

No

4. *(a) Is this land affected by Council's geotechnical assessment of Queenscliff headland?*

No

(b) Is the land identified as having specific potential geotechnical hazards?

No

5. *Is the land subject to Council Resolution No. 192/15 made on 22 September 2015?*

Yes.

Information available to Council indicates that asbestos containing material has been identified on Lot 11 DP 257403 Bantry Bay Road, Frenchs Forest. The NSW Environmental Protection Authority has issued notices requiring clean-up action under section 91 of the Protection of the Environment Operations Act 1997. Further information is available from Council's Natural Environment Unit.

Section 149 (2&5) Environmental Planning and Assessment Act, 1979 (As Amended)

Additional Information:

a. **Certain development may require further consideration under section 79BA or section 91 of the Environmental Planning and Assessment Act 1979, and section 100B of the Rural Fires Act, 1997 with respect to bushfire matters. Contact NSW Rural Fire Service.**

b. **Many Aboriginal objects are found within the Local Government Area of Warringah. It is prudent for the purchaser of land within such area to make enquiry of the Director-General of National Parks and Wildlife whether he/she is aware of any Aboriginal objects on the subject land or whether the land has been declared as an Aboriginal place under the National Parks and Wildlife Act 1974 (NSW). Such Director-General has wide powers to prevent the carrying out of work on land which is likely to significantly affect an Aboriginal object or Aboriginal place.**

c. **Information available to Council indicates properties within the catchments of Dee Why CBD, Manly Lagoon and Middle Creek may be flood affected. This includes the suburbs of Narraweena, Dee Why, Cromer, Ingleside, Brookvale and Oxford Falls. Council's Natural Environment Unit can be contacted for further information.**

d. **Information available to Council indicates coastal erosion may affect a greater number of properties and may present an increased risk to properties than that shown on published hazard maps of the Warringah coastline. Council's Natural Environment Unit can be contacted for further information.**

The advice above is provided in good faith and the Council shall not incur any liability in respect of any such advice.

Northern Beaches Council

Section 149 (2&5) Environmental Planning and Assessment Act, 1979 (As Amended)

Disclaimer

The Environmental Planning and Assessment Amendment Act 1997 commenced operation on the 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional) Regulation 1998. The locality information in this certificate is based on the Lot and Deposited Plan referred to in this certificate. If the Lot and Deposited Plan is not the current description of the land then this certificate could attribute to incorrect locality. Persons relying on the certificate should satisfy themselves by reference to the Title Deed that the land to which this certificate relates is identical to the land to which they seek to know the locality.

Mark Ferguson
INTERIM GENERAL MANAGER
NORTHERN BEACHES COUNCIL

ATTACHMENT 'A'
ATTACHMENT TO CERTIFICATE UNDER SECTION 149(2)
OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT

Clause 1.1 of the Section 149(2) Certificate

SYDNEY REGIONAL ENVIRONMENTAL PLAN (Sydney Harbour Catchment) 2005 – Gazetted: 28.09.2005
The plan aims to establish a balance between promoting a prosperous working harbour, maintaining a healthy and sustainable waterway environment and promoting recreational access to the foreshore and waterways. It establishes planning principles and controls for the catchment as a whole.

STATE ENVIRONMENTAL PLANNING POLICY NO. 30 – Intensive Agriculture – Gazetted 08.12.1989. Amended 20.08.1993, 24.02.1995, 11.06.1999 and 04.08.2000
The SEPP introduces consistency in the control of cattle feed lots and piggeries throughout the State by ensuring development consent is required for all cattle feed lots and specifying the information to accompany such applications and the range of matters the consent authority must consider before granting consent.

STATE ENVIRONMENTAL PLANNING POLICY NO.32 –Urban Consolidation (Redevelopment of Urban Land) – Gazetted 15.11.1991
States the Government's intention to ensure that urban consolidation objectives are met in all urban areas throughout the State. The policy:

- Focuses on the redevelopment of urban land that is no longer required for the purposes it is currently zoned or used.
- Encourages local Councils to pursue their own urban consolidation strategies to help implement the aims and objectives of the policy.

