

**PLANNING CERTIFICATE UNDER SECTION 10.7**

Environmental Planning and Assessment Act, 1979

Property No: 188255  
Your Reference: 39-65 OCR  
Contact No.

Issue Date: 02 May 2025  
Certificate No: 25/02019

Issued to: Morson Architects Pty Ltd  
Level 1 263 George Street  
SYDNEY NSW 1999

IMPORTANT-READ MESSAGE ATTACHED

**DESCRIPTION OF LAND**

**County:** CUMBERLAND

**Parish:** CASTLEREAGH

**Location:** 47-55 Old Castlereagh Road CASTLEREAGH NSW 2749

**Land Description:** Lot 14 DP 793163

**- PART 1 PRESCRIBED MATTERS -**

In accordance with the provisions of Section 10.7 of the Act the following information is furnished in respect of the abovementioned land:

**1 NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPs**

***1(1) The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land:***

The following Local environmental planning instruments apply to the land:

Interim Development Order No.93 - Penrith, gazetted 8 August 1980, as amended, applies to the land.

Penrith Local Environmental Plan No. 255 - Exempt and Complying Development, gazetted 24 March 2000, as amended, applies to land within the City of Penrith. (Note: This plan does not apply to the land to which State Environmental Planning Policy (Precincts - Western Parkland City) 2021, Chapter 6 - *St Marys* applies, except as provided by section 6.43 of State Environmental Planning Policy (Precincts - Western Parkland City) 2021, Chapter 6 - *St Marys*.)

Penrith Local Environmental Plan No. 258 - Consent for Dwelling Houses and Other Development, gazetted 29 June 2001, applies to the land.

The following State environmental planning instruments apply to the land:

State Environmental Planning Policy (Biodiversity and Conservation) 2021, Chapter 2 - *Vegetation in non-rural* areas.

State Environmental Planning Policy (Biodiversity and Conservation) 2021, Chapter 6 - *Water*

*Catchments* - (Note: This policy does not apply to land to which State Environmental Planning Policy (Precincts - Western Parkland City) 2021, Chapter 5 - *Penrith Lakes Scheme*, applies.)

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

State Environmental Planning Policy (Housing) 2021.

State Environmental Planning Policy (Industry and Employment) 2021, Chapter 3 - *Advertising and signage*.

State Environmental Planning Policy (Planning Systems) 2021, Chapter 2 - *State and regional development*.

State Environmental Planning Policy (Precincts - Western Parkland City) 2021, Chapter 2 - *State Significant Precincts*.

State Environmental Planning Policy (Precincts - Western Parkland City) 2021, Chapter 4 - *Western Sydney Aerotropolis*.

State Environmental Planning Policy (Primary Production) 2021, Chapter 2 - *Primary production and rural development*.

State Environmental Planning Policy (Resilience and Hazards) 2021, Chapter 3 - *Hazardous and offensive development*.

State Environmental Planning Policy (Resilience and Hazards) 2021, Chapter 4 - *Remediation of land*.

State Environmental Planning Policy (Resources and Energy) 2021, Chapter 2 - *Mining, petroleum production and extractive industries*.

State Environmental Planning Policy (Resources and Energy) 2021, Chapter 3 - *Extractive industries in Sydney area*.

State Environmental Planning Policy (Transport and Infrastructure) 2021, Chapter 2 - *Infrastructure*.

State Environmental Planning Policy (Transport and Infrastructure) 2021, Chapter 3 - *Educational establishments and childcare facilities*.

State Environmental Planning Policy (Sustainable Buildings) 2022

State Environmental Planning Policy (Precincts - Western Parkland City) 2021, Chapter 5 - *Penrith Lakes Scheme* applies to the land.

State Environmental Planning Policy (Biodiversity and Conservation) 2021, *Chapter 13 - Strategic Conservation Planning* applies to the land.

The following Development Control Plans apply to the land:

Penrith Lakes Development Control Plan - Phase 1 applies to the land.

