



TEMORA SHIRE COUNCIL

ALL COMMUNICATIONS TO:
THE GENERAL MANAGER
PO BOX 262
TEMORA NSW 2666

TEL: 02-6980 1100
FAX: 02-6980 1138
E: temshire@temora.nsw.gov.au

PLANNING CERTIFICATE S10.7 (2) Environmental Planning and Assessment Act 1979

Applicant: **Urbis**

Level 8, 123 Pitt Street
Sydney NSW 2000

Applicant Ref:

Certificate No: **201/2024**

Fees: **\$69.00**

Receipt No: **316128**

Description of Land

House No/Name: **169-189**

Locality: **Temora**

Lot No: **2**

Owner: **Health Administration Corporation**

Address: **C/- Murrumbidgee Local Health
District
Locked Bag 10
Wagga Wagga NSW 2650**

Street: **Loftus**

Council's Assessment **2387**

No:

Section:

DP: **572392**



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1. Names of relevant planning instruments and development control plans:

(a) Name of any Local Environmental Plan (LEP) that applies to the land and the date when that planning instrument took effect:

Temora Local Environmental Plan 2010 – 10th June, 2010
(As amended 9th March, 2022)

(b) Name of any DRAFT Local Environmental Plan (LEP) that applies to the land:

Nil

(c) Name of any Development Control Plan (DCP) that applies to the land:

Temora Shire Development Control Plan 2012

(d) Name of any Development Control Plan (DCP) prepared by the Director-General:

Nil

(e) Name of any State Environmental Planning Policy (SEPP) that applies to the land:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- 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 of Environmental Planning Policy (Planning Systems) 2021
- State of 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 (Transport and Infrastructure) 2021

2. Zoning and Land Use under relevant planning instruments:

(a) The land is within Zone:

Zone SP2 Infrastructure

(b) Objectives of this Zone:
<ul style="list-style-type: none"> To provide for infrastructure and related uses. To prevent development that is not compatible with or that may detract from the provision of infrastructure.
(c) The types of development that may be carried out in Zone SP2 Infrastructure without development consent:
Roads.
(d) The types of development that may not be carried out in Zone SP2 Infrastructure except with development consent:
The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.
(e) The types of development that are PROHIBITED in Zone SP2 Infrastructure:
Any developments not specified in item (c) & (d)
(f) Whether the lands' dimensions are such as to permit the erection of a dwelling-house on the land, and if so, the minimum land dimensions so fixed:
Not Permitted
(g) Whether the land includes or comprises critical habitat:
No
(h) Whether the land is in a conservation area:
No
(i) Whether an item of environmental heritage is situated on the land:
Yes – item number 108 (Temora LEP, 2010) Temora Hospital
3. Contribution Plans:
(a) The following contribution plans apply to the land:
Temora Shire Developer Contributions Plan 2020
4. Complying Development:
(a) Whether the land subject of this Certificate, is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clause 1.17A(1)(c)–(e), (2), (3) or (4), 1.18(1) (c3) or 1.19 of the State Environmental Planning Policy (Exempt and Complying Development Codes, 2008)
No – Complying development under the Housing Code, Rural Housing Code, General Development Code, Commercial and Industrial Alterations Code, Commercial and Industrial (New Buildings and Alterations) Code, Container Recycling Facilities Code, Subdivisions Code, Demolition Code and Fire Safety Code may not be carried out on this land. This land is excluded from the SEPP because it is land that is reserved for a public purpose in an environmental planning instrument and/or land that is bushfire prone and/or a flood control lot and/or is a site of historical significance.

5. Exempt Development:

(a) Whether the land subject of this Certificate, is land on which exempt development may be carried out under the codes for exempt development because of the provisions of clause 1.16(1) (b1)–(d) or 1.16A of the State Environmental Planning Policy (Exempt and Complying Development Codes, 2008)

Yes – Exempt development under the Exempt Development Codes may be carried out on this land.

6. Affected building notices and building product rectification orders:

(a) Whether there is any affected building notice of which the Council is aware in force in respect of the land

Temora Shire Council is not aware of any affected building notice that is in force in respect of the land.

(b) Whether there is any building product rectification order of which the Council is aware in force in respect of the land and has not been fully complied with

Temora Shire Council is not aware of any building rectification order that is in force in respect of the land that has not been fully complied with.

(c) Whether there is any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding

Temora Shire has not been advised of any intention to make a building product rectification order in respect of the land

7. Land Reserved for Acquisition:

(a) Whether the land is subject to acquisition by a public authority under any planning instrument or draft planning instrument:

The land is NOT affected by any environmental planning instrument or proposed environmental planning instrument referred to Clause 1 that makes provision in relation to the acquisition of the land by a public authority referred to in Section 3.15 of the Act.

8. Road Widening and Road Realignment:

(a) Whether the land is affected by any road widening and road realignment proposals under Division 2 of Part 3 of the Roads Act 1993, any Environmental Planning Instrument or any resolution of the Council:

(i) The land is NOT affected by any road widening or realignment under:

- Division 2 of Part 3 of the Roads Act, 1993
- Provisions of the Temora Local Environmental Plan, 2010
- Any resolution of Council.

