



**PLANNING CERTIFICATE UNDER SECTION 10.7
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979**
Supplied in accordance with Subsection 2

Applicant: InfoTrack
GPO Box 4029
SYDNEY NSW 2001

Your Reference: BH26H-JR

Certificate No: 11785 **Date:** 18 June 2025

Assessment Number: 2111205

Subject Land: Lot: 7317 DP: 1166614, Dawson Street FORBES

Owners: Peter Ross Bolam & The State of New South Wales

Location Map: As shown on the map below, with parcel/property edged in red



Note This drawing is provided by Forbes 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 that applies to the carrying out of development on the land.</p>	<p><u>State Environmental Planning Policies</u></p> <p><i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> <i>State Environmental Planning Policy (Housing) 2021</i> <i>State Environmental Planning Policy (Industry and Employment) 2021</i> <i>State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development</i> <i>State Environmental Planning Policy (Planning Systems) 2021</i> <i>State Environmental Planning Policy (Precincts – Regional) 2021</i> <i>State Environmental Planning Policy (Primary Production) 2021</i> <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> <i>State Environmental Planning Policy (Resources and Energy) 2021</i> <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i> <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i></p> <p><u>Local Environmental Plans</u></p> <p><i>The Forbes Local Environmental Plan 2013 (FLEP 2013) (as amended).</i></p> <p><u>Development Control Plans</u></p> <p>Forbes Development Control Plan 2013</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>Note: <i>proposed environmental planning instrument</i> means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.</p>	<p><u>Draft State Environmental Planning Policy</u></p> <p>Nil</p> <p><u>Draft Local Environmental Plan</u></p> <p>Nil</p> <p>Planning Proposal: River Road Planning Proposal: Reymond Street Planning Proposal: Forbes View Planning Proposal: Lachley Estate Planning Proposal: Bogan Gate Road Planning Proposal: Lower Bathurst Street</p> <p>For further information, please contact Council's Development and Planning Department.</p> <p><u>Draft Development Control Plan</u></p> <p>Nil</p>
<p>2 Zoning and land use under relevant LEPs</p>	

<p>The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described -</p> <p>(a) the identity of the zone</p>	<p>R1 – General Residential</p>
<p>(b) the purposes for which development in the zone:</p> <p>(i) may be carried out without development consent,</p>	<p>Home-based child care; Home occupations; Roads; Water reticulation systems.</p>
<p>(ii) may not be carried out except with development consent</p>	<p>Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Group homes; Home industries; Hostels; Kiosks; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Semi-detached dwellings; Seniors housing; Serviced apartments; Shop top housing; Take away food and drink premises; Tank-based aquaculture; Any other development not specified in response 2 (b) or (d).</p>
<p>(iii) is prohibited</p>	<p>Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Car parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Entertainment facilities; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Local distribution premises; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Public administration buildings; Recreation facilities (major); Registered clubs; Research stations; Resource recovery facilities; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water treatment facilities; Wharf or boating facilities; Wholesale supplies.</p>
<p>(c) Whether additional permitted uses apply to the land</p>	<p>There are no additional permitted uses that apply to the land.</p>

<p>(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</p>	<p>550 M sqr</p>
<p>(e) whether the land is in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016,</p>	<p>No, the land is not an area of outstanding biodiversity value under the <i>Biodiversity Conservation Act 2016</i>.</p>
<p>(f) whether the land is in a conservation area, however described</p>	<p>No, the land is not located within a Heritage Conservation Area</p>
<p>(g) whether an item of environmental heritage, however described, is situated on the land.</p>	<p>No, the land does not contain any item of environmental heritage</p>
<p>3 Contributions plans</p> <p>(1) The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.</p>	<p><u>Contributions Plan</u></p> <p>The Forbes Shire Council Section 7.12 Contribution Plan 2021 applies to the land.</p> <p><u>Draft Contributions Plan</u></p> <p>Nil</p>
<p>4 Complying development</p> <p>(1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p> <p>(2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.</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 a restriction applies to the land, but it may not</p>	<p>Development MAY be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</p>

<p>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.</p> <p>(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.</p>	
<p>5 Exempt Development</p> <p>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>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>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> <ul style="list-style-type: none"> ○ a restriction applies to the land, but it may not apply to all of the land, and ○ 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. ○ If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land. 	<p>Exempt Development may occur on the property in accordance with the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p> <p>Any person wishing to make use of this code should rely on their own investigations as to whether their proposal complies with the development standards of this code.</p>
<p>6 Affected building notices and building product rectification orders</p> <p>Whether the council is aware that—</p> <ul style="list-style-type: none"> ○ an affected building notice is in force in relation to the land, or ○ a building product rectification order is in force in relation to the land that has not been fully complied with, or ○ a notice of intention to make a building product rectification order given in relation to the land is outstanding. 	<p>Council is not aware of any affected building notices in force that applies to the land.</p> <p>Council is not aware of any building product rectification order in force that applies to the land.</p> <p>Council is not aware of any intention to make a product rectification order that applies to the land.</p>

<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>	<p>No the subject land is not land reserved for acquisition</p>
<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) Division 2 of Part 3 of the <i>Roads Act 1993</i>, or</p>	<p>No</p>
<p>(b) any environmental planning instrument, or</p>	<p>Council is not aware of any environmental planning instrument that may designate the subject site for future road widening or alignment</p>
<p>(c) any resolution of the council.</p>	<p>There are currently no resolutions of council designating the subject site for future road widening or alignment.</p>
<p>9 Flood related development controls information</p> <p>(1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.</p> <p>(2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.</p> <p>Note Words and expressions in this clause have the same meanings as in the Standard Instrument.</p>	<p>The subject property is not subject to flood related development controls as it is not flood liable.</p>
<p>10 Council and other public authority policies on hazard risk restrictions</p> <p>Whether any of the land is affected by an adopted policy that restricts the development of the land because of the</p>	<p>Salinity: Council is aware that some areas within the Shire are potentially liable to the impact of salinity. The applicant should make their own enquiries from the relevant authorities to establish if the property is suitable for the intended use.</p>