***1(2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been the subject of community consultation or on public exhibition under the Act, that will apply to the carrying out of development on the land:***

(Information is provided in this section only if a proposed environmental planning instrument that is or has been the subject of community consultation or on public exhibition under the Act will apply to the carrying out of development on the land.)

The land is a deferred matter or is partly a deferred matter under Penrith Local Environmental Plan 2010. **(See [www.penrithcity.nsw.gov.au](http://www.penrithcity.nsw.gov.au) for details.)**

Draft State Environmental Planning Policy (Housing) 2021 applies to this land.

Draft State Environmental Planning Policy (Transport and Infrastructure) 2021 applies to this land.

Draft State Environmental Planning Policy (Planning Systems) 2021 applies to this land.

Draft State Environmental Planning Policy (Precincts - Western Parkland City) 2021 applies to this land.

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Draft State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 applies to this land.

Draft State Environmental Planning Policy (Biodiversity and Conservation) 2021 applies to this land.

### **2 ZONING AND LAND USE UNDER RELEVANT PLANNING INSTRUMENTS**

*For each environmental planning instrument or draft environmental planning instrument referred that includes the land in a zone (however described):*

*2(a)-(b) the identity of the zone; the purposes for which development in the zone may be carried out without development consent; the purposes for which development in the zone may not be carried out except with development consent; and the purposes for which development in the zone is prohibited. Any zone(s) applying to the land is/are listed below and/or in annexures.*

State Environmental Planning Policy (Precincts - Western Parkland City) 2021, Chapter 5 - *Penrith Lakes Scheme* applies to the land. Under the terms of this Policy the land is zoned 'Tourism'.

#### **Tourism**

##### **1 Objectives of zone**

- To provide for a variety of tourist-oriented development and related uses.
- To provide for diverse tourist and visitor accommodation and activities that are compatible with the promotion of tourism in Penrith that utilises the public assets of the Penrith Lakes Scheme.
- To create an appropriate scale that maintains important views to and from the Nepean River as well as to the Blue Mountains escarpment, while also improving important connections to the Penrith City Centre and the Nepean River.

##### **2 Permitted without consent**

Nil

##### **3 Permitted with consent**

Amusement centres; Boat launching ramps; Boat sheds; Car parks; Charter and tourism boating facilities; Community facilities; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Food and drink premises; Function centres; Health services facilities; Helipads; Information and education facilities; Jetties; Kiosks; Markets; Neighbourhood shops; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Roads; Service stations; Signage; Tourist and visitor accommodation; Water recreation structures

##### **4 Prohibited**

Any development not specified in item 2 or 3

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ZONES RURAL 'A2' and SPECIAL USES 'B' (ROADS).

(Interim Development Order No. 93 - Penrith)

(See extract from Interim Development Order No. 93 - Penrith Zone Table below.)

**TABLE**

| <b>Column I</b>                                                                  | <b>Column II</b>                                                                             | <b>Column III</b>                                                                                                                                                                                       |
|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Zone and colour or indication on I.D.C. Map                                      | Purposes for which interim development may be carried out without the consent of the council | Purposes for which interim development may be carried out only with the consent of the council                                                                                                          |
| 1. RURAL: (a2) Rural "A2". Light brown with dark red edging and lettered 1 (a2). | Aquaculture; agriculture (other than pig keeping or poultry farming establishments).         | Advertising structures; dwelling-houses; educational establishments; extractive industries; home occupations; open space; oyster aquaculture; roads; sand and gravel processing; utility installations. |
| 5. SPECIAL USES: (b) Special Uses "B". Roads). Grey.                             | -----                                                                                        | Any purpose authorized by Part IX of the Act; drainage; roads; utility installations.                                                                                                                   |

Under the terms of clause 6A of Interim Development Order No. 93 - Penrith the council may grant consent to an application to erect a dual occupancy on an allotment of land within Zone No. 1(a1), 1(a2) or 1(d) only if:

(a) development for the purpose of a dwelling-house may be carried out on that allotment; and

(b) no more than two dwellings will be on that allotment as a result of the development being carried out.

\*The land (subject to Interim Development Order No.93 - Penrith) has frontage to a designated road. Clauses 9 and 10 control and prohibit certain development on designated roads which would otherwise be permissible within the zone. See Clauses 9 and 10 of Interim Development Order No.93 - Penrith quoted below:

9. A building shall not be erected on any land having a frontage to a designated road if the distance between that building and the nearest alignment of that road is less than 30 metres.
10.
  - (1) This clause applies to land -
    - (a) which is within 300 metres of the road alignment of a designated road, or
    - (b) which has direct vehicular access to a designated road.
    - (c)
  - (2) Land to which this clause applies shall not be developed for the purposes of amusement parks, caravan parks, clubs, drive-in theatres, educational establishments, places of public worship, plant nurseries, places of assembly or recreation establishments."

### **Penrith Local Environmental Plan No. 258 - Consent for Dwelling Houses and Other Development**

In addition to any controls detailed above Penrith Local Environmental Plan No. 258 - Consent for Dwelling Houses and Other Development sets out further circumstances where development consent will be required for particular development. A copy of this LEP is attached.

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***2(c) whether additional permitted uses apply to the land,***

(Information is provided in this section only if environmental planning instruments apply additional permitted use provisions to this land.)

***2(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.***

(Information is provided in this section only if any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed.)

***2(e) whether the land is in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016***

(Information is provided in this section only if the land is identified in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016.)

***2(f) whether the land is in a conservation area, however described:***

(Information is provided in this section only if the land is in a conservation area, however described.)

***2(g) whether an item of environmental heritage, however described, is situated on the land:***

(Information is provided in this section only if an item of environmental heritage, however described, is situated on the land.)

**3 CONTRIBUTIONS PLANS**

***The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans:***

The Cultural Facilities Development Contributions Plan applies anywhere residential development is permitted within the City of Penrith.

The Penrith City Local Open Space Development Contributions Plan applies anywhere residential development is permitted within the City of Penrith, excluding industrial areas and the release areas identified in Appendix B of the Plan (Penrith Lakes, Cranebrook, State Environmental Planning Policy (Precincts - Western Parkland City) 2021, Chapter 6 - St Marys, Waterside, Thornton, the WELL Precinct, Glenmore Park and Erskine Park).

The Penrith City District Open Space Facilities Development Contributions Plan applies anywhere residential development is permitted within the City of Penrith, with the exclusion of industrial lands and the Penrith Lakes development site.

Penrith Citywide Section 7.12 Development Contributions Plan for non-residential development applies to non-residential development across Penrith Local Government Area, with the exception of the Mamre and Aerotropolis Precincts.

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The Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 applies to the Greater Sydney region which includes the Penrith Local Government Area, with the exception of the Western Sydney Aerotropolis Precinct. Please refer to [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au) for further information.

### **4 COMPLYING DEVELOPMENT**

#### **HOUSING CODE**

(The Housing Code only applies if the land is within Zones R1, R2, R3, R4 or RU5 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument.)

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Housing Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section “public purpose” means any land that is zoned either Zone C1, RE1, SP1 or SP2 under an environmental planning instrument or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

#### **RURAL HOUSING CODE**

(The Rural Housing Code only applies if the land is within Zones RU1, RU2, RU3, RU4, RU6 or R5 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument.)

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Rural Housing Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section “public purpose” means any land that is zoned either Zone C1, RE1, SP1 or SP2 under an environmental planning instrument or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

#### **LOW RISE HOUSING DIVERSITY CODE**

(The Low Rise Housing Diversity Code only applies if the land is within Zones R1, R2, R3 or RU5 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument.)

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Low Rise Housing Diversity Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes



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of this section “public purpose” means any land that is zoned either Zone C1, RE1, SP1 or SP2 under an environmental planning instrument or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

### ***GREENFIELD HOUSING CODE***

(The Greenfield Housing Code only applies if the land is within Zones R1, R2, R3, R4 or RU5 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, and if the land is identified as a Greenfield Housing Code Area by the Greenfield Housing Code Area Map.)

