

**PLANNING CERTIFICATE UNDER SECTION 149(2) & (5)
 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Certificate No: 215/2016
 Date: 30/01/2017
 Applicant Reference: -
 Receipt Number: 1669595

Applicant		Owner (as recorded by Council)
Mr Stepehn Earp PO Box 230 PENNANT HILLS NSW 1715		Department of Education & Training GPO Box 33 SYDNEY NSW 2001
Property Details		
Property:	781 Merrylands Road GREYSTANES NSW 2145	
Description:	Lot: 1 DP: 76683	
Parcel No:	40225	

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

As at the date of this Certificate the abovementioned land is land to which an Environmental Planning Instrument applies. Details are set out as follows:-

1. RELEVANT PLANNING INSTRUMENTS AND DCPS APPLYING TO THE LAND

State Environmental Planning Policies (SEPPs)

- State Environmental Planning Policy No. 19 - Bushland in Urban Areas
- State Environmental Planning Policy No. 21 - Caravan Parks
- State Environmental Planning Policy No. 33 - Hazardous & Offensive Development
- State Environmental Planning Policy No. 55 - Remediation of Land
- State Environmental Planning Policy No. 64 - Advertising & Signage
- State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
- State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

Deemed Statement Environmental Planning Policies

Sydney Regional Environmental Plan No. 9 – Extractive Industry (No. 2 – 1995)
GREATER METROPOLITAN REGIONAL ENVIRONMENTAL PLAN NO. 2 - Georges River
Catchment - 5/2/1999

Proposed State Environmental Planning Policies (SEPPs)

No proposed SEPPs apply to the land.

Local Environmental Plans

Holroyd Local Environmental Plan 2013

Proposed Local Environmental Plans

No Proposed Local Environmental Plans apply to the land.

Development Control Plans

Holroyd Development Control Plan 2013

2. Zoning and land uses under relevant LEPs:

1. ZONE

R2 Low Density Residential

2. DEVELOPMENT PERMITTED WITHOUT CONSENT

Home occupations.

3. DEVELOPMENT PERMITTED ONLY WITH CONSENT

Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home businesses; Home industries; Hostels; Places of public worship; Recreation areas; Respite day care centres; Roads; Semi-detached dwellings.

4. PROHIBITED DEVELOPMENT

Any other development not specified in item 2 or 3.

Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the minimum land dimensions so fixed

NO

Whether the land includes or comprises critical habitat

NO

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

NO

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

NO

3. Complying Development under SEPP (Exempt and Complying Development Codes) 2008

General Housing Code

The extent to which complying development may or may not be carried out on this land under the General Housing Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

Complying development may be carried out on the full extent of the land

Rural Housing Code

The extent to which complying development may or may not be carried out on this land under the Rural Housing Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

Complying development may be carried out on the full extent of the land

Commercial and Industrial (New Buildings and Additions) Code

The extent to which complying development may or may not be carried out on this land under the Commercial and Industrial (New Buildings and Additions) Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

Complying development may be carried out on the full extent of the land.

Housing Alterations Code

The extent to which complying development may or may not be carried out on this land under the Housing Alterations Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

Complying development may be carried out on the full extent of the land.

General Development Code

The extent to which complying development may or may not be carried out on this land under the General Development Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

Complying development may be carried out on the full extent of the land.

Commercial and Industrial Alterations Code

The extent to which complying development may or may not be carried out on this land under the Commercial and Industrial Alterations Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

Complying development may be carried out on the full extent of the land.

Subdivisions Code

The extent to which complying development may or may not be carried out on this land under the Subdivisions Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

Complying development may be carried out on the full extent of the land.

Demolition Code

The extent to which complying development may or may not be carried out on this land under the Demolition Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

Complying development may be carried out on the full extent of the land.

Fire Safety Code

The extent to which complying development may or may not be carried out on this land under the Fire Safety Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

Complying development may be carried out on the full extent of the land.

4. Coastal Protection

Whether or not the land is affected by the operation of Section 38 or 39 of the <i>Coastal Protection Act 1979</i> but only to the extent that the Council has been so notified by the Department of Services Technology & Administration:	NO
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5. Mine Subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of Section 15 of the <i>Mine Subsidence Compensation Act 1961</i> :	NO
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6. Road widening & road realignment

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

Division 2 of Part 3 of the Roads Act 1992	NO
Any Environmental Planning Instrument	NO
Any resolution of Council	NO

7. Council and other Public Authority policies on hazard risk restrictions

Whether or not the land is affected by a policy adopted by the Council or adopted by any other public authority and notified to the Council, which restricts the development of the land because of the likelihood of:

Bush fire:	NO
Tidal Inundation:	NO
Subsidence:	NO
Acid Sulfate Soils:	NO
Any other risk (other than flooding):	Council has adopted a policy on contaminated land. This policy is implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Consideration of Council's adopted policy and the application of provisions under relevant State Legislation is warranted. Further information in relation to the land is contained in s149 (5).