<p>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.</p>	<p>Contaminated Land: Council has a policy relating to Contaminated Lands, which also nominates relevant controls and a register of effected land. The applicant should rely on their own investigations against this policy.</p> <p>The land subject to this certificate is affected by a policy adopted by the Rural Fire Service known as the 'Forbes LGA – Bush Fire Prone Land Map' that identifies categories which may restrict development of the land because of the likelihood of bush fire.</p>
<p>11 Bush fire prone land</p> <p>If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.</p> <p>If none of the land is bush fire prone land, a statement to that effect.</p>	<p>No, the land is not bushfire prone</p>
<p>12 Loose-fill asbestos insulation</p> <p>If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the <i>Home Building Act 1989</i>) that are listed on the register that is required to be maintained under that Division, a statement to that effect.</p>	<p>No, council is not aware of any loose fill asbestos</p> <p>NOTE: Some buildings located in the Forbes Local Government Area have been identified as containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.</p> <p>You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the Council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants. Contact NSW Fair Trading for further information.</p> <p>Loose fill asbestos is easy to disturb and can become airborne and it is then easily inhaled. Inhaling asbestos fibres can result in serious illness including asbestosis, lung cancer and mesothelioma.</p>
<p>13 Mine subsidence</p> <p>Whether the land is declared to be a mine subsidence district, within the meaning of the <i>Coal Mine Subsidence Compensation Act 2017</i>.</p>	<p>The land is not proclaimed to be a mine subsidence district within the meaning of the <i>Coal Mine Subsidence Compensation Act 2017</i>.</p>
<p>14 Paper subdivision information</p>	

<p>(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.</p> <p>(2) The date of any subdivision order that applies to the land.</p> <p>Note Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.</p>	<p>Not applicable as the land is not part of a paper subdivision.</p>
<p>15 Property vegetation plans</p> <p>If the land is land to which a property vegetation plan approved under Part 4 of the <i>Native Vegetation Act 2003</i> (and that continues in force) 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).</p>	<p>No, Council is not aware of any property vegetation plans applicable to the subject land</p>
<p>16 Biodiversity stewardship sites</p> <p>If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the <i>Biodiversity Conservation Act 2016</i>, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).</p> <p>Note. Biodiversity stewardship agreements include biobanking agreements under Part 7A of the <i>Threatened Species Conservation Act 1995</i> that are taken to be biodiversity stewardship agreements under Part 5 of the <i>Biodiversity Conservation Act 2016</i>.</p>	<p>No, Council is not aware of any biobanking agreement applicable to the subject land</p>
<p>17 Biodiversity certified land</p> <p>If the land is biodiversity certified land under Part 8 of the <i>Biodiversity Conservation Act 2016</i>, a statement to that effect.</p> <p>Note. Biodiversity certified land includes land certified under Part 7AA of the <i>Threatened Species Conservation Act 1995</i> that is taken to be certified under Part 8 of the <i>Biodiversity Conservation Act 2016</i>.</p>	<p>No, Council has not been notified that the subject site contains land classified as biodiversity certified land under Part 8 of the Biodiversity Act 2016.</p>

18	<p>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, Council is not aware of any orders under the trees disputes between neighbours act which are applicable to the subject land</p>
19	<p>Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works</p>	<p>Not Applicable</p>
20	<p>Western Sydney Aerotropolis</p>	<p>Not applicable</p>
21	<p>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>Council is not aware of any valid Site Compatibility Certificate (Seniors Housing) issued in relation to the subject land</p> <p><i>State Environmental Planning Policy (Housing) 2021</i>, Chapter 3, Part 5 does not apply to the land.</p>
22	<p>Site compatibility certificates and conditions for affordable rental housing</p> <p>(1) Whether there is a current site compatibility certificate under State Environmental Planning Policy (Housing) 2021, 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 development consent in relation to land that are of a kind referred to in State Environmental Planning Policy</p>	<p>Council is not aware of a former site compatibility certificate for affordable rental housing that applies to the land.</p> <p><i>State Environmental Planning Policy (Housing) 2021</i>, Chapter 2, Part 2, Division 1 or 5 does not apply to the land.</p>

(Affordable Rental Housing) 2009,
Clause 17(1) or 38(1).

23 Water or sewerage services

If water or sewerage services are, or are to be, provided to the land under the *Water Industry Competition Act 2006*, a statement to that effect.

Note: A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

There are no water or sewer services provided to the land under the *Water Industry Competition Act 2006*.

DISCLAIMERS:

- 1.1 Other authorities may hold information in respect of the property not contained in the Council's records, and
- 1.2 The Council's records themselves may not be complete or accurate in respect of the property; and
- 1.3 The Council cannot and does not accept any liability in respect of any error, inaccuracy or omission in this certificate which relates to any information provided to the Council by another authority or by another person.
- 2 The instruments referred to in this certificate may contain other important information in respect of the property. In order to understand the effects of the instrument(s) on the property, the Council advises that the whole of each instrument should be read and considered. This certificate cannot be used as a substitute for reading the whole of the instrument(s) referred to in the certificate.
- 3 It may be appropriate or necessary to obtain legal or other expert advice in respect of the matters contained in the certificate or the instruments referred to in the certificate.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Mathew Teale', with a stylized flourish at the end.

Per

Mathew Teale
DIRECTOR
PLANNING & GROWTH

**PLANNING CERTIFICATE UNDER SECTION 10.7
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979**
Supplied in accordance with Subsection 5

Applicant: InfoTrack
GPO Box 4029
SYDNEY NSW 2001

Your Reference: BH26H-JR

Certificate No: 11786 **Date:** 17 June 2025

Assessment Number: 2111205

Subject Land: Lot: 7317 DP: 1166614, Dawson Street FORBES

Owners: Peter Ross Bolam & The State of New South Wales

Location Map: As shown on the map below, with parcel/property edged in red



3 Flood risk precinct:

Does Chapter 4 – Flooding and Flood Affected Land of Forbes Shire Councils Development Control Plan 2013 indicate that the land is flood prone, if so what is the flood risk precinct:

Not applicable, as the subject land is not identified as being flood prone

4 Building Certificate:

A Building Certificate issued under Section 10.7 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.

5 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.
- c) Section 121ZP – Environmental Planning and Assessment Act, 1979 – “Outstanding Notices Certificate (EPPA)” 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.
- d) Combined Section 735A and 121ZP. A separate application and fee is required.

