

HINBROOK

125	124	123	122	121	120	119	118	117	116	115	114	113	112	111	110
A V E N U E															

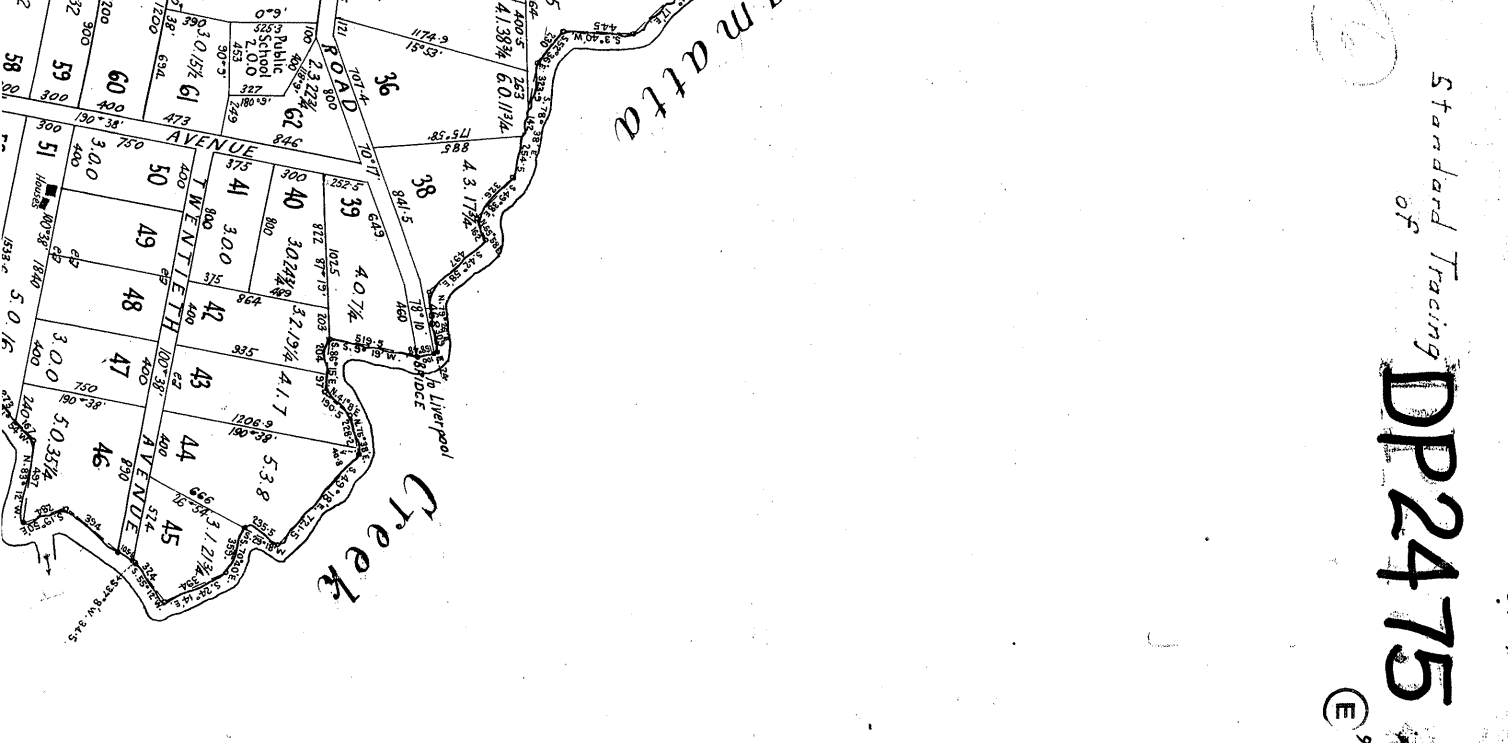
173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188
A V E N U E															

125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140
A V E N U E															

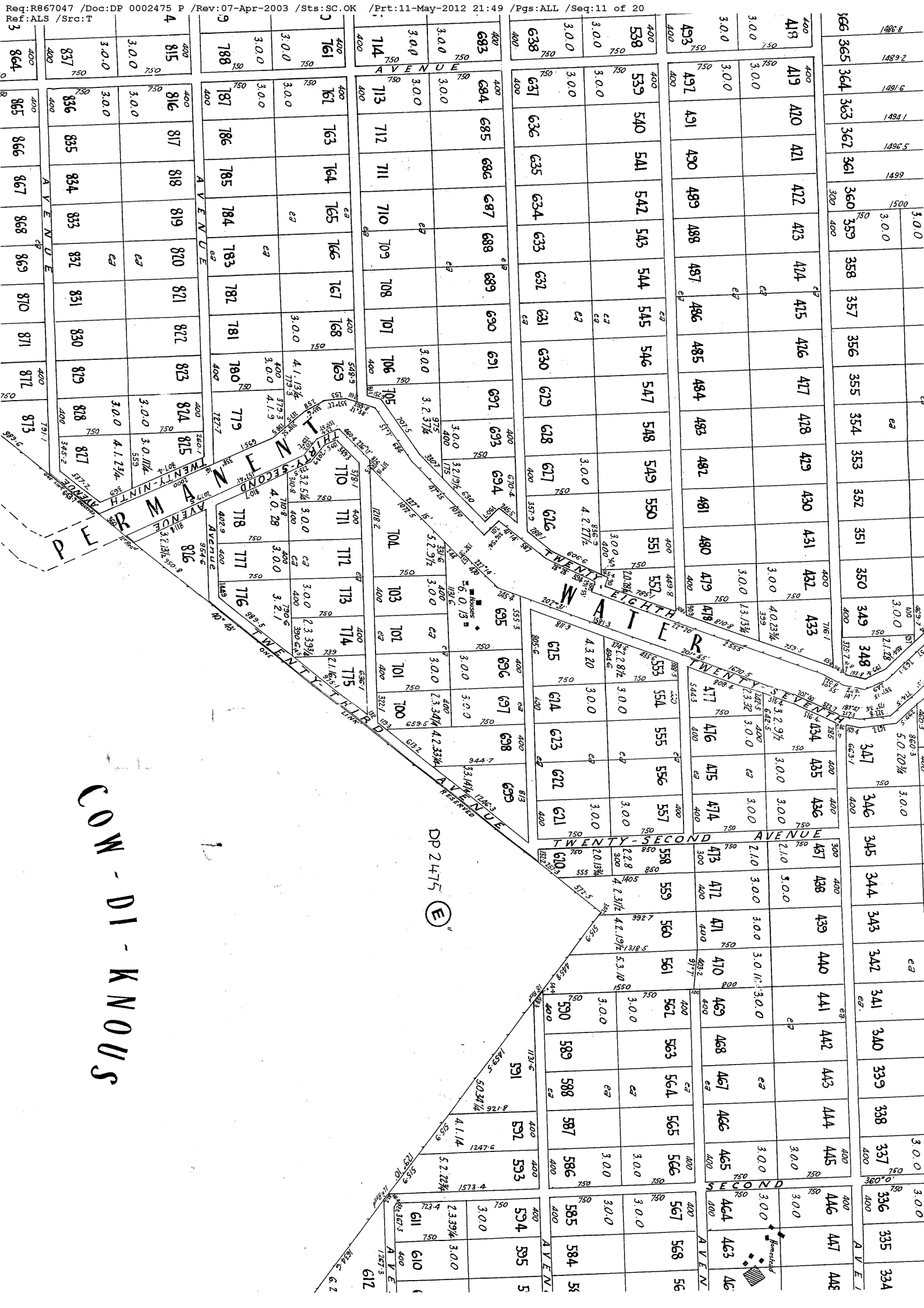
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A V E N U E															

157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172
A V E N U E															

173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188
A V E N U E															



W. Lethbridge *Owner & Occupier* 700 ac.



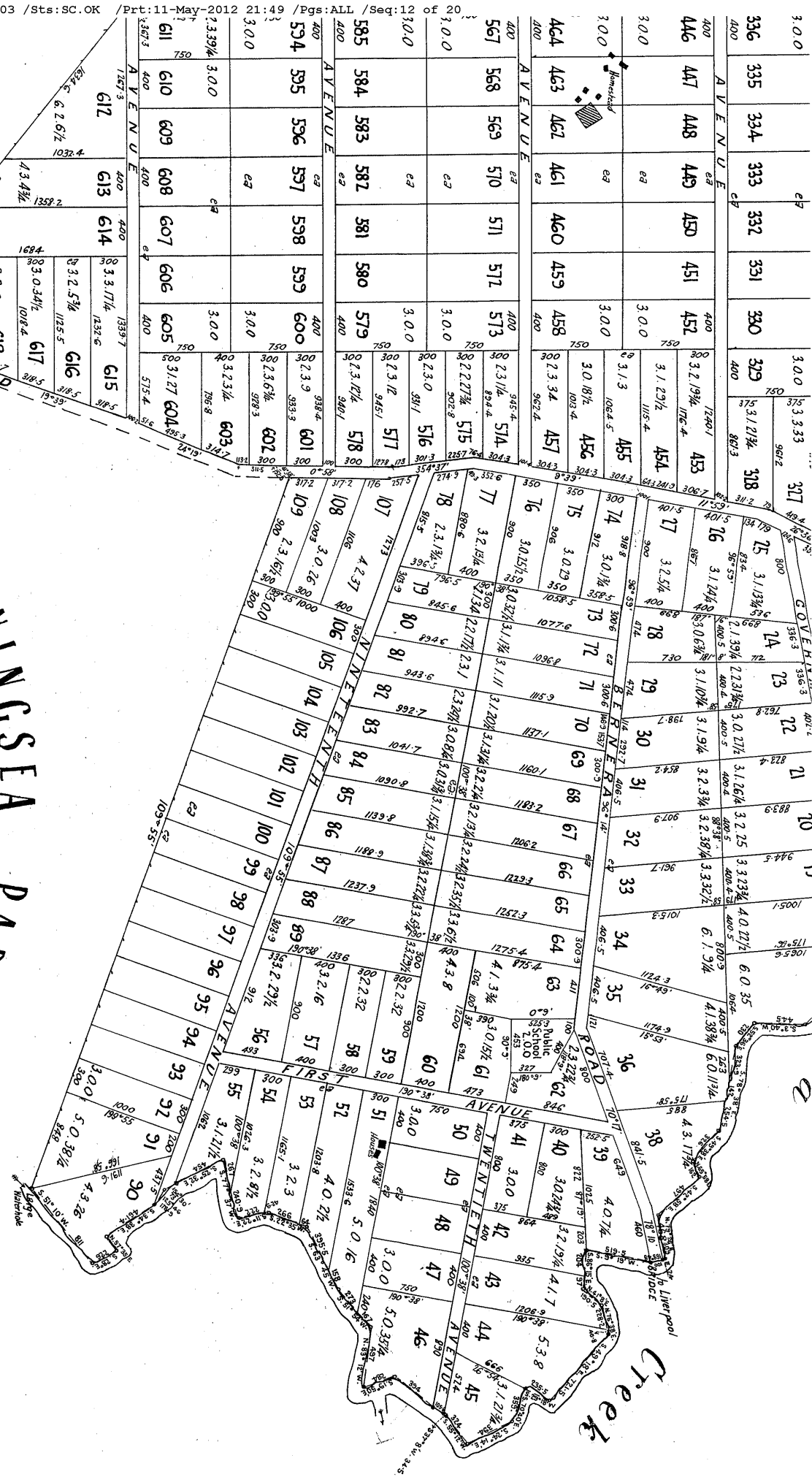
COM - D1 - KNOUS

DP 2475 (E)

HORNINGSEA PARK

Captain Lyons
Owner & Occr

DP2475 (E)



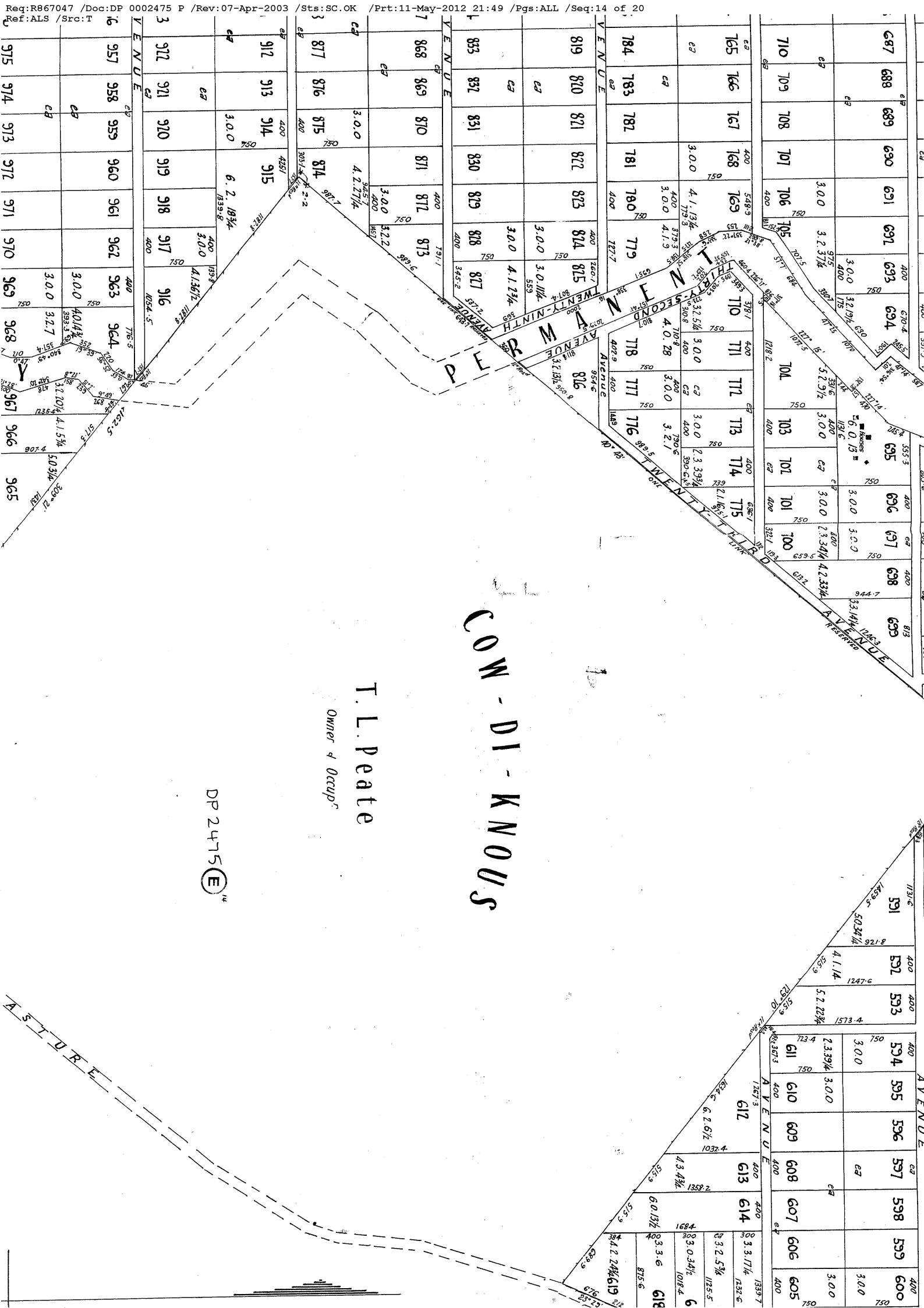
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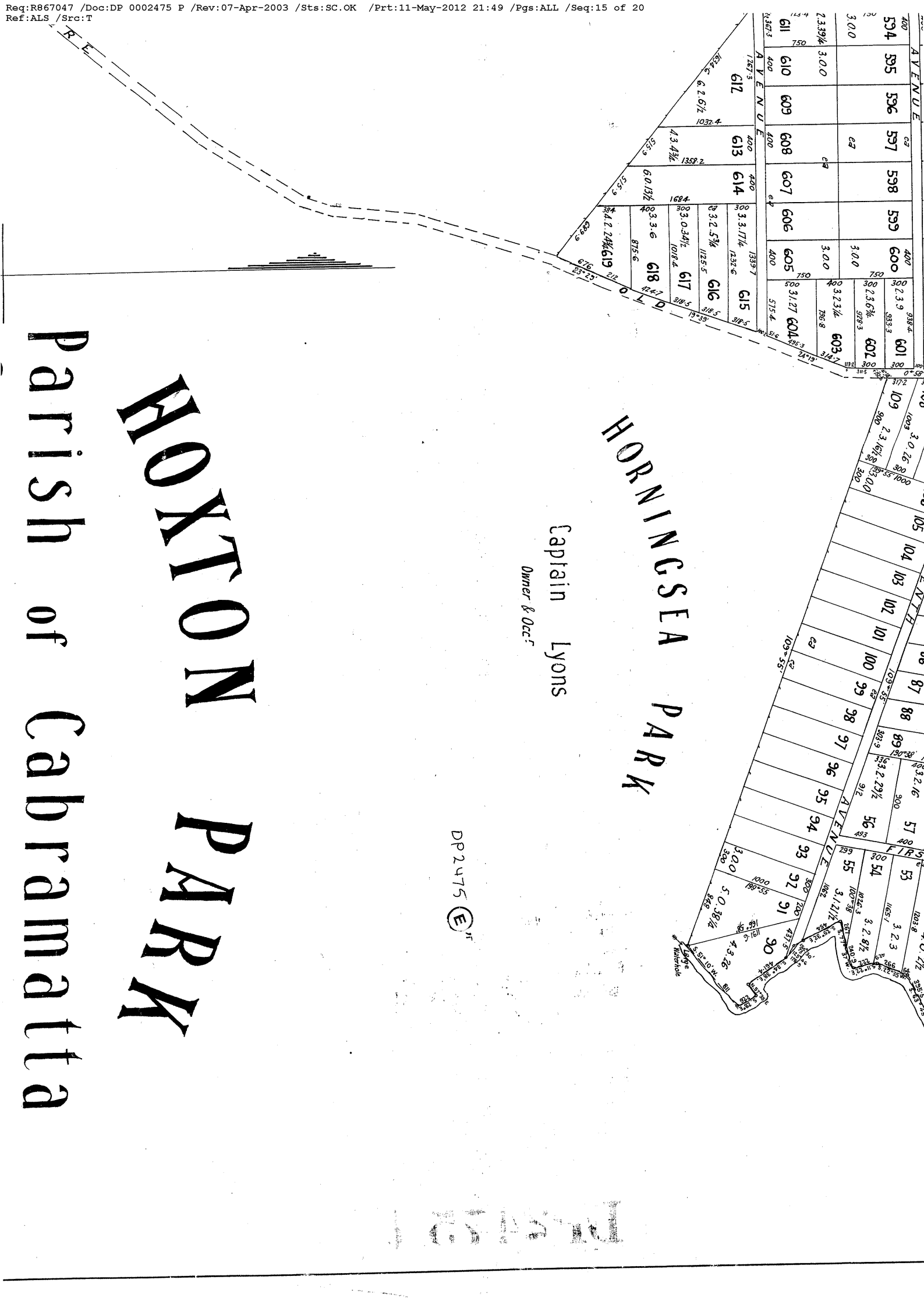