7A. Flood related development controls

Whether or not 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 subject to flood related development controls:	YES
Whether or not development on the land or part of the land for any other purposes is subject to flood related development controls:	YES

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in item 1 makes provision in relation to the acquisition of the land by a public authority as referred to in section 27 of the <i>Environmental Planning & Assessment Act 1979</i> :	NO
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9. Contributions Plans applying to the land

Holroyd Section 94 Development Contributions Plan 2013
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9A. Biodiversity certified land

NOT APPLICABLE

10. Biobanking Agreements

NOT APPLICABLE

11. Bush fire prone land

The land is NOT bush fire prone land as defined in the <i>Environmental Planning & Assessment Act 1979</i> .
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12. Property Vegetation Plans

NOT APPLICABLE

13. Orders Under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the <i>Trees (Disputes Between Neighbours) Act 2006</i> to carry out work in relation to a tree on the land (but only if the Council has been notified of the order):	NO
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14. Directions under Part 3A

NOT APPLICABLE

15. Site Compatibility Certificates and conditions for seniors housing

There is no current Site Compatibility Certificate (of which Council is aware), issued under clause 25 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land.

There are no terms of a kind referred to in clause 18 (2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 that 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

There is no valid Site Compatibility Certificate (of which Council is aware), issued under clause 19 of State Environmental Planning Policy (Infrastructure) 2007 in respect of proposed development on the land.

17. Site Compatibility Certificates and conditions for affordable rental housing

There is no current Site Compatibility Certificate (Affordable Rental Housing), of which the Council is aware, in respect of proposed development on the land.

There are no 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.

18. Matters arising under Section 59(2) of the Contaminated Land Management Act 1997

No matters apply to the land to which the certificate relates.

19. Site Verification Certificates

Whether there is a current site verification certificate, of which the council is aware, in respect of the land:	NO
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Malcolm Ryan
Interim General Manager
Cumberland Council



per _____

Tree Management

Whether or not the land is affected by any Tree Management provisions requiring consent for the removal or lopping of trees upon the land:	YES
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County or Designated Road

Whether or not the land has frontage to a County or designated road:	NO
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Interim Heritage Order

Whether or not the land is affected by an Interim Heritage Order under the provisions of the <i>Heritage Act 1997</i> :	NO
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Acid Sulfate Soils

Is the land affected by an Acid Sulfate Soils classification under <i>Holroyd Local Environmental Plan 2013</i> ? If yes, what is the classification of the land?	NO
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Contamination

Council records do not have sufficient information about previous use of this land to determine whether the land is contaminated.

Any other matters?

<p>STORMWATER FLOODING</p> <p>Council's records suggest that the subject land may be liable to overland stormwater overflow based on information from a study in the area. On written request, Council will supply the designated stormwater overflow levels for the area, which should be used with an appropriate survey plan to better interpret the stormwater overflow affectation of the land.</p>

General Information

When information pursuant to section 149(5) is requested the Council is under no obligation to provide that information. 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 subsection (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.

Malcolm Ryan
Interim General Manager
Cumberland Council



per _____

**PLANNING CERTIFICATE UNDER SECTION 149(2) & (5)
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Certificate No: 216/2016
Date: 30/01/2017
Applicant Reference: -
Receipt Number: 1669595

Applicant		Owner (as recorded by Council)	
Mr S Earp PO Box 230 PENNANT HILLS NSW 2145		Department of Education & Training GPO Box 33 SYDNEY NSW 2001	
Property Details			
Property:	781 Merrylands Road GREYSTANES NSW 2145		
Description:	Lot: 1 DP: 782352		
Parcel No:	40224		

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

As at the date of this Certificate the abovementioned land is land to which an Environmental Planning Instrument applies. Details are set out as follows:-

1. RELEVANT PLANNING INSTRUMENTS AND DCPS APPLYING TO THE LAND

State Environmental Planning Policies (SEPPs)

- State Environmental Planning Policy No. 19 - Bushland in Urban Areas
- State Environmental Planning Policy No. 21 - Caravan Parks
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- State Environmental Planning Policy No. 55 - Remediation of Land
- State Environmental Planning Policy No. 64 - Advertising & Signage
- State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
- State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007
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Deemed Statement Environmental Planning Policies

Sydney Regional Environmental Plan No. 9 – Extractive Industry (No. 2 – 1995)
GREATER METROPOLITAN REGIONAL ENVIRONMENTAL PLAN NO. 2 - Georges River
Catchment - 5/2/1999

Proposed State Environmental Planning Policies (SEPPs)

No proposed SEPPs apply to the land.

