

Our Reference:  
Your Reference:  
Date of Issue:

**PL2022/3572  
1583  
14/10/2022**

PLANNING CERTIFICATE ISSUED UNDER SECTION 10.7(2) and 10.7(5)  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

**Infotrack Pty Ltd  
Dx 578  
SYDNEY NSW 2000**

Property Number:	<b>44945</b>
Property Address:	<b>105 Letitia Street OATLEY NSW 2223</b>
Legal Description:	<b>Lot 39 Sec 34 DP 6848</b>

This planning certificate should be read in conjunction with the relevant Local Environmental Plan listed under Names of Relevant Planning Instruments and DCPs. This is available on the NSW legislation website at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au).

The land to which this certificate relates, being the lot or one of the lots described in the corresponding application, is shown in Council's records as being situated at the street address described on page 1 of this certificate.

It is the applicant's responsibility to confirm that the legal description of the lot to which the application relates is accurate and current. Council does not check the accuracy or currency of the information; nor does Council have the copyright to this information.

The legal description of land is obtained from NSW Land Registry Services. Applicants must verify all property and lot information with NSW Land Registry Services or <https://maps.six.nsw.gov.au/>.

The information contained in this certificate relates only to the lot described on page 1 of this certificate.

Where the street address comprises more than one lot in one or more deposited plans or strata plans, separate planning certificates can be obtained upon application for the other lots. Those certificates may contain different information than is contained in this certificate.

This certificate is provided pursuant to Section 10.7(2) and 10.7(5) of the Act. At the date of this certificate, the subject land may be affected by the following matters.

## 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:*

The following environmental planning instruments apply to the carrying out of development on the land:

### Local Environmental Plans

Georges River Local Environmental Plan 2021

### State Environmental Planning Policies

The following State Environmental Planning Policies apply:

- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Industry and Employment) 2021
- State Environmental Planning Policy (Resources and Energy) 2021
- State Environmental Planning Policy (Primary Production) 2021
- State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021
- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

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

The following proposed environmental planning instruments that have been the subject of community consultation or on public exhibition under the Act, apply to the carrying out of development on the land

- On 31 March 2021, the Department of Planning, Industry and Environment (DPIE) placed on public exhibition an Explanation of Intended Effect (EIE) for the review of clause 4.6 of the Standard Instrument LEP (Exceptions to development standards) to improve the way this clause operates and provide certainty to councils and industry.

The EIE also seeks feedback on proposed measures to increase transparency, accountability and probity by strengthening council reporting requirements on variation decisions, in line with ICAC recommendations.

The Environmental Planning and Assessment Regulation 2022 will be amended to include the current requirements to fulfill procedural and reporting requirements when development standards are varied, including Council's publishing reasons for granting or refusing a variation request on the NSW Planning Portal.

The EIE was on exhibition from 31 March - 12 May 2021.

- On 20 May 2021, the Department of Planning, Industry and Environment (DPIE) placed on public exhibition a **draft employment zones reform framework** under the *Standard Instrument Principal Local Environmental Plan (2006)*.

The proposed framework is an entirely new employment zones framework consisting of:

- Five new employment zones:
  - E1 Local Centre
  - E2 Commercial Centre
  - E3 Productivity Support
  - E4 General Industrial
  - E5 Heavy Industrial
- Three further zones to accommodate land uses in existing B or IN zones that are not primarily productivity related:
  - MU Mixed Use
  - SP4 Local Enterprise
  - W4 Working Foreshore

Other supporting documents on exhibition include a Draft Standard Instrument Principal LEP Amendment Order, Employment Zones Implementation Plan and Proposed Land Use Matrix.

The proposed employment zones framework was on public exhibition until 30 June 2021.

- On 31 May 2022 the Department of Environment and Planning placed on exhibition public exhibition an Explanation of Intended Effect (EIE) for the employment zones implementation.

