

PLANNING CERTIFICATE UNDER SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Information provided pursuant to Section 10.7(2) of the Act

Applicant Details:

Infotrack Pty Ltd
GPO Box 4029
SYDNEY NSW 2001

Your Reference:

BGZQQ-JP

Certificate No:

PC2023/0570

Date:

23 November 2023

Property Number:

119700

Subject Land:

Lot 438 DP 750179

Property Address:

49 Close Street PARKES NSW 2870

Owners:

Department Of Housing

Location Map:

As shown on the map below and edged in red



Note This drawing is provided by Parkes Shire Council to its clients and correspondents for their information on an as is basis. It represents a depiction of the land details as currently held and should not be relied upon as a definitive or complete statement of the title details.



<p>1. Names of relevant planning instruments and DCPs</p> <p>(1) The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land.</p>	<p>Parkes Local Environmental Plan 2012</p> <p>State Environmental Planning Policies:</p> <ul style="list-style-type: none">• State Environmental Planning Policy (Biodiversity and Conservation) 2021.• State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.• State Environmental Planning Policy (Housing) 2021.• State Environmental Planning Policy (Industry and Employment) 2021.• State Environmental Planning Policy 65 - Design Quality of Residential Flat Development.• State Environmental Planning Policy (Planning Systems) 2021.• State Environmental Planning Policy (Precincts - Regional) 2021.• State Environmental Planning Policy (Primary Production) 2021.• State Environmental Planning Policy (Resilience and Hazards) 2021.• State Environmental Planning Policy (Resources and Energy) 2021.• State Environmental Planning Policy (Sustainable Buildings) 2022• State Environmental Planning Policy (Transport and Infrastructure) 2021. <p>Parkes Shire Development Control Plan 2021</p>
<p>(2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land.</p>	<p>Nil.</p>
<p>(3) Subsection (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if—</p> <p>(a) it has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or</p> <p>(b) for a proposed environmental planning instrument—the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.</p>	<p>Not Applicable.</p>
<p>2. Zoning and land use under relevant planning instruments</p> <p>For each environmental planning instrument or draft environmental planning instrument that includes the land in any zone, however described:</p>	<p>R1 General Residential</p>



(a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number, such as "Zone No 2(a)"	
(b) the purposes for which development in the zone (i) may be carried out without development consent, (ii) may not be carried out except with development consent, (iii) is prohibited,	Refer to Schedule A
(c) whether additional permitted uses apply to the land,	No.
(d) whether development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the fixed minimum land dimensions,	There are no development standards applying to the land fixing minimum land dimensions for the erection of a dwelling-house. However, the land is subject to the minimum lot size development standard under clause 4.1 of the Parkes Local Environmental Plan 2012 for the creation of allotments. The minimum lot size applying to the land is 600 square metres.
(e) whether the land is in an area outstanding biodiversity value under the <i>Biodiversity Conservation Act 2016</i> ,	Not to Council's knowledge, however, persons with an interest in the land may examine the 'Register of Critical Habitat' which is kept by the Director-General of National Parks and Wildlife Service.
(f) whether the land is in a conservation area, however described,	No.
(g) whether an item of environmental heritage, however described, is located on the land.	No.
3. Contributions Plans (1) The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans,	Parkes Shire Section 94 Contributions Plan 2016. Parkes Shire Section 94A Contributions Plan 2016.
(2) If the land is in a special contributions area under the Act, Division 7.1, the name of the area,	No.
4. Complying Development (1) If the land is land on which complying development may be carried out under each of the complying development codes under of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, because of that Policy, clause 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19.	Housing Code Complying Development under the Housing Code may be carried out on the land. Rural Housing Code Complying Development under the Rural Housing Code may not be carried out on the land. Low Rise Medium Density Housing Code Complying Development under the Low Rise Medium Density Housing Code may be carried out on the land. Greenfield Housing Code



