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Project 92287.60
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R.001.Rev0
CKM

Attention: Mr Steve Driscoll

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**Contamination Summary Letter
Proposed Rezoning
Tranche 41, Pondicherry, Oran Park**

1. Introduction

Douglas Partners Pty Ltd (DP) was commissioned by Greenfields Development Company Pty Ltd (GDC 2) to prepare a letter summarising the contamination status of Tranche 41, Pondicherry, Oran Park (the site, as shown on Drawing 1, Attachment 1). DP understands that the summary letter is required to support the proposed rezoning of the site for residential land use with associated open space and riparian corridors.

The site comprises an area of approximately 40 ha and is located within a land parcel known as Pondicherry. DP has previously completed a Preliminary Site Investigation (PSI) for Pondicherry which wholly incorporates the site.

This letter summarises the findings of the PSI, a review of recent aerial photography relevant to the site, and the results of a site walkover, undertaken to assess any potentially contaminating activities that may have occurred at the site since issue of the PSI.

2. Review of Previous Investigations

DP previously prepared *Preliminary Site Investigation, Pondicherry Residential Rezoning, Pondicherry, Oran Park, NSW*, Ref. 76778.30.R.001.Rev1 dated 31 August 2017 (the PSI) which incorporates the site. The PSI is provided in Attachment 2.

The PSI was conducted to evaluate the Pondicherry site in regards to its compatibility, from a contamination perspective, for the proposed rezoning. The PSI included a review of available site history information and a site walkover, as well as a review of the test pit logs completed as part of geotechnical and salinity investigations at the site (DP Ref: 76778.28.R.001.Rev0 and 76778.29.R.001.Rev0, respectively).

A summary of the finding of the PSI relevant to the site are provided below:

- The site was historically used for agricultural purposes;
- Subsurface conditions at three test pits excavated within the site (TP3, TP4 and TP5) comprised topsoil, underlain by residual clay and shale bedrock;
- A dam (Dam 14) was constructed in the eastern portion of the site between 1994 and 2009;
- Current structures (houses and sheds) are present at two locations in the northern portion of the site (Structures 1 and 2);
- Market gardening activities were identified in the northern portion of the site in the 1961 aerial photograph. The area where the market gardening activities occurred were termed area of environmental concern (AEC) 1. Contaminants of potential concern (COPC) associated with market gardens include metals, organochlorine and organophosphorus pesticides (OCP and OPP). DP considers that the potential for OCP and OPP impacts is low;
- Previously demolished structures (potentially a former dairy) were identified in the north eastern portion of the site as AEC 2. COPC associated with demolished structures include asbestos, metals and OCP / OCC; and
- The location of current and historic timber power poles was identified as AEC 12. COPC associated with leached timber preservation chemicals includes total recoverable hydrocarbons (TRH), polycyclic aromatic hydrocarbons (PAH), phenols, metal and OCP/OPP.

The locations of the above site features are shown on Drawing 1 (Attachment A).

Based on the available information, the PSI concluded that the potential for contamination constraints to the proposed development for the site, excluding the AECs is considered to be low. The potential for contamination constraints for identified AECs is considered to be low to medium.

3. Historical Aerial Photograph Review

A review of the 1947 aerial photograph provided in the PSI as part of this assessment identified a dam in the southern most portion of the site. The dam appears to have been filled in the 1961 aerial photograph. Due to difficulties in geo-rectifying the 1947 image, the exact location of the filled dam is uncertain and there is the potential that it may be located outside of the site boundary. Notwithstanding, the potential location of the filled dam is identified as AEC 13. COPC associated with imported fill include TRH, PAH, phenols, metal, asbestos and OCP/OPP.

A review of Nearmap aerial photographs was undertaken to identify potentially contaminating activities since issue of the PSI (ie: August 2017). The following were identified during the review:

- Dam 14 was drained and silt excavated prior to December 2017. Excavated material appears to have been stockpiled to the south and east of the dam;
- An access road was constructed in the north western portion of the site prior to July 2019; and
- Construction works associated with the upgrade on The Northern Road were ongoing since approximately March 2019.

4. Site Walkover

A DP Environmental Scientist conducted a site walkover on 21 January 2020. Selected photographs are provided in Attachment 3.

The stockpiles surrounding Dam 14, and the exposed dam walls appeared to be re-worked natural materials, comprising of brown and orange brown silty clay with siltstone and sandstone gravel and cobbles (Photographs 1 and 2). The composition of the stockpiled materials appeared similar to those observed in the side walls of the dam. No foreign materials or signs of potential contamination was observed.

The southern area of the site has been used to stockpile soil and rock which is understood to have been sourced from other areas of the Oran Park development precinct by GDC 2. One small fill stockpile (<2 m³) was observed in the area to contain several bricks and trace cement fragments. No suspected asbestos containing materials, or other signs of contamination were observed (Photograph 3). The stockpile is identified as AEC 14. COPC associated with imported fill include TRH, PAH, phenols, metal, asbestos and OCP/OPP.

No other signs of potential contamination were observed during the site walkover.

5. Conclusion

Based on the review of the PSI, aerial photographs and site walkover, DP considers that the potential for contamination constraints to the proposed development for the site, excluding the AECs is considered to be low. The potential for contamination constraints for identified AECs is considered to be low to medium. DP recommends that a Detailed Site Investigation (DSI) is carried out prior to subdivision. The DSI should include targeted sampling of the following AECs identified in the PSI and the site walkover:

- AEC 1 – Former Market Garden;
- AEC 2 – Former Building Footprint;
- AEC 12 – Current and former timber power poles;
- AEC 13 – Former dam; and
- AEC 14 – Stockpiles waste.

Additionally, low density sampling over the remaining balance of the site at a typical rate of 1 test pit per hectare should be completed. Further assessment of the AEC will determine appropriate remediation requirements, if any, to render the site suitable for the proposed development.

A hazardous material survey should be conducted prior to demolition of the existing buildings. Demolition of structures containing hazardous materials should be carried out by a licenced asbestos removal contractor.

6. Limitations

Douglas Partners Pty Ltd (DP) has prepared this report for this project at Tranche 41, Oran Park, NSW in accordance with DP's proposal MAC190377 dated 19 December 2019 and acceptance received from Greenfields Development Company No. 2 Pty Ltd dated 9 January 2020. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of Greenfields Development Company No. 2 Pty Ltd for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents. This letter should be read in conjunction with the Limitation provided in the PSI.

We trust that the above is suitable for your present requirements. Please do not hesitate to contact the undersigned with any further queries.

Yours faithfully

Douglas Partners Pty Ltd



Cindy Murphy
Environmental Scientist

Reviewed by

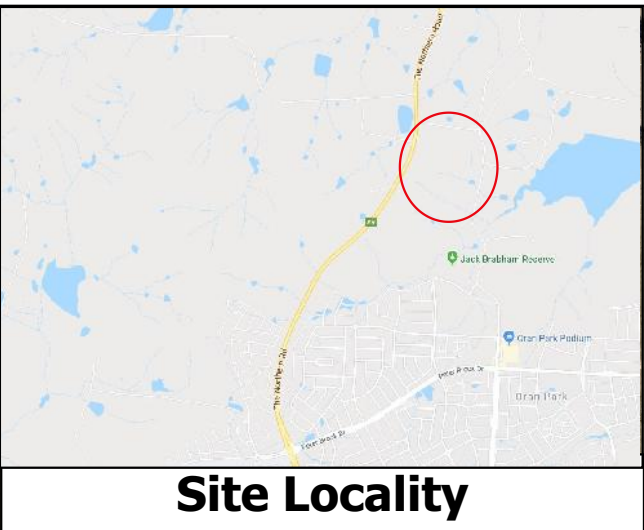


Rod Gray
Senior Associate

Attachment 1: Drawing 1
Attachment 2: The PSI
Attachment 3: Photographic Plate

Attachment 1

Drawing 1



Site Locality

Site Boundary

PSI Boundary

PSI Test Pit Locations

AEC 1 - Former Market Garden

AEC2 - Former Building Footprint

AEC 12 - Current/Former Timber Power Pole Alignment

AEC 13 - Former Dam

AEC 14 - Stockpile with Waste

Attachment 2

The PSI



Douglas Partners
Geotechnics | Environment | Groundwater

Report on
Preliminary Site Investigation

Pondicherry Residential Rezoning
Pondicherry, Oran Park, NSW

Prepared for
Department of Planning and Environment
and Camden Council

Project 76778.30
August 2017

Integrated Practical Solutions





Douglas Partners

Geotechnics | Environment | Groundwater

Document History

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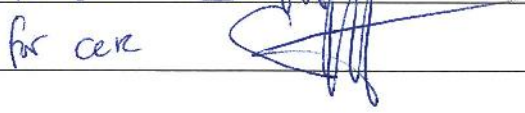
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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

	Signature	Date
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Reviewer		31 August 2017



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Report on Preliminary Site Investigation

Pondicherry Residential Rezoning

Pondicherry, Oran Park, NSW

1. Introduction

Douglas Partners Pty Ltd (DP) was commissioned by Greenfields Development Company No. 2 Pty Ltd (GDC2) on behalf of NSW Department of Planning and Environment (DPE) and Camden Council to undertake a Preliminary Site Investigation (PSI) for a land parcel referred to as Pondicherry, located within Oran Park, NSW (the site, as shown on Drawing C1). The works were carried out in accordance with DP's proposal MAC170014 dated 6 February 2017.

DP understands that the PSI is required to inform the precinct planning stages of the proposed rezoning of the site. In particular, the PSI will assist in the preparation of the Indicative Layout Plan and the Precinct Planning Report that will be submitted to DPE for rezoning purposes. It is understood that the proposed development is likely to comprise approximately 2,500 residential dwellings and a rail corridor through the site.

DP is not aware of any previous contamination investigations undertaken at the site. DP have undertaken a geotechnical and salinity investigation of the site separately as reported in:

- DP Report on Salinity Assessment and Salinity Management Plan, Pondicherry Lands, Oran Park, NSW, Project 76778.29, August 2017 (DP, 2017a); and
- DP Report on Preliminary Geotechnical Investigation, Pondicherry Lands, Oran Park, NSW, Project 76778.28, August 2017 (DP, 2017b).

The sub-surface conditions encountered in the above DP investigations (DP, 2017a and DP, 2017b) have been incorporated in this report (refer to Section 6).

2. Scope of Works

DP carried out the following scope of work as part of the PSI:

- Review of regional geology, hydrogeology and topography;
- Review of site geology, as observed during the salinity and geotechnical investigations (DP, 2017a and DP, 2017b);
- Review of historical aerial photography obtained through NSW Land and Property Information;
- Search of the NSW EPA public register established under the Contaminated Land Management Act 1997 (CLM) and the Protection of the Environment Operations Act 1997 (POEO);
- Review of Council records and the Section 149(2) and (5) Planning Certificates for the site;

- A detailed site walkover and mapping of Potential Areas of Environmental Concern (PAEC); and
- Preparation of this PSI report detailing the findings of the desktop study and the site walkover in order to assess the potential for soil and groundwater impact at the site with respect to the proposed development.

3. Site Description

3.1 Site Identification

The site is located within the local government area of Camden Council and comprises an irregular shaped area of approximately 238 ha. The site is currently registered as nine separate lots as listed below and shown on Drawing C1, Appendix A.

- Part Lot E, Deposited Plan (D.P) 438723;
- Part Lot A, D.P. 420694;
- Lot F, D.P. 420694;
- Lot B, D.P. 420694;
- Part Lot 1, D.P. 623190;
- Part Lot 2, D.P. 1066809;
- Lot 71, D.P. 752024;
- Part Lot C, D.P. 391340; and
- Part Lot 9070, D.P. 11225752.

The site location and boundaries are shown on Drawing C1.

3.2 Site Description

The site is bounded by vacant rural land to the north, South Creek and rural land to the east, Oran Park Precinct to the south and The Northern Road to the west and beyond by further rural residential and agricultural land (Bringelly). The site currently forms part of an active grazing and crop farming property which includes two large farm dams in the eastern / south eastern portion of the site and several smaller dams throughout the site. The southernmost large dam provides a storm water detention function for part of the existing Oran Park Precinct located to the south of the site. A major transmission line and associated easement runs east-west through the southern portion of the land. While most of the site has been cleared for use as grazing land, there are discontinuous zones of open to densely wooded areas along the creek lines and gullies in the south-western corner of the site.

The site can be divided into the following topographic features:

1. Two separate surface drainage systems comprising creeks, gullies and dams are located at the site separated by a gently undulating ridgeline running approximately north east to south west through the site. The eastern/south eastern part of the site drains toward South Creek, while the northern/north western part of the site drains towards the north, into Howes Creek.
2. Gullies located at the site have entrenched the bedrock forming side slopes mostly to approximately 3 - 5°, but locally steeper towards the crests of ridgelines to approximately 5 - 10°. The gullies have been dammed in most locations for watering of stock. The highest elevation at the site is 116 m AHD (Australian Height Datum) and is located in the south-west corner of the site.
3. The low lying portions of the site comprise alluvium infilled valley floors associated with South Creek and gentler sloping hillsides feeding the creek. Surface levels range from approximately 86 m AHD to the north-west to 76 m AHD toward the central eastern edge of the site.

Site photographs are presented in Appendix B and the site conditions encountered during the site walkover are further detailed in Section 5.

4. Regional Geology and Soil Landscapes

4.1 Geology

The site can be broadly divided into two broad geological units comprising sedimentary rocks and alluvial deposits (refer Figure C1 below, for additional detail).

The rolling hills, ridgelines and lower slopes in the northern, western and central portions of the site are underlain by Bringelly Shale (mapping unit Rwb) of the Triassic age Wianamatta Group (Penrith 1:100 000 Geological Series Sheet 9030). The Bringelly Shale in the vicinity of the site includes an unnamed, fine to medium grained quartz-lithic sandstone member, typically comprises shale, carbonaceous claystone, laminite and some minor coaly bands which weather to form clays of high plasticity.

The lower lying eastern portion of the site is generally underlain by Quaternary alluvial deposits (mapping unit Qal) of the Nepean River which are mainly derived from weathering of Permian and Triassic bedrock and typically comprise grey-brown, medium grained quartz sand with layers of silt and humic clay.



Figure C1: Geological Landscapes (Yellow – Quaternary Alluvium and Blue – Bringelly Shale)

4.2 Soil Landscapes

Soil landscapes over the site broadly reflect the underlying geology and topography. With reference to the Soil Landscapes of the Penrith 1:100 000 Sheet, the site is broadly divided into two distinct soil landscapes, the Blacktown residual soils present over most of the central and western part of the site and the South Creek alluvial soils present in the western portion of the site. The two soil landscapes are further described below (refer Figure C2 below for additional detail):

- **The Blacktown Soil Landscape** (mapping unit bt) is a residual soil group associated with the gently undulating slopes and broad rounded crests and ridges on the Wianamatta Group in the eastern part of the site. The unit comprises up to four soil horizons that range from shallow red-brown hard-setting sandy clay soils on crests and upper slopes to deep brown to yellow sand and clay soils overlying grey plastic mottled clay on mid to lower slopes. These soils are typically of low fertility, are moderately reactive and have a generally low wet bearing strength.

- **South Creek Soil Landscape** (mapping unit sc) is an alluvial soil group associated with floodplains, valley flats and drainage depressions of the channels on the Cumberland Plain. Usually flat with incised channels, mainly cleared, and is mapped along South Creek and associated minor creek extending south and south-west through southernmost dam. Mapping indicates soils associated with this landscape comprise very deep layered sediments over bedrock or relict soils. Red and yellow podsollic soils occur.



Figure C2: Soil Landscapes (Dark Green – Blacktown Soils and Light Green – South Creek Soils)

4.3 Groundwater

A detailed groundwater study was not undertaken in the site area as part of this study. However, there are two distinct groundwater settings in the area:

- 1) Groundwater within Wianamatta Group shale; and
- 2) Groundwater within unconsolidated Quaternary deposits of the Nepean River flood plain.

Groundwater flow in unconsolidated Quaternary deposits is likely to be by porous flow in sandy horizons, however, groundwater was only noted in one test pit carried out as part of the geotechnical and salinity investigations (DP 2017a and DP 2017b). Shales of the Wianamatta Group on the other hand have a very low intrinsic permeability, and groundwater flow is likely to be dominated by fracture flow.

5. Site History

A site history investigation was undertaken by DP to identify PAEC and contaminants of potential concern (COPC) which may arise from previous land uses, the presence of demolished or partly demolished buildings, soil stockpiles, land filling, waste disposal and other potentially contaminating activities. The site history investigation conducted is detailed in Section 4.1 - 4.4 and the results of the site history search are presented in Appendix C.

5.1 Historical Aerial Photograph Review

Historical aerial photographs from 1947 - 1994 are presented in Drawings C2 - C6, Appendix A, and more recent aerial photographs from 2009 to present were reviewed using Nearmap. A drawing showing the location of former and existing dams and structures is presented in Drawing C7, and is further detailed in Section 7. A summary of the findings of the aerial photograph review is given below.

1947 - The aerial photograph is of poor resolution. The site and surrounding land consists largely of rural bushland with scattered trees. A fence line traverses the site, running north to south and east to west, suggesting the site was in use for farming at the time that the aerial photograph was taken. Access paths/tracks can be seen traversing the western portion of the site, and there are two small dams present, one within the mid-western portion of the site (Dam 1), and the other approximately 740 m to the south east (Dam 2). A creek traverses the eastern side of the site, where the large farm dams are currently located, and there appears to be a drainage line within the north western portion of the site, running north to south. South Creek can be seen to the east of the site and The Northern Road can be seen running parallel to the western site boundary.

1961 - The site has undergone some change compared to the 1947 photograph. The land use appears to be agricultural, with additional paddocks created by fencing and clearing, and numerous additional farm dams present, mainly within the central region of the site. It is apparent that Dam 1 has increased in dimension, and an additional 9 dams have been constructed (Dams 3 to Dam 11). Access roads from The Northern Road into the site appear to be more defined, indicating frequent vehicular access. A number of potential market gardens can be seen in several areas across the site including the eastern half, and in the north western portion. A large structure is observed within the south western quadrant of the site (Structure 1), approximately 500 m east of The Northern Road. A structure, likely a homestead can be seen west of the Structure 2. Two other small structures (possible storage sheds) are noted approximately 500 m south of the northern site boundary (Structures 3 and 4), and another small shed-like structure (Structure 5) can be seen approximately 150 m south east of Dam 1. Some localised ground disturbance is evident within the north western quadrant of the site, west of Dam 4. Various paths / tracks can be seen traversing the western half of the site.

1978 - Compared to the 1961 aerial, the most notable difference is that there is a large dam/reservoir in the north eastern portion of the site (Dam 13 - present day dam). The dam within the south eastern region (Dam 11) has expanded in size, compared to 1961, and most of the trees have been cleared as a result. Within the north-western part of the site, it also appears that the trees have been cleared. A house and surrounding area (Structure 6) is evident along the northern site boundary, approximately 400 m east of The Northern Road. A new dam is also observed (Dam 12), immediately west of this structure. All other dams observed in the 1961 aerial appear un-changed. Several new tracks are visible across the site, traversing the northern portion of the site while some of the former tracks in the vicinity of Structure 1 can no longer be seen. It appears as though Structure 5 has been demolished.

1984 - Compared to the 1978 aerial, the most notable difference is the presence of the pivot irrigated paddock area (present at the site currently) within the northern portion of the site. A few of the access paths / tracks that were observed within the north eastern portion of the site are no longer visible. Several of the structures associated with Structure 1 (noted in the 1961 aerial) have been demolished. The house located along the northern boundary is evident with a garden area and adjacent structures (likely a garage and shed). One of the small-shed like structures (Structure 4) noted in the 1961 aerial is no longer there, however an additional shed-like structure is now present south east of Dam 4 (Structure 7). Another structure is also visible to the east of Dam 1 (Structure 8). With the exception of further clearance of some of the bush cover, the remainder of the site appears much the same as in the previous aerial.

1994 - No historical aerial photograph was available for the northern-most part of the site. It seems that the boundary of the pivot irrigator has changed and is now larger in size and is consistent with its current size. The large dams in the north eastern and south eastern portions of the site (Dams 11 and 13) appear to have mostly dried out. It is apparent that the southern dam (Dam 11) has been restructured and now covers a larger area compared to the previous aerial photograph. It is noted that Dam 4 is no longer visible, indicating that it may have been backfilled. To the south east of Structure 1 the platform that comprises the present day mulching business is being constructed.

2009 to present - To the west of Dam 11 the current day silage pits (see Section 6) are visible. Some of the structures associated with Structure 1 appear to be demolished. To the south of the site, it is apparent that earthworks / early stages of development are underway for Oran Park Precinct. An additional dam (Dam 14) has been constructed, within the southern portion of the site. The 2015 aerial shows that Dam 9 has been backfilled, and is no longer visible. Current aerial photographs indicate that Structures 2, 3, 6, 7, 8, and part of Structure 1 still remain; all other structures have been demolished.

5.2 Search of EPA register

A search of the NSW EPA website on 1 March 2017 indicated that:

- The site has not been included in the list of NSW contaminated sites notified to EPA;
- No notices or orders made under the Contaminated Land Management (CLM) Act 1997 have been issued for the site or adjacent properties; and
- No licences under Schedule 1 of the Protection of the Environment Operations (POEO) Act, 1997 have been issued for the site or adjacent properties.

5.3 SafeWork NSW Search

A SafeWork NSW record search was conducted on 16 June 2017 to identify past and current storage of hazardous chemicals on premises. A search of the records held by SafeWork indicated that no records exist for the site.

5.4 Section 149 Certificate

The Section 149 (2 and 5) Certificates for the site was obtained on 7 July 2017 from Camden Council. A review of the certificates indicated that there were no listed site contamination matters relating to Section 59 (2) of the Contaminated Land Management Act 1997.

The site is currently zoned as follows:

- RU1 Primary Production (all lots);
- E2 Environmental Conservation and R1 General Residential (Lot 1 D.P. 623190, Part Lot 2, D.P. 1066809, Part Lot C, D.P. 391340 and Lot A, D.P. 420694); and
- E2, R1 and IN1 General Industrial (Part Lot 9070, D.P. 11225752).

6. Site Walkover

A site walkover was conducted by a DP Environmental Scientist on 10, 13 and 20 March 2017. Photographs taken during the walkover are shown in Appendix B. The following observations were noted:

- The site consisted predominantly of rural agricultural land (Photograph 1) which was in use for crop production and cattle grazing and rural residential purposes;
- Part of the large circular field in the north east part of the site was used for crop growing and subject to generator-powered centre-pivot irrigation. The generator was located on a concrete platform (Photograph 2) with some localised staining observed on the platform and a drum and nearby containers of oil observed;
- Three large dams were located along the eastern site boundary (Photograph 3) and several smaller farm dams were located throughout the site. Based on the appearance of the surface of the dam walls, the walls appeared to comprise reworked natural material. No suspected construction, demolition or anthropogenic material was visible on the surface of the dam walls, however given the size of the three larger dams, imported material may have been utilised to construct the dam walls;
- A number of rural residential properties were located throughout the site and were occupied at the time of the walkover (Photograph 4). Suspected bonded asbestos containing materials (ACM) was observed in the exterior structure (eaves and panels) of most of the houses. The interior of the houses was not accessed as part of the walkover;
- Suspected localised filling was observed in a platform located below a house and in mounds located near the centre of the site (Photograph 5);
- Much of the site, including the pivot field and fields in the south west of the site appeared to be partially waterlogged at the time of the walkover. Based on discussions with the site farmer, much of the south west part of the site typically remains waterlogged throughout the year;
- A mulching and topsoil operation was located near the centre of the site which included a dedicated mulching area located on a raised platform (potentially fill). It was not possible to inspect the content of the platform at the time of the walk over. Near to the mulching area were four elongated silage storage areas, the walls of which comprised fill material above natural. Silage was present in one of the storage areas at the time of the walkover, however the silage pits were not in use at the time of reporting. A strong ammonia-like odour was observed in close proximity to the storage area;

- Stockpiles containing primarily sandstone rock (Photograph 6) and some stockpiles of mulch and gravelly clay (likely natural material) were observed in the southernmost part of the site; and
- Several power lines supported by timber power poles were observed throughout the site. Power poles may be treated with wood preservation chemicals, pesticides and herbicides, which may leach into the surrounding soil.

7. Summary of Site Structures and Dams

Table C1 below details structures and dams observed in recent and historical aerial photographs and during the site walkover. The location of each site feature is shown on Drawing C7, attached.

Table C1: Summary of Current and Historical Site Structures

Site Feature	Aerial Photograph Reference (Year First Appeared)	Currently Present (2017)
Dam 1	1947	Yes
Dam 2	1947	Yes
Dam 3	1961	Yes
Dam 4	1961	No
Dam 5	1961	Yes
Dam 6	1961	Yes
Dam 7	1961	Yes
Dam 8	1961	Yes
Dam 9	1961	No
Dam 10	1961	Yes
Dam 11	1961	Yes
Dam 12	1978	Yes
Dam 13	1978	Yes
Dam 14	2009	Yes
Structure 1	1961	No - however house in the northern part still exists
Structure 2	1961	Yes
Structure 3	1961	Yes
Structure 4	1961	No
Structure 5	1961	No
Structure 6	1978	Yes
Structure 7	1984	Yes
Structure 8	1984	Yes

8. Sub-Surface Site Conditions

Intrusive works were completed as part of the geotechnical and salinity investigations (DP, 2017a and b). The test pit logs are provided in Appendix D. The logs should be read in conjunction with the accompanying notes defining classification methods and descriptive terms.

As identified in Section 4.2, the site comprises two distinct soil landscapes with the test pits encountering variable subsurface conditions that were generally consistent with the soil mapping. The general succession of strata is broadly summarised as follows:

- **TOPSOIL** – silty clay and/or clayey silt encountered in all pits to depths in the range 0.2 m - 0.3 m;
- **RESIDUAL** – firm to hard silty clay and/or sandy silty clay encountered in Pits 1 - 5, 7, 8 and 11 to depths in the range 0.9 m - 2.3 m;
- **ALLUVIAL** – firm to hard silty clay and/or sandy silty clay encountered in Pits 6, 9 and 10 to depths in the range 2.3 m - 3.0 m, and to termination depth of 3.0 m in Pit 9; and
- **BEDROCK** – variably extremely low up to low to medium strength shale first encountered in most pits, except Pit 9, at depths in the range 0.9 m - 2.3 m. Pits 1 - 7 and 11 were terminated upon refusal of the excavator bucket at depths in the range 2.3 m - 2.9 m.

