
Appendix D

Historical Aerial Photographs



1959 – Lismore, Film NSW 714, Run 2, Frame Number 5160



1967 – Lismore, Film NSW 1520, Run 7, Frame Number 5110



1977 – Lismore, Film NSW 2479, Run 3, Frame Number 57



1987 – Lismore, Film NSW 3584, Run 5, Frame Number 230



1996 – Lismore, Film NSW 4318, Run 18A, Frame Number M2036



2004 – Lismore, Film NSW 4866, Run 36, Frame Number M2425



2009 – Google Earth



2014 – Nearmap

Appendix E

Copies of S149 Certificates



Our ref: Cert No. 10282:P31290
Your ref: 80760.00
Contact: Sandy Strachan

15 October 2014

Ms J Smalley
439 Montague Road
WEST END QLD 4101

Dear Sir/Madam

APPLICATION FOR PLANNING CERTIFICATE
(S.149 of the Environmental Planning and Assessment Act)

LAND: LOT: 1 DP: 1178195, 61 Uralba Street LISMORE

Reference is made to your recent application for a Planning Certificate in relation to the above land. A Certificate, pursuant to Section 149 of the Environmental Planning and Assessment Act is enclosed. The information it contains is based on Council's records.

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

If you are purchasing land in a rural area:

- Nothing contained in this Certificate relating to rural zoned land should be construed as inferring that the land possesses a Dwelling Entitlement. The existence of Dwelling Entitlements can only be ascertained by a search of individual property records, which is outside the scope of a Planning Certificate.
- Farming and other rural activities can make noises and smells at any time of the day or night. If you make a complaint about farming activities, please be aware that Council may not take action in response to a complaint because Council values its farmers.

If you require any further information, please contact me.

Yours faithfully


Sandy Strachan
Regulatory Support Officer
Sustainable Development

Enclosed: 149 Certificate



**PLANNING CERTIFICATE
UNDER SECTION 149(2)
ENVIRONMENTAL PLANNING AND
ASSESSMENT ACT, 1979**

Certificate No: 10282
Date: 14/10/2014
Receipt No: 1065455
Applicant Reference: 80760.00
File No: 31290

Lismore City Council
43 Oliver Avenue, Goonellabah 2480
(PO Box 23A, Lismore 2480)
Ph: 02 6625 0565
Fax: 02 6625 0434
council@lismore.nsw.gov.au
www.lismore.nsw.gov.au

Applicant:
Ms J Smalley
439 Montague Road
WEST END QLD 4101

Owner (as recorded by Council)
The University Of Sydney

Property: 61 Uralba Street LISMORE 2480
Description: LOT: 1 DP: 1178195
Property No: 31290
Land Area: 8045 Square Metres

INFORMATION PROVIDED PURSUANT TO SECTION 149(2) OF THE ACT.

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

(1) NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPS:

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

Lismore Local Environmental Plan 2012

- State Environmental Planning Policy No. 6 – Number of Storeys in a Building.
- State Environmental Planning Policy No. 21 - Caravan Parks.
- State Environmental Planning Policy No. 22 – Shops and Commercial Premises.
- State Environmental Planning Policy No. 30 - Intensive Agriculture.
- State Environmental Planning Policy No.32 - Urban Consolidation (Re-development of Urban Land).
- State Environmental Planning Policy No. 33 - Hazardous and Offensive Development.
- State Environmental Planning Policy No. 36 - Manufactured Home Estates.
- State Environmental Planning Policy No. 44 – Koala Habitat Protection.
- State Environmental Planning Policy No. 50 – Canal Estate Development.
- State Environmental Planning Policy No. 55 - Remediation of Land.
- State Environmental Planning Policy No. 62 – Sustainable Aquaculture.
- State Environmental Planning Policy No. 64 – Advertising and Signage.
- State Environmental Planning Policy No. 65 -- Design Quality of Residential Flat Development.
- State Environmental Planning Policy (Major Development) 2005.
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.
- State Environmental Planning Policy – (Housing for Seniors or People with a Disability) 2004.
- State Environmental Planning Policy (Building Sustainability Index BASIX) 2004.
- State Environmental Planning Policy (Temporary Structures) 2007
- State Environmental Planning Policy (Infrastructure) 2007

- *State Environmental Planning Policy (Rural Lands) 2008*
- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*
- *State Environmental Planning Policy (Affordable Rental Housing) 2009*

- (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).

Nil

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

Lismore Development Control Plan

- (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

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):

- the identity of the zone, whether by reference to name (such as "General Residential Zone") or by reference to a number (such as "Zone No. R1"),
- the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,
- the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,
- the purposes for which the instrument provides that development is prohibited within the zone,

R1 General Residential

The following table provides general zoning controls for Zone R1

- Objectives of zone**
 - *To provide for the housing needs of the community.*
 - *To provide for a variety of housing types and densities.*
 - *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
 - *To ensure that new development is compatible with the character, and preserves the amenity, of each residential area.*
- Permitted without consent**
Building identification signs; environmental protection works; home-based child care; home occupations.

3 Permitted with Consent

Attached dwellings; boarding houses; business identification signs; child care centres; community facilities; dwelling houses; group homes; home industries; hostels; kiosks; multi dwelling housing; neighbourhood shops; places of public worship; residential flat buildings; respite day care centres; restaurants or cafes; semi detached dwellings; seniors housing; shop top housing; roads; any other development not specified in Item 2 or 4.

4. Prohibited

Agriculture; air transport facilities; airstrips; amusement centres; animal boarding or training establishments; biosolids treatment facilities; boat building and repair facilities; car parks; cemeteries; charter tourism and boating facilities; commercial premises; correctional centres; crematoria; depots; eco-tourist facilities; entertainment facilities; farm buildings; farm stay accommodation; forestry; freight transport facilities; function centres; heavy industrial storage establishments; helipads; highway service centres; home occupations (sex services); industrial retail outlets; industrial training facilities; industries; jetties; marinas; mooring pens; moorings; mortuaries; passenger transport facilities; public administration buildings; recreation facilities (major); registered clubs; research stations; restricted premises; rural industries; rural workers dwellings; service stations; sewerage treatment plants; sex services premises; signage; storage premises; transport depots; truck depots; vehicle body repair workshops; vehicle repair stations; veterinary hospitals; warehouse or distribution centres; waste or resource management facilities; water recycling facilities; water storage facilities; water treatment facilities; wholesale supplies.

- (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:

No

- (g) whether the land is in a conservation area (however described):

No

- (h) whether an item of environmental heritage (however described) is situated on the land:

No

(3) COMPLYING DEVELOPMENT

- (1) Whether or not 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 clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

- (2) If complying development may not be carried out on that land because of the provisions of clause 1.19 of that Policy, the reasons why it may not be carried out under that clause.

- The General Housing Code
- The Rural Housing Code
- The Housing Alterations Code

- The General Development Code
- The General Commercial and Industrial Code
- The Subdivision Code
- The Demolition Code

Complying development under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on the land.

Please Note: *Where restrictions do not apply above and where the land is identified in this certificate as being in a bushfire prone or flood control lot, the General Housing Code and the Rural Housing Code list special provisions for development. For specific requirements reference should be made to Clauses 3.36B and 3A.37 - Development Standards for bush fire prone land and Clauses 3.36C and 3A.38 - Development Standards for flood control lots under the Codes SEPP at www.legislation.nsw.gov.au*

(4) COASTAL PROTECTION

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 Services, Technology and Administration,

No

(5) MINE SUBSIDENCE

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961:

No.

(6) ROAD WIDENING AND ROAD REALIGNMENT

Whether or not the land is affected by any road widening or road realignment under:

- Division 2 of Part 3 of the Roads Act 1993, or
- any environmental planning instrument, or
- 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:

- adopted by the council, or
- 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,

that restricts the development of the land because of the likelihood of land slip, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding):

- Landslip
No

- Tidal Inundation
No

- Subsidence
No

- Acid Sulphate Soil
No

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

- Contaminated Land
No

- Erosion
No

(7a) FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

- (1) 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 senior housing) is subject to flood related development controls, or
- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.
- (3) 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.

No

(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 27 of the Act:

No

(9) CONTRIBUTIONS PLANS

The name of each contributions plan applying to the land:

Lismore Contributions Plan 2004

Section 94

The land is affected by Section 94 Contributions which took effect from March 4, 2004

Section 64

The land is affected by Section 64 Contributions wastewater and/or water plans adopted by Council on August 2008.

