



Camden Council

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PLANNING CERTIFICATE UNDER SECTION 149 ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

Applicant: DFP Planning Consultants
PO Box 230
PENNANT HILLS NSW 1715

Certificate number: 20163165
Receipt number: 1451114
Property number: 1159098
Certificate date: 02/08/2016
Certificate fee: \$133.00
Applicant's reference: 9656A

DESCRIPTION OF PROPERTY

Title: LOT: 1000 DP: 1164435
Property: 390 South Circuit ORAN PARK 2570

BACKGROUND INFORMATION

This certificate provides information on how a property (such as land, a house, commercial building, etc.,) may be used and the limits on its development. The certificate contains information Council is aware of through records and environmental plans with data supplied by the State Government. The details contained in this certificate are limited to that required by Section 149 of the Environmental Planning and Assessment Act.

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.

Local Environmental Plans (LEP's)

The subject land is not within a Local Environmental Plan.

State Environmental Planning Policies (SEPP's)

SEPP (Housing for Seniors or People with a Disability) 2004.

No. 19 - Bushland In Urban Areas.

No. 21 - Caravan Parks.

No. 22 - Shops And Commercial Premises.

No. 6 - Number Of Storeys In a Building.

No. 30 - Intensive Agriculture.

No. 33 - Hazardous and Offensive Development.

No. 55 - Remediation Of Land.

No. 65 - Design Quality of Residential Apartment Development.

No. 64 - Advertising and Signage.

SEPP (Building Sustainability Index: Basix) 2004.

SEPP (Infrastructure) 2007.

No. 50 - Canal Estates

SEPP (State Significant Precincts) 2005.

SEPP (Sydney Region Growth Centres) 2006.

No. 32 - Urban Consolidation (Redevelopment of Urban Land).

No. 62 - Sustainable Aquaculture.

No. 70 - Affordable Housing.

SEPP (Affordable Rental Housing) 2009.

SEPP (Exempt and Complying Development Codes) 2008.

SEPP (Mining, Petroleum Production and Extractive Industries) 2007.

SEPP (State and Regional Development) 2011.

SEPP (Miscellaneous Consent Provisions) 2007

Deemed State Environmental Planning Policies (SEPP's)

Sydney Regional Environmental Plan No 9 - Extractive Industry (No 2 - 1996)

Sydney Regional Environmental Plan No 20 - Hawkesbury - Nepean River (No 2 - 1997)

- (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).

Draft Local Environmental Plan (LEP's)

The subject land is not affected by an exhibited Draft Local Environmental Plan.

Draft State Environmental Planning Policy (SEPP's)

State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Miscellaneous Amendments, Errors and Consistency)

State Environmental Planning Policy (Infrastructure) Amendment (Sport and Recreation) 2013

State Environmental Planning Policy (Infrastructure) Amendment (Shooting Range) 2013

State Environmental Planning Policy (Exempt and Complying Development) Amendment (Proposed Housekeeping Amendments)

State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Minimum Lot Size for Semi Detached Dwellings)

State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Housing Code) 2016

- (3) The name of each development control plan that applies to the carrying out of development on the land.
- Oran Park Development Control Plan 2007, as amended
- (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 land is not within a Local Environmental Plan.

- 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

Not applicable.

- F. Whether the land includes or comprises critical habitat

Not applicable

- G. Whether the land is in a conservation area (however described)

Not applicable.

- H. Whether an item of environmental heritage (however described) is situated on the land.

Not applicable.

2A Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

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

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP)*, or
- (b) a Precinct Plan (within the meaning of the 2006 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 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

ORAN PARK AND TURNER ROAD PRECINCT PLAN

A. ZONES:

R1 GENERAL RESIDENTIAL

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 support the well-being of the community, including educational, recreational, community, religious and other activities and, where appropriate, neighbourhood shops if there will be no adverse effect on the amenity of proposed or existing nearby residential development.
- * To allow for small scale kiosks, function centres, restaurants and markets that support the primary function and use of recreation areas, public open space and recreation facilities located within residential areas.
- * To allow for small scale intensity tourist and visitor accommodation that does not interfere with residential amenity.
- * To provide for a variety of recreational uses within open space areas.

B. Permitted without consent

Nil

C. Permitted with consent

Any other development not specified in item B or D

D. Prohibited

Agriculture; Airports; Airstrips; Bio-solid waste applications; Bulky goods premises; Business premises; Car parks; Cemeteries; Correctional centres; Crematoria; Dairies (pasture-based); Depots; Entertainment facilities; Extractive industries; Farm buildings; Freight transport facilities; Function centres (other than those within recreation areas or operated in conjunction with recreation areas or recreation facilities); Hazardous storage establishments; Helipads; Heliports; Home occupations (sex services); Industrial retail outlets; Industries; Landscape and garden supplies; Liquid fuel depots; Manor homes; Materials recycling or recovery centres; Mines; Mortuaries; Offensive storage establishments; Office premises; Passenger transport facilities; Public administration buildings; Registered clubs; Retail premises (other than neighbourhood shops and other than kiosks, markets, restaurants or take away food and drink premises within recreation areas or operated in conjunction with recreation areas or recreation facilities); Restricted premises; Restriction facilities; Roadside stalls; Rural industries; Rural workers' dwellings; Sawmill or log processing works; Service stations; Sewage treatment works; Sex services premises; Stock and sale yards; Storage premises; Timber and building supplies; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal land fill operations; Waste management facilities; Wholesale supplies.

R3 MEDIUM DENSITY RESIDENTIAL

Objectives of zone:

- * To provide for the housing needs of the community within a medium density residential environment.
- * To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- * To support the wellbeing of the community, including educational, recreational, community, religious and other activities where compatible with the amenity of a medium density residential environment.
- * To provide for a variety of recreational uses within open space areas.
- * To allow for small scale kiosks, function centres, restaurants and markets that support the primary function and use of recreation areas, public open space and recreation facilities located within residential areas.

B. Permitted without consent.

Nil.

C. Permitted with consent.

Any other development not specified in item B or D

D. Prohibited.

Agriculture; Airports; Airstrips; Biosolid waste applications; Bulky goods premises; Business premises; Car parks; Caravan parks; Cemeteries; Correctional centres; Crematoria; Dairies (pasture-based); Depots; Entertainment facilities; Exhibition homes; Extractive industries; Farm buildings; Freight transport facilities; Exhibition homes; Extractive industries; Farm buildings; Freight transport facilities; Function centres (other than those within recreation areas or operated in conjunction with recreation areas or recreation facilities); Hazardous storage establishments; Helipads; Heliports; Home occupations (sex services); Industrial retail outlets; Industries; Landscape and garden supplies; Liquid fuel depots; Materials recycling or recovery centres; Mines; Mortuaries; Offensive storage establishments; Office premises; Passenger transport facilities; Public administration buildings; Registered clubs; Restricted premises; Restriction facilities; Retail premises; (other than neighbourhood shops and other than kiosks, markets, restaurants or take away food and drink premises within recreation areas or operated in conjunction with recreation areas or recreation facilities); Roadside stalls; Rural industries; Rural workers' dwellings; Sawmill or log processing works; Service stations; Sewage treatment works; Sex services premises; Stock and sale yards; Storage premises; Timber and building supplies; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Waste disposal land fill operations; Waste management facilities.

- 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

R1 General Residential.

Clause 4.1A of Oran Park and Turner Road Precinct Plan fixes a minimum 300m² for the erection of a dwelling house; however exceptions apply in circumstances as specified under clauses 4.1AC and 4.1AD for land dimensions of minimum 250m² and minimum 225m².

R3 Medium Density Residential.

Clause 4.1A of Oran Park and Turner Road Precinct Plan fixes a minimum 300m² for the erection of a dwelling house; however exceptions apply in circumstances as specified under clauses 4.1AC and 4.1AD for land dimensions of minimum 225m² and minimum 125m².

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

General Housing Code

Yes, subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the General Housing Code.

Rural Housing Code

Yes, subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried

out under the Rural Housing Code.

Housing Alterations Code

Yes, subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Housing Alterations Code.

General Development Code

Yes, subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the General Development Code.

Subdivision Code

Yes, subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Subdivisions Code.

Demolition Code

Yes, subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Demolition Code.

Commercial and Industrial Alterations Code

Yes, subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Commercial and Industrial Alterations Code.

Commercial and Industrial New Buildings and Additions

Yes, subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Commercial and Industrial (New Buildings and Additions) Code.

Fire Safety

Yes, subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Fire Safety Code.

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 Finance, Services and Innovation.

Not Applicable.

4A Certain information relating to beaches and coasts

- (1) in relation to a coastal council—whether an order has been made under part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.
- (2) in relation to a coastal council:
 - (a) whether the council has been notified under section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of that act) have been placed on the land (or on public land adjacent to that land), and
 - (b) if works have been so placed—whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

Not Applicable.

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).

Not Applicable.

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](#)

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*.

The subject land is not affected by sec.15 of the Mine Subsidence Compensation Act, 1961, proclaiming land to be in the South Campbelltown Mine Subsidence District.

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

Land slip

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of landslip.

Bushfire

The land is not affected by the provisions of a Development Control Plan and by Planning for Bushfire Protection 2006 (NSW Rural Fire Service) that may restrict the development of the land because of the likelihood of bushfire.

Tidal inundation

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of tidal inundation.

Subsidence

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of subsidence or any other risk.

Acid sulphate soils

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of acid sulphate soils.

Other risk

Not applicable.

7A Flood related development controls information

- (a) 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.

The subject land is affected by flood related development controls that restrict development of the subject land due to the likelihood of flooding.

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

The subject land is affected by flood related development controls that restrict development of the subject land due to the likelihood of flooding.

- (3) Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.

8 Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

No.

9 Contributions plans

The name of each contributions plan applying to the land

Oran Park and Turner Road Section 94 Contributions Plan and Land Value Index.

9A Bio-diversity certified land

If the land is bio-diversity 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 within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*.

The land however is subject to biodiversity certification as described in Schedule 7 Part 7 "Bio-certification of Sydney Region Centre State Environmental Planning Policy and related Environmental Planning Instruments" in the *Threatened Species Conservation Act 1995*. Further information is available at:

<http://growthcentres.planning.nsw.gov.au/Environment/BiodiversityCertification.aspx>

10 Bio-banking agreements

If the land is land to which a bio-banking 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 Chief Executive of the Office of Environment and Heritage).

No.

11 Bush fire prone land

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

None of the land is shown to be bushfire prone land in Council's 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).

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) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

No.

15 Site compatibility certificates and conditions for seniors housing

If the land is land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

- (a) a statement of whether there is a current site compatibility certificate (seniors housing), or 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) that period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department and,
- (b) a statement setting out any terms of a kind referred to in clause 18(2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007, in respect of the land.

No.

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.

No.

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.
- (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.

No.

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.

No. 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, in respect to paper subdivisions.

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 Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of [State Environmental Planning Policy \(Mining, Petroleum Production and Extractive Industries\) 2007](#).

- (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.

No, there is no current site verification certificate, of which council is aware in respect of the land.

20 Loose-fill asbestos insulation

If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division, a statement to that effect.

No, not listed.
Contact NSW Fair Trading for more information.

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,

No.

- (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,

No.

- (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,

No.

- (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,

No.

- (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.

No.