No free groundwater was observed in the pits during excavation for the short time that they were left open with exception of Pit 9. Pit 9 encountered groundwater at a depth 2.9 m. It must be noted, however, that the pits were immediately backfilled following excavation which precluded longer term monitoring of any groundwater levels that might be present. It must also be noted, groundwater levels are affected by factors such as soil permeability and weather conditions (which will vary with time).

9. Potential Areas of Environmental Concern

Based on the findings of the site history search and the site walkover, a total of 17 PAEC were identified for the site (shown in Table C2 below). Each PAEC was logged on a PAEC Identification & Inspection Log (see Appendix E). After taking into consideration the potential risk of each PAEC with respect to the proposed development, certain PAEC were declared Areas of Environmental Concern (AEC).

Table C2: Identified PAEC

Description	PAEC #	Identified From	Outcome
Farm dams - general	1	Historical aerials	Not an AEC
Agricultural land use	N/A	Historical aerials	AEC*
Market gardens	2	Historical aerials - 1961	AEC
Former Structures – Structure 1 (main original structure area no longer present) – possible filling or residual demolition material	3	Historical aerials	AEC
Localised filling – Dam 4 (no longer present) – possible filling	4	Historical aerials / Site Walkover	AEC
Localised filling – house footprint	5	Site Walkover	AEC
Localised filling – suspected fill mounds	6	Site Walkover	AEC
Localised filling – walls in silage area	7	Site Walkover	AEC
Localised filling – mulch area pad	8	Site Walkover	AEC
Localised filling – Dam 9 (no longer present)	9	1961 aerial	AEC
Structure 4 – possible filling or residual demolition material	10	1961 aerial	AEC
Structure 5 – possible filling or residual demolition material	11	1961 aerial	AEC
Ground disturbance	12	Historical aerials - 1961	AEC
Existing structures	13	Historical aerials / Site Walkover	Not an AEC*
Stockpiles	14	Site Walkover	Not an AEC
Power poles	15	Site Walkover	AEC
Mulching area	16	Site Walkover	Not an** AEC
Use of fuel and oil, possible spillages at centre pivot irrigation point	17	Site Walkover	AEC

Notes

* Refer to Section 11 recommendations

** Refer to Appendix E

10. Areas of Environmental Concern

The site history review and site inspection indicated that the site has predominantly been used for agricultural land use. Following review of the identified PAECs, a total of 13 AEC were identified, as listed in Table C3 and shown on Drawing C9, Appendix A.

Table C3: Identified AEC

Description	PAEC #	AEC #	Outcome
Market Gardens	2	1	Limited targeted sampling during DSI ¹
Former Structures – Structure 1	3	2	Targeted sampling during DSI ²
Localised Filling – Dam 4	4	3	
Localised filling – house footprint	5	4	
Localised filling – suspected fill mounds	6	5	
Localised filling – walls in silage area	7	6	
Localised filling – mulch area pad	8	7	
Localised filling – Dam 9 (no longer present)	9	8	
Structure 4	10	9	
Structure 5	11	10	
Ground disturbance	12	11	
Power Poles	15	12	
Use of fuel / oil	17	13	Targeted sampling next to slab only ²

¹: While pesticide use on market gardens can occur, DP experience in similar land use is such impact to sites in the region is rare.

²: Targeted sampling recommended to be carried out during future investigations to inform subdivision of the site.

With respect to the historic use of the site for agricultural land use, low density sampling shall be required in future investigations to inform subdivision of the site which will inform the contamination status of the site with respect to this PAEC. As such, this land use is not considered to be an AEC.

11. Preliminary Conceptual Site Model

A conceptual site model (CSM) is a representation of site-related information regarding contamination sources, receptors and exposure pathways between those sources and receptors (linkages). A preliminary CSM provides a framework to identify potential contamination sources and how potential receptors may be exposed to contamination either in the present or the future (i.e. it enables an assessment of the potential source - pathway - receptor linkages).

11.1 Potential Sources

Based on the review of site history information and the site walkover, the identified potential sources, description of sources and COPC at the site have been summarised in Table C4.

Table C4: Potential Contamination Sources and COPC

Potential Source	Description of Potential Source	Contaminants of Potential Concern
Agricultural Land Use (S1)	The majority of the site consists of agricultural land. Various chemicals and pesticides are often applied to the land as part of agricultural practices.	Metals, OCP, OPP
Market Gardens (S2)	Pesticides and herbicides are often applied in market garden areas.	Metals, OCP, OPP
Building Demolition (S3)	Based on the aerial photograph review, some of the structures present previously have since been demolished. Building demolition rubble is often an indicator of the potential presence of asbestos-containing material (ACM), especially if the structures were constructed before the mid-1980's. Hazardous building materials such as lead and PCB may have also been used during construction.	Asbestos, lead, and PCB
Ground Disturbance (S4)	In the 1961 aerial, a possible ground disturbance was noted.	Metals, TRH, BTEX, PAH, OCP, OPP, PCB, phenols, and asbestos
Import of Fill (S5)	The aerial photograph review indicated that several dams had been backfilled over time. Furthermore, during the site walkover, areas of localised fill were observed.	Metals, TRH, BTEX, PAH, OCP, OPP, PCB, phenols, and asbestos
Power Poles (S6)	Power poles were observed across the site, during the walkover. Power poles may be treated with wood preservation chemicals, pesticides and herbicides, which may leach into the surrounding land.	TRH, PAH, Phenols, OCP, OPP, Arsenic
Use of fuels and oils (S7)	The use of fuels and oils was observed for a generator powering a crop irrigation system. Although a slab was in use, there was no bund present and spillages were observed on the surface of the slab. Localised impact to the surrounding soil may have occurred.	TRH, PAH, BTEX, metals.

Notes

Metals - comprising arsenic (As), cadmium (Cd), chromium (Cr), copper (Cu), lead (Pb), mercury (Hg), nickel (Ni) and zinc (Zn);
 TRH - Total recoverable hydrocarbons;
 BTEX - Benzene, toluene, ethylbenzene and xylene;
 PAH - Polycyclic aromatic hydrocarbons;
 OCP and OPP - Organochlorine and organophosphorous pesticides;
 PCB - Polychlorinated biphenyls;

11.2 Potential Receptors

The following potential human receptors (R) have been identified for the site:

- R1 – Construction and maintenance workers (during site redevelopment);
- R2 – Future site users following development of the site; and
- R3 – Land users in adjacent areas.

The following potential ecological receptors (R) have been identified for the site:

- R4 – Local groundwater;
- R5 – Surface water bodies (on-site farm dams); and
- R6 – Terrestrial ecology.

11.3 Potential Pathways

Potential pathways for contamination include the following:

- P1 – Ingestion and dermal contact;
- P2 – Inhalation of fibres, dust and/or vapours;
- P3 – Leaching of contaminants and vertical migration into groundwater;
- P4 – Surface water run-off;
- P5 – Lateral migration of groundwater providing base flow to watercourses; and
- P6 – Contact with terrestrial ecology.

11.4 Summary of Potential Complete Pathways

A 'source – pathway - receptor' approach has been used to assess the potential risks of harm being caused to human or ecological receptors from contamination sources on or in the vicinity of the site, via exposure pathways. The possible exposure pathways between the above sources (S1 to S6) and receptors (R1 to R6) are provided in Table C5 below. Assessment of the preliminary CSM was used to determine data gaps and the requirement for sampling and analysis to assess the suitability of the site for the proposed development.

Table C5: Preliminary Conceptual Site Model

Source	Exposure Pathway	Receptor	Requirement for Additional Data and / or Management
S1: Agricultural Land Use	P1 – Ingestion and dermal contact; P2 – Inhalation of fibres and/or dust and/or vapours	R1 - Construction and maintenance workers. R2 – Future site users	An intrusive investigation is required to quantify and assess possible contamination including chemical testing of soil (and groundwater if deemed necessary).
S2: Market Gardens	P2 – Inhalation of fibres and/or dust and/or vapours	R3 – Land users in adjacent areas.	
S3: Building Demolition			
S4: Ground Disturbance	P3 – Leaching of contaminants and vertical migration into groundwater.	R4 – Local groundwater.	
S5: Import of Fill			
S6: Power Poles	P4 – Surface water run-off.		
S7: Use of fuels and oils	P5 – Lateral migration of groundwater providing baseflow to watercourses.	R5 – Surface water bodies.	
	P6 – Contact with terrestrial ecology.	R6 – Terrestrial ecology.	

12. Discussion

This PSI included a review of site history information and a detailed site walkover. The historical aerial photograph review indicated that the site was predominately used for agricultural land use, with evidence of market gardens activity in the 1961 aerial. Furthermore, the aerial review identified that certain structures present previously were demolished prior to the execution of the site walk over. Considering that the structures were present prior to and during the 1980s, it is considered likely that ACM was used in the construction materials.

Minor areas of suspected filling were observed during the site walkover, however the majority of the site appeared to comprise topsoil underlain by natural material, as indicated by the sub-surface conditions encountered during the geotechnical and salinity investigations (DP, 2017a, and DP, 2017b).

Based on the findings of the PSI, a total of 17 PAEC were identified and considered further with respect to the associated potential risks to receptors associated with the development. Of the 17 PAEC identified, 13 were identified as AEC requiring targeted investigation during future investigations to inform future subdivision for the development of the site.

13. Conclusions and Recommendations

DP concludes that the potential for contamination constraints to the proposed development for the site excluding the AECs is considered to be low. The potential for contamination constraints for identified AECs is considered to be low to medium. DP recommends that a Detailed Site Investigation (DSI) is carried out prior to subdivision. The DSI should include targeted sampling of identified AECs as well as low density sampling over the remaining balance of the site at a typical rate of 1 test pit per hectare. Further assessment of the AEC areas will determine appropriate remediation requirements, if any, to render the site suitable for the proposed development.

A hazardous material survey should be conducted prior to demolition of the existing buildings. Demolition of structures containing hazardous materials should be carried out by a licenced asbestos removal contractor.

13.1 Unexpected Finds

There is the potential that hidden, below ground structures (such as fuel tanks, septic tanks, filled gullies, ACM pipes and ACM fence footings) may be present at the site and this should be considered accordingly during the DSI and subsequently during bulk earthworks for the proposed development. Based on DP's experience on similar sites, below ground ACM features (ACM pipes in particular) are commonly encountered during earthworks and subsequent remediation works can delay site formation and general construction.

An Unexpected Finds Protocol will therefore need to be established for use during earthworks during redevelopment, in order to ensure that due process is carried out in the event of a possible contaminated find.

14. Limitations

Douglas Partners Pty Ltd (DP) has prepared this report for this project at Pondicherry Lands, Oran Park, NSW in accordance with DP's proposal MAC170014 dated 6 February 2017 and acceptance received from Greenfields Development Company No. 2 Pty Ltd dated 27 February 2017. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of Greenfields Development Company No. 2 Pty Ltd for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by DP. This is because this report has been written as advice and opinion rather than instructions for construction.

The contents of this report do not constitute formal design components such as are required, by the Health and Safety Legislation and Regulations, to be included in a Safety Report specifying the hazards likely to be encountered during construction and the controls required to mitigate risk. This design process requires risk assessment to be undertaken, with such assessment being dependent upon factors relating to likelihood of occurrence and consequences of damage to property and to life. This, in turn, requires project data and analysis presently beyond the knowledge and project role respectively of DP. DP may be able, however, to assist the client in carrying out a risk assessment of potential hazards contained in the Comments section of this report, as an extension to the current scope of works, if so requested, and provided that suitable additional information is made available to DP. Any such risk assessment would, however, be necessarily restricted to the (geotechnical / environmental / groundwater) components set out in this report and to their application by the project designers to project design, construction, maintenance and demolition.

Douglas Partners Pty Ltd

Appendix A

[About This Report](#)

[Drawings](#)

About this Report

Douglas Partners



Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

Copyright

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;

- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

About this Report

Site Anomalies

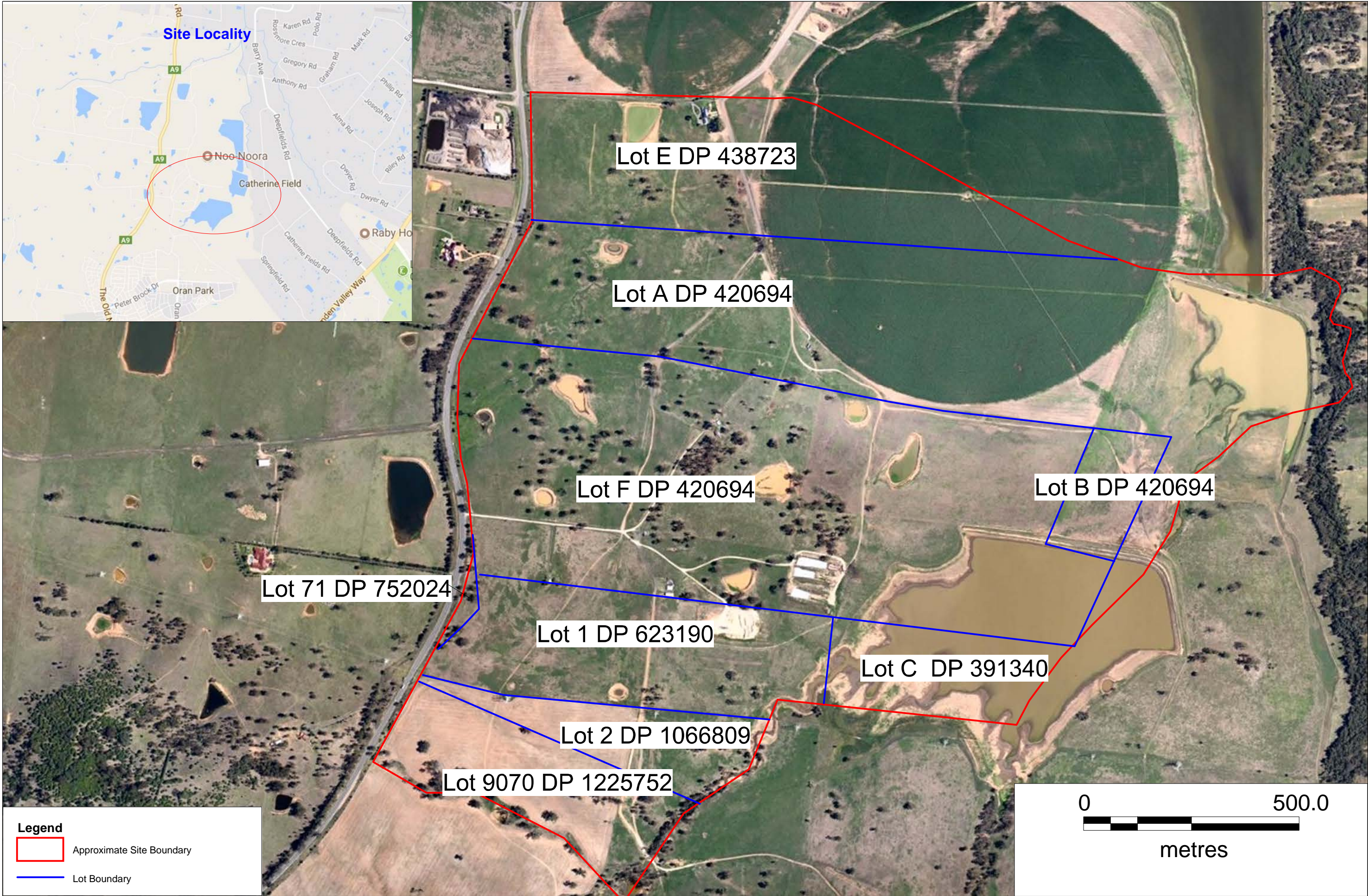
In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

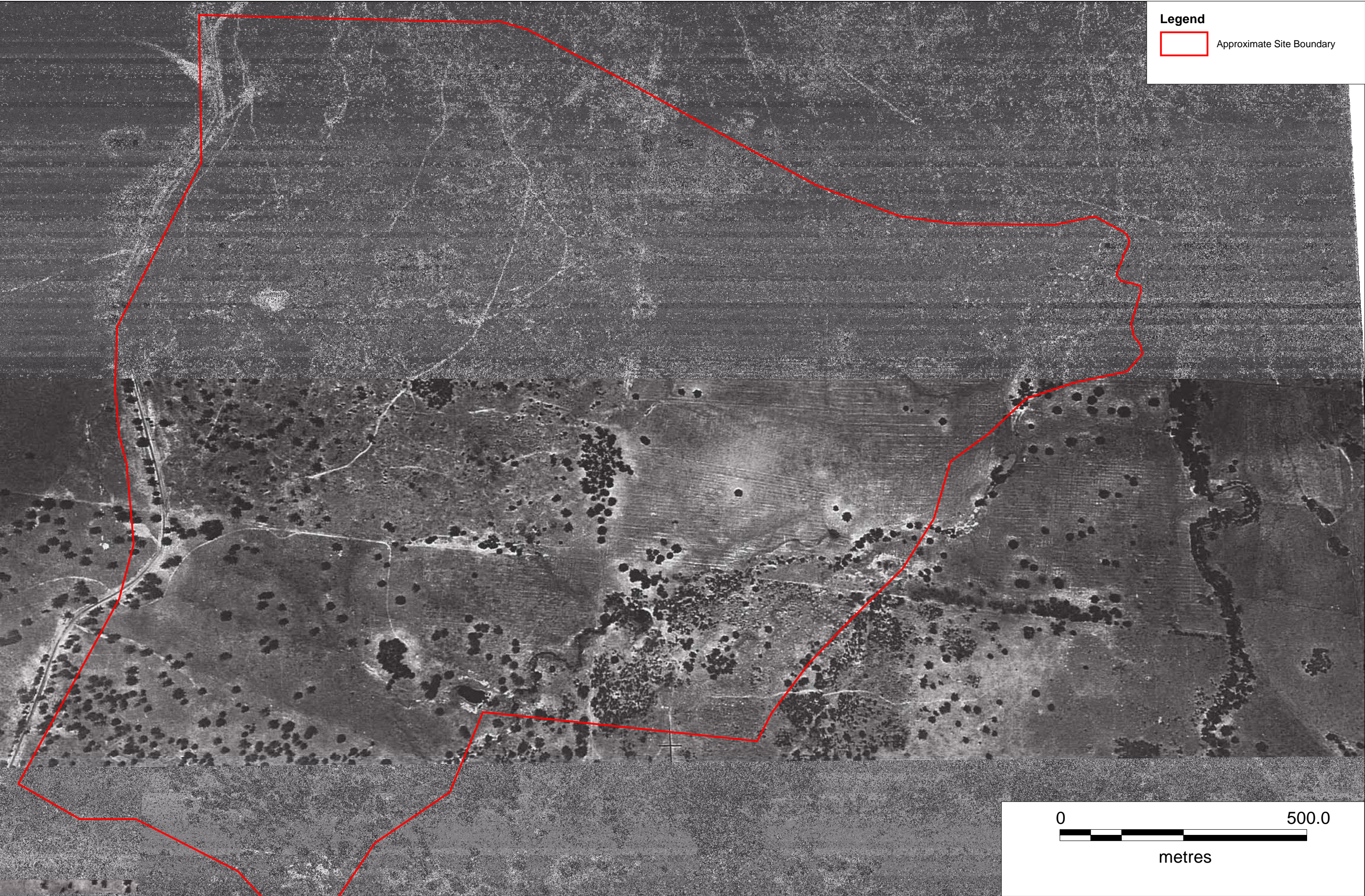
Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.

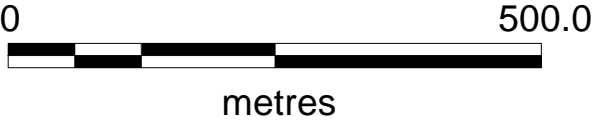


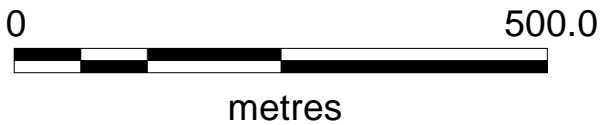
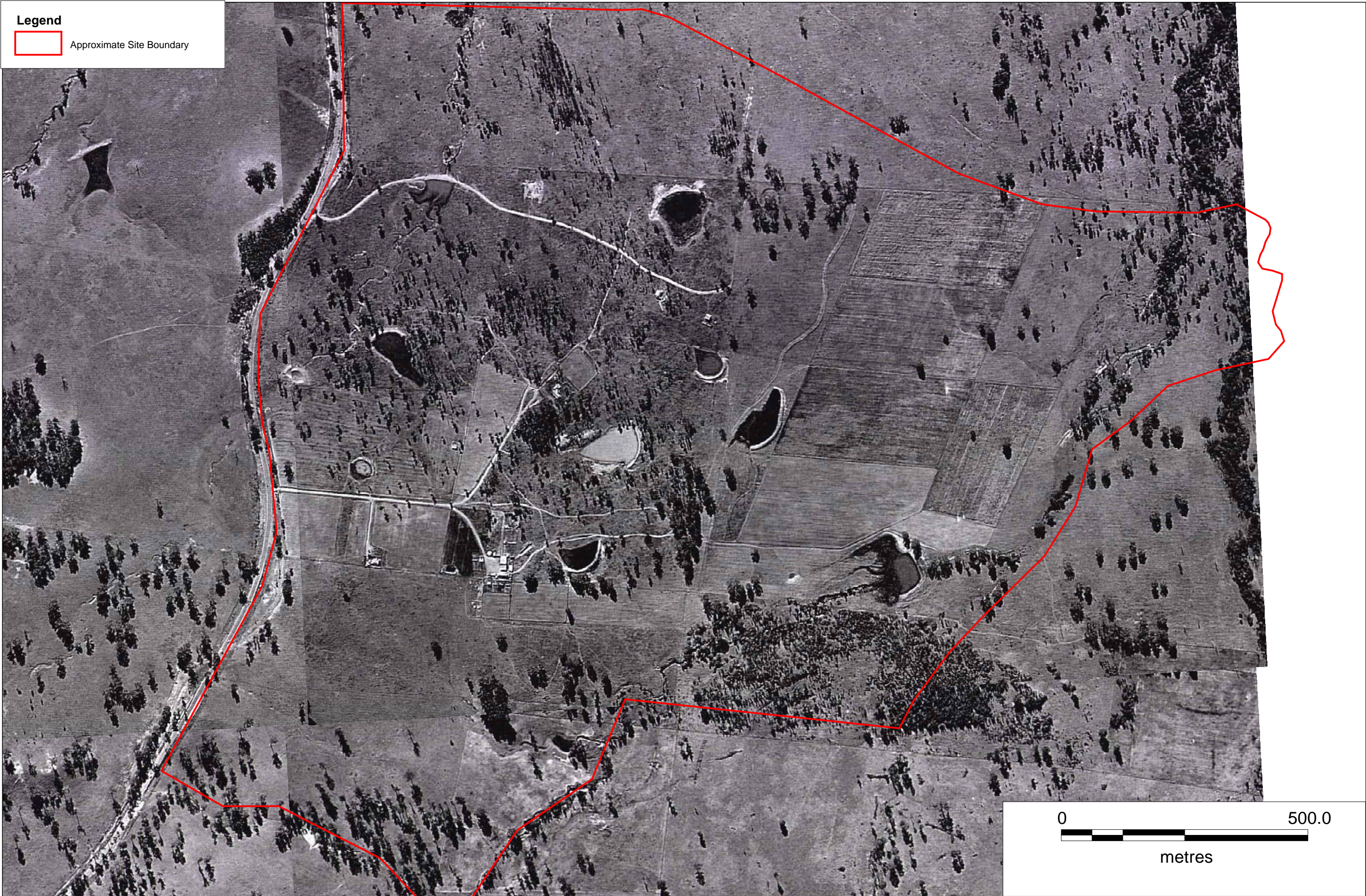
 Douglas Partners <i>Geotechnics Environment Groundwater</i>	CLIENT: Greenfields Development Company 2 Pty Ltd		TITLE: Site Locality, Boundary and Lot Layout Proposed Residential Subdivision Pondicherry, Oran Park, NSW		 MGA	PROJECT No: 76778.30
	OFFICE: Macarthur	DRAWN BY: CLN				DRAWING No: 1
	SCALE: As shown	DATE: 4.07.2017				REVISION: A