<p>(2) If complying development may not be carried out on that land because of 1 of those clauses the reasons why it may not be carried out under the clause.</p> <p>(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</p> <p>(a) a restriction applies to the land, but it may not apply to all of the land, and</p> <p>(b) 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.</p> <p>(4) If the complying development codes are varied, under that Policy, clause 1.12 in relation to the land.</p>	<p>Complying Development under the Greenfield Housing Code may not be carried out on the land.</p> <p>Inland Code Complying Development under the Inland Code may be carried out on the land.</p> <p>Housing Alterations Code Complying Development under the Housing Alterations Code may be carried out on the land.</p> <p>General Development Code Complying Development under the General Development Code may be carried out on the land.</p> <p>Commercial and Industrial Alterations Code Complying Development under the Commercial and Industrial Alterations Code may be carried out on the land.</p> <p>Commercial and Industrial (New Buildings and Additions) Code Complying Development under the Commercial and Industrial Code (New Buildings and Additions) may not be carried out on the land.</p> <p>Container Recycling Facilities Code Complying Development under the Container Recycling Facilities Code may not be carried out on the land.</p> <p>Subdivisions Code Complying Development under the Subdivision Code may be carried out on the land.</p> <p>Demolition Code Complying Development under the Demolition Housing Code may be carried out on the land.</p> <p>Fire Safety Code Complying Development under the Fire Safety Code may be carried out on the land.</p>
<p>5. Exempt Development</p> <p>(1) If the land is land on which exempt development may be carried out under each of the exempt development codes under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, because of that Policy, clause 1.16(1)(b1)–(d) or 1.16A.</p> <p>(2) If exempt development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.</p> <p>(3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that—</p> <p>(a) a restriction applies to the land, but it may not apply to all of the land, and</p> <p>(b) the council does not have sufficient information to ascertain the extent to</p>	<p>No.</p>



<p>which exempt development may or may not be carried out on the land.</p> <p>(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.</p>	
<p>6. Affected building notices and building product rectification orders</p> <p>(1) Whether the council is aware that-</p> <p>(a) an affected building notice is in force in relation to the land, or</p> <p>(b) a building product rectification order is in force in relation to the land that has not been fully complied with, or.</p> <p>(c) a notice of intention to make a building product rectification order given in respect of the land is outstanding.</p>	No.
<p>7. Land reserved for acquisition</p> <p>Whether an environmental planning instrument or proposed environmental planning instrument, referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.</p>	No.
<p>8. Road widening and road realignment</p> <p>Whether or not the land is affected by any road widening or road realignment under:</p> <p>(a) The <u>Roads Act 1993</u>, Part 3, Division 2, or</p> <p>(b) an environmental planning instrument, or</p> <p>(c) a resolution of the council.</p>	No.
<p>9. Flood related development controls information</p> <p>(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.</p> <p>(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.</p>	No.
<p>10. Council and other public authority policies on hazard risk restrictions</p> <p>(1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.</p>	No



<p>11. Bush fire prone land</p> <p>(1) If any of the land is bush fire prone land, designated by the commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.</p> <p>(2) If none of the land is bush fire prone land, a statement to that effect.</p>	No.
<p>12. Loose-fill asbestos insulation</p> <p>If the land includes residential premises, within the meaning of the <u>Home Building Act 1989</u>, Part 8, Division 1A, that are listed on the register kept under that Division, a statement to that effect.</p>	No.
<p>13. Mine subsidence</p> <p>Whether the land is proclaimed to be a mine subsidence district within the meaning of the <u>Coal Mine Subsidence Compensation Act 2017</u>.</p>	The land is not proclaimed to be a mine subsidence district within the meaning of the <u>Coal Mine Subsidence Compensation Act 2017</u> .
<p>14. Paper Subdivision Information</p> <p>(1) The name of any development plan adopted by a relevant authority that</p> <p>(a) applies to the land, or</p> <p>(b) that is proposed to be subject to a consent ballot.</p> <p>(2) The date of any subdivision order that applies to the land.</p> <p>(3) Words and expressions used in this section have the same meaning as they have in the Regulation, Part 10 and the Act, Schedule 7.</p>	Not Applicable
<p>15. Property vegetation plans</p> <p>If the land is land in which a property vegetation plan is approved and in force under the <u>Native Vegetation Act 2003</u>, Part 4, 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.</p>	No.
<p>16. Biodiversity stewardship sites</p> <p>If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the Biodiversity Conservation Act 2016, Part 5, a statement to that effect, but only if the council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.</p>	No.