The land is affected by Section 64 Contributions Rous Water Development Servicing Plan adopted by Rous Water in April 2009 and came to effect in April 2009.

(10) BIOBANKING AGREEMENTS

If the land is land to which a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates, a statement to that effect (but only if the Council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

Nil

(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. *(in accordance with the current Bushfire Prone Land Maps certified by the Commissioner, Rural Fire Services)*

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

None

(12) PROPERTY VEGETATION PLANS

If the land is land to which a property vegetation plan under the Native Vegetation Act 2003 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

(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) (d) 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 direction applies.

(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 of Planning, 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.

Nil

(16) SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

A statement of whether there is a valid site compatibility certificate (infrastructure) 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 of Planning.

Nil

(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 valid, and
- (b) that a copy may be obtained from the head office of the Department of Planning.

Nil

- (2) A statement setting out the 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.

Nil

(18) PAPER SUBDIVISION INFORMATION

A statement of whether there is a valid site compatibility certificate (infrastructure) 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:

- (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.
- (2) the date of any subdivision order that applies to the land.
- (3) words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

N/A

(19) SITE VERIFICATION CERTIFICATES

A statement of whether there is current site verification certificate, of which the council is aware, in respect of land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate, and
Note: A site verification certificate sets out the Director-General'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.
- (b) the date on which the certificate ceases to be current (if any), and
- (c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure.

N/A

MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997

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

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

No

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

No

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

No

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

No

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

No

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

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

PLANNING AGREEMENTS

Nil



for the General Manager



Our ref: Cert No. 10253:P9886
Your ref: 80760.00
Contact: Sandy Strachan

8 October 2014

Ms J Smalley
438 Montague Road
WEST END QLD 4101

Dear Sir/Madam

APPLICATION FOR PLANNING CERTIFICATE
(S.149 of the Environmental Planning and Assessment Act)

LAND: DP 755718 lot 394, 69 Uralba Street LISMORE

Reference is made to your recent application for a Planning Certificate in relation to the above land. A Certificate, pursuant to Section 149 of the Environmental Planning and Assessment Act is enclosed. The information it contains is based on Council's records.

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

If you are purchasing land in a rural area:

- Nothing contained in this Certificate relating to rural zoned land should be construed as inferring that the land possesses a Dwelling Entitlement. The existence of Dwelling Entitlements can only be ascertained by a search of individual property records, which is outside the scope of a Planning Certificate.
- Farming and other rural activities can make noises and smells at any time of the day or night. If you make a complaint about farming activities, please be aware that Council may not take action in response to a complaint because Council values its farmers.

If you require any further information, please contact me.

Yours faithfully

Sandy Strachan
Regulatory Support Officer
Sustainable Development

Enclosed: 149 Certificate



PLANNING CERTIFICATE UNDER SECTION 149(2) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Certificate No: 10258
Date: 08/10/2014
Receipt No: 1062349
Applicant Reference: 80760.00
File No: P9896

Lismore City Council
43 Oliver Avenue, Goonellabah 2480
(PO Box 23A, Lismore 2480)
Ph: 02 6625 0565
Fax: 02 6625 0434
council@lismore.nsw.gov.au
www.lismore.nsw.gov.au

Applicant:
Ms J Smalley
439 Montague Road
WEST END QLD 4101

Owner (as recorded by Council)
Health Administration Corporation

Property: 69 Uralba Street LISMORE 2480
Description: DP 755718 lot 394
Property No: 9896
Land Area: 846 Square Metres

INFORMATION PROVIDED PURSUANT TO SECTION 149(2) OF THE ACT.

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

(1) NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPS:

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

Lismore Local Environmental Plan 2012

- *State Environmental Planning Policy No. 6 – Number of Storeys in a Building.*
- *State Environmental Planning Policy No. 21 - Caravan Parks.*
- *State Environmental Planning Policy No. 22 – Shops and Commercial Premises.*
- *State Environmental Planning Policy No. 30 - Intensive Agriculture.*
- *State Environmental Planning Policy No.32 - Urban Consolidation (Re-development of Urban Land).*
- *State Environmental Planning Policy No. 33 - Hazardous and Offensive Development.*
- *State Environmental Planning Policy No. 36 - Manufactured Home Estates.*
- *State Environmental Planning Policy No. 44 – Koala Habitat Protection.*
- *State Environmental Planning Policy No. 50 – Canal Estate Development.*
- *State Environmental Planning Policy No. 55 - Remediation of Land.*
- *State Environmental Planning Policy No. 62 – Sustainable Aquaculture.*
- *State Environmental Planning Policy No. 64 – Advertising and Signage.*
- *State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development.*
- *State Environmental Planning Policy (Major Development) 2005.*
- *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.*
- *State Environmental Planning Policy – (Housing for Seniors or People with a Disability) 2004.*
- *State Environmental Planning Policy (Building Sustainability Index BASIX) 2004.*
- *State Environmental Planning Policy (Temporary Structures) 2007*
- *State Environmental Planning Policy (Infrastructure) 2007*

- *State Environmental Planning Policy (Rural Lands) 2008*
- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*
- *State Environmental Planning Policy (Affordable Rental Housing) 2009*

- (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).

Nil

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

Lismore Development Control Plan

- (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

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):

- the identity of the zone, whether by reference to name (such as "General Residential Zone") or by reference to a number (such as "Zone No. R1"),
- the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,
- the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,
- the purposes for which the instrument provides that development is prohibited within the zone,

R1 General Residential

The following table provides general zoning controls for Zone R1

- Objectives of zone**
 - *To provide for the housing needs of the community.*
 - *To provide for a variety of housing types and densities.*
 - *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
 - *To ensure that new development is compatible with the character, and preserves the amenity, of each residential area.*
- Permitted without consent**
Building identification signs; environmental protection works; home-based child care; home occupations.

3 *Permitted with Consent*

Attached dwellings; boarding houses; business identification signs; child care centres; community facilities; dwelling houses; group homes; home industries; hostels; kiosks; multi dwelling housing; neighbourhood shops; places of public worship; residential flat buildings; respite day care centres; restaurants or cafes; semi detached dwellings; seniors housing; shop top housing; roads; any other development not specified in Item 2 or 4.

4. *Prohibited*

Agriculture; air transport facilities; airstrips; amusement centres; animal boarding or training establishments; biosolids treatment facilities; boat building and repair facilities; car parks; cemeteries; charter tourism and boating facilities; commercial premises; correctional centres; crematoria; depots; eco-tourist facilities; entertainment facilities; farm buildings; farm stay accommodation; forestry; freight transport facilities; function centres; heavy industrial storage establishments; helipads; highway service centres; home occupations (sex services); industrial retail outlets; industrial training facilities; industries; jetties; marinas; mooring pens; moorings; mortuaries; passenger transport facilities; public administration buildings; recreation facilities (major); registered clubs; research stations; restricted premises; rural industries; rural workers dwellings; service stations; sewerage treatment plants; sex services premises; signage; storage premises; transport depots; truck depots; vehicle body repair workshops; vehicle repair stations; veterinary hospitals; warehouse or distribution centres; waste or resource management facilities; water recycling facilities; water storage facilities; water treatment facilities; wholesale supplies.

- (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:

No

- (g) whether the land is in a conservation area (however described):

No

- (h) whether an item of environmental heritage (however described) is situated on the land:

No

(3) COMPLYING DEVELOPMENT

- (1) Whether or not 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 clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

- (2) If complying development may not be carried out on that land because of the provisions of clause 1.19 of that Policy, the reasons why it may not be carried out under that clause.

- The General Housing Code
- The Rural Housing Code
- The Housing Alterations Code

- The General Development Code
- The General Commercial and Industrial Code
- The Subdivision Code
- The Demolition Code

Complying development under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on the land.

Please Note: *Where restrictions do not apply above and where the land is identified in this certificate as being in a bushfire prone or flood control lot, the General Housing Code and the Rural Housing Code list special provisions for development. For specific requirements reference should be made to Clauses 3.36B and 3A.37 - Development Standards for bush fire prone land and Clauses 3.36C and 3A.38 - Development Standards for flood control lots under the Codes SEPP at www.legislation.nsw.gov.au*

(4) COASTAL PROTECTION

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 Services, Technology and Administration.

No

(5) MINE SUBSIDENCE

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961:

No.