On 1 December 2022, Business and Industrial zones will be replaced by the new Employment zones under the Standard Instrument (Local Environmental Plans) Order 2006. The Department of Planning and Environment is currently exhibiting details of how each Local Environmental Plan that includes a current Business or Industrial zone will be amended to use the new Employment zones. The Explanation of Intended Effect (EIE) and a searchable web tool that displays the current and proposed zone for land covered in this public exhibition is available on the [Planning Portal](#). The Department's [Employment Zones Reform](#) webpage provides further information on the reform process.

The EIE is on exhibition from Tuesday 31 May 2022 to end COB 12 July 2022.

- **Planning Proposal (PP2017/0005) and Development Control Plan – 53A-59A Gloucester Road, Hurstville** - the Planning Proposal seeks to amend the Georges River Local Environmental Plan 2021 (GRLEP 2021) by providing a local provision specifically to increase the height and floor area for a residential aged care facility on the site.

The objective of the local provision, Clause 6.17 Development on land at 53A-59A Gloucester Road, Hurstville is to enable a residential aged care facility on the site with a maximum building height ranging from 12m, 14m and 16.9m and a maximum floor space ratio (FSR) of 1.6:1. While the GRLEP 2021 building height and FSR maps are not proposed to be amended, the building heights are proposed to be distributed within the site as illustrated in the Map which is included in the site-specific Development Control Plan (DCP).

To support the Planning Proposal, a site-specific DCP has been prepared to provide more detailed planning controls and urban design considerations for the future development of the subject site.

The Planning Proposal and supporting DCP were on public exhibition from Wednesday 4 May 2022 to Friday 3 June 2022. Further information can be obtained from Council's website at: <https://yoursay.georgesriver.nsw.gov.au/>

- **Planning Proposal (PP2022/0001) – 9 Gloucester Road Hurstville** – The Planning Proposal seeks to amend Schedule 1 the Georges River Local Environmental Plan 2021 (GRLEP 2021), to introduce 'residential flat building' as an additional permitted use on part ("Area A") of the Site at 9 Gloucester Road, Hurstville and to exclude the application of Clause 6.13 Development in certain business zones from "Area A" of the Site.

The Planning Proposal is on public exhibition from Wednesday 31 August to Wednesday 28 September 2022. Further information can be obtained from Council's website at: <https://yoursay.georgesriver.nsw.gov.au/>

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

The following development control plans apply to the carrying out of development on the land:

Georges River Development Control Plan 2021

*(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 a name (such as “Residential Zone” or “Heritage Area”) or by reference to a number (such as “Zone No 2 (a)”)*,

*(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,*

## **Zone R2 Low Density Residential under Georges River Local Environmental Plan 2021**

### **2 Permitted without consent**

Home occupations.

### **3 Permitted with consent**

Bed and breakfast accommodation; Boat sheds; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Early education and care facilities; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Group homes; Health services facilities; Home businesses; Home industries; Jetties; Oyster aquaculture; Pond-based aquaculture; Public administration buildings; Recreation areas; Respite day care centres; Roads, Secondary dwellings; Semi-detached dwellings; Seniors housing; Tank-based aquaculture.

### **4 Prohibited**

Any development not specified in item 2 or 3.

*(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,*

There are no development standards applying to the land which fix minimum land dimensions for the erection of a dwelling house under the Georges River Local Environmental Plan 2021.

*(f) whether the land includes or comprises critical habitat,*

The land is not included or comprise critical habitat under any environmental planning instrument applying to the land.

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

The land is not located within a conservation area under the provisions of the Georges River Local Environmental Plan 2021.

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

The land does not contain a heritage item under the provisions of Georges River Local Environmental Plan 2021.

## **2A Zoning and land use under Central River City State Environmental Planning Policy 2021**

*To the extent that the land is within any zone (however described) under:*

*(a) Part 3 of the Central River City State Environmental Planning Policy 2021 (2021 SEPP) , or*

*(b) a Precinct Plan (within the meaning of the 2021 SEPP), or*

*(c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act, the particulars referred to in clause 2(a)-(h) in relation to that land (with a reference to “the instrument” in any of those paragraphs being read as a reference to Part 3 of the 2021 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).*

The Central River City State Environmental Planning Policy 2021 does not identify land within the Georges River Local Government Area as a growth centre and therefore the policy does not apply.