Councils will continue to be responsible for the majority of rezoning. The policy sets out guidelines for the Minister to follow when considering whether to initiate a regional environmental plan (REP) to make particular sites available for consolidated urban development. Where a site is rezoned by an REP, the Minister will be the consent authority.

STATE ENVIRONMENTAL PLANNING POLICY NO.50 – Canal Estates – Gazetted 10.11.1997
Bans new canal estates from the date of gazettal, to ensure coastal and aquatic environments are not affected by these developments.

STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – Remediation of Land - Gazetted 28.08.1998
Aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment. The policy applies to the whole state, to ensure that remediation is permissible development and is always carried out to a high standard. It specifies when consent is required for remediation and lists considerations that are relevant when rezoning land and determining development applications.

STATE ENVIRONMENTAL PLANNING POLICY NO. 62 – Sustainable Aquaculture -Gazetted: 01.10.2000.
The plan aims to encourage sustainable aquaculture throughout New South Wales by:

- Making aquaculture permissible under certain zones under the Standard Instrument,
- Setting minimum performance criteria for aquaculture development, and
- Establishing a graduated environmental assessment regime for aquaculture development.

STATE ENVIRONMENTAL PLANNING POLICY NO. 64 – ADVERTISING AND SIGNAGE - Gazetted 16.03.2001
Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish. The SEPP was amended in August 2007 to permit and regulate outdoor advertising in transport corridors (e.g. freeways, tollways and rail corridors). The amended SEPP also aims to ensure that public benefits may be derived from advertising along and adjacent to transport corridors. Transport Corridor Outdoor Advertising and Signage Guidelines (DOP July 2007) provides information on design criteria, road safety and public benefit requirements for SEPP 64 development applications.

STATE ENVIRONMENTAL PLANNING POLICY NO. 65 – Design Quality of Residential Flat Development - Gazetted 26.07.2002. Aims to improve the design quality of residential flat development in New South Wales.

STATE ENVIRONMENTAL PLANNING POLICY NO. 71 - Coastal Protection - Gazetted 01.11.2002 (and in force in Warringah from 18.11.2005) Aims to protect and manage the natural, cultural, recreational and economic attributes of the New South Wales coast. The policy identifies sensitive coastal locations and sets down additional planning criteria to be considered in these areas.

STATE ENVIRONMENTAL PLANNING POLICY (Housing for Seniors or People with a Disability) 2004 - Gazetted 31.03.2004; Repealed by SEPP (Seniors Living) Housing for Seniors or People with a Disability) 2004 and effective 12.10.07.

Aims to encourage the provision of housing (including residential care facilities) that will:

(a) Increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and
(b) Make efficient use of existing infrastructure and services, and
(c) Be of good design.

STATE ENVIRONMENTAL PLANNING POLICY (Building Sustainability Index: BASIX) 2004 - Gazetted 25.06.2004. The aim of the policy is to encourage sustainable residential development (*the BASIX scheme)*, specifically to achieve a reduction in the consumption of water and reduction in energy use leading to less green house gas emissions.

STATE ENVIRONMENTAL PLANNING POLICY (Sydney Metropolitan Water Supply) 2004 - Gazetted 24.12.2004. The aims of the policy are to facilitate development for water supply infrastructure to enable deep water extraction from dams, and to facilitate investigation into the availability of groundwater to augment water supply to the Sydney metropolitan area (including the carrying out of exploratory drilling).

STATE ENVIRONMENTAL PLANNING POLICY (Temporary Structures and Places of Public Entertainment 2007 – Gazetted 28.09.2007, effective 26.10.07. Provides for the erection of temporary structures and the use of places of public entertainment while protecting public safety and local amenity. The SEPP supports the transfer of the regulation of places of public entertainment and temporary structures (such as tents, marquees and booths) from the Local Government Act 1993 to the Environmental Planning and Assessment Act 1979.