<p>Note: Biodiversity stewardship agreements include biobanking agreements under the Threatened Species Conservation Act 1995, Part 7A, that are taken to be biodiversity stewardship agreements under the Biodiversity Conservation Act 2016, Part 5.</p>	
<p>17. Biodiversity certified land</p> <p>If the land is biodiversity certified land under the Biodiversity Conservation Act 2016, Part 8, a statement to that effect.</p> <p>Note: Biodiversity certified land includes land certified under the Threatened Species Conservation Act 1995, Part 7AA that is taken to be certified under the Biodiversity Conservation Act 2016, Part 8.</p>	<p>No.</p>
<p>18. Orders under Trees (Disputes Between Neighbours) Act 2006</p> <p>Whether an order has been made under the <i>Trees (Disputes Between Neighbours) Act 2006</i> to carry out work in relation to a tree on the land, but only if the council has been notified of the order.</p>	<p>No.</p>
<p>19. Annual charges under <u>Local Government Act 1993</u> for coastal protection services that relate to existing coastal protection works</p> <p>If the <i>Coastal Management Act 2016</i> applies to the council, whether the owner, or a previous owner, of the land given written consent to the land being subject to annual charges under the <i>Local Government Act 1993</i>, section 496B, for coastal protection services that relate to existing coastal protection works.</p> <p>Note. Existing coastal protection works" are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existed before 1 January 2011.</p>	<p>Not Applicable.</p>
<p>20. Western Sydney Aerotropolis</p> <p>Whether under <i>State Environmental Planning Policy (Precincts—Western Parkland City) 2021</i>, Chapter 4 the land is—</p> <ul style="list-style-type: none">(a) in an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, section 4.17, or(b) shown on the Lighting Intensity and Wind Shear Map, or(c) shown on the Obstacle Limitation Surface Map, or(d) in the "public safety area" on the Public Safety Area Map, or	<p>Not Applicable.</p>



(e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.	
21. Development consent conditions for seniors housing If <i>State Environmental Planning Policy (Housing) 2021</i> , Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).	No.
22. Site compatibility certificates and conditions for affordable rental housing (1) Whether there is a current site compatibility certificate under <i>State Environmental Planning Policy (Housing) 2021</i> , or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate: (a) the period for which the certificate is current, and (b) that a copy may be obtained from the head office of the Department. (2) If <i>State Environmental Planning Policy (Housing) 2021</i> , Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, section 21(1) or 40(1). (3) Any conditions of a development consent in relation the land that are of a kind referred to in <i>State Environmental Planning Policy (Affordable Rental Housing) 2009</i> , clause 17(1) or 38(1).	Council is not aware of any valid site compatibility certificate (affordable rental housing) in respect of the subject land.
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, (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, (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	Nil



<p>subject of such an approved proposal at the date when the certificate is issued,</p> <p>(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,</p> <p>(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.</p>	
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Disclaimer

This certificate contains information provided to Parkes Shire Council by other authorities and is as current as the latest information available to Council at the time of production of this document. The information is provided in good faith and the Council shall not incur any liability in respect of any such advice. It is strongly recommended that you contact the relevant authorities to confirm the accuracy of the information

A handwritten signature in black ink that reads "Grahame Fry".

Grahame Fry
SENIOR DEVELOPMENT PLANNER



SCHEDULE A

Zone R1 General Residential

1 Objectives of Zone

The objectives of this zone are:

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide attractive, affordable, well located and market-responsive residential land.
- To ensure that any non-residential land uses permitted within the zone are compatible with the amenity of the area.
- To ensure that housing densities are broadly concentrated in locations accessible to public transport, employment, services and facilities.

2 Permitted without consent

Environmental protection works; Home occupations.

3 Permitted with consent

Attached dwellings; Boarding houses; Child care centres; Community facilities; Dwelling houses; Food and drink premises; Group homes; Home industries; Hostels; Kiosks; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Any other development not specified in item 2 or 4.

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Car parks; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Electricity generating works; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recycling facilities; Water treatment facilities; Wholesale supplies.

PLANNING CERTIFICATE UNDER SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Information provided pursuant to Section 10.7(5) of the Act

Applicant Details:

Infotrack Pty Ltd
GPO Box 4029
SYDNEY NSW 2001

Your Reference:

BGZQQ-JP

Certificate No:

PC2023/0570

Date:

23 November 2023

Property Number:

119700

Subject Land:

Lot 438 DP 750179

Property Address:

49 Close Street, Parkes

Owners:

Department Of Housing

Location Map:

As shown on the map below and edged in red



Note This drawing is provided by Parkes Shire Council to its clients and correspondents for their information on an as is basis. It represents a depiction of the land details as currently held and should not be relied upon as a definitive or complete statement of the title details.



1. Development Consent Whether any development consent (including complying development certificate) with respect to the land has been granted within the previous two years.	No
2. Resolution to prepare Draft Local Environmental Plan Whether the land is affected by any resolution of the Council to seek amendment to any environmental planning instrument or draft environmental planning instrument applying to the land.	No
3. Tree Preservation Order Whether the land is affected by a Tree Preservation Order.	No
4. Residential District Proclamation Whether the land is affected by a Residential District Proclamation.	No
5. Contaminated Site Register Whether the land is listed in Council's Contaminated Sites Register.	No
6. Dwelling Potential on Land Zoned RU1 Primary Production Whether Development Consent can be granted for the erection of a dwelling on the land.	Not Applicable
7. Building Certificate A Building Information Certificate issued under Section 6.22-6.26 of the Environmental Planning and Assessment Act, 1979 is required should it be necessary to ascertain whether or not a development complies with Council's requirements. A separate application and fee is required.	
8. Other Certificates The following certificates are also available from Council: a) Section 603 – Local Government Act 1993 – “Rates Certificate” which details any monies payable to Council (eg. outstanding rates, charges for works undertaken by Council). A separate application and fee is required. b) Section 735A – Local Government Act 1993 – “Outstanding Notices Certificate (LGA)” which details any outstanding notices issued under the Local Government Act. A separate application and fee is required.	



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| <p>c) Clause 41 of Schedule 5 – Environmental Planning and Assessment Act, 1979 – “Outstanding Notices Certificate (EP&A Act 1979)” which details any outstanding notices of proposed orders or outstanding orders issued under the Environmental Planning and Assessment Act, 1979. A separate application and fee is required.</p> <p>d) Combined Section 735A and Clause 41 of Schedule 5 of EP&A Act 1979. A separate application and fee is required.</p> <p>e) Section 6.22-6.23 – Environmental Planning and Assessment Act, 1979 – “Building Information Certificate” which details whether a building complies with Council approvals and the Building Code of Australia. A separate application and fee is required.</p> | |
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Grahame Fry
SENIOR DEVELOPMENT PLANNER

PLANNING CERTIFICATE UNDER SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Information provided pursuant to Section 10.7(2) of the Act

Applicant Details:

Infotrack Pty Ltd
GPO Box 4029
SYDNEY NSW 2001

Your Reference:

100300

Certificate No:

PC2023/0569

Date:

23 November 2023

Property Number:

119600

Subject Land:

Lot 437 DP 750179

Property Address:

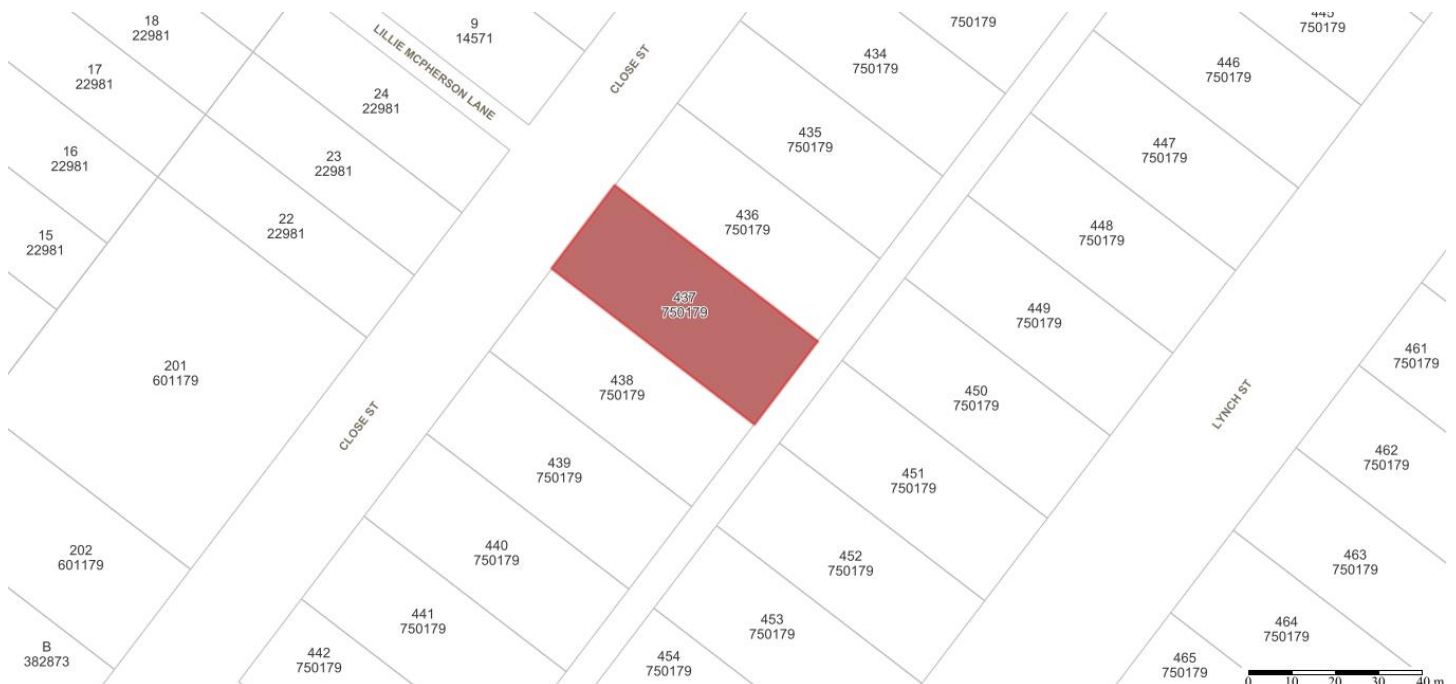
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Owners:

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Location Map:

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<p>(2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land.</p>	<p>Nil.</p>
<p>(3) Subsection (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if—</p> <p>(a) it has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or</p> <p>(b) for a proposed environmental planning instrument—the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.</p>	<p>Not Applicable.</p>
<p>2. Zoning and land use under relevant planning instruments</p> <p>For each environmental planning instrument or draft environmental planning instrument that includes the land in any zone, however described:</p>	<p>R1 General Residential</p>



(a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number, such as "Zone No 2(a)"	
(b) the purposes for which development in the zone (i) may be carried out without development consent, (ii) may not be carried out except with development consent, (iii) is prohibited,	Refer to Schedule A
(c) whether additional permitted uses apply to the land,	No.
(d) whether development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the fixed minimum land dimensions,	There are no development standards applying to the land fixing minimum land dimensions for the erection of a dwelling-house. However, the land is subject to the minimum lot size development standard under clause 4.1 of the Parkes Local Environmental Plan 2012 for the creation of allotments. The minimum lot size applying to the land is 600 square metres.
(e) whether the land is in an area outstanding biodiversity value under the <i>Biodiversity Conservation Act 2016</i> ,	Not to Council's knowledge, however, persons with an interest in the land may examine the 'Register of Critical Habitat' which is kept by the Director-General of National Parks and Wildlife Service.
(f) whether the land is in a conservation area, however described,	No.
(g) whether an item of environmental heritage, however described, is located on the land.	No.
3. Contributions Plans (1) The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans,	Parkes Shire Section 94 Contributions Plan 2016. Parkes Shire Section 94A Contributions Plan 2016.
(2) If the land is in a special contributions area under the Act, Division 7.1, the name of the area,	No.
4. Complying Development (1) If the land is land on which complying development may be carried out under each of the complying development codes under of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, because of that Policy, clause 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19.	Housing Code Complying Development under the Housing Code may be carried out on the land. Rural Housing Code Complying Development under the Rural Housing Code may not be carried out on the land. Low Rise Medium Density Housing Code Complying Development under the Low Rise Medium Density Housing Code may be carried out on the land. Greenfield Housing Code