## **3. Complying Development**

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

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

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

### **Housing Code**

Complying development under the Housing Code may be carried out on the land.

**Note:** The erection of a new dwelling house or an addition to a dwelling house on land in the 20-25 ANEF contours is complying development for this Policy, if the development is constructed in accordance with *AS 2021—2000, Acoustics—Aircraft noise intrusion—Building siting and construction*.

Please check the ANEF contour the land is located within.

### **Rural Housing Code**

Complying development under the Rural Housing Code does not apply as the land is not zoned RU1 Primary Production, RU2 Rural Landscape, RU3 Forestry, RU4 Primary Production Small Lots, RU6 Transition and R5 Large Lot Residential.

### **Low Rise Housing Diversity Code**

Complying development under the Low Rise Housing Diversity Code may be carried out on the land.

**Note:** The erection of a new dwelling house or an addition to a dwelling house on land in the 20-25 ANEF contours is complying development for this Policy, if the development is constructed in accordance with *AS 2021—2000, Acoustics—Aircraft noise intrusion—Building siting and construction*.

Please check the ANEF contour the land is located within.

### **Inland Code**

Complying development under the Inland Code does not apply to Georges River Council Local Government Area.

### **Greenfield Housing Code**

Complying development under the Greenfield Housing Code does not apply to Georges River Council Local Government Area.

### **Housing Alterations Code**

Complying development under the Housing Alterations Code may be carried out on the land.

**Note:** The erection of a new dwelling house or an addition to a dwelling house on land in the 20-25 ANEF contours is complying development for this Policy, if the development is constructed in accordance with *AS 2021—2000, Acoustics—Aircraft noise intrusion—Building siting and construction*.



Please check the ANEF contour the land is located within.

**General Development Code**

Complying development under the General Development Code may be carried out on the land.

**Note:** The erection of a new dwelling house or an addition to a dwelling house on land in the 20-25 ANEF contours is complying development for this Policy, if the development is constructed in accordance with *AS 2021—2000, Acoustics—Aircraft noise intrusion—Building siting and construction*.

Please check the ANEF contour the land is located within..

**Commercial and Industrial Alterations Code**

Complying development under the Commercial and Industrial Alterations Code may be carried out on the land.

**Commercial and Industrial (New Buildings and Additions) Code**

Complying development under the Commercial and Industrial (New Buildings and Additions) Code may be carried out on the land.

**Container Recycling Facilities Code**

Complying development under the Container Recycling Facilities Code may be carried out on the land.

**Subdivision Code**

Complying development under the Subdivisions Code may be carried out on the land.

**Demolition Code**

Complying development under the Demolition Code may be carried out on the land.

**Fire Safety Code**

Complying development under the Fire Safety Code may be carried out on the land.

**Disclaimer:** The information above addresses matters raised in Clause 1.17A (1) (c) to (e), (2), (3), and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that you comply with any other requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.

**NOTE:** Council does not have sufficient information to ascertain the extent to which complying development under the Codes may be carried out on the land. A restriction to carrying out complying development applies to the land, but may not apply to all of the land.

#### **4. Coastal Protection – Repealed (03/04/2018)**

##### **4A. Coastal Protection– Repealed (03/04/2018)**

##### **4B Annual Charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works.**

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

*Note: “Existing coastal protection works” are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993”.*

No, according to Council’s records the owner (or previous owner) of the land has not consented in writing to the land being subject to annual charges for coastal protection services relating to existing coastal protection works (within the meaning of section 553B of the LG Act 1993).

#### **5. Mine subsidence**

*Whether or not the land is proclaimed to be mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017?*

The land is not in an area proclaimed to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.

#### **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?*

The land is not affected by road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993.

*(b) any environmental planning instrument?*

The land is not affected by any road widening or road realignment under the provisions of any environmental planning instrument.