Local Environmental Plans

Holroyd Local Environmental Plan 2013

Proposed Local Environmental Plans

No Proposed Local Environmental Plans apply to the land.

Development Control Plans

Holroyd Development Control Plan 2013

2. Zoning and land uses under relevant LEPs:

1. ZONE

R2 Low Density Residential

2. DEVELOPMENT PERMITTED WITHOUT CONSENT

Home occupations.

3. DEVELOPMENT PERMITTED ONLY WITH CONSENT

Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home businesses; Home industries; Hostels; Places of public worship; Recreation areas; Respite day care centres; Roads; Semi-detached dwellings.

4. PROHIBITED DEVELOPMENT

Any other development not specified in item 2 or 3.

Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the minimum land dimensions so fixed

NO

Whether the land includes or comprises critical habitat

NO

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

NO

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

NO

3. Complying Development under SEPP (Exempt and Complying Development Codes) 2008

General Housing Code

The extent to which complying development may or may not be carried out on this land under the General Housing Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

Complying development may be carried out on the full extent of the land

Rural Housing Code

The extent to which complying development may or may not be carried out on this land under the Rural Housing Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

Complying development may be carried out on the full extent of the land

Commercial and Industrial (New Buildings and Additions) Code

The extent to which complying development may or may not be carried out on this land under the Commercial and Industrial (New Buildings and Additions) Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

Complying development may be carried out on the full extent of the land.

Housing Alterations Code

The extent to which complying development may or may not be carried out on this land under the Housing Alterations Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

Complying development may be carried out on the full extent of the land.

General Development Code

The extent to which complying development may or may not be carried out on this land under the General Development Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

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Commercial and Industrial Alterations Code

The extent to which complying development may or may not be carried out on this land under the Commercial and Industrial Alterations Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

Complying development may be carried out on the full extent of the land.

Subdivisions Code

The extent to which complying development may or may not be carried out on this land under the Subdivisions Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

Complying development may be carried out on the full extent of the land.

Demolition Code

The extent to which complying development may or may not be carried out on this land under the Demolition Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

Complying development may be carried out on the full extent of the land.

Fire Safety Code

The extent to which complying development may or may not be carried out on this land under the Fire Safety Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

Complying development may be carried out on the full extent of the land.

4. Coastal Protection

Whether or not the land is affected by the operation of Section 38 or 39 of the <i>Coastal Protection Act 1979</i> but only to the extent that the Council has been so notified by the Department of Services Technology & Administration:	NO
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5. Mine Subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of Section 15 of the <i>Mine Subsidence Compensation Act 1961</i> :	NO
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6. Road widening & road realignment

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

Division 2 of Part 3 of the Roads Act 1992	NO
Any Environmental Planning Instrument	NO
Any resolution of Council	NO

7. Council and other Public Authority policies on hazard risk restrictions

Whether or not the land is affected by a policy adopted by the Council or adopted by any other public authority and notified to the Council, which restricts the development of the land because of the likelihood of:

Bush fire:	NO
Tidal Inundation:	NO
Subsidence:	NO
Acid Sulfate Soils:	NO
Any other risk (other than flooding):	Council has adopted a policy on contaminated land. This policy is implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Consideration of Council's adopted policy and the application of provisions under relevant State Legislation is warranted. Further information in relation to the land is contained in s149 (5).

7A. Flood related development controls

Whether or not 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 subject to flood related development controls:	NO
Whether or not development on the land or part of the land for any other purposes is subject to flood related development controls:	NO

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in item 1 makes provision in relation to the acquisition of the land by a public authority as referred to in section 27 of the <i>Environmental Planning & Assessment Act 1979</i> :	NO
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9. Contributions Plans applying to the land

Holroyd Section 94 Development Contributions Plan 2013
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9A. Biodiversity certified land

NOT APPLICABLE

10. Biobanking Agreements

NOT APPLICABLE

11. Bush fire prone land

The land is NOT bush fire prone land as defined in the <i>Environmental Planning & Assessment Act 1979</i> .
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12. Property Vegetation Plans

NOT APPLICABLE

13. Orders Under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the <i>Trees (Disputes Between Neighbours) Act 2006</i> to carry out work in relation to a tree on the land (but only if the Council has been notified of the order):	NO
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14. Directions under Part 3A

NOT APPLICABLE

15. Site Compatibility Certificates and conditions for seniors housing

There is no current Site Compatibility Certificate (of which Council is aware), issued under clause 25 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land.

There are no terms of a kind referred to in clause 18 (2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 that 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

There is no valid Site Compatibility Certificate (of which Council is aware), issued under clause 19 of State Environmental Planning Policy (Infrastructure) 2007 in respect of proposed development on the land.

17. Site Compatibility Certificates and conditions for affordable rental housing

There is no current Site Compatibility Certificate (Affordable Rental Housing), of which the Council is aware, in respect of proposed development on the land.

There are no 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.

18. Matters arising under Section 59(2) of the Contaminated Land Management Act 1997

No matters apply to the land to which the certificate relates.

19. Site Verification Certificates

Whether there is a current site verification certificate, of which the council is aware, in respect of the land:	NO
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Malcolm Ryan
Interim General Manager
Cumberland Council



per _____

Tree Management

Whether or not the land is affected by any Tree Management provisions requiring consent for the removal or lopping of trees upon the land:	YES
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County or Designated Road

Whether or not the land has frontage to a County or designated road:	NO
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Interim Heritage Order

Whether or not the land is affected by an Interim Heritage Order under the provisions of the <i>Heritage Act 1997</i> :	NO
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Acid Sulfate Soils

Is the land affected by an Acid Sulfate Soils classification under <i>Holroyd Local Environmental Plan 2013</i> ? If yes, what is the classification of the land?	NO
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Contamination

Council records do not have sufficient information about previous use of this land to determine whether the land is contaminated.


Any other matters?

NO

General Information

When information pursuant to section 149(5) is requested the Council is under no obligation to provide that information. 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 subsection (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.

Malcolm Ryan
Interim General Manager
Cumberland Council



per _____



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TTY 02 9840 9988
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**PLANNING CERTIFICATE UNDER SECTION 149(2) & (5)
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Certificate No: 217/2016
Date: 30/01/2017
Applicant Reference: -
Receipt Number: 1669595

Applicant		Owner (as recorded by Council)	
Mr S Earp P O Box 230 PENNANT HILLS NSW 2145		Department of Education & Training GPO Box 33 SYDNEY NSW 2001	
Property Details			
Property:	781 Merrylands Road GREYSTANES NSW 2145		
Description:	Lot: 1 DP: 539019		
Parcel No:	40223		

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

As at the date of this Certificate the abovementioned land is land to which an Environmental Planning Instrument applies. Details are set out as follows:-

1. RELEVANT PLANNING INSTRUMENTS AND DCPS APPLYING TO THE LAND

State Environmental Planning Policies (SEPPs)

- State Environmental Planning Policy No. 19 - Bushland in Urban Areas
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- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
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Deemed Statement Environmental Planning Policies

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Catchment - 5/2/1999

Proposed State Environmental Planning Policies (SEPPs)

No proposed SEPPs apply to the land.

Local Environmental Plans

Holroyd Local Environmental Plan 2013

Proposed Local Environmental Plans

No Proposed Local Environmental Plans apply to the land.

Development Control Plans

Holroyd Development Control Plan 2013

2. Zoning and land uses under relevant LEPs:

1. ZONE

R2 Low Density Residential

2. DEVELOPMENT PERMITTED WITHOUT CONSENT

Home occupations.

3. DEVELOPMENT PERMITTED ONLY WITH CONSENT

Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home businesses; Home industries; Hostels; Places of public worship; Recreation areas; Respite day care centres; Roads; Semi-detached dwellings.

4. PROHIBITED DEVELOPMENT

Any other development not specified in item 2 or 3.

Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the minimum land dimensions so fixed

NO

Whether the land includes or comprises critical habitat

NO

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

NO

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

NO

3. Complying Development under SEPP (Exempt and Complying Development Codes) 2008

General Housing Code

The extent to which complying development may or may not be carried out on this land under the General Housing Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

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The extent to which complying development may or may not be carried out on this land under the Rural Housing Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

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Commercial and Industrial (New Buildings and Additions) Code

The extent to which complying development may or may not be carried out on this land under the Commercial and Industrial (New Buildings and Additions) Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

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Housing Alterations Code

The extent to which complying development may or may not be carried out on this land under the Housing Alterations Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

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Subdivisions Code

The extent to which complying development may or may not be carried out on this land under the Subdivisions Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

Complying development may be carried out on the full extent of the land.

Demolition Code

The extent to which complying development may or may not be carried out on this land under the Demolition Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

Complying development may be carried out on the full extent of the land.

Fire Safety Code

The extent to which complying development may or may not be carried out on this land under the Fire Safety Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

Complying development may be carried out on the full extent of the land.

4. Coastal Protection

Whether or not the land is affected by the operation of Section 38 or 39 of the <i>Coastal Protection Act 1979</i> but only to the extent that the Council has been so notified by the Department of Services Technology & Administration:	NO
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5. Mine Subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of Section 15 of the <i>Mine Subsidence Compensation Act 1961</i> :	NO
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6. Road widening & road realignment

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

Division 2 of Part 3 of the Roads Act 1992	NO
Any Environmental Planning Instrument	NO
Any resolution of Council	NO

7. Council and other Public Authority policies on hazard risk restrictions

Whether or not the land is affected by a policy adopted by the Council or adopted by any other public authority and notified to the Council, which restricts the development of the land because of the likelihood of:

Bush fire:	NO
Tidal Inundation:	NO
Subsidence:	NO
Acid Sulfate Soils:	NO
Any other risk (other than flooding):	Council has adopted a policy on contaminated land. This policy is implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Consideration of Council's adopted policy and the application of provisions under relevant State Legislation is warranted. Further information in relation to the land is contained in s149 (5).

7A. Flood related development controls

Whether or not 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 subject to flood related development controls:	NO
Whether or not development on the land or part of the land for any other purposes is subject to flood related development controls:	NO

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in item 1 makes provision in relation to the acquisition of the land by a public authority as referred to in section 27 of the <i>Environmental Planning & Assessment Act 1979</i> :	NO
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9. Contributions Plans applying to the land

Holroyd Section 94 Development Contributions Plan 2013
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9A. Biodiversity certified land

NOT APPLICABLE

10. Biobanking Agreements

NOT APPLICABLE

11. Bush fire prone land

The land is NOT bush fire prone land as defined in the <i>Environmental Planning & Assessment Act 1979</i> .
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12. Property Vegetation Plans

NOT APPLICABLE

13. Orders Under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the <i>Trees (Disputes Between Neighbours) Act 2006</i> to carry out work in relation to a tree on the land (but only if the Council has been notified of the order):	NO
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14. Directions under Part 3A

NOT APPLICABLE

15. Site Compatibility Certificates and conditions for seniors housing

There is no current Site Compatibility Certificate (of which Council is aware), issued under clause 25 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land.

There are no terms of a kind referred to in clause 18 (2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 that 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

There is no valid Site Compatibility Certificate (of which Council is aware), issued under clause 19 of State Environmental Planning Policy (Infrastructure) 2007 in respect of proposed development on the land.

17. Site Compatibility Certificates and conditions for affordable rental housing

There is no current Site Compatibility Certificate (Affordable Rental Housing), of which the Council is aware, in respect of proposed development on the land.

There are no 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.

18. Matters arising under Section 59(2) of the Contaminated Land Management Act 1997

No matters apply to the land to which the certificate relates.

19. Site Verification Certificates

Whether there is a current site verification certificate, of which the council is aware, in respect of the land:	NO
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Malcolm Ryan
Interim General Manager
Cumberland Council



per _____

Tree Management

Whether or not the land is affected by any Tree Management provisions requiring consent for the removal or lopping of trees upon the land:	YES
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County or Designated Road

Whether or not the land has frontage to a County or designated road:	NO
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Interim Heritage Order

Whether or not the land is affected by an Interim Heritage Order under the provisions of the <i>Heritage Act 1997</i> :	NO
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Acid Sulfate Soils

Is the land affected by an Acid Sulfate Soils classification under <i>Holroyd Local Environmental Plan 2013</i> ? If yes, what is the classification of the land?	NO
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Contamination

Council records do not have sufficient information about previous use of this land to determine whether the land is contaminated.

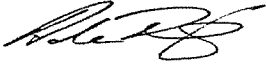
Any other matters?

NO

General Information

When information pursuant to section 149(5) is requested the Council is under no obligation to provide that information. 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 subsection (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.

Malcolm Ryan
Interim General Manager
Cumberland Council



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