



*(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, bushfire, (other than flooding), tidal inundation, subsidence, acid sulphate soils or any other risk.*

The land IS NOT affected by a policy 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, bushfire, (other than flooding), tidal inundation, subsidence, acid sulphate soils or any other risk.

## **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 seniors housing) is subject to flood related development controls.*

Development on the land subject of this planning certificate for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings IS NOT subject to flood related development controls (provided that such development is permissible on the land with or without development consent).

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

Development on the land subject of this planning certificate for purposes other than dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings IS NOT subject to flood related development controls (provided that such development is permissible on the land with or without development consent).

*(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.*

The expressions "dwelling houses", "dual occupancies", "multi dwelling housing" and "residential flat buildings" as used in clauses (1) and (2) above have the same meanings as in the instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006 but do not include development for the purposes of group homes or seniors housing.

## **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.*

The land IS NOT affected by any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 that makes provision in relation to the acquisition of the land by a public authority, as referred to in Section 27 of the Act.

## **9 Contributions plans**

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

Randwick City Council Section 94A Development Contributions Plan (effective July 2012).

## **9A Biodiversity certified land**

*If the land is biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995), a statement to that effect.*

The land IS NOT biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995).



## 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).*

Council HAS NOT been notified of any biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 relating to the land.

## 11 Bush fire prone land

*If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.*

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

The land IS NOT bush fire prone land (or defined in the act).

## 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).*

Council HAS NOT been notified of any property vegetation plan under the Native Vegetation Act 2003 applying to the land.

## 13 Orders under Trees (Disputes Between Neighbours) Act 2006

*Whether an order has been made under 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).*

The land IS NOT land to which an order under Trees (Disputes Between Neighbours) Act 2006 applies.

## 14 Directions under Part 3A

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

There IS NOT a direction by the Minister under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument does not have effect.

## 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 (of which the council is aware), issued under clause 25 of that Policy 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*





*(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.*

The land IS NOT subject to a current site compatibility certificate (of which the council is aware) issued under clause 25 of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

## 16 Site compatibility certificates for infrastructure

*A statement of whether there is a valid site compatibility certificate (of which the council is aware), issued under clause 19 of State Environmental Planning Policy (Infrastructure) 2007 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.*

The land IS NOT subject to a valid site compatibility certificate (of which the Council is aware), issued under clause 19 of State Environmental Planning Policy (Infrastructure) 2007.

## 17 Site compatibility certificates and conditions for affordable rental housing

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:*
  - (a) the period for which the certificate is current, and*
  - (b) that a copy may be obtained from the head office of the Department of Planning.*
- (2) A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land.*

The land IS NOT subject to a current site compatibility certificate (of which the council is aware) for affordable rental housing.

## 18 Paper subdivision information

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

The land IS NOT land to which a development plan or subdivision order applies.

## 19 Site verification certificates

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

- (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.*

The land IS NOT subject to a current site verification certificate (of which the council is aware), in relation to State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.



## **Contaminated Land Management Act 1997**

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

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

The land IS NOT significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.

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

The land IS NOT subject to a management order within the meaning of the Contaminated Land Management Act 1997.

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

The land IS NOT the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.

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

The land IS NOT the subject to an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997.

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

Council HAS NOT received a copy of a site audit statement, within the meaning of the Contaminated Land Management Act 1997, for this land.

**Note.** Section 26 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009 provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the council is provided with a copy of the exemption or authorisation by the Co-ordinator General under that Act.





## INFORMATION PROVIDED UNDER SECTION 149(5)

**NOTE:** Council has no obligation to provide any advice in this planning certificate in response to a request made under s.149(5) of the Act.

If Council does include advice in this planning certificate in response to a s.149(5) request then, as far as practicable on the information available to Council, the advice shall be current as at 12:noon two(2) working days prior to the date of issue of this planning certificate.

Council draws your attention to the fact that if there is an omission or absence of reference in any advice given in this planning certificate, that is or may be relevant to the subject land, that shall not imply that the land is not affected by any matter not mentioned or referred to in this planning certificate.

Council draws your attention to s.149(6) of the Act which provides that Council shall not incur any liability in respect of any advice provided in good faith pursuant to s.149(5) of the Act.

### **Additional Relevant Matters**

At the date of this certificate, the following relevant matters affecting the land are provided in good faith in accordance with the requirements of Section 149(5) of the Environmental Planning and Assessment Act 1979.

**NOTE:** When information pursuant to Section 149 (5) is requested the Council is under no obligation to furnish any of the information supplied herein pursuant to that Section. Council draws your attention to Section 149(6) of the Act which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to subsection 149 (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this Certificate.

### **Council resolutions to prepare draft Local Environmental Plans**

*Name of proposed environmental planning instrument that includes a planning proposal for LEP or a draft environmental planning instrument,*

NONE.

**Note:** Draft Local Environmental Plans that have yet to be placed on Community Consultation under the Environmental Planning and Assessment Act, 1979.