Aims to ensure the provision of safety measures for uses of temporary structures or POPE, to encourage the protection of the environment at these locations, and to specify circumstances under which these structures and uses can be considered exempt or complying development. Also aims to promote job creation and increase access for places of public entertainment.

STATE ENVIRONMENTAL PLANNING POLICY (MAJOR PROJECTS) 2005
Gazetted: 01.08.05. Formerly known as State Environmental Planning Policy (State Significant Development) 2005. Defines certain developments that are major projects under Part 3A of the Environmental Planning and Assessment Act 1979 and determined by the Minister for Planning. The SEPP also lists State significant sites. The policy repeals SEPP 34 and SEPP 38, as well as provisions in numerous other planning instruments, declarations and directions.

STATE ENVIRONMENTAL PLANNING POLICY (Sydney Region Growth Centres) 2006
Gazetted: 28.07.06. Abstract: Provides for the coordinated release of land for residential, employment and other urban development in the North West and South West growth centres of the Sydney Region (in conjunction with Environmental Planning and Assessment Regulation relating to precinct planning).

STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007
Gazetted: 21 December 2007; Commenced: 1 January 2008. Facilitates the delivery of public infrastructure and provision of services across the State by providing a consistent planning regime for this purpose; greater flexibility of location of infrastructure and provisions for development, redevelopment and disposal of surplus government owned land.

STATE ENVIRONMENTAL PLANNING POLICY (REPEAL OF CONCURRENCE AND REFERRAL PROVISIONS) 2008
Gazetted: 12.12.2008; Commencement: 15.12.2008. The SEPP aims to improve efficiency in the planning system by removing duplicative or unnecessary requirements in environmental planning instruments (EPIs) to consult with State agencies (government departments) on planning decisions.

STATE ENVIRONMENTAL PLANNING POLICY (EXEMPT AND COMPLYING DEVELOPMENT CODES) 2008
Gazetted: 12.12.2008 – Commenced 27.02.2009
Streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, types of complying development that may be carried out in accordance with a complying development certificate as defined in the Environmental Planning and Assessment Act 1979.

STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009
Published: 31.07.2009; Commencement 31.07.2009. The policy aims to better encourage home owners, social housing providers and developers to invest and create new affordable rental housing to meet the needs of our growing population and existing residents.

EXTRACT FROM WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Child care centres; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Places of public worship; Recreation areas; Respite day care centres; Roads; Veterinary hospitals

4 Prohibited

Any development not specified in item 2 or 3

QUICK CHECK

Sydney WATER

Conveyancing as supplied by Broker

Application No: 8238012 — Fri September 28 2012 10:47 AM

Conveyancing Details

Property Category*	Other References / New Subdivision		
Vacant Land			
Applicant's Reference	**Owner's Name***	**Preferred Phone Number***	**Fax Number**
902648	Metropolitan Local Aboriginal Lan		

Selected Conveyancing Products

☐ Conveyancing Certificate? ☑ Sewerage Services Diagram? ☐ Service Location Print? ☐ BOS/BAS Letter? ☐ Special Meter Reading? ☐ Section 88G Certificate?