*(c) any resolution of the Council?*

The land is not affected by any road widening or road realignment under any resolution of the Council.

## **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 that restricts the development of the land because of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?*

The property is affected by the following Council policies:

**Airspace operations** - The objective of this clause is to protect airspace around airports. (Refer Clause 6.7 of the Georges River Local Environmental Plan 2021).

**Acid Sulphate Soils** - This property has been identified as potentially containing acid sulphate soils, as identified on the Georges River Local Environmental Plan 2021 Acid Sulphate Soils Map (Please refer to Clause 6.1 of the Georges River Local Environmental Plan 2021).

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

Council has not been notified of any policies adopted by other public authorities that restricts development of this land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding).

## **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.*

No. Council has not yet adopted a risk management plan to categorise the flood risk associated with development of the land or part of the land. **Note:** Studies may be undertaken in the future that categorise the flood risk. It should be noted that any development of the land or part of the land will be assessed on merit and as such site specific controls may apply. For more information contact Council's Drainage Section on 9330 6400.

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

No. Council has not yet adopted a risk management plan to categorise the flood risk associated with development of the land or part of the land. **Note:** Studies may be undertaken in the future that categorise the flood risk. It should be noted that any development of the land or part of the land will be assessed on merit and as such site specific controls may apply. For more information contact Council's Drainage Section on 9330 6400.

**Note 1:** Words and expressions in this clause have the same meanings as in the standard instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.

**Note 2:** The answers above do not imply that the development referred to is necessarily permissible on the land to which this certificate applies. Refer to the relevant local environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.

## **8. Land reserved for acquisition**

*Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act?*

No environmental planning instrument or proposed environmental planning instrument referred to in clause 1, makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

## **9. Contributions plans**

*The name of each contribution plan applying to the land:*

### **Georges River Council Local Infrastructure Contributions Plan 2021 - Section 7.11 and Section 7.12**

**Note:** Georges River Council at its meeting on 25 October 2021 resolved to adopt the Georges River Council Local Infrastructure Contributions Plan 2021 (Section 7.11 and Section 7.12).

The Plan came into force on Wednesday 1 December 2021 and repealed Council's previous six Section 7.11 Plans and one Section 7.12 Plan on this date.

The Plan applies to land in the Georges River Local Government Area and has been prepared to address anticipated demand for public facilities and services generated by new development up to 2036.

The Plan will enable Council and accredited certifiers to levy Section 7.11 contributions and Section 7.12 levies on development in the LGA towards the provision of public amenities and facilities.

More information is available on Council's website at: <https://www.georgesriver.nsw.gov.au/Development/Planning-Controls/Development-Contributions-and-Planning-Agreements/Local-Infrastructure-Contributions-Plan-2021-Secti>

## 9A Biodiversity certified land

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

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

Council has not been notified by the NSW Office of Environment and Heritage, that the subject land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*.

## 10. Biodiversity stewardship sites

*If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).*

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

Council has not been notified by the Chief Executive of the Office of Environment and Heritage, that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*.

## 10A. Native vegetation clearing set asides

*If the land contains a set aside area under section 60ZC of the Local Land Services Act 2013, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).*

Council has not been notified by the Local Land Services that the land contains a set aside area nor is the land registered in the public register under section 60ZC of the Local Land Services Act 2013.

## 11. Bush fire prone land

*If any of the land is bushfire 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 shown to be bushfire prone land in Council records.

## **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).*

The provisions of the *Native Vegetation Act 2003*, do not apply to the Georges River Council area.

## **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 Council has been notified of the order).*

The Council has not been notified of an order under the Act in respect of tree(s) on the land.

Council has not verified whether any order has been made of which it has not been notified. The applicant should make its own enquiries in this regard if this is a matter of concern.

## **14. Directions under Part 3A**

*If there is 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 that does not have effect, a statement to that effect identifying the provision that does not have effect.*

There is no direction by the Minister in force under section 75P (2) (c1) of the *Environmental Planning and Assessment Act 1979*.