### **Development Consents since 1 July 1991**

Development consent(s) **HAS** been granted with respect to the subject land since 1 July 1991.

### **Terrestrial Biodiversity**

The land IS NOT identified and mapped as 'Biodiversity' in Randwick LEP 2012.

### **Foreshore Scenic Protection Areas**

The land IS NOT identified and mapped within a Foreshore Scenic Protection Area in Randwick LEP 2012.

### **Foreshore Area (Foreshore Building Line)**

The land **IS** identified and mapped as "Foreshore Area" within the Randwick LEP 2012 Foreshore Building Line Map.



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## **Licences Under The Water Act 1912**

The Property IS NOT within the ground water extraction embargo area or the water shortage zone declared under the Water Act 1912 (see attachment).

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## **Aircraft Noise (ANEF)**

This property IS NOT affected by aircraft noise levels as measured by the Australian Noise Exposure Forecast (ANEF) identified by Sydney Airport Corporation Limited (SACL), endorsed by Air Services Australia (ASA).

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## **Flood Studies**

The Council DOES NOT hold any recent flood study or definitive flood level data relating to the land subject of this certificate. Council is progressively studying all drainage catchments within the Randwick local government area and information relating to the flood risk of land within the Council's area will be updated as the studies are undertaken.

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## **Residential Parking Schemes**

No resident parking permits will be issued for new development or for significant alterations and additions to residential flat buildings that have been determined under Randwick Local Environmental Plan 2012 and Randwick Development Control Plan 2013.

**Zoran Curcic**  
**Planning Research Officer**

Per:.....

Date:09-Jun-2016

## Appendix H Australian and NSW Historical Search Results

## Search Results

8 results found.

<a href="#">Cliffbrook House, Stables &amp; Stone Walls</a> 45 Beach St	Coogee, NSW, Australia	( <a href="#">Registered</a> ) Register of the National Estate (Non-statutory archive)
<a href="#">Coogee Bay Hotel</a> 253 Coogee Bay Rd	Coogee, NSW, Australia	( <a href="#">Indicative Place</a> ) Register of the National Estate (Non-statutory archive)
<a href="#">Giles Baths &amp; Bath-House</a> Baden St	Coogee, NSW, Australia	( <a href="#">Indicative Place</a> ) Register of the National Estate (Non-statutory archive)
<a href="#">McIvers Baths</a> Beach St	Coogee, NSW, Australia	( <a href="#">Indicative Place</a> ) Register of the National Estate (Non-statutory archive)
<a href="#">Ocean View and Grounds</a> 370 Alison Rd	Coogee, NSW, Australia	( <a href="#">Registered</a> ) Register of the National Estate (Non-statutory archive)
<a href="#">Ross Jones Memorial Pools</a> Beach St	Coogee, NSW, Australia	( <a href="#">Indicative Place</a> ) Register of the National Estate (Non-statutory archive)
<a href="#">St Brigid's Catholic Church</a> 1A Waltham St	Coogee, NSW, Australia	( <a href="#">Registered</a> ) Register of the National Estate (Non-statutory archive)
<a href="#">Wvlies Baths</a> Neptune St	Coogee, NSW, Australia	( <a href="#">Indicative Place</a> ) Register of the National Estate (Non-statutory archive)

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## Place Details

[Send Feedback](#)

### Cliffbrook House, Stables & Stone Walls, 45 Beach St, Coogee, NSW, Australia

#### Photographs



<b>List</b>	Register of the National Estate (Non-statutory archive)
<b>Class</b>	Historic
<b>Legal Status</b>	<a href="#">Registered</a> (28/09/1982)
<b>Place ID</b>	1770
<b>Place File No</b>	1/12/030/0032

#### Statement of Significance

A late example of a Federation Free Classical style residence, heavily dependent on Georgian sources, which retains much of its setting, complete with older stables and perimeter stone walls. Cliffbrook demonstrates the nature of an early twentieth century estate of Sydney's eastern suburbs. There are fine interiors with marble chimney pieces, Adam Revival plaster ceilings, Art Deco leadlights and a maple staircase of Georgian design. The house has historical associations with the family of Sir Denison Miller, first Governor of the Commonwealth Bank.

#### Official Values Not Available

#### Description

A two storey house in the Federation Free Classical style, with brick walls and stone porticos on three sides and other stone trims. The roof is slate. There is a maple staircase of Georgian design, Art Deco leadlights to the stair window and one door, marble chimney pieces probably from an earlier house, marble window sills and Adam Revival plaster ceilings. The sandstone stables/garage and perimeter stone walls date from an earlier house on the site.

#### History Not Available

#### Condition and Integrity

Potential danger of erosion by salt and weather to sandstone surrounding walls and to stables (now used as garage). Remedial and waterproofing has already been undertaken.

#### Location

45 Beach Street, corner Battery Street, Coogee. Includes stone walls to Beach and Battery Streets.

#### Bibliography Not Available

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