(6) ROAD WIDENING AND ROAD REALIGNMENT

Whether or not the land is affected by any road widening or road realignment under:

- Division 2 of Part 3 of the Roads Act 1993, or
- any environmental planning instrument, or
- 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:

- adopted by the council, or
- 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,

that restricts the development of the land because of the likelihood of land slip, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding):

- Landslip
No

- Tidal Inundation
No

- Subsidence
No

- Acid Sulphate Soil
No

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

- Contaminated Land
No

- Erosion
No

(7a) FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

- (1) 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 senior housing) is subject to flood related development controls, or
- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.
- (3) 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.

No

(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 27 of the Act:

No

(9) CONTRIBUTIONS PLANS

The name of each contributions plan applying to the land:

Lismore Contributions Plan 2004

Section 94

The land is affected by Section 94 Contributions which took effect from March 4, 2004

Section 64

The land is affected by Section 64 Contributions wastewater and/or water plans adopted by Council on August 2008.

The land is affected by Section 64 Contributions Rous Water Development Servicing Plan adopted by Rous Water in April 2009 and came to effect in April 2009.

(10) BIOBANKING AGREEMENTS

If the land is land to which a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates, a statement to that effect (but only if the Council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

Nil

(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. (in accordance with the current Bushfire Prone Land Maps certified by the Commissioner, Rural Fire Services)

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

None

(12) PROPERTY VEGETATION PLANS

If the land is land to which a property vegetation plan under the Native Vegetation Act 2003 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

(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) (c) 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 direction applies.

(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 of Planning, 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.

Nil

(16) SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

A statement of whether there is a valid site compatibility certificate (infrastructure) 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 of Planning.

Nil

(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 valid, and
 - (b) that a copy may be obtained from the head office of the Department of Planning.

Nil

- (2) A statement setting out the 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.

Nil

(18) PAPER SUBDIVISION INFORMATION

A statement of whether there is a valid site compatibility certificate (infrastructure) 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:

- (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.
- (2) the date of any subdivision order that applies to the land.
- (3) words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

N/A

(19) SITE VERIFICATION CERTIFICATES

A statement of whether there is current site verification certificate, of which the council is aware, in respect of land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate, and
Note: A site verification certificate sets out the Director-General'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.
- (b) the date on which the certificate ceases to be current (if any), and
- (c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure.

N/A

MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997

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

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

No

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

No

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

No

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

No

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


No

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

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

PLANNING AGREEMENTS

Nil



for the General Manager



Our ref: Cert No. 10259:P28907

Your ref: 80760.00

Contact: Sandy Strachan

8 October 2014

Ms J Smalley
439 Montague Road
WEST END QLD 4101

Dear Sir/Madam

**APPLICATION FOR PLANNING CERTIFICATE
(S.149 of the Environmental Planning and Assessment Act)**

LAND: DP 1073227 lot 14, 24 Dalziell Street LISMORE

Reference is made to your recent application for a Planning Certificate in relation to the above land. A Certificate, pursuant to Section 149 of the Environmental Planning and Assessment Act is enclosed. The information it contains is based on Council's records.

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

If you are purchasing land in a rural area:

- Nothing contained in this Certificate relating to rural zoned land should be construed as inferring that the land possesses a Dwelling Entitlement. The existence of Dwelling Entitlements can only be ascertained by a search of individual property records, which is outside the scope of a Planning Certificate.
- Farming and other rural activities can make noises and smells at any time of the day or night. If you make a complaint about farming activities, please be aware that Council may not take action in response to a complaint because Council values its farmers.

If you require any further information, please contact me.

Yours faithfully


Sandy Strachan
**Regulatory Support Officer
Sustainable Development**

Enclosed: 149 Certificate



PLANNING CERTIFICATE UNDER SECTION 149(2) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Certificate No: 10259
Date: 08/10/2014
Receipt No: 1062349
Applicant Reference: 80760.00
File No: P28907

Lismore City Council
43 Oliver Avenue, Goonellabah 2480
(PO Box 23A, Lismore 2480)
Ph: 02 6625 0565
Fax: 02 6625 0434
council@lismore.nsw.gov.au
www.lismore.nsw.gov.au

Applicant:
Ms J Smalley
439 Montague Road
WEST END QLD 4101

Owner (as recorded by Council)
Health Administration Corp

Property: 24 Dalziell Street LISMORE 2480
Description: DP 1073227 lot 14
Property No: 28907
Land Area: 485.25square Metres

INFORMATION PROVIDED PURSUANT TO SECTION 149(2) OF THE ACT.

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

(I) 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.

Lismore Local Environmental Plan 2012

- State Environmental Planning Policy No. 6 – Number of Storeys in a Building.
- State Environmental Planning Policy No. 21 - Caravan Parks.
- State Environmental Planning Policy No. 22 -- Shops and Commercial Premises.
- State Environmental Planning Policy No. 30 - Intensive Agriculture.
- State Environmental Planning Policy No.32 - Urban Consolidation (Re-development of Urban Land).
- State Environmental Planning Policy No. 33 - Hazardous and Offensive Development.
- State Environmental Planning Policy No. 36 - Manufactured Home Estates.
- State Environmental Planning Policy No. 44 -- Koala Habitat Protection.
- State Environmental Planning Policy No. 50 – Canal Estate Development.
- State Environmental Planning Policy No. 55 - Remediation of Land.
- State Environmental Planning Policy No. 62 -- Sustainable Aquaculture.
- State Environmental Planning Policy No. 64 -- Advertising and Signage.
- State Environmental Planning Policy No. 65 -- Design Quality of Residential Flat Development.
- State Environmental Planning Policy (Major Development) 2005.
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.
- State Environmental Planning Policy -- (Housing for Seniors or People with a Disability) 2004.
- State Environmental Planning Policy (Building Sustainability Index BASIX) 2004.
- State Environmental Planning Policy (Temporary Structures) 2007
- State Environmental Planning Policy (Infrastructure) 2007

- *State Environmental Planning Policy (Rural Lands) 2008*
- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*
- *State Environmental Planning Policy (Affordable Rental Housing) 2009*

- (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).

Nil

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

Lismore Development Control Plan

- (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

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):

- the identity of the zone, whether by reference to name (such as "General Residential Zone") or by reference to a number (such as "Zone No. R1"),
- the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,
- the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,
- the purposes for which the instrument provides that development is prohibited within the zone,

R1 General Residential

The following table provides general zoning controls for Zone R1

- Objectives of zone**
 - *To provide for the housing needs of the community.*
 - *To provide for a variety of housing types and densities.*
 - *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
 - *To ensure that new development is compatible with the character, and preserves the amenity, of each residential area.*
- Permitted without consent.**
Building identification signs; environmental protection works; home-based child care; home occupations.

3 Permitted with Consent

Attached dwellings; boarding houses; business identification signs; child care centres; community facilities; dwelling houses; group homes; home industries; hostels; kiosks; multi dwelling housing; neighbourhood shops; places of public worship; residential flat buildings; respite day care centres; restaurants or cafes; semi detached dwellings; seniors housing; shop top housing; roads; any other development not specified in Item 2 or 4.

4. Prohibited

Agriculture; air transport facilities; airstrips; amusement centres; animal boarding or training establishments; biosolids treatment facilities; boat building and repair facilities; car parks; cemeteries; charter tourism and boating facilities; commercial premises; correctional centres; crematoria; depots; eco-tourist facilities; entertainment facilities; farm buildings; farm stay accommodation; forestry; freight transport facilities; function centres; heavy industrial storage establishments; helipads; highway service centres; home occupations (sex services); industrial retail outlets; industrial training facilities; industries; jetties; marinas; mooring pens; moorings; mortuaries; passenger transport facilities; public administration buildings; recreation facilities (major); registered clubs; research stations; restricted premises; rural industries; rural workers dwellings; service stations; sewerage treatment plants; sex services premises; signage; storage premises; transport depots; truck depots; vehicle body repair workshops; vehicle repair stations; veterinary hospitals; warehouse or distribution centres; waste or resource management facilities; water recycling facilities; water storage facilities; water treatment facilities; wholesale supplies.

- (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:

No

- (g) whether the land is in a conservation area (however described):

No

- (h) whether an item of environmental heritage (however described) is situated on the land:

No

(3) COMPLYING DEVELOPMENT

- (1) Whether or not 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 clause 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

- (2) If complying development may not be carried out on that land because of the provisions of clause 1.19 of that Policy, the reasons why it may not be carried out under that clause.