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones, and if the land is identified as a Greenfield Housing Code Area by the Greenfield Housing Code Area Map complying development under the Greenfield Housing Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section “public purpose” means any land that is zoned either Zone C1, RE1, SP1 or SP2 under an environmental planning instrument or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

### ***HOUSING ALTERATIONS CODE***

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

### ***GENERAL DEVELOPMENT CODE***

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

### ***INDUSTRIAL AND BUSINESS BUILDINGS ALTERATIONS CODE***

Complying development under the Industrial and Business Alterations Code may be carried out on the land.

### ***INDUSTRIAL AND BUSINESS BUILDINGS CODE***

(The Industrial and Business Buildings Code only applies if the land is within E1, E2, E3, E4, E5, MU1, B1, B2, B3, B4, B5, B6, B7, B8, IN1, IN2, IN3 IN4, SP1, SP2, SP3, SP5 or W4 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non-standard template planning instrument.)

- The relevant zones complying development under the Industrial and Business Buildings Alterations Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section “public purpose” means any land that is zoned

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either Zone C1, RE1, SP1 or SP2 under an environmental planning instrument or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

### ***CONTAINER RECYCLING FACILITIES CODE***

(The Container Recycling Facilities Code only applies if the land is within Zones B1, B2, B3, B4, B5, B6, B7, B8, E1, E2, E3, E4, E5, MU1, IN1, IN2, IN3, IN4, SP3, SP5 or W4 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non-standard template planning instrument.)

Complying development under the Container Recycling Facilities Code may be carried out on the land.

### ***SUBDIVISIONS CODE***

Complying development under the Subdivisions Code may be carried out on the land

### ***DEMOLITION CODE***

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

### ***AGRITOURISM AND FARM STAY ACCOMMODATION CODE***

(The Agritourism and Farm Stay Accommodation Code only applies if the land is within Zones RU1, RU2 and RU4 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non-standard template planning instrument.)

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Agritourism and Farm Stay Accommodation Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section “public purpose” means any land that is zoned either Zone C1, RE1, SP1 or SP2 under an environmental planning instrument or an equivalent zone in a non standard template planning instrument, or land that is subject to acquisition.

### ***FIRE SAFETY CODE***

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

### **NOTE:**

(1) Council has relied on Planning and Infrastructure Circulars and Fact Sheets in the preparation of this information. Applicants should seek their own legal advice in relation to this matter with particular reference to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(2) Penrith Local Environmental Plan 2010 (if it applies to the land) contains additional complying development not specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.



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**5 EXEMPT DEVELOPMENT**

**GENERAL EXEMPT DEVELOPMENT CODE**

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

**ADVERTISING AND SIGNAGE EXEMPT DEVELOPMENT CODE**

Exempt development under the Advertising and Signage Exempt Development Code may be carried out on the land.

**TEMPORARY USES AND STRUCTURES EXEMPT DEVELOPMENT CODE**

Exempt development under the Temporary Use and Structures Exempt Development Code may be carried out on the land

**6 AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS**

(Information is provided in this section only if Council is aware that an affected building notice or a building product rectification order in force for 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.)

**7 LAND RESERVED FOR ACQUISITION**

No environmental planning instrument or proposed environmental planning instrument referred to in clause 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.

**8 ROAD WIDENING AND ROAD REALIGNMENT**

The land is affected by road widening or road realignment under

- (a) Division 2 of Part 3 of the Roads Act 1993, or
- (b) an environmental planning instrument, or
- (c) a resolution of Council.

Note: Additional advice may be available in section 10.7(5) information.

**9 FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION**

***(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.***

Yes, the land or part of the land is within the flood planning area and subject to flood related development controls.

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***(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.***

No, flood related development controls for land between the flood planning area and the probable maximum flood do not apply to the land or part of the land.

**Note** - The land is subject to Clause 5.21 in Penrith Local Environmental Plan 2010 and Penrith Development Control Plan 2014 Section C3.5 Flood Planning. On application and payment of the prescribed fee Council may be able to provide in writing a range of advice in regard to the extent of flooding affecting the property

**10 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS**

**(a) Council Policies**

The land is affected by the Asbestos Policy adopted by Council.

The land is not affected by any other policy adopted by the council that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.

**(b) Other Public Authority Policies**

The Bush Fire Co-ordinating Committee has adopted a Bush Fire Risk Management Plan that covers the local government area of Penrith City Council, and includes public, private and Commonwealth lands.

The land is not affected by a policy adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of land slip, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.

**11 BUSH FIRE PRONE LAND**

The land is not identified as bush fire prone land, under section 10.3 of the Act.

**12 LOOSE FILL ASBESTOS INSULATION**

(Information is provided in this section only if there is a residential premises listed on the register of residential premises that contain or have contained loose-fill asbestos insulation (as required by Division 1A of Part 8 of the Home Building Act 1989).)

**13 MINE SUBSIDENCE**

The land is not declared to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.

**14 PAPER SUBDIVISION INFORMATION**

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(Information is provided in this section only if a development plan adopted by a relevant authority applies to the land or is proposed to be subject to a consent ballot, or a subdivision order applies to the land.)

### **15 PROPERTY VEGETATION PLANS**

(Information is provided in this section only where a property vegetation plan approved and in force under the Native Vegetation Act 2003, Part 3, but only where Council has been notified of the existence of a plan, by the person or body that approved the plan under that Act.)

### **16 BIODIVERSITY STEWARDSHIP SITES**

(Information is provided in this section only if Council has been notified by the Chief Executive of the Office of Environment and Heritage that the land is land to which a biobanking stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016* relates.)

**Note** - Biodiversity stewardship agreements include biobanking agreements under the Threatened Species Conservation Act 1995, Part 7A that are taken to be biodiversity stewardship agreements under the Biodiversity Conservation Act 2016, Part 5.

### **17 BIODIVERSITY CERTIFIED LAND**

(Information is provided in this section only if the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*.)

**Note** - Biodiversity certified land includes land certified under the Threatened Species Conservation Act 1995, Part 7AA that is taken to be certified under the Biodiversity Conservation Act 2016, Part 8.

### **18 ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006**

(Information is provided in this section only if Council has been notified that an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.)

### **19 ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS**

(Information is provided in this section only If the Coastal Management Act 2016 applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the Local Government Act 1993, section 496B, for coastal protection services that relate to existing coastal protection works.)

### **20 WESTERN SYDNEY AEROTROPOLIS**

Whether the land is subject to planning considerations under *State Environmental Planning Policy (Precincts—Western Parkland City) 2021*, Chapter 4:

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|     | Planning Control                                                     | Affected? |
|-----|----------------------------------------------------------------------|-----------|
| (a) | Subject to an ANEF or ANEC contour of 20 or greater                  | No        |
| (b) | Shown on the Lighting Intensity and Wind Shear Map                   | No        |
| (c) | Shown on the Obstacle Limitation Surface Map                         | No        |
| (d) | In the “public safety area” on the Public Safety Area Map            | No        |
| (e) | In the “3km zone” or the “13km zone” of the Wildlife Buffer Zone Map | No        |

**21 DEVELOPMENT CONSENT FOR SENIORS HOUSING**

(Information is provided in this section only If State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, clause 88(2).)

**22 SITE COMPATIBILITY CERTIFICATES AND DEVELOPMENT CONSENT CONDITIONS FOR AFFORDABLE RENTAL HOUSING**

(Information is provided in this section only if:

(1) there is a current site compatibility certificate under the State Environmental Planning Policy (Housing) 2021, or a former site compatibility certificate, of which the council is aware, in respect of proposed development on the land; and/or

(2) State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5 applies to the land and a statement setting out terms of a kind referred to in the Policy, section 21(1) or 40(1) have been imposed as a condition of consent in relation to the land.

(3) Any conditions of a development consent in relation to land that are of a kind referred to in State Environmental Planning Policy (Affordable Rental Housing) 2009, clause 17(1) or 38(1). )

**23 WATER OR SEWERAGE SERVICES**

Water or sewerage services under the Water Industry Competition Act 2006 (WIC Act) are not required to be provided on this land.

**NOTE: The following matters are prescribed by section 59(2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate.**

(a) (Information is provided in this section only if, as at the date of this certificate, the land (or part of the land) is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.)

(b) (Information is provided in this section only if, as at the date of this certificate, the land is subject to a management order within the meaning of the Contaminated Land Management Act 1997.)

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(c) (Information is provided in this section only if, as at the date of this certificate, the land is the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.)

(d) (Information is provided in this section only if, at the date of this certificate, the land subject to an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997.)

(e) (Information is provided in this section only if the land is the subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997 - a copy of which has been provided to Council.)

Note: Section 10.7(5) information for this property may contain additional information regarding contamination issues.

### **10.7(5) Certificate**

**This Certificate is directed to the following  
relevant matters affecting the land**

When information pursuant to section 10.7(5) is requested the Council is under no obligation to furnish any of the information supplied herein pursuant to that section. Council draws your attention to section 10.7(6) which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.

#### **Note:**

- Council's 10.7(5) information does not include development consent or easement information. Details of development consents may be obtained by making enquiries with Council's Development Services Department pursuant to section 12 of the Local Government Act 1993 or (for development applications lodged after January 2007) by viewing the Online Services area at [www.penrithcity.nsw.gov.au](http://www.penrithcity.nsw.gov.au). Details of any easements may be obtained from a Title Search at Land and Property Information New South Wales.
- This certificate does not contain information relating to Complying Development Certificates.
- This certificate may not provide full details of development rights over the land.

#### **\* Biodiversity Conservation Act 2016**

When considering any development application Council must have regard to the Biodiversity Conservation Act 2016. Please note that this legislation may have application to any land throughout the city. Interested persons should make their own enquiries in regard to the impact that this legislation could have on this land.

\* The land (subject to Interim Development Order No.93) is subject to a minimum building line of 30 metres to designated roads. For building lines to other roads consult Penrith Development Control Plan 2014.

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\* This land is subject to a restriction as to user. (See DP 232270)

**Western Sydney International (Nancy-Bird Walton) Airport**

On 24 October 2023, the Australian Government released a draft Environmental Impact Statement for the preliminary flight paths for the Western Sydney International (Nancy-Bird Walton) Airport. The draft Environmental Impact Statement examines the environmental, health, social and economic impacts of the proposed flight paths.

The Australian Government has also released an Aircraft Overflight Noise Tool which indicates the preliminary flight path design and aircraft overflight and noise information.

Enquiries regarding the Western Sydney Airport should be made with the Australian Government ([www.wsiflightpaths.gov.au](http://www.wsiflightpaths.gov.au)).

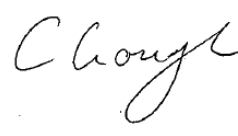
**Notes:**

The Environmental Planning and Assessment Amendment Act 2017 commenced operation on the 1 March 2018. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017, and Environmental Planning and Assessment Regulation 2021.

This is a certificate under section 10.7 of the Environmental Planning and Assessment Act, 1979 and is only provided in accordance with that section of the Act.

Information is provided only to the extent that Council has been notified by the relevant government departments.

**Andrew Moore**  
**General Manager**

per 



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## Attachment

### Penrith Local Environmental Plan No 258 - Consent for Dwelling Houses and Other Development

#### 1 Name of plan

This plan is *Penrith Local Environmental Plan No 258 - Consent for Dwelling Houses and Other Development*.

#### 2 Aims of plan

This plan aims to:

- (a) require development consent for dwelling houses on residentially zoned land within the City of Penrith, and
- (b) require development consent for dwelling houses on land within the Non-urban zone under the *Penrith Planning Scheme Ordinance* and on land within the Special Business zone under *Penrith Local Environmental Plan 1997 (Penrith City Centre)*, and
- (c) require development consent for dwelling houses attached to and used in conjunction with shops on land within the Neighbourhood Business zone under the *Penrith Planning Scheme Ordinance*, and
- (d) require development consent for the following:
  - (i) the erection of a building or structure ordinarily associated with a dwelling house,
  - (ii) a change of building use,

**Note.** At the commencement of this plan, **a change of building use** meant a change of use of a building from a use that the *Building Code of Australia* recognises as appropriate to one class of building to a use that the *Building Code of Australia* recognises as appropriate to a different class of building.