Legend


Approximate Site Boundary









Legend
 Approximate Site Boundary

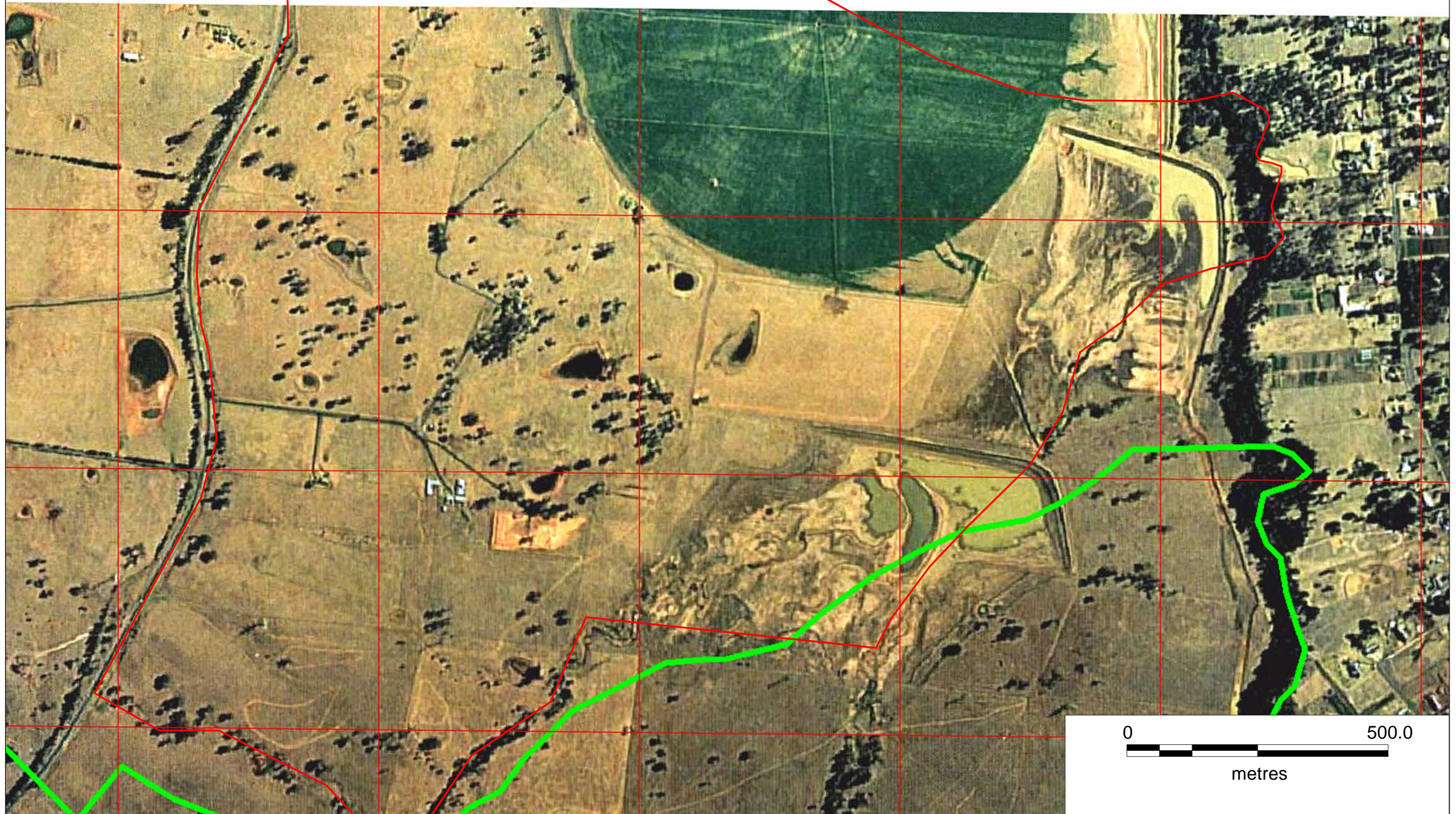
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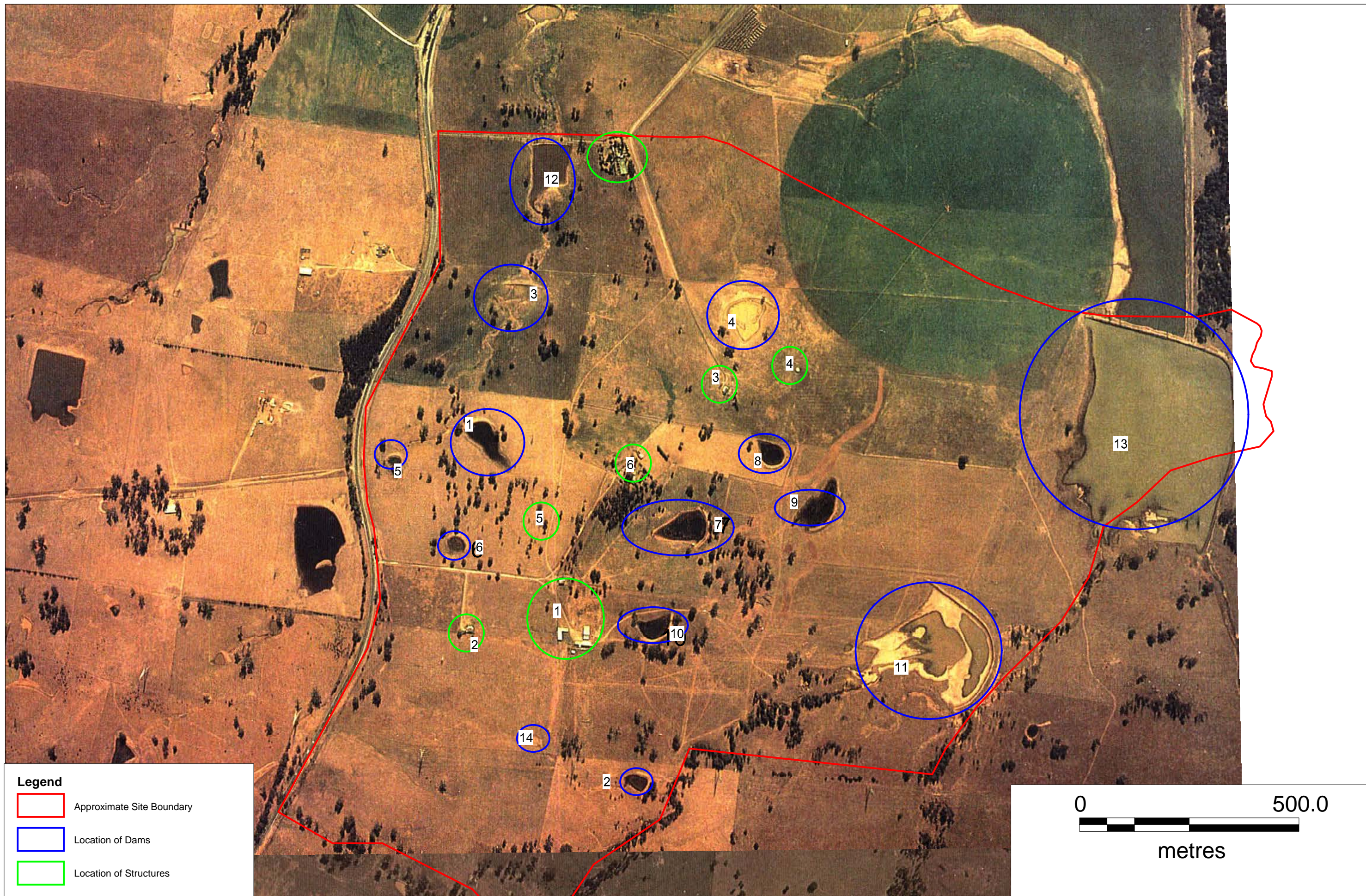
291500 mE

292000 mE

292500 mE



293000







Legend

-  Approximate Site Boundary
-  AEC



CLIENT: Greenfields Development Company 2 Pty Ltd	
OFFICE: Macarthur	DRAWN BY: CLN
SCALE: As shown	DATE: 4.07.2017

TITLE: **Areas of Environmental Concern**
Proposed Residential Subdivision
Pondicherry, Oran Park, NSW



PROJECT No: 76778.30
DRAWING No: 8
REVISION: A

Appendix B

Site Photographs



Photo 1 - General site photograph.



Photo 2 - Centre pivot irrigation generator, oil and tank located on concrete platform.



<div data-bbox="165 1946 620 2007" data-label="Image"> </div>	Site Photographs Preliminary Site Investigation Pondicherry, Oran Park, NSW CLIENT: Greenfields Development Company 2 Pty Ltd	PROJ: 76778.30
		PLATE: 1
		REV: A
		DATE: 10.3.2017

Appendix C

Site History Information



SafeWork NSW

Locked Bag 2906, Lisarow NSW 2252

Customer Experience 13 10 50

ABN 81 913 830 179 | www.safework.nsw.gov.au

Our Ref: D17/165479
Your Ref: Chamali Nagovithane

23 June 2017

Attention: Chamali Nagovithane
Douglas Partners Pty Ltd
18 Waler Cr
Smeaton grange NSW 2567

Dear Ms Nagovithane

**RE SITE: Lot E DP 438723 Lot A B & F of DP420694 Lot 1 DP 623190 Lot 2 DP 1066809 Oran Park
NSW**

I refer to your site search request received by SafeWork NSW on 16 June 2017 requesting information on Storage of Hazardous Chemicals for the above site.

A search of the records held by SafeWork NSW has not located any records pertaining to the above mentioned premises.

For further information or if you have any questions, please call us on 13 10 50 or email licensing@safework.nsw.gov.au

Yours sincerely

Customer Service Officer
Customer Experience - Operations
SafeWork NSW



Camden Council

70 Central Avenue, Oran Park NSW 2570

PO Box 183, Camden 2570

Telephone: 02 4654 7777

Email: mail@camden.nsw.gov.au

DX 25807

ABN: 31 117 341 764

Fax: 02 4654 7829

PLANNING CERTIFICATE UNDER SECTION 149 ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

Applicant: Douglas Partners Pty Ltd
18 Waler Cres
SMEATON GRANGE NSW 2567

Certificate number: 20173505
Receipt number: 1638362
Property number: 1173234
Certificate date: 07/07/2017
Certificate fee: \$133.00
Applicant's reference:

DESCRIPTION OF PROPERTY

Title: LOT: 9070 DP: 1225752
Property: 600C The Northern Road ORAN PARK 2570

BACKGROUND INFORMATION

This certificate provides information on how a property (such as land, a house, commercial building, etc..) may be used and the limits on its development. The certificate contains information Council is aware of through records and environmental plans with data supplied by the State Government. The details contained in this certificate are limited to that required by Section 149 of the Environmental Planning and Assessment Act.



1 Names of relevant planning instruments and DCPs

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

Local Environmental Plans (LEP's)

Camden Local Environmental Plan 2010.

State Environmental Planning Policies (SEPP's)

SEPP (Sydney Region Growth Centres) 2006

SEPP (Housing for Seniors or People with a Disability) 2004

SEPP (Building Sustainability Index: BASIX) 2004

SEPP (State Significant Precincts) 2005

SEPP (Mining, Petroleum Production and Extractive Industries) 2007

SEPP (Infrastructure) 2007

SEPP (Miscellaneous Consent Provisions) 2007

SEPP (Exempt and Complying Development Codes) 2008

SEPP (Affordable Rental Housing) 2009

SEPP (State and Regional Development) 2011

SEPP No 19 - Bushland In Urban Areas

SEPP No 21 - Caravan Parks

SEPP No 30 - Intensive Agriculture

SEPP No 33 - Hazardous and Offensive Development

SEPP No 50 - Canal Estates

SEPP No 55 - Remediation Of Land

SEPP No 62 - Sustainable Aquaculture

SEPP No 64 - Advertising and Signage

SEPP No 65 - Design Quality of Residential Apartment Development

SEPP No 70 - Affordable Housing (Revised Schemes)



Note: The above SEPP's may apply subject to the relevant criteria and requirements as listed in each of the SEPP's.

Deemed State Environmental Planning Policies (SEPP's)

Sydney Regional Environmental Plan No 9 - Extractive Industry (No 2 - 1996)

Sydney Regional Environmental Plan No 20 - Hawkesbury - Nepean River (No 2 - 1997)

- (2) **The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).**

Draft Local Environmental Plan (LEP's)

Draft Camden Local Environmental Plan - Amendment 40 (Minor Amendments)

Draft State Environmental Planning Policy (SEPP's)

State Environmental Planning Policy (Infrastructure) Amendment (Shooting Ranges) 2016

State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Proposed Housekeeping Amendments)

State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Housing Code) 2016

State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Proposed Medium Density Housing Code) 2016

State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016.

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Recycling Equipment as Exempt Development) 2017

State Environmental Planning Policy (Vegetation) 2017

State Environmental Planning Policy No.64 (Advertising and Signage) Amendment (Outdoor Advertising) 2017

- (3) **The name of each development control plan that applies to the carrying out of development on the land.**

Oran Park Development Control Plan 2007, as amended

Camden Development Control Plan 2011, as amended

- (4) **In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.**



2/2A Zoning and land use under relevant Local Environmental Plan, and/or under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

This section contains information required under clauses 2 and 2A of Schedule 4 of the EP&A Regulation 2000, relating to zoning and land use under relevant Environmental Planning Instruments.

Clause 2 of Schedule 4 of the Regulation requires Council to provide information with respect to zoning and land-use in areas zoned under a Local Environmental Plan, or zoning and land use under a proposed instrument referred to in clause 1(2).

Clause 2A of Schedule 4 of the Regulation requires Council to provide information with respect to zoning and land-use in areas which are zoned, or proposed to be zoned, under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*. This includes a Precinct Plan or a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act.

A. RU1 PRIMARY PRODUCTION

CAMDEN LOCAL ENVIRONMENTAL PLAN 2010

Objectives of zone:

- * To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- * To encourage diversity in primary industry enterprises and systems appropriate for the area.
- * To minimise the fragmentation and alienation of resource lands.
- * To minimise conflict between land uses within the zone and land uses within adjoining zones.
- * To permit non-agricultural uses which support the primary production purposes of the zone.
- * To maintain the rural landscape character of the land.

B. Permitted without consent

Extensive agriculture; Forestry; Home occupations.

C. Permitted with consent

Bed and breakfast accommodation; Cellar door premises; Dual occupancies (attached); Dwelling houses; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Garden centres; Home-based child care; Home businesses; Home industries; Intensive livestock agriculture; Intensive plant agriculture; Open cut mining; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Any other development not specified in item B or D



D. Prohibited

Amusement centres; Car parks; Commercial premises; Correctional centres; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industries; Information and education facilities; Port facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Residential accommodation; Restricted premises; Service stations; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Wharf or boating facilities; Wholesale supplies

A. E2 ENVIRONMENTAL CONSERVATION

ORAN PARK AND TURNER ROAD PRECINCT PLAN

Objectives of zone:

- * To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- * To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

B. Permitted

Nil.

C. Permitted without consent

Drainage; Earthworks; Environmental facilities; Environmental protection works; Flood mitigation works; Recreation areas; Roads; Sewage reticulation systems; Water recycling facilities; Water supply systems; Waterbodies (natural).

D. Prohibited

Any development not specified in item B or C.

A. IN1 GENERAL INDUSTRIAL

ORAN PARK AND TURNER ROAD PRECINCT PLAN

Objectives of zone:

- * To provide a wide range of industrial and warehouse land uses.
- * To encourage employment opportunities and to support the viability of centres.
- * To minimise any adverse effect of industry on other land uses.
- * To enable development for the purpose of commercial offices only where it is associated with, and ancillary to, another permissible use on the same land.



- * To enable development for the purpose of retail premises only where it serves convenience needs, or where the goods or materials sold are of a type and nature consistent with construction and maintenance of buildings.

B. Permitted without consent

Any other development not otherwise specified in item B or D.

D. Prohibited

Agriculture; Airports; Airstrips; Attached dwellings; Bio-solid waste applications; Boarding houses; Bulky goods premises; Business premises; Caravan parks; Cemeteries; Community facilities; Correctional centres; Dairies (pasture-based); Dual occupancies; Dwelling houses; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Function centres; Group homes; Hazardous industries; Hazardous storage establishments; Health consulting rooms; Heavy industries; Heliports; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Hospitals; Hostels; Information and education facilities; Mines; Multi dwelling housing; Offensive industries; Offensive storage establishments; Office premises; Public administration buildings; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential care facilities; Residential flat buildings; Restriction facilities; Retail premises (other than neighbourhood shops and take away food and drink premises); Roadside stalls; Rural industries; Rural workers' dwellings; Sawmill or log processing works; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing; Stock and sale yards; Tourist and visitor accommodation; Waste disposal land fill operations

A. R1 GENERAL RESIDENTIAL

ORAN PARK AND TURNER ROAD PRECINCT PLAN

Objectives of zone:

- * To provide for the housing needs of the community.
- * To provide for a variety of housing types and densities.
- * To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- * To support the well-being of the community, including educational, recreational, community, religious and other activities and, where appropriate, neighbourhood shops if there will be no adverse effect on the amenity of proposed or existing nearby residential development.
- * To allow for small scale kiosks, function centres, restaurants and markets that support the primary function and use of recreation areas, public open space and recreation facilities located within residential areas.
- * To allow for small scale intensity tourist and visitor accommodation that does not interfere with residential amenity.
- * To provide for a variety of recreational uses within open space areas.

B. Permitted without consent



Nil

C. Permitted with consent

Any other development not specified in item B or D

D. Prohibited

Agriculture; Airports; Airstrips; Bio-solid waste applications; Bulky goods premises; Business premises; Car parks; Cemeteries; Correctional centres; Crematoria; Dairies (pasture-based); Depots; Entertainment facilities; Extractive industries; Farm buildings; Freight transport facilities; Function centres (other than those within recreation areas or operated in conjunction with recreation areas or recreation facilities); Hazardous storage establishments; Helipads; Heliports; Home occupations (sex services); Industrial retail outlets; Industries; Landscape and garden supplies; Liquid fuel depots; Manor homes; Materials recycling or recovery centres; Mines; Mortuaries; Offensive storage establishments; Office premises; Passenger transport facilities; Public administration buildings; Registered clubs; Retail premises (other than neighbourhood shops and other than kiosks, markets, restaurants or take away food and drink premises within recreation areas or operated in conjunction with recreation areas or recreation facilities); Restricted premises; Restriction facilities; Roadside stalls; Rural industries; Rural workers' dwellings; Sawmill or log processing works; Service stations; Sewage treatment works; Sex services premises; Stock and sale yards; Storage premises; Timber and building supplies; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal land fill operations; Waste management facilities; Wholesale supplies.

E. Whether 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

RU1 Primary Production.

Under clause 4.2A of Camden Local Environmental Plan 2010 a minimum lot size applies for the erection of a dwelling house as specified by the Lot Size Maps in Camden Local Environmental Plan 2010, subject to the exceptions as set out in clauses 4.2A(3) and 4.2(4).

R1 General Residential: Clause 4.1A of Oran Park and Turner Road Precinct Plan fixes a minimum 300m² for the erection of a dwelling house; however exceptions apply in circumstances as specified under clauses 4.1AC and 4.1AD for land dimensions of minimum 250m² and minimum 225m².

F. Whether the land includes or comprises critical habitat

No.

G. Whether the land is in a conservation area (however described)

No.

H. Whether an item of environmental heritage (however described) is situated on the land.

No



3 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*.
- (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.
- (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.

General Housing Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the General Housing Code.

Rural Housing Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Rural Housing Code.

Housing Alterations Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Housing Alterations Code.

General Development Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the General Development Code.

Subdivision Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Subdivisions Code.

Demolition Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Demolition Code.



Commercial and Industrial Alterations Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Commercial and Industrial Alterations Code.

Commercial and Industrial New Buildings and Additions

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Commercial and Industrial (New Buildings and Additions) Code.

Fire Safety

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Fire Safety Code.

Note: This certificate only addresses matters raised in clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of SEPP (Exempt and Complying Development Codes) 2008 (The Codes SEPP). It is your responsibility to ensure that you comply with any other requirements of the Codes SEPP where complying development may be carried out, including requirements relating to the zoning of the land.

4 Coastal protection

Not Applicable

4A Certain information relating to beaches and coasts

Not Applicable

4B Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

Not Applicable

5 Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.

No.



6 Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

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

No.

Note: Contact the Roads and Maritime Authority regarding any potential road widening or realignment in relation to the upgrade of the Northern Road. For further information refer to: <http://www.rms.nsw.gov.au/projects/sydney-west/>

7 Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by the council, or
- (b) 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, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

Land slip

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of landslip.

Bushfire

The land is affected by the provisions of a Development Control Plan and by Planning for Bushfire Protection 2006 (NSW Rural Fire Service) that may restrict the development of the land because of the likelihood of bushfire.

Tidal inundation

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of tidal inundation.

Subsidence

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of subsidence or any other risk.



Acid sulphate soils

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of acid sulphate soils.

Other risk

Contamination:

Council's policy 'Management of Contaminated Lands' applies to the whole of the council area and may restrict, development of land. The policy is implemented when zoning or land use changes are proposed, or when further development is proposed, where land has been used for contaminating or potentially contaminating activities, including those activities listed in schedule 1 of the policy. A copy of the policy is available on Council's website.

Salinity:

Council's policy 'Building in a Salinity Prone Environment' applies to the whole of the council area. The policy includes mandatory building requirements, unless other requirements are identified in any site specific salinity risk assessment or salinity management plan applying to the land. A copy of the policy is available on Council's website.

7A Flood related development controls information

- (a) **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 senior housing) is subject to flood related development controls.**

Yes.

- (b) **Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.**

Yes.

- (3) **Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.**

8 Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

No.



9 Contributions plans

The name of each contributions plan applying to the land

Oran Park and Turner Road Section 94 Contributions Plan and Land Value Index.

Camden Contributions Plan 2011.

9A Bio-diversity certified land

If the land is bio-diversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*, a statement to that effect.

The land is not biodiversity certified within the meaning of Part 7AA of the Threatened Species Conservation Act 1995.

The land however is subject to biodiversity certification as described in Schedule 7 Part 7 "Bio-certification of Sydney Region Growth Centres State Environmental Planning Policy and related Environmental Planning Instruments" in the Threatened Species Conservation Act 1995. Further information is available at <http://growthcentres.planning.nsw.gov.au/Environment/BiodiversityCertification.aspx>

10 Bio-banking agreements

If the land is land to which a bio-banking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates, 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).

No.

11 Bush fire prone land

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.

If none of the land is bush fire prone land, a statement to that effect.

Council has been supplied by the NSW Rural Fire Service with a Bush Fire Prone Land Map for the purposes of a bush fire risk management plan applying to the land within the Camden Local



Government Area. Based on that map, it appears the land referred to in this certificate is partially bushfire prone land.

12 Property vegetation plans

If the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* 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).

No.

13 Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

No.

14 Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

No.

15 Site compatibility certificates and conditions for seniors housing

If the land is land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

- (a) a statement of whether there is a current site compatibility certificate (seniors housing), or which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:



- (i) that period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department and,
- (b) a statement setting out any terms of a kind referred to in clause 18(2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007, in respect of the land.
- No.

16 Site compatibility certificates for infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department.

No.

17 Site compatibility certificates and conditions for affordable rental housing

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (a) the period for which the certificate is current, and
 - (b) that a copy may be obtained from the head office of the Department.
- (2) A statement setting out any terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

No.

18 Paper subdivision information

Not Applicable.



19 Site verification certificates

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate, and

Note. A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of [State Environmental Planning Policy \(Mining, Petroleum Production and Extractive Industries\) 2007](#).

- (b) the date on which the certificate ceases to be current (if any), and

- (c) that a copy may be obtained from the head office of the Department.

No, there is no current site verification certificate, of which council is aware in respect of the land.

20 Loose-fill asbestos insulation

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

No, not listed.
Contact NSW Fair Trading for more information.

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

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

No.

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,

No.

- (c) that the land to which the certificate relates is the subject of an approved voluntary management



proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued,

No.

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,

No.

- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No.

INFORMATION PROVIDED UNDER SECTION 149(5) OF THE ACT:

OTHER INFORMATION

1 Western Sydney Airport - Badgerys Creek

On 15 April 2014 the Federal Government confirmed that the site of Western Sydney's new airport will be Badgerys Creek. A draft Environmental Impact Statement (EIS) and draft Airport Plan were on public exhibition from 19 October to 18 December 2015.

On 15 September 2016 the final EIS was presented to the Commonwealth Minister for the Environment and Energy. On 11 November the Minister provided a notice of environmental conditions to be placed on the airport development.

On 12 December 2016 the Minister for Urban Infrastructure determined the Western Sydney Airport Plan. This determination provides the authorisation to allow the construction and operation of stage 1 of the proposed airport (a single runway facility expected to be operational in the mid-2020s).

Further information on Western Sydney airport is available at www.westernsydneyairport.gov.au, or from the Commonwealth Department of Infrastructure and Regional Development at www.infrastructure.gov.au.

2 Tree Preservation Order

The subject land is affected by provisions of Clause 5.9 of the relevant environmental planning instrument/s that applies to the carrying out of development of the land, in regard to the protection of trees. A person shall not ringbark, cut down, lop, top, remove, injure or wilfully damage or destroy any living tree on this property, except with the consent of Council. Where clearing provisions apply, clearing of vegetation (including native vegetation) may not be carried out except with the consent of



Council.

3 South West Rail Link extension corridor

In June 2015, Transport for NSW announced the South West Rail Link Extension Corridor Preservation and Outer Sydney Orbital Corridor Preservation Study which may affect land in the Camden Local Government Area. For further information, contact Transport for NSW, www.transport.nsw.gov.au or phone 1800 837 511.

4 Miscellaneous Information

Additional Flooding Information:

The subject land is affected by flood related development controls that restrict development of the subject land due to the likelihood of flooding.

Coal Seam Gas Extraction:

Coal Seam Gas Extraction takes place within the Camden Local Government Area. Enquiries may be made to AGL Gas Production (Camden) Pty Limited, or the relevant the licence holder, as to the location of gas wells. In February 2016 AGL announced that it will cease production at the Camden Gas Project in 2023, and that the wells will be progressively decommissioned and the sites rehabilitated.

Western Sydney Airport - Obstacle Limitation Surface:

The land is within the Obstacle Limitation Surface (OLS) to be established within a radius of approximately 15km of Western Sydney Airport, with potential height or development limitations to protect airport airspace.

Further information, including the height of the OLS at any point around the airport, is available on Western Sydney Airport website: www.westernsydneyairport.gov.au.





DISCLAIMER AND CAUTION

1. The information on zones, controls etc., given below relates to the land for which the certificate was sought. If enquirers wish to know what zones, other controls, etc., apply or are proposed on nearby land then they should make enquiries in person at Council's offices.
2. The information contained in this certificate **is accurate as at the date of this certificate.**

In providing this certificate Council has in good faith relied upon information provided to it or sourced from third parties. Where Council has obtained the information from third parties, either exclusively or in conjunction with information held by Council, the Certificate details the source of that third party information. Council cautions persons against relying upon information in the Certificate sourced from third parties as to its accuracy, applicability to specific lands and its currency without verification from the specified third party and, where appropriate, professional advice and the adoption of prudent land acquisition measures and appropriate professional advice. To the full extent permitted by law Council disclaims liability with respect to any information in this Certificate sourced from third parties.

Ron Moore
General Manager





Camden Council

70 Central Avenue, Oran Park NSW 2570

PO Box 183, Camden 2570

Telephone: 02 4654 7777

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DX 25807

ABN: 31 117 341 764

Fax: 02 4654 7829

PLANNING CERTIFICATE UNDER SECTION 149 ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

Applicant: Douglas Partners Pty Ltd
18 Waler Cres
SMEATON GRANGE NSW 2567

Certificate number: 20173515
Receipt number: 1638362
Property number: 1150803
Certificate date: 07/07/2017
Certificate fee: \$133.00
Applicant's reference:

DESCRIPTION OF PROPERTY

Title: LOT: C DP: 391340
Property: 644 The Northern Road ORAN PARK 2570

BACKGROUND INFORMATION

This certificate provides information on how a property (such as land, a house, commercial building, etc..) may be used and the limits on its development. The certificate contains information Council is aware of through records and environmental plans with data supplied by the State Government. The details contained in this certificate are limited to that required by Section 149 of the Environmental Planning and Assessment Act.



1 Names of relevant planning instruments and DCPs

(1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

Local Environmental Plans (LEP's)

Camden Local Environmental Plan 2010.

State Environmental Planning Policies (SEPP's)

SEPP (Sydney Region Growth Centres) 2006

SEPP (Housing for Seniors or People with a Disability) 2004

SEPP (Building Sustainability Index: BASIX) 2004

SEPP (State Significant Precincts) 2005

SEPP (Mining, Petroleum Production and Extractive Industries) 2007

SEPP (Infrastructure) 2007

SEPP (Miscellaneous Consent Provisions) 2007

SEPP (Exempt and Complying Development Codes) 2008

SEPP (Affordable Rental Housing) 2009

SEPP (State and Regional Development) 2011

SEPP No 19 - Bushland In Urban Areas

SEPP No 21 - Caravan Parks

SEPP No 30 - Intensive Agriculture

SEPP No 33 - Hazardous and Offensive Development

SEPP No 50 - Canal Estates

SEPP No 55 - Remediation Of Land

SEPP No 62 - Sustainable Aquaculture

SEPP No 64 - Advertising and Signage

SEPP No 65 - Design Quality of Residential Apartment Development

SEPP No 70 - Affordable Housing (Revised Schemes)



Note: The above SEPP's may apply subject to the relevant criteria and requirements as listed in each of the SEPP's.

