

Mecone NSW Pty Ltd
12/179 Elizabeth Street
Sydney NSW 2000

Planning Certificate – Section 10.7

Environmental Planning and Assessment Act 1979

Section 10.7(2) Details

In accordance with the requirements of section 10.7(2) of the Environmental Planning and Assessment Act 1979 (as amended), the following prescribed matters relate to the land at the date of this certificate.

Certificate Information

Certificate Number	2566/21
Certificate Date	22/11/2021
Your Reference	NSW Sport & Rec

Property Description

Address	Jindabyne Sport & Recreation Centre 207 Barry Way JINDABYNE NSW 2627
Land Title	Lot: 101 DP: 1019527
Assessment Number	40541922

This certificate provides information on how a property (such as land and buildings) may be used and the limits on its development. The certificate contains information Council is aware of through its records and environmental plans, along with data supplied by the State Government.

Snowy Monaro Regional Council does not accept any liability for anything contained in this certificate which has been supplied by third-party sources and does not warrant the accuracy of the contents.

All users of this certificate must acknowledge that Snowy Monaro Regional Council does not owe them any duty of care and they indemnify Snowy Monaro Regional Council from all claims demands suits actions and proceedings for damages and consequential loss howsoever arising from their use of this certificate and its contents where third-party information is relied upon.

Column 1 Section 10.7(2) (Schedule 4 EP&A Regulation 2000)	Identification of the matter referred to in Column 1 and the extent to which it applies to the land
1 Names of relevant planning instruments and DCPs	
(1) The name of each environmental planning instrument that applies to the carrying out of development on the land.	Snowy River Local Environmental Plan 2013 Snowy River Local Environmental Plan 2013 (Amendment No 1) See Note 6 for list of State Environmental Planning Policies
(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 Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).	Introduction of Snowy Mountains Special Activation Precinct - Discussion Paper June 2021
(3) The name of each development control plan that applies to the carrying out of development on the land.	"Snowy River Shire Council Development Control Plan 2013 (Amendment 1) The plan was adopted by Council on 26 November 2013 and came into effect on 20 December 2013. The purpose of DCP 2013 is a source of information covering the technical, legislative and administrative aspects of development within the former Local Government boundary of Snowy River Shire. It provides detailed provisions to guide development so that it achieves the aims and objectives of the Snowy River Local Environmental Plan 2013. The DCP includes detailed objectives and controls for ensuring well designed, quality land use and development within the Snowy Monaro Regional Council. This plan applies to all land to which the Snowy River Local Environmental Plan 2013 applies excluding the site specific Development Control Plan T2 Tyrolean Village Stage 3.
In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.	
2 Zoning and land use under relevant LEPs	
For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):	
(a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)"),	RU1 Primary Production
(b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,	See Note 7 – Land Use Table
(c) the purposes for which the instrument provides that development may not be carried out	See Note 7 – Land Use Table

	within the zone except with development consent,	
(d)	the purposes for which the instrument provides that development is prohibited within the zone,	See Note 7 – Land Use Table
(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,	Yes. Refer to the NSW Planning Portal https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address for details or contact Councils Development section.
(f)	whether the land includes or comprises critical habitat,	No
(g)	whether the land is in a conservation area (however described),	Not in Heritage Conservation Area
(h)	whether an item of environmental heritage (however described) is situated on the land.	Yes - Local Item 146 - Jindabyne Winter Sports Academy
2A	Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006	
	To the extent that the land is within any zone (however described) under:	
(a)	Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP), or	N/A
(b)	a Precinct Plan (within the meaning of the 2006 SEPP), or	N/A
(c)	a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act,	N/A
	the particulars referred to in clause 2 (a)–(h) in relation to that land (with a reference to “the instrument” in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).	
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.	<p>The following Codes are not applicable to this land:</p> <ul style="list-style-type: none"> Housing Code Commercial and Industrial Alterations Code Commercial and Industrial (New Buildings and Additions) Code Container Recycling Facilities Code Low Rise Medium Density House Code <p>The following Codes are applicable to the land and complying development may be carried out on the whole of the land under these Codes:</p> <p>Nil</p> <p>The following Codes are applicable to the land but due to 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 complying development may only be carried out on part of the land under these Codes:</p>