9. Flood related development controls:

(a) Is the land or part of the land within the flood planning area and subject to flood related development controls:

No

(b) Is the land or part of the land is between the flood planning area and the probable maximum flood and subject to floor related development controls:

No

10. Council and other public authority policies on hazard risk restrictions:

(a) 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, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding:

No

11. Bushfire Prone Land:

(a) Is the land identified as Bushfire Prone Land:

The land is NOT bushfire prone land.

12. Loose fill asbestos insulation:

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

Temora Shire Council is not aware of any listing on the register of any residential premises on the land.

13. Mine Subsidence:

(a) Whether the land has been proclaimed to be within a mine subsidence district under Section 15 of the *Mine Subsidence Compensation Act*:

Unknown

14. Paper subdivision information:

(a) The name of any development plan adopted by the relevant authority that applies to the land:

There is no paper subdivision development plan adopted by the relevant authority that applies to the land.

15. Property Vegetation Plans

(a) Whether the land to which the certificate relates has a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003:

Temora Shire Council has not been advised by Local Land Services of the existence of a property vegetation plan relating to this land, by a person or body that approves plans under the Act.

16. Biodiversity Stewardship Sites:

(a) Whether the land to which the certificate relates has a Biodiversity Stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016:

Temora Shire Council has not been advised by the Chief Executive of the Office of Environment and Heritage of the existence of a Biodiversity Stewardship Agreement relating to this land.

17. Biodiversity Certified Land

(a) Whether the land is biodiversity certified under Part 8 of the Biodiversity Conservation Act 2016:

The land is NOT biodiversity certified.

18. Orders under Trees (Disputes Between Neighbours) Act, 2006:

(a) 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 to the extent Council has been notified of the order:

The land is NOT land to which an order under Trees (Disputes Between Neighbours) Act, 2006 applies.

19. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works:

(a) If the [Coastal Management Act 2016](#) applies to the council

Not applicable

20. State Environmental Planning Policy (Western Sydney Aerotropolis) 2020

(a) Whether under State Environmental Planning Policy (Precincts—Western Parkland City) 2021, applies to the council

Not applicable

21. Development consent conditions for seniors housing:

(a) If State Environmental Planning Policy (Housing) 2021, 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):

Not applicable

22. Site compatibility certificates and development consent conditions for Affordable Rental Housing:

(a) Whether there is a valid site compatibility certificate under State Environmental Planning Policy (Housing) 2021, of which Council is aware in relation to affordable housing in respect of proposed development on the land:

The land is NOT subject to a valid site compatibility certificate for affordable rental housing.

(b) Whether there are any conditions of a development consent in relation to section 21(1) or 40(1) in that Policy in respect to proposed development on the land:

Not applicable

23. Water or sewerage services:

(a) If water or sewerage services are, or are to be, provided under the Water Industry Competition Act 2006:

The land does NOT have water services provided by Goldenfields Water County Council.

This certificate provides prescribed and other relevant information affecting how land may be used including certain restrictions on its development. The Certificate contains information Council is aware of through its records and environmental plans, along with data supplied by the State Government. The information is provided in good faith subject to sections 145B and 149(6) of the Environmental Planning and Assessment Act 1979. The above information has been taken from the Council's records but Council cannot accept any responsibility for any omission or inaccuracy.

Date: 21-Nov-24

Shire of Temora

Director of Environmental Services:.....
For the General Manager



Any request for further information in connection with the above should be marked for attention of Mr KJ Dunstan, Telephone No: 02 6980 1100

GENERAL NOTE

The *Environmental Planning and Assessment Amendment Act 2018* commenced operation on 1st March, 2018. As a consequence of the Act the information contained in this certificate needs to be read in conjunction with the provisions of the *Environmental Planning and Assessment Regulation 2000*.

Our reference:

Assessment No: 2387

INFORMATION SUPPLIED PURSUANT TO SECTION 10.7(5) OF THE ACT

OWNER RECORDED BY COUNCIL: Health Administration Corporation

PROPERTY DESCRIPTION: 169 -189 Loftus Street, TEMORA NSW 2666
Lot 2; DP 572392

a.	Has any development consent with respect to the land been granted within the last two (2) years?	No
b.	What is the current approved use of the property?	SP2 – infrastructure
c.	Is the current use of the property in accordance with such approval?	Yes
d.	Is the land 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
e.	Is the land subject of this Certificate, land on which complying development can be carried out under the provisions of SEPP Exempt and complying Development Codes 2008?	No

- The above information has been taken from the Council's records but council cannot accept responsibility for any omission or inaccuracy.

\$105.00

19/11/2024

316128

Fees Paid

Date Paid

Receipt Number


KJ Dunstan
DIR. ENVIRONMENTAL SERVICES
For the **GENERAL MANAGER**