<p>(2) If complying development may not be carried out on that land because of 1 of those clauses the reasons why it may not be carried out under the clause.</p> <p>(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</p> <p>(a) a restriction applies to the land, but it may not apply to all of the land, and</p> <p>(b) 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.</p> <p>(4) If the complying development codes are varied, under that Policy, clause 1.12 in relation to the land.</p>	<p>Complying Development under the Greenfield Housing Code may not be carried out on the land.</p> <p>Inland Code Complying Development under the Inland Code may be carried out on the land.</p> <p>Housing Alterations Code Complying Development under the Housing Alterations Code may be carried out on the land.</p> <p>General Development Code Complying Development under the General Development Code may be carried out on the land.</p> <p>Commercial and Industrial Alterations Code Complying Development under the Commercial and Industrial Alterations Code may be carried out on the land.</p> <p>Commercial and Industrial (New Buildings and Additions) Code Complying Development under the Commercial and Industrial Code (New Buildings and Additions) may not be carried out on the land.</p> <p>Container Recycling Facilities Code Complying Development under the Container Recycling Facilities Code may not be carried out on the land.</p> <p>Subdivisions Code Complying Development under the Subdivision Code may be carried out on the land.</p> <p>Demolition Code Complying Development under the Demolition Housing Code may be carried out on the land.</p> <p>Fire Safety Code Complying Development under the Fire Safety Code may be carried out on the land.</p>
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<p>7. Land reserved for acquisition</p> <p>Whether an environmental planning instrument or proposed environmental planning instrument, referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.</p>	No.
<p>8. Road widening and road realignment</p> <p>Whether or not the land is affected by any road widening or road realignment under:</p> <p>(a) The <u>Roads Act 1993</u>, Part 3, Division 2, or</p> <p>(b) an environmental planning instrument, or</p> <p>(c) a resolution of the council.</p>	No.
<p>9. Flood related development controls information</p> <p>(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.</p> <p>(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.</p>	No.
<p>10. Council and other public authority policies on hazard risk restrictions</p> <p>(1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.</p>	No.



<p>11. Bush fire prone land</p> <p>(1) If any of the land is bush fire prone land, designated by the commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.</p> <p>(2) If none of the land is bush fire prone land, a statement to that effect.</p>	No.
<p>12. Loose-fill asbestos insulation</p> <p>If the land includes residential premises, within the meaning of the <u>Home Building Act 1989</u>, Part 8, Division 1A, that are listed on the register kept under that Division, a statement to that effect.</p>	No.
<p>13. Mine subsidence</p> <p>Whether the land is proclaimed to be a mine subsidence district within the meaning of the <u>Coal Mine Subsidence Compensation Act 2017</u>.</p>	The land is not proclaimed to be a mine subsidence district within the meaning of the <u>Coal Mine Subsidence Compensation Act 2017</u> .
<p>14. Paper Subdivision Information</p> <p>(1) The name of any development plan adopted by a relevant authority that</p> <p>(a) applies to the land, or</p> <p>(b) that is proposed to be subject to a consent ballot.</p> <p>(2) The date of any subdivision order that applies to the land.</p> <p>(3) Words and expressions used in this section have the same meaning as they have in the Regulation, Part 10 and the Act, Schedule 7.</p>	Not Applicable
<p>15. Property vegetation plans</p> <p>If the land is land in which a property vegetation plan is approved and in force under the <u>Native Vegetation Act 2003</u>, Part 4, 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.</p>	No.
<p>16. Biodiversity stewardship sites</p> <p>If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the Biodiversity Conservation Act 2016, Part 5, a statement to that effect, but only if the council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.</p>	No.



<p>Note: Biodiversity stewardship agreements include biobanking agreements under the Threatened Species Conservation Act 1995, Part 7A, that are taken to be biodiversity stewardship agreements under the Biodiversity Conservation Act 2016, Part 5.</p>	
<p>17. Biodiversity certified land</p> <p>If the land is biodiversity certified land under the Biodiversity Conservation Act 2016, Part 8, a statement to that effect.</p> <p>Note: Biodiversity certified land includes land certified under the Threatened Species Conservation Act 1995, Part 7AA that is taken to be certified under the Biodiversity Conservation Act 2016, Part 8.</p>	No.
<p>18. Orders under Trees (Disputes Between Neighbours) Act 2006</p> <p>Whether an order has been made under the <i>Trees (Disputes Between Neighbours) Act 2006</i> to carry out work in relation to a tree on the land, but only if the council has been notified of the order.</p>	No.
<p>19. Annual charges under <u>Local Government Act 1993</u> for coastal protection services that relate to existing coastal protection works</p> <p>If the <i>Coastal Management Act 2016</i> applies to the council, whether the owner, or a previous owner, of the land given written consent to the land being subject to annual charges under the <i>Local Government Act 1993</i>, section 496B, for coastal protection services that relate to existing coastal protection works.</p> <p>Note. Existing coastal protection works" are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existed before 1 January 2011.</p>	Not Applicable.
<p>20. Western Sydney Aerotropolis</p> <p>Whether under <i>State Environmental Planning Policy (Precincts—Western Parkland City) 2021</i>, Chapter 4 the land is—</p> <ul style="list-style-type: none">(a) in an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, section 4.17, or(b) shown on the Lighting Intensity and Wind Shear Map, or(c) shown on the Obstacle Limitation Surface Map, or(d) in the "public safety area" on the Public Safety Area Map, or	Not Applicable.