	<p>NIL</p> <p>The following Codes are applicable to the land but due to 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 complying development may not be carried out on any part of the land under these Codes:</p> <ul style="list-style-type: none"> Rural Housing Code Housing Alterations Code General Development Code Subdivisions Code Demolition Code Fire Safety Code Inland Code
<p>(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.</p>	<p>For the Codes listed above that may only be carried out on part of the land or may not be carried out on any part of the land the reasons why complying development may not be carried out are as follows:</p> <p>The land is wholly affected by specific land exemptions being an Environmental Heritage Item.</p> <p>The land is partially affected by specific land exemptions being land identified as environmentally sensitive land as it is subject to considerations associated with Terrestrial Biodiversity clauses contained in the relevant Local Environmental Plan.</p> <p>If complying development is permitted on only part of the land due to the above restrictions, the extent to which these restrictions apply to the land can be found on the NSW Planning Portal website maps at www.planningportal.nsw.gov.au. These map(s) are based on the legislated maps/s for Cooma-Monaro Local Environmental Plan 2013, Snowy Rover Local Environment Plan 2013 and Bombala Local Environment Plan 2012 and represent the best information Council has on the extent to which the above restrictions affect this land.</p>
<p>(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 restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.</p>	<p>Not Applicable</p>
	<p>See Note 3 at the end of this Certificate for further information.</p>

4	Repealed	
4A	Repealed	
4B	Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works	
	In relation to a coastal council—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.	N/A
5	Mine subsidence	
	Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.	No
6	Road widening and road realignment	
	Whether or not the land is affected by any road widening or road realignment under:	
(a)	Division 2 of Part 3 of the Roads Act 1993, or	No
(b)	any environmental planning instrument, or	No
(c)	any resolution of the council.	No
7	Council and other public authority policies on hazard risk restrictions	
	Whether or not the land is affected by a policy:	
(a)	adopted by the council, or	No (see Note below)
(b)	adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,	Council has been advised by the NSW Department of Planning that in accordance with section 4.14 of the Environmental Planning and Assessment Act 1979 Council is required to be satisfied that a development complies with ‘Planning for Bushfire Protection 2019’ where that development is within land identified as bushfire prone.
	that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding),	
	Note: Council has recently been provided with mapping information from the Department of Industry – Resources and Energy in conjunction with the NSW Governments Heads of Asbestos Coordination Authorities (HACA) in relation to the presence of ‘Naturally Occurring Asbestos’ (NOA) within the Shire. The HACA has also published information on what can be done to avoid contact with NOA. This information can be viewed at http://www.resourcesandenergy.nsw.gov.au/miners-and-explorers/safety-and-health/topics/NOA where there is a link to mapping and other information. The HACA has also published information on what can be done to avoid contact with NOA. Council has adopted an Asbestos Policy which includes provisions applicable to NOA. Council was not aware of the presence of NOA in the Shire when this Policy was adopted, and has no knowledge of any confirmed NOA sites. However following receipt of the mapping information Council is currently in the process of developing risk controls, guidance materials and an asbestos management plan in accordance with the adopted Asbestos Policy. The confirmed presence of naturally occurring asbestos on a site may result in restrictions being imposed upon future development of the site in accordance with the provisions of the Asbestos Policy.	
7A	Flood related development controls information	
(1)	Whether or not development on that land or	Unknown - the land is not part of a flood planning study

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.	
(2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.	Unknown - the land is not part of a flood planning study
(3) Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.	
8 Land reserved for acquisition	
Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.	Council has not been advised that any environmental planning instrument or proposed environmental planning instrument applying to the land provides for the acquisition of the land by a public authority as referred to in section 3.15 of the Act
9 Contributions plans	
The name of each contributions plan applying to the land.	Snowy River Shire Council Section 7.11 Contributions Plan 2008 Snowy River Shire Council Section 7.11 Contributions Plan 2010 - Shared Trails
9A Biodiversity certified land	
If the land is biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016, a statement to that effect.	No
Note: Biodiversity certified land includes land certified under Par 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.	
10 Biodiversity stewardship sites	
If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).	No
Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.	
10A Native vegetation clearing set asides	
If the land contains a set aside area under section 60ZC of the Local Land Services Act 2013, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).	No
11 Bush fire prone land	
If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement to that effect.	Part of the land is bushfire prone. Information relied on to answer the above question has been provided to Council by the NSW Rural Fire Service, for more information regarding the above information please contact the NSW Rural Fire Service. (www.rfs.nsw.gov.au)