DISCLAIMERS:

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- 1.2 The Council's records themselves may not be complete or accurate in respect of the property, and
- 1.3 The Council cannot and does not accept any liability in respect of any error, inaccuracy or omission in this certificate which relates to any information provided to the Council by another authority or by another person.
- 2 The instruments referred to in this certificate may contain other important information in respect of the property. In order to understand the effects of the instrument(s) on the property, the Council advises that the whole of each instrument should be read and considered. This certificate cannot be used as a substitute for reading the whole of the instrument(s) referred to in the certificate.
- 3 It may be appropriate or necessary to obtain legal or other expert advice in respect of the matters contained in the certificate or the instruments referred to in the certificate.

Yours faithfully



Mathew Teale
**DIRECTOR
PLANNING AND GROWTH**



**PLANNING CERTIFICATE UNDER SECTION 10.7
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979**
Supplied in accordance with Subsection 2

Applicant: InfoTrack
GPO Box 4029
SYDNEY NSW 2001

Your Reference: BH:26H-JR

Certificate No: 11707 **Date:** 28 May 2025

Assessment Number: 2111213

Subject Land: Lot: 7332 DP: 1166365, Farnell Street FORBES

Owners: Peter Ross Bolam & The State of New South Wales

Location Map: As shown on the map below, with parcel/property edged in red



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<p>1 Names of relevant planning instruments and DCPs</p> <p>(1) The name of each environmental planning instrument that applies to the carrying out of development on the land.</p>	<p><u>State Environmental Planning Policies</u></p> <p><i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> <i>State Environmental Planning Policy (Housing) 2021</i> <i>State Environmental Planning Policy (Industry and Employment) 2021</i> <i>State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development</i> <i>State Environmental Planning Policy (Planning Systems) 2021</i> <i>State Environmental Planning Policy (Precincts – Regional) 2021</i> <i>State Environmental Planning Policy (Primary Production) 2021</i> <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> <i>State Environmental Planning Policy (Resources and Energy) 2021</i> <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i> <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i></p> <p><u>Local Environmental Plans</u></p> <p><i>The Forbes Local Environmental Plan 2013 (FLEP 2013) (as amended).</i></p> <p><u>Development Control Plans</u></p> <p>Forbes Development Control Plan 2013</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>Note: <i>proposed environmental planning instrument</i> means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.</p>	<p><u>Draft State Environmental Planning Policy</u></p> <p>Nil</p> <p><u>Draft Local Environmental Plan</u></p> <p>Nil</p> <p>Planning Proposal: River Road Planning Proposal: Reymond Street Planning Proposal: Forbes View Planning Proposal: Lachley Estate Planning Proposal: Bogan Gate Road Planning Proposal: Lower Bathurst Street</p> <p>For further information, please contact Council's Development and Planning Department.</p> <p><u>Draft Development Control Plan</u></p> <p>Nil</p>
<p>2 Zoning and land use under relevant LEPs</p>	

<p>The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described -</p> <p>(a) the identity of the zone</p>	<p>R1 – General Residential</p>
<p>(b) the purposes for which development in the zone:</p> <p>(i) may be carried out without development consent,</p>	<p>Home-based child care; Home occupations; Roads; Water reticulation systems.</p>
<p>(ii) may not be carried out except with development consent</p>	<p>Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Group homes; Home industries; Hostels; Kiosks; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Semi-detached dwellings; Seniors housing; Serviced apartments; Shop top housing; Take away food and drink premises; Tank-based aquaculture; Any other development not specified in response 2 (b) or (d).</p>
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<p>(e) whether the land is in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016,</p>	<p>No, the land is not an area of outstanding biodiversity value under the <i>Biodiversity Conservation Act 2016</i>.</p>
<p>(f) whether the land is in a conservation area, however described</p>	<p>No, the land is not located within a Heritage Conservation Area</p>
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<p>3 Contributions plans</p> <p>(1) The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.</p>	<p><u>Contributions Plan</u></p> <p>The Forbes Shire Council Section 7.12 Contribution Plan 2021 applies to the land.</p> <p><u>Draft Contributions Plan</u></p> <p>Nil</p>
<p>4 Complying development</p> <p>(1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p> <p>(2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.</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 a restriction applies to the land, but it may not</p>	<p>Development MAY be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</p>

<p>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.</p> <p>(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.</p>	
<p>5 Exempt Development</p> <p>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>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>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> <ul style="list-style-type: none"> ○ a restriction applies to the land, but it may not apply to all of the land, and ○ 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. ○ If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land. 	<p>Exempt Development may occur on the property in accordance with the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p> <p>Any person wishing to make use of this code should rely on their own investigations as to whether their proposal complies with the development standards of this code.</p>
<p>6 Affected building notices and building product rectification orders</p> <p>Whether the council is aware that—</p> <ul style="list-style-type: none"> ○ an affected building notice is in force in relation to the land, or ○ a building product rectification order is in force in relation to the land that has not been fully complied with, or ○ a notice of intention to make a building product rectification order given in relation to the land is outstanding. 	<p>Council is not aware of any affected building notices in force that applies to the land.</p> <p>Council is not aware of any building product rectification order in force that applies to the land.</p> <p>Council is not aware of any intention to make a product rectification order that applies to the land.</p>

<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>	<p>No the subject land is not land reserved for acquisition</p>
<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) Division 2 of Part 3 of the <i>Roads Act 1993</i>, or</p>	<p>No</p>
<p>(b) any environmental planning instrument, or</p>	<p>Council is not aware of any environmental planning instrument that may designate the subject site for future road widening or alignment</p>
<p>(c) any resolution of the council.</p>	<p>There are currently no resolutions of council designating the subject site for future road widening or alignment.</p>
<p>9 Flood related development controls information</p> <p>(1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.</p> <p>(2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.</p> <p>Note Words and expressions in this clause have the same meanings as in the Standard Instrument.</p>	<p>The subject property is not subject to flood related development controls as it is not flood liable.</p>
<p>10 Council and other public authority policies on hazard risk restrictions</p> <p>Whether any of the land is affected by an adopted policy that restricts the development of the land because of the</p>	<p>Salinity: Council is aware that some areas within the Shire are potentially liable to the impact of salinity. The applicant should make their own enquiries from the relevant authorities to establish if the property is suitable for the intended use.</p>