Deemed State Environmental Planning Policies (SEPP's)

Sydney Regional Environmental Plan No 9 - Extractive Industry (No 2 - 1996)

Sydney Regional Environmental Plan No 20 - Hawkesbury - Nepean River (No 2 - 1997)

- (2) **The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).**

Draft Local Environmental Plan (LEP's)

Draft Camden Local Environmental Plan - Amendment 40 (Minor Amendments)

Draft State Environmental Planning Policy (SEPP's)

State Environmental Planning Policy (Infrastructure) Amendment (Shooting Ranges) 2016

State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Proposed Housekeeping Amendments)

State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Housing Code) 2016

State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Proposed Medium Density Housing Code) 2016

State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016.

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Recycling Equipment as Exempt Development) 2017

State Environmental Planning Policy (Vegetation) 2017

State Environmental Planning Policy No.64 (Advertising and Signage) Amendment (Outdoor Advertising) 2017

- (3) **The name of each development control plan that applies to the carrying out of development on the land.**

Oran Park Development Control Plan 2007, as amended

Camden Development Control Plan 2011, as amended

- (4) **In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.**



2/2A Zoning and land use under relevant Local Environmental Plan, and/or under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

This section contains information required under clauses 2 and 2A of Schedule 4 of the EP&A Regulation 2000, relating to zoning and land use under relevant Environmental Planning Instruments.

Clause 2 of Schedule 4 of the Regulation requires Council to provide information with respect to zoning and land-use in areas zoned under a Local Environmental Plan, or zoning and land use under a proposed instrument referred to in clause 1(2).

Clause 2A of Schedule 4 of the Regulation requires Council to provide information with respect to zoning and land-use in areas which are zoned, or proposed to be zoned, under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*. This includes a Precinct Plan or a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act.

A. RU1 PRIMARY PRODUCTION

CAMDEN LOCAL ENVIRONMENTAL PLAN 2010

Objectives of zone:

- * To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- * To encourage diversity in primary industry enterprises and systems appropriate for the area.
- * To minimise the fragmentation and alienation of resource lands.
- * To minimise conflict between land uses within the zone and land uses within adjoining zones.
- * To permit non-agricultural uses which support the primary production purposes of the zone.
- * To maintain the rural landscape character of the land.

B. Permitted without consent

Extensive agriculture; Forestry; Home occupations.

C. Permitted with consent

Bed and breakfast accommodation; Cellar door premises; Dual occupancies (attached); Dwelling houses; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Garden centres; Home-based child care; Home businesses; Home industries; Intensive livestock agriculture; Intensive plant agriculture; Open cut mining; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Any other development not specified in item B or D



D. Prohibited

Amusement centres; Car parks; Commercial premises; Correctional centres; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industries; Information and education facilities; Port facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Residential accommodation; Restricted premises; Service stations; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Wharf or boating facilities; Wholesale supplies

A. E2 ENVIRONMENTAL CONSERVATION

ORAN PARK AND TURNER ROAD PRECINCT PLAN

Objectives of zone:

- * To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- * To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

B. Permitted

Nil.

C. Permitted without consent

Drainage; Earthworks; Environmental facilities; Environmental protection works; Flood mitigation works; Recreation areas; Roads; Sewage reticulation systems; Water recycling facilities; Water supply systems; Waterbodies (natural).

D. Prohibited

Any development not specified in item B or C.

A. R1 GENERAL RESIDENTIAL

ORAN PARK AND TURNER ROAD PRECINCT PLAN

Objectives of zone:

- * To provide for the housing needs of the community.
- * To provide for a variety of housing types and densities.
- * To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- * To support the well-being of the community, including educational, recreational, community, religious and other activities and, where appropriate, neighbourhood shops if there will be no



adverse effect on the amenity of proposed or existing nearby residential development.

- * To allow for small scale kiosks, function centres, restaurants and markets that support the primary function and use of recreation areas, public open space and recreation facilities located within residential areas.
- * To allow for small scale intensity tourist and visitor accommodation that does not interfere with residential amenity.
- * To provide for a variety of recreational uses within open space areas.

B. Permitted without consent

Nil

C. Permitted with consent

Any other development not specified in item B or D

D. Prohibited

Agriculture; Airports; Airstrips; Bio-solid waste applications; Bulky goods premises; Business premises; Car parks; Cemeteries; Correctional centres; Crematoria; Dairies (pasture-based); Depots; Entertainment facilities; Extractive industries; Farm buildings; Freight transport facilities; Function centres (other than those within recreation areas or operated in conjunction with recreation areas or recreation facilities); Hazardous storage establishments; Helipads; Heliports; Home occupations (sex services); Industrial retail outlets; Industries; Landscape and garden supplies; Liquid fuel depots; Manor homes; Materials recycling or recovery centres; Mines; Mortuaries; Offensive storage establishments; Office premises; Passenger transport facilities; Public administration buildings; Registered clubs; Retail premises (other than neighbourhood shops and other than kiosks, markets, restaurants or take away food and drink premises within recreation areas or operated in conjunction with recreation areas or recreation facilities); Restricted premises; Restriction facilities; Roadside stalls; Rural industries; Rural workers' dwellings; Sawmill or log processing works; Service stations; Sewage treatment works; Sex services premises; Stock and sale yards; Storage premises; Timber and building supplies; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal land fill operations; Waste management facilities; Wholesale supplies.

E. Whether 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

RU1 Primary Production.

Under clause 4.2A of Camden Local Environmental Plan 2010 a minimum lot size applies for the erection of a dwelling house as specified by the Lot Size Maps in Camden Local Environmental Plan 2010, subject to the exceptions as set out in clauses 4.2A(3) and 4.2(4).

R1 General Residential: Clause 4.1A of Oran Park and Turner Road Precinct Plan fixes a minimum 300m² for the erection of a dwelling house; however exceptions apply in circumstances as specified under clauses 4.1AC and 4.1AD for land dimensions of minimum 250m² and minimum 225m².



F. Whether the land includes or comprises critical habitat

No.

G. Whether the land is in a conservation area (however described)

No.

H. Whether an item of environmental heritage (however described) is situated on the land.

No

3 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*.
- (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.
- (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.

General Housing Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the General Housing Code.

Rural Housing Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Rural Housing Code.

Housing Alterations Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Housing Alterations Code.

General Development Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the General



Development Code.

Subdivision Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Subdivisions Code.

Demolition Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Demolition Code.

Commercial and Industrial Alterations Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Commercial and Industrial Alterations Code.

Commercial and Industrial New Buildings and Additions

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Commercial and Industrial (New Buildings and Additions) Code.

Fire Safety

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Fire Safety Code.

Note: This certificate only addresses matters raised in clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of SEPP (Exempt and Complying Development Codes) 2008 (The Codes SEPP). It is your responsibility to ensure that you comply with any other requirements of the Codes SEPP where complying development may be carried out, including requirements relating to the zoning of the land.

4 Coastal protection

Not Applicable

4A Certain information relating to beaches and coasts

Not Applicable

4B Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

Not Applicable



5 Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.

No.

6 Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

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

No.

7 Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by the council, or
- (b) 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, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

Land slip

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of landslip.

Bushfire

The land is affected by the provisions of a Development Control Plan and by Planning for Bushfire Protection 2006 (NSW Rural Fire Service) that may restrict the development of the land because of the likelihood of bushfire.

Tidal inundation



The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of tidal inundation.

Subsidence

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of subsidence or any other risk.

Acid sulphate soils

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of acid sulphate soils.

Other risk

Contamination:

Council's policy 'Management of Contaminated Lands' applies to the whole of the council area and may restrict, development of land. The policy is implemented when zoning or land use changes are proposed, or when further development is proposed, where land has been used for contaminating or potentially contaminating activities, including those activities listed in schedule 1 of the policy. A copy of the policy is available on Council's website.

Salinity:

Council's policy 'Building in a Salinity Prone Environment' applies to the whole of the council area. The policy includes mandatory building requirements, unless other requirements are identified in any site specific salinity risk assessment or salinity management plan applying to the land. A copy of the policy is available on Council's website.

7A Flood related development controls information

- (a) **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 senior housing) is subject to flood related development controls.**

Yes.

- (b) **Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.**

Yes.

- (3) **Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.**

8 Land reserved for acquisition



Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

No.

9 Contributions plans

The name of each contributions plan applying to the land

Oran Park and Turner Road Section 94 Contributions Plan and Land Value Index.

Camden Contributions Plan 2011.

9A Bio-diversity certified land

If the land is bio-diversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*, a statement to that effect.

The land is not biodiversity certified within the meaning of Part 7AA of the Threatened Species Conservation Act 1995.

The land however is subject to biodiversity certification as described in Schedule 7 Part 7 "Bio-certification of Sydney Region Growth Centres State Environmental Planning Policy and related Environmental Planning Instruments" in the Threatened Species Conservation Act 1995. Further information is available at <http://growthcentres.planning.nsw.gov.au/Environment/BiodiversityCertification.aspx>

10 Bio-banking agreements

If the land is land to which a bio-banking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates, 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).

No.

11 Bush fire prone land



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.

If none of the land is bush fire prone land, a statement to that effect.

Council has been supplied by the NSW Rural Fire Service with a Bush Fire Prone Land Map for the purposes of a bush fire risk management plan applying to the land within the Camden Local Government Area. Based on that map, it appears the land referred to in this certificate is partially bushfire prone land.

12 Property vegetation plans

If the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* 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).

No.

13 Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

No.

14 Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

No.

15 Site compatibility certificates and conditions for seniors housing



If the land is land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

- (a) a statement of whether there is a current site compatibility certificate (seniors housing), or which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) that period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department and,
- (b) a statement setting out any terms of a kind referred to in clause 18(2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007, in respect of the land.

No.

16 Site compatibility certificates for infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department.

No.

17 Site compatibility certificates and conditions for affordable rental housing

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (a) the period for which the certificate is current, and
 - (b) that a copy may be obtained from the head office of the Department.
- (2) A statement setting out any terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.



No.

18 Paper subdivision information

Not Applicable.

19 Site verification certificates

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate, and

Note. A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of [State Environmental Planning Policy \(Mining, Petroleum Production and Extractive Industries\) 2007](#).

- (b) the date on which the certificate ceases to be current (if any), and

- (c) that a copy may be obtained from the head office of the Department.

No, there is no current site verification certificate, of which council is aware in respect of the land.

20 Loose-fill asbestos insulation

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

No, not listed.
Contact NSW Fair Trading for more information.

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

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,



No.

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,

No.

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued,

No.

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,

No.

- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No.

INFORMATION PROVIDED UNDER SECTION 149(5) OF THE ACT:

OTHER INFORMATION

1 Western Sydney Airport - Badgerys Creek

On 15 April 2014 the Federal Government confirmed that the site of Western Sydney's new airport will be Badgerys Creek. A draft Environmental Impact Statement (EIS) and draft Airport Plan were on public exhibition from 19 October to 18 December 2015.

On 15 September 2016 the final EIS was presented to the Commonwealth Minister for the Environment and Energy. On 11 November the Minister provided a notice of environmental conditions to be placed on the airport development.

On 12 December 2016 the Minister for Urban Infrastructure determined the Western Sydney Airport Plan. This determination provides the authorisation to allow the construction and operation of stage 1 of the proposed airport (a single runway facility expected to be operational in the mid-2020s).

Further information on Western Sydney airport is available at www.westernsydneyairport.gov.au, or from the Commonwealth Department of Infrastructure and Regional Development at www.infrastructure.gov.au.



2 Tree Preservation Order

The subject land is affected by provisions of Clause 5.9 of the relevant environmental planning instrument/s that applies to the carrying out of development of the land, in regard to the protection of trees. A person shall not ringbark, cut down, lop, top, remove, injure or wilfully damage or destroy any living tree on this property, except with the consent of Council. Where clearing provisions apply, clearing of vegetation (including native vegetation) may not be carried out except with the consent of Council.

3 South West Rail Link extension corridor

In June 2015, Transport for NSW announced the South West Rail Link Extension Corridor Preservation and Outer Sydney Orbital Corridor Preservation Study which may affect land in the Camden Local Government Area. For further information, contact Transport for NSW, www.transport.nsw.gov.au or phone 1800 837 511.

4 Miscellaneous Information

In relation to Council's Policy on Contaminated Lands the following report may be relevant:

- Report on Detailed Site Investigation: Part Tranches 25, 26 and 27 Oran Park NSW, Prepared by Douglas Partners, Project No 76618.15, Dated August 2014.

Additional Flooding Information:

The subject land is affected by flood related development controls that restrict development of the subject land due to the likelihood of flooding.

Coal Seam Gas Extraction:

Coal Seam Gas Extraction takes place within the Camden Local Government Area. Enquiries may be made to AGL Gas Production (Camden) Pty Limited, or the relevant the licence holder, as to the location of gas wells. In February 2016 AGL announced that it will cease production at the Camden Gas Project in 2023, and that the wells will be progressively decommissioned and the sites rehabilitated.

Western Sydney Airport - Obstacle Limitation Surface:

The land is within the Obstacle Limitation Surface (OLS) to be established within a radius of approximately 15km of Western Sydney Airport, with potential height or development limitations to protect airport airspace.

Further information, including the height of the OLS at any point around the airport, is available on Western Sydney Airport website: www.westernsydneyairport.gov.au.





DISCLAIMER AND CAUTION

1. The information on zones, controls etc., given below relates to the land for which the certificate was sought. If enquirers wish to know what zones, other controls, etc., apply or are proposed on nearby land then they should make enquiries in person at Council's offices.
2. The information contained in this certificate **is accurate as at the date of this certificate.**

In providing this certificate Council has in good faith relied upon information provided to it or sourced from third parties. Where Council has obtained the information from third parties, either exclusively or in conjunction with information held by Council, the Certificate details the source of that third party information. Council cautions persons against relying upon information in the Certificate sourced from third parties as to its accuracy, applicability to specific lands and its currency without verification from the specified third party and, where appropriate, professional advice and the adoption of prudent land acquisition measures and appropriate professional advice. To the full extent permitted by law Council disclaims liability with respect to any information in this Certificate sourced from third parties.

Ron Moore
General Manager





Camden Council

70 Central Avenue, Oran Park NSW 2570

PO Box 183, Camden 2570

Telephone: 02 4654 7777

Email: mail@camden.nsw.gov.au

DX 25807

ABN: 31 117 341 764

Fax: 02 4654 7829

PLANNING CERTIFICATE UNDER SECTION 149 ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

Applicant: Douglas Partners Pty Ltd
18 Waler Cres
SMEATON GRANGE NSW 2567

Certificate number: 20173508
Receipt number: 1638362
Property number: 107540
Certificate date: 07/07/2017
Certificate fee: \$133.00
Applicant's reference:

DESCRIPTION OF PROPERTY

Title: LOT: F DP: 420694
Property: 680 The Northern Road ORAN PARK 2570

BACKGROUND INFORMATION

This certificate provides information on how a property (such as land, a house, commercial building, etc..) may be used and the limits on its development. The certificate contains information Council is aware of through records and environmental plans with data supplied by the State Government. The details contained in this certificate are limited to that required by Section 149 of the Environmental Planning and Assessment Act.



1 Names of relevant planning instruments and DCPs

(1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

Local Environmental Plans (LEP's)

Camden Local Environmental Plan 2010.

State Environmental Planning Policies (SEPP's)

SEPP (Sydney Region Growth Centres) 2006

SEPP (Housing for Seniors or People with a Disability) 2004

SEPP (Building Sustainability Index: BASIX) 2004

SEPP (State Significant Precincts) 2005

SEPP (Mining, Petroleum Production and Extractive Industries) 2007

SEPP (Infrastructure) 2007

SEPP (Miscellaneous Consent Provisions) 2007

SEPP (Exempt and Complying Development Codes) 2008

SEPP (Affordable Rental Housing) 2009

SEPP (State and Regional Development) 2011

SEPP No 19 - Bushland In Urban Areas

SEPP No 21 - Caravan Parks

SEPP No 30 - Intensive Agriculture

SEPP No 33 - Hazardous and Offensive Development

SEPP No 50 - Canal Estates

SEPP No 55 - Remediation Of Land

SEPP No 62 - Sustainable Aquaculture

SEPP No 64 - Advertising and Signage

SEPP No 65 - Design Quality of Residential Apartment Development

SEPP No 70 - Affordable Housing (Revised Schemes)



Note: The above SEPP's may apply subject to the relevant criteria and requirements as listed in each of the SEPP's.

Deemed State Environmental Planning Policies (SEPP's)

Sydney Regional Environmental Plan No 9 - Extractive Industry (No 2 - 1996)

Sydney Regional Environmental Plan No 20 - Hawkesbury - Nepean River (No 2 - 1997)

- (2) **The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).**

Draft Local Environmental Plan (LEP's)

Draft Camden Local Environmental Plan - Amendment 40 (Minor Amendments)

Draft State Environmental Planning Policy (SEPP's)

State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016.

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Recycling Equipment as Exempt Development) 2017

State Environmental Planning Policy (Vegetation) 2017

State Environmental Planning Policy No.64 (Advertising and Signage) Amendment (Outdoor Advertising) 2017

- (3) **The name of each development control plan that applies to the carrying out of development on the land.**

Camden Development Control Plan 2011, as amended

- (4) **In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.**

2/2A Zoning and land use under relevant Local Environmental Plan, and/or under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

This section contains information required under clauses 2 and 2A of Schedule 4 of the EP&A Regulation 2000, relating to zoning and land use under relevant Environmental Planning Instruments.



Clause 2 of Schedule 4 of the Regulation requires Council to provide information with respect to zoning and land-use in areas zoned under a Local Environmental Plan, or zoning and land use under a proposed instrument referred to in clause 1(2).

Clause 2A of Schedule 4 of the Regulation requires Council to provide information with respect to zoning and land-use in areas which are zoned, or proposed to be zoned, under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*. This includes a Precinct Plan or a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act.

A. RU1 PRIMARY PRODUCTION

CAMDEN LOCAL ENVIRONMENTAL PLAN 2010

Objectives of zone:

- * To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- * To encourage diversity in primary industry enterprises and systems appropriate for the area.
- * To minimise the fragmentation and alienation of resource lands.
- * To minimise conflict between land uses within the zone and land uses within adjoining zones.
- * To permit non-agricultural uses which support the primary production purposes of the zone.
- * To maintain the rural landscape character of the land.

B. Permitted without consent

Extensive agriculture; Forestry; Home occupations.

C. Permitted with consent

Bed and breakfast accommodation; Cellar door premises; Dual occupancies (attached); Dwelling houses; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Garden centres; Home-based child care; Home businesses; Home industries; Intensive livestock agriculture; Intensive plant agriculture; Open cut mining; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Any other development not specified in item B or D

D. Prohibited

Amusement centres; Car parks; Commercial premises; Correctional centres; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industries; Information and education facilities; Port facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Residential accommodation; Restricted premises; Service stations; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Wharf or boating facilities; Wholesale supplies



E. Whether 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

RU1 Primary Production.

Under clause 4.2A of Camden Local Environmental Plan 2010 a minimum lot size applies for the erection of a dwelling house as specified by the Lot Size Maps in Camden Local Environmental Plan 2010, subject to the exceptions as set out in clauses 4.2A(3) and 4.2(4).

F. Whether the land includes or comprises critical habitat

No.

G. Whether the land is in a conservation area (however described)

No.

H. Whether an item of environmental heritage (however described) is situated on the land.

No

3 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*.
- (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.
- (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.

General Housing Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the General Housing Code.

Rural Housing Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and



Complying Development Codes) 2008, Complying Development may be carried out under the Rural Housing Code.

Housing Alterations Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Housing Alterations Code.

General Development Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the General Development Code.

Subdivision Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Subdivisions Code.

Demolition Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Demolition Code.

Commercial and Industrial Alterations Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Commercial and Industrial Alterations Code.

Commercial and Industrial New Buildings and Additions

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Commercial and Industrial (New Buildings and Additions) Code.

Fire Safety

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Fire Safety Code.

Note: This certificate only addresses matters raised in clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of SEPP (Exempt and Complying Development Codes) 2008 (The Codes SEPP). It is your responsibility to ensure that you comply with any other requirements of the Codes SEPP where complying development may be carried out, including requirements relating to the zoning of the land.

4 Coastal protection

Not Applicable



4A Certain information relating to beaches and coasts

Not Applicable

4B Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

Not Applicable

5 Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.

No.

6 Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

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

The land may be affected by potential road widening or realignment by Roads and Maritime Authority.
For further information refer to: <http://www.rms.nsw.gov.au/projects/sydney-west/>

7 Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by the council, or
 - (b) 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, bushfire, tidal



inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

Land slip

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of landslip.

Bushfire

The land is affected by the provisions of a Development Control Plan and by Planning for Bushfire Protection 2006 (NSW Rural Fire Service) that may restrict the development of the land because of the likelihood of bushfire.

Tidal inundation

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of tidal inundation.

Subsidence

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of subsidence or any other risk.

Acid sulphate soils

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of acid sulphate soils.

Other risk

Contamination:

Council's policy 'Management of Contaminated Lands' applies to the whole of the council area and may restrict, development of land. The policy is implemented when zoning or land use changes are proposed, or when further development is proposed, where land has been used for contaminating or potentially contaminating activities, including those activities listed in schedule 1 of the policy. A copy of the policy is available on Council's website.

Salinity:

Council's policy 'Building in a Salinity Prone Environment' applies to the whole of the council area. The policy includes mandatory building requirements, unless other requirements are identified in any site specific salinity risk assessment or salinity management plan applying to the land. A copy of the policy is available on Council's website.

7A Flood related development controls information

- (a) **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 senior housing) is subject to flood related development controls.**

Yes.

- (b) **Whether or not development on that land or part of the land for any other purpose is subject to**



flood related development controls.

Yes.

- (3) **Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.**
-

8 Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

No.

9 Contributions plans

The name of each contributions plan applying to the land

Camden Contributions Plan 2011.

9A Bio-diversity certified land

If the land is bio-diversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*, a statement to that effect.

The land is not biodiversity certified within the meaning of Part 7AA of the Threatened Species Conservation Act 1995.

The land however is subject to biodiversity certification as described in Schedule 7 Part 7 "Bio-certification of Sydney Region Growth Centres State Environmental Planning Policy and related Environmental Planning Instruments" in the Threatened Species Conservation Act 1995. Further information is available at <http://growthcentres.planning.nsw.gov.au/Environment/BiodiversityCertification.aspx>

10 Bio-banking agreements

If the land is land to which a bio-banking agreement under Part 7A of the *Threatened Species*



Conservation Act 1995 relates, 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).

No.

11 Bush fire prone land

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.

If none of the land is bush fire prone land, a statement to that effect.

Council has been supplied by the NSW Rural Fire Service with a Bush Fire Prone Land Map for the purposes of a bush fire risk management plan applying to the land within the Camden Local Government Area. Based on that map, it appears the land referred to in this certificate is partially bushfire prone land.

12 Property vegetation plans

If the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* 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).

No.

13 Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

No.

14 Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision



of an environmental planning instrument prohibiting or restricting the carrying out of project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

No.

15 Site compatibility certificates and conditions for seniors housing

If the land is land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

- (a) a statement of whether there is a current site compatibility certificate (seniors housing), or which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) that period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department and,
- (b) a statement setting out any terms of a kind referred to in clause 18(2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007, in respect of the land.

No.

16 Site compatibility certificates for infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department.

No.

17 Site compatibility certificates and conditions for affordable rental housing

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if



there is a certificate, the statement is to include:

- (a) the period for which the certificate is current, and
- (b) that a copy may be obtained from the head office of the Department.
- (2) A statement setting out any terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

No.

18 Paper subdivision information

Not Applicable.

19 Site verification certificates

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate, and

Note. A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of [State Environmental Planning Policy \(Mining, Petroleum Production and Extractive Industries\) 2007](#).

- (b) the date on which the certificate ceases to be current (if any), and
- (c) that a copy may be obtained from the head office of the Department.

No, there is no current site verification certificate, of which council is aware in respect of the land.

20 Loose-fill asbestos insulation

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

No, not listed.
Contact NSW Fair Trading for more information.



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

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

No.

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,

No.

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued,

No.

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,

No.

- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No.

INFORMATION PROVIDED UNDER SECTION 149(5) OF THE ACT:

OTHER INFORMATION

1 Western Sydney Airport - Badgerys Creek

On 15 April 2014 the Federal Government confirmed that the site of Western Sydney's new airport will be Badgerys Creek. A draft Environmental Impact Statement (EIS) and draft Airport Plan were on public exhibition from 19 October to 18 December 2015.

On 15 September 2016 the final EIS was presented to the Commonwealth Minister for the Environment



and Energy. On 11 November the Minister provided a notice of environmental conditions to be placed on the airport development.

On 12 December 2016 the Minister for Urban Infrastructure determined the Western Sydney Airport Plan. This determination provides the authorisation to allow the construction and operation of stage 1 of the proposed airport (a single runway facility expected to be operational in the mid-2020s).

Further information on Western Sydney airport is available at www.westernsydneyairport.gov.au, or from the Commonwealth Department of Infrastructure and Regional Development at www.infrastructure.gov.au.

2 Tree Preservation Order

The subject land is affected by provisions of Clause 5.9 of the relevant environmental planning instrument/s that applies to the carrying out of development of the land, in regard to the protection of trees. A person shall not ringbark, cut down, lop, top, remove, injure or wilfully damage or destroy any living tree on this property, except with the consent of Council. Where clearing provisions apply, clearing of vegetation (including native vegetation) may not be carried out except with the consent of Council.

3 South West Rail Link extension corridor

In June 2015, Transport for NSW announced the South West Rail Link Extension Corridor Preservation and Outer Sydney Orbital Corridor Preservation Study which may affect land in the Camden Local Government Area. For further information, contact Transport for NSW, www.transport.nsw.gov.au or phone 1800 837 511.

4 Miscellaneous Information

Additional Flooding Information:

The subject land is affected by flood related development controls that restrict development of the subject land due to the likelihood of flooding.

Coal Seam Gas Extraction:

Coal Seam Gas Extraction takes place within the Camden Local Government Area. Enquiries may be made to AGL Gas Production (Camden) Pty Limited, or the relevant the licence holder, as to the location of gas wells. In February 2016 AGL announced that it will cease production at the Camden Gas Project in 2023, and that the wells will be progressively decommissioned and the sites rehabilitated.