12	Property vegetation plans
If the land is land to which a property vegetation plan under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applies, 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 PVP applicable
13	Orders under Trees (Disputes Between Neighbours) Act 2006
Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land (but only if the council has been notified of the order).	No
14	Directions under Part 3A
If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.	No
15	Site compatibility certificates and conditions for seniors housing
If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies:	
(a)	a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
	(i) the period for which the certificate is current, and
	(ii) that a copy may be obtained from the head office of the Department, and
(b)	a statement setting out any terms of a kind referred to in clause 18(2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.
16	Site compatibility certificates for infrastructure, schools or TAFE establishments
A statement of whether there is a valid site compatibility certificate (infrastructure), or site compatibility certificate (schools or TAFE establishments) of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:	
(a)	the period for which the certificate is valid, and
(b)	that a copy may be obtained from the head office of the Department.
17	Site compatibility certificates and conditions for affordable rental housing
(1)	A statement of whether there is a current site compatibility certificate (affordable rental

	housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:	
	(a) the period for which the certificate is current, and	N/A
	(b) that a copy may be obtained from the head office of the Department.	N/A
(2)	A statement setting out any terms of a kind referred to in clause 17(1) or 38(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.	N/A
18	Paper subdivision information	
(1)	The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.	No
(2)	The date of any subdivision order that applies to the land.	No
(3)	Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.	No
19	Site verification certificates	
	A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:	No
(a)	the matter certified by the certificate, and Note. A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land-see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	N/A
(b)	the date on which the certificate ceases to be current (if any), and	N/A
(c)	that a copy may be obtained from the head office of the Department.	N/A
20	Loose-fill asbestos insulation	
	If 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, a statement to that effect.	Council is not aware of any residential dwelling erected on this land which has been identified in the Loose-Fill Asbestos Insulation Register as containing loose fill asbestos ceiling insulation. Contact NSW Fair Trading if further information is required.
21	Affected building notices and building product rectification orders	
(1)	A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.	No affected building notice.

<p>(2) A statement of:</p> <p>(a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and</p> <p>(b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.</p>	<p>No building product rectification order.</p> <p>No notice of intention to make a building rectification order.</p>
<p>(3) In this clause:</p> <p>affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.</p> <p>building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.</p>	
<p>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:</p> <p>(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,</p> <p>(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,</p> <p>(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,</p> <p>(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,</p> <p>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.</p>	

Contaminated Land

As of the date of this certificate, Council has no records to indicate that the site is potentially contaminated.

It is recommended that you ensure that the land has not in the past been used for certain purposes which could have involved the use of contaminants. A list of potentially contaminating uses is outlined in Attachment "A" to the end of this planning certificate.

Refer to Cooma Monaro Development Control Plan 2014 / Snowy River Development Control Plan 2013 / Bombala Development Control Plan 2012 – Planning Guidelines prepared by the Environment Protection Authority and the Department of Urban Affairs and Planning (1998). The guidelines are underpinned by State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55), and the Contaminated Lands Management Act 1987.

In addition, Council has not been made aware of the land being subject to the following:

- land declared to be significantly contaminated land;
- land subject to a management order;
- land subject of an approved voluntary management proposal;
- land subject to an ongoing maintenance order; or
- subject of a site audit statement

IMPORTANT NOTES – SECTION 10.7(2) CERTIFICATE

Note 1 Terms of Reference

This Certificate does not make reference to the physical conditions of the property. Consequently no inspections have been made in respect of:

- (a) The presence or otherwise of noxious weeds on the property,
- (b) The condition of any structure/s on the land and associated infrastructure.

No advice is included in this Certificate in respect of outstanding or unauthorised works.

Should applicants require such details, that may be in addition to information provided in a S10.7(2) & (5) Certificate, application should be made, accompanied by the appropriate fee for such inspections.

Note 2 Biosecurity (Weeds)

Weeds are a major environmental threat to the Snowy Monaro Region's agricultural and environmental assets. People considering purchasing land, particularly rural land, in the Council area are urged to contact Council's Biosecurity (Weeds) team for advice regarding landowners' responsibilities for the control of weeds.

Note 3 Complying Development

- Under the Housing Code complying development may not be carried out on land which has an area less than 200 square metres and has a width, measured at the building line fronting a primary road, of at least 6m.
- Under the Rural Housing Code complying development for the erection of a new single-storey or two-storey dwelling house may only be carried out on land that (a) has an area of at least 80 hectares, or (b) is subject to a restriction created under section 88B of the Conveyancing Act 1919 that specifies a building envelope for the lot and was required by the council.
- As per clause 1.18 of the Codes SEPP Complying Development is only possible on land where the development would otherwise be permissible with or without consent under the Council's Local Environmental Plan applicable to the land.
- Complying development may not be carried out on land outside the zonings identified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, or on a lot which is not entirely within the zoning in the Codes SEPP specified for that particular Complying Development code. Refer to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for other permissibility criteria.

Note 4 Important Notice for any maps that relate to this certificate

These maps are not a precise survey document. Accurate locations can only be determined by a survey on the ground.

While every care is taken to ensure the accuracy of this data, neither the Snowy Monaro Regional Council nor the Land and Property Management Authority makes any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.

Note 5 Coinciding Legal and Practical Access

Purchasers of rural and non-urban land are advised to ensure that coinciding legal and practical access can be gained to the property from a public road.

Note 6 State Environmental Planning Policies

Below is a list of all State Environmental Planning Policies (including publicised draft policies) that apply to Snowy Monaro Regional Council. Depending on circumstances set down in each policy, the policy may be specifically applicable to the land that is the subject of this certificate. You are advised to check the policy for the necessary details.

State Environmental Planning Policy No 19—Bushland in Urban Areas
 State Environmental Planning Policy No 21—Caravan Parks
 State Environmental Planning Policy No 33—Hazardous and Offensive Development
 State Environmental Planning Policy No 36—Manufactured Home Estates
 State Environmental Planning Policy No 55—Remediation of Land
 State Environmental Planning Policy No 64—Advertising and Signage
 State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development
 State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)
 State Environmental Planning Policy (Aboriginal Land) 2019
 State Environmental Planning Policy (Activation Precincts) 2020
 State Environmental Planning Policy (Affordable Rental Housing) 2009
 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
 State Environmental Planning Policy (Concurrences and Consents) 2018
 State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
 State Environmental Planning Policy (Infrastructure) 2007
 State Environmental Planning Policy (Koala Habitat Protection) 2020
 State Environmental Planning Policy (Koala Habitat Protection) 2021
 State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007
 State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
 State Environmental Planning Policy (Primary Production and Rural Development) 2019
 State Environmental Planning Policy (State and Regional Development) 2011
 State Environmental Planning Policy (State Significant Precincts) 2005
 State Environmental Planning Policy (Urban Renewal) 2010
 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

Any enquiries regarding these State policies should be directed to the Department of Planning.

Zone RU1 Primary Production

Without Consent

Environmental protection works; Extensive agriculture; Home occupations

With Consent

Air transport facilities; 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; Cemeteries; Charter and tourism boating facilities; Centre-based child care facilities; Community facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Funeral homes; Garden centres; Helipads; Home-based child care; Home businesses; Home industries; Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Landscaping material supplies; Mooring pens; Moorings; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (outdoor); Respite day care centres; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Timber yards; Transport depots; Truck depots; Veterinary hospitals; Water recreation structures; Wharf or boating facilities

Prohibited

Any development not specified in item 2 or 3

Section 10.7(5) Details

Advice on such other relevant matters affecting the land as Council is aware.

Consents Issued – Development Applications/Complying Development Certificates

DA0170/2016 Tree Removal DA4071/2017 New Electric Sign DA4114/2017 Tree Removal
 DA4058/2018 BMX Track DA4115/2019 Signage on Existing Structure DA4178/2020 Alterations to
 Scullery in Dining Hall DA0045/2020 New Outdoor Recreational Facility - Dry Slope Airbag Facility
 DA0005/2021 Minor Alts/Add to Lodges 17-26 DA0124/2021 Additions & alterations to existing
 gymnasium DA0313/2021 Educational Establishment(TAFE) & Remove 13 Trees

On Site Sewage Management System (OSSMS)

Not Applicable

Water & Wastewater

Yes - connection to Council's reticulated water supply #Yes - connected to Council's Sewer system

Biosecurity (Weeds)

Council has not recently inspected this property. St John's wort, Serrated tussock, African lovegrass and Sweet briar are known to occur in the local geographical area. These weeds must be controlled in accordance with Council's Local Weed Management Plans. These plans can be found on Council's website. Further information regarding weed control can be obtained by calling Council's Biosecurity Team on 1300 345 345.

Naturally Occurring Asbestos

No

Village Flood Level (Bredbo & Berridale)

No

Draft Development Control Plan/s

No

Contaminated Lands – Clearance Certificate

Not Applicable

Planning Agreements

No

Conservation Agreement

Not Applicable

ATTACHMENT A' – S10.7(2)

Activities which are likely to have contaminated sites because of their past or present use:

- asbestos works;
- chemical and petrochemical works;
- docks and railway land, especially large sidings and depots;
- gasworks, other local carbonisation plants and ancillary by products works;
- industries making or using wood preservatives;
- installations involving the processing or use of radioactive materials;
- landfills and other waste disposal and storage sites, and transfer sites;
- land heavily treated with chemicals for agricultural or other purposes, eg aerial spraying;
- metal mines, smelters, foundries, iron and steel works, metal finishing works;
- mine tailings dumps (including mineral sands tailings);
- munitions production and testing sites;
- oil refineries, petroleum storage and distributions sites;
- paper and printing works;
- pesticide storage areas, areas where vehicles used for the transport and storage of pesticides are washed, and areas where tanks are used to store pesticides;
- plants and heavy engineering installations, eg shipbuilding and shipbreaking;
- power stations and switching yards etc;
- scrap yards;
- stock dipping, eg sheep, cattle etc;
- tanneries