<p>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.</p>	<p>Contaminated Land: Council has a policy relating to Contaminated Lands, which also nominates relevant controls and a register of effected land. The applicant should rely on their own investigations against this policy.</p> <p>The land subject to this certificate is affected by a policy adopted by the Rural Fire Service known as the 'Forbes LGA – Bush Fire Prone Land Map' that identifies categories which may restrict development of the land because of the likelihood of bush fire.</p>
<p>11 Bush fire prone land</p> <p>If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.</p> <p>If none of the land is bush fire prone land, a statement to that effect.</p>	<p>No, the land is not bushfire prone</p>
<p>12 Loose-fill asbestos insulation</p> <p>If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the <i>Home Building Act 1989</i>) that are listed on the register that is required to be maintained under that Division, a statement to that effect.</p>	<p>No, council is not aware of any loose fill asbestos</p> <p>NOTE: Some buildings located in the Forbes Local Government Area have been identified as containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.</p> <p>You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the Council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants. Contact NSW Fair Trading for further information.</p> <p>Loose fill asbestos is easy to disturb and can become airborne and it is then easily inhaled. Inhaling asbestos fibres can result in serious illness including asbestosis, lung cancer and mesothelioma.</p>
<p>13 Mine subsidence</p> <p>Whether the land is declared to be a mine subsidence district, within the meaning of the <i>Coal Mine Subsidence Compensation Act 2017</i>.</p>	<p>The land is not proclaimed to be a mine subsidence district within the meaning of the <i>Coal Mine Subsidence Compensation Act 2017</i>.</p>
<p>14 Paper subdivision information</p>	

<p>(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.</p> <p>(2) The date of any subdivision order that applies to the land.</p> <p>Note Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.</p>	<p>Not applicable as the land is not part of a paper subdivision.</p>
<p>15 Property vegetation plans</p> <p>If the land is land to which a property vegetation plan approved under Part 4 of the <i>Native Vegetation Act 2003</i> (and that continues in force) 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).</p>	<p>No, Council is not aware of any property vegetation plans applicable to the subject land</p>
<p>16 Biodiversity stewardship sites</p> <p>If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the <i>Biodiversity Conservation Act 2016</i>, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).</p> <p>Note. Biodiversity stewardship agreements include biobanking agreements under Part 7A of the <i>Threatened Species Conservation Act 1995</i> that are taken to be biodiversity stewardship agreements under Part 5 of the <i>Biodiversity Conservation Act 2016</i>.</p>	<p>No, Council is not aware of any biobanking agreement applicable to the subject land</p>
<p>17 Biodiversity certified land</p> <p>If the land is biodiversity certified land under Part 8 of the <i>Biodiversity Conservation Act 2016</i>, a statement to that effect.</p> <p>Note. Biodiversity certified land includes land certified under Part 7AA of the <i>Threatened Species Conservation Act 1995</i> that is taken to be certified under Part 8 of the <i>Biodiversity Conservation Act 2016</i>.</p>	<p>No, Council has not been notified that the subject site contains land classified as biodiversity certified land under Part 8 of the Biodiversity Act 2016.</p>

18	<p>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, Council is not aware of any orders under the trees disputes between neighbours act which are applicable to the subject land</p>
19	<p>Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works</p>	<p>Not Applicable</p>
20	<p>Western Sydney Aerotropolis</p>	<p>Not applicable</p>
21	<p>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>Council is not aware of any valid Site Compatibility Certificate (Seniors Housing) issued in relation to the subject land</p> <p><i>State Environmental Planning Policy (Housing) 2021</i>, Chapter 3, Part 5 does not apply to the land.</p>
22	<p>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 development consent in relation to land that are of a kind referred to in <i>State Environmental Planning Policy</i></p>	<p>Council is not aware of a former site compatibility certificate for affordable rental housing that applies to the land.</p> <p><i>State Environmental Planning Policy (Housing) 2021</i>, Chapter 2, Part 2, Division 1 or 5 does not apply to the land.</p>

(Affordable Rental Housing) 2009, Clause 17(1) or 38(1).	
<p>23 Water or sewerage services</p> <p>If water or sewerage services are, or are to be, provided to the land under the <i>Water Industry Competition Act 2006</i>, a statement to that effect.</p> <p>Note: A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the <i>Water Industry Competition Act 2006</i>, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the <i>Water Industry Competition Act 2006</i> is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the <i>Water Industry Competition Act 2006</i> become the responsibility of the purchaser.</p>	<p>There are no water or sewer services provided to the land under the <i>Water Industry Competition Act 2006</i>.</p>

DISCLAIMERS:

- 1.1 Other authorities may hold information in respect of the property not contained in the Council's records, and
- 1.2 The Council's records themselves may not be complete or accurate in respect of the property; and
- 1.3 The Council cannot and does not accept any liability in respect of any error, inaccuracy or omission in this certificate which relates to any information provided to the Council by another authority or by another person.
- 2 The instruments referred to in this certificate may contain other important information in respect of the property. In order to understand the effects of the instrument(s) on the property, the Council advises that the whole of each instrument should be read and considered. This certificate cannot be used as a substitute for reading the whole of the instrument(s) referred to in the certificate.
- 3 It may be appropriate or necessary to obtain legal or other expert advice in respect of the matters contained in the certificate or the instruments referred to in the certificate.

Yours faithfully,



Per

Mathew Teale
DIRECTOR
PLANNING & GROWTH

**PLANNING CERTIFICATE UNDER SECTION 10.7
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979**
Supplied in accordance with Subsection 5

Applicant: InfoTrack
GPO Box 4029
SYDNEY NSW 2001

Your Reference: BH26H-JR

Certificate No: 11708 **Date:** 27 May 2025

Assessment Number: 2111213

Subject Land: Lot: 7332 DP: 1166365, Farnell Street FORBES

Owners: Peter Ross Bolam & The State of New South Wales

Location Map: As shown on the map below, with parcel/property edged in red



1 Development consent:

Whether any development consent with respect to the land has been granted within the previous two years:

Development consent has not been granted on the subject land in the previous 2 years

2 Bushfire prone land category:

What is the category of the land as identified on the Forbes LGA – Bush Fire Prone Land Map as being bushfire prone:

Not applicable as the subject land is not identified as being bushfire prone

3 Flood risk precinct:

Does Chapter 4 – Flooding and Flood Affected Land of Forbes Shire Councils Development Control Plan 2013 indicate that the land is flood prone, if so what is the flood risk precinct:

Not applicable, as the subject land is not identified as being flood prone

4 Building Certificate:

A Building Certificate issued under Section 10.7 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.