- The General Housing Code
- The Rural Housing Code
- The Housing Alterations Code

- The General Development Code
- The General Commercial and Industrial Code
- The Subdivision Code
- The Demolition Code

Complying development under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on the land.

Please Note: Where restrictions do not apply above and where the land is identified in this certificate as being in a bushfire prone or flood control lot, the General Housing Code and the Rural Housing Code list special provisions for development. For specific requirements reference should be made to Clauses 3.36B and 3A.37 - Development Standards for bush-fire prone land and Clauses 3.36C and 3A.38 - Development Standards for flood control lots under the Codes SEPP at www.legislation.nsw.gov.au

(4) COASTAL PROTECTION

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 Services, Technology and Administration.

No

(5) MINE SUBSIDENCE

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961:

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
- (b) any environmental planning instrument, or
- (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
- (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,

that restricts the development of the land because of the likelihood of land slip, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding):

- Landslip
No

- Tidal Inundation
No

- Subsidence
No

- Acid Sulphate Soil
No

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

- Contaminated Land
No

- Erosion
No

(7a) FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

- (1) 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 senior housing) is subject to flood related development controls, or
- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.
- (3) 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.

No

(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 27 of the Act:

No

(9) CONTRIBUTIONS PLANS

The name of each contributions plan applying to the land:

Lismore Contributions Plan 2004

Section 94

The land is affected by Section 94 Contributions which took effect from March 4, 2004

Section 64

The land is affected by Section 64 Contributions wastewater and/or water plans adopted by Council on August 2008.

The land is affected by Section 64 Contributions Rous Water Development Servicing Plan adopted by Rous Water in April 2009 and came to effect in April 2009.

(10) BIOBANKING AGREEMENTS

If the land is land to which a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates, a statement to that effect (but only if the Council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

Nil

(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. (in accordance with the current Bushfire Prone Land Maps certified by the Commissioner, Rural Fire Services)

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

None

(12) PROPERTY VEGETATION PLANS

If the land is land to which a property vegetation plan under the Native Vegetation Act 2003 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

(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) (c) 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 direction applies.

(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 of Planning, 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.

Nil

(16) SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

A statement of whether there is a valid site compatibility certificate (infrastructure) 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 of Planning.

Nil

(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 valid, and
 - (b) that a copy may be obtained from the head office of the Department of Planning.

Nil

- (2) A statement setting out the 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.

Nil

(18) PAPER SUBDIVISION INFORMATION

A statement of whether there is a valid site compatibility certificate (infrastructure) 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:

- (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.
- (2) the date of any subdivision order that applies to the land.
- (3) words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

N/A

(19) SITE VERIFICATION CERTIFICATES

A statement of whether there is current site verification certificate, of which the council is aware, in respect of land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate, and
Note: A site verification certificate sets out the Director-General'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.
- (b) the date on which the certificate ceases to be current (if any), and
- (c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure.

N/A

MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997

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

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

No

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

No

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

No

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

No

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


No

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

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

PLANNING AGREEMENTS

Nil



for the General Manager



Our ref: Cert No. 10260:P28908

Your ref: 80760.00

Contact: Sandy Strachan

8 October 2014

Ms J Smalley
439 Montague Road
WEST END QLD 4101

Dear Sir/Madam

**APPLICATION FOR PLANNING CERTIFICATE
(S.149 of the Environmental Planning and Assessment Act)**

LAND: DP 1073227 lot 15, 26 Dalziell Street LISMORE

Reference is made to your recent application for a Planning Certificate in relation to the above land. A Certificate, pursuant to Section 149 of the Environmental Planning and Assessment Act is enclosed. The information it contains is based on Council's records.

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

If you are purchasing land in a rural area:

- Nothing contained in this Certificate relating to rural zoned land should be construed as inferring that the land possesses a Dwelling Entitlement. The existence of Dwelling Entitlements can only be ascertained by a search of individual property records, which is outside the scope of a Planning Certificate.
- Farming and other rural activities can make noises and smells at any time of the day or night. If you make a complaint about farming activities, please be aware that Council may not take action in response to a complaint because Council values its farmers.

If you require any further information, please contact me.

Yours faithfully

Sandy Strachan
**Regulatory Support Officer
Sustainable Development**

Enclosed: 149 Certificate



PLANNING CERTIFICATE UNDER SECTION 149(2) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Certificate No: 10260
Date: 08/10/2014
Receipt No: 1062349
Applicant Reference: 80760.00
File No: P28908

Lismore City Council
43 Oliver Avenue, Goonellabah 2480
(PO Box 23A, Lismore 2480)
Ph: 02 6625 0565
Fax: 02 6625 0434
council@lismore.nsw.gov.au
www.lismore.nsw.gov.au

Applicant:
Ms J Smalley
439 Montague Road
WEST END QLD 4101

Owner (as recorded by Council)
Health Administration Corp

Property: 26 Dalziell Street LISMORE 2480
Description: DP 1073227 lot 15
Property No: 28908
Land Area: 1487Square Metres

INFORMATION PROVIDED PURSUANT TO SECTION 149(2) OF THE ACT.

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

(1) NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPS:

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

Lismore Local Environmental Plan 2012

- *State Environmental Planning Policy No. 6 – Number of Storeys in a Building.*
- *State Environmental Planning Policy No. 21 - Caravan Parks.*
- *State Environmental Planning Policy No. 22 – Shops and Commercial Premises.*
- *State Environmental Planning Policy No. 30 - Intensive Agriculture.*
- *State Environmental Planning Policy No.32 - Urban Consolidation (Re-development of Urban Land).*
- *State Environmental Planning Policy No. 33 - Hazardous and Offensive Development.*
- *State Environmental Planning Policy No. 36 - Manufactured Home Estates.*
- *State Environmental Planning Policy No. 44 – Koala Habitat Protection.*
- *State Environmental Planning Policy No. 50 – Canal Estate Development.*
- *State Environmental Planning Policy No. 55 - Remediation of Land.*
- *State Environmental Planning Policy No. 62 – Sustainable Aquaculture.*
- *State Environmental Planning Policy No. 64 – Advertising and Signage.*
- *State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development.*
- *State Environmental Planning Policy (Major Development) 2005.*
- *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.*
- *State Environmental Planning Policy – (Housing for Seniors or People with a Disability) 2004.*
- *State Environmental Planning Policy (Building Sustainability Index BASIX) 2004.*
- *State Environmental Planning Policy (Temporary Structures) 2007*
- *State Environmental Planning Policy (Infrastructure) 2007*

- *State Environmental Planning Policy (Rural Lands) 2008*
- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*
- *State Environmental Planning Policy (Affordable Rental Housing) 2009*

- (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).

Nil.

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

Lismore Development Control Plan

- (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

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 name (such as "General Residential Zone") or by reference to a number (such as "Zone No. R1"),
- (b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,
- (c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,
- (d) the purposes for which the instrument provides that development is prohibited within the zone,

R1 General Residential

The following table provides general zoning controls for Zone R1

- 1 *Objectives of zone*
 - *To provide for the housing needs of the community.*
 - *To provide for a variety of housing types and densities.*
 - *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
 - *To ensure that new development is compatible with the character, and preserves the amenity, of each residential area.*
- 2 *Permitted without consent*
Building identification signs; environmental protection works; home-based child care; home occupations.

3 *Permitted with Consent*

Attached dwellings; boarding houses; business identification signs; child care centres; community facilities; dwelling houses; group homes; home industries; hostels; kiosks; multi dwelling housing; neighbourhood shops; places of public worship; residential flat buildings; respite day care centres; restaurants or cafes; semi detached dwellings; seniors housing; shop top housing; roads; any other development not specified in Item 2 or 4.

4. *Prohibited*

Agriculture; air transport facilities; airstrips; amusement centres; animal boarding or training establishments; biosolids treatment facilities; boat building and repair facilities; car parks; cemeteries; charter tourism and boating facilities; commercial premises; correctional centres; crematoria; depots; eco-tourist facilities; entertainment facilities; farm buildings; farm stay accommodation; forestry; freight transport facilities; function centres; heavy industrial storage establishments; helipads; highway service centres; home occupations (sex services); industrial retail outlets; industrial training facilities; industries; jetties; marinas; mooring pens; moorings; mortuaries; passenger transport facilities; public administration buildings; recreation facilities (major); registered clubs; research stations; restricted premises; rural industries; rural workers dwellings; service stations; sewerage treatment plants; sex services premises; signage; storage premises; transport depots; truck depots; vehicle body repair workshops; vehicle repair stations; veterinary hospitals; warehouse or distribution centres; waste or resource management facilities; water recycling facilities; water storage facilities; water treatment facilities; wholesale supplies.