INFORMATION PROVIDED UNDER SECTION 149(5) OF THE ACT:

OTHER INFORMATION

1 Second Sydney Airport - Badgerys Creek

On 15 April 2014 the Federal Government confirmed that the site of Western Sydney's new airport will be Badgerys Creek. The Western Sydney Airport Draft Airport Plan and Draft Environmental Impact Statement were released for public exhibition on 19 October 2015. The Draft Airport Plan, Draft Environmental Impact Statement and further information on Western Sydney airport are available at www.westernsydneyairport.gov.au, or from the Commonwealth Department of Infrastructure and Regional Development at www.infrastructure.gov.au.

2 Tree Preservation Order

The subject land is affected by provisions of Clause 5.9 of the relevant environmental planning instrument/s that applies to the carrying out of development of the land, in regard to the protection of trees. A person shall not ringbark, cut down, lop, top, remove, injure or wilfully damage or destroy any living tree on this property, except with the consent of Council. Where clearing provisions apply, clearing of vegetation (including native vegetation) may not be carried out except with the consent of Council.

3 South West Rail Link extension corridor

In June 2015, Transport for NSW announced the South West Rail Link Extension Corridor Preservation and Outer Sydney Orbital Corridor Preservation Study which may affect land in the Camden Local Government Area. For further information, contact Transport for NSW, www.transport.nsw.gov.au or phone 1800 837 511.

4 Miscellaneous Information

In relation to Council's Policy on the Management of Contaminated Lands and Council's Policy on Building in a Salinity Prone Environment the following reports are relevant:

- Phase 2 Contamination Assessment: Tranche 7, Tranche 8 and Anthony Reserve Oran Park, prepared by Douglas Partners, Project 40740.98 and dated May 2011.
- Salinity Assessment of Tranche 1 Of The Oran Park Precinct, Oran Park, New South Wales - Report No. 108068 - Version 2 dated September 2008 prepared for Landcom by Environmental Earth Services.
- Report on Salinity Investigation and Management Plan: Tranche 7 Tranche 8 and Anthony Reserve Oran Park NSW, prepared by Douglas Partners, Project 40740.99, dated February 2010.
- Salinity Assessment Report Tranche 20 Oran Park Precinct, prepared by Ground Technologies, Ref: GT1636a, dated January 2012.
- Report on Salinity Management Plan: Proposed Residential and Commercial Subdivision Tranche 20 and Tranche 29 Oran Park, prepared by Douglas Partners, Project 34272.91, dated March 2014.
- Report on Salinity Investigation and Management Plan: Part Tranches 25, 26 and 27 Oran Park NSW, prepared by Douglas Partners, Project 76618.15, dated August 2014.

Additional Flooding Information.

The subject land is affected by flood related development controls that restrict development of the subject land due to the likelihood of flooding.

Coal Seam Gas Extraction

Coal seam gas extraction takes place within the Camden Local Government Area. Enquiries may be made to AGL Gas Production (Camden) Pty Limited, or the relevant the licence holder, as to the location of gas wells. In February 2016 AGL announced that it will cease production at the Camden Gas Project in 2023, and that the wells will be progressively decommissioned and the sites rehabilitated.

DISCLAIMER AND CAUTION

1. The information on zones, controls etc., given below relates to the land for which the certificate was sought. If enquirers wish to know what zones, other controls, etc., apply or are proposed on nearby land then they should make enquiries in person at Council's offices.
2. The information contained in this certificate **is accurate as at the date of this certificate.**

In providing this certificate Council has in good faith relied upon information provided to it or sourced from third parties. Where Council has obtained the information from third parties, either exclusively or in conjunction with information held by Council, the Certificate details the source of that third party information. Council cautions persons against relying upon information in the Certificate sourced from third parties as to its accuracy, applicability to specific lands and its currency without verification from the specified third party and, where appropriate, professional advice and the adoption of prudent land acquisition measures and appropriate professional advice. To the full extent permitted by law Council disclaims liability with respect to any information in this Certificate sourced from third parties.

Ron Moore
General Manager