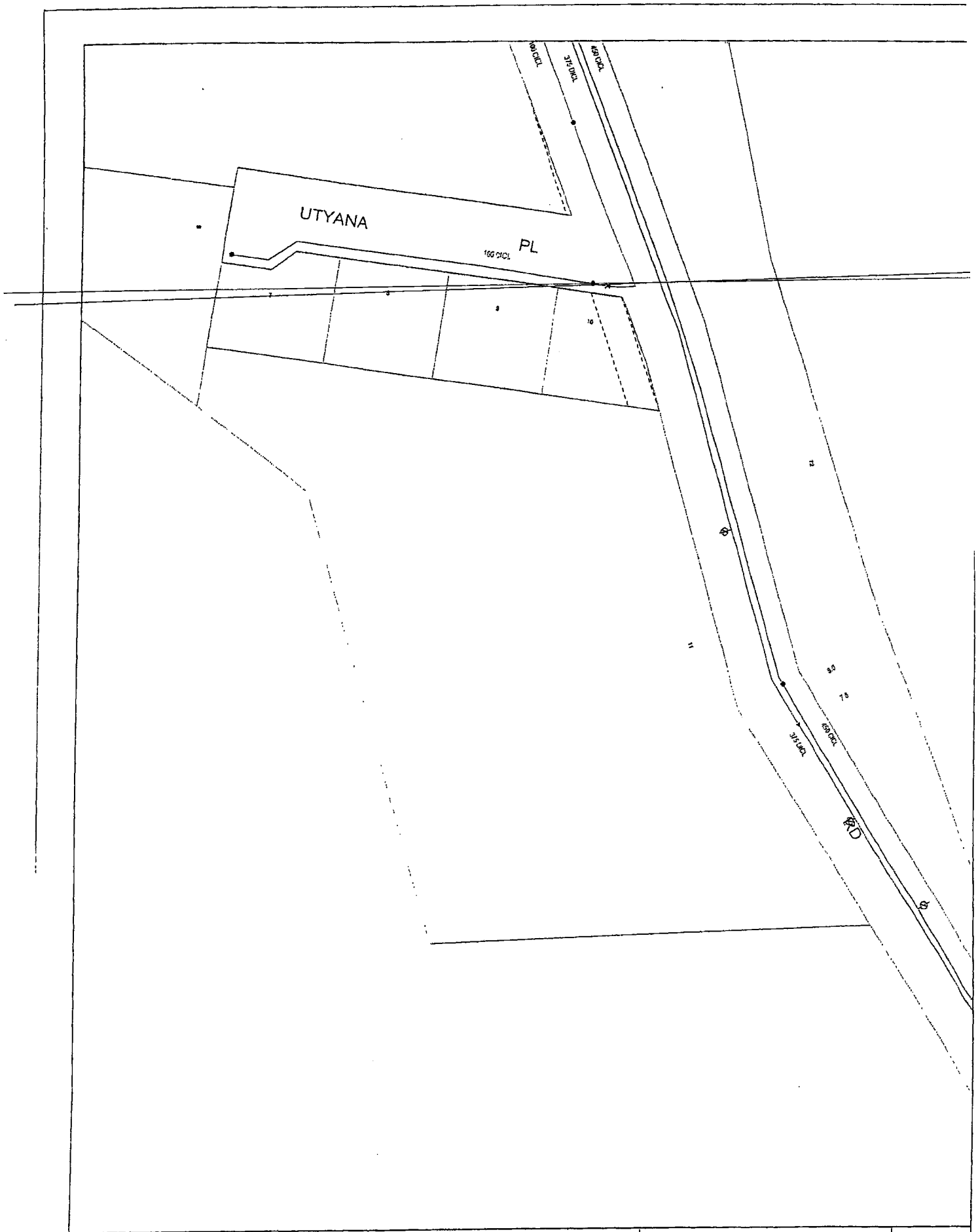
Property Details

Property Number	Lot Number	DP	SP	Section Number
3399162	11	257403		
Flat/Unit Number	**Street Number**	**Street Name***		
	8to11	Bantry Bay		
Suburb*		**Municipality***		**Postcode**
FRENCHS FOREST		Warringah		2086

Comments

Comments

Vacant land- No diagram available- service location print issued. 28/09/12

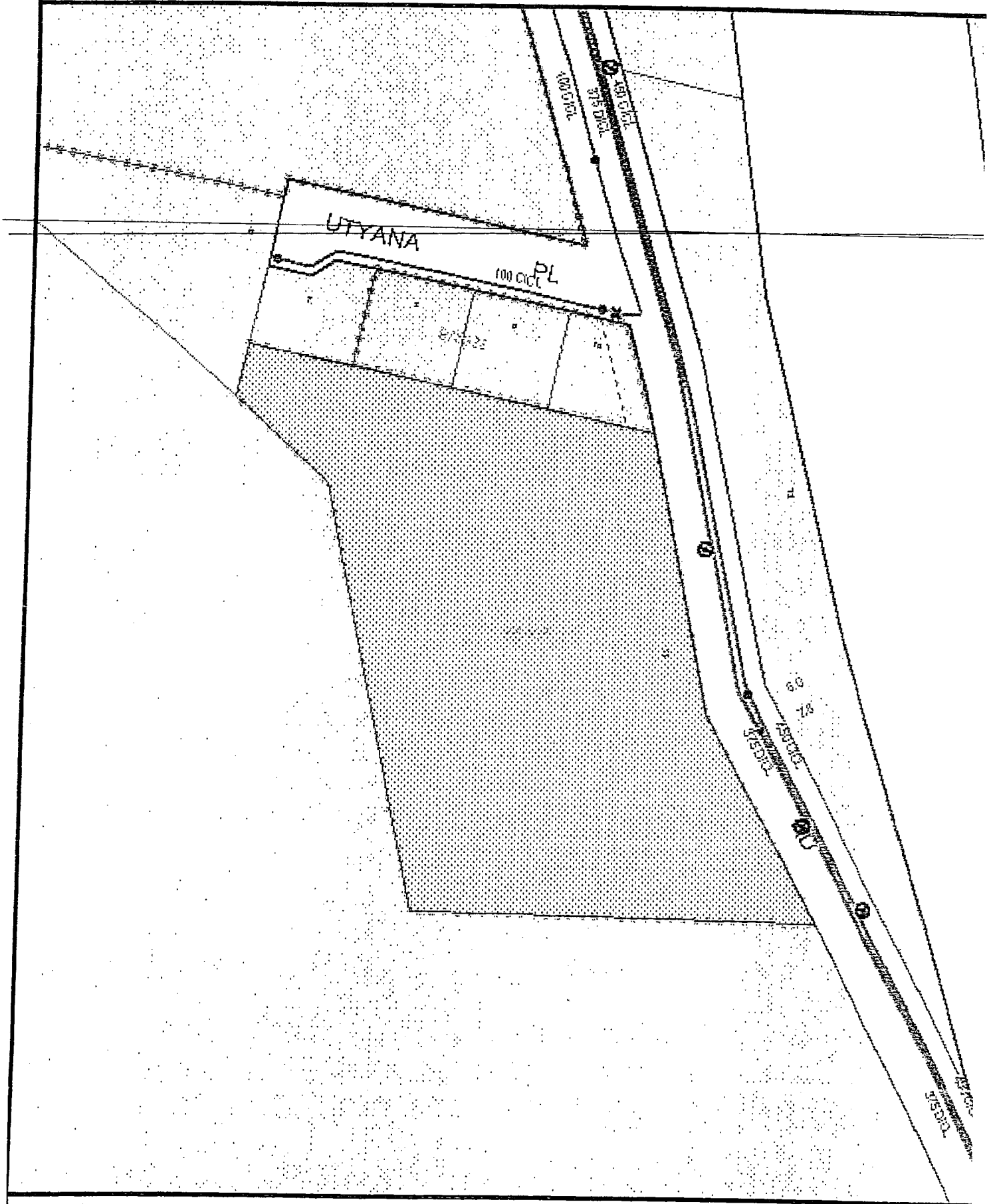


App: 8238012
Ref: 902648
Produced By: Dianne Toni
Date: 28/09/2012

Suburb: FRENCHS FOREST
Map:176 Grid:M11 Edition:Sydney UBD Edition 41
CMA Sheet: 1860-31-11
MGA Zone 56 (mm) Central Co-ord 336235 6262517

Scale 1:1250
Copyright Reserved Sydney Water 2012
No warranty is given that this is complete or accurate.
SYDNEY WATER CORPORATION

Application Created on 13/09/2012 15:24:2



NOTE This diagram only indicates availability of a sewer and a
position of Sydney Water's sewers, stormwater channels, pipes
Sydney Water's Customer Centres. Position of structures, boui