Owner

228

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T Kelsey occupier

DP2475

from Bringerty

Dep

Plan

[illegible]

5011

CARNES HILL

NOTE: All Roads One Change

DP 2475 ©

Owner & Occupant:

ds One Chain Wide

HOXTON PARK
Parish of Cabramatta
COUNTY OF CUMBERLAND

Scale 8 Chains to an Inch

DP2475 [®]

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

LINKS	METRES
0.02	0.005
0.04	0.01
0.06	0.012
0.08	0.013
0.1	0.014
0.12	0.015
0.14	0.016
0.16	0.017
0.18	0.018
0.2	0.019
0.22	0.02
0.24	0.021
0.26	0.022
0.28	0.023
0.3	0.024
0.32	0.025
0.34	0.026
0.36	0.027
0.38	0.028
0.4	0.029
0.42	0.03
0.44	0.031
0.46	0.032
0.48	0.033
0.5	0.034
0.52	0.035
0.54	0.036
0.56	0.037
0.58	0.038
0.6	0.039
0.62	0.04
0.64	0.041
0.66	0.042
0.68	0.043
0.7	0.044
0.72	0.045
0.74	0.046
0.76	0.047
0.78	0.048
0.8	0.049
0.82	0.05
0.84	0.051
0.86	0.052
0.88	0.053
0.9	0.054
0.92	0.055
0.94	0.056
0.96	0.057
0.98	0.058
1	0.059
1.02	0.06
1.04	0.061
1.06	0.062
1.08	0.063
1.1	0.064
1.12	0.065
1.14	0.066
1.16	0.067
1.18	0.068
1.2	0.069
1.22	0.07
1.24	0.071
1.26	0.072
1.28	0.073
1.3	0.074
1.32	0.075
1.34	0.076
1.36	0.077
1.38	0.078
1.4	0.079
1.42	0.08
1.44	0.081
1.46	0.082
1.48	0.083
1.5	0.084
1.52	0.085
1.54	0.086
1.56	0.087
1.58	0.088
1.6	0.089
1.62	0.09
1.64	0.091
1.66	0.092
1.68	0.093
1.7	0.094
1.72	0.095
1.74	0.096
1.76	0.097
1.78	0.098
1.8	0.099
1.82	0.1
1.84	0.101
1.86	0.102
1.88	0.103
1.9	0.104
1.92	0.105
1.94	0.106
1.96	0.107
1.98	0.108
2	0.109
2.02	0.11
2.04	0.111
2.06	0.112
2.08	0.113
2.1	0.114
2.12	0.115
2.14	0.116
2.16	0.117
2.18	0.118
2.2	0.119
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2.24	0.121
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2.28	0.123
2.3	0.124
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2.34	0.126
2.36	0.127
2.38	0.128
2.4	0.129
2.42	0.13
2.44	0.131
2.46	0.132
2.48	0.133
2.5	0.134
2.52	0.135
2.54	0.136
2.56	0.137
2.58	0.138
2.6	0.139
2.62	0.14
2.64	0.141
2.66	0.142
2.68	0.143
2.7	0.144
2.72	0.145
2.74	0.146
2.76	0.147
2.78	0.148
2.8	0.149
2.82	0.15
2.84	0.151
2.86	0.152
2.88	0.153
2.9	0.154
2.92	0.155
2.94	0.156
2.96	0.157
2.98	0.158
3	0.159
3.02	0.16
3.04	0.161
3.06	0.162
3.08	0.163
3.1	0.164
3.12	0.165
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3.16	0.167
3.18	0.168
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3.24	0.171
3.26	0.172
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3.52	0.185
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3.56	0.187
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3.6	0.189
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3.64	0.191
3.66	0.192
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3.7	0.194
3.72	0.195
3.74	0.196
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3.78	0.198
3.8	0.199
3.82	0.2
3.84	0.201
3.86	0.202
3.88	0.203
3.9	0.204
3.92	0.205
3.94	0.206
3.96	0.207
3.98	0.208
4	0.209
4.02	0.21
4.04	0.211
4.06	0.212
4.08	0.213
4.1	0.214
4.12	0.215
4.14	0.216
4.16	0.217
4.18	0.218
4.2	0.219
4.22	0.22
4.24	0.221
4.26	0.222
4.28	0.223
4.3	0.224
4.32	0.225
4.34	0.226
4.36	0.227
4.38	0.228
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4.42	0.23
4.44	0.231
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4.62	0.24
4.64	0.241
4.66	0.242
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4.86	0.252
4.88	0.253
4.9	0.254
4.92	0.255
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4.96	0.257
4.98	0.258
5	0.259
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5.06	0.262
5.08	0.263
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5.5	0.284
5.52	0.285
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5.76	0.297
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5.84	0.301
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5.94	0.306
5.96	0.307
5.98	0.308
6	0.309
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6.06	0.312
6.08	0.313
6.1	0.314
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6.16	0.317
6.18	0.318
6.2	0.319
6.22	0.32
6.24	0.321
6.26	0.322
6.28	0.323
6.3	0.324
6.32	0.325
6.34	0.326
6.36	0.327
6.38	0.328
6.4	0.329
6.42	0.33
6.44	0.331
6.46	0.332
6.48	0.333
6.5	0.334
6.52	0.335
6.54	0.336
6.56	0.337
6.58	0.338
6.6	0.339
6.62	0.34
6.64	0.341
6.66	0.342
6.68	0.343
6.7	0.344
6.72	0.345
6.74	0.346
6.76	0.347
6.78	0.348
6.8	0.349
6.82	0.35
6.84	0.351
6.86	0.352
6.88	0.353
6.9	0.354
6.92	0.355
6.94	0.356
6.96	0.357
6.98	0.358
7	0.359
7.02	0.36
7.04	0.361
7.06	0.362
7.08	0.363
7.1	0.364
7.12	0.365
7.14	0.366
7.16	0.367
7.18	0.368
7.2	0.369
7.22	0.37
7.24	0.371
7.26	0.372
7.28	0.373
7.3	0.374
7.32	0.375
7.34	0.376
7.36	0.377
7.38	0.378
7.4	0.379
7.42	0.38
7.44	0.381
7.46	0.382
7.48	0.383
7.5	0.384
7.52	0.385
7.54	0.386
7.56	0.387
7.58	0.388
7.6	0.389
7.62	0.39
7.64	0.391
7.66	0.392
7.68	0.393
7.7	0.394
7.72	0.395
7.74	0.396
7.76	0.397
7.78	0.398
7.8	0.399
7.82	0.4
7.84	0.401
7.86	0.402
7.88	0.403
7.9	0.404
7.92	0.405
7.94	0.406
7.96	0.407
7.98	0.408
8	0.409
8.02	0.41
8.04	0.411
8.06	0.412
8.08	0.413
8.1	0.414
8.12	0.415
8.14	0.416
8.16	0.417
8.18	0.418
8.2	0.419
8.22	0.42
8.24	0.421
8.26	0.422
8.28	0.423
8.3	0.424
8.32	0.425
8.34	0.426
8.36	0.427
8.38	0.428
8.4	0.429
8.42	0.43
8.44	0.431
8.46	0.432
8.48	0.433
8.5	0.434
8.52	0.435
8.54	0.436
8.56	0.437
8.58	0.438
8.6	0.439
8.62	0.44
8.64	0.441
8.66	0.442
8.68	0.443
8.7	0.444
8.72	0.445
8.74	0.446
8.76	0.447
8.78	0.448
8.8	0.449
8.82	0.45
8.84	0.451
8.86	0.452
8.88	0.453
8.9	0.454
8.92	0.455
8.94	0.456
8.96	0.457
8.98	0.458
9	0.459
9.02	0.46
9.04	0.461
9.06	0.462
9.08	0.463
9.1	0.464
9.12	0.465
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9.28	0.473
9.3	0.474
9.32	0.475
9.34	0.476
9.36	0.477
9.38	0.478
9.4	0.479
9.42	0.48
9.44	0.481
9.46	0.482
9.48	0.483
9.5	0.484
9.52	0.485
9.54	0.486
9.56	0.487
9.58	0.488
9.6	0.489
9.62	0.49
9.64	0.491
9.66	0.492
9.68	0.493
9.7	0.494
9.72	0.495
9.74	0.496
9.76	0.497
9.78	0.498
9.8	0.499
9.82	0.5
9.84	0.501
9.86	0.502
9.88	0.503
9.9	0.504
9.92	0.505
9.94	0.506
9.96	0.507
9.98	0.508
10	0.509
10.02	0.51
10.04	0.511
10.06	0.512
10.08	0.513
10.1	0.514
10.12	0.515
10.14	0.516
10.16	0.517
10.18	0.518
10.2	0.519
10.22	0.52
10.24	0.521
10.26	0.522
10.28	0.523
10.3	0.524
10.32	0.525
10.34	0.526
10.36	0.527
10.38	0.528
10.4	0.529
10.42	0.53
10.44	0.531
10.46	0.532
10.48	0.533
10.5	0.534
10.52	0.535
10.54	0.536
10.56	0.537
10.58	0.538
10.6	0.539
10.62	0.54
10.64	0.541
10.66	0.542
10.68	0.543
10.7	0.544
10.72	

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 2475 CONTINUED

LINKS	METRES
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975.2	196.18
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975.8	196.30
975.9	196.32
976	196.34
976.1	196.36
976.2	196.38
976.3	196.40
976.4	196.42
976.5	196.44
976.6	196.46
976.7	196.48
976.8	196.50
976.9	196.52
977	196.54
977.1	196.56
977.2	196.58
977.3	196.60
977.4	196.62
977.5	196.64
977.6	196.66
977.7	196.68
977.8	196.70
977.9	196.72
978	196.74
978.1	196.76
978.2	196.78
978.3	196.80
978.4	196.82
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978.7	196.88
978.8	196.90
978.9	196.92
979	196.94
979.1	196.96
979.2	196.98
979.3	197.00
979.4	197.02
979.5	197.04
979.6	197.06
979.7	197.08
979.8	197.10
979.9	197.12
980	197.14
980.1	197.16
980.2	197.18
980.3	197.20
980.4	197.22
980.5	197.24
980.6	197.26
980.7	197.28
980.8	197.30
980.9	197.32
981	197.34
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981.2	197.38
981.3	197.40
981.4	197.42
981.5	197.44
981.6	197.46
981.7	197.48
981.8	197.50
981.9	197.52
982	197.54
982.1	197.56
982.2	197.58
982.3	197.60
982.4	197.62
982.5	197.64
982.6	197.66
982.7	197.68
982.8	197.70
982.9	197.72
983	197.74
983.1	197.76
983.2	197.78
983.3	197.80
983.4	197.82
983.5	197.84
983.6	197.86
983.7	197.88
983.8	197.90
983.9	197.92
984	197.94
984.1	197.96
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984.3	198.00
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984.8	198.10
984.9	198.12
985	198.14
985.1	198.16
985.2	198.18
985.3	198.20
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985.5	198.24
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985.8	198.30
985.9	198.32
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986.1	198.36
986.2	198.38
986.3	198.40
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986.8	198.50
986.9	198.52
987	198.54
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987.8	198.70
987.9	198.72
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988.1	198.76
988.2	198.78
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988.8	198.90
988.9	198.92
989	198.94
989.1	198.96
989.2	198.98
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989.7	199.08
989.8	199.10
989.9	199.12
990	199.14
990.1	199.16
990.2	199.18
990.3	199.20
990.4	199.22
990.5	199.24
990.6	199.26
990.7	199.28
990.8	199.30
990.9	199.32
991	199.34
991.1	199.36
991.2	199.38
991.3	199.40
991.4	199.42
991.5	199.44
991.6	199.46
991.7	199.48
991.8	199.50
991.9	199.52
992	199.54
992.1	199.56
992.2	199.58
992.3	199.60
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992.5	199.64
992.6	199.66
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992.8	199.70
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993.1	199.76
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993.3	199.80
993.4	199.82
993.5	199.84
993.6	199.86
993.7	199.88
993.8	199.90
993.9	199.92
994	199.94
994.1	199.96
994.2	199.98
994.3	200.00
994.4	200.02
994.5	200.04
994.6	200.06
994.7	200.08
994.8	200.10
994.9	200.12
995	200.14
995.1	200.16
995.2	200.18
995.3	200.20
995.4	200.22
995.5	200.24
995.6	200.26
995.7	200.28
995.8	200.30
995.9	200.32
996	200.34
996.1	200.36
996.2	200.38
996.3	200.40
996.4	200.42
996.5	200.44
996.6	200.46
996.7	200.48
996.8	200.50
996.9	200.52
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997.2	200.58
997.3	200.60
997.4	200.62
997.5	200.64
997.6	200.66
997.7	200.68
997.8	200.70
997.9	200.72
998	200.74
998.1	200.76
998.2	200.78
998.3	200.80
998.4	200.82
998.5	200.84
998.6	200.86
998.7	200.88
998.8	200.90
998.9	200.92
999	200.94
999.1	200.96
999.2	200.98
999.3	201.00
999.4	201.02
999.5	201.04
999.6	201.06
999.7	201.08
999.8	201.10
999.9	201.12

