



CANTERBURY CITY COUNCIL

City of Cultural Diversity

Facsimile Transmission from City Planning Division

Date: 23/10/08

To: Planning Workshop Aust	From: Diane Watson
Attention: Annelize Kaalsen	Title: Administration Officer
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Fax No: 9251 0777	Fax No: 9789 1542

No of pages including this cover sheet: 15

(Please contact the above sender immediately if not fully received)

- **MESSAGE:** AS DISCUSSED

Please find following a copy of the Section 149 Certificate for 60 Charlotte St as requested.

Administration Centre: 137 Beamish Street (PO Box 77) Campsie NSW 2194
 email: council@canterbury.nsw.gov.au website: www.canterbury.nsw.gov.au TTY: (02) 9787 6549 DX: 3813 Campsie

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Telephone (02) 9789 9300
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Planning Workshop Australia
GPO Box 3275
SYDNEY NSW 2001

PLANNING CERTIFICATE

Section 149 of the Environmental Planning and Assessment Act, 1979.

Certificate No: 10229
23 October 2008

Land which Certificate is issued for:

Lot A DP 431356

60 Charlotte Street, CAMPSIE NSW 2194



City of Canterbury
City of Cultural Diversity

Administration Centre, 117 Beaulieu Street,
CAMPSIE NSW 2194
DX 3814 Campsie
Telephone: (02) 9789 9300
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**INFORMATION PROVIDED UNDER SECTION 149 (2)
OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.**

Land which Certificate is issued for:

Lot A DP 431356

60 Charlotte Street, CAMPSIE NSW 2194

**PART 1:
ENVIRONMENTAL PLANNING INSTRUMENTS**

1.1 Principal Planning Instrument

Canterbury Planning Scheme Ordinance

Gazetted

28 August 1970

Land Use Zone

LIGHT INDUSTRIAL 4(b)

Purposes for which development may be carried out without consent:
Nil.

Purposes for which development may be carried out subject to such conditions as may be imposed by the council:
Nil.

Purposes for which development may be carried out only with consent:
Any other purpose.

Purposes for which development is prohibited:

Boarding houses; caravan parks; child care centres; commercial premises (other than auction rooms, premises used for the purpose of rag collecting and dealing; or recreation facilities); dwellings and dwelling-houses (other than dwellings and dwelling-houses used in conjunction with development for a purpose permitted in this zone); educational establishments; hospitals; hotels; institutions; industries other than light industries; junk yards; liquid fuel depots; mines; motels; multiple unit housing; shops other than those referred to in Schedule 3; shops referred to in Schedule 3 having a Canterbury Road frontage; stock and sale yards; roadside stalls; town houses; villa homes.

SCHEDULE 3:

Chemist's shop; confectionery shop and milk bar, fish and chip shop; fruit shop; newsagent's shop; opportunity shop; smallgoods and sandwich shop; tobacconist's and hairdresser's shop.



1.2 State Environmental Planning Policies

Note:

The following information indicates those State Environmental Planning Policies (SEPP) which may apply to the subject land. A summary explanation of each SEPP can be sourced from the Department of Planning (DoP) website at www.planning.nsw.gov.au. The full wording of each SEPP can also be accessed via the DoP website.

State Environmental Planning Policies:

- No. 1 - Development Standards.
- No. 4 - Development Without Consent and Miscellaneous Exempt and Complying Development
- No. 4 - Development Without Consent (Amendment No.7) – Bushfire Reduction
- No. 6 - Number of Storeys in a Building
- No. 10 - Retention of Low-Cost Rental Accommodation
- No. 19 - Bushland in Urban Areas
- No. 21 - Caravan Parks
- No. 22 - Shops and Commercial Premises
- No. 30 - Intensive Agriculture
- No. 32 - Urban Consolidation (Redevelopment of Urban Land)
- No. 33 - Hazardous and Offensive Development
- No. 50 - Canal Estates
- No. 53 - Metropolitan Residential Development
- No. 55 - Remediation of Land
- No. 60 - Exempt and Complying Development
- No. 64 - Advertising and Signage
- No. 65 - Design Quality of Residential Flat Development
- No. 71 - Coastal Protection
- 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 - (Repeal of Concurrence and Referral Provisions) 2004.
- State Environmental Planning Policy - (Major Projects) 2005
- State Environmental Planning Policy - (Mining, Petroleum Production and Extractive Industries) 2007
- State Environmental Planning Policy - (Temporary Structures and Places of Public Entertainment) 2007
- State Environmental Planning Policy - (Infrastructure) 2007

Draft State Environmental Planning Policies

- Draft State Environmental Planning Policy No. 66 - Integration of Land Use and Transport
- Draft State Environmental Planning Policy (Application of Development Standards) 2004
- Draft State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2008

1.3 Regional Environmental Plans

Not applicable.