5 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.
- c) Section 121ZP – Environmental Planning and Assessment Act, 1979 – “Outstanding Notices Certificate (EPPA)” 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.
- d) Combined Section 735A and 121ZP. A separate application and fee is required.

DISCLAIMERS:

- 1.1 Other authorities may hold information in respect of the property not contained in the Council's records, and
- 1.2 The Council's records themselves may not be complete or accurate in respect of the property, and
- 1.3 The Council cannot and does not accept any liability in respect of any error, inaccuracy or omission in this certificate which relates to any information provided to the Council by another authority or by another person.
- 2 The instruments referred to in this certificate may contain other important information in respect of the property. In order to understand the effects of the instrument(s) on the property, the Council advises that the whole of each instrument should be read and considered. This certificate cannot be used as a substitute for reading the whole of the instrument(s) referred to in the certificate.
- 3 It may be appropriate or necessary to obtain legal or other expert advice in respect of the matters contained in the certificate or the instruments referred to in the certificate.

Yours faithfully



Mathew Teale
DIRECTOR
PLANNING AND GROWTH



**PLANNING CERTIFICATE UNDER SECTION 10.7
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979**
Supplied in accordance with Subsection 2

Applicant: InfoTrack
GPO Box 4029
SYDNEY NSW 2001

Your Reference: BH26H-JR

Certificate No: 11715 **Date:** 29 May 2025

Assessment Number: 2104143

Subject Land: Lot: 7025 DP: 1020631, Dawson Street FORBES

Owners: Forbes Shire Council

Location Map: As shown on the map below, with parcel/property edged in red



Note This drawing is provided by Forbes 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 that applies to the carrying out of development on the land.</p>	<p><u>State Environmental Planning Policies</u></p> <p><i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> <i>State Environmental Planning Policy (Housing) 2021</i> <i>State Environmental Planning Policy (Industry and Employment) 2021</i> <i>State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development</i> <i>State Environmental Planning Policy (Planning Systems) 2021</i> <i>State Environmental Planning Policy (Precincts – Regional) 2021</i> <i>State Environmental Planning Policy (Primary Production) 2021</i> <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> <i>State Environmental Planning Policy (Resources and Energy) 2021</i> <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i> <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i></p> <p><u>Local Environmental Plans</u></p> <p><i>The Forbes Local Environmental Plan 2013 (FLEP 2013) (as amended).</i></p> <p><u>Development Control Plans</u></p> <p>Forbes Development Control Plan 2013</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>Note: <i>proposed environmental planning instrument</i> means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.</p>	<p><u>Draft State Environmental Planning Policy</u></p> <p>Nil</p> <p><u>Draft Local Environmental Plan</u></p> <p>Nil</p> <p>Planning Proposal: River Road Planning Proposal: Reymond Street Planning Proposal: Forbes View Planning Proposal: Lachley Estate Planning Proposal: Bogan Gate Road Planning Proposal: Lower Bathurst Street</p> <p>For further information, please contact Council's Development and Planning Department.</p> <p><u>Draft Development Control Plan</u></p> <p>Nil</p>
<p>2 Zoning and land use under relevant LEPs</p>	

<p>The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described -</p> <p>(a) the identity of the zone</p>	<p>R1 – General Residential</p>
<p>(b) the purposes for which development in the zone:</p> <p>(i) may be carried out without development consent,</p>	<p>Home-based child care; Home occupations; Roads; Water reticulation systems. Environmental protection works; Roads; Water reticulation systems.</p>
<p>(ii) may not be carried out except with development consent</p>	<p>Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Group homes; Home industries; Hostels; Kiosks; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Semi-detached dwellings; Seniors housing; Serviced apartments; Shop top housing; Take away food and drink premises; Tank-based aquaculture; Any other development not specified in response 2 (b) or (d). Aquaculture; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Car parks; Charter and tourism boating facilities; Centre-based child care facilities; Community facilities; Environmental facilities; Flood mitigation works; Heliports; Information and education facilities; Jetties; Kiosks; Mooring pens; Moorings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Water recreation structures.</p>
<p>(iii) is prohibited</p>	<p>Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Car parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Entertainment facilities; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Local distribution premises; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Public administration buildings; Recreation facilities (major); Registered clubs; Research stations;</p>

	Resource recovery facilities; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water treatment facilities; Wharf or boating facilities; Wholesale supplies. Any development not specified in responses 2 (b) or (c).
(c) Whether additional permitted uses apply to the land	There are no additional permitted uses that apply to the land.
(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	550 M sqm
(e) whether the land is in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016,	No, the land is not an area of outstanding biodiversity value under the <i>Biodiversity Conservation Act 2016</i> .
(f) whether the land is in a conservation area, however described	No, the land is not located within a Heritage Conservation Area
(g) whether an item of environmental heritage, however described, is situated on the land.	No, the land does not contain any item of environmental heritage
3 Contributions plans	<u>Contributions Plan</u>
(1) The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.	The Forbes Shire Council Section 7.12 Contribution Plan 2021 applies to the land. <u>Draft Contributions Plan</u> Nil
4 Complying development	
(1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.	Development MAY be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

<p>(2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.</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 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.</p> <p>(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.</p>	
<p>5 Exempt Development</p> <p>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>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>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> <ul style="list-style-type: none"> ○ a restriction applies to the land, but it may not apply to all of the land, and ○ 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. ○ If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land. 	<p>Exempt Development may occur on the property in accordance with the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p> <p>Any person wishing to make use of this code should rely on their own investigations as to whether their proposal complies with the development standards of this code.</p>
<p>6 Affected building notices and building product rectification orders</p>	<p>Council is not aware of any affected building notices in force that applies to the land.</p>