## **15. Conditions for seniors housing**

*If State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, a statement setting out terms of a kind referred to in the Policy, clause 88(2) that have been imposed as a condition of development consent granted after 11 October 2007 in relation to the land.*

No terms of a kind referred to in Clause 88(2) of State Environmental Planning Policy (Housing) 2021, have been imposed as a condition of consent to a Development Application granted after 11 October 2007 in respect of the land.

## **16. Site compatibility certificates for infrastructure**

*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 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.*

Council is not aware of the issue of any valid Site Compatibility Certificate (Infrastructure), in respect of proposed development on the land.

## **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 and Environment.*

*(2) If State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5 applies to the land, a statement setting out terms of a kind referred to in the Policy, clause 21(1) or 40(1) that have been imposed as a condition of development consent in relation to the land.*

(1) Council is not aware of any current site compatibility certificate (Affordable Rental Housing), in respect of proposed development on the land.

(2) No terms of a kind referred to in Clause 21(1) or 40(1) of *State Environmental Planning Policy (Housing) 2021*, have been imposed as a condition of consent to a Development Application in respect of the land.

## **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.*

There is no 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.*

There is no subdivision order applying to the land.

*(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.*

## **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 Chapter 2 of State Environmental Planning Policy (Resources and Energy) 2021.*

(b) *The date on which the certificates ceases to be current (if any), and*

(c) *That a copy may be obtained from the head office of the Department of Planning and Environment.*

There are no current site verification certificates applying to the subject land.

## 20. Loose-fill asbestos insulation

*A statement if the land includes any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the Loose-Fill Asbestos Insulation Register maintained by the Secretary of NSW Fair Trading.*

The land to which this certificate relates has not been identified in the Loose-Fill Asbestos Insulation Register as containing loose-fill asbestos ceiling insulation. Contact NSW Fair Trading for more information.

## 21. Affected building notices and building product rectification orders

(1) *A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.*

Council is not aware of any affected building notice in force in respect of the land

(2) *A statement of:*

(a) *whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with.*

Council is not aware of any building product rectification order that is in force in respect of the land and has not been fully complied with.

(b) *whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.*

Council is not aware of any notice of intention to make a building product rectification order that has been given in respect of the land and is outstanding.

(3) *In this clause:*

**affected building notice** has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

**building product rectification order** has the same meaning as in the Building Products (Safety) Act 2017.



### Any Other Prescribed Matter

**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 has not been identified as significantly contaminated land within the meaning of the Contaminated Land Management Act 1997. (Enquiries should be directed to the NSW Environmental Protection Authority).

*(b) that the land which the certificate is the 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 Act. (Enquiries should be directed to the NSW Environmental Protection Authority).

*(c) that the land which the certificate relates is subject of an approved voluntary management proposal 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 of an approved voluntary management proposal within the meaning of the Act. (Enquiries should be directed to the NSW Environmental Protection Authority).

*(d) that the land 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 of an ongoing maintenance order within the meaning of the Act. (Enquiries should be directed to the NSW Environmental Protection Authority).

*(e) that the land which the certificate relates is 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 been provided with a site audit statement, within the meaning of the Act, for this land.

### NOTE

This information is provided pursuant to section 10.7 (2) of the Environmental Planning and Assessment (EPA) Act 1979 as prescribed by Schedule 4 of the EPA Regulations 2000 and is applicable as of the date of this certificate.

**Additional matters pursuant to Section 10.7(5) of the Environmental Planning and Assessment Act 1979**

Additional information provided pursuant to section 10.7(5) of the *Environmental Planning and Assessment Act 1979* is available upon application and payment of the prescribed fee. Advice will be provided for the following additional matters not included under Section 10.7(2) in accordance with Section 10.7(5) of the Act:

- Adjacent to a Heritage Item or Heritage Conservation Area
- State Heritage Item
- Stormwater drain
- Planning agreements
- Council studies, policies and plans

Meryl Bishop  
**Director - Environment and Planning**