<p>(e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.</p>	
<p>21. Development consent conditions for seniors housing</p> <p>If <i>State Environmental Planning Policy (Housing) 2021</i>, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).</p>	<p>No.</p>
<p>22. Site compatibility certificates and conditions for affordable rental housing</p> <p>(1) Whether there is a current site compatibility certificate under <i>State Environmental Planning Policy (Housing) 2021</i>, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate:</p> <p>(a) the period for which the certificate is current, and</p> <p>(b) that a copy may be obtained from the head office of the Department.</p> <p>(2) If <i>State Environmental Planning Policy (Housing) 2021</i>, Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, section 21(1) or 40(1).</p> <p>(3) Any conditions of a development consent in relation the land that are of a kind referred to in <i>State Environmental Planning Policy (Affordable Rental Housing) 2009</i>, clause 17(1) or 38(1).</p>	<p>Council is not aware of any valid site compatibility certificate (affordable rental housing) in respect of the subject land.</p>
<p>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:</p> <p>(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,</p> <p>(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,</p> <p>(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</p>	<p>Nil</p>



<p>subject of such an approved proposal at the date when the certificate is issued,</p> <p>(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,</p> <p>(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.</p>	
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Disclaimer

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A handwritten signature in black ink that reads "Grahame Fry".

Grahame Fry
SENIOR DEVELOPMENT PLANNER



SCHEDULE A

Zone R1 General Residential

1 Objectives of Zone

The objectives of this zone are:

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide attractive, affordable, well located and market-responsive residential land.
- To ensure that any non-residential land uses permitted within the zone are compatible with the amenity of the area.
- To ensure that housing densities are broadly concentrated in locations accessible to public transport, employment, services and facilities.

2 Permitted without consent

Environmental protection works; Home occupations.

3 Permitted with consent

Attached dwellings; Boarding houses; Child care centres; Community facilities; Dwelling houses; Food and drink premises; Group homes; Home industries; Hostels; Kiosks; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Any other development not specified in item 2 or 4.

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Car parks; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Electricity generating works; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recycling facilities; Water treatment facilities; Wholesale supplies.

PLANNING CERTIFICATE UNDER SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Information provided pursuant to Section 10.7(5) of the Act

Applicant Details:

Infotrack Pty Ltd
GPO Box 4029
SYDNEY NSW 2001

Your Reference:

119600

Certificate No:

PC2023/0569

Date:

23 November 2023

Property Number:

119600

Subject Land:

Lot 437 DP 750179

Property Address:

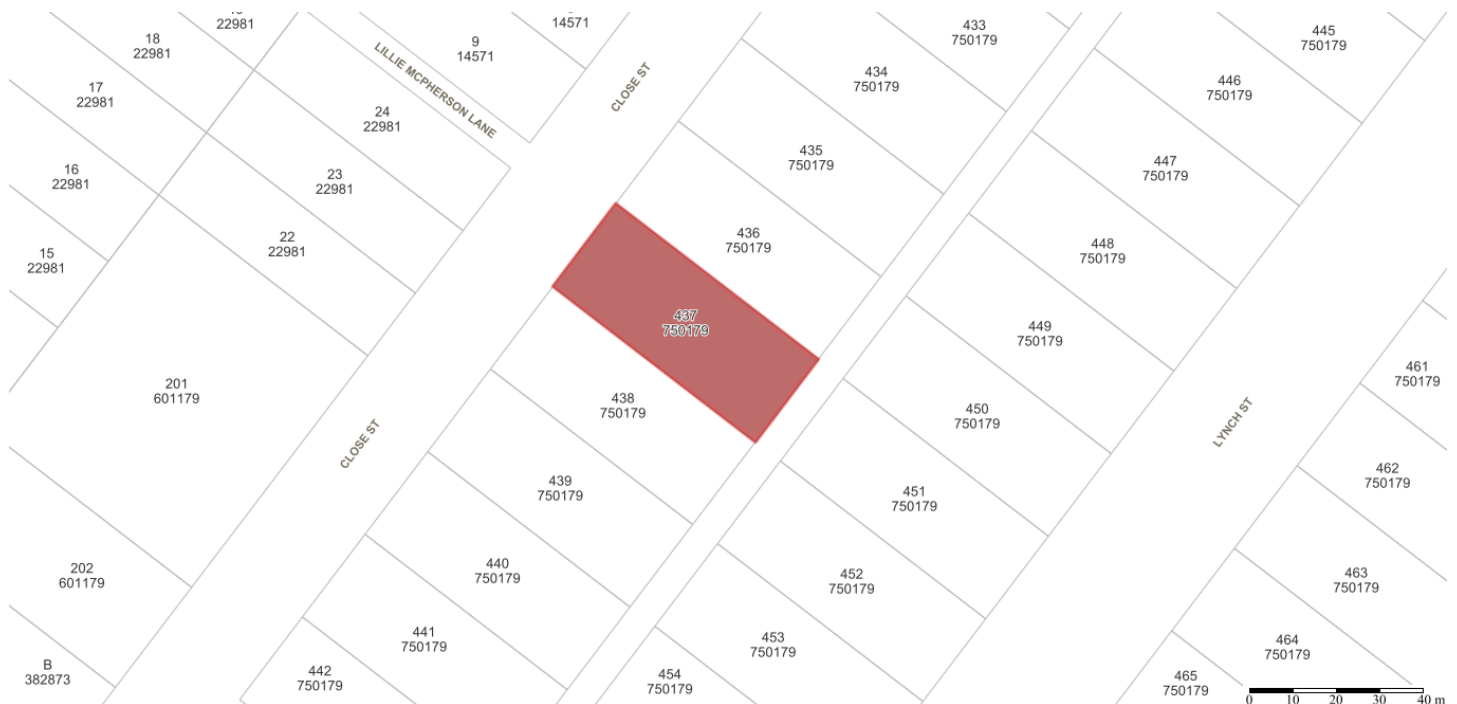
47 Close Street, Parkes

Owners:

Department Of Housing

Location Map:

As shown on the map below and edged in red



Note This drawing is provided by Parkes Shire Council to its clients and correspondents for their information on an as is basis. It represents a depiction of the land details as currently held and should not be relied upon as a definitive or complete statement of the title details.



1. Development Consent Whether any development consent (including complying development certificate) with respect to the land has been granted within the previous two years.	No
2. Resolution to prepare Draft Local Environmental Plan Whether the land is affected by any resolution of the Council to seek amendment to any environmental planning instrument or draft environmental planning instrument applying to the land.	No
3. Tree Preservation Order Whether the land is affected by a Tree Preservation Order.	No
4. Residential District Proclamation Whether the land is affected by a Residential District Proclamation.	No
5. Contaminated Site Register Whether the land is listed in Council's Contaminated Sites Register.	No
6. Dwelling Potential on Land Zoned RU1 Primary Production Whether Development Consent can be granted for the erection of a dwelling on the land.	Not Applicable
7. Building Certificate A Building Information Certificate issued under Section 6.22-6.26 of the Environmental Planning and Assessment Act, 1979 is required should it be necessary to ascertain whether or not a development complies with Council's requirements. A separate application and fee is required.	
8. Other Certificates The following certificates are also available from Council: a) Section 603 – Local Government Act 1993 – “Rates Certificate” which details any monies payable to Council (eg. outstanding rates, charges for works undertaken by Council). A separate application and fee is required. b) Section 735A – Local Government Act 1993 – “Outstanding Notices Certificate (LGA)” which details any outstanding notices issued under the Local Government Act. A separate application and fee is required.	



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| <p>c) Clause 41 of Schedule 5 – Environmental Planning and Assessment Act, 1979 – “Outstanding Notices Certificate (EP&A Act 1979)” which details any outstanding notices of proposed orders or outstanding orders issued under the Environmental Planning and Assessment Act, 1979. A separate application and fee is required.</p> <p>d) Combined Section 735A and Clause 41 of Schedule 5 of EP&A Act 1979. A separate application and fee is required.</p> <p>e) Section 6.22-6.23 – Environmental Planning and Assessment Act, 1979 – “Building Information Certificate” which details whether a building complies with Council approvals and the Building Code of Australia. A separate application and fee is required.</p> | |
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Grahame Fry
SENIOR DEVELOPMENT PLANNER