1.4 Draft Local Environmental Plans that have been placed on exhibition

Not applicable.



1.5 Development Control Plans.

Development Control Plan 20 - CAR PARKING

Requirements for provision of on-site parking. Design of parking areas. Loading and unloading requirements.

Development Control Plan 24 - ADVERTISING SIGNS

Guidelines and controls for outdoor advertising.

Development Control Plan 29 - CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Strategies to improve community safety through design and development processes.

Development Control Plan 33 - TELECOMMUNICATION & RADIOCOMMUNICATION FACILITIES

Establishes controls for the siting, design and installation of telecommunication and radiocommunication facilities that require development consent and guidelines for those facilities that do not require development consent.

Development Control Plan 9 - NON RESIDENTIAL BUILDINGS ADJ RESIDENTIAL ZONES

Building height plane controls for all non-residential development adjoining land within a residential zone.

Development Control Plan 37 - ENERGY SMART HOMES.

Establishes standards and requirements for energy efficiency in residential development, including the residential component of mixed use developments.

Development Control Plan 21 - INDUSTRIAL DEVELOPMENT

Guidelines and controls for development in the General Industrial 4 (a) and Light Industrial 4 (b) zones under the CPSO and the Industrial 4(a) zones under LEP's 138, 148 & 178.

Development Control Plan 31 - EXEMPT AND COMPLYING DEVELOPMENT

Establishes requirements for the carrying out of Exempt Development and Complying Development, as defined in the EP & A Act 1979.

Development Control Plan 32 - NOTIFICATION POLICY

Establishes requirements for the notification and advertising of development applications in Canterbury City.

Development Control Plan 45 - LANDSCAPE

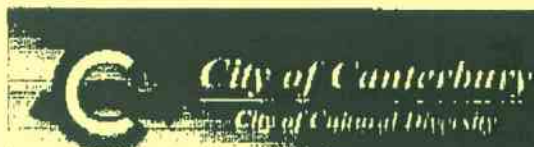
Provides a common set of landscape design, construction and management principles for all development applications within Canterbury City.

Development Control Plan 48 - WASTE MANAGEMENT

Establishes requirements for the handling, storage, collection and disposal of waste associated with new development.

1.6 Contribution Plans.

Council has in place a Section 94 Contributions Plan prepared and adopted under Section 94 of the Environmental Planning and Assessment Act, 1979.



Administration Centre 137 Beaulieu Street,
 CAMPBELL NSW 2194
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PART 2: RESTRICTIONS ON DEVELOPMENT

- 2.1 Heritage**
 Not applicable.
- 2.2 Coastal Protection**
 There is no notification that the subject property is affected by the provisions of Section 38 or 39 of the Coastal Protection Act, 1979.
- 2.3 Mine Subsidence**
 The subject land is not within a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act, 1961.
- 2.4 Road Widening and Road Realignment**
Whether or not the land is affected by a road widening or road realignment proposal under Division 2 or Part 3 of the Roads Act 1993 or an environmental planning instrument;
- The land is not affected by a road widening or road realignment proposal under Division 2 or Part 3 of the Roads Act 1993, or an environmental planning instrument.
- Whether or not the land is affected by a road widening or road realignment proposal under any resolution of Council.*
- The land is not affected by a road widening or road realignment proposal under any resolution of Council.
- 2.5 Council and Other Public Authority Policies on Hazard Risk Restrictions**
Whether or not the land is affected by a policy adopted by 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) that restricts the development of the land because of the likelihood of:
- **Land Slip**
 The land is not affected by a policy restriction relating to landslip
 - **Bushfire**
 The land is not bushfire prone land (as defined in the Act).
 - **Tidal Inundation**
 The land is not affected by a policy restriction relating to tidal inundation
 - **Subsidence**
 The land is not affected by a policy restriction relating to subsidence
 - **Acid Sulfate Soils**
 The land is not affected by a policy restriction relating to acid sulfate soils.
 - **Unhealthy Building Land**
 The land is not affected by a policy restriction relating to Unhealthy Building Land.
 - **Any Other Risk**
 Not applicable.



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2.6 Flooding

Development on the 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 not subject to any flood related development controls.

Development on the land, or part of the land, for any other purpose is not subject to flood related development controls.

2.7 Matters arising under the Contaminated Land Management Act, 1997.

Not applicable.

2.8 Land Reserved For Acquisition

There is no environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument applying to the land that provides for the acquisition of the land or any part thereof, by a public authority, as referred to in Section 27 of the Act.

PART 3

INFORMATION PROVIDED UNDER 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), which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (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.

3.1 Amending Local Environmental Plans

Site specific and, where relevant, general amendments to the principal planning instrument are identified below:

Local Environmental Plan 188

Gazette Date: 10 December 1999

Introduced provisions for Exempt and Complying Development.

Local Environmental Plan 194

Gazette Date: 6 July 2001

Introduced standard definitions for residential land uses.

3.2 Tree Preservation Order

A tree preservation order applies to the whole of the City of Canterbury.

3.3 Council Policy on Contaminated Land

On the 10 June 1999 Council adopted a policy on contaminated land. This policy will restrict development of land:

- a) which is affected by contamination;
- a) which has been used for certain purposes;
- b) in respect of which there is not sufficient information about contamination;
- c) which is proposed to be used for certain purposes;
- d) in other circumstances contained in the policy.



City of Canterbury
City of Cultural Diversity

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3.4 General Advice Regarding Use of Property

Persons considering commencing a use of or purchasing a property are advised to seek confirmation that the current, or intended, use (as the case may be) has been approved by Council, or does not require Council approval. It is pointed out that the question of "existing use rights" within the meaning of the Environmental Planning and Assessment Act, 1979, is a complex matter, and that the commencement of a use without Council approval (where required) is unlawful and may be subject to enforcement action.

3.5 Other Matters

Not applicable.

JIM MONTAGUE
GENERAL MANAGER



City of Canterbury
City of Cultural Diversity

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Planning Workshop Australia
GPO Box 3275
SYDNEY NSW 2001

PLANNING CERTIFICATE

Section 149 of the Environmental Planning and Assessment Act, 1979.

Certificate No: 10228
23 October 2008

Land which Certificate is Issued for:

Lot 1 DP 721721

60 Charlotte Street, CAMPSIE NSW 2194



**INFORMATION PROVIDED UNDER SECTION 149 (2)
OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.**

Land which Certificate is issued for:

Lot 1 DP 721721

60 Charlotte Street, CAMPSIE NSW 2194

**PART 1:
ENVIRONMENTAL PLANNING INSTRUMENTS**

1.1 Principal Planning Instrument

Canterbury Planning Scheme Ordinance

Gazetted

28 August 1970

Land Use Zone

LIGHT INDUSTRIAL 4(b)

Purposes for which development may be carried out without consent:

Nil.

Purposes for which development may be carried out subject to such conditions as may be imposed by the council:

Nil.

Purposes for which development may be carried out only with consent:

Any other purpose.

Purposes for which development is prohibited:

Boarding houses; caravan parks; child care centres; commercial premises (other than auction rooms, premises used for the purpose of rag collecting and dealing; or recreation facilities); dwellings and dwelling-houses (other than dwellings and dwelling-houses used in conjunction with development for a purpose permitted in this zone); educational establishments; hospitals; hotels; institutions; industries other than light industries; junk yards; liquid fuel depots; mines; motels; multiple unit housing; shops other than those referred to in Schedule 3; shops referred to in Schedule 3 having a Canterbury Road frontage; stock and sale yards; roadside stalls; town houses; villa homes.

SCHEDULE 3:

Chemist's shop; confectionery shop and milk bar; fish and chip shop; fruit shop; newsagent's shop; opportunity shop; smallgoods and sandwich shop; tobacconist's and hairdresser's shop.



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1.3 Regional Environmental Plans.

Not applicable.

1.4 Draft Local Environmental Plans that have been placed on exhibition

Not applicable.



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1.5 Development Control Plans.

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Requirements for provision of on-site parking. Design of parking areas. Loading and unloading requirements.

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PART 2: RESTRICTIONS ON DEVELOPMENT

2.1 Heritage

Not applicable.

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- 2.6 **Flooding**
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3.4 General Advice Regarding Use of Property

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3.5 Other Matters

Not applicable.

JIM MONTAGUE
GENERAL MANAGER