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 2475 CONTINUED

LINKS	METRES
1840	370.15
1840.1	370.17
1840.2	370.19
1840.3	370.21
1840.4	370.23
1840.5	370.25
1840.6	370.27
1840.7	370.29
1840.8	370.31
1840.9	370.33
1841	370.35
1841.1	370.37
1841.2	370.39
1841.3	370.41
1841.4	370.43
1841.5	370.45
1841.6	370.47
1841.7	370.49
1841.8	370.51
1841.9	370.53
1842	370.55
1842.1	370.57
1842.2	370.59
1842.3	370.61
1842.4	370.63
1842.5	370.65
1842.6	370.67
1842.7	370.69
1842.8	370.71
1842.9	370.73
1843	370.75
1843.1	370.77
1843.2	370.79
1843.3	370.81
1843.4	370.83
1843.5	370.85
1843.6	370.87
1843.7	370.89
1843.8	370.91
1843.9	370.93
1844	370.95
1844.1	370.97
1844.2	370.99
1844.3	371.01
1844.4	371.03
1844.5	371.05
1844.6	371.07
1844.7	371.09
1844.8	371.11
1844.9	371.13
1845	371.15
1845.1	371.17
1845.2	371.19
1845.3	371.21
1845.4	371.23
1845.5	371.25
1845.6	371.27
1845.7	371.29
1845.8	371.31
1845.9	371.33
1846	371.35
1846.1	371.37
1846.2	371.39
1846.3	371.41
1846.4	371.43
1846.5	371.45
1846.6	371.47
1846.7	371.49
1846.8	371.51
1846.9	371.53
1847	371.55
1847.1	371.57
1847.2	371.59
1847.3	371.61
1847.4	371.63
1847.5	371.65
1847.6	371.67
1847.7	371.69
1847.8	371.71
1847.9	371.73
1848	371.75
1848.1	371.77
1848.2	371.79
1848.3	371.81
1848.4	371.83
1848.5	371.85
1848.6	371.87
1848.7	371.89
1848.8	371.91
1848.9	371.93
1849	371.95
1849.1	371.97
1849.2	371.99
1849.3	372.01
1849.4	372.03
1849.5	372.05
1849.6	372.07
1849.7	372.09
1849.8	372.11
1849.9	372.13
1850	372.15
1850.1	372.17
1850.2	372.19
1850.3	372.21
1850.4	372.23
1850.5	372.25
1850.6	372.27
1850.7	372.29
1850.8	372.31
1850.9	372.33
1851	372.35
1851.1	372.37
1851.2	372.39
1851.3	372.41
1851.4	372.43
1851.5	372.45
1851.6	372.47
1851.7	372.49
1851.8	372.51
1851.9	372.53
1852	372.55
1852.1	372.57
1852.2	372.59
1852.3	372.61
1852.4	372.63
1852.5	372.65
1852.6	372.67
1852.7	372.69
1852.8	372.71
1852.9	372.73
1853	372.75
1853.1	372.77
1853.2	372.79
1853.3	372.81
1853.4	372.83
1853.5	372.85
1853.6	372.87
1853.7	372.89
1853.8	372.91
1853.9	372.93
1854	372.95
1854.1	372.97
1854.2	372.99
1854.3	373.01
1854.4	373.03
1854.5	373.05
1854.6	373.07
1854.7	373.09
1854.8	373.11
1854.9	373.13
1855	373.15
1855.1	373.17
1855.2	373.19
1855.3	373.21
1855.4	373.23
1855.5	373.25
1855.6	373.27
1855.7	373.29
1855.8	373.31
1855.9	373.33
1856	373.35
1856.1	373.37
1856.2	373.39
1856.3	373.41
1856.4	373.43
1856.5	373.45
1856.6	373.47
1856.7	373.49
1856.8	373.51
1856.9	373.53
1857	373.55
1857.1	373.57
1857.2	373.59
1857.3	373.61
1857.4	373.63
1857.5	373.65
1857.6	373.67
1857.7	373.69
1857.8	373.71
1857.9	373.73
1858	373.75
1858.1	373.77
1858.2	373.79
1858.3	373.81
1858.4	373.83
1858.5	373.85
1858.6	373.87
1858.7	373.89
1858.8	373.91
1858.9	373.93
1859	373.95
1859.1	373.97
1859.2	373.99
1859.3	374.01
1859.4	374.03
1859.5	374.05
1859.6	374.07
1859.7	374.09
1859.8	374.11
1859.9	374.13
1860	374.15
1860.1	374.17
1860.2	374.19
1860.3	374.21
1860.4	374.23
1860.5	374.25
1860.6	374.27
1860.7	374.29
1860.8	374.31
1860.9	374.33
1861	374.35
1861.1	374.37
1861.2	374.39
1861.3	374.41
1861.4	374.43
1861.5	374.45
1861.6	374.47
1861.7	374.49
1861.8	374.51
1861.9	374.53
1862	374.55
1862.1	374.57
1862.2	374.59
1862.3	374.61
1862.4	374.63



Appendix C3: Council Section 149 Certificates

**PLANNING CERTIFICATE UNDER SECTION 149
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Ref.: EMAIL
Ppty: 25026

Cert. No.: 1346
Page No.: 1

Applicant:
MITCH DELANEY OF EIS
PO BOX 976
NORTH RYDE NSW 1670

Receipt No.: 2848437
Receipt Amt.: 133.00
Date: 05-Sep-2014

Property Desc: 145 TENTH AVENUE, AUSTRAL NSW 2179
LOT 841 DP 2475

PART A
**PRESCRIBED INFORMATION PROVIDED PURSUANT
TO SECTION 149(2) OF THE ENVIRONMENTAL PLANNING AND
ASSESSMENT ACT 1979**

NOTE: The following information is provided pursuant to Section 149(2) of the Environmental Planning and Assessment Act (EP&A Act) 1979 as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation (EP&A Regulation) 2000 and is applicable to the subject land as of the date of this certificate.

The Environmental Planning and Assessment Amendment Act 1997 commenced operation on the 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional) Regulation, 1998.

(1) Names of relevant planning instruments and DCPs

- (1) The name of each environment planning instrument that applies to the carrying out of Development on the land is/are listed below: -

Local Environmental Plans (LEPs)

Not Applicable

State Environmental Planning Policies (SEPPs)

State Environmental Planning Policy No. 1 – Development Standards
State Environmental Planning Policy No. 19 – Bushland in Urban Areas
State Environmental Planning Policy No. 21 – Caravan Parks
State Environmental Planning Policy No. 30 – Intensive Agriculture
State Environmental Planning Policy No. 32 – Urban Consolidation (Redevelopment of Urban Land)
State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
State Environmental Planning Policy No. 44 – Koala Habitat
State Environmental Planning Policy No. 50 – Canal Estate Development
State Environmental Planning Policy No. 55 – Remediation of Land
State Environmental Planning Policy – (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy No. 62 – Sustainable Aquaculture
State Environmental Planning Policy No. 64 – Advertising and 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 – (Infrastructure) 2007
State Environmental Planning Policy – (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy – (Miscellaneous Consent Provisions) 2007
State Environmental Planning Policy – (Affordable Rental Housing) 2009
State Environmental Planning Policy (Sydney Region Growth Centres) 2006
State Environmental Planning Policy – (Housing for Seniors or People with a Disability) 2004
State Environmental Planning Policy (State and Regional Development) 2011

Deemed State Environmental Planning Policies (Deemed SEPPs)

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

This plan applies to all the land within the Hawkesbury – Nepean River catchment. This plan aims to protect the environment of the Hawkesbury – Nepean River system by ensuring that the impacts of future land uses are considered in regional context. The plan provides specific planning policies and strategies and development controls for specific land use.

- (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 Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

Draft Local Environmental Plans (LEPs)

Not Applicable

Draft State Environmental Planning Policies (SEPPs)

Draft State Environmental Planning Policy (Competition) 2010

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

Liverpool Growth Centre Precincts Development Control Plan

- (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 LOCAL ENVIRONMENTAL PLANS

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:

Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP), or

a Precinct Plan (within the meaning of the 2006 SEPP), or

a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act,

State Environmental Planning Policy (Sydney Region Growth Centres) 2006. The land is zoned under the Liverpool Growth Centre Precinct plan. This zoning has the following effect;

(a) The identity of the zone

R2 Low Density Residential

(b) The purposes for which the instrument provides that development may be carried out within the zone without the need for development consent.

Home-based child care; Home occupations

(c) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent.

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

(d) The purposes for which the instrument provides that development is prohibited within the Zone

Any development not specified in (b) or (c).

- (e) Dwelling House
The development standards applying to the land that fix minimum land dimensions for the erection of a dwelling house on the land is/are listed below: -
- No development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land
- (f) Critical Habitat
The provisions applying to the land that relate to critical habitat is/are outlined below:-
- The land does not include or comprise critical habitat.
- (g) Conservation Area
The provisions applying to the land that relate to a conservation areas is/are outlined below: -
- Land is not located in a Conservation Area.
- (h) Environmental Heritage
The provisions applying to the land that relate to an item of environmental heritage is/are outlined below: -
- No item of Environmental Heritage is situated on the land.

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) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

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

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

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

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

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

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

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

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

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

- (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) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

Not Applicable

Complying development may not be carried out on the land because of the following provisions;

Not Applicable

Complying development may not be carried out on part of the land because of the following provisions;

Not Applicable

- (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.

Not Applicable

4. Coastal Protection Act 1979

There has been no notification from the Department of Public Works that the land is subject to the operation of Section 38 or 39 of the Coastal Protection Act, 1979.

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.

Not Applicable

- (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

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 land is not a 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.

The land is not affected by any road widening or road realignment.

7. Council and Other Public Authority Policies on Hazard Risk Restrictions

The policies applying to the land from Council and other Public Authorities regarding hazard risk restrictions is/are outlined below: -

- (a) Council Policy – Other Risks
Land Slip

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of land slip.

Bushfire

The land is affected by the *Rural Fires Act 1997* that restricts the development of the land because of the likelihood of bushfire.

Tidal Inundation

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of tidal inundation.

Subsidence

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of subsidence.

Acid Sulfate Soil

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of acid sulfate soil.

Other Risks

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of any other risk.

(b) Public Authority Policies

The land is not affected by a policy adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in the planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk.

7A. Flood Related Development Controls Information

Whether or not development on that land or part of the land for 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.

- (1) Whether or not development on that land or part of the land for purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

Development on all of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings is not subject to flood related development controls.

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

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

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

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 environmental planning instrument or proposed environmental planning instrument applying to the land provides for the acquisition of the land by a public authority.

9. Contribution Plans

The name of each contribution plan applying to the land is/are outlined below: -

Liverpool Contributions Plan 2009

9A Biodiversity certified land

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

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

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 Director-General of the Department of Environment, Climate Change and Water).

The land is not land to which a biobanking agreement under part 7A of the *Threatened Species Conservation Act 1995* relates.

11. Bushfire Prone Land

All of the land is bush fire prone land as defined in the Environmental Planning and Assessment Act 1979.

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 land is not land to which a property vegetation plan relates, as all land in the Liverpool Local Government Area is excluded from the operation of the *Native Vegetation Act 2003*.

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).

Council has not been notified of an order made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

14. Directions under Part 3A

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

No such direction applies to the land.

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), 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:

- (i) the period for which the certificate is current, and
- (ii) that a copy may be obtained from the head office of the Department of Planning, and

Council is not aware of a current site compatibility certificate (seniors housing) on the land

(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.

There have been no such terms imposed as a condition of consent to development on 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, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department of Planning.

Council is not aware of a current site compatibility certificate (infrastructure) 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.

Council is not aware of a current site compatibility certificate (affordable rental housing) on the land.

- (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.

There have been no such terms imposed as a condition of consent to development on 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.

No such plan applies to the land.

- (2) The date of any subdivision order that applies to the land.

No subdivision order 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.

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

Council is not aware of a current site verification certificate on the land.

Note. A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

- (b) the date on which the certificate ceases to be current (if any), and

Not Applicable

- (c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure.

Not Applicable

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:

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,

Not Applicable

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,

Not Applicable

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,

Not Applicable

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,

Not Applicable

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.

Not Applicable

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

No such exemption or authorisation applies to the land.

**PART B
ADDITIONAL INFORMATION PROVIDED PURSUANT
TO SECTION 149(5) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**

1. Threatened Species Conservation Act

It is advisable for any application intending to purchase and/or develop land within the Liverpool Local Government Area to approach Council to ascertain if the requirements of the Threatened Species Act, 1995 are likely to apply to their land.

If the land has native vegetation of any sort (ie trees, shrubs, ground covers etc), has recently been cleared or is vacant land, it may have impediments to development under the Threatened Species Act, 1995.

This notation should be read in conjunction with Liverpool Local Environmental Plan 2008, and the Threatened Species Act, 1995.

Enquiries should be directed to Council's Department of Environment and Community.

2. Tree Preservation Provision

The land is subject to a tree preservation provision under the Liverpool Local Environmental Plan 2008.

3. Controlled Access Road

The land does not have a boundary to a controlled access road under the provisions of the Liverpool Local Environmental Plan 2008.

4. Other Information in Relation to Water

On-Site Sewerage Management System/s

Council's records indicate that the property is not connected to Sydney Water's sewerage system.

If the property emits any waste water (sewerage) it must have an On-Site Sewerage Management System/s (Septic Tank(s)) that is operating satisfactorily. It is the ongoing responsibility of the current owner(s) of the property (at any given time) to ensure that any On-Site Sewerage Management System(s) (Septic Tank(s)) continually operate in compliance with the relevant provisions of the Local Government Act 1993, and the Protection of the Environment Operations Act 1997 (including regulations made there under).

It is recommended that any applicant intending to purchase the property make enquires to ascertain if the property has an On-Site Sewerage Management System/s (Septic Tank(s)) and engage the services of a suitably qualified wastewater engineer or plumber to assess the condition and compliance status of those system(s).

5. Sydney Water Corporation

Nil

6. Foreshore Building Line

Nil

7. Contaminated Land

Nil

8. Airport Noise Affection

Badgerys Creek Airport

Nil

9. Airport Acquisition

Nil

10. Environmentally Significant Land

Nil

- 11. Archaeological Management Plan**
Nil
- 12. Unhealthy Building Land Proclamation**
Nil

For further information, please contact
CALL CENTRE – 1300 36 2170



Mrs T. O'Brien
Manager - Strategic Planning
Liverpool City Council

**PLANNING CERTIFICATE UNDER SECTION 149
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Ref.: EMAIL
Ppty: 25027

Cert. No.: 1345
Page No.: 1

Applicant:
MITCH DELANY OF EIS
PO BOX 976
NORTH ROCKS NSW 1670

Receipt No.: 2848437
Receipt Amt.: 133.00
Date: 05-Sep-2014

Property Desc: 155 TENTH AVENUE, AUSTRAL NSW 2179
LOT 842 DP 2475

PART A
**PRESCRIBED INFORMATION PROVIDED PURSUANT
TO SECTION 149(2) OF THE ENVIRONMENTAL PLANNING AND
ASSESSMENT ACT 1979**

NOTE: The following information is provided pursuant to Section 149(2) of the Environmental Planning and Assessment Act (EP&A Act) 1979 as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation (EP&A Regulation) 2000 and is applicable to the subject land as of the date of this certificate.