- (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:

No

- (g) whether the land is in a conservation area (however described):

No

- (h) whether an item of environmental heritage (however described) is situated on the land:

No

(3) COMPLYING DEVELOPMENT

- (1) Whether or not 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 clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

- (2) If complying development may not be carried out on that land because of the provisions of clause 1.19 of that Policy, the reasons why it may not be carried out under that clause.

- The General Housing Code
- The Rural Housing Code
- The Housing Alterations Code

- The General Development Code
- The General Commercial and Industrial Code
- The Subdivision Code
- The Demolition Code

Complying development under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on the land.

Please Note: Where restrictions do not apply above and where the land is identified in this certificate as being in a bushfire prone or flood control lot, the General Housing Code and the Rural Housing Code list special provisions for development. For specific requirements reference should be made to Clauses 3.36B and 3A.37 - Development Standards for bush fire prone land and Clauses 3.36C and 3A.38 - Development Standards for flood control lots under the Codes SEPP at www.legislation.nsw.gov.au

(4) COASTAL PROTECTION

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 Services, Technology and Administration.

No

(5) MINE SUBSIDENCE

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961:

No.

(6) ROAD WIDENING AND ROAD REALIGNMENT

Whether or not the land is affected by any road widening or road realignment under:

- Division 2 of Part 3 of the Roads Act 1993, or
- any environmental planning instrument, or
- 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:

- adopted by the council, or
- 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,

that restricts the development of the land because of the likelihood of land slip, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding):

- Landslip
No

- Tidal Inundation
No

- Subsidence
No

- Acid Sulphate Soil
No

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

- Contaminated Land
No

- Erosion
No

(7a) FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

- (1) 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 senior housing) is subject to flood related development controls, or
- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.
- (3) 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.

No

(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 27 of the Act:

No

(9) CONTRIBUTIONS PLANS

The name of each contributions plan applying to the land:

Lismore Contributions Plan 2004

Section 94

The land is affected by Section 94 Contributions which took effect from March 4, 2004

Section 64

The land is affected by Section 64 Contributions wastewater and/or water plans adopted by Council on August 2008.

The land is affected by Section 64 Contributions Rous Water Development Servicing Plan adopted by Rous Water in April 2009 and came to effect in April 2009.

(10) BIOBANKING AGREEMENTS

If the land is land to which a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates, a statement to that effect (but only if the Council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

Nil

(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. *(in accordance with the current Bushfire Prone Land Maps certified by the Commissioner, Rural Fire Services)*

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

None

(12) PROPERTY VEGETATION PLANS

If the land is land to which a property vegetation plan under the Native Vegetation Act 2003 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

(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) (c) 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 direction applies.

(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 of Planning, 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.

Nil

(16) SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

A statement of whether there is a valid site compatibility certificate (infrastructure) 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 of Planning.

Nil

(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 valid, and
- (b) that a copy may be obtained from the head office of the Department of Planning.

Nil

- (2) A statement setting out the 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.

Nil

(18) PAPER SUBDIVISION INFORMATION

A statement of whether there is a valid site compatibility certificate (infrastructure) 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:

- (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.
- (2) the date of any subdivision order that applies to the land.
- (3) words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

N/A

(19) SITE VERIFICATION CERTIFICATES

A statement of whether there is current site verification certificate, of which the council is aware, in respect of land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate, and
Note: A site verification certificate sets out the Director-General'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.
- (b) the date on which the certificate ceases to be current (if any), and
- (c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure.

N/A

MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997

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

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

No

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

No

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

No

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

No

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

No

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

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

PLANNING AGREEMENTS

Nil



for the General Manager



Our ref: Cert No. 10261:P28909
Your ref: 90760.00
Contact: Sandy Strachan

8 October 2014

Ms J Smalley
439 Montague Road
WEST END QLD 4101

Dear Sir/Madam

APPLICATION FOR PLANNING CERTIFICATE
(S.149 of the Environmental Planning and Assessment Act)

LAND: DP 1073227 lot 16, 28 Dalzell Street LISMORE

Reference is made to your recent application for a Planning Certificate in relation to the above land. A Certificate, pursuant to Section 149 of the Environmental Planning and Assessment Act is enclosed. The information it contains is based on Council's records.

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

If you are purchasing land in a rural area:

- Nothing contained in this Certificate relating to rural zoned land should be construed as inferring that the land possesses a Dwelling Entitlement. The existence of Dwelling Entitlements can only be ascertained by a search of individual property records, which is outside the scope of a Planning Certificate.
- Farming and other rural activities can make noises and smells at any time of the day or night. If you make a complaint about farming activities, please be aware that Council may not take action in response to a complaint because Council values its farmers.

If you require any further information, please contact me.

Yours faithfully

Sandy Strachan
Regulatory Support Officer
Sustainable Development

Enclosed: 149 Certificate



PLANNING CERTIFICATE UNDER SECTION 149(2) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Certificate No: 10261
Date: 08/10/2014
Receipt No: 1062349
Applicant Reference: 80760.00
File No: P28909

Lismore City Council
43 Oliver Avenue, Goonellabah 2480
(PO Box 23A, Lismore 2480)
Ph: 02 6625 0565
Fax: 02 6625 0434
council@lismore.nsw.gov.au
www.lismore.nsw.gov.au

Applicant:
Ms J Smalley
439 Montague Road
WEST END QLD 4101

Owner (as recorded by Council)
Health Administration Corp

Property: 28 Dalziell Street LISMORE 2480
Description: DP 1073227 lot 16
Property No: 28909
Land Area: 510Square Metres

INFORMATION PROVIDED PURSUANT TO SECTION 149(2) OF THE ACT.

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

(I) 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.

Lismore Local Environmental Plan 2012

- *State Environmental Planning Policy No. 6 – Number of Storeys in a Building.*
- *State Environmental Planning Policy No. 21 – Caravan Parks.*
- *State Environmental Planning Policy No. 22 – Shops and Commercial Premises.*
- *State Environmental Planning Policy No. 30 – Intensive Agriculture.*
- *State Environmental Planning Policy No.32 – Urban Consolidation (Re-development of Urban Land).*
- *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development.*
- *State Environmental Planning Policy No. 36 – Manufactured Home Estates.*
- *State Environmental Planning Policy No. 44 – Koala Habitat Protection.*
- *State Environmental Planning Policy No. 50 – Canal Estate Development.*
- *State Environmental Planning Policy No. 55 – Remediation of Land.*
- *State Environmental Planning Policy No. 62 – Sustainable Aquaculture.*
- *State Environmental Planning Policy No. 64 – Advertising and Signage.*
- *State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development.*
- *State Environmental Planning Policy (Major Development) 2005.*
- *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.*
- *State Environmental Planning Policy – (Housing for Seniors or People with a Disability) 2004.*
- *State Environmental Planning Policy (Building Sustainability Index BASIX) 2004.*
- *State Environmental Planning Policy (Temporary Structures) 2007*
- *State Environmental Planning Policy (Infrastructure) 2007*

- *State Environmental Planning Policy (Rural Lands) 2008*
- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*
- *State Environmental Planning Policy (Affordable Rental Housing) 2009*

- (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).

Nil

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

Lismore Development Control Plan

- (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

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):

- the identity of the zone, whether by reference to name (such as "General Residential Zone") or by reference to a number (such as "Zone No. R1"),
- the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,
- the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,
- the purposes for which the instrument provides that development is prohibited within the zone,

R1 General Residential

The following table provides general zoning controls for Zone R1

- Objectives of zone*
 - *To provide for the housing needs of the community.*
 - *To provide for a variety of housing types and densities.*
 - *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
 - *To ensure that new development is compatible with the character, and preserves the amenity, of each residential area.*
- Permitted without consent*
Building identification signs; environmental protection works; home-based child care; home occupations.