Western Sydney Airport - Obstacle Limitation Surface:

The land is within the Obstacle Limitation Surface (OLS) to be established within a radius of approximately 15km of Western Sydney Airport, with potential height or development limitations to protect airport airspace.

Further information, including the height of the OLS at any point around the airport, is available on Western Sydney Airport website: www.westernsydneyairport.gov.au.





DISCLAIMER AND CAUTION

1. The information on zones, controls etc., given below relates to the land for which the certificate was sought. If enquirers wish to know what zones, other controls, etc., apply or are proposed on nearby land then they should make enquiries in person at Council's offices.
2. The information contained in this certificate **is accurate as at the date of this certificate.**

In providing this certificate Council has in good faith relied upon information provided to it or sourced from third parties. Where Council has obtained the information from third parties, either exclusively or in conjunction with information held by Council, the Certificate details the source of that third party information. Council cautions persons against relying upon information in the Certificate sourced from third parties as to its accuracy, applicability to specific lands and its currency without verification from the specified third party and, where appropriate, professional advice and the adoption of prudent land acquisition measures and appropriate professional advice. To the full extent permitted by law Council disclaims liability with respect to any information in this Certificate sourced from third parties.

Ron Moore
General Manager



**Camden Council**

70 Central Avenue, Oran Park NSW 2570

PO Box 183, Camden 2570

Telephone: 02 4654 7777

Email: mail@camden.nsw.gov.au

DX 25807

ABN: 31 117 341 764

Fax: 02 4654 7829

PLANNING CERTIFICATE UNDER SECTION 149 ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

Applicant: Douglas Partners Pty Ltd
18 Waler Cres
SMEATON GRANGE NSW 2567

Certificate number: 20173513
Receipt number: 1638362
Property number: 115542
Certificate date: 07/07/2017
Certificate fee: \$133.00
Applicant's reference:

DESCRIPTION OF PROPERTY

Title: LOT: 71 DP: 752024
Property: 650 The Northern Road ORAN PARK 2570

BACKGROUND INFORMATION

This certificate provides information on how a property (such as land, a house, commercial building, etc..) may be used and the limits on its development. The certificate contains information Council is aware of through records and environmental plans with data supplied by the State Government. The details contained in this certificate are limited to that required by Section 149 of the Environmental Planning and Assessment Act.



1 Names of relevant planning instruments and DCPs

(1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

Local Environmental Plans (LEP's)

Camden Local Environmental Plan 2010.

State Environmental Planning Policies (SEPP's)

SEPP (Sydney Region Growth Centres) 2006

SEPP (Housing for Seniors or People with a Disability) 2004

SEPP (Building Sustainability Index: BASIX) 2004

SEPP (State Significant Precincts) 2005

SEPP (Mining, Petroleum Production and Extractive Industries) 2007

SEPP (Infrastructure) 2007

SEPP (Miscellaneous Consent Provisions) 2007

SEPP (Exempt and Complying Development Codes) 2008

SEPP (Affordable Rental Housing) 2009

SEPP (State and Regional Development) 2011

SEPP No 19 - Bushland In Urban Areas

SEPP No 21 - Caravan Parks

SEPP No 30 - Intensive Agriculture

SEPP No 33 - Hazardous and Offensive Development

SEPP No 50 - Canal Estates

SEPP No 55 - Remediation Of Land

SEPP No 62 - Sustainable Aquaculture

SEPP No 64 - Advertising and Signage

SEPP No 65 - Design Quality of Residential Apartment Development

SEPP No 70 - Affordable Housing (Revised Schemes)



Note: The above SEPP's may apply subject to the relevant criteria and requirements as listed in each of the SEPP's.

Deemed State Environmental Planning Policies (SEPP's)

Sydney Regional Environmental Plan No 9 - Extractive Industry (No 2 - 1996)

Sydney Regional Environmental Plan No 20 - Hawkesbury - Nepean River (No 2 - 1997)

- (2) **The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).**

Draft Local Environmental Plan (LEP's)

Draft Camden Local Environmental Plan - Amendment 40 (Minor Amendments)

Draft State Environmental Planning Policy (SEPP's)

State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016.

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Recycling Equipment as Exempt Development) 2017

State Environmental Planning Policy (Vegetation) 2017

State Environmental Planning Policy No.64 (Advertising and Signage) Amendment (Outdoor Advertising) 2017

- (3) **The name of each development control plan that applies to the carrying out of development on the land.**

Camden Development Control Plan 2011, as amended.

- (4) **In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.**

2/2A Zoning and land use under relevant Local Environmental Plan, and/or under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

This section contains information required under clauses 2 and 2A of Schedule 4 of the EP&A Regulation 2000, relating to zoning and land use under relevant Environmental Planning Instruments.



Clause 2 of Schedule 4 of the Regulation requires Council to provide information with respect to zoning and land-use in areas zoned under a Local Environmental Plan, or zoning and land use under a proposed instrument referred to in clause 1(2).

Clause 2A of Schedule 4 of the Regulation requires Council to provide information with respect to zoning and land-use in areas which are zoned, or proposed to be zoned, under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*. This includes a Precinct Plan or a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act.

A. RU1 PRIMARY PRODUCTION

CAMDEN LOCAL ENVIRONMENTAL PLAN 2010

Objectives of zone:

- * To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- * To encourage diversity in primary industry enterprises and systems appropriate for the area.
- * To minimise the fragmentation and alienation of resource lands.
- * To minimise conflict between land uses within the zone and land uses within adjoining zones.
- * To permit non-agricultural uses which support the primary production purposes of the zone.
- * To maintain the rural landscape character of the land.

B. Permitted without consent

Extensive agriculture; Forestry; Home occupations.

C. Permitted with consent

Bed and breakfast accommodation; Cellar door premises; Dual occupancies (attached); Dwelling houses; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Garden centres; Home-based child care; Home businesses; Home industries; Intensive livestock agriculture; Intensive plant agriculture; Open cut mining; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Any other development not specified in item B or D

D. Prohibited

Amusement centres; Car parks; Commercial premises; Correctional centres; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industries; Information and education facilities; Port facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Residential accommodation; Restricted premises; Service stations; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Wharf or boating facilities; Wholesale supplies



E. Whether 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

RU1 Primary Production.

Under clause 4.2A of Camden Local Environmental Plan 2010 a minimum lot size applies for the erection of a dwelling house as specified by the Lot Size Maps in Camden Local Environmental Plan 2010, subject to the exceptions as set out in clauses 4.2A(3) and 4.2(4).

F. Whether the land includes or comprises critical habitat

No.

G. Whether the land is in a conservation area (however described)

No.

H. Whether an item of environmental heritage (however described) is situated on the land.

No

3 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*.
- (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.
- (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.

General Housing Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the General Housing Code.

Rural Housing Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and



Complying Development Codes) 2008, Complying Development may be carried out under the Rural Housing Code.

Housing Alterations Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Housing Alterations Code.

General Development Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the General Development Code.

Subdivision Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Subdivisions Code.

Demolition Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Demolition Code.

Commercial and Industrial Alterations Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Commercial and Industrial Alterations Code.

Commercial and Industrial New Buildings and Additions

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Commercial and Industrial (New Buildings and Additions) Code.

Fire Safety

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Fire Safety Code.

Note: This certificate only addresses matters raised in clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of SEPP (Exempt and Complying Development Codes) 2008 (The Codes SEPP). It is your responsibility to ensure that you comply with any other requirements of the Codes SEPP where complying development may be carried out, including requirements relating to the zoning of the land.

4 Coastal protection

Not Applicable



4A Certain information relating to beaches and coasts

Not Applicable

4B Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

Not Applicable

5 Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.

No.

6 Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

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

The land may be affected by potential road widening or realignment by Roads and Maritime Authority.
For further information refer to: <http://www.rms.nsw.gov.au/projects/sydney-west/>

7 Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by the council, or
- (b) 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, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).



Land slip

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of landslip.

Bushfire

The land is not affected by the provisions of a Development Control Plan and by Planning for Bushfire Protection 2006 (NSW Rural Fire Service) that may restrict the development of the land because of the likelihood of bushfire.

Tidal inundation

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of tidal inundation.

Subsidence

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of subsidence or any other risk.

Acid sulphate soils

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of acid sulphate soils.

Other risk

Contamination:

Council's policy 'Management of Contaminated Lands' applies to the whole of the council area and may restrict, development of land. The policy is implemented when zoning or land use changes are proposed, or when further development is proposed, where land has been used for contaminating or potentially contaminating activities, including those activities listed in schedule 1 of the policy. A copy of the policy is available on Council's website.

Salinity:

Council's policy 'Building in a Salinity Prone Environment' applies to the whole of the council area. The policy includes mandatory building requirements, unless other requirements are identified in any site specific salinity risk assessment or salinity management plan applying to the land. A copy of the policy is available on Council's website.

7A Flood related development controls information

- (a) **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 senior housing) is subject to flood related development controls.**

The subject land is not affected by flood related development controls that restrict development of the subject land due to the likelihood of flooding.

- (b) **Whether or not development on that land or part of the land for any other purpose is subject to**



flood related development controls.

The subject land is not affected by flood related development controls that restrict development of the subject land due to the likelihood of flooding.

- (3) **Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.**

8 Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

No.

9 Contributions plans

The name of each contributions plan applying to the land

Camden Contributions Plan 2011.

9A Bio-diversity certified land

If the land is bio-diversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*, a statement to that effect.

The land is not biodiversity certified within the meaning of Part 7AA of the Threatened Species Conservation Act 1995.

The land however is subject to biodiversity certification as described in Schedule 7 Part 7 "Bio-certification of Sydney Region Growth Centres State Environmental Planning Policy and related Environmental Planning Instruments" in the Threatened Species Conservation Act 1995. Further information is available at <http://growthcentres.planning.nsw.gov.au/Environment/BiodiversityCertification.aspx>



10 Bio-banking agreements

If the land is land to which a bio-banking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates, 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).

No.

11 Bush fire prone land

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.

If none of the land is bush fire prone land, a statement to that effect.

None of the land is shown to be bushfire prone land in Council's records.

12 Property vegetation plans

If the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* 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).

No.

13 Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

No.

14 Directions under Part 3A



If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

No.

15 Site compatibility certificates and conditions for seniors housing

If the land is land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

- (a) a statement of whether there is a current site compatibility certificate (seniors housing), or which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) that period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department and,
- (b) a statement setting out any terms of a kind referred to in clause 18(2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007, in respect of the land.

No.

16 Site compatibility certificates for infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department.

No.

17 Site compatibility certificates and conditions for affordable rental housing

- (1) A statement of whether there is a current site compatibility certificate (affordable rental



housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is current, and
- (b) that a copy may be obtained from the head office of the Department.
- (2) A statement setting out any terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

No.

18 Paper subdivision information

Not Applicable.

19 Site verification certificates

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate, and

Note. A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of [State Environmental Planning Policy \(Mining, Petroleum Production and Extractive Industries\) 2007](#).

- (b) the date on which the certificate ceases to be current (if any), and
- (c) that a copy may be obtained from the head office of the Department.

No, there is no current site verification certificate, of which council is aware in respect of the land.

20 Loose-fill asbestos insulation

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

No, not listed.



Contact NSW Fair Trading for more information.

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

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

No.

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,

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- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued,

No.

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,

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- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No.

INFORMATION PROVIDED UNDER SECTION 149(5) OF THE ACT:

OTHER INFORMATION

1 Western Sydney Airport - Badgerys Creek

On 15 April 2014 the Federal Government confirmed that the site of Western Sydney's new airport will be Badgerys Creek. A draft Environmental Impact Statement (EIS) and draft Airport Plan were on public exhibition from 19 October to 18 December 2015.



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Further information on Western Sydney airport is available at www.westernsydneyairport.gov.au, or from the Commonwealth Department of Infrastructure and Regional Development at www.infrastructure.gov.au.

2 Tree Preservation Order

The subject land is affected by provisions of Clause 5.9 of the relevant environmental planning instrument/s that applies to the carrying out of development of the land, in regard to the protection of trees. A person shall not ringbark, cut down, lop, top, remove, injure or wilfully damage or destroy any living tree on this property, except with the consent of Council. Where clearing provisions apply, clearing of vegetation (including native vegetation) may not be carried out except with the consent of Council.

3 South West Rail Link extension corridor

In June 2015, Transport for NSW announced the South West Rail Link Extension Corridor Preservation and Outer Sydney Orbital Corridor Preservation Study which may affect land in the Camden Local Government Area. For further information, contact Transport for NSW, www.transport.nsw.gov.au or phone 1800 837 511.

4 Miscellaneous Information

Coal Seam Gas Extraction:

Coal Seam Gas Extraction takes place within the Camden Local Government Area. Enquiries may be made to AGL Gas Production (Camden) Pty Limited, or the relevant the licence holder, as to the location of gas wells. In February 2016 AGL announced that it will cease production at the Camden Gas Project in 2023, and that the wells will be progressively decommissioned and the sites rehabilitated.

Western Sydney Airport - Obstacle Limitation Surface:

The land is within the Obstacle Limitation Surface (OLS) to be established within a radius of approximately 15km of Western Sydney Airport, with potential height or development limitations to protect airport airspace.



DISCLAIMER AND CAUTION

1. The information on zones, controls etc., given below relates to the land for which the certificate was sought. If enquirers wish to know what zones, other controls, etc., apply or are proposed on nearby land then they should make enquiries in person at Council's offices.
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Ron Moore
General Manager





Camden Council

70 Central Avenue, Oran Park NSW 2570

PO Box 183, Camden 2570

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DX 25807

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Fax: 02 4654 7829

PLANNING CERTIFICATE UNDER SECTION 149 ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

Applicant: Douglas Partners Pty Ltd
18 Waler Cres
SMEATON GRANGE NSW 2567

Certificate number: 20173511
Receipt number: 1638362
Property number: 115628
Certificate date: 07/07/2017
Certificate fee: \$133.00
Applicant's reference:

DESCRIPTION OF PROPERTY

Title: LOT: 2 DP: 1066809
Property: 628 The Northern Road ORAN PARK 2570

BACKGROUND INFORMATION

This certificate provides information on how a property (such as land, a house, commercial building, etc..) may be used and the limits on its development. The certificate contains information Council is aware of through records and environmental plans with data supplied by the State Government. The details contained in this certificate are limited to that required by Section 149 of the Environmental Planning and Assessment Act.



1 Names of relevant planning instruments and DCPs

(1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

Local Environmental Plans (LEP's)

Camden Local Environmental Plan 2010.

State Environmental Planning Policies (SEPP's)

SEPP (Sydney Region Growth Centres) 2006

SEPP (Housing for Seniors or People with a Disability) 2004

SEPP (Building Sustainability Index: BASIX) 2004

SEPP (State Significant Precincts) 2005

SEPP (Mining, Petroleum Production and Extractive Industries) 2007

SEPP (Infrastructure) 2007

SEPP (Miscellaneous Consent Provisions) 2007

SEPP (Exempt and Complying Development Codes) 2008

SEPP (Affordable Rental Housing) 2009

SEPP (State and Regional Development) 2011

SEPP No 19 - Bushland In Urban Areas

SEPP No 21 - Caravan Parks

SEPP No 30 - Intensive Agriculture

SEPP No 33 - Hazardous and Offensive Development

SEPP No 50 - Canal Estates

SEPP No 55 - Remediation Of Land

SEPP No 62 - Sustainable Aquaculture

SEPP No 64 - Advertising and Signage

SEPP No 65 - Design Quality of Residential Apartment Development

SEPP No 70 - Affordable Housing (Revised Schemes)



Note: The above SEPP's may apply subject to the relevant criteria and requirements as listed in each of the SEPP's.

Deemed State Environmental Planning Policies (SEPP's)

Sydney Regional Environmental Plan No 9 - Extractive Industry (No 2 - 1996)

Sydney Regional Environmental Plan No 20 - Hawkesbury - Nepean River (No 2 - 1997)

- (2) **The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).**

Draft Local Environmental Plan (LEP's)

Draft Camden Local Environmental Plan - Amendment 40 (Minor Amendments)

Draft State Environmental Planning Policy (SEPP's)

State Environmental Planning Policy (Infrastructure) Amendment (Shooting Ranges) 2016

State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Proposed Housekeeping Amendments)

State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Housing Code) 2016

State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Proposed Medium Density Housing Code) 2016

State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016.

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Recycling Equipment as Exempt Development) 2017

State Environmental Planning Policy (Vegetation) 2017

State Environmental Planning Policy No.64 (Advertising and Signage) Amendment (Outdoor Advertising) 2017

- (3) **The name of each development control plan that applies to the carrying out of development on the land.**

Oran Park Development Control Plan 2007, as amended

Camden Development Control Plan 2011, as amended

- (4) **In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.**



2/2A Zoning and land use under relevant Local Environmental Plan, and/or under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

This section contains information required under clauses 2 and 2A of Schedule 4 of the EP&A Regulation 2000, relating to zoning and land use under relevant Environmental Planning Instruments.

Clause 2 of Schedule 4 of the Regulation requires Council to provide information with respect to zoning and land-use in areas zoned under a Local Environmental Plan, or zoning and land use under a proposed instrument referred to in clause 1(2).

Clause 2A of Schedule 4 of the Regulation requires Council to provide information with respect to zoning and land-use in areas which are zoned, or proposed to be zoned, under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*. This includes a Precinct Plan or a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act.

A. RU1 PRIMARY PRODUCTION

CAMDEN LOCAL ENVIRONMENTAL PLAN 2010

Objectives of zone:

- * To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- * To encourage diversity in primary industry enterprises and systems appropriate for the area.
- * To minimise the fragmentation and alienation of resource lands.
- * To minimise conflict between land uses within the zone and land uses within adjoining zones.
- * To permit non-agricultural uses which support the primary production purposes of the zone.
- * To maintain the rural landscape character of the land.

B. Permitted without consent

Extensive agriculture; Forestry; Home occupations.

C. Permitted with consent

Bed and breakfast accommodation; Cellar door premises; Dual occupancies (attached); Dwelling houses; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Garden centres; Home-based child care; Home businesses; Home industries; Intensive livestock agriculture; Intensive plant agriculture; Open cut mining; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Any other development not specified in item B or D



D. Prohibited

Amusement centres; Car parks; Commercial premises; Correctional centres; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industries; Information and education facilities; Port facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Residential accommodation; Restricted premises; Service stations; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Wharf or boating facilities; Wholesale supplies

A. E2 ENVIRONMENTAL CONSERVATION

ORAN PARK AND TURNER ROAD PRECINCT PLAN

Objectives of zone:

- * To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- * To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

B. Permitted

Nil.

C. Permitted without consent

Drainage; Earthworks; Environmental facilities; Environmental protection works; Flood mitigation works; Recreation areas; Roads; Sewage reticulation systems; Water recycling facilities; Water supply systems; Waterbodies (natural).

D. Prohibited

Any development not specified in item B or C.

A. R1 GENERAL RESIDENTIAL

ORAN PARK AND TURNER ROAD PRECINCT PLAN

Objectives of zone:

- * To provide for the housing needs of the community.
- * To provide for a variety of housing types and densities.
- * To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- * To support the well-being of the community, including educational, recreational, community, religious and other activities and, where appropriate, neighbourhood shops if there will be no



adverse effect on the amenity of proposed or existing nearby residential development.

- * To allow for small scale kiosks, function centres, restaurants and markets that support the primary function and use of recreation areas, public open space and recreation facilities located within residential areas.
- * To allow for small scale intensity tourist and visitor accommodation that does not interfere with residential amenity.
- * To provide for a variety of recreational uses within open space areas.

B. Permitted without consent

Nil

C. Permitted with consent

Any other development not specified in item B or D

D. Prohibited

Agriculture; Airports; Airstrips; Bio-solid waste applications; Bulky goods premises; Business premises; Car parks; Cemeteries; Correctional centres; Crematoria; Dairies (pasture-based); Depots; Entertainment facilities; Extractive industries; Farm buildings; Freight transport facilities; Function centres (other than those within recreation areas or operated in conjunction with recreation areas or recreation facilities); Hazardous storage establishments; Helipads; Heliports; Home occupations (sex services); Industrial retail outlets; Industries; Landscape and garden supplies; Liquid fuel depots; Manor homes; Materials recycling or recovery centres; Mines; Mortuaries; Offensive storage establishments; Office premises; Passenger transport facilities; Public administration buildings; Registered clubs; Retail premises (other than neighbourhood shops and other than kiosks, markets, restaurants or take away food and drink premises within recreation areas or operated in conjunction with recreation areas or recreation facilities); Restricted premises; Restriction facilities; Roadside stalls; Rural industries; Rural workers' dwellings; Sawmill or log processing works; Service stations; Sewage treatment works; Sex services premises; Stock and sale yards; Storage premises; Timber and building supplies; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal land fill operations; Waste management facilities; Wholesale supplies.

E. Whether 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

RU1 Primary Production.

Under clause 4.2A of Camden Local Environmental Plan 2010 a minimum lot size applies for the erection of a dwelling house as specified by the Lot Size Maps in Camden Local Environmental Plan 2010, subject to the exceptions as set out in clauses 4.2A(3) and 4.2(4).

R1 General Residential: Clause 4.1A of Oran Park and Turner Road Precinct Plan fixes a minimum 300m² for the erection of a dwelling house; however exceptions apply in circumstances as specified under clauses 4.1AC and 4.1AD for land dimensions of minimum 250m² and minimum 225m².



F. Whether the land includes or comprises critical habitat

No.

G. Whether the land is in a conservation area (however described)

No.

H. Whether an item of environmental heritage (however described) is situated on the land.

No

3 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*.
- (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.
- (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.

General Housing Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the General Housing Code.

Rural Housing Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Rural Housing Code.

Housing Alterations Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Housing Alterations Code.

General Development Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the General



Development Code.

Subdivision Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Subdivisions Code.

Demolition Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Demolition Code.

Commercial and Industrial Alterations Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Commercial and Industrial Alterations Code.

Commercial and Industrial New Buildings and Additions

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Commercial and Industrial (New Buildings and Additions) Code.

Fire Safety

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Fire Safety Code.

Note: This certificate only addresses matters raised in clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of SEPP (Exempt and Complying Development Codes) 2008 (The Codes SEPP). It is your responsibility to ensure that you comply with any other requirements of the Codes SEPP where complying development may be carried out, including requirements relating to the zoning of the land.

4 Coastal protection

Not Applicable

4A Certain information relating to beaches and coasts

Not Applicable

4B Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

Not Applicable



5 Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.

No.

6 Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

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

The land may be affected by potential road widening or realignment by Roads and Maritime Authority. For further information refer to: <http://www.rms.nsw.gov.au/projects/sydney-west/>

7 Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by the council, or
- (b) 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, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

Land slip

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of landslip.

Bushfire

The land is affected by the provisions of a Development Control Plan and by Planning for Bushfire Protection 2006 (NSW Rural Fire Service) that may restrict the development of the land because of the likelihood of bushfire.



Tidal inundation

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of tidal inundation.

Subsidence

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of subsidence or any other risk.

Acid sulphate soils

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of acid sulphate soils.

Other risk

Contamination:

Council's policy 'Management of Contaminated Lands' applies to the whole of the council area and may restrict, development of land. The policy is implemented when zoning or land use changes are proposed, or when further development is proposed, where land has been used for contaminating or potentially contaminating activities, including those activities listed in schedule 1 of the policy. A copy of the policy is available on Council's website.

Salinity:

Council's policy 'Building in a Salinity Prone Environment' applies to the whole of the council area. The policy includes mandatory building requirements, unless other requirements are identified in any site specific salinity risk assessment or salinity management plan applying to the land. A copy of the policy is available on Council's website.

7A Flood related development controls information

- (a) **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 senior housing) is subject to flood related development controls.**

The subject land is not affected by flood related development controls that restrict development of the subject land due to the likelihood of flooding.

- (b) **Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.**

The subject land is not affected by flood related development controls that restrict development of the subject land due to the likelihood of flooding.

- (3) **Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.**



8 Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

No.

9 Contributions plans

The name of each contributions plan applying to the land

Oran Park and Turner Road Section 94 Contributions Plan and Land Value Index.

Camden Contributions Plan 2011.

9A Bio-diversity certified land

If the land is bio-diversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*, a statement to that effect.

The land is not biodiversity certified within the meaning of Part 7AA of the Threatened Species Conservation Act 1995.

The land however is subject to biodiversity certification as described in Schedule 7 Part 7 "Bio-certification of Sydney Region Growth Centres State Environmental Planning Policy and related Environmental Planning Instruments" in the Threatened Species Conservation Act 1995. Further information is available at <http://growthcentres.planning.nsw.gov.au/Environment/BiodiversityCertification.aspx>

10 Bio-banking agreements

If the land is land to which a bio-banking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates, 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).

No.



11 Bush fire prone land

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.

If none of the land is bush fire prone land, a statement to that effect.

Council has been supplied by the NSW Rural Fire Service with a Bush Fire Prone Land Map for the purposes of a bush fire risk management plan applying to the land within the Camden Local Government Area. Based on that map, it appears the land referred to in this certificate is partially bushfire prone land.

12 Property vegetation plans

If the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* 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).

No.

13 Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

No.

14 Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

No.



15 Site compatibility certificates and conditions for seniors housing

If the land is land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

- (a) a statement of whether there is a current site compatibility certificate (seniors housing), or which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) that period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department and,
- (b) a statement setting out any terms of a kind referred to in clause 18(2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007, in respect of the land.

No.

16 Site compatibility certificates for infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department.

No.

17 Site compatibility certificates and conditions for affordable rental housing

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (a) the period for which the certificate is current, and
 - (b) that a copy may be obtained from the head office of the Department.
- (2) A statement setting out any terms of a kind referred to in clause 17(1) or 38(1) of *State*



Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land.

No.

18 Paper subdivision information

Not Applicable.

19 Site verification certificates

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate, and

Note. A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of [State Environmental Planning Policy \(Mining, Petroleum Production and Extractive Industries\) 2007](#).

- (b) the date on which the certificate ceases to be current (if any), and

- (c) that a copy may be obtained from the head office of the Department.

No, there is no current site verification certificate, of which council is aware in respect of the land.

20 Loose-fill asbestos insulation

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

No, not listed.
Contact NSW Fair Trading for more information.

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



- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,
- No.
- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,
- No.
- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued,
- No.
- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,
- No.
- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.
- No.

INFORMATION PROVIDED UNDER SECTION 149(5) OF THE ACT:

OTHER INFORMATION

1 Western Sydney Airport - Badgerys Creek

On 15 April 2014 the Federal Government confirmed that the site of Western Sydney's new airport will be Badgerys Creek. A draft Environmental Impact Statement (EIS) and draft Airport Plan were on public exhibition from 19 October to 18 December 2015.