<p>Whether the council is aware that—</p> <ul style="list-style-type: none"> ○ an affected building notice is in force in relation to the land, or ○ a building product rectification order is in force in relation to the land that has not been fully complied with, or ○ a notice of intention to make a building product rectification order given in relation to the land is outstanding. 	<p>Council is not aware of any building product rectification order in force that applies to the land.</p> <p>Council is not aware of any intention to make a product rectification order that applies to the land.</p>
<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>	<p>No the subject land is not land reserved for acquisition</p>
<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) Division 2 of Part 3 of the <i>Roads Act 1993</i>, or</p>	<p>No</p>
<p>(b) any environmental planning instrument, or</p>	<p>Council is not aware of any environmental planning instrument that may designate the subject site for future road widening or alignment</p>
<p>(c) any resolution of the council.</p>	<p>There are currently no resolutions of council designating the subject site for future road widening or alignment.</p>
<p>9 Flood related development controls information</p> <p>(1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.</p> <p>(2) Whether or not development on that land or part of the land for any other</p>	<p>The subject property is not subject to flood related development controls as it is not flood liable.</p>

<p>purpose is subject to flood related development controls.</p> <p>Note Words and expressions in this clause have the same meanings as in the Standard Instrument.</p>	
<p>10 Council and other public authority policies on hazard risk restrictions</p> <p>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.</p>	<p>Salinity: Council is aware that some areas within the Shire are potentially liable to the impact of salinity. The applicant should make their own enquiries from the relevant authorities to establish if the property is suitable for the intended use.</p> <p>Contaminated Land: Council has a policy relating to Contaminated Lands, which also nominates relevant controls and a register of effected land. The applicant should rely on their own investigations against this policy.</p> <p>The land subject to this certificate is affected by a policy adopted by the Rural Fire Service known as the 'Forbes LGA – Bush Fire Prone Land Map' that identifies categories which may restrict development of the land because of the likelihood of bush fire.</p>
<p>11 Bush fire prone land</p> <p>If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.</p> <p>If none of the land is bush fire prone land, a statement to that effect.</p>	<p>No, the land is not bushfire prone</p>
<p>12 Loose-fill asbestos insulation</p> <p>If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the <i>Home Building Act 1989</i>) that are listed on the register that is required to be maintained under that Division, a statement to that effect.</p>	<p>No, council is not aware of any loose fill asbestos</p> <p>NOTE: Some buildings located in the Forbes Local Government Area have been identified as containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.</p> <p>You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the Council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants. Contact NSW Fair Trading for further information.</p>

	Loose fill asbestos is easy to disturb and can become airborne and it is then easily inhaled. Inhaling asbestos fibres can result in serious illness including asbestosis, lung cancer and mesothelioma.
<p>13 Mine subsidence</p> <p>Whether the land is declared to be a mine subsidence district, within the meaning of the <i>Coal Mine Subsidence Compensation Act 2017</i>.</p>	The land is not proclaimed to be a mine subsidence district within the meaning of the <i>Coal Mine Subsidence Compensation Act 2017</i> .
<p>14 Paper subdivision information</p> <p>(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.</p> <p>(2) The date of any subdivision order that applies to the land.</p> <p>Note Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.</p>	Not applicable as the land is not part of a paper subdivision.
<p>15 Property vegetation plans</p> <p>If the land is land to which a property vegetation plan approved under Part 4 of the <i>Native Vegetation Act 2003</i> (and that continues in force) 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).</p>	No, Council is not aware of any property vegetation plans applicable to the subject land
<p>16 Biodiversity stewardship sites</p> <p>If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the <i>Biodiversity Conservation Act 2016</i>, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).</p> <p>Note. Biodiversity stewardship agreements include biobanking agreements under Part 7A of the <i>Threatened Species Conservation Act 1995</i> that are taken to be biodiversity stewardship agreements under Part 5 of the <i>Biodiversity Conservation Act 2016</i>.</p>	No, Council is not aware of any biobanking agreement applicable to the subject land

<p>17 Biodiversity certified land</p> <p>If the land is biodiversity certified land under Part 8 of the <i>Biodiversity Conservation Act 2016</i>, a statement to that effect.</p> <p>Note. Biodiversity certified land includes land certified under Part 7AA of the <i>Threatened Species Conservation Act 1995</i> that is taken to be certified under Part 8 of the <i>Biodiversity Conservation Act 2016</i>.</p>	<p>No, Council has not been notified that the subject site contains land classified as biodiversity certified land under Part 8 of the Biodiversity Act 2016.</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, Council is not aware of any orders under the trees disputes between neighbours act which are applicable to the subject land</p>
<p>19 Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works</p>	<p>Not Applicable</p>
<p>20 Western Sydney Aerotropolis</p>	<p>Not applicable</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>Council is not aware of any valid Site Compatibility Certificate (Seniors Housing) issued in relation to the subject land</p> <p><i>State Environmental Planning Policy (Housing) 2021</i>, Chapter 3, Part 5 does not apply to the land.</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>Council is not aware of a former site compatibility certificate for affordable rental housing that applies to the land.</p> <p><i>State Environmental Planning Policy (Housing) 2021</i>, Chapter 2, Part 2, Division 1 or 5 does not apply to the land.</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 development consent in relation to 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>23 Water or sewerage services</p> <p>If water or sewerage services are, or are to be, provided to the land under the <i>Water Industry Competition Act 2006</i>, a statement to that effect.</p> <p>Note: A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the <i>Water Industry Competition Act 2006</i>, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the <i>Water Industry Competition Act 2006</i> is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the <i>Water Industry Competition Act 2006</i> become the responsibility of the purchaser.</p>	<p>There are no water or sewer services provided to the land under the <i>Water Industry Competition Act 2006</i>.</p>

DISCLAIMERS:

- 1.1 Other authorities may hold information in respect of the property not contained in the Council's records, and
- 1.2 The Council's records themselves may not be complete or accurate in respect of the property; and
- 1.3 The Council cannot and does not accept any liability in respect of any error, inaccuracy or omission in this certificate which relates to any information provided to the Council by another authority or by another person.
- 2 The instruments referred to in this certificate may contain other important information in respect of the property. In order to understand the effects of the instrument(s) on the property, the Council advises that the whole of each instrument should be read and considered. This certificate cannot be used as a substitute for reading the whole of the instrument(s) referred to in the certificate.
- 3 It may be appropriate or necessary to obtain legal or other expert advice in respect of the matters contained in the certificate or the instruments referred to in the certificate.

Yours faithfully,



Per

Mathew Teale
DIRECTOR
PLANNING & GROWTH



Your Reference: BH26H-JR

Date: 28 May 2025

Location Map: As shown on the map below, with parcel/property edged in red

Note *This drawing is provided by Forbes 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 that applies to the carrying out of development on the land.</p>	<p><u>State Environmental Planning Policies</u></p> <p><i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> <i>State Environmental Planning Policy (Housing) 2021</i> <i>State Environmental Planning Policy (Industry and Employment) 2021</i> <i>State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development</i> <i>State Environmental Planning Policy (Planning Systems) 2021</i> <i>State Environmental Planning Policy (Precincts – Regional) 2021</i> <i>State Environmental Planning Policy (Primary Production) 2021</i> <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> <i>State Environmental Planning Policy (Resources and Energy) 2021</i> <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i> <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i></p> <p><u>Local Environmental Plans</u></p> <p><i>The Forbes Local Environmental Plan 2013 (FLEP 2013) (as amended).</i></p> <p><u>Development Control Plans</u></p> <p>Forbes Development Control Plan 2013</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>Note: proposed environmental planning instrument means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.</p>	<p><u>Draft State Environmental Planning Policy</u></p> <p>Nil</p> <p><u>Draft Local Environmental Plan</u></p> <p>Nil</p> <p>Planning Proposal: River Road Planning Proposal: Reymond Street Planning Proposal: Forbes View Planning Proposal: Lachley Estate Planning Proposal: Bogan Gate Road Planning Proposal: Lower Bathurst Street</p> <p>For further information, please contact Council's Development and Planning Department.</p> <p><u>Draft Development Control Plan</u></p> <p>Nil</p>
<p>2 Zoning and land use under relevant LEPs</p>	

<p>The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described -</p> <p>(a) the identity of the zone</p>	<p>R1 – General Residential <i>RE1 – Public Recreation</i></p>
<p>(b) the purposes for which development in the zone:</p> <p>(i) may be carried out without development consent,</p>	<p>Home-based child care; Home occupations; Roads; Water reticulation systems. Environmental protection works; Roads; Water reticulation systems.</p>
<p>(ii) may not be carried out except with development consent</p>	<p>Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Group homes; Home industries; Hostels; Kiosks; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Semi-detached dwellings; Seniors housing; Serviced apartments; Shop top housing; Take away food and drink premises; Tank-based aquaculture; Any other development not specified in response 2 (b) or (d). Aquaculture; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Car parks; Charter and tourism boating facilities; Centre-based child care facilities; Community facilities; Environmental facilities; Flood mitigation works; Heliports; Information and education facilities; Jetties; Kiosks; Mooring pens; Moorings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Water recreation structures.</p>
<p>(iii) is prohibited</p>	<p>Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Car parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Entertainment facilities; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Local distribution premises; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Public administration buildings; Recreation facilities (major); Registered clubs; Research stations;</p>

	Resource recovery facilities; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water treatment facilities; Wharf or boating facilities; Wholesale supplies. Any development not specified in responses 2 (b) or (c).
(c) Whether additional permitted uses apply to the land	There are no additional permitted uses that apply to the land.
(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	550m2
(e) whether the land is in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016,	No, the land is not an area of outstanding biodiversity value under the <i>Biodiversity Conservation Act 2016</i> .
(f) whether the land is in a conservation area, however described	No, the land is not located within a Heritage Conservation Area
(g) whether an item of environmental heritage, however described, is situated on the land.	No, the land does not contain any item of environmental heritage
3 Contributions plans	<u>Contributions Plan</u>
(1) The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.	The Forbes Shire Council Section 7.12 Contribution Plan 2021 applies to the land. <u>Draft Contributions Plan</u> Nil
4 Complying development	
(1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.	<i>Complying Development MAY NOT be carried out on the land as the area is reserved for public purpose in accordance with Forbes Local Environmental Plan 2013.</i>

<p>(2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.</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 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.</p> <p>(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.</p>	
<p>5 Exempt Development</p> <p>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>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>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> <ul style="list-style-type: none"> ○ a restriction applies to the land, but it may not apply to all of the land, and ○ 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. ○ If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land. 	<p>Exempt Development may occur on the property in accordance with the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p> <p>Any person wishing to make use of this code should rely on their own investigations as to whether their proposal complies with the development standards of this code.</p>
<p>6 Affected building notices and building product rectification orders</p>	<p>Council is not aware of any affected building notices in force that applies to the land.</p>

<p>Whether the council is aware that—</p> <ul style="list-style-type: none"> ○ an affected building notice is in force in relation to the land, or ○ a building product rectification order is in force in relation to the land that has not been fully complied with, or ○ a notice of intention to make a building product rectification order given in relation to the land is outstanding. 	<p>Council is not aware of any building product rectification order in force that applies to the land.</p> <p>Council is not aware of any intention to make a product rectification order that applies to the land.</p>
<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>	<p><i>Yes, the subject land has been listed in the Forbes Local Environmental Plan, 2013 as being land for acquisition by a public authority</i></p>
<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) Division 2 of Part 3 of the <i>Roads Act 1993</i>, or</p>	<p>No</p>
<p>(b) any environmental planning instrument, or</p>	<p>Council is not aware of any environmental planning instrument that may designate the subject site for future road widening or alignment</p>
<p>(c) any resolution of the council.</p>	<p>There are currently no resolutions of council designating the subject site for future road widening or alignment.</p>
<p>9 Flood related development controls information</p> <p>(1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.</p> <p>(2) Whether or not development on that land or part of the land for any other</p>	<p>Flooding development controls apply for all development on the subject site as it is designated as flood prone in accordance with Forbes Development Control Plan 2013.</p>

<p>purpose is subject to flood related development controls.</p> <p>Note Words and expressions in this clause have the same meanings as in the Standard Instrument.</p>	
<p>10 Council and other public authority policies on hazard risk restrictions</p> <p>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.</p>	<p>Salinity: Council is aware that some areas within the Shire are potentially liable to the impact of salinity. The applicant should make their own enquiries from the relevant authorities to establish if the property is suitable for the intended use.</p> <p>Contaminated Land: Council has a policy relating to Contaminated Lands, which also nominates relevant controls and a register of effected land. The applicant should rely on their own investigations against this policy.</p> <p>The land subject to this certificate is affected by a policy adopted by the Rural Fire Service known as the 'Forbes LGA – Bush Fire Prone Land Map' that identifies categories which may restrict development of the land because of the likelihood of bush fire.</p>
<p>11 Bush fire prone land</p> <p>If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.</p> <p>If none of the land is bush fire prone land, a statement to that effect.</p>	<p>No, the land is not bushfire prone</p>
<p>12 Loose-fill asbestos insulation</p> <p>If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the <i>Home Building Act 1989</i>) that are listed on the register that is required to be maintained under that Division, a statement to that effect.</p>	<p>No, council is not aware of any loose fill asbestos</p> <p>NOTE: Some buildings located in the Forbes Local Government Area have been identified as containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.</p> <p>You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the Council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants. Contact NSW Fair Trading for further information.</p>

	Loose fill asbestos is easy to disturb and can become airborne and it is then easily inhaled. Inhaling asbestos fibres can result in serious illness including asbestosis, lung cancer and mesothelioma.
<p>13 Mine subsidence</p> <p>Whether the land is declared to be a mine subsidence district, within the meaning of the <i>Coal Mine Subsidence Compensation Act 2017</i>.</p>	The land is not proclaimed to be a mine subsidence district within the meaning of the <i>Coal Mine Subsidence Compensation Act 2017</i> .
<p>14 Paper subdivision information</p> <p>(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.</p> <p>(2) The date of any subdivision order that applies to the land.</p> <p>Note Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.</p>	Not applicable as the land is not part of a paper subdivision.
<p>15 Property vegetation plans</p> <p>If the land is land to which a property vegetation plan approved under Part 4 of the <i>Native Vegetation Act 2003</i> (and that continues in force) 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).</p>	No, Council is not aware of any property vegetation plans applicable to the subject land
<p>16 Biodiversity stewardship sites</p> <p>If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the <i>Biodiversity Conservation Act 2016</i>, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).</p> <p>Note. Biodiversity stewardship agreements include biobanking agreements under Part 7A of the <i>Threatened Species Conservation Act 1995</i> that are taken to be biodiversity stewardship agreements under Part 5 of the <i>Biodiversity Conservation Act 2016</i>.</p>	No, Council is not aware of any biobanking agreement applicable to the subject land

<p>17 Biodiversity certified land</p> <p>If the land is biodiversity certified land under Part 8 of the <i>Biodiversity Conservation Act 2016</i>, a statement to that effect.</p> <p>Note. Biodiversity certified land includes land certified under Part 7AA of the <i>Threatened Species Conservation Act 1995</i> that is taken to be certified under Part 8 of the <i>Biodiversity Conservation Act 2016</i>.</p>	<p>No, Council has not been notified that the subject site contains land classified as biodiversity certified land under Part 8 of the Biodiversity Act 2016.</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, Council is not aware of any orders under the trees disputes between neighbours act which are applicable to the subject land</p>
<p>19 Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works</p>	<p>Not Applicable</p>
<p>20 Western Sydney Aerotropolis</p>	<p>Not applicable</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>Council is not aware of any valid Site Compatibility Certificate (Seniors Housing) issued in relation to the subject land</p> <p><i>State Environmental Planning Policy (Housing) 2021</i>, Chapter 3, Part 5 does not apply to the land.</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>Council is not aware of a former site compatibility certificate for affordable rental housing that applies to the land.</p> <p><i>State Environmental Planning Policy (Housing) 2021</i>, Chapter 2, Part 2, Division 1 or 5 does not apply to the land.</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 development consent in relation to 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>23 Water or sewerage services</p> <p>If water or sewerage services are, or are to be, provided to the land under the <i>Water Industry Competition Act 2006</i>, a statement to that effect.</p> <p>Note: A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the <i>Water Industry Competition Act 2006</i>, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the <i>Water Industry Competition Act 2006</i> is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the <i>Water Industry Competition Act 2006</i> become the responsibility of the purchaser.</p>	<p>There are no water or sewer services provided to the land under the <i>Water Industry Competition Act 2006</i>.</p>

DISCLAIMERS:

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- 1.2 The Council's records themselves may not be complete or accurate in respect of the property; and
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- 3 It may be appropriate or necessary to obtain legal or other expert advice in respect of the matters contained in the certificate or the instruments referred to in the certificate.

Yours faithfully,



Per

Mathew Teale
DIRECTOR
PLANNING & GROWTH



**PLANNING CERTIFICATE UNDER SECTION 10.7
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979**
Supplied in accordance with Subsection 5

Applicant: InfoTrack
GPO Box 4029
SYDNEY NSW 2001

Your Reference: BH26H-JR

Certificate No: 11712 **Date:** 27 May 2025

Assessment Number: 2053663

Subject Land: Lot: 1 DP: 1077961, Morton Street FORBES

Owners: Forbes Shire Council

Location Map: As shown on the map below, with parcel/property edged in red



1 Development consent:

Whether any development consent with respect to the land has been granted within the previous two years:

Development consent has not been granted on the subject land in the previous 2 years

2 Bushfire prone land category:

What is the category of the land as identified on the Forbes LGA – Bush Fire Prone Land Map as being bushfire prone:

Not applicable as the subject land is not identified as being bushfire prone

3 Flood risk precinct:

Does Chapter 4 – Flooding and Flood Affected Land of Forbes Shire Councils Development Control Plan 2013 indicate that the land is flood prone, if so what is the flood risk precinct:

Not applicable, as the subject land is not identified as being flood prone

4 Building Certificate:

A Building Certificate issued under Section 10.7 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.

5 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.
- c) Section 121ZP – Environmental Planning and Assessment Act, 1979 – “Outstanding Notices Certificate (EPPA)” 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.
- d) Combined Section 735A and 121ZP. A separate application and fee is required.

DISCLAIMERS:

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- 1.2 The Council's records themselves may not be complete or accurate in respect of the property, and
- 1.3 The Council cannot and does not accept any liability in respect of any error, inaccuracy or omission in this certificate which relates to any information provided to the Council by another authority or by another person.
- 2 The instruments referred to in this certificate may contain other important information in respect of the property. In order to understand the effects of the instrument(s) on the property, the Council advises that the whole of each instrument should be read and considered. This certificate cannot be used as a substitute for reading the whole of the instrument(s) referred to in the certificate.
- 3 It may be appropriate or necessary to obtain legal or other expert advice in respect of the matters contained in the certificate or the instruments referred to in the certificate.

Yours faithfully



Mathew Teale
**DIRECTOR
PLANNING AND GROWTH**