

48 CORNELIA:88304

Bassam Adasi  
64 Pandora Street  
GREENACRE NSW 2190

## PLANNING CERTIFICATE

**Section 10.7 of the Environmental Planning and Assessment Act, 1979.**

**Certificate No:** 20222367  
15 March 2022

**Land which Certificate is issued for:**

**Strata Plan 20535**

**48 Cornelia Street, WILEY PARK NSW 2195**

**INFORMATION PROVIDED UNDER SECTION 10.7 (2)  
OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.**

Land which Certificate is issued for:

**Strata Plan 20535**

**48 Cornelia Street, WILEY PARK NSW 2195**

**PART 1:  
ENVIRONMENTAL PLANNING INSTRUMENTS**

**1.1 Principal Environmental Planning Instrument**

**Canterbury Local Environmental Plan 2012**

Date effective from

**1 January 2013**

Land Use Zone

**ZONE R3 MEDIUM DENSITY RESIDENTIAL**

**1. Permitted without consent**

Home occupations

**2. Permitted with consent**

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Home businesses; Home industries; Multi dwelling housing; Neighbourhood shops; Office premises; Oyster aquaculture; Places of public worship; Recreation areas; Respite day care centres; Restaurants or cafes; Roads; Semi-detached dwellings; Seniors housing; Shops; Tank based aquaculture

**3. Prohibited**

Pond based aquaculture; Any development not specified in item 1 or 2

*The above information will assist in determining how the subject land may be developed. It is recommended that you read this section in conjunction with a full copy of any relevant environmental planning instrument as there may be additional provisions that affect how the land may be developed.*

**1.2 State Environmental Planning Policies**

**Note:** The following information indicates those State Environmental Planning Policies (SEPP) which may apply to the subject land. A summary explanation of each SEPP can be sourced from the Department of Planning, Industry and Environment (DPIE) website at [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au). The full wording of each SEPP can also be accessed via the DPIE website.

**State Environmental Planning Policies:**

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

State Environmental Planning Policy (Housing) 2021

State Environmental Planning Policy (Industry and Employment) 2021

State Environmental Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Precincts - Central River City) 2021

State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021

State Environmental Planning Policy (Precincts - Regional) 2021

State Environmental Planning Policy (Precincts - Western Parkland City) 2021

State Environmental Planning Policy (Primary Production) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Resources and Energy) 2021

State Environmental Planning Policy (Transport and Infrastructure) 2021

State Environmental Planning Policy (Biodiversity and Conservation) 2021

**Proposed State Environmental Planning Policies:**

Not applicable

**1.3 Proposed Environmental Planning Instruments (including any Planning Proposals) that are or have been the subject of community consultation or on public exhibition under the Act**

The land is affected by Planning Proposal (PP\_2019\_CBANK\_005) which has been placed on public exhibition. The Planning Proposal seeks to produce a single set of planning rules for the Canterbury Bankstown Local Government Area and to implement key actions of current land use strategies.

**1.4 Development Control Plans****CANTERBURY DEVELOPMENT CONTROL PLAN 2012**

Contains detailed design guidelines and development standards for development in the former Canterbury City.

**1.5 Contribution Plans****CANTERBURY DEVELOPMENT CONTRIBUTIONS PLAN 2013**

Development Contributions Plan prepared and adopted under the Environmental Planning and Assessment Act, 1979 and Environmental Planning and Assessment Regulation 2000.

**PART 2:  
RESTRICTIONS ON DEVELOPMENT****2.1 Heritage**

The land is not affected by a heritage item or within a heritage conservation area under the relevant Principal Environmental Planning Instrument.

**2.2 Mine Subsidence**

The subject land is not within a mine subsidence district within the meaning of Section 20 of the *Coal Mine Subsidence Compensation Act 2017*.

**2.3 Road Widening and Road Realignment**

*Whether or not the land is affected by a road widening or road realignment proposal under Division 2 or Part 3 of the Roads Act 1993 or an environmental planning instrument;*

The land is not affected by a road widening or road realignment proposal under Division 2 or Part 3 of the Roads Act 1993, or an environmental planning instrument.

*Whether or not the land is affected by a road widening or road realignment proposal under any resolution of Council.*

The land is not affected by a road widening or road realignment proposal under any resolution of Council.

**2.4 Council and Other Public Authority Policies on Hazard Risk Restrictions**

*Whether or not the land is affected by a policy adopted by Council or adopted by any other public authority (and notified to the Council for the express purpose of its adoption by that authority being referred to) that restricts the development of the land because of the likelihood of:*

- **Land Slip**

The land is not affected by a policy restriction relating to landslip

- **Bushfire**

Not applicable

- **Tidal Inundation**

The land is not affected by a policy restriction relating to tidal inundation

- **Subsidence**

The land is not affected by a policy restriction relating to subsidence

- **Acid Sulfate Soils**

The land is not affected by a policy restriction relating to acid sulfate soils.

- **Unhealthy Building Land**

The land is not affected by a policy restriction relating to Unhealthy Building Land.

- **Any Other Risk**

Not applicable

**2.5 Flooding**

The land, or part of the land, **is within** the flood planning area (FPA) and consequently the probable maximum flood (PMF).

The land, or part of the land, **is subject to** flood related development controls.

Please note that a Stormwater Systems Report (SSR) will be required from Council (cost applies) to further understand constraints that may relate to development of the property. An SSR can be ordered online from Council's website.

You are advised to refer to the following:

- The relevant Development Control Plan (noted in Section 1.4 of this certificate) for further information on Council's approach to Flood Risk Management, and
- Frequently Asked Questions and details on the study relevant to your catchment area are available at Council's Floodplain Management webpage (<https://cb.city/flooding>).

**NB:** The FPA is the 1% Annual Exceedance Probability (AEP) plus generally a 0.5m freeboard or as outlined in relevant Development Control Plan.

**2.6 Matters arising under the Contaminated Land Management Act, 1997.**

Council is not aware of the land being affected by any matters as prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

Please refer to the *NSW Environmental Protection Agency (EPA)* for more information.

**2.7 Land Reserved For Acquisition**

There is no environmental planning instrument, or proposed environmental planning instrument, applying to the land that makes provision for the acquisition of the land (or any part thereof) by a public authority, as referred to in Section 3.15 of the Environmental Planning and Assessment Act 1979.

**2.8 Property Vegetation Plans and Native vegetation clearing set asides**

Not applicable

**2.9 Orders under Trees (Disputes Between Neighbours) Act 2006**

Not applicable

**2.10 Directions under Part 3A**

Not applicable

**2.11 Conditions for Seniors Housing**

Not applicable

**2.12 Site Compatibility Certificates for Infrastructure, Schools or TAFE Establishments**

Not applicable

**2.13 Site Compatibility Certificates and Conditions for Affordable Rental Housing**

Not applicable

**2.14 Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works**

Not applicable

**2.15 Biodiversity Certified Land, Biodiversity Stewardship Sites**

Not applicable

**2.16 Paper Subdivision Information**

Not applicable

**2.17 Site Verification Certificates**

Not applicable

**2.18 Loose-Fill Asbestos Ceiling Insulation**

Not applicable

**2.19 Affected Building Notices and Building Product Rectification Orders**

Not applicable

**2.20 State Environmental Planning Policy (Western Sydney Aerotropolis) 2020**

Not applicable

**2.21 Complying Development**

*Whether or not 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 and, if no complying development may be carried out on that land under that Policy, the reasons why complying development may not be carried out on that land. **Note that in order for complying development to be able to be carried out, it must be permissible in the relevant zone in the first place.***

Housing Code (if in a residential zone)	Yes
Rural Housing Code (if in a rural residential zone)	Not applicable
Low Rise Housing Diversity Code	Yes
Housing Alterations Code	Yes
General Development Code	Yes
Greenfield Housing Code	Not applicable
Inland Code	Not applicable
Commercial and Industrial (New Buildings and Additions) Code	Yes
Commercial and Industrial Alterations Code	Yes
Container Recycling Facilities Code	Yes
Demolition Code	Yes
Subdivision Code	Yes
Fire Safety Code	Yes

**Important Disclaimer:** This clause of the Certificate only contains information in respect of that required by clause 3 of Schedule 4 of the Environmental Planning and Assessment Regulation 2000, in relation to Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Other provisions contained in the SEPP, including but not limited to, minimum allotment size requirements, specified development standards or any other general exclusions, may preclude Complying Development under the SEPP from being able to be carried out. You will need to refer to the SEPP for complete details. It is your responsibility to ensure that you comply with all other general requirements of the SEPP. Failure to comply with these provisions may mean that any Complying Development Certificate issued under the provisions of the SEPP is invalid.



**MITCHELL NOBLE  
MANAGER SPATIAL PLANNING**