On 15 September 2016 the final EIS was presented to the Commonwealth Minister for the Environment and Energy. On 11 November the Minister provided a notice of environmental conditions to be placed on the airport development.

On 12 December 2016 the Minister for Urban Infrastructure determined the Western Sydney Airport Plan. This determination provides the authorisation to allow the construction and operation of stage 1 of the proposed airport (a single runway facility expected to be operational in the mid-2020s).



Further information on Western Sydney airport is available at www.westernsydneyairport.gov.au, or from the Commonwealth Department of Infrastructure and Regional Development at www.infrastructure.gov.au.

2 Tree Preservation Order

The subject land is affected by provisions of Clause 5.9 of the relevant environmental planning instrument/s that applies to the carrying out of development of the land, in regard to the protection of trees. A person shall not ringbark, cut down, lop, top, remove, injure or wilfully damage or destroy any living tree on this property, except with the consent of Council. Where clearing provisions apply, clearing of vegetation (including native vegetation) may not be carried out except with the consent of Council.

3 South West Rail Link extension corridor

In June 2015, Transport for NSW announced the South West Rail Link Extension Corridor Preservation and Outer Sydney Orbital Corridor Preservation Study which may affect land in the Camden Local Government Area. For further information, contact Transport for NSW, www.transport.nsw.gov.au or phone 1800 837 511.

4 Miscellaneous Information

In relation to Council's Policy on the Management of Contaminated Lands the following report may be relevant:

- Report on Detailed Site Investigation: Part Tranches 25, 26 and 27 Oran Park NSW, Prepared by Douglas Partners, Project No 76618.15, Dated August 2014.

Additional Flooding Information:

The subject land is affected by flood related development controls that restrict development of the subject land due to the likelihood of flooding.

Coal Seam Gas Extraction:

Coal Seam Gas Extraction takes place within the Camden Local Government Area. Enquiries may be made to AGL Gas Production (Camden) Pty Limited, or the relevant the licence holder, as to the location of gas wells. In February 2016 AGL announced that it will cease production at the Camden Gas Project in 2023, and that the wells will be progressively decommissioned and the sites rehabilitated.

Western Sydney Airport - Obstacle Limitation Surface:

The land is within the Obstacle Limitation Surface (OLS) to be established within a radius of approximately 15km of Western Sydney Airport, with potential height or development limitations to protect airport airspace.

Further information, including the height of the OLS at any point around the airport, is available on Western Sydney Airport website: www.westernsydneyairport.gov.au.





DISCLAIMER AND CAUTION

1. The information on zones, controls etc., given below relates to the land for which the certificate was sought. If enquirers wish to know what zones, other controls, etc., apply or are proposed on nearby land then they should make enquiries in person at Council's offices.
2. The information contained in this certificate **is accurate as at the date of this certificate.**

In providing this certificate Council has in good faith relied upon information provided to it or sourced from third parties. Where Council has obtained the information from third parties, either exclusively or in conjunction with information held by Council, the Certificate details the source of that third party information. Council cautions persons against relying upon information in the Certificate sourced from third parties as to its accuracy, applicability to specific lands and its currency without verification from the specified third party and, where appropriate, professional advice and the adoption of prudent land acquisition measures and appropriate professional advice. To the full extent permitted by law Council disclaims liability with respect to any information in this Certificate sourced from third parties.

Ron Moore
General Manager





Camden Council

70 Central Avenue, Oran Park NSW 2570

PO Box 183, Camden 2570

Telephone: 02 4654 7777

Email: mail@camden.nsw.gov.au

DX 25807

ABN: 31 117 341 764

Fax: 02 4654 7829

PLANNING CERTIFICATE UNDER SECTION 149 ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

Applicant: Douglas Partners Pty Ltd
18 Waler Cres
SMEATON GRANGE NSW 2567

Certificate number: 20173510
Receipt number: 1638362
Property number: 108187
Certificate date: 07/07/2017
Certificate fee: \$133.00
Applicant's reference:

DESCRIPTION OF PROPERTY

Title: LOT: 1 DP: 623190
Property: 640 The Northern Road ORAN PARK 2570

BACKGROUND INFORMATION

This certificate provides information on how a property (such as land, a house, commercial building, etc..) may be used and the limits on its development. The certificate contains information Council is aware of through records and environmental plans with data supplied by the State Government. The details contained in this certificate are limited to that required by Section 149 of the Environmental Planning and Assessment Act.



1 Names of relevant planning instruments and DCPs

(1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

Local Environmental Plans (LEP's)

Camden Local Environmental Plan 2010.

State Environmental Planning Policies (SEPP's)

SEPP (Sydney Region Growth Centres) 2006

SEPP (Housing for Seniors or People with a Disability) 2004

SEPP (Building Sustainability Index: BASIX) 2004

SEPP (State Significant Precincts) 2005

SEPP (Mining, Petroleum Production and Extractive Industries) 2007

SEPP (Infrastructure) 2007

SEPP (Miscellaneous Consent Provisions) 2007

SEPP (Exempt and Complying Development Codes) 2008

SEPP (Affordable Rental Housing) 2009

SEPP (State and Regional Development) 2011

SEPP No 19 - Bushland In Urban Areas

SEPP No 21 - Caravan Parks

SEPP No 30 - Intensive Agriculture

SEPP No 33 - Hazardous and Offensive Development

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SEPP No 55 - Remediation Of Land

SEPP No 62 - Sustainable Aquaculture

SEPP No 64 - Advertising and Signage

SEPP No 65 - Design Quality of Residential Apartment Development

SEPP No 70 - Affordable Housing (Revised Schemes)



Note: The above SEPP's may apply subject to the relevant criteria and requirements as listed in each of the SEPP's.

Deemed State Environmental Planning Policies (SEPP's)

Sydney Regional Environmental Plan No 9 - Extractive Industry (No 2 - 1996)

Sydney Regional Environmental Plan No 20 - Hawkesbury - Nepean River (No 2 - 1997)

- (2) **The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).**

Draft Local Environmental Plan (LEP's)

Draft Camden Local Environmental Plan - Amendment 40 (Minor Amendments)

Draft State Environmental Planning Policy (SEPP's)

State Environmental Planning Policy (Infrastructure) Amendment (Shooting Ranges) 2016

State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Proposed Housekeeping Amendments)

State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Housing Code) 2016

State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Proposed Medium Density Housing Code) 2016

State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016.

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Recycling Equipment as Exempt Development) 2017

State Environmental Planning Policy (Vegetation) 2017

State Environmental Planning Policy No.64 (Advertising and Signage) Amendment (Outdoor Advertising) 2017

- (3) **The name of each development control plan that applies to the carrying out of development on the land.**

Oran Park Development Control Plan 2007, as amended

Camden Development Control Plan 2011, as amended

- (4) **In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.**



2/2A Zoning and land use under relevant Local Environmental Plan, and/or under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

This section contains information required under clauses 2 and 2A of Schedule 4 of the EP&A Regulation 2000, relating to zoning and land use under relevant Environmental Planning Instruments.

Clause 2 of Schedule 4 of the Regulation requires Council to provide information with respect to zoning and land-use in areas zoned under a Local Environmental Plan, or zoning and land use under a proposed instrument referred to in clause 1(2).

Clause 2A of Schedule 4 of the Regulation requires Council to provide information with respect to zoning and land-use in areas which are zoned, or proposed to be zoned, under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*. This includes a Precinct Plan or a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act.

A. RU1 PRIMARY PRODUCTION

CAMDEN LOCAL ENVIRONMENTAL PLAN 2010

Objectives of zone:

- * To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- * To encourage diversity in primary industry enterprises and systems appropriate for the area.
- * To minimise the fragmentation and alienation of resource lands.
- * To minimise conflict between land uses within the zone and land uses within adjoining zones.
- * To permit non-agricultural uses which support the primary production purposes of the zone.
- * To maintain the rural landscape character of the land.

B. Permitted without consent

Extensive agriculture; Forestry; Home occupations.

C. Permitted with consent

Bed and breakfast accommodation; Cellar door premises; Dual occupancies (attached); Dwelling houses; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Garden centres; Home-based child care; Home businesses; Home industries; Intensive livestock agriculture; Intensive plant agriculture; Open cut mining; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Any other development not specified in item B or D



D. Prohibited

Amusement centres; Car parks; Commercial premises; Correctional centres; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industries; Information and education facilities; Port facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Residential accommodation; Restricted premises; Service stations; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Wharf or boating facilities; Wholesale supplies

A. E2 ENVIRONMENTAL CONSERVATION

ORAN PARK AND TURNER ROAD PRECINCT PLAN

Objectives of zone:

- * To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- * To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

B. Permitted

Nil.

C. Permitted without consent

Drainage; Earthworks; Environmental facilities; Environmental protection works; Flood mitigation works; Recreation areas; Roads; Sewage reticulation systems; Water recycling facilities; Water supply systems; Waterbodies (natural).

D. Prohibited

Any development not specified in item B or C.

A. R1 GENERAL RESIDENTIAL

ORAN PARK AND TURNER ROAD PRECINCT PLAN

Objectives of zone:

- * To provide for the housing needs of the community.
- * To provide for a variety of housing types and densities.
- * To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- * To support the well-being of the community, including educational, recreational, community, religious and other activities and, where appropriate, neighbourhood shops if there will be no



adverse effect on the amenity of proposed or existing nearby residential development.

- * To allow for small scale kiosks, function centres, restaurants and markets that support the primary function and use of recreation areas, public open space and recreation facilities located within residential areas.
- * To allow for small scale intensity tourist and visitor accommodation that does not interfere with residential amenity.
- * To provide for a variety of recreational uses within open space areas.

B. Permitted without consent

Nil

C. Permitted with consent

Any other development not specified in item B or D

D. Prohibited

Agriculture; Airports; Airstrips; Bio-solid waste applications; Bulky goods premises; Business premises; Car parks; Cemeteries; Correctional centres; Crematoria; Dairies (pasture-based); Depots; Entertainment facilities; Extractive industries; Farm buildings; Freight transport facilities; Function centres (other than those within recreation areas or operated in conjunction with recreation areas or recreation facilities); Hazardous storage establishments; Helipads; Heliports; Home occupations (sex services); Industrial retail outlets; Industries; Landscape and garden supplies; Liquid fuel depots; Manor homes; Materials recycling or recovery centres; Mines; Mortuaries; Offensive storage establishments; Office premises; Passenger transport facilities; Public administration buildings; Registered clubs; Retail premises (other than neighbourhood shops and other than kiosks, markets, restaurants or take away food and drink premises within recreation areas or operated in conjunction with recreation areas or recreation facilities); Restricted premises; Restriction facilities; Roadside stalls; Rural industries; Rural workers' dwellings; Sawmill or log processing works; Service stations; Sewage treatment works; Sex services premises; Stock and sale yards; Storage premises; Timber and building supplies; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal land fill operations; Waste management facilities; Wholesale supplies.

E. **Whether 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**

RU1 Primary Production.

Under clause 4.2A of Camden Local Environmental Plan 2010 a minimum lot size applies for the erection of a dwelling house as specified by the Lot Size Maps in Camden Local Environmental Plan 2010, subject to the exceptions as set out in clauses 4.2A(3) and 4.2(4).

R1 General Residential: Clause 4.1A of Oran Park and Turner Road Precinct Plan fixes a minimum 300m² for the erection of a dwelling house; however exceptions apply in circumstances as specified under clauses 4.1AC and 4.1AD for land dimensions of minimum 250m² and minimum 225m².



- F. Whether the land includes or comprises critical habitat**
No.
- G. Whether the land is in a conservation area (however described)**
No.
- H. Whether an item of environmental heritage (however described) is situated on the land.**
No
-

3 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*.
- (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.
- (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.

General Housing Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the General Housing Code.

Rural Housing Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Rural Housing Code.

Housing Alterations Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Housing Alterations Code.

General Development Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the General



Development Code.

Subdivision Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Subdivisions Code.

Demolition Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Demolition Code.

Commercial and Industrial Alterations Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Commercial and Industrial Alterations Code.

Commercial and Industrial New Buildings and Additions

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Commercial and Industrial (New Buildings and Additions) Code.

Fire Safety

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Fire Safety Code.

Note: This certificate only addresses matters raised in clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of SEPP (Exempt and Complying Development Codes) 2008 (The Codes SEPP). It is your responsibility to ensure that you comply with any other requirements of the Codes SEPP where complying development may be carried out, including requirements relating to the zoning of the land.

4 Coastal protection

Not Applicable

4A Certain information relating to beaches and coasts

Not Applicable

4B Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

Not Applicable



5 Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.

No.

6 Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

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

The land may be affected by potential road widening or realignment by Roads and Maritime Authority. For further information refer to: <http://www.rms.nsw.gov.au/projects/sydney-west/>

7 Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by the council, or
- (b) 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, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

Land slip

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of landslip.

Bushfire

The land is not affected by the provisions of a Development Control Plan and by Planning for Bushfire Protection 2006 (NSW Rural Fire Service) that may restrict the development of the land because of the likelihood of bushfire.



Tidal inundation

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of tidal inundation.

Subsidence

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of subsidence or any other risk.

Acid sulphate soils

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of acid sulphate soils.

Other risk

Contamination:

Council's policy 'Management of Contaminated Lands' applies to the whole of the council area and may restrict, development of land. The policy is implemented when zoning or land use changes are proposed, or when further development is proposed, where land has been used for contaminating or potentially contaminating activities, including those activities listed in schedule 1 of the policy. A copy of the policy is available on Council's website.

Salinity:

Council's policy 'Building in a Salinity Prone Environment' applies to the whole of the council area. The policy includes mandatory building requirements, unless other requirements are identified in any site specific salinity risk assessment or salinity management plan applying to the land. A copy of the policy is available on Council's website.

7A Flood related development controls information

- (a) **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 senior housing) is subject to flood related development controls.**

Yes.

- (b) **Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.**

Yes.

- (3) **Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.**

8 Land reserved for acquisition



Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

No.

9 Contributions plans

The name of each contributions plan applying to the land

Oran Park and Turner Road Section 94 Contributions Plan and Land Value Index.

Camden Contributions Plan 2011.

9A Bio-diversity certified land

If the land is bio-diversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*, a statement to that effect.

The land is not biodiversity certified within the meaning of Part 7AA of the Threatened Species Conservation Act 1995.

The land however is subject to biodiversity certification as described in Schedule 7 Part 7 "Bio-certification of Sydney Region Growth Centres State Environmental Planning Policy and related Environmental Planning Instruments" in the Threatened Species Conservation Act 1995. Further information is available at <http://growthcentres.planning.nsw.gov.au/Environment/BiodiversityCertification.aspx>

10 Bio-banking agreements

If the land is land to which a bio-banking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates, 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).

No.



11 Bush fire prone land

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.

If none of the land is bush fire prone land, a statement to that effect.

None of the land is shown to be bushfire prone land in Council's records.

12 Property vegetation plans

If the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* 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).

No.

13 Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

No.

14 Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

No.

15 Site compatibility certificates and conditions for seniors housing



If the land is land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

- (a) a statement of whether there is a current site compatibility certificate (seniors housing), or which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) that period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department and,
- (b) a statement setting out any terms of a kind referred to in clause 18(2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007, in respect of the land.

No.

16 Site compatibility certificates for infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department.

No.

17 Site compatibility certificates and conditions for affordable rental housing

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (a) the period for which the certificate is current, and
 - (b) that a copy may be obtained from the head office of the Department.
- (2) A statement setting out any terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

No.



18 Paper subdivision information

Not Applicable.

19 Site verification certificates

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate, and

Note. A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of [State Environmental Planning Policy \(Mining, Petroleum Production and Extractive Industries\) 2007](#).

- (b) the date on which the certificate ceases to be current (if any), and

- (c) that a copy may be obtained from the head office of the Department.

No, there is no current site verification certificate, of which council is aware in respect of the land.

20 Loose-fill asbestos insulation

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

No, not listed.
Contact NSW Fair Trading for more information.

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

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,



No.

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,

No.

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued,

No.

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,

No.

- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No.

INFORMATION PROVIDED UNDER SECTION 149(5) OF THE ACT:

OTHER INFORMATION

1 Western Sydney Airport - Badgerys Creek

On 15 April 2014 the Federal Government confirmed that the site of Western Sydney's new airport will be Badgerys Creek. A draft Environmental Impact Statement (EIS) and draft Airport Plan were on public exhibition from 19 October to 18 December 2015.

On 15 September 2016 the final EIS was presented to the Commonwealth Minister for the Environment and Energy. On 11 November the Minister provided a notice of environmental conditions to be placed on the airport development.

On 12 December 2016 the Minister for Urban Infrastructure determined the Western Sydney Airport Plan. This determination provides the authorisation to allow the construction and operation of stage 1 of the proposed airport (a single runway facility expected to be operational in the mid-2020s).

Further information on Western Sydney airport is available at www.westernsydneyairport.gov.au, or from the Commonwealth Department of Infrastructure and Regional Development at www.infrastructure.gov.au.



2 Tree Preservation Order

The subject land is affected by provisions of Clause 5.9 of the relevant environmental planning instrument/s that applies to the carrying out of development of the land, in regard to the protection of trees. A person shall not ringbark, cut down, lop, top, remove, injure or wilfully damage or destroy any living tree on this property, except with the consent of Council. Where clearing provisions apply, clearing of vegetation (including native vegetation) may not be carried out except with the consent of Council.

3 South West Rail Link extension corridor

In June 2015, Transport for NSW announced the South West Rail Link Extension Corridor Preservation and Outer Sydney Orbital Corridor Preservation Study which may affect land in the Camden Local Government Area. For further information, contact Transport for NSW, www.transport.nsw.gov.au or phone 1800 837 511.

4 Miscellaneous Information

In relation to Council's Policy on the Management of Contaminated Lands the following report may be relevant:

- Report on Detailed Site Investigation: Part Tranches 25, 26 and 27 Oran Park NSW, Prepared by Douglas Partners, Project No 76618.15, Dated August 2014.

Additional Flooding Information:

The subject land is affected by flood related development controls that restrict development of the subject land due to the likelihood of flooding.

Coal Seam Gas Extraction:

Coal Seam Gas Extraction takes place within the Camden Local Government Area. Enquiries may be made to AGL Gas Production (Camden) Pty Limited, or the relevant the licence holder, as to the location of gas wells. In February 2016 AGL announced that it will cease production at the Camden Gas Project in 2023, and that the wells will be progressively decommissioned and the sites rehabilitated.

Western Sydney Airport - Obstacle Limitation Surface:

The land is within the Obstacle Limitation Surface (OLS) to be established within a radius of approximately 15km of Western Sydney Airport, with potential height or development limitations to protect airport airspace.

Further information, including the height of the OLS at any point around the airport, is available on Western Sydney Airport website: www.westernsydneyairport.gov.au.





DISCLAIMER AND CAUTION

1. The information on zones, controls etc., given below relates to the land for which the certificate was sought. If enquirers wish to know what zones, other controls, etc., apply or are proposed on nearby land then they should make enquiries in person at Council's offices.
2. The information contained in this certificate **is accurate as at the date of this certificate.**

In providing this certificate Council has in good faith relied upon information provided to it or sourced from third parties. Where Council has obtained the information from third parties, either exclusively or in conjunction with information held by Council, the Certificate details the source of that third party information. Council cautions persons against relying upon information in the Certificate sourced from third parties as to its accuracy, applicability to specific lands and its currency without verification from the specified third party and, where appropriate, professional advice and the adoption of prudent land acquisition measures and appropriate professional advice. To the full extent permitted by law Council disclaims liability with respect to any information in this Certificate sourced from third parties.

Ron Moore
General Manager





Camden Council

70 Central Avenue, Oran Park NSW 2570

PO Box 183, Camden 2570

Telephone: 02 4654 7777

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DX 25807

ABN: 31 117 341 764

Fax: 02 4654 7829

PLANNING CERTIFICATE UNDER SECTION 149 ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

Applicant: Douglas Partners Pty Ltd
18 Waler Cres
SMEATON GRANGE NSW 2567

Certificate number: 20173509
Receipt number: 1638362
Property number: 108200
Certificate date: 07/07/2017
Certificate fee: \$133.00
Applicant's reference:

DESCRIPTION OF PROPERTY

Title: LOT: B DP: 420694
Property: 682 The Northern Road ORAN PARK 2570

BACKGROUND INFORMATION

This certificate provides information on how a property (such as land, a house, commercial building, etc..) may be used and the limits on its development. The certificate contains information Council is aware of through records and environmental plans with data supplied by the State Government. The details contained in this certificate are limited to that required by Section 149 of the Environmental Planning and Assessment Act.



1 Names of relevant planning instruments and DCPs

(1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

Local Environmental Plans (LEP's)

Camden Local Environmental Plan 2010.

State Environmental Planning Policies (SEPP's)

SEPP (Sydney Region Growth Centres) 2006

SEPP (Housing for Seniors or People with a Disability) 2004

SEPP (Building Sustainability Index: BASIX) 2004

SEPP (State Significant Precincts) 2005

SEPP (Mining, Petroleum Production and Extractive Industries) 2007

SEPP (Infrastructure) 2007

SEPP (Miscellaneous Consent Provisions) 2007

SEPP (Exempt and Complying Development Codes) 2008

SEPP (Affordable Rental Housing) 2009

SEPP (State and Regional Development) 2011

SEPP No 19 - Bushland In Urban Areas

SEPP No 21 - Caravan Parks

SEPP No 30 - Intensive Agriculture

SEPP No 33 - Hazardous and Offensive Development

SEPP No 50 - Canal Estates

SEPP No 55 - Remediation Of Land

SEPP No 62 - Sustainable Aquaculture

SEPP No 64 - Advertising and Signage

SEPP No 65 - Design Quality of Residential Apartment Development

SEPP No 70 - Affordable Housing (Revised Schemes)



Note: The above SEPP's may apply subject to the relevant criteria and requirements as listed in each of the SEPP's.

Deemed State Environmental Planning Policies (SEPP's)

Sydney Regional Environmental Plan No 9 - Extractive Industry (No 2 - 1996)

Sydney Regional Environmental Plan No 20 - Hawkesbury - Nepean River (No 2 - 1997)

- (2) **The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).**

Draft Local Environmental Plan (LEP's)

Draft Camden Local Environmental Plan - Amendment 40 (Minor Amendments)

Draft State Environmental Planning Policy (SEPP's)

State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016.

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Recycling Equipment as Exempt Development) 2017

State Environmental Planning Policy (Vegetation) 2017

State Environmental Planning Policy No.64 (Advertising and Signage) Amendment (Outdoor Advertising) 2017

- (3) **The name of each development control plan that applies to the carrying out of development on the land.**

Camden Development Control Plan 2011, as amended

- (4) **In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.**

2/2A Zoning and land use under relevant Local Environmental Plan, and/or under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

This section contains information required under clauses 2 and 2A of Schedule 4 of the EP&A Regulation 2000, relating to zoning and land use under relevant Environmental Planning Instruments.



Clause 2 of Schedule 4 of the Regulation requires Council to provide information with respect to zoning and land-use in areas zoned under a Local Environmental Plan, or zoning and land use under a proposed instrument referred to in clause 1(2).

Clause 2A of Schedule 4 of the Regulation requires Council to provide information with respect to zoning and land-use in areas which are zoned, or proposed to be zoned, under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*. This includes a Precinct Plan or a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act.

A. RU1 PRIMARY PRODUCTION

CAMDEN LOCAL ENVIRONMENTAL PLAN 2010

Objectives of zone:

- * To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- * To encourage diversity in primary industry enterprises and systems appropriate for the area.
- * To minimise the fragmentation and alienation of resource lands.
- * To minimise conflict between land uses within the zone and land uses within adjoining zones.
- * To permit non-agricultural uses which support the primary production purposes of the zone.
- * To maintain the rural landscape character of the land.

B. Permitted without consent

Extensive agriculture; Forestry; Home occupations.

C. Permitted with consent

Bed and breakfast accommodation; Cellar door premises; Dual occupancies (attached); Dwelling houses; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Garden centres; Home-based child care; Home businesses; Home industries; Intensive livestock agriculture; Intensive plant agriculture; Open cut mining; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Any other development not specified in item B or D

D. Prohibited

Amusement centres; Car parks; Commercial premises; Correctional centres; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industries; Information and education facilities; Port facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Residential accommodation; Restricted premises; Service stations; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Wharf or boating facilities; Wholesale supplies



E. Whether 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

RU1 Primary Production.

Under clause 4.2A of Camden Local Environmental Plan 2010 a minimum lot size applies for the erection of a dwelling house as specified by the Lot Size Maps in Camden Local Environmental Plan 2010, subject to the exceptions as set out in clauses 4.2A(3) and 4.2(4).

F. Whether the land includes or comprises critical habitat

No.

G. Whether the land is in a conservation area (however described)

No.

H. Whether an item of environmental heritage (however described) is situated on the land.

No

3 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*.
- (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.
- (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.

General Housing Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the General Housing Code.

Rural Housing Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and



Complying Development Codes) 2008, Complying Development may be carried out under the Rural Housing Code.

Housing Alterations Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Housing Alterations Code.

General Development Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the General Development Code.

Subdivision Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Subdivisions Code.

Demolition Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Demolition Code.

Commercial and Industrial Alterations Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Commercial and Industrial Alterations Code.

Commercial and Industrial New Buildings and Additions

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Commercial and Industrial (New Buildings and Additions) Code.

Fire Safety

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Fire Safety Code.

Note: This certificate only addresses matters raised in clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of SEPP (Exempt and Complying Development Codes) 2008 (The Codes SEPP). It is your responsibility to ensure that you comply with any other requirements of the Codes SEPP where complying development may be carried out, including requirements relating to the zoning of the land.

4 Coastal protection

Not Applicable



4A Certain information relating to beaches and coasts

Not Applicable

4B Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

Not Applicable

5 Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.

No.

6 Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

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

No.

7 Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by the council, or
- (b) 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, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).



Land slip

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of landslip.

Bushfire

The land is not affected by the provisions of a Development Control Plan and by Planning for Bushfire Protection 2006 (NSW Rural Fire Service) that may restrict the development of the land because of the likelihood of bushfire.

Tidal inundation

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of tidal inundation.

Subsidence

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of subsidence or any other risk.

Acid sulphate soils

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of acid sulphate soils.

Other risk

Contamination:

Council's policy 'Management of Contaminated Lands' applies to the whole of the council area and may restrict, development of land. The policy is implemented when zoning or land use changes are proposed, or when further development is proposed, where land has been used for contaminating or potentially contaminating activities, including those activities listed in schedule 1 of the policy. A copy of the policy is available on Council's website.

Salinity:

Council's policy 'Building in a Salinity Prone Environment' applies to the whole of the council area. The policy includes mandatory building requirements, unless other requirements are identified in any site specific salinity risk assessment or salinity management plan applying to the land. A copy of the policy is available on Council's website.