- (iii) demolition of a building or structure,
- (iv) carrying out structural alterations to a building, internal alterations to a building, or external building work in association with business premises, a bed and breakfast establishment, office premises, commercial premises or take away food shops,
- (v) the subdivision of land,

to the extent to which such development does not already require development consent because of another environmental planning instrument in order to be carried out.

#### 3 Land to which plan applies

This plan applies to all land within the City of Penrith.

#### 4 Relationship to other environmental planning instruments

- (1) In the event of an inconsistency between this plan and any other local environmental planning instrument or deemed environmental planning instrument, this plan shall prevail to the extent of the inconsistency, subject to section 36 (4) of the Act.
- (2) This plan amends:
  - (a) *Penrith Planning Scheme Ordinance* in the manner set out in Schedule 1,

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- (b) *Penrith Local Environmental Plan 1997 (Penrith City Centre)* in the manner set out in Schedule 2, and
- (c) *Penrith Local Environmental Plan 1998 (Urban Land)* in the manner set out in Schedule 3.
- (3) This plan does not affect the application of:
- (a) *State Environmental Planning Policy No 3 - Castlereagh Liquid Waste Disposal Depot*,
- (b) *State Environmental Planning Policy No 27 - Prison Sites*,
- (c) *Sydney Regional Environmental Plan No 9 - Extractive Industry*,
- (d) *Sydney Regional Environmental Plan No. 11 - Penrith Lakes Scheme*,
- (e) *Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River (No 2-1997)*,
- (f) *Sydney Regional Environmental Plan No 30 - St Marys*, or
- (g) *Penrith Local Environmental Plan No 255 - Exempt and Complying Development*,
- to land to which this plan applies.

### **5 Definitions**

- (1) In this plan:

**a building or structure ordinarily associated with a dwelling house** means a garage, carport, pergola, swimming pool, and the like, and includes alterations and additions to an existing dwelling house.

**change of building use** has the same meaning as in the Act.

**Note.** At the commencement of this plan, a **change of building use** meant a change of use of a building from a use that the *Building Code of Australia* recognises as appropriate to one class of building to a use that the *Building Code of Australia* recognises as appropriate to a different class of building.

**dwelling** means a room or number of rooms occupied or used, or so constructed or adapted as to be capable of being occupied or used, as a separate domicile.

**dwelling house** means a dwelling which is the only dwelling erected on an allotment of land.

**subdivision of land** has the same meaning as in the Act.

**the Act** means the *Environmental Planning and Assessment Act 1979*.

- (2) The list of contents and notes in this plan are not part of this plan.

### **6 Dwelling houses require development consent**

- (1) The erection of a dwelling house must not be carried out without development consent.
- (2) This clause applies to residentially zoned land within the City of Penrith.
- (3) This clause applies if the development:
- (a) does not require development consent because of another environmental planning instrument, and
- (b) is not prohibited by another environmental planning instrument.

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**7. Miscellaneous development that requires development consent**

- (1) The following development must not be carried out without development consent:
- (a) erection of a building or structure ordinarily associated with a dwelling house, or
  - (b) development that results in a change of building use, or
  - (c) demolition of a building or structure, or
  - (d) structural, internal or external building work in association with business premises, a bed and breakfast establishment, office premises, commercial premises or take away food shops.
- (2) This clause applies if the development:
- (a) does not require development consent because of another environmental planning instrument, and
  - (b) is not prohibited by another environmental planning instrument, and
  - (c) is not identified in *Penrith Local Environmental Plan No 255 - Exempt and Complying Development* as exempt development, and
  - (d) does not involve Crown building work as defined in section 116G of the Act.

**8 Subdivisions require development consent**

- (1) A subdivision of land must not be carried out without development consent.
- (2) This clause applies if the subdivision of land:
- (a) does not require development consent because of another environmental planning instrument, and
  - (b) is not prohibited by another environmental planning instrument, and
  - (c) is not identified in *Penrith Local Environmental Plan No 255 - Exempt and Complying Development* as exempt development, and
  - (d) does not involve Crown building work as defined in section 116G of the Act.

**Schedule 1 Amendment of Penrith Planning Scheme Ordinance**

(Clause 4 (2) (a))

- [1] **Clause 4 Interpretation**  
Omit the definition of *Country dwelling*.
- [2] **Clause 26 Erection or use of buildings or works**  
Omit “country dwellings;” from Column III for Zone No 1 of the Table to the clause.
- [3] **Clause 26, Table**  
Omit “dwelling-houses other than country dwellings and rural dwellings;” from Column V for Zone No. 1.
- [4] **Clause 26, Table**  
Omit “Dwelling-houses other than semi-detached and terrace buildings.” from Column III for Zone No 2(a).
- [5] **Clause 26, Table**

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Omit “Residential buildings.” from Column III for Zone No 2 (b).

**[6] Clause 26, Table**

Omit “Dwelling-houses other than semi-detached or terrace buildings.” from Column III for Zone No 2 (c).

**[7] Clause 26, Table**

Omit “;dwelling-houses attached to and used in conjunction with shops” from Column III for Zone No 3 (c).

**[8] Clause 26, Table**

Omit “Purposes” from Column IV for Zone No 3(c).

Insert instead “Buildings or other structures ordinarily associated with dwelling houses; changes of building use (as defined in the *Environmental Planning and Assessment Act 1979*); dwelling-houses attached to and used in conjunction with shops; demolition of buildings or other structures; land uses and premises”.

**[9] Clause 26, Table**

Insert “; structural or internal alterations to, or external building work in association with, commercial premises or refreshment rooms” after “roads” in Column IV for Zone No 3(c).

**[10] Clause 38 Development in residential zones**

Omit the clause.

**[11] Clause 46 Variation of area required for country dwelling**

Omit the clause.

### **Schedule 2 Amendment of Penrith Local Environmental Plan 1997 (Penrith City Centre)**

(Clause 4 (2) (b))

**[1] Clause 9 Zone objectives and development control table**

Omit from item (b) (i) **Without development consent** for Zone No 2 (f) in the Development Control Table:

- dwelling-houses

**[2] Clause 9, table**

Insert in alphabetical order in item (b) (ii) **Only with development consent** for Zone No 2 (f):

- buildings or other structures ordinarily associated with dwelling-houses
- demolition of buildings or other structures
- dwelling-houses

**[3] Clause 20 Development of land within Zone No 3 (a)**

Insert “where the new use does not involve structural or internal alterations or external buildings works” after the words “or take away food shops”.

### **Schedule 3 Amendment of Penrith Local Environmental Plan 1998 (Urban Land)**

(Clause 4 (2) (c))

**[1] Clause 9 Zone objectives and development control table**

Omit wherever occurring from item (b) (i) **Without development consent** for Zones Nos 2 (a1), 2 (a), 2 (b), 2 (c), 2 (d) and 2 (e) in the Development Control Table:

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- dwelling houses

**[2] Clause 9, table**

Insert in alphabetical order in item (b) (ii) **Only with development consent** for Zones Nos 2 (a1), 2 (a), 2 (b), 2 (c), 2 (d) and 2 (e):

- buildings or other structures ordinarily associated with dwelling houses
- changes of building use (as defined in the Act)
- demolition of buildings or other structures
- dwelling houses
- internal structural work in bed and breakfast establishments

**[3] Clause 9, table**

Insert in alphabetical order in item b (ii) **Only with development consent** for Zones Nos 2 (r) and 2 (r1);

- buildings or other structures ordinarily associated with dwelling houses
- changes of building use (as defined in the Act)
- demolition of buildings or other structures
- structural or internal alterations to bed and breakfast establishments

**[4] Clause 9, table**

Insert in alphabetical order in item (b) (ii) **Only with development consent** for Zone No 3 (f):

- changes of building use (as defined in the Act)
- demolition of buildings or other structures
- external building work associated with an existing land use carried out with consent
- structural or internal alterations to a building or other structure erected with consent or building approval