The Environmental Planning and Assessment Amendment Act 1997 commenced operation on the 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional) Regulation, 1998.

(1) Names of relevant planning instruments and DCPs

- (1) The name of each environment planning instrument that applies to the carrying out of Development on the land is/are listed below: -

Local Environmental Plans (LEPs)

Not Applicable

State Environmental Planning Policies (SEPPs)

State Environmental Planning Policy No. 1 – Development Standards
State Environmental Planning Policy No. 19 – Bushland in Urban Areas
State Environmental Planning Policy No. 21 – Caravan Parks
State Environmental Planning Policy No. 30 – Intensive Agriculture
State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
State Environmental Planning Policy No. 44 – Koala Habitat
State Environmental Planning Policy No. 50 – Canal Estate Development
State Environmental Planning Policy No. 55 – Remediation of Land
State Environmental Planning Policy – (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy No. 62 – Sustainable Aquaculture
State Environmental Planning Policy No. 64 – Advertising and 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 – (Infrastructure) 2007
State Environmental Planning Policy – (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy – (Miscellaneous Consent Provisions) 2007
State Environmental Planning Policy (Sydney Region Growth Centres) 2006
State Environmental Planning Policy (State and Regional Development) 2011
State Environmental Planning Policy No. 32 – Urban Consolidation (Redevelopment of Urban Land)
State Environmental Planning Policy – (Housing for Seniors or People with a Disability) 2004
State Environmental Planning Policy – (Affordable Rental Housing) 2009

Deemed State Environmental Planning Policies (Deemed SEPPs)

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

This plan applies to all the land within the Hawkesbury – Nepean River catchment. This plan aims to protect the environment of the Hawkesbury – Nepean River system by ensuring that the impacts of future land uses are considered in regional context. The plan provides specific planning policies and strategies and development controls for specific land use.

- (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 Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

Draft Local Environmental Plans (LEPs)

Not Applicable

Draft State Environmental Planning Policies (SEPPs)

Draft State Environmental Planning Policy (Competition) 2010

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

Liverpool Growth Centre Precincts Development Control Plan

- (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 LOCAL ENVIRONMENTAL PLANS

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:

Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006
(the 2006 SEPP), or

a Precinct Plan (within the meaning of the 2006 SEPP), or

a proposed Precinct Plan that is or has been the subject of community consultation or on
public exhibition under the Act,

State Environmental Planning Policy (Sydney Region Growth Centres) 2006. The land is zoned
under the Liverpool Growth Centres Precinct Plan. This zoning has the following effect:

(a) The identity of the zone

R2 Low Density Residential

(b) The purposes for which the instrument provides that development may be carried out within
the zone without the need for development consent.

Home-based child care; Home occupations

(c) The purposes for which the instrument provides that development may not be carried out
within the zone except with development consent.

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Business
identification signs; Child care centres; Community facilities; Drainage; Dual occupancies;
Dwelling houses; Educational establishments; Environmental protection works; Exhibition
homes; Exhibition villages; Group homes; Health consulting rooms; Home businesses; Home
industries; Multi dwelling housing; Neighbourhood shops; Places of public worship; Roads;
Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing

(d) The purposes for which the instrument provides that development is prohibited within the
Zone

Any development not specified in (b) or (c).

(e) Dwelling House

The development standards applying to the land that fix minimum land dimensions
for the erection of a dwelling house on the land is/are listed below: -

No development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land

(f) Critical Habitat

The provisions applying to the land that relate to critical habitat is/are outlined below:-

The land does not include or comprise critical habitat.

(g) Conservation Area

The provisions applying to the land that relate to a conservation areas is/are outlined below: -

Land is not located in a Conservation Area.

(h) Environmental Heritage

The provisions applying to the land that relate to an item of environmental heritage is/are outlined below: -

No item of Environmental Heritage is situated on the land.

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) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

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

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

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

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

Complying Development under the Commercial and Industrial Alterations Code may

be carried out on this land.

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

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

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

Complying Development under the General Housing Code may be carried out on this land

- (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) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

Not Applicable

Complying development may not be carried out on the land because of the following provisions;

Not Applicable

Complying development may not be carried out on part of the land because of the following provisions;

Not Applicable

- (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.

Not Applicable

4. Coastal Protection Act 1979

There has been no notification from the Department of Public Works that the land is subject to the operation of Section 38 or 39 of the Coastal Protection Act, 1979.

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.

Not Applicable

- (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

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 land is not a 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.

- The land is not affected by any road widening or road realignment.
- 7. Council and Other Public Authority Policies on Hazard Risk Restrictions**
The policies applying to the land from Council and other Public Authorities regarding hazard risk restrictions is/are outlined below: -

(a) Council Policy – Other Risks
Land Slip

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of land slip.

Bushfire

The land is affected by the *Rural Fires Act 1997* that restricts the development of the land because of the likelihood of bushfire.

Tidal Inundation

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of tidal inundation.

Subsidence

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of subsidence.

Acid Sulfate Soil

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of acid sulfate soil.

Other Risks

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of any other risk.

(b) **Public Authority Policies**

The land is not affected by a policy adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in the planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk.

7A. Flood Related Development Controls Information

Whether or not development on that land or part of the land for 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.

- (1) Whether or not development on that land or part of the land for purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

Development on all of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings is not subject to flood related development controls.

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

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

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

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 environmental planning instrument or proposed environmental planning instrument applying to the land provides for the acquisition of the land by a public authority.

9. Contribution Plans

The name of each contribution plan applying to the land is/are outlined below: -

Liverpool Contributions Plan 2009

9A Biodiversity certified land

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

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

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 Director-General of the Department of Environment, Climate Change and Water).

The land is not land to which a biobanking agreement under part 7A of the *Threatened Species Conservation Act 1995* relates.

11. Bushfire Prone Land

All of the land is bush fire prone land as defined in the Environmental Planning and Assessment Act 1979.

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 land is not land to which a property vegetation plan relates, as all land in the Liverpool Local Government Area is excluded from the operation of the *Native Vegetation Act 2003*.

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).

Council has not been notified of an order made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

14. Directions under Part 3A

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

No such direction applies to the land.

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), 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:

- (i) the period for which the certificate is current, and
- (ii) that a copy may be obtained from the head office of the Department of Planning, and

Council is not aware of a current site compatibility certificate (seniors housing) on the land

(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.

There have been no such terms imposed as a condition of consent to development on 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, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department of Planning.

Council is not aware of a current site compatibility certificate (infrastructure) 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.

Council is not aware of a current site compatibility certificate (affordable rental housing) on the land.

- (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.

There have been no such terms imposed as a condition of consent to development on 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.

No such plan applies to the land.

- (2) The date of any subdivision order that applies to the land.

No subdivision order 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.

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

Council is not aware of a current site verification certificate on the land.

Note. A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

- (b) the date on which the certificate ceases to be current (if any), and

Not Applicable

- (c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure.

Not Applicable

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:

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,

Not Applicable

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,

Not Applicable

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,

Not Applicable

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,

Not Applicable

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.

Not Applicable

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

No such exemption or authorisation applies to the land.

PART B
ADDITIONAL INFORMATION PROVIDED PURSUANT
TO SECTION 149(5) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

1. Threatened Species Conservation Act

It is advisable for any application intending to purchase and/or develop land within the Liverpool Local Government Area to approach Council to ascertain if the requirements of the Threatened Species Act, 1995 are likely to apply to their land.

If the land has native vegetation of any sort (ie trees, shrubs, ground covers etc), has recently been cleared or is vacant land, it may have impediments to development under the Threatened Species Act, 1995.

This notation should be read in conjunction with State Environmental Planning Policy (Sydney Region Growth Centres) 2006, and the Threatened Species Act, 1995.

Enquiries should be directed to Council's Department of Environment and Community.

2. Tree Preservation Provision

The land is subject to a tree preservation provision under the State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

3. Controlled Access Road

The land does not have a boundary to a controlled access road under the provisions of State Environmental Planning Policy (Sydney Region Growth Centres) 2006

**4. Other Information in Relation to Water
On-Site Sewerage Management System/s**

Council's records indicate that the property is not connected to Sydney Water's sewerage system.

If the property emits any waste water (sewerage) it must have an On-Site Sewerage Management System/s (Septic Tank(s)) that is operating satisfactorily. It is the ongoing responsibility of the current owner(s) of the property (at any given time) to ensure that any On-Site Sewerage Management System(s) (Septic Tank(s)) continually operate in compliance with the relevant provisions of the Local Government Act 1993, and the Protection of the Environment Operations Act 1997 (including regulations made there under).

It is recommended that any applicant intending to purchase the property make enquires to ascertain if the property has an On-Site Sewerage Management System/s (Septic Tank(s)) and engage the services of a suitably qualified wastewater engineer or plumber to assess the condition and compliance status of those system(s).

5. Sydney Water Corporation

Nil

6. Foreshore Building Line

Nil

7. Contaminated Land

Nil

**8. Airport Noise Affection
Badgerys Creek Airport**

Nil

9. Airport Acquisition

Nil

10. Environmentally Significant Land

Nil

11. Archaeological Management Plan

Nil

12. Unhealthy Building Land Proclamation
Nil

For further information, please contact
CALL CENTRE – 1300 36 2170



Mrs T. O'Brien
Manager - Strategic Planning
Liverpool City Council

**PLANNING CERTIFICATE UNDER SECTION 149
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Ref.: CATHOLIC
Ppty: 25028

Cert. No.: 1344
Page No.: 1

Applicant:
MITCH DELANEY
PO BOX 976
NORTH RYDE NSW 1670

Receipt No.: 2848437
Receipt Amt.: 133.00
Date: 05-Sep-2014

Property Desc: 165 TENTH AVENUE, AUSTRAL NSW 2179
DP 2475 Cnr Lot 843

PART A
**PRESCRIBED INFORMATION PROVIDED PURSUANT
TO SECTION 149(2) OF THE ENVIRONMENTAL PLANNING AND
ASSESSMENT ACT 1979**

NOTE: The following information is provided pursuant to Section 149(2) of the Environmental Planning and Assessment Act (EP&A Act) 1979 as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation (EP&A Regulation) 2000 and is applicable to the subject land as of the date of this certificate.

The Environmental Planning and Assessment Amendment Act 1997 commenced operation on the 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional) Regulation, 1998.

(1) Names of relevant planning instruments and DCPs

- (1) The name of each environment planning instrument that applies to the carrying out of Development on the land is/are listed below: -

Local Environmental Plans (LEPs)

Not Applicable

State Environmental Planning Policies (SEPPs)

State Environmental Planning Policy No. 1 – Development Standards
State Environmental Planning Policy No. 19 – Bushland in Urban Areas
State Environmental Planning Policy No. 21 – Caravan Parks
State Environmental Planning Policy No. 30 – Intensive Agriculture
State Environmental Planning Policy No. 32 – Urban Consolidation (Redevelopment of Urban Land)
State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
State Environmental Planning Policy No. 44 – Koala Habitat
State Environmental Planning Policy No. 50 – Canal Estate Development
State Environmental Planning Policy No. 55 – Remediation of Land
State Environmental Planning Policy – (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy No. 62 – Sustainable Aquaculture
State Environmental Planning Policy No. 64 – Advertising and 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 – (Infrastructure) 2007
State Environmental Planning Policy – (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy – (Miscellaneous Consent Provisions) 2007
State Environmental Planning Policy – (Affordable Rental Housing) 2009
State Environmental Planning Policy (Sydney Region Growth Centres) 2006
State Environmental Planning Policy (State and Regional Development) 2011
State Environmental Planning Policy – (Housing for Seniors or People with a Disability) 2004

Deemed State Environmental Planning Policies (Deemed SEPPs)

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

This plan applies to all the land within the Hawkesbury – Nepean River catchment. This plan aims to protect the environment of the Hawkesbury – Nepean River system by ensuring that the impacts of future land uses are considered in regional context. The plan provides specific planning policies and strategies and development controls for specific land use.

- (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 Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

Draft Local Environmental Plans (LEPs)

Not Applicable

Draft State Environmental Planning Policies (SEPPs)

Draft State Environmental Planning Policy (Competition) 2010

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

Liverpool Growth Centre Precincts Development Control Plan

- (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 LOCAL ENVIRONMENTAL PLANS

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:

Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006
(the 2006 SEPP), or

a Precinct Plan (within the meaning of the 2006 SEPP), or

a proposed Precinct Plan that is or has been the subject of community consultation or on
public exhibition under the Act,

State Environmental Planning Policy (Sydney Region Growth Centres) 2006. The land is zoned
under the Liverpool Growth Centre Precinct plan. This zoning has the following effect;

(a) The identity of the zone

R2 Low Density Residential

(b) The purposes for which the instrument provides that development may be carried out within
the zone without the need for development consent.

Home-based child care; Home occupations

(c) The purposes for which the instrument provides that development may not be carried out
within the zone except with development consent.

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Business
identification signs; Child care centres; Community facilities; Drainage; Dual occupancies;
Dwelling houses; Educational establishments; Environmental protection works; Exhibition
homes; Exhibition villages; Group homes; Health consulting rooms; Home businesses; Home
industries; Multi dwelling housing; Neighbourhood shops; Places of public worship; Roads;
Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing

(d) The purposes for which the instrument provides that development is prohibited within the
Zone

Any development not specified in (b) or (c).

(e) Dwelling House

The development standards applying to the land that fix minimum land dimensions
for the erection of a dwelling house on the land is/are listed below: -

No development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land

(f) Critical Habitat

The provisions applying to the land that relate to critical habitat is/are outlined below:-

The land does not include or comprise critical habitat.

(g) Conservation Area

The provisions applying to the land that relate to a conservation areas is/are outlined below: -

Land is not located in a Conservation Area.

(h) Environmental Heritage

The provisions applying to the land that relate to an item of environmental heritage is/are outlined below: -

No item of Environmental Heritage is situated on the land.

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) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

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

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

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

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

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

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

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

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

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

- (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) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

Not Applicable

Complying development may not be carried out on the land because of the following provisions;

Not Applicable

Complying development may not be carried out on part of the land because of the following provisions;

Not Applicable

- (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.

Not Applicable

4. Coastal Protection Act 1979

There has been no notification from the Department of Public Works that the land is subject to the operation of Section 38 or 39 of the Coastal Protection Act, 1979.

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.

Not Applicable

- (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

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 land is not a 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.

The land is not affected by any road widening or road realignment.

7. Council and Other Public Authority Policies on Hazard Risk Restrictions

The policies applying to the land from Council and other Public Authorities regarding hazard risk restrictions is/are outlined below: -

**(a) Council Policy – Other Risks
Land Slip**

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of land slip.

Bushfire

The land is affected by the *Rural Fires Act 1997* that restricts the development of the land because of the likelihood of bushfire.

Tidal Inundation

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of tidal inundation.

Subsidence

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of subsidence.

Acid Sulfate Soil

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of acid sulfate soil.

Other Risks

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of any other risk.

(b) **Public Authority Policies**

The land is not affected by a policy adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in the planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk.

7A. Flood Related Development Controls Information

Whether or not development on that land or part of the land for 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.

- (1) Whether or not development on that land or part of the land for purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

Development on all of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings is not subject to flood related development controls.

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

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

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

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 environmental planning instrument or proposed environmental planning instrument applying to the land provides for the acquisition of the land by a public authority.

9. Contribution Plans

The name of each contribution plan applying to the land is/are outlined below: -

Liverpool Contributions Plan 2009

9A Biodiversity certified land

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

The land is biodiversity certified land within the meaning of Part 7AA of the Threatened Species Conservation Act (1995).

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 Director-General of the Department of Environment, Climate Change and Water).

The land is not land to which a biobanking agreement under part 7A of the *Threatened Species Conservation Act 1995* relates.