7A Flood related development controls information

- (a) **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 senior housing) is subject to flood related development controls.**

Yes.

- (b) **Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.**



Yes.

- (3) Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.
-

8 Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

No.

9 Contributions plans

The name of each contributions plan applying to the land

Camden Contributions Plan 2011.

9A Bio-diversity certified land

If the land is bio-diversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*, a statement to that effect.

The land is not biodiversity certified within the meaning of Part 7AA of the Threatened Species Conservation Act 1995.

The land however is subject to biodiversity certification as described in Schedule 7 Part 7 "Bio-certification of Sydney Region Growth Centres State Environmental Planning Policy and related Environmental Planning Instruments" in the Threatened Species Conservation Act 1995. Further information is available at

<http://growthcentres.planning.nsw.gov.au/Environment/BiodiversityCertification.aspx>

10 Bio-banking agreements

If the land is land to which a bio-banking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates, 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).

No.

11 Bush fire prone land

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.

If none of the land is bush fire prone land, a statement to that effect.

None of the land is shown to be bushfire prone land in Council's records.

12 Property vegetation plans

If the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* 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).

No.

13 Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

No.

14 Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.



No.

15 Site compatibility certificates and conditions for seniors housing

If the land is land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

- (a) a statement of whether there is a current site compatibility certificate (seniors housing), or which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) that period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department and,
- (b) a statement setting out any terms of a kind referred to in clause 18(2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007, in respect of the land.

No.

16 Site compatibility certificates for infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department.

No.

17 Site compatibility certificates and conditions for affordable rental housing

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (a) the period for which the certificate is current, and



- (b) that a copy may be obtained from the head office of the Department.
- (2) A statement setting out any terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

No.

18 Paper subdivision information

Not Applicable.

19 Site verification certificates

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate, and

Note. A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of [State Environmental Planning Policy \(Mining, Petroleum Production and Extractive Industries\) 2007](#).

- (b) the date on which the certificate ceases to be current (if any), and
- (c) that a copy may be obtained from the head office of the Department.

No, there is no current site verification certificate, of which council is aware in respect of the land.

20 Loose-fill asbestos insulation

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

No, not listed.
Contact NSW Fair Trading for more information.



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

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

No.

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,

No.

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued,

No.

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,

No.

- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No.

INFORMATION PROVIDED UNDER SECTION 149(5) OF THE ACT:

OTHER INFORMATION

1 Western Sydney Airport - Badgerys Creek

On 15 April 2014 the Federal Government confirmed that the site of Western Sydney's new airport will be Badgerys Creek. A draft Environmental Impact Statement (EIS) and draft Airport Plan were on public exhibition from 19 October to 18 December 2015.

On 15 September 2016 the final EIS was presented to the Commonwealth Minister for the Environment and Energy. On 11 November the Minister provided a notice of environmental conditions to be placed on the airport development.

On 12 December 2016 the Minister for Urban Infrastructure determined the Western Sydney Airport



Plan. This determination provides the authorisation to allow the construction and operation of stage 1 of the proposed airport (a single runway facility expected to be operational in the mid-2020s).

Further information on Western Sydney airport is available at www.westernsydneyairport.gov.au, or from the Commonwealth Department of Infrastructure and Regional Development at www.infrastructure.gov.au.

2 Tree Preservation Order

The subject land is affected by provisions of Clause 5.9 of the relevant environmental planning instrument/s that applies to the carrying out of development of the land, in regard to the protection of trees. A person shall not ringbark, cut down, lop, top, remove, injure or wilfully damage or destroy any living tree on this property, except with the consent of Council. Where clearing provisions apply, clearing of vegetation (including native vegetation) may not be carried out except with the consent of Council.

3 South West Rail Link extension corridor

In June 2015, Transport for NSW announced the South West Rail Link Extension Corridor Preservation and Outer Sydney Orbital Corridor Preservation Study which may affect land in the Camden Local Government Area. For further information, contact Transport for NSW, www.transport.nsw.gov.au or phone 1800 837 511.

4 Miscellaneous Information

Additional Flooding Information:

The subject land is affected by flood related development controls that restrict development of the subject land due to the likelihood of flooding.

Coal Seam Gas Extraction:

Coal Seam Gas Extraction takes place within the Camden Local Government Area. Enquiries may be made to AGL Gas Production (Camden) Pty Limited, or the relevant the licence holder, as to the location of gas wells. In February 2016 AGL announced that it will cease production at the Camden Gas Project in 2023, and that the wells will be progressively decommissioned and the sites rehabilitated.

Western Sydney Airport - Obstacle Limitation Surface:

The land is within the Obstacle Limitation Surface (OLS) to be established within a radius of approximately 15km of Western Sydney Airport, with potential height or development limitations to protect airport airspace.

Further information, including the height of the OLS at any point around the airport, is available on Western Sydney Airport website: www.westernsydneyairport.gov.au.



DISCLAIMER AND CAUTION

1. The information on zones, controls etc., given below relates to the land for which the certificate was sought. If enquirers wish to know what zones, other controls, etc., apply or are proposed on nearby land then they should make enquiries in person at Council's offices.
2. The information contained in this certificate **is accurate as at the date of this certificate.**

In providing this certificate Council has in good faith relied upon information provided to it or sourced from third parties. Where Council has obtained the information from third parties, either exclusively or in conjunction with information held by Council, the Certificate details the source of that third party information. Council cautions persons against relying upon information in the Certificate sourced from third parties as to its accuracy, applicability to specific lands and its currency without verification from the specified third party and, where appropriate, professional advice and the adoption of prudent land acquisition measures and appropriate professional advice. To the full extent permitted by law Council disclaims liability with respect to any information in this Certificate sourced from third parties.

Ron Moore
General Manager





Camden Council

70 Central Avenue, Oran Park NSW 2570

PO Box 183, Camden 2570

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DX 25807

ABN: 31 117 341 764

Fax: 02 4654 7829

PLANNING CERTIFICATE UNDER SECTION 149 ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

Applicant: Douglas Partners Pty Ltd
18 Waler Cres
SMEATON GRANGE NSW 2567

Certificate number: 20173507
Receipt number: 1638362
Property number: 108186
Certificate date: 07/07/2017
Certificate fee: \$133.00
Applicant's reference:

DESCRIPTION OF PROPERTY

Title: LOT: A DP: 420694
Property: 730 The Northern Road ORAN PARK 2570

BACKGROUND INFORMATION

This certificate provides information on how a property (such as land, a house, commercial building, etc..) may be used and the limits on its development. The certificate contains information Council is aware of through records and environmental plans with data supplied by the State Government. The details contained in this certificate are limited to that required by Section 149 of the Environmental Planning and Assessment Act.



1 Names of relevant planning instruments and DCPs

(1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

Local Environmental Plans (LEP's)

Camden Local Environmental Plan 2010.

State Environmental Planning Policies (SEPP's)

SEPP (Sydney Region Growth Centres) 2006

SEPP (Housing for Seniors or People with a Disability) 2004

SEPP (Building Sustainability Index: BASIX) 2004

SEPP (State Significant Precincts) 2005

SEPP (Mining, Petroleum Production and Extractive Industries) 2007

SEPP (Infrastructure) 2007

SEPP (Miscellaneous Consent Provisions) 2007

SEPP (Exempt and Complying Development Codes) 2008

SEPP (Affordable Rental Housing) 2009

SEPP (State and Regional Development) 2011

SEPP No 19 - Bushland In Urban Areas

SEPP No 21 - Caravan Parks

SEPP No 30 - Intensive Agriculture

SEPP No 33 - Hazardous and Offensive Development

SEPP No 50 - Canal Estates

SEPP No 55 - Remediation Of Land

SEPP No 62 - Sustainable Aquaculture

SEPP No 64 - Advertising and Signage

SEPP No 65 - Design Quality of Residential Apartment Development

SEPP No 70 - Affordable Housing (Revised Schemes)



Note: The above SEPP's may apply subject to the relevant criteria and requirements as listed in each of the SEPP's.

Deemed State Environmental Planning Policies (SEPP's)

Sydney Regional Environmental Plan No 9 - Extractive Industry (No 2 - 1996)

Sydney Regional Environmental Plan No 20 - Hawkesbury - Nepean River (No 2 - 1997)

- (2) **The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).**

Draft Local Environmental Plan (LEP's)

Draft Camden Local Environmental Plan - Amendment 40 (Minor Amendments)

Draft State Environmental Planning Policy (SEPP's)

State Environmental Planning Policy (Infrastructure) Amendment (Shooting Ranges) 2016

State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Proposed Housekeeping Amendments)

State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Housing Code) 2016

State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Proposed Medium Density Housing Code) 2016

State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016.

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Recycling Equipment as Exempt Development) 2017

State Environmental Planning Policy (Vegetation) 2017

State Environmental Planning Policy No.64 (Advertising and Signage) Amendment (Outdoor Advertising) 2017

- (3) **The name of each development control plan that applies to the carrying out of development on the land.**

Oran Park Development Control Plan 2007, as amended

Camden Development Control Plan 2011, as amended

- (4) **In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.**



2/2A Zoning and land use under relevant Local Environmental Plan, and/or under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

This section contains information required under clauses 2 and 2A of Schedule 4 of the EP&A Regulation 2000, relating to zoning and land use under relevant Environmental Planning Instruments.

Clause 2 of Schedule 4 of the Regulation requires Council to provide information with respect to zoning and land-use in areas zoned under a Local Environmental Plan, or zoning and land use under a proposed instrument referred to in clause 1(2).

Clause 2A of Schedule 4 of the Regulation requires Council to provide information with respect to zoning and land-use in areas which are zoned, or proposed to be zoned, under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*. This includes a Precinct Plan or a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act.

A. RU1 PRIMARY PRODUCTION

CAMDEN LOCAL ENVIRONMENTAL PLAN 2010

Objectives of zone:

- * To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- * To encourage diversity in primary industry enterprises and systems appropriate for the area.
- * To minimise the fragmentation and alienation of resource lands.
- * To minimise conflict between land uses within the zone and land uses within adjoining zones.
- * To permit non-agricultural uses which support the primary production purposes of the zone.
- * To maintain the rural landscape character of the land.

B. Permitted without consent

Extensive agriculture; Forestry; Home occupations.

C. Permitted with consent

Bed and breakfast accommodation; Cellar door premises; Dual occupancies (attached); Dwelling houses; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Garden centres; Home-based child care; Home businesses; Home industries; Intensive livestock agriculture; Intensive plant agriculture; Open cut mining; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Any other development not specified in item B or D



D. Prohibited

Amusement centres; Car parks; Commercial premises; Correctional centres; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industries; Information and education facilities; Port facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Residential accommodation; Restricted premises; Service stations; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Wharf or boating facilities; Wholesale supplies

A. E2 ENVIRONMENTAL CONSERVATION

ORAN PARK AND TURNER ROAD PRECINCT PLAN

Objectives of zone:

- * To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- * To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

B. Permitted

Nil.

C. Permitted without consent

Drainage; Earthworks; Environmental facilities; Environmental protection works; Flood mitigation works; Recreation areas; Roads; Sewage reticulation systems; Water recycling facilities; Water supply systems; Waterbodies (natural).

D. Prohibited

Any development not specified in item B or C.

A. R1 GENERAL RESIDENTIAL

ORAN PARK AND TURNER ROAD PRECINCT PLAN

Objectives of zone:

- * To provide for the housing needs of the community.
- * To provide for a variety of housing types and densities.
- * To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- * To support the well-being of the community, including educational, recreational, community, religious and other activities and, where appropriate, neighbourhood shops if there will be no



adverse effect on the amenity of proposed or existing nearby residential development.

- * To allow for small scale kiosks, function centres, restaurants and markets that support the primary function and use of recreation areas, public open space and recreation facilities located within residential areas.
- * To allow for small scale intensity tourist and visitor accommodation that does not interfere with residential amenity.
- * To provide for a variety of recreational uses within open space areas.

B. Permitted without consent

Nil

C. Permitted with consent

Any other development not specified in item B or D

D. Prohibited

Agriculture; Airports; Airstrips; Bio-solid waste applications; Bulky goods premises; Business premises; Car parks; Cemeteries; Correctional centres; Crematoria; Dairies (pasture-based); Depots; Entertainment facilities; Extractive industries; Farm buildings; Freight transport facilities; Function centres (other than those within recreation areas or operated in conjunction with recreation areas or recreation facilities); Hazardous storage establishments; Helipads; Heliports; Home occupations (sex services); Industrial retail outlets; Industries; Landscape and garden supplies; Liquid fuel depots; Manor homes; Materials recycling or recovery centres; Mines; Mortuaries; Offensive storage establishments; Office premises; Passenger transport facilities; Public administration buildings; Registered clubs; Retail premises (other than neighbourhood shops and other than kiosks, markets, restaurants or take away food and drink premises within recreation areas or operated in conjunction with recreation areas or recreation facilities); Restricted premises; Restriction facilities; Roadside stalls; Rural industries; Rural workers' dwellings; Sawmill or log processing works; Service stations; Sewage treatment works; Sex services premises; Stock and sale yards; Storage premises; Timber and building supplies; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal land fill operations; Waste management facilities; Wholesale supplies.

E. Whether 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

RU1 Primary Production.

Under clause 4.2A of Camden Local Environmental Plan 2010 a minimum lot size applies for the erection of a dwelling house as specified by the Lot Size Maps in Camden Local Environmental Plan 2010, subject to the exceptions as set out in clauses 4.2A(3) and 4.2(4).

R1 General Residential: Clause 4.1A of Oran Park and Turner Road Precinct Plan fixes a minimum 300m² for the erection of a dwelling house; however exceptions apply in circumstances as specified under clauses 4.1AC and 4.1AD for land dimensions of minimum 250m² and minimum 225m².



F. Whether the land includes or comprises critical habitat

No.

G. Whether the land is in a conservation area (however described)

No.

H. Whether an item of environmental heritage (however described) is situated on the land.

No

3 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*.
- (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.
- (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.

General Housing Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the General Housing Code.

Rural Housing Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Rural Housing Code.

Housing Alterations Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Housing Alterations Code.

General Development Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the General



Development Code.

Subdivision Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Subdivisions Code.

Demolition Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Demolition Code.

Commercial and Industrial Alterations Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Commercial and Industrial Alterations Code.

Commercial and Industrial New Buildings and Additions

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Commercial and Industrial (New Buildings and Additions) Code.

Fire Safety

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Fire Safety Code.

Note: This certificate only addresses matters raised in clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of SEPP (Exempt and Complying Development Codes) 2008 (The Codes SEPP). It is your responsibility to ensure that you comply with any other requirements of the Codes SEPP where complying development may be carried out, including requirements relating to the zoning of the land.

4 Coastal protection

Not Applicable

4A Certain information relating to beaches and coasts

Not Applicable

4B Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

Not Applicable



5 Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.

No.

6 Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

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

The land may be affected by potential road widening or realignment by Roads and Maritime Authority. For further information refer to: <http://www.rms.nsw.gov.au/projects/sydney-west/>

7 Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by the council, or
- (b) 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, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

Land slip

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of landslip.

Bushfire

The land is not affected by the provisions of a Development Control Plan and by Planning for Bushfire Protection 2006 (NSW Rural Fire Service) that may restrict the development of the land because of the likelihood of bushfire.



Tidal inundation

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of tidal inundation.

Subsidence

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of subsidence or any other risk.

Acid sulphate soils

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of acid sulphate soils.

Other risk

Contamination:

Council's policy 'Management of Contaminated Lands' applies to the whole of the council area and may restrict, development of land. The policy is implemented when zoning or land use changes are proposed, or when further development is proposed, where land has been used for contaminating or potentially contaminating activities, including those activities listed in schedule 1 of the policy. A copy of the policy is available on Council's website.

Salinity:

Council's policy 'Building in a Salinity Prone Environment' applies to the whole of the council area. The policy includes mandatory building requirements, unless other requirements are identified in any site specific salinity risk assessment or salinity management plan applying to the land. A copy of the policy is available on Council's website.

7A Flood related development controls information

- (a) **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 senior housing) is subject to flood related development controls.**

Yes.

- (b) **Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.**

Yes.

- (3) **Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.**

8 Land reserved for acquisition



Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

No.

9 Contributions plans

The name of each contributions plan applying to the land

Oran Park and Turner Road Section 94 Contributions Plan and Land Value Index.

Camden Contributions Plan 2011.

9A Bio-diversity certified land

If the land is bio-diversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*, a statement to that effect.

The land is not biodiversity certified within the meaning of Part 7AA of the Threatened Species Conservation Act 1995.

The land however is subject to biodiversity certification as described in Schedule 7 Part 7 "Bio-certification of Sydney Region Growth Centres State Environmental Planning Policy and related Environmental Planning Instruments" in the Threatened Species Conservation Act 1995. Further information is available at <http://growthcentres.planning.nsw.gov.au/Environment/BiodiversityCertification.aspx>

10 Bio-banking agreements

If the land is land to which a bio-banking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates, 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).

No.



11 Bush fire prone land

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.

If none of the land is bush fire prone land, a statement to that effect.

Council has been supplied by the NSW Rural Fire Service with a Bush Fire Prone Land Map for the purposes of a bush fire risk management plan applying to the land within the Camden Local Government Area. Based on that map, it appears the land referred to in this certificate is partially bushfire prone land.

12 Property vegetation plans

If the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* 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).

No.

13 Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

No.

14 Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

No.



15 Site compatibility certificates and conditions for seniors housing

If the land is land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

- (a) a statement of whether there is a current site compatibility certificate (seniors housing), or which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) that period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department and,
- (b) a statement setting out any terms of a kind referred to in clause 18(2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007, in respect of the land.

No.

16 Site compatibility certificates for infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department.

No.

17 Site compatibility certificates and conditions for affordable rental housing

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (a) the period for which the certificate is current, and
 - (b) that a copy may be obtained from the head office of the Department.
- (2) A statement setting out any terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.



No.

18 Paper subdivision information

Not Applicable.

19 Site verification certificates

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate, and

Note. A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of [State Environmental Planning Policy \(Mining, Petroleum Production and Extractive Industries\) 2007](#).

- (b) the date on which the certificate ceases to be current (if any), and

- (c) that a copy may be obtained from the head office of the Department.

No, there is no current site verification certificate, of which council is aware in respect of the land.

20 Loose-fill asbestos insulation

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

No, not listed.
Contact NSW Fair Trading for more information.

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

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the



date when the certificate is issued,

No.

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,**

No.

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued,**

No.

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,**

No.

- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.**

No.

INFORMATION PROVIDED UNDER SECTION 149(5) OF THE ACT:

OTHER INFORMATION

1 Western Sydney Airport - Badgerys Creek

On 15 April 2014 the Federal Government confirmed that the site of Western Sydney's new airport will be Badgerys Creek. A draft Environmental Impact Statement (EIS) and draft Airport Plan were on public exhibition from 19 October to 18 December 2015.

On 15 September 2016 the final EIS was presented to the Commonwealth Minister for the Environment and Energy. On 11 November the Minister provided a notice of environmental conditions to be placed on the airport development.

On 12 December 2016 the Minister for Urban Infrastructure determined the Western Sydney Airport Plan. This determination provides the authorisation to allow the construction and operation of stage 1 of the proposed airport (a single runway facility expected to be operational in the mid-2020s).

Further information on Western Sydney airport is available at www.westernsydneyairport.gov.au, or from the Commonwealth Department of Infrastructure and Regional Development at



www.infrastructure.gov.au.

2 Tree Preservation Order

The subject land is affected by provisions of Clause 5.9 of the relevant environmental planning instrument/s that applies to the carrying out of development of the land, in regard to the protection of trees. A person shall not ringbark, cut down, lop, top, remove, injure or wilfully damage or destroy any living tree on this property, except with the consent of Council. Where clearing provisions apply, clearing of vegetation (including native vegetation) may not be carried out except with the consent of Council.

3 South West Rail Link extension corridor

In June 2015, Transport for NSW announced the South West Rail Link Extension Corridor Preservation and Outer Sydney Orbital Corridor Preservation Study which may affect land in the Camden Local Government Area. For further information, contact Transport for NSW, www.transport.nsw.gov.au or phone 1800 837 511.

4 Miscellaneous Information

Additional Flooding Information:

The subject land is affected by flood related development controls that restrict development of the subject land due to the likelihood of flooding.

Coal Seam Gas Extraction:

Coal Seam Gas Extraction takes place within the Camden Local Government Area. Enquiries may be made to AGL Gas Production (Camden) Pty Limited, or the relevant the licence holder, as to the location of gas wells. In February 2016 AGL announced that it will cease production at the Camden Gas Project in 2023, and that the wells will be progressively decommissioned and the sites rehabilitated.

Western Sydney Airport - Obstacle Limitation Surface:

The land is within the Obstacle Limitation Surface (OLS) to be established within a radius of approximately 15km of Western Sydney Airport, with potential height or development limitations to protect airport airspace.

Further information, including the height of the OLS at any point around the airport, is available on Western Sydney Airport website: www.westernsydneyairport.gov.au.



DISCLAIMER AND CAUTION

1. The information on zones, controls etc., given below relates to the land for which the certificate was sought. If enquirers wish to know what zones, other controls, etc., apply or are proposed on nearby land then they should make enquiries in person at Council's offices.
2. The information contained in this certificate **is accurate as at the date of this certificate.**

In providing this certificate Council has in good faith relied upon information provided to it or sourced from third parties. Where Council has obtained the information from third parties, either exclusively or in conjunction with information held by Council, the Certificate details the source of that third party information. Council cautions persons against relying upon information in the Certificate sourced from third parties as to its accuracy, applicability to specific lands and its currency without verification from the specified third party and, where appropriate, professional advice and the adoption of prudent land acquisition measures and appropriate professional advice. To the full extent permitted by law Council disclaims liability with respect to any information in this Certificate sourced from third parties.

Ron Moore
General Manager





Camden Council

70 Central Avenue, Oran Park NSW 2570

PO Box 183, Camden 2570

Telephone: 02 4654 7777

Email: mail@camden.nsw.gov.au

DX 25807

ABN: 31 117 341 764

Fax: 02 4654 7829

PLANNING CERTIFICATE UNDER SECTION 149 ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

Applicant: Douglas Partners Pty Ltd
18 Waler Cres
SMEATON GRANGE NSW 2567

Certificate number: 20173506
Receipt number: 1638362
Property number: 108203
Certificate date: 07/07/2017
Certificate fee: \$133.00
Applicant's reference:

DESCRIPTION OF PROPERTY

Title: LOT: E DP: 438723
Property: 772 The Northern Road ORAN PARK 2570

BACKGROUND INFORMATION

This certificate provides information on how a property (such as land, a house, commercial building, etc..) may be used and the limits on its development. The certificate contains information Council is aware of through records and environmental plans with data supplied by the State Government. The details contained in this certificate are limited to that required by Section 149 of the Environmental Planning and Assessment Act.



1 Names of relevant planning instruments and DCPs

(1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

Local Environmental Plans (LEP's)

Camden Local Environmental Plan 2010.

State Environmental Planning Policies (SEPP's)

SEPP (Sydney Region Growth Centres) 2006

SEPP (Housing for Seniors or People with a Disability) 2004

SEPP (Building Sustainability Index: BASIX) 2004

SEPP (State Significant Precincts) 2005

SEPP (Mining, Petroleum Production and Extractive Industries) 2007

SEPP (Infrastructure) 2007

SEPP (Miscellaneous Consent Provisions) 2007

SEPP (Exempt and Complying Development Codes) 2008

SEPP (Affordable Rental Housing) 2009

SEPP (State and Regional Development) 2011

SEPP No 19 - Bushland In Urban Areas

SEPP No 21 - Caravan Parks

SEPP No 30 - Intensive Agriculture

SEPP No 33 - Hazardous and Offensive Development

SEPP No 50 - Canal Estates

SEPP No 55 - Remediation Of Land

SEPP No 62 - Sustainable Aquaculture

SEPP No 64 - Advertising and Signage

SEPP No 65 - Design Quality of Residential Apartment Development

SEPP No 70 - Affordable Housing (Revised Schemes)



Note: The above SEPP's may apply subject to the relevant criteria and requirements as listed in each of the SEPP's.

Deemed State Environmental Planning Policies (SEPP's)

Sydney Regional Environmental Plan No 9 - Extractive Industry (No 2 - 1996)

Sydney Regional Environmental Plan No 20 - Hawkesbury - Nepean River (No 2 - 1997)

- (2) **The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).**

Draft Local Environmental Plan (LEP's)

Draft Camden Local Environmental Plan - Amendment 40 (Minor Amendments)

Draft State Environmental Planning Policy (SEPP's)

State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016.

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Recycling Equipment as Exempt Development) 2017

State Environmental Planning Policy (Vegetation) 2017

State Environmental Planning Policy No.64 (Advertising and Signage) Amendment (Outdoor Advertising) 2017

- (3) **The name of each development control plan that applies to the carrying out of development on the land.**

Camden Development Control Plan 2011, as amended.

- (4) **In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.**

2/2A Zoning and land use under relevant Local Environmental Plan, and/or under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

This section contains information required under clauses 2 and 2A of Schedule 4 of the EP&A Regulation 2000, relating to zoning and land use under relevant Environmental Planning Instruments.



Clause 2 of Schedule 4 of the Regulation requires Council to provide information with respect to zoning and land-use in areas zoned under a Local Environmental Plan, or zoning and land use under a proposed instrument referred to in clause 1(2).

Clause 2A of Schedule 4 of the Regulation requires Council to provide information with respect to zoning and land-use in areas which are zoned, or proposed to be zoned, under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*. This includes a Precinct Plan or a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act.

A. RU1 PRIMARY PRODUCTION

CAMDEN LOCAL ENVIRONMENTAL PLAN 2010

Objectives of zone:

- * To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- * To encourage diversity in primary industry enterprises and systems appropriate for the area.
- * To minimise the fragmentation and alienation of resource lands.
- * To minimise conflict between land uses within the zone and land uses within adjoining zones.
- * To permit non-agricultural uses which support the primary production purposes of the zone.
- * To maintain the rural landscape character of the land.

B. Permitted without consent

Extensive agriculture; Forestry; Home occupations.

C. Permitted with consent

Bed and breakfast accommodation; Cellar door premises; Dual occupancies (attached); Dwelling houses; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Garden centres; Home-based child care; Home businesses; Home industries; Intensive livestock agriculture; Intensive plant agriculture; Open cut mining; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Any other development not specified in item B or D

D. Prohibited

Amusement centres; Car parks; Commercial premises; Correctional centres; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industries; Information and education facilities; Port facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Residential accommodation; Restricted premises; Service stations; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Wharf or boating facilities; Wholesale supplies



E. Whether 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

RU1 Primary Production.