3 *Permitted with Consent*

Attached dwellings; boarding houses; business identification signs; child care centres; community facilities; dwelling houses; group homes; home industries; hostels; kiosks; multi dwelling housing; neighbourhood shops; places of public worship; residential flat buildings; respite day care centres; restaurants or cafes; semi detached dwellings; seniors housing; shop top housing; roads; any other development not specified in Item 2 or 4.

4. *Prohibited*

Agriculture; air transport facilities; airstrips; amusement centres; animal boarding or training establishments; biosolids treatment facilities; boat building and repair facilities; car parks; cemeteries; charter tourism and boating facilities; commercial premises; correctional centres; crematoria; depots; eco-tourist facilities; entertainment facilities; farm buildings; farm stay accommodation; forestry; freight transport facilities; function centres; heavy industrial storage establishments; helipads; highway service centres; home occupations (sex services); industrial retail outlets; industrial training facilities; industries; jetties; marinas; mooring pens; moorings; mortuaries; passenger transport facilities; public administration buildings; recreation facilities (major); registered clubs; research stations; restricted premises; rural industries; rural workers dwellings; service stations; sewerage treatment plants; sex services premises; signage; storage premises; transport depots; truck depots; vehicle body repair workshops; vehicle repair stations; veterinary hospitals; warehouse or distribution centres; waste or resource management facilities; water recycling facilities; water storage facilities; water treatment facilities; wholesale supplies.

- (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:

No

- (g) whether the land is in a conservation area (however described):

No

- (h) whether an item of environmental heritage (however described) is situated on the land:

No

(3) COMPLYING DEVELOPMENT

- (1) Whether or not 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 clause 1.19 of State Environmental Planning Policy (*Exempt and Complying Development Codes*) 2008.

- (2) If complying development may not be carried out on that land because of the provisions of clause 1.19 of that Policy, the reasons why it may not be carried out under that clause.

- The General Housing Code
- The Rural Housing Code
- The Housing Alterations Code

- The General Development Code
- The General Commercial and Industrial Code
- The Subdivision Code
- The Demolition Code

Complying development under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on the land.

Please Note: Where restrictions do not apply above and where the land is identified in this certificate as being in a bushfire prone or flood control lot, the General Housing Code and the Rural Housing Code list special provisions for development. For specific requirements reference should be made to Clauses 3.36B and 3A.37 - Development Standards for bush fire prone land and Clauses 3.36C and 3A.38 - Development Standards for flood control lots under the Codes SEPP at www.legislation.nsw.gov.au

(4) COASTAL PROTECTION

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 Services, Technology and Administration.

No

(5) MINE SUBSIDENCE

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961:

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
- (b) any environmental planning instrument, or
- (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
- (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,

that restricts the development of the land because of the likelihood of land slip, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding):

- Landslip
No

- Tidal Inundation
No

- Subsidence
No

- Acid Sulphate Soil
No

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

- Contaminated Land
No

- Erosion
No

(7a) FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

- (1) 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 senior housing) is subject to flood related development controls, or
- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.
- (3) 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.

No

(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 27 of the Act:

No

(9) CONTRIBUTIONS PLANS

The name of each contributions plan applying to the land:

Lismore Contributions Plan 2004

Section 94

The land is affected by Section 94 Contributions which took effect from March 4, 2004

Section 64

The land is affected by Section 64 Contributions wastewater and/or water plans adopted by Council on August 2008.

The land is affected by Section 64 Contributions Rous Water Development Servicing Plan adopted by Rous Water in April 2009 and came to effect in April 2009.

(10) BIOBANKING AGREEMENTS

If the land is land to which a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates, a statement to that effect (but only if the Council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

Nil

(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. (*in accordance with the current Bushfire Prone Land Maps certified by the Commissioner, Rural Fire Services*)

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

None

(12) PROPERTY VEGETATION PLANS

If the land is land to which a property vegetation plan under the Native Vegetation Act 2003 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

(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) (c) 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 direction applies.

(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 of Planning, 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.

Nil

(16) SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

A statement of whether there is a valid site compatibility certificate (infrastructure) 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 of Planning.

Nil

(17) SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

- (i) 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 valid, and
- (b) that a copy may be obtained from the head office of the Department of Planning.

Nil

- (2) A statement setting out the 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.

Nil

(18) PAPER SUBDIVISION INFORMATION

A statement of whether there is a valid site compatibility certificate (infrastructure) 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:

- (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.
- (2) the date of any subdivision order that applies to the land.
- (3) words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

N/A

(19) SITE VERIFICATION CERTIFICATES

A statement of whether there is current site verification certificate, of which the council is aware, in respect of land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate, and
Note: A site verification certificate sets out the Director-General'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.
- (b) the date on which the certificate ceases to be current (if any), and
- (c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure.

N/A

MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997

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

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

No

Appendix F


Site Photographs

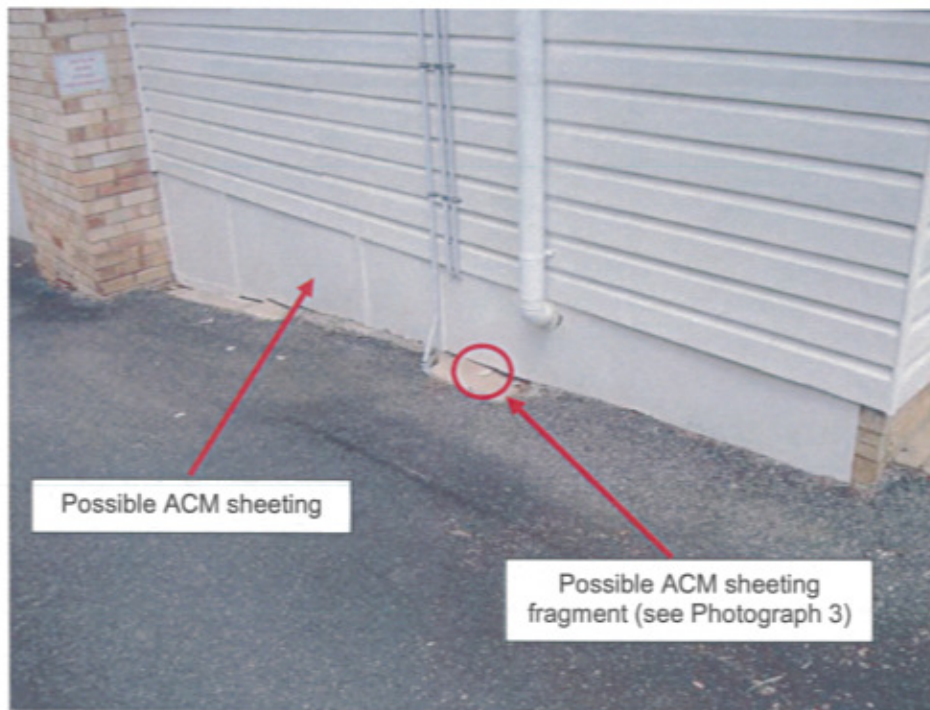


Photograph 1: View southwest towards the frontage of 61 Uralba Street



Photograph 2: View north east towards the rear of 61 Uralba Street


	Site Photographs	PROJECT: 80760.00
	Preliminary Site Investigation	PLATE No: 1
	Lismore Hospital Base Carpark	REV: A
	CLIENT: John Holland Pty Ltd	DATE: October 2014



Photograph 3: Eastern wall of 61 Uralba Street and possible ACM sheeting



Photograph 4: Possible ACM sheeting on western wall of 61 Uralba Street

	Site Photographs	PROJECT: 80760.00
	Preliminary Site Investigation	PLATE No: 2
	Lismore Hospital Base Carpark	REV: A
	CLIENT: John Holland Pty Ltd	DATE: October 2014



Photograph 5: PACM sheeting fragment



Photograph 6: Rear carpark of 61 Uralba Street and evidence of filling to form a level platform



Site Photographs
 Preliminary Site Investigation
 Lismore Hospital Base Carpark

CLIENT: John Holland Pty Ltd

PROJECT: 80760.00

PLATE No: 3

REV: A

DATE: October 2014



Photograph 7: Evidence of filling on the southern boundary of 61 Uralba Street



Photograph 8: Western boundary of 61 Uralba Street. Ground levels and profiles were the same on both side of the fence



Site Photographs

Preliminary Site Investigation

Lismore Hospital Base Carpark

CLIENT: John Holland Pty Ltd

PROJECT: 80760.00

PLATE No: 4

REV: A

DATE: October 2014



Photograph 9: View southwest towards 69 Uralba Street



Photograph 10: View north towards the rear of 69 Uralba Street



Site Photographs
 Preliminary Site Investigation
 Lismore Hospital Base Carpark

CLIENT: John Holland Pty Ltd

PROJECT: 80760.00

PLATE No: 5

REV: A

DATE: October 2014



Photograph 11: View west across the carpark of 69 Uralba Street



Photograph 12: Evidence of filling on the southern boundary of 69 Uralba Street to form a level carpark



Site Photographs
 Preliminary Site Investigation
 Lismore Hospital Base Carpark

CLIENT: John Holland Pty Ltd

PROJECT: 80760.00

PLATE No: 6

REV: A


DATE: October 2014



Photograph 13: View north towards 28 Dalziell Street



Photograph 14: Rear garden area of 28 Dalziell Street


 Douglas Partners Geotechnics Environment Groundwater	Site Photographs	PROJECT: 80760.00
	Preliminary Site Investigation	PLATE No: 7
	Lismore Hospital Base Carpark	REV: A
	CLIENT: John Holland Pty Ltd	DATE: October 2014



Photograph 15: View north towards the frontage of 24 Dalziell Street



Photograph 16: Rear garden area of 24 Dalziell Street


	Site Photographs	PROJECT: 80760.00
	Preliminary Site Investigation	PLATE No: 8
	Lismore Hospital Base Carpark	REV: A
	CLIENT: John Holland Pty Ltd	DATE: October 2014



Photograph 17: View north towards 26 Dalziell Street



Photograph 18: View west from the eastern boundary of 26 Dalziell Street


	Site Photographs	PROJECT: 80760.00
	Preliminary Site Investigation	PLATE No: 9
	Lismore Hospital Base Carpark	REV: A
	CLIENT: John Holland Pty Ltd	DATE: October 2014



Photograph 19: Double-bagged ACM sheeting removed from the building under demolition



Photograph 20: View east from the western boundary of 26 Dalziell Street and areas of cut/fill activities to form a level platform for the buildings

 Douglas Partners Geotechnics Environment Groundwater	Site Photographs	PROJECT: 80760.00
	Preliminary Site Investigation	PLATE No: 10
	Lismore Hospital Base Carpark	REV: A
	CLIENT: John Holland Pty Ltd	DATE: October 2014



Photograph 21: Possible ACM fragments on the ground surface of 26 Dalziell Street




Photograph 22: As photograph 21



Site Photographs Preliminary Site Investigation Lismore Hospital Base Carpark	PROJECT: 80760.00
	PLATE No: 11
	REV: A
	CLIENT: John Holland Pty Ltd
	DATE: October 2014



Photograph 23: View northeast along Dalziell Street with number 28 visible on the left of the photograph

	Site Photographs	PROJECT: 80760.00
	Preliminary Site Investigation	PLATE No: 12
	Lismore Hospital Base Carpark	REV: A
	CLIENT: John Holland Pty Ltd	DATE: October 2014

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

No

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

No

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

No

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


No

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

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

PLANNING AGREEMENTS

Nil



for the General Manager

Appendix G

Copies of Asbestos Air Monitoring Reports and Clearance Certificate

Tweed Coast Demolition & Excavations

10th October 2014

Email: mruddy@tcde.com.au

Visual Clearance – Asbestos Removal

Client: Tweed Coast Demolition & Excavations	Client Contact: Tye Ruddy
Contact Details: tye@tcde.com.au	Mobile: 0420 430 018
Site Location: 26 Dalziell Street, Lismore (3 Buildings)	

Job Description: Visual Clearance – Removal of asbestos from 3 buildings on the site

Date: 10th October 2014

1.0 Program and Procedures

About Asbestos Pty Ltd was commissioned to conduct a visual inspection following the removal of:

- Asbestos containing sheeting as detailed above

The asbestos removal works and associated decontamination works were conducted by Tweed Coast Demolition & Excavations.

Appropriate barriers and signage were present on the boundaries of the asbestos work site.

Following an acceptable visual inspection of the removal zone and primary removal area, the work zone was, as far as reasonably practicable, clear of residual asbestos containing debris.

All asbestos containing materials were removed from the site and disposed of as contaminated waste.

2.0 Clearance Inspection

The visual inspection of the area on the 10th October 2014 by David White of About Asbestos Pty Ltd, detected no visible fragmented asbestos associated with the removal works conducted by Tweed Coast Demolition & Excavations.

Clearance is hereby passed for this area to be reoccupied without the use of Respiratory Protective Equipment (RPE).

Reported By



David White

Director

Licensed Asbestos Assessor No: LAA001050

Certificate of Analysis

ABN 80 078 004 788
NCSI Certified Quality System ISO 9001

CLIENT: About Asbestos Pty Ltd
CLIENT ADDRESS: PO Box 1012
Ballina NSW 2478
TELEPHONE: 1800 780 745
FAX/EMAIL: admin@aboutasbestos.com.au;
CONTACT: Steve Patterson
LOCATION: 26 Dalziel Street, Lismore

CERTIFICATE NO: 21608560-3179
DATE SAMPLED: 24/09/2014
DATE RECEIVED: 25/09/2014
DATE ANALYSED: 25/09/2014
SAMPLED BY: As Received

TEST METHOD: Filters examined at Parsons Brinckerhoff's Queensland Laboratory in accordance with N.O.H.S.C. (April 2005) Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Dust, Parsons Brinckerhoff's Laboratory Method No. 2, and N.A.T.A. Accreditation No. 9607. Accredited for compliance with ISO/IEC:17025. The results of tests, calibrations and/or measurements included in this document are traceable to Australian national standards.

Lab Number	Location	Result (Fibres/Field)	Concentration (Fibres/mL)
Work in Progress Air Monitoring Results:			
M001	01	1 / 100	<0.01
M002	02	2 / 100	<0.01
M003	03	4 / 100	<0.01

NB: If the fibre count is less than 10 fibres per 100 fields then the count is not significantly above that of background. Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Dust. (N.O.H.S.C.:3033 (2005))

Volume measurement performed by Client, therefore not covered by scope of accreditation.



ACCREDITED FOR
**TECHNICAL
COMPETENCE**

Approved Counter

Name: Rachel Costa

Approved Signatory

Name: Michael Shepherd

The results contained within this report relate only to the sample(s) submitted for testing. PB accepts no responsibility for the initial collection, packaging or transportation of samples submitted by external persons. NATA does not accredit sampling. This document may not be reproduced except in full.

AUTHORISATION DATE
25/09/2014

Certificate of Analysis

ABN 80 670 004 798
NCSI Certified Quality System ISO 9001

CLIENT: About Asbestos Pty Ltd
CLIENT ADDRESS: PO Box 1012
Ballina NSW 2478
TELEPHONE: 1300 780 745
FAX / E-MAIL: admin@aboutasbestos.com.au
CONTACT: Steve Patterson
LOCATION: 28 Dalziel Street, Lismore

CERTIFICATE NO: 2160058C-3220
DATE SAMPLED: 26/08/2014
DATE RECEIVED: 29/08/2014
DATE ANALYSED: 26/08/2014
SAMPLED BY: As Received

TEST METHOD: Filters examined at Parsons Brinckerhoff's Queensland Laboratory in accordance with N.O.H.S.C. (April 2005) Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Dust, Parsons Brinckerhoff's Laboratory Method No. 2, and N.A.T.A. Accreditation No. 9807, Accredited for compliance with ISO/IEC:17025. The results of tests, calibrations and/or measurements included in this document are traceable to Australian/national standards.

Lab Number	Location	Result (Fibres/Field)	Concentration (Fibres/ml)
Work In Progress Air Monitoring Results:			
M001	01	0 / 100	<0.01
M002	02	0 / 100	<0.01
M003	03	0 / 100	<0.01

NB: If the fibre count is less than 10 fibres per 100 fields then the count is not significantly above that of background. Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Dust. (N.O.H.S.C.:8033 (2005))

Volume measurement performed by Client, therefore not covered by scope of accreditation.



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**TECHNICAL
COMPETENCE**

Approved Counter
Name: Rachel Costa

Approved Signatory
Name: Michael Shepherd

AUTHORISATION DATE
29/09/2014

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Certificate of Analysis

ABN 80 078 004 798
NCSI Certified Quality System ISO 9001

CLIENT: About Asbestos Pty Ltd
CLIENT ADDRESS: PO Box 1012
Ballina NSW 2478
TELEPHONE: 1300 780 745
FAX / E-MAIL: admin@aboutasbestos.com.au; steve@aboutasbestos.com.au
CONTACT: Steve Patterson
LOCATION: 26 Dalziel Street, Lismore

CERTIFICATE NO: 2180856C-3277
DATE SAMPLED: 29/09/2014
DATE RECEIVED: 1/10/2014
DATE ANALYSED: 2/10/2014
SAMPLED BY: As Received

TEST METHOD: Filters examined at Parsons Brinckerhoff's Queensland Laboratory in accordance with N.O.H.S.C. (April 2005) Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Dust, Parsons Brinckerhoff's Laboratory Method No. 2, and N.A.T.A. Accreditation No. 9607. Accredited for compliance with ISO/IEC:17026. The results of tests, calibrations and/or measurements included in this document are traceable to Australian/national standards.

Lab Number	Location	Result (Fibres/field)	Concentration (Fibres/mL)
Work in Progress Air Monitoring Results:			
M001	01	0 / 100	<0.01
M002	02	0 / 100	<0.01
M003	03	1 / 100	<0.01

NB: If the fibre count is less than 10 fibres per 100 fields then the count is not significantly above that of background. Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Dust. [N.O.H.S.C.:3033 (2008)]

Volume measurement performed by Client, therefore not covered by scope of accreditation.



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COMPETENCE**

Approved Counter
Name: Rachel Costa

Approved Signatory
Name: Patrick Carr

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AUTHORISATION DATE
2/10/2014

Certificate of Analysis

ABN 86 078 004 798

NCIS Certified Quality System ISO 9001

CLIENT: About Asbestos Pty Ltd
CLIENT ADDRESS: PO Box 1012
Ballina NSW 2478
TELEPHONE: 1300 780 745
FAX / E-MAIL: admin@aboutasbestos.com.au; steve@aboutas
CONTACT: Steve Patterson
LOCATION: 26 Datzell Street, Lismore

CERTIFICATE NO: 2160856C-3278
DATE SAMPLED: 30/09/2014
DATE RECEIVED: 2/10/2014
DATE ANALYSED: 2/10/2014
SAMPLED BY: As Received

TEST METHOD: Filters examined at Parsons Brinckerhoff's Queensland Laboratory in accordance with N.O.H.S.C. (April 2005) Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Dust, Parsons Brinckerhoff's Laboratory Method No. 2, and N.A.T.A. Accreditation No. 9607. Accredited for compliance with ISO/IEC:17025. The results of tests, calibrations and/or measurements included in this document are traceable to Australian/national standards.

<u>Lab Number</u>	<u>Location</u>	<u>Result (Fibres/Field)</u>	<u>Concentration (Fibres/mL)</u>
Work in Progress Air Monitoring Results:			
M001	01	0 / 100	<0.01
M002	02	0 / 100	<0.01
M003	03	0 / 100	<0.01

NB: If the fibre count is less than 10 fibres per 100 fields then the count is not significantly above that of background. Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Dust. (N.O.H.S.C.:3033 (2005))

Volume measurement performed by Client, therefore not covered by scope of accreditation.



ACCREDITED FOR
**TECHNICAL
COMPETENCE**

Approved Counter

Name: Rachel Costa

Approved Signatory

Name: Patrick Carr

AUTHORISATION DATE

2/10/2014

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Certificate of Analysis

ABN 00 079 004 798
NCSI Certified Quality System (SD 9001)

CLIENT:	About Asbestos Pty Ltd	CERTIFICATE NO:	2160856C-3317
CLIENT ADDRESS:	PO Box 1012 Ballina NSW 2478	DATE SAMPLED:	1/10/2014
TELEPHONE:	1300 780 745	DATE RECEIVED:	3/10/2014
FAX / E-MAIL:	admin@aboutasbestos.com.au; steve@aboutas	DATE ANALYSED:	3/10/2014
CONTACT:	Steve Patterson		
LOCATION:	26 Dalziell Street, Lismore	SAMPLED BY:	As Received

TEST METHOD: Filters examined at Parsons Brinckerhoff's Queensland Laboratory in accordance with N.O.H.S.C. (April 2005) Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Dust, Parsons Brinckerhoff's Laboratory Method No. 2, and N.A.T.A. Accreditation No. 0607. Accredited for compliance with ISO/IEC:17025. The results of tests, calibrations and or measurements included in this document are traceable to Australian/national standards.

<u>Lab Number</u>	<u>Location</u>	<u>Result (Fibres/Field)</u>	<u>Concentration (Fibres/ml)</u>
Work In Progress Air Monitoring Results:			
M001	01	0 / 100	<0.01
M002	02	0 / 100	<0.01
M003	03	0 / 100	<0.01

NB: If the fibre count is less than 10 fibres per 100 fields then the count is not significantly above that of background. Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Dust. [N.O.H.S.C.:3033 (2005)]

Volume measurement performed by Client, therefore not covered by scope of accreditation.



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**TECHNICAL
COMPETENCE**

Approved Counter
Name: Rachel Costa

Approved Signatory
Name: Michael Shephard

AUTHORISATION DATE
8/10/2014

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Certificate of Analysis

ABN 80 070 004 798
NCSI Certified Quality System ISO 9001

CLIENT: About Asbestos Pty Ltd
CLIENT ADDRESS: PO Box 1012
Ballina NSW 2478
TELEPHONE: 1300 780 745
FAX / E-MAIL: admin@aboutasbestos.com.au; stave@aboutasbestos.com.au
CONTACT: Steve Patterson
LOCATION: 26 Dalziel Street, Lismore

CERTIFICATE NO: 2160856C-3323
DATE SAMPLED: 2/10/2014
DATE RECEIVED: 8/10/2014
DATE ANALYSED: 8/10/2014
SAMPLED BY: As Received

TEST METHOD: Filters examined at Parsons Brinckerhoff's Queensland Laboratory in accordance with N.O.H.S.C. (April 2005) Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Dust, Parsons Brinckerhoff's Laboratory Method No. 2, and N.A.T.A. Accreditation No. 9607. Accredited for compliance with ISO/IEC:17025. The results of tests, calibrations and/or measurements included in this document are traceable to Australian/national standards.

Lab Number	Location	Result (Fibres/Field)	Concentration (Fibres/mL)
Work In Progress Air Monitoring Results:			
M001	01	0 / 100	<0.01
M002	02	0 / 100	<0.01
M003	03	0 / 100	<0.01

NB: If the fibre count is less than 10 fibres per 100 fields then the count is not significantly above that of background. Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Dust. (N.O.H.S.C.:3033 (2005))

Volume measurement performed by Client, therefore not covered by scope of accreditation.



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Approved Counter
Name: Rachel Costa

Approved Signatory
Name: Michael Shepherd

AUTHORISATION DATE
8/10/2014

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Certificate of Analysis

ABN 80 078 004 788
NCSI Certified Quality System ISO 9001

CLIENT: About Asbestos Pty Ltd
CLIENT ADDRESS: PO Box 1012
Ballina NSW 2478
TELEPHONE: 1300 780 745
FAX / E-MAIL: admin@aboutasbestos.com.au; steve@aboutasbestos.com.au
CONTACT: Steve Patterson
LOCATION: 26 Dalziel Street, Lismore

CERTIFICATE NO: 2160856C-3350
DATE SAMPLED: 3/10/2014
DATE RECEIVED: 9/10/2014
DATE ANALYSED: 9/10/2014
SAMPLED BY: As Received

TEST METHOD: Filters examined at Parsons Brinckerhoff's Queensland Laboratory in accordance with N.O.H.S.C. (April 2005) Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Dust, Parsons Brinckerhoff's Laboratory Method No. 2, and N.A.T.A. Accreditation No. 9007. Accredited for compliance with ISO/IEC:17025. The results of tests, calibrations and/or measurements included in this document are traceable to Australian/national standards.

Lab Number	Location	Result (Fibres/Field)	Concentration (Fibres/mL)
Work in Progress Air Monitoring Results:			
M001	01	0 / 100	<0.01
M002	02	0 / 100	<0.01
M003	03	0 / 100	<0.01

NB: If the fibre count is less than 10 fibres per 100 fields then the count is not significantly above that of background. Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Dust. (N.O.H.S.C.:3033 (2005))

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AUTHORISATION DATE
9/10/2014