11. Bushfire Prone Land

Part of the land is bushfire prone land as defined in the Environmental Planning and Assessment Act 1979.

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 land is not land to which a property vegetation plan relates, as all land in the Liverpool Local

Government Area is excluded from the operation of the *Native Vegetation Act 2003*.

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).

Council has not been notified of an order made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

14. Directions under Part 3A

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

No such direction applies to the land.

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), 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:

- (i) the period for which the certificate is current, and
- (ii) that a copy may be obtained from the head office of the Department of Planning, and

Council is not aware of a current site compatibility certificate (seniors housing) on the land

(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.

There have been no such terms imposed as a condition of consent to development on 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, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department of Planning.

Council is not aware of a current site compatibility certificate (infrastructure) 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.

Council is not aware of a current site compatibility certificate (affordable rental housing) on the land.

- (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.

There have been no such terms imposed as a condition of consent to development on 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.

No such plan applies to the land.

- (2) The date of any subdivision order that applies to the land.

No subdivision order 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.

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

Council is not aware of a current site verification certificate on the land.

Note. A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

- (b) the date on which the certificate ceases to be current (if any), and

Not Applicable

- (c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure.

Not Applicable

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:

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,

Not Applicable

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,

Not Applicable

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,

Not Applicable

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,

Not Applicable

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.

Not Applicable

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

No such exemption or authorisation applies to the land.

PART B
ADDITIONAL INFORMATION PROVIDED PURSUANT
TO SECTION 149(5) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

1. Threatened Species Conservation Act

It is advisable for any application intending to purchase and/or develop land within the Liverpool Local Government Area to approach Council to ascertain if the requirements of the Threatened Species Act, 1995 are likely to apply to their land.

If the land has native vegetation of any sort (ie trees, shrubs, ground covers etc), has recently been cleared or is vacant land, it may have impediments to development under the Threatened Species Act, 1995.

This notation should be read in conjunction with State Environmental Planning Policy (Sydney Region Growth Centres) 2006, and the Threatened Species Act, 1995.

Enquiries should be directed to Council's Department of Environment and Community.

2. Tree Preservation Provision

The land is subject to a tree preservation provision under the Liverpool Local Environmental Plan 2008.

3. Controlled Access Road

The land does not have a boundary to a controlled access road under the provisions of the Liverpool Local Environmental Plan 2008.

4. Other Information in Relation to Water

On-Site Sewerage Management System/s

Council's records indicate that the property is not connected to Sydney Water's sewerage system.

If the property emits any waste water (sewerage) it must have an On-Site Sewerage Management System/s (Septic Tank(s)) that is operating satisfactorily. It is the ongoing responsibility of the current owner(s) of the property (at any given time) to ensure that any On-Site Sewerage Management System(s) (Septic Tank(s)) continually operate in compliance with the relevant provisions of the Local Government Act 1993, and the Protection of the Environment Operations Act 1997 (including regulations made there under).

It is recommended that any applicant intending to purchase the property make enquires to ascertain if the property has an On-Site Sewerage Management System/s (Septic Tank(s)) and engage the services of a suitably qualified wastewater engineer or plumber to assess the condition and compliance status of those system(s).

5. **Sydney Water Corporation**
Nil
6. **Foreshore Building Line**
Nil
7. **Contaminated Land**
Nil
8. **Airport Noise Affection**
Badgerys Creek Airport
Nil
9. **Airport Acquisition**
Nil
10. **Environmentally Significant Land**
Nil
11. **Archaeological Management Plan**
Nil
12. **Unhealthy Building Land Proclamation**



Liverpoolcitycouncil
creating our future together

**PLANNING CERTIFICATE UNDER SECTION 149
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Cert. No.: 1344

Page No.: 16

Nil

Mrs T. O'Brien
Manager - Strategic Planning
Liverpool City Council

For further information, please contact
CALL CENTRE – 1300 36 2170

**PLANNING CERTIFICATE UNDER SECTION 149
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Ref.: EMAIL

Ppty: 776

Cert. No.:

1347

Page No.:

1

Applicant:

MITCH DELANEY OF EIS

PO BOX 976

NORTH RYDE NSW 1670

Receipt No.:

2848437

Receipt Amt.:

133.00

Date:

05-Sep-2014

**Property Desc: 170 ELEVENTH AVENUE, AUSTRAL NSW 2179
DP 2475 Cnr Lot 809**

**PART A
PRESCRIBED INFORMATION PROVIDED PURSUANT
TO SECTION 149(2) OF THE ENVIRONMENTAL PLANNING AND
ASSESSMENT ACT 1979**

NOTE: The following information is provided pursuant to Section 149(2) of the Environmental Planning and Assessment Act (EP&A Act) 1979 as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation (EP&A Regulation) 2000 and is applicable to the subject land as of the date of this certificate.

The Environmental Planning and Assessment Amendment Act 1997 commenced operation on the 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional) Regulation, 1998.

(1) Names of relevant planning instruments and DCPs

- (1) The name of each environment planning instrument that applies to the carrying out of Development on the land is/are listed below: -

Local Environmental Plans (LEPs)

Not Applicable

State Environmental Planning Policies (SEPPs)

State Environmental Planning Policy No. 1 – Development Standards
 State Environmental Planning Policy No. 19 – Bushland in Urban Areas
 State Environmental Planning Policy No. 21 – Caravan Parks
 State Environmental Planning Policy No. 30 – Intensive Agriculture
 State Environmental Planning Policy No. 32 – Urban Consolidation (Redevelopment of Urban Land)
 State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
 State Environmental Planning Policy No. 44 – Koala Habitat
 State Environmental Planning Policy No. 50 – Canal Estate Development
 State Environmental Planning Policy No. 55 – Remediation of Land
 State Environmental Planning Policy – (Exempt and Complying Development Codes) 2008
 State Environmental Planning Policy No. 62 – Sustainable Aquaculture
 State Environmental Planning Policy No. 64 – Advertising and 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 – (Infrastructure) 2007
 State Environmental Planning Policy – (Mining, Petroleum Production and Extractive Industries) 2007
 State Environmental Planning Policy – (Miscellaneous Consent Provisions) 2007
 State Environmental Planning Policy – Affordable Rental Housing (Revised Scheme) 2009
 State Environmental Planning Policy (Sydney Region Growth Centres) 2006
 State Environmental Planning Policy (State and Regional Development) 2011
 State Environmental Planning Policy – (Housing for Seniors or People with a Disability) 2004

Deemed State Environmental Planning Policies (Deemed SEPPs)

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

This plan applies to all the land within the Hawkesbury – Nepean River catchment. This plan aims to protect the environment of the Hawkesbury – Nepean River system by ensuring that the impacts of future land uses are considered in regional context. The plan provides specific planning policies and strategies and development controls for specific land use.

- (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 Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

Draft Local Environmental Plans (LEPs)

Not Applicable

Draft State Environmental Planning Policies (SEPPs)

Draft State Environmental Planning Policy (Competition) 2010

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

Liverpool Growth Centre Precincts Development Control Plan

- (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 LOCAL ENVIRONMENTAL PLANS

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:

Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006
(the 2006 SEPP), or

a Precinct Plan (within the meaning of the 2006 SEPP), or

a proposed Precinct Plan that is or has been the subject of community consultation or on
public exhibition under the Act,

State Environmental Planning Policy (Sydney Region Growth Centres) 2006. The land is zoned
under the Liverpool Growth Centre Precinct plan. This zoning has the following effect;

(a) The identity of the zone

R2 Low Density Residential

(b) The purposes for which the instrument provides that development may be carried out within
the zone without the need for development consent.

Home-based child care; Home occupations

(c) The purposes for which the instrument provides that development may not be carried out
within the zone except with development consent.

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Business
identification signs; Child care centres; Community facilities; Drainage; Dual occupancies;
Dwelling houses; Educational establishments; Environmental protection works; Exhibition
homes; Exhibition villages; Group homes; Health consulting rooms; Home businesses; Home
industries; Multi dwelling housing; Neighbourhood shops; Places of public worship; Roads;
Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing

(d) The purposes for which the instrument provides that development is prohibited within the
Zone

Any development not specified in (b) or (c).

(e) Dwelling House

The development standards applying to the land that fix minimum land dimensions
for the erection of a dwelling house on the land is/are listed below: -

No development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land

(f) Critical Habitat

The provisions applying to the land that relate to critical habitat is/are outlined below:-

The land does not include or comprise critical habitat.

(g) Conservation Area

The provisions applying to the land that relate to a conservation areas is/are outlined below: -

Land is not located in a Conservation Area.

(h) Environmental Heritage

The provisions applying to the land that relate to an item of environmental heritage is/are outlined below: -

No item of Environmental Heritage is situated on the land.

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) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

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

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

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

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

Complying Development under the Commercial and Industrial Alterations Code may

be carried out on this land.

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

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

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

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

- (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) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

Not Applicable

Complying development may not be carried out on the land because of the following provisions;

Not Applicable

Complying development may not be carried out on part of the land because of the following provisions;

Not Applicable

- (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.

Not Applicable

4. Coastal Protection Act 1979

There has been no notification from the Department of Public Works that the land is subject to the operation of Section 38 or 39 of the Coastal Protection Act, 1979.

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.

Not Applicable

- (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

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 land is not a 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.

The land is not affected by any road widening or road realignment.

7. Council and Other Public Authority Policies on Hazard Risk Restrictions

The policies applying to the land from Council and other Public Authorities regarding hazard risk restrictions is/are outlined below: -

(a) Council Policy – Other Risks
Land Slip

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of land slip.

Bushfire

The land is affected by the *Rural Fires Act 1997* that restricts the development of the land because of the likelihood of bushfire.

Tidal Inundation

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of tidal inundation.

Subsidence

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of subsidence.

Acid Sulfate Soil

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of acid sulfate soil.

Other Risks

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of any other risk.

(b) Public Authority Policies

The land is not affected by a policy adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in the planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk.

7A. Flood Related Development Controls Information

Whether or not development on that land or part of the land for 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.

- (1) Whether or not development on that land or part of the land for purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

Development on all of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings is not subject to flood related development controls.

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

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

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

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 environmental planning instrument or proposed environmental planning instrument applying to the land provides for the acquisition of the land by a public authority.

9. Contribution Plans

The name of each contribution plan applying to the land is/are outlined below: -

Liverpool Contributions Plan 2009

9A Biodiversity certified land

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

The land is biodiversity certified land within the meaning of Part 7AA of the Threatened Species Conservation Act (1995).

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 Director-General of the Department of Environment, Climate Change and Water).

The land is not land to which a biobanking agreement under part 7A of the *Threatened Species Conservation Act 1995* relates.

11. Bushfire Prone Land

All of the land is bush fire prone land as defined in the Environmental Planning and Assessment Act 1979.

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 land is not land to which a property vegetation plan relates, as all land in the Liverpool Local Government Area is excluded from the operation of the *Native Vegetation Act 2003*.

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).

Council has not been notified of an order made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

14. Directions under Part 3A

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

No such direction applies to the land.

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), 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:

- (i) the period for which the certificate is current, and
- (ii) that a copy may be obtained from the head office of the Department of Planning, and

Council is not aware of a current site compatibility certificate (seniors housing) on the land

(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.

There have been no such terms imposed as a condition of consent to development on 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, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department of Planning.

Council is not aware of a current site compatibility certificate (infrastructure) 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.

Council is not aware of a current site compatibility certificate (affordable rental housing) on the land.

- (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.

There have been no such terms imposed as a condition of consent to development on 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.

No such plan applies to the land.

- (2) The date of any subdivision order that applies to the land.

No subdivision order 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.

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

Council is not aware of a current site verification certificate on the land.

Note. A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

- (b) the date on which the certificate ceases to be current (if any), and

Not Applicable

- (c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure.

Not Applicable

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:

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,

Not Applicable

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,

Not Applicable

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,

Not Applicable

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,

Not Applicable

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.

Not Applicable

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

No such exemption or authorisation applies to the land.

PART B
ADDITIONAL INFORMATION PROVIDED PURSUANT
TO SECTION 149(5) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

1. Threatened Species Conservation Act

It is advisable for any application intending to purchase and/or develop land within the Liverpool Local Government Area to approach Council to ascertain if the requirements of the Threatened Species Act, 1995 are likely to apply to their land.

If the land has native vegetation of any sort (ie trees, shrubs, ground covers etc), has recently been cleared or is vacant land, it may have impediments to development under the Threatened Species Act, 1995.

This notation should be read in conjunction with State Environmental Planning Policy (Sydney Region Growth Centres) 2006, and the Threatened Species Act, 1995.

Enquiries should be directed to Council's Department of Environment and Community.

2. Tree Preservation Provision

The land is subject to a tree preservation provision under the Liverpool Local Environmental Plan 2008.

3. Controlled Access Road

The land does not have a boundary to a controlled access road under the provisions of the Liverpool Local Environmental Plan 2008.

4. Other Information in Relation to Water

On-Site Sewerage Management System/s

Council's records indicate that the property is not connected to Sydney Water's sewerage system.

If the property emits any waste water (sewerage) it must have an On-Site Sewerage Management System/s (Septic Tank(s)) that is operating satisfactorily. It is the ongoing responsibility of the current owner(s) of the property (at any given time) to ensure that any On-Site Sewerage Management System(s) (Septic Tank(s)) continually operate in compliance with the relevant provisions of the Local Government Act 1993, and the Protection of the Environment Operations Act 1997 (including regulations made there under).

It is recommended that any applicant intending to purchase the property make enquires to ascertain if the property has an On-Site Sewerage Management System/s (Septic Tank(s)) and engage the services of a suitably qualified wastewater engineer or plumber to assess the condition and compliance status of those system(s).

5. **Sydney Water Corporation**
Nil
6. **Foreshore Building Line**
Nil
7. **Contaminated Land**
Nil
8. **Airport Noise Affection**
Badgerys Creek Airport
Nil
9. **Airport Acquisition**
Nil
10. **Environmentally Significant Land**
Nil
11. **Archaeological Management Plan**
Nil
12. **Unhealthy Building Land Proclamation**
Nil

For further information, please contact
CALL CENTRE – 1300 36 2170



Mrs T. O'Brien
Manager - Strategic Planning
Liverpool City Council

**PLANNING CERTIFICATE UNDER SECTION 149
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Ref.: E27556K (MD):25524
Ppty: 7775

Cert. No.: 170
Page No.: 1

Applicant:
JEFFERY & KATAUSKAS SERVICES PTY LTD
PO BOX 976
NORTH RYDE NSW 1670

Receipt No.: 3072670
Receipt Amt.: 133.00
Date: 08-Jul-2015

Property Desc: 160 ELEVENTH AVENUE, AUSTRAL NSW 2179
LOT 810 DP 2475

**PART A
PRESCRIBED INFORMATION PROVIDED PURSUANT
TO SECTION 149(2) OF THE ENVIRONMENTAL PLANNING AND
ASSESSMENT ACT 1979**

NOTE: The following information is provided pursuant to Section 149(2) of the Environmental Planning and Assessment Act (EP&A Act) 1979 as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation (EP&A Regulation) 2000 and is applicable to the subject land as of the date of this certificate.

The Environmental Planning and Assessment Amendment Act 1997 commenced operation on the 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional) Regulation, 1998.

(1) Names of relevant planning instruments and DCPs

- (1) The name of each environment planning instrument that applies to the carrying out of Development on the land is/are listed below: -

Local Environmental Plans (LEPs)

Not Applicable

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. 30 – Intensive Agriculture

State Environmental Planning Policy No. 32 – Urban Consolidation (Redevelopment of Urban Land)

State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

State Environmental Planning Policy No. 44 – Koala Habitat

State Environmental Planning Policy No. 50 – Canal Estate Development

State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy – (Exempt and Complying Development Codes) 2008

State Environmental Planning Policy No. 62 – Sustainable Aquaculture

State Environmental Planning Policy No. 64 – Advertising and 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 – (Infrastructure) 2007

State Environmental Planning Policy – (Mining, Petroleum Production and Extractive Industries) 2007

State Environmental Planning Policy – (Miscellaneous Consent Provisions) 2007

State Environmental Planning Policy – (Affordable Rental Housing) 2009

State Environmental Planning Policy (Sydney Regional Growth Centres) 2006

State Environmental Planning Policy – (Housing for Seniors or People with a Disability) 2004

State Environmental Planning Policy – (State and Regional Development) 2011

Deemed State Environmental Planning Policies (Deemed SEPPs)

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

This plan applies to all the land within the Hawkesbury – Nepean River catchment. This plan aims to protect the environment of the Hawkesbury – Nepean River system by ensuring that the impacts of future land uses are considered in regional context. The plan provides specific planning policies and strategies and development controls for specific land use.

- (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 Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

Draft Local Environmental Plans (LEPs)

Not Applicable

Draft State Environmental Planning Policies (SEPPs)
Draft State Environmental Planning Policy (Competition) 2010

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

Liverpool Growth Centre Precincts Development Control Plan

- (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 LOCAL ENVIRONMENTAL PLANS

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):

Not Applicable

Note: Schedule 1 of the Liverpool Local Environmental Plan 2008 permits certain development which would otherwise be prohibited within a zone. In addition, Clause 7.18 of the Liverpool Local Environmental Plan 2008 may prohibit certain development due to potential for exposure to aircraft noise, despite the zone. Any additional information which may affect the permissibility of development on the land is provided below;

Additional Uses
Nil

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:

Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP), or

a Precinct Plan (within the meaning of the 2006 SEPP), or

a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act, or

- (1) The Identity of the zone
R2 Low Density Residential
- (2) The purposes for which the instrument provides that development may be carried out within the zone without the need for development consent.

Home-based child care; Home occupations

- (3) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent.
Attached dwellings; Bed and breakfast accommodation; Boarding houses; Business identification signs; Child care centres; Community facilities; Drainage; Dual occupancies; Dwelling houses; Educational establishments; Environmental protection works; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home businesses; Home industries; Multi dwelling housing; Neighbourhood shops; Places of public worship; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing; Studio dwellings
- (4) The purposes for which the instrument provides that development is prohibited within the zone
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,
No development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land.
- (f) whether the land includes or comprises critical habitat
The land does not include or comprise critical habitat.
- (g) whether the land is in a conservation area (however described)
Land is not located in a Conservation Area.
- (h) whether an item of environmental heritage (however described) is situated on the land
No item of Environmental Heritage is situated on the land.

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) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

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

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

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

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

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

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

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

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

- (2) Complying Development under the Demolition Code may be carried out on this land.
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) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

Not Applicable

- (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.

Not Applicable

4. Coastal Protection Act 1979

There has been no notification from the Department of Public Works that the land is subject to the operation of Section 38 or 39 of the Coastal Protection Act, 1979.

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.

Not Applicable

- (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

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 land is not a 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.

The land is not affected by any road widening or road realignment.

7. Council and Other Public Authority Policies on Hazard Risk Restrictions
The policies applying to the land from Council and other Public Authorities regarding hazard risk restrictions is/are outlined below: -

- (a) Council Policy – Other Risks

Land Slip

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of land slip.

Bushfire

The land is affected by Liverpool Local Environmental Plan 2008 that restricts the development of the land because of the likelihood of bushfire.

Tidal Inundation

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning

certificate that restricts the development of the land because of the likelihood of tidal inundation.

Subsidence

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of subsidence.

Acid Sulphate Soil

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of acid sulfate soil.

Other Risks

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of any other risk.

(b) Public Authority Policies

The land is not affected by a policy adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in the planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk.

7A. Flood Related Development Controls Information

Whether or not development on that land or part of the land for 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.

- (1) Whether or not development on that land or part of the land for purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

Development on all of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings is not subject to flood related development controls.

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

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

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

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 environmental planning instrument or proposed environmental planning instrument applying to the land provides for the acquisition of the land by a public authority.

9. Contribution Plans

The name of each contribution plan applying to the land is/are outlined below: -

Liverpool Contributions Plan 2014 (Austral and Leppington North Precinct)

9A Biodiversity certified land

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

The land is biodiversity certified land within the meaning of Part 7AA of the Threatened Species Conservation Act (1995).

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 Director-General of the Department of Environment, Climate Change and Water).

The land is not land to which a biobanking agreement under part 7A of the *Threatened Species Conservation Act 1995* relates.

11. Bushfire Prone Land

Part of the land is bushfire prone land as defined in the Environmental Planning and Assessment Act 1979.

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 land is not land to which a property vegetation plan relates, as all land in the Liverpool Local

Government Area is excluded from the operation of the Native Vegetation Act 2003.

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).

Council has not been notified of an order made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

14. Directions under Part 3A
If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

No such direction applies to the land.

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), 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:

- (i) the period for which the certificate is current, and
- (ii) that a copy may be obtained from the head office of the Department of Planning, and

Council is not aware of a current site compatibility certificate (seniors housing) on the land

(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.

There have been no such terms imposed as a condition of consent to development on 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, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department of Planning.

Council is not aware of a current site compatibility certificate (infrastructure) 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.

Council is not aware of a current site compatibility certificate (affordable rental housing) on the land.

(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.

There have been no such terms imposed as a condition of consent to development on 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.

No such plan applies to the land.

(2) The date of any subdivision order that applies to the land.

No subdivision order 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.

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

Council is not aware of a current site verification certificate on the land.

Note. A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land

—see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

- (b) the date on which the certificate ceases to be current (if any), and

Not Applicable

- (c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure.

Not Applicable

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,

Not Applicable

- (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,

Not Applicable

- (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,

Not Applicable

- (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,

Not Applicable

- (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.

Not Applicable

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

No such exemption or authorisation applies to the land.

PART B
ADDITIONAL INFORMATION PROVIDED PURSUANT
TO SECTION 149(5) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

1. **Threatened Species Conservation Act**

It is advisable for any application intending to purchase and/or develop land within the Liverpool Local Government Area to approach Council to ascertain if the requirements of the Threatened Species Act, 1995 are likely to apply to their land.

If the land has native vegetation of any sort (ie trees, shrubs, ground covers etc), has recently been cleared or is vacant land, it may have impediments to development under the Threatened Species Act, 1995.

Enquiries should be directed to Council's Infrastructure and Environment Department on 1300 362 170.

2. **Tree Preservation Provision**

The land is subject to a tree preservation provision.

3. **Controlled Access Road**

The land does not have a boundary to a controlled access road.

4. **Other Information in Relation to Water**

On-Site Sewerage Management System/s

Council's records indicate that the property may not be connected to Sydney Water's sewerage system.

If the property is not connected and emits any waste water (sewerage) it must have an On-Site Sewerage Management System/s (Septic Tank(s)) that is operating satisfactorily. It is the ongoing responsibility of the current owner(s) of the property (at any given time) to ensure that any On-Site Sewerage Management System(s) (Septic Tank(s)) continually operate in compliance with the relevant provisions of the Local Government Act 1993, and the Protection of the Environment Operations Act 1997 (including regulations made there under).

It is recommended that any applicant intending to purchase the property make enquires to

ascertain if the property has an On-Site Sewerage Management System/s (Septic Tank(s)) and engage the services of a suitably qualified wastewater engineer or plumber to assess the condition and compliance status of those system(s).

5. Sydney Water Corporation
Nil
6. Foreshore Building Line
Nil
7. Contaminated Land
Nil
8. Airport Noise Affection
Badgerys Creek Airport
Nil
9. Airport Acquisition
Nil
10. Environmentally Significant Land
Nil
11. Archaeological Management Plan
Nil
12. Unhealthy Building Land Proclamation
Nil



Bruce Macnee
Manager – Strategic Planning
Liverpool City Council

For further information, please contact
CALL CENTRE – 1300 36 2170

**PLANNING CERTIFICATE UNDER SECTION 149
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Ref.: E27556K JS:27290
Ppty: 7777

Cert. No.: 1722
Page No.: 1

Applicant:
JEFFERY & KATAUSKAS SERVICES PTY LTD
PO BOX 976
NORTH RYDE NSW 1670

Receipt No.: 3134503
Receipt Amt.: 133.00
Date: 02-Sep-2015

Property Desc: 140 ELEVENTH AVENUE, AUSTRAL NSW 2179
LOT 812 DP 2475

**PART A
PRESCRIBED INFORMATION PROVIDED PURSUANT
TO SECTION 149(2) OF THE ENVIRONMENTAL PLANNING AND
ASSESSMENT ACT 1979**

NOTE: The following information is provided pursuant to Section 149(2) of the Environmental Planning and Assessment Act (EP&A Act) 1979 as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation (EP&A Regulation) 2000 and is applicable to the subject land as of the date of this certificate.

The Environmental Planning and Assessment Amendment Act 1997 commenced operation on the 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional) Regulation, 1998.

(1) Names of relevant planning instruments and DCPs

- (1) The name of each environment planning instrument that applies to the carrying out of Development on the land is/are listed below: -

Local Environmental Plans (LEPs)
Not Applicable

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. 30 – Intensive Agriculture
State Environmental Planning Policy No. 32 – Urban Consolidation (Redevelopment of Urban Land)
State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
State Environmental Planning Policy No. 44 – Koala Habitat
State Environmental Planning Policy No. 50 – Canal Estate Development
State Environmental Planning Policy No. 55 – Remediation of Land
State Environmental Planning Policy – (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy No. 62 – Sustainable Aquaculture
State Environmental Planning Policy No. 64 – Advertising and 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 – (Infrastructure) 2007
State Environmental Planning Policy – (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy – (Miscellaneous Consent Provisions) 2007
State Environmental Planning Policy – (Affordable Rental Housing) 2009
State Environmental Planning Policy (Sydney Regional Growth Centres) 2006
State Environmental Planning Policy – (Housing for Seniors or People with a Disability) 2004
State Environmental Planning Policy – (State and Regional Development) 2011

Deemed State Environmental Planning Policies (Deemed SEPPs)

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

This plan applies to all the land within the Hawkesbury – Nepean River catchment. This plan aims to protect the environment of the Hawkesbury – Nepean River system by ensuring that the impacts of future land uses are considered in regional context. The plan provides specific planning policies and strategies and development controls for specific land use.

- (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 Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

Draft Local Environmental Plans (LEPs)
Not Applicable

Draft State Environmental Planning Policies (SEPPs)
Draft State Environmental Planning Policy (Competition) 2010

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

Liverpool Growth Centre Precincts Development Control Plan

- (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 LOCAL ENVIRONMENTAL PLANS

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):

Not Applicable

Note: Schedule 1 of the Liverpool Local Environmental Plan 2008 permits certain development which would otherwise be prohibited within a zone. In addition, Clause 7.18 of the Liverpool Local Environmental Plan 2008 may prohibit certain development due to potential for exposure to aircraft noise, despite the zone. Any additional information which may affect the permissibility of development on the land is provided below;

Additional Uses
Nil

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:

Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP), or

a Precinct Plan (within the meaning of the 2006 SEPP), or

a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act,

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

- (1) The Identity of the zone
R2 Low Density Residential
- (2) The purposes for which the instrument provides that development may be carried out within the zone without the need for development consent.
Home-based child care; Home occupations
- (3) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent.
Attached dwellings; Bed and breakfast accommodation; Boarding houses; Business identification signs; Child care centres; Community facilities; Drainage; Dual occupancies; Dwelling houses; Educational establishments; Environmental protection works; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home businesses; Home industries; Multi dwelling housing; Neighbourhood shops; Places of public worship; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing; Studio dwellings
- (4) The purposes for which the instrument provides that development is prohibited within the zone
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,
No development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land.
- (f) whether the land includes or comprises critical habitat
The land does not include or comprise critical habitat.
- (g) whether the land is in a conservation area (however described)
Land is not located in a Conservation Area.
- (h) whether an item of environmental heritage (however described) is situated on the land
No item of Environmental Heritage is situated on the land.

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) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

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

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

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

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

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

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

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

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

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

- (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) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

Not Applicable

- (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.

Not Applicable

4. Coastal Protection Act 1979

There has been no notification from the Department of Public Works that the land is subject to the operation of Section 38 or 39 of the Coastal Protection Act, 1979.

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.

Not Applicable

- (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

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 land is not a 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.

The land is not affected by any road widening or road realignment.

7. Council and Other Public Authority Policies on Hazard Risk Restrictions

The policies applying to the land from Council and other Public Authorities regarding hazard risk restrictions is/are outlined below: -

(a) Council Policy – Other Risks

Land Slip

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of land slip.

Bushfire

The land is affected by Liverpool Local Environmental Plan 2008 that restricts the development of the land because of the likelihood of bushfire.

Tidal Inundation

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of tidal inundation.

Subsidence

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of subsidence.

Acid Sulphate Soil

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of acid sulfate soil.

Other Risks

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of any other risk.

(b) Public Authority Policies

The land is not affected by a policy adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred

to in the planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk.

7A. Flood Related Development Controls Information

Whether or not development on that land or part of the land for 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.

- (1) Whether or not development on that land or part of the land for purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

Development on all of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings is not subject to flood related development controls.

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

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

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

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 environmental planning instrument or proposed environmental planning instrument applying to the land provides for the acquisition of the land by a public authority.

9. Contribution Plans

The name of each contribution plan applying to the land is/are outlined below: -

Liverpool Contributions Plan 2014 (Austral and Leppington North Precinct)

-
- 9A Biodiversity certified land
If the land is biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995), a statement to that effect.
The land is biodiversity certified land within the meaning of Part 7AA of the Threatened Species Conservation Act (1995).
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 Director-General of the Department of Environment, Climate Change and Water).

The land is not land to which a biobanking agreement under part 7A of the *Threatened Species Conservation Act 1995* relates.
11. Bushfire Prone Land
Part of the land is bushfire prone land as defined in the Environmental Planning and Assessment Act 1979.
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 land is not land to which a property vegetation plan relates, as all land in the Liverpool Local Government Area is excluded from the operation of the *Native Vegetation Act 2003*.
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).

Council has not been notified of an order made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.
14. Directions under Part 3A
If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

No such direction applies to the land.
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), 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:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department of Planning, and

Council is not aware of a current site compatibility certificate (seniors housing) on the land

- (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.

There have been no such terms imposed as a condition of consent to development on 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, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department of Planning.

Council is not aware of a current site compatibility certificate (infrastructure) 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.

Council is not aware of a current site compatibility certificate (affordable rental housing) on the land.

- (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.

There have been no such terms imposed as a condition of consent to development on 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.

No such plan applies to the land.

- (2) The date of any subdivision order that applies to the land.

No subdivision order 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.

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

Council is not aware of a current site verification certificate on the land.

Note. A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

- (b) the date on which the certificate ceases to be current (if any), and

Not Applicable

- (c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure.

Not Applicable

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,

Not Applicable

- (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,

Not Applicable

- (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,

Not Applicable

- (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,

Not Applicable

- (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.

Not Applicable

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

No such exemption or authorisation applies to the land.

PART B
ADDITIONAL INFORMATION PROVIDED PURSUANT
TO SECTION 149(5) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

1. Threatened Species Conservation Act

It is advisable for any application intending to purchase and/or develop land within the Liverpool Local Government Area to approach Council to ascertain if the requirements of the Threatened Species Act, 1995 are likely to apply to their land.

If the land has native vegetation of any sort (ie trees, shrubs, ground covers etc), has recently been

cleared or is vacant land, it may have impediments to development under the Threatened Species Act, 1995.

Enquiries should be directed to Council's Infrastructure and Environment Department on 1300 362 170.

2. Tree Preservation Provision
The land is subject to a tree preservation provision.
3. Controlled Access Road
The land does not have a boundary to a controlled access road.
4. Other Information in Relation to Water
On-Site Sewerage Management System/s
Council's records indicate that the property may not be connected to Sydney Water's sewerage system.

If the property is not connected and emits any waste water (sewerage) it must have an On-Site Sewerage Management System/s (Septic Tank(s)) that is operating satisfactorily. It is the ongoing responsibility of the current owner(s) of the property (at any given time) to ensure that any On-Site Sewerage Management System(s) (Septic Tank(s)) continually operate in compliance with the relevant provisions of the Local Government Act 1993, and the Protection of the Environment Operations Act 1997 (including regulations made there under).

It is recommended that any applicant intending to purchase the property make enquires to ascertain if the property has an On-Site Sewerage Management System/s (Septic Tank(s)) and engage the services of a suitably qualified wastewater engineer or plumber to assess the condition and compliance status of those system(s).

5. Sydney Water Corporation
Nil
6. Foreshore Building Line
Nil
7. Contaminated Land
Nil
8. Airport Noise Affection
Badgerys Creek Airport
Nil
9. Airport Acquisition



Liverpoolcitycouncil
creating our future together

PLANNING CERTIFICATE UNDER SECTION 149
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Cert. No.: 1722

Page No.: 14

Nil

- 10. Environmentally Significant Land
Nil
- 11. Archaeological Management Plan
Nil
- 12. Unhealthy Building Land Proclamation
Nil

For further information, please contact
CALL CENTRE – 1300 36 2170

Bruce Macnee
Manager – Strategic Planning
Liverpool City Council

**PLANNING CERTIFICATE UNDER SECTION 149
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Ref.: E27556K AUSTRAL MD:33266
Ppty: 25025

Cert. No.: 5373
Page No.: 1

Applicant:
JEFFERY & KATAUSKAS SERVICES PTY LTD
PO BOX 976
NORTH RYDE NSW 1670

Receipt No.: 3295759
Receipt Amt.: 133.00
Date: 08-Apr-2016

Property Desc: 135 TENTH AVENUE, AUSTRAL NSW 2179
LOT 840 DP 2475

PART A
**PRESCRIBED INFORMATION PROVIDED PURSUANT
TO SECTION 149(2) OF THE ENVIRONMENTAL PLANNING AND
ASSESSMENT ACT 1979**

NOTE: The following information is provided pursuant to Section 149(2) of the Environmental Planning and Assessment Act (EP&A Act) 1979 as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation (EP&A Regulation) 2000 and is applicable to the subject land as of the date of this certificate.

The Environmental Planning and Assessment Amendment Act 1997 commenced operation on the 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional) Regulation, 1998.

(1) Names of relevant planning instruments and DCPs

- (1) The name of each environment planning instrument that applies to the carrying out of Development on the land is/are listed below: -

Local Environmental Plans (LEPs)

Not Applicable

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. 30 – Intensive Agriculture
State Environmental Planning Policy No. 32 – Urban Consolidation (Redevelopment of Urban Land)
State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
State Environmental Planning Policy No. 44 – Koala Habitat
State Environmental Planning Policy No. 50 – Canal Estate Development
State Environmental Planning Policy No. 55 – Remediation of Land
State Environmental Planning Policy – (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy No. 62 – Sustainable Aquaculture
State Environmental Planning Policy No. 64 – Advertising and 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 No. 70 – Affordable Housing (Revised Schemes)
State Environmental Planning Policy – (Infrastructure) 2007
State Environmental Planning Policy – (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy – (Miscellaneous Consent Provisions) 2007
State Environmental Planning Policy – (Affordable Rental Housing) 2009
State Environmental Planning Policy (Sydney Regional Growth Centres) 2006
State Environmental Planning Policy – (Housing for Seniors or People with a Disability) 2004
State Environmental Planning Policy – (State and Regional Development) 2011

Deemed State Environmental Planning Policies (Deemed SEPPs)

Sydney Regional Environmental Plan No. 20 – Hawkesbury – Nepean River (No. 2 – 1997)
This plan applies to all the land within the Hawkesbury – Nepean River catchment. This plan aims to protect the environment of the Hawkesbury – Nepean River system by ensuring that the impacts of future land uses are considered in regional context. The plan provides specific planning policies and strategies and development controls for specific land use.

- (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 Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

Draft Local Environmental Plans (LEPs)

Not Applicable

Draft State Environmental Planning Policies (SEPPs)

Draft State Environmental Planning Policy (Competition) 2010

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

Liverpool Growth Centre Precincts Development Control Plan

- (4) In this clause, proposed environmental planning instrument includes a planning proposal for an LEP or a draft environmental planning instrument.

2. ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

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):

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:

Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP), or

A Precinct Plan (within the meaning of the 2006 SEPP), or

A proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act.

The land is zoned under:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

- (a) The Identity of the zone

R2 Low Density Residential

- (b) The purposes for which the instrument provides that development may be carried out within the zone without the need for development consent.

Home-based child care; Home occupations

- (c) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent.

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Business identification signs; Child care centres; Community facilities; Drainage; Dual occupancies; Dwelling houses; Educational establishments; Environmental protection works; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home businesses; Home industries; Multi dwelling housing; Neighbourhood shops; Places of public worship; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing; Studio dwellings

- (d) The purposes for which the instrument provides that development is prohibited within the zone

Any development not specified in item (b) or (c)

- (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:

No development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land.

- (f) Whether the land includes or comprises critical habitat:

The land does not include or comprise critical habitat.

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

Land is not located in a Conservation Area.

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

No item of Environmental Heritage is situated on the land.

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) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

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

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

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

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

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

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

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

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

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

- (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) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

Not Applicable

- (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.

Not Applicable

4. Coastal Protection Act 1979

There has been no notification from the Department of Public Works that the land is subject to the operation of Section 38 or 39 of the Coastal Protection Act, 1979.

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.

Not Applicable

- (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

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 land is not a 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.

The land is not affected by any road widening or road realignment.

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 land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of land slip.

Bushfire

The land is affected by Liverpool Development Control Plan 2008 that restricts the development of the land because of the likelihood of bushfire.

The land is affected by the Planning for Bushfire Protection 2006 that restricts the development of the land because of the likelihood of bushfire.

Tidal Inundation

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of tidal inundation.

Subsidence

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of subsidence.

Acid Sulphate Soil

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of acid sulphate soil.

Other Risks

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of any other risk.

7A. Flood Related Development Controls Information

Whether or not development on that land or part of the land for 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.

- (1) Whether or not development on that land or part of the land for purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

Development on all of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings is not subject to flood related development controls.

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

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

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

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 environmental planning instrument or proposed environmental planning instrument applying to the land provides for the acquisition of the land by a public authority.

9. Contribution Plans

The name of each contribution plan applying to the land is/are outlined below:

Liverpool Contributions Plan 2014 (Austral and Leppington North Precinct)

9A Biodiversity certified land

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

The land is biodiversity certified land within the meaning of Part 7AA of the Threatened Species Conservation Act (1995).

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 Director-General of the Department of Environment, Climate Change and Water).

The land is not land to which a biobanking agreement under part 7A of the *Threatened Species Conservation Act 1995* relates.

11. Bushfire Prone Land

Part of the land is bushfire prone land as defined in the Environmental Planning and Assessment Act 1979.

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 land is not land to which a property vegetation plan relates, as all land in the Liverpool Local Government Area is excluded from the operation of the *Native Vegetation Act 2003*.

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).

Council has not been notified of an order made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

14. Directions under Part 3A

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

No such direction applies to the land.

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), 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:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department of Planning, and

Council is not aware of a current site compatibility certificate (seniors housing) on the land

- (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.

There have been no such terms imposed as a condition of consent to development on 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, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department of Planning.

Council is not aware of a current site compatibility certificate (infrastructure) 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.

Council is not aware of a current site compatibility certificate (affordable rental housing) on the land.

- (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.

There have been no such terms imposed as a condition of consent to development on 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.
No such plan applies to the land.
- (3) The date of any subdivision order that applies to the land.
No subdivision order 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.

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
Council is not aware of a current site verification certificate on the land.

Note. A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land — see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

- (b) The date on which the certificate ceases to be current (if any), and
Not Applicable
- (c) That a copy may be obtained from the head office of the Department of Planning and Infrastructure.
Not Applicable

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,
Not Applicable
- (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,
Not Applicable
- (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,

Not Applicable

- (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,
Not Applicable
- (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.
Not Applicable

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

No such exemption or authorisation applies to the land.

PART B
ADDITIONAL INFORMATION PROVIDED PURSUANT
TO SECTION 149(5) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

1. Threatened Species Conservation Act

It is advisable for any application intending to purchase and/or develop land within the Liverpool Local Government Area to approach Council to ascertain if the requirements of the Threatened Species Act, 1995 are likely to apply to their land.

If the land has native vegetation of any sort (i.e. trees, shrubs, ground covers etc), has recently been cleared or is vacant land, it may have impediments to development under the Threatened Species Act, 1995.

Enquiries should be directed to Council's Infrastructure and Environment Department on 1300 362 170.

2. Tree Preservation Provision

The land is subject to a tree preservation provision.

3. Controlled Access Road

The land does not have a boundary to a controlled access road.

4. Other Information in Relation to Water

Nil

5. **Sydney Water Corporation**
Nil
6. **Foreshore Building Line**
Nil
7. **Contaminated Land**
Nil
8. **Airport Noise Affection**
Badgerys Creek Airport
Nil
9. **Airport Acquisition**
Nil
10. **Environmentally Significant Land**
Nil
11. **Archaeological Management Plan**
Nil
12. **Unhealthy Building Land Proclamation**
Nil



For further information, please contact
CALL CENTRE – 1300 36 2170

Luke West
Administration Services Coordinator
Liverpool City Council



Appendix C4: WorkCover Records



WorkCover

25 SEP 2014

WorkCover NSW
92-100 Donnison Street, Gosford, NSW 2250
Locked Bag 2906, Lisarow, NSW 2252
T 02 4321 5000 F 02 4325 4145
WorkCover Assistance Service 13 10 50
DX 731 Sydney workcover.nsw.gov.au

Our Ref: D14/123285
Your Ref: Mitch Delaney

24 September 2014

Attention: Mitch Delaney
Environmental Investigation Services
PO BOX 976
North Ryde NSW 1670

Dear Mr Delaney,

RE SITE: 170 Eleventh Ave & 145-165 Tenth Ave Austral NSW

I refer to your site search request received by WorkCover NSW on 29 August 2014 requesting information on licences to keep dangerous goods for the above site.

A search of the Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover NSW has not located any records pertaining to the above mentioned premises.

If you have any further queries please contact the Dangerous Goods Licensing Team on (02) 4321 5500.

Yours Sincerely

Brent Jones
Senior Licensing Officer
Dangerous Goods Team



WorkCover

Our Ref: D15/106213
Your Ref: Mitch Delaney

9 JUL 2015

WorkCover NSW
92-100 Donnison Street, Gosford, NSW 2250
Locked Bag 2906, Lisarow, NSW 2252
T 02 4321 5000 F 02 4325 4145
Customer Service Centre 13 10 50
DX 731 Sydney workcover.nsw.gov.au

7 July 2015

Attention: Mitch Delaney
Environmental Investigation Services
PO Box 976
North Ryde BC NSW 1670

Dear Mr Delaney,

RE SITE: 160 Eleventh Ave Austral NSW

I refer to your site search request received by WorkCover NSW on 26 June 2015 requesting information on licences to keep dangerous goods for the above site.

A search of the Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover NSW has not located any records pertaining to the above mentioned premises.

If you have any further queries please contact the Dangerous Goods Licensing Team on (02) 4321 5500.

Yours Sincerely


Brent Jones
Senior Licensing Officer
Dangerous Goods Team



WorkCover

Our Ref: D15/146757

Your Ref: Mitchell Delaney

14 SEP 2015

WorkCover NSW
92-100 Donnison Street, Gosford, NSW 2250
Locked Bag 2906, Lisarow, NSW 2252
T 02 4321 5000 F 02 4325 4145
Customer Service Centre 13 10 50
DX 731 Sydney workcover.nsw.gov.au

9 September 2015

Attention: Mitchell Delaney
Environmental Investigation Services
PO BOX 976
North Ryde BC NSW 1670

Dear Mr Delaney,

RE SITE: 140 Eleventh Ave Austral NSW

I refer to your site search request received by WorkCover NSW on 3 September 2015 requesting information on licences to keep dangerous goods for the above site.

A search of the Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover NSW has not located any records pertaining to the above mentioned premises.

If you have any further queries please contact the Dangerous Goods Licensing Team on (02) 4321 5500.

Yours Sincerely


Brent Jones
Senior Licensing Officer
Dangerous Goods Team



SafeWork NSW

19 APR 2016

SafeWork NSW

92-100 Donnison Street, Gosford, NSW, 2250

Locked Bag 2906, Lisarow, NSW, 2252 |

Customer Service Centre 13 10 50

licensing@safework.nsw.gov.au | www.safework.nsw.gov.au

Our Ref: D16/564991

Your Ref: Mitch Delaney

Attention: Mitch Delaney
Environmental Investigation Services
PO Box 976
NORTH RYDE BC NSW 1670

Dear Mr Delaney

RE SITE: 135 & 135a Tenth Avenue, AUSTRAL NSW 2179

I refer to your site search request received by SafeWork NSW requesting information on Storage of Hazardous Chemicals for the above site.

A search of the records held by SafeWork NSW has not located any records pertaining to the above mentioned premises.

For further information or if you have any questions, please call our Customer Service Centre on 13 10 50 or email licensing@safework.nsw.gov.au

Yours sincerely,

A handwritten signature in blue ink, appearing to be 'Sally Anderson'.

Sally Anderson obo Brent Jones
Customer Service Officer
Customer Service Centre - Operations
SafeWork NSW



Appendix C5: NSW EPA Records

[Home](#) > [Contaminated land](#) > [Record of notices](#)

Search results

Your search for: LGA: Liverpool City Council

Matched 12 notices relating to 2 sites.

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
Chipping Norton	85-107 Alfred Road	Australian Chemical Refiners	3 current
Moorebank	Bapaume Road	ABB Australia	1 current and 8 former

Page 1 of 1

Source:

<http://www.epa.nsw.gov.au/prclmapp/searchresults.aspx?&LGA=4900&Suburb=&Notice=&Name=&Text=&DateFrom=&DateTo=>, visited on 20 April 2016

AUBURN	RailCorp Auburn 1 Manchester ROAD	Other Industry	Under assessment
AUBURN	DIC Australia 323 Chisholm ROAD	Other Industry	Regulation under CLM Act not required
AUBURN	Former Ajax chemical factory 9 Short STREET	Other Industry	Contamination currently regulated under CLM Act
AUBURN	Janyon Manchester ROAD	Other Industry	Regulation under CLM Act not required
AWABA	Awaba Colliery Wilton ROAD	Other Industry	Under assessment
BALGOWLAH	Part of Manly Council Maintenance Depot 8-10 Roseberry STREET	Other Petroleum	Regulation under CLM Act not required
BALGOWLAH	BB Services Pty Ltd	Other Petroleum	Under assessment

Source: <http://www.epa.nsw.gov.au/clm/publiclist.htm>, visited on 20 April 2016

[Home](#) > [Environment protection licences](#) > [POEO Public Register](#) > [Search for licences, applications and notices](#)

Search results

Your search for: General Search with the following criteria

Suburb - Austral

returned 1 results

[Export to excel](#)

1 of 1 Pages

[Search Again](#)

Number	Name	Location	Type	Status	Issued date
1789	SCALABRINI VILLAGE LTD.	65 EDMONDSON AVE, AUSTRAL, NSW 2171	POEO licence	Surrendered	25 Sep 2000

Source:

<http://www.epa.nsw.gov.au/prpoeoapp/SearchResult.aspx?SearchTag=all&searchrange=general&range=general>, visited on 20 April 2016



Appendix D: Report Explanatory Notes



Appendix D1: Abbreviations

Abbreviations

ABC	Ambient Background Concentrations
ACL	Added Contaminant Limits
AC	Asbestos Cement
ACM	Asbestos-Containing Material
ADWG	Australian Drinking Water Guidelines
AEC	Area of Environmental Concern
AF	Asbestos Fines
AHD	Australian Height Datum
As	Arsenic
ASL	Asbestos Health Screening Levels
ASS	Acid Sulfate Soil
AST	Above Ground Storage Tank
BA	Building Application
Bgl	Below Ground Level
BH	Borehole
BOM	Bureau of Meteorology
BTEX	Benzene, Toluene, Ethylbenzene, Xylene
CLM	Contaminated Land Management
CMP	Construction Management Plan
COC	Chain of Custody Documentation
Cr	Chromium
CSM	Conceptual Site Model
CT	Contamination Threshold
Cu	Copper
DA	Development Application
DBYD	Dial Before You Dig
DQI	Data Quality Indicators
DQOs	Data Quality Objective
DSI	Detailed Site Investigation
EAC	Ecological Assessment Criteria
EC	Electrical Conductivity
EILs	Ecological Investigation Levels
EMP	Environmental Management Plan
ENM	Excavated Natural Material
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
ESL	Ecological Screening Level
FA	Fibrous Asbestos
FR	Field Rinsate
GAI	General Approvals of Immobilisation
GSW	General Solid Waste
HILs	Health Based Investigation Level
HM	Heavy Metals
HMTV	Hardness Modified Trigger Values
HSLs	Health Screening Level
HW	Hazardous Waste
ISO	International Organisation of Standardisation
JK	Jeffery and Katauskas
LCS	Lab Control Spike
LNAPL	Light Non-Aqueous Phase Liquid
MGA	Map Grid of Australia
MW	Monitoring Well
NATA	National Association of Testing Authorities

Abbreviations

NEPM	National Environmental Protection Measure
NSW	New South Wales
OCP	Organochlorine Pesticides
OPP	Organophosphate Pesticides
PAH	Polycyclic Aromatic Hydrocarbons
Pb	Lead
PCB	Polychlorinated Biphenyls
PCC	Potential Contaminants of Concern
PID	Photo-ionisation Detector
PQL	Practical Quantitation Limit
PSI	Preliminary Site Investigation
PVC	Polyvinyl chloride
QA	Quality Assurance
QC	Quality Control
RAP	Remediation Action Plan
RL	Reduced Level
RPD	Relative Percentage Difference
RSW	Restricted Solid Waste
SAC	Site Assessment Criteria
SAQP	Sampling, Analysis and Quality Plan
SAS	Site Audit Statement
SAR	Site Audit Report
SCC	Specific Contamination Concentration
SD	Standard Deviation
SIX	Six Maps
SPT	Hardness Modified Trigger Values
sVOC	Semi-Volatile Organic Compounds
SWL	Standard Water Level
TB	Trip Blank
TCLP	Toxicity Characteristic Leaching Procedure
TPH	Total Petroleum Hydrocarbons
TS	Trip Spike
UCL	Upper Confidence Limit
USEPA	United States Environmental Protection Agency
UST	Underground Storage Tank
VENM	Virgin Excavated Natural Material
VOC	Volatile Organic Compounds
VOCC	Volatile Organic Chlorinated Compound
WA	Western Australia
WHS	Workplace, Health and Safety
Zn	Zinc



Appendix D2: Sampling Protocols and QA/QC Definitions

SOIL AND GROUNDWATER SAMPLING PROTOCOLS

These protocols specify the basic procedures to be used when sampling soils or groundwater for environmental site assessments undertaken by EIS. The purpose of these protocols is to provide standard methods for: sampling, decontamination procedures for sampling equipment, sample preservation, sample storage and sample handling. Deviations from these procedures must be recorded.

Soil Sampling

1. Prepare a test pit/borehole log or for stockpile sampling made a note of the sample description.
2. Layout sampling equipment on clean plastic sheeting to prevent direct contact with ground surface. The work area should be at a distance from the drill rig/excavator such that the machine can operate in a safe manner.
3. Ensure all sampling equipment has been decontaminated prior to use.
4. Remove any surface debris from the immediate area of the sampling location.
5. Collect samples and place in glass jar with a Teflon seal. This should be undertaken as quickly as possible to prevent the loss of any volatiles. If possible, fill the glass jars completely.
6. Collect samples for asbestos analysis and place in a zip-lock plastic bag.
7. Label the sampling containers with the EIS job number, sample location (eg. BH1), sampling depth interval and date. If more than one sample container is used, this should also be indicated (eg. 2 = Sample jar 1 of 2 jars).
8. Photoionisation detector (PID) screening of volatile organic compounds (VOCs) should be undertaken on samples using the soil sample headspace method. Headspace measurements are taken following equilibration of the headspace gasses in partly filled zip-lock plastic bags. PID headspace data is recorded on the borehole/test pit log and the chain of custody forms.
9. Record the lithology of the sample and sample depth on the borehole/test pit log generally in accordance with AS1726-1993²⁶.
10. Store the sample in a sample container cooled with ice or chill packs. On completion of the sampling the sample container should be delivered to the lab immediately or stored in the refrigerator prior to delivery to the lab. All samples are preserved in accordance with the standards outlined in the report.
11. Check for the presence of groundwater after completion of each borehole using an electronic dip metre or water whistle. Boreholes should be left open until the end of fieldwork. All groundwater levels in the boreholes should be rechecked on the completion of the fieldwork.
12. Backfill the boreholes/test pits with the excavation cuttings or clean sand prior to leaving the site.

Decontamination Procedures for Soil Sampling Equipment

1. All sampling equipment should be decontaminated between every sampling location. This excludes single use PVC tubing used for push tubes etc.
2. Equipment and materials required for the decontamination procedure is outlined below:
 - Phosphate free detergent (Decon 90);
 - Potable water;
 - Stiff brushes; and
 - Plastic sheets.
3. Ensure the decontamination materials are clean prior to proceeding with the decontamination.

²⁶ Standards Australia, (1993), *Geotechnical Site Investigations*. (AS1726-1993)

4. Fill both buckets with clean potable water and add phosphate free detergent to one bucket.
5. In the bucket containing the detergent, scrub the sampling equipment until all the material attached to the equipment has been removed.
6. Rinse sampling equipment in the bucket containing potable water.
7. Place cleaned equipment on clean plastic sheets.

If all materials are not removed by this procedure, high-pressure water cleaning is recommended. If any equipment is not completely decontaminated by both these processes that equipment should not be used until it has been thoroughly cleaned.

Groundwater Sampling

Groundwater samples are more sensitive to contamination than soil samples and therefore adherence to this protocol is particularly important to obtain reliable, reproducible results. The recommendations detailed in AS/NZS 5667.1:1998 are considered to form a minimum standard.

The basis of this protocol is to maintain the security of the borehole and obtain accurate and representative groundwater samples. The following procedure should be used for collection of groundwater samples from previously installed groundwater monitoring wells.

1. After monitoring well installation, at least three bore volumes should be pumped from the monitoring wells (well development) to remove any water introduced during the drilling process and/or the water that is disturbed during installation of the monitoring well. This should be completed prior to purging and sampling.
2. Groundwater monitoring wells should then be left to recharge for at least three days before purging and sampling. Prior to purging or sampling, the condition of each well should be observed and any anomalies recorded on the field data sheets. The following information should be noted: the condition of the well, noting any signs of damage, tampering or complete destruction; the condition and operation of the well lock; the condition of the protective casing and the cement footing (raised or cracked); and, the presence of water between protective casing and well.
3. Take the groundwater level from the collar of the piezometer/monitoring well using an electronic dip meter. The collar level should be taken (if required) during the site visit using a dumpy level and staff.
4. Purging and sampling of piezometers/monitoring wells is done on the same site visit when using micro-purge (or other low flow) techniques. Layout and organize all equipment associated with groundwater sampling in a location where they will not interfere with the sampling procedure and will not pose a risk of contaminating samples. Equipment generally required includes:
 - Micropore filtration system or Stericup single-use filters (for heavy metals samples);
 - Filter paper for Micropore filtration system;
 - Bucket with volume increments;
 - Sample containers: teflon bottles with 1 ml nitric acid, 75mL glass vials with 1 mL hydrochloric acid, 1 L amber glass bottles;
 - Bucket with volume increments;
 - Flow cell;
 - pH/EC/Eh/T meters;
 - Plastic drums used for transportation of purged water;
 - Esky and ice;
 - Nitrile gloves;
 - Distilled water (for cleaning);
 - Electronic dip meter;
 - Low flow pump pack and associated tubing; and
 - Groundwater sampling forms.
5. If single-use stericup filtration is not used, clean the Micropore filtration system thoroughly with distilled water prior to use and between each sample. Filter paper should be changed between samples. 0.45um filter paper should be placed below the glass fibre filter paper in the filtration system.

6. Ensure all non-disposable sampling equipment is decontaminated or that new disposable equipment is available prior to any work commencing at a new location. The procedure for decontamination of groundwater equipment is outlined at the end of this section.
7. Disposable gloves should be used whenever samples are taken to protect the sampler and to assist in avoidance of contamination.
8. Groundwater samples are obtained from the monitoring wells using low flow/micro-purge sampling equipment to reduce the disturbance of the water column and loss of volatiles.
9. During pumping to purge the well, the pH, temperature, conductivity, dissolved oxygen, redox potential and groundwater levels are monitored (where possible) using calibrated field instruments to assess the development of steady state conditions. Steady state conditions are generally considered to have been achieved when the difference in the pH measurements was less than 0.2 units and the difference in conductivity was less than 10%.
10. All measurements are recorded on specific data sheets.
11. Once steady state conditions are considered to have been achieved, groundwater samples are obtained directly from the pump tubing and placed in appropriate glass bottles, BTEX vials or plastic bottles.
12. All samples are preserved in accordance with water sampling requirements detailed in the NEPM 2013 and placed in an insulated container with ice. Groundwater samples are preserved by immediate storage in an insulated sample container with ice as outlined in the report text.
13. Record the sample on the appropriate log in accordance with AS1726:1993. At the end of each water sampling complete a chain of custody form.

Decontamination Procedures for Groundwater Sampling Equipment

1. All equipment associated with the groundwater sampling procedure (other than single-use items) should be decontaminated between every sampling location.
2. The following equipment and materials are required for the decontamination procedure:
 - Phosphate free detergent;
 - Potable water;
 - Distilled water; and
 - Plastic Sheets or bulk bags (plastic bags).
3. Fill one bucket with clean potable water and phosphate free detergent, and one bucket with distilled water.
4. Flush potable water and detergent through pump head. Wash sampling equipment and pump head using brushes in the bucket containing detergent until all materials attached to the equipment are removed.
5. Flush pump head with distilled water.
6. Change water and detergent solution after each sampling location.
7. Rinse sampling equipment in the bucket containing distilled water.
8. Place cleaned equipment on clean plastic sheets.
9. If all materials are not removed by this procedure that equipment should not be used until it has been thoroughly cleaned



QA/QC DEFINITIONS

The QA/QC terms used in this report are defined below. The definitions are in accordance with US EPA publication SW-846, entitled *Test Methods for Evaluating Solid Waste, Physical/Chemical Methods* (1994²⁷) methods and those described in *Environmental Sampling and Analysis, A Practical Guide*, (H. Keith 1991²⁸).

Practical Quantitation Limit (PQL), Limit of Reporting (LOR) and Estimated Quantitation Limit (EQL)

These terms all refer to the concentration above which results can be expressed with a minimum 95% confidence level. The laboratory reporting limits are generally set at ten times the standard deviation for the Method Detection limit (MDL) for each specific analyte. For the purposes of this report the LOR, PQL, and EQL are considered to be equivalent.

When assessing laboratory data it should be borne in mind that values at or near the PQL have two important limitations. *"The uncertainty of the measurement value can approach, and even equal, the reported value. Secondly, confirmation of the analytes reported is virtually impossible unless identification uses highly selective methods. These issues diminish when reliably measurable amounts of analytes are present. Accordingly, legal and regulatory actions should be limited to data at or above the reliable detection limit"* Keith 1991.

Precision

The degree to which data generated from repeated measurements differ from one another due to random errors. Precision is measured using the standard deviation or Relative Percent Difference (RPD). Acceptable targets for precision in this report will be less than 50% RPD for concentrations greater than ten times the PQL, less than 75% RPD for concentrations between five and ten times the PQL and less than 100% RPD for concentrations that are less than five times the PQL.

Accuracy

Accuracy is a measure of the agreement between an experimental result and the true value of the parameter being measured. The assessment of accuracy for an analysis can be achieved through the analysis of known reference materials or assessed by the analysis of surrogates, field blanks, trip spikes and matrix spikes.

The proximity of an averaged result to the true value, where all random errors have been statistically removed. Accuracy is measured by percent recovery. Acceptable limits for accuracy generally lie between 70% to 130% recoveries. Certain laboratory methods may allow for values that lie outside these limits.

Representativeness

Representativeness expresses the degree to which sample data accurately and precisely represents a characteristic of a population, parameter variations at a sampling point, or an environmental condition. Representativeness is primarily dependent upon the design and implementation of the sampling program. Representativeness of the data is partially ensured by the avoidance of contamination, adherence to sample handling and analysis protocols and use of proper chain-of-custody and documentation procedures.

Completeness

Completeness is a measure of the number of valid measurements in a data set compared to the total number of measurements made and overall performance against DQIs. The following information is assessed for completeness:

²⁷ US EPA, (1994), *SW-846: Test Methods for Evaluating Solid Waste, Physical/Chemical Methods*. (US EPA SW-846)

²⁸ Keith., H, (1991), *Environmental Sampling and Analysis, A Practical Guide*.

- Chain-of-custody forms;
- Sample receipt form;
- All sample results reported;
- All blank data reported;
- All laboratory duplicate and RPDs calculated;
- All surrogate spike data reported;
- All matrix spike and lab control spike (LCS) data reported and RPDs calculated;
- Spike recovery acceptable limits reported; and
- NATA stamp on reports.

Comparability

Comparability is the evaluation of the similarity of conditions (eg. sample depth, sample homogeneity) under which separate sets of data are produced. Data comparability checks include a bias assessment that may arise from the following sources:

- Collection and analysis of samples by different personnel;
- Use of different techniques;
- Collection and analysis by the same personnel using the same methods but at different times; and
- Spatial and temporal changes (due to environmental dynamics).

Blanks

The purpose of laboratory and field blanks is to check for artifacts and interferences that may arise during sampling and analysis.

Matrix Spikes

Samples are spiked with laboratory grade standards to detect interactive effects between the sample matrix and the analytes being measured. Matrix Spikes are reported as a percent recovery and are prepared for 1 in every 20 samples. Sample batches that contain less than 20 samples may be reported with a Matrix Spike from another batch. The percent recovery is calculated using the formula below. Acceptable recovery limits are 70% to 130%.

$$\frac{(\text{Spike Sample Result} - \text{Sample Result})}{\text{Concentration of Spike Added}} \times 100$$

Surrogate Spikes

Samples are spiked with a known concentration of compounds that are chemically related to the analyte being investigated but unlikely to be detected in the environment. The purpose of the Surrogate Spikes is to check the accuracy of the analytical technique. Surrogate Spikes are reported as percent recovery.

Duplicates

Laboratory duplicates measure precision, expressed as Relative Percent Difference. Duplicates are prepared from a single field sample and analysed as two separate extraction procedures in the laboratory. The RPD is calculated using the formula where D1 is the sample concentration and D2 is the duplicate sample concentration:

$$\frac{(D1 - D2)}{\{(D1 + D2)/2\}} \times 100$$



**Appendix E: Site Photographs Obtained 15 & 16
September 2014, 30 June 2015, 3 September 2015 and
6 April 2016**