Under clause 4.2A of Camden Local Environmental Plan 2010 a minimum lot size applies for the erection of a dwelling house as specified by the Lot Size Maps in Camden Local Environmental Plan 2010, subject to the exceptions as set out in clauses 4.2A(3) and 4.2(4).

F. Whether the land includes or comprises critical habitat

No.

G. Whether the land is in a conservation area (however described)

No.

H. Whether an item of environmental heritage (however described) is situated on the land.

No

3 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*.
- (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.
- (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.

General Housing Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the General Housing Code.

Rural Housing Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and



Complying Development Codes) 2008, Complying Development may be carried out under the Rural Housing Code.

Housing Alterations Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Housing Alterations Code.

General Development Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the General Development Code.

Subdivision Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Subdivisions Code.

Demolition Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Demolition Code.

Commercial and Industrial Alterations Code

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Commercial and Industrial Alterations Code.

Commercial and Industrial New Buildings and Additions

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Commercial and Industrial (New Buildings and Additions) Code.

Fire Safety

Subject to the satisfaction of the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Complying Development may be carried out under the Fire Safety Code.

Note: This certificate only addresses matters raised in clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of SEPP (Exempt and Complying Development Codes) 2008 (The Codes SEPP). It is your responsibility to ensure that you comply with any other requirements of the Codes SEPP where complying development may be carried out, including requirements relating to the zoning of the land.

4 Coastal protection

Not Applicable



4A Certain information relating to beaches and coasts

Not Applicable

4B Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

Not Applicable

5 Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.

No.

6 Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

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

The land may be affected by potential road widening or realignment by Roads and Maritime Authority.
For further information refer to: <http://www.rms.nsw.gov.au/projects/sydney-west/>

7 Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by the council, or
- (b) 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, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).



Land slip

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of landslip.

Bushfire

The land is affected by the provisions of a Development Control Plan and by Planning for Bushfire Protection 2006 (NSW Rural Fire Service) that may restrict the development of the land because of the likelihood of bushfire.

Tidal inundation

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of tidal inundation.

Subsidence

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of subsidence or any other risk.

Acid sulphate soils

The subject land is not affected by a policy adopted by the Council or with Council being notified of a policy adopted by any other public authority that restricts the development of the subject land because of the likelihood of acid sulphate soils.

Other risk

Contamination:

Council's policy 'Management of Contaminated Lands' applies to the whole of the council area and may restrict, development of land. The policy is implemented when zoning or land use changes are proposed, or when further development is proposed, where land has been used for contaminating or potentially contaminating activities, including those activities listed in schedule 1 of the policy. A copy of the policy is available on Council's website.

Salinity:

Council's policy 'Building in a Salinity Prone Environment' applies to the whole of the council area. The policy includes mandatory building requirements, unless other requirements are identified in any site specific salinity risk assessment or salinity management plan applying to the land. A copy of the policy is available on Council's website.

7A Flood related development controls information

- (a) 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 senior housing) is subject to flood related development controls.

Yes.

- (b) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.



Yes.

- (3) Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.
-

8 Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

No.

9 Contributions plans

The name of each contributions plan applying to the land

Camden Contributions Plan 2011.

9A Bio-diversity certified land

If the land is bio-diversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*, a statement to that effect.

The land is not biodiversity certified within the meaning of Part 7AA of the Threatened Species Conservation Act 1995.

The land however is subject to biodiversity certification as described in Schedule 7 Part 7 "Bio-certification of Sydney Region Growth Centres State Environmental Planning Policy and related Environmental Planning Instruments" in the Threatened Species Conservation Act 1995. Further information is available at

<http://growthcentres.planning.nsw.gov.au/Environment/BiodiversityCertification.aspx>

10 Bio-banking agreements

If the land is land to which a bio-banking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates, 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).

No.

11 Bush fire prone land

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.

If none of the land is bush fire prone land, a statement to that effect.

Council has been supplied by the NSW Rural Fire Service with a Bush Fire Prone Land Map for the purposes of a bush fire risk management plan applying to the land within the Camden Local Government Area. Based on that map, it appears the land referred to in this certificate is partially bushfire prone land.

12 Property vegetation plans

If the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* 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).

No.

13 Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

No.

14 Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of project or a



stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

No.

15 Site compatibility certificates and conditions for seniors housing

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 - (i) that period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department and,
- (b) a statement setting out any terms of a kind referred to in clause 18(2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007, in respect of the land.

No.

16 Site compatibility certificates for infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

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17 Site compatibility certificates and conditions for affordable rental housing

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:



- (a) the period for which the certificate is current, and
- (b) that a copy may be obtained from the head office of the Department.
- (2) A statement setting out any terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

No.

18 Paper subdivision information

Not Applicable.

19 Site verification certificates

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate, and

Note. A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of [State Environmental Planning Policy \(Mining, Petroleum Production and Extractive Industries\) 2007](#).

- (b) the date on which the certificate ceases to be current (if any), and
- (c) that a copy may be obtained from the head office of the Department.

No, there is no current site verification certificate, of which council is aware in respect of the land.

20 Loose-fill asbestos insulation

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

No, not listed.
Contact NSW Fair Trading for more information.



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

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

No.

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,

No.

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued,

No.

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,

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- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No.

INFORMATION PROVIDED UNDER SECTION 149(5) OF THE ACT:

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Further information on Western Sydney airport is available at www.westernsydneyairport.gov.au, or from the Commonwealth Department of Infrastructure and Regional Development at www.infrastructure.gov.au.

2 Tree Preservation Order

The subject land is affected by provisions of Clause 5.9 of the relevant environmental planning instrument/s that applies to the carrying out of development of the land, in regard to the protection of trees. A person shall not ringbark, cut down, lop, top, remove, injure or wilfully damage or destroy any living tree on this property, except with the consent of Council. Where clearing provisions apply, clearing of vegetation (including native vegetation) may not be carried out except with the consent of Council.

3 South West Rail Link extension corridor

In June 2015, Transport for NSW announced the South West Rail Link Extension Corridor Preservation and Outer Sydney Orbital Corridor Preservation Study which may affect land in the Camden Local Government Area. For further information, contact Transport for NSW, www.transport.nsw.gov.au or phone 1800 837 511.

4 Miscellaneous Information

Additional Flooding Information:

The subject land is affected by flood related development controls that restrict development of the subject land due to the likelihood of flooding.

Coal Seam Gas Extraction:

Coal Seam Gas Extraction takes place within the Camden Local Government Area. Enquiries may be made to AGL Gas Production (Camden) Pty Limited, or the relevant the licence holder, as to the location of gas wells. In February 2016 AGL announced that it will cease production at the Camden Gas Project in 2023, and that the wells will be progressively decommissioned and the sites rehabilitated.

Western Sydney Airport - Obstacle Limitation Surface:

The land is within the Obstacle Limitation Surface (OLS) to be established within a radius of approximately 15km of Western Sydney Airport, with potential height or development limitations to protect airport airspace.

Further information, including the height of the OLS at any point around the airport, is available on Western Sydney Airport website: www.westernsydneyairport.gov.au.



DISCLAIMER AND CAUTION

1. The information on zones, controls etc., given below relates to the land for which the certificate was sought. If enquirers wish to know what zones, other controls, etc., apply or are proposed on nearby land then they should make enquiries in person at Council's offices.
2. The information contained in this certificate **is accurate as at the date of this certificate.**

In providing this certificate Council has in good faith relied upon information provided to it or sourced from third parties. Where Council has obtained the information from third parties, either exclusively or in conjunction with information held by Council, the Certificate details the source of that third party information. Council cautions persons against relying upon information in the Certificate sourced from third parties as to its accuracy, applicability to specific lands and its currency without verification from the specified third party and, where appropriate, professional advice and the adoption of prudent land acquisition measures and appropriate professional advice. To the full extent permitted by law Council disclaims liability with respect to any information in this Certificate sourced from third parties.

Ron Moore
General Manager



Appendix D

Test Pit Logs

TEST PIT LOG

CLIENT: Greenfields Development Company 2 Pty Ltd
PROJECT: Proposed Residential Subdivision
LOCATION: Pondicherry, Oran Park, NSW

SURFACE LEVEL: 85.6 mAHD
EASTING: 290877
NORTHING: 6238063

PIT No: 1
PROJECT No: 76778.29
DATE: 10/7/2017
SHEET 1 OF 1

RL	Depth (m)	Description of Strata	Graphic Log	Sampling & In Situ Testing				Water	Dynamic Penetrometer Test (blows per 150mm)			
				Type	Depth	Sample	Results & Comments		5	10	15	20
		TOPSOIL - brown silty clay with a trace of rootlets										
	0.3	SILTY CLAY - firm to stiff, grey mottled red silty clay with a trace of ironstone gravel, MC~PL		D	0.5		pp = 300-400					
	1	- becoming MC>PL below 0.9m		D	1.0		pp = 200-300					
	1.5	SHALE - extremely low strength, extremely weathered, grey shale with iron induration		D	1.5							
				U ₅₀	1.8							
	2			D/B	2.0							
		- becoming very low strength, highly weathered below 2.5m		D	2.5							
	2.8	Pit discontinued at 2.8m - refusal on low to medium strength shale										
	3											

RIG: John Deere 315SE backhoe - 450mm bucket

LOGGED: LAH

SURVEY DATUM: MGA94 Zone 56

WATER OBSERVATIONS: No free groundwater observed

REMARKS:

☐ Sand Penetrometer AS1289.6.3.3
☒ Cone Penetrometer AS1289.6.3.2

SAMPLING & IN SITU TESTING LEGEND			
A	Auger sample	G	Gas sample
B	Bulk sample	P	Piston sample
BLK	Block sample	U	Tube sample (x mm dia.)
C	Core drilling	W	Water sample
D	Disturbed sample	W	Water seep
E	Environmental sample	W	Water level
		PID	Photo ionisation detector (ppm)
		PL(A)	Point load axial test Is(50) (MPa)
		PL(D)	Point load diametral test Is(50) (MPa)
		pp	Pocket penetrometer (kPa)
		S	Standard penetration test
		V	Shear vane (kPa)

TEST PIT LOG

CLIENT: Greenfields Development Company 2 Pty Ltd
PROJECT: Proposed Residential Subdivision
LOCATION: Pondicherry, Oran Park, NSW

SURFACE LEVEL: 85.4 mAHD
EASTING: 291021
NORTHING: 6237851

PIT No: 2
PROJECT No: 76778.29
DATE: 10/7/2017
SHEET 1 OF 1

[illegible]

RIG: John Deere 315SE backhoe - 450mm bucket

LOGGED: LAH

SURVEY DATUM: MGA94 Zone 56

WATER OBSERVATIONS: No free groundwater observed

REMARKS:

- ☐ Sand Penetrometer AS1289.6.3.3
☒ Cone Penetrometer AS1289.6.3.2

SAMPLING & IN SITU TESTING LEGEND			
A	Auger sample	G	Gas sample
B	Bulk sample	P	Piston sample
BLK	Block sample	U	Tube sample (x mm dia.)
C	Core drilling	W	Water sample
D	Disturbed sample	W	Water seep
E	Environmental sample	W	Water level
		PID	Photo ionisation detector (ppm)
		PL(A)	Point load axial test Is(50) (MPa)
		PL(D)	Point load diametral test Is(50) (MPa)
		pp	Pocket penetrometer (kPa)
		S	Standard penetration test
		V	Shear vane (kPa)



TEST PIT LOG

CLIENT: Greenfields Development Company 2 Pty Ltd
PROJECT: Proposed Residential Subdivision
LOCATION: Pondicherry, Oran Park, NSW

SURFACE LEVEL: 100.4 mAHD
EASTING: 290712
NORTHING: 6237180

PIT No: 3
PROJECT No: 76778.29
DATE: 10/7/2017
SHEET 1 OF 1

[illegible]

RIG: John Deere 315SE backhoe - 450mm bucket

LOGGED: LAH

SURVEY DATUM: MGA94 Zone 56

WATER OBSERVATIONS: No free groundwater observed

REMARKS:

- ☐ Sand Penetrometer AS1289.6.3.3
☒ Cone Penetrometer AS1289.6.3.2

SAMPLING & IN SITU TESTING LEGEND			
A	Auger sample	G	Gas sample
B	Bulk sample	P	Piston sample
BLK	Block sample	U	Tube sample (x mm dia.)
C	Core drilling	W	Water sample
D	Disturbed sample	W	Water seep
E	Environmental sample	W	Water level
		PID	Photo ionisation detector (ppm)
		PL(A)	Point load axial test (s(50) (MPa)
		PL(D)	Point load diametral test (s(50) (MPa)
		pp	Pocket penetrometer (kPa)
		S	Standard penetration test
		V	Shear vane (kPa)



TEST PIT LOG

CLIENT: Greenfields Development Company 2 Pty Ltd
PROJECT: Proposed Residential Subdivision
LOCATION: Pondicherry, Oran Park, NSW

SURFACE LEVEL: 96.4 mAHD
EASTING: 290947
NORTHING: 6236825

PIT No: 4
PROJECT No: 76778.29
DATE: 11/7/2017
SHEET 1 OF 1

RL	Depth (m)	Description of Strata	Graphic Log	Sampling & In Situ Testing				Water	Dynamic Penetrometer Test (blows per 150mm)			
				Type	Depth	Sample	Results & Comments		5	10	15	20
		TOPSOIL - brown silty clay with a trace of rootlets										
	0.3	SILTY CLAY - stiff, red silty clay, MC>PL		D/B	0.5		pp = 150-250					
	1	- becoming red mottled grey and light brown, MC~PL below 0.9m		D	1.0		pp = 150-300					
	1.4	SHALE - very low strength, highly weathered, grey sandy shale with iron induration and extremely low strength, extremely weathered bands		D	1.5							
				U ₅₀	1.9							
	2			D	2.0							
	2.5	Pit discontinued at 2.5m - refusal on low to medium strength shale		D	2.5							
	3											
	3											

RIG: John Deere 315SE backhoe - 450mm bucket

LOGGED: LAH

SURVEY DATUM: MGA94 Zone 56

WATER OBSERVATIONS: No free groundwater observed

REMARKS:

☐ Sand Penetrometer AS1289.6.3.3
☒ Cone Penetrometer AS1289.6.3.2

SAMPLING & IN SITU TESTING LEGEND					
A	Auger sample	G	Gas sample	PID	Photo ionisation detector (ppm)
B	Bulk sample	P	Piston sample	PL(A)	Point load axial test Is(50) (MPa)
BLK	Block sample	U	Tube sample (x mm dia.)	PL(D)	Point load diametral test Is(50) (MPa)
C	Core drilling	W	Water sample	pp	Pocket penetrometer (kPa)
D	Disturbed sample	W	Water seep	S	Standard penetration test
E	Environmental sample	W	Water level	V	Shear vane (kPa)

TEST PIT LOG

CLIENT: Greenfields Development Company 2 Pty Ltd
PROJECT: Proposed Residential Subdivision
LOCATION: Pondicherry, Oran Park, NSW

SURFACE LEVEL: 110.7 mAHD
EASTING: 290636
NORTHING: 6236839

PIT No: 5
PROJECT No: 76778.29
DATE: 11/7/2017
SHEET 1 OF 1

[illegible]

RIG: John Deere 315SE backhoe - 450mm bucket

LOGGED: LAH

SURVEY DATUM: MGA94 Zone 56

WATER OBSERVATIONS: No free groundwater observed

REMARKS:

- ☐ Sand Penetrometer AS1289.6.3.3
☒ Cone Penetrometer AS1289.6.3.2

SAMPLING & IN SITU TESTING LEGEND			
A	Auger sample	G	Gas sample
B	Bulk sample	P	Piston sample
BLK	Block sample	U	Tube sample (x mm dia.)
C	Core drilling	W	Water sample
D	Disturbed sample	W	Water seep
E	Environmental sample	W	Water level
		PID	Photo ionisation detector (ppm)
		PL(A)	Point load axial test (s(50) (MPa)
		PL(D)	Point load diametral test (s(50) (MPa)
		pp	Pocket penetrometer (kPa)
		S	Standard penetration test
		V	Shear vane (kPa)



TEST PIT LOG

CLIENT: Greenfields Development Company 2 Pty Ltd
PROJECT: Proposed Residential Subdivision
LOCATION: Pondicherry, Oran Park, NSW

SURFACE LEVEL: 87.8 mAHD
EASTING: 291162
NORTHING: 6236631

PIT No: 6
PROJECT No: 76778.29
DATE: 11/7/2017
SHEET 1 OF 1

RL	Depth (m)	Description of Strata	Graphic Log	Sampling & In Situ Testing				Water	Dynamic Penetrometer Test (blows per 150mm)			
				Type	Depth	Sample	Results & Comments		5	10	15	20
		TOPSOIL - brown clayey silt with a trace of rootlets										
	0.3	SANDY SILTY CLAY - stiff, red mottled grey and light brown silty clay with iron induration, MC~PL		D	0.5		pp = 250-350					
		- becoming grey mottled red and light brown below 0.8m										
	1			D	1.0		pp = 200-300					
				U ₅₀	1.4							
		- becoming hard, grey with iron induration, MC<PL below 1.4m		D	1.5		pp >600					
	2	- with very low strength, highly weathered shale bands below 1.9m		D	2.0		pp >600					
	2.3	SHALE - very low strength, highly weathered, grey sandy shale with iron induration and extremely low strength, extremely weathered bands		D/B	2.5							
	2.8	Pit discontinued at 2.8m - refusal on low to medium strength shale										
	3											

RIG: John Deere 315SE backhoe - 450mm bucket

LOGGED: LAH

SURVEY DATUM: MGA94 Zone 56

WATER OBSERVATIONS: No free groundwater observed

REMARKS:

☐ Sand Penetrometer AS1289.6.3.3
☒ Cone Penetrometer AS1289.6.3.2

SAMPLING & IN SITU TESTING LEGEND			
A	Auger sample	G	Gas sample
B	Bulk sample	P	Piston sample
BLK	Block sample	U	Tube sample (x mm dia.)
C	Core drilling	W	Water sample
D	Disturbed sample	W	Water seep
E	Environmental sample	W	Water level
		PID	Photo ionisation detector (ppm)
		PL(A)	Point load axial test Is(50) (MPa)
		PL(D)	Point load diametral test Is(50) (MPa)
		pp	Pocket penetrometer (kPa)
		S	Standard penetration test
		V	Shear vane (kPa)

TEST PIT LOG

CLIENT: Greenfields Development Company 2 Pty Ltd
PROJECT: Proposed Residential Subdivision
LOCATION: Pondicherry, Oran Park, NSW

SURFACE LEVEL: 95.7 mAHD
EASTING: 291505
NORTHING: 6237485

PIT No: 7
PROJECT No: 76778.29
DATE: 10/7/2017
SHEET 1 OF 1

[illegible]

RIG: John Deere 315SE backhoe - 450mm bucket

LOGGED: LAH

SURVEY DATUM: MGA94 Zone 56

WATER OBSERVATIONS: No free groundwater observed

REMARKS:

- ☐ Sand Penetrometer AS1289.6.3.3
☒ Cone Penetrometer AS1289.6.3.2

SAMPLING & IN SITU TESTING LEGEND			
A	Auger sample	G	Gas sample
B	Bulk sample	P	Piston sample
BLK	Block sample	U	Tube sample (x mm dia.)
	Core drilling	W	Water sample
C	Disturbed sample	W	Water seep
E	Environmental sample	W	Water level
		PID	Photo ionisation detector (ppm)
		PL(A)	Point load axial test Is(50) (MPa)
		PL(D)	Point load diametral test Is(50) (MPa)
		pp	Pocket penetrometer (kPa)
		S	Standard penetration test
		V	Shear vane (kPa)



Douglas Partners
Geotechnics | Environment | Groundwater

TEST PIT LOG

CLIENT: Greenfields Development Company 2 Pty Ltd
PROJECT: Proposed Residential Subdivision
LOCATION: Pondicherry, Oran Park, NSW

SURFACE LEVEL: 88.3 mAHD
EASTING: 291554
NORTHING: 6237275

PIT No: 8
PROJECT No: 76778.29
DATE: 10/7/2017
SHEET 1 OF 1

RL	Depth (m)	Description of Strata	Graphic Log	Sampling & In Situ Testing				Water	Dynamic Penetrometer Test (blows per 150mm)			
				Type	Depth	Sample	Results & Comments		5	10	15	20
		TOPSOIL - brown silty clay with a trace of rootlets										
88	0.3	SILTY CLAY - stiff, red mottled brown silty clay with a trace of ironstone gravel, MC>PL		D	0.5		pp = 300-400					
		- becoming red mottled grey below 0.7m										
1				D	1.0		pp = 200-300	1				
		- becoming grey mottled red and light brown with iron induration, MC<PL below 1.3m		U ₅₀	1.4							
				D/B	1.5		pp >600					
1.8		SHALE - extremely low strength, extremely weathered, grey shale with iron induration and very low strength, highly weathered bands										
2				D	2.0			2				
				D	2.5							
3	3.0	Pit discontinued at 3.0m - limit of investigation						3				

RIG: John Deere 315SE backhoe - 450mm bucket

LOGGED: LAH

SURVEY DATUM: MGA94 Zone 56

WATER OBSERVATIONS: No free groundwater observed

REMARKS:

☐ Sand Penetrometer AS1289.6.3.3
☒ Cone Penetrometer AS1289.6.3.2

SAMPLING & IN SITU TESTING LEGEND			
A	Auger sample	G	Gas sample
B	Bulk sample	P	Piston sample
BLK	Block sample	U	Tube sample (x mm dia.)
C	Core drilling	W	Water sample
D	Disturbed sample	>	Water seep
E	Environmental sample	≡	Water level
		PID	Photo ionisation detector (ppm)
		PL(A)	Point load axial test Is(50) (MPa)
		PL(D)	Point load diametral test Is(50) (MPa)
		pp	Pocket penetrometer (kPa)
		S	Standard penetration test
		V	Shear vane (kPa)

TEST PIT LOG

CLIENT: Greenfields Development Company 2 Pty Ltd
PROJECT: Proposed Residential Subdivision
LOCATION: Pondicherry, Oran Park, NSW

SURFACE LEVEL: 77.9 mAHD
EASTING: 292250
NORTHING: 6237153

PIT No: 9
PROJECT No: 76778.29
DATE: 10/7/2017
SHEET 1 OF 1

RL	Depth (m)	Description of Strata	Graphic Log	Sampling & In Situ Testing				Water	Dynamic Penetrometer Test (blows per 150mm)			
				Type	Depth	Sample	Results & Comments		5	10	15	20
		TOPSOIL - brown silty clay with some rootlets										
	0.3	SILTY CLAY - firm to stiff, light brown mottled grey and red silty clay, MC>PL		D/B	0.5		pp = 250-300					
77												
1		- becoming grey mottled light brown below 1.0m		D	1.0		pp = 200-300	1				
				U ₅₀								
					1.4							
		- with iron induration below 1.5m		D	1.5		pp = 200-250					
76												
2		- becoming MC~PL below 2.0m		D	2.0		pp = 200-300	2				
	2.5	SANDY SILTY CLAY - stiff, grey mottled light brown with iron induration, MC~PL		D	2.5		pp = 200-300					
		- becoming MC>PL below 2.7m										
75												
3	3.0	Pit discontinued at 3.0m - limit of investigation		D	3.0		pp = 150-200	10-07-17 3				
74												

RIG: John Deere 315SE backhoe - 450mm bucket

LOGGED: LAH

SURVEY DATUM: MGA94 Zone 56

WATER OBSERVATIONS: Free groundwater observed at 2.9m

REMARKS:

☐ Sand Penetrometer AS1289.6.3.3
☒ Cone Penetrometer AS1289.6.3.2

SAMPLING & IN SITU TESTING LEGEND			
A	Auger sample	G	Gas sample
B	Bulk sample	P	Piston sample
BLK	Block sample	U	Tube sample (x mm dia.)
C	Core drilling	W	Water sample
D	Disturbed sample	W	Water seep
E	Environmental sample	W	Water level
		PID	Photo ionisation detector (ppm)
		PL(A)	Point load axial test Is(50) (MPa)
		PL(D)	Point load diametral test Is(50) (MPa)
		pp	Pocket penetrometer (kPa)
		S	Standard penetration test
		V	Shear vane (kPa)

TEST PIT LOG

CLIENT: Greenfields Development Company 2 Pty Ltd
PROJECT: Proposed Residential Subdivision
LOCATION: Pondicherry, Oran Park, NSW

SURFACE LEVEL: 74.9 mAHD
EASTING: 292265
NORTHING: 6237625

PIT No: 10
PROJECT No: 76778.29
DATE: 10/7/2017
SHEET 1 OF 1

RL	Depth (m)	Description of Strata	Graphic Log	Sampling & In Situ Testing				Water	Dynamic Penetrometer Test (blows per 150mm)			
				Type	Depth	Sample	Results & Comments		5	10	15	20
		TOPSOIL - brown silty clay with some rootlets										
	0.3	SILTY CLAY - firm to stiff, light brown mottled grey and red silty clay with a trace of ironstone gravel, MC>PL		D	0.5		pp = 150-250					
					0.9							
74	1	- becoming grey mottled red, light brown and dark grey with some iron induration below 1.0m		D/B	1.0		pp = 100-250	1				
				U ₅₀								
		- becoming stiff to very stiff, MC~PL below 1.3m			1.3							
				D	1.5		pp = 200-300					
73	2	2.0 SHALE - extremely low strength, extremely weathered, grey shale with iron induration and very low strength, highly weathered bands		D	2.0			2				
				D	2.5							
72												
71	3	3.0 Pit discontinued at 3.0m - limit of investigation		D	3.0			3				

RIG: John Deere 315SE backhoe - 450mm bucket

LOGGED: LAH

SURVEY DATUM: MGA94 Zone 56

WATER OBSERVATIONS: No free groundwater observed

REMARKS:

☐ Sand Penetrometer AS1289.6.3.3
☒ Cone Penetrometer AS1289.6.3.2

SAMPLING & IN SITU TESTING LEGEND			
A	Auger sample	G	Gas sample
B	Bulk sample	P	Piston sample
BLK	Block sample	U	Tube sample (x mm dia.)
C	Core drilling	W	Water sample
D	Disturbed sample	W	Water seep
E	Environmental sample	W	Water level
		PID	Photo ionisation detector (ppm)
		PL(A)	Point load axial test Is(50) (MPa)
		PL(D)	Point load diametral test Is(50) (MPa)
		pp	Pocket penetrometer (kPa)
		S	Standard penetration test
		V	Shear vane (kPa)

TEST PIT LOG

CLIENT: Greenfields Development Company 2 Pty Ltd
PROJECT: Proposed Residential Subdivision
LOCATION: Pondicherry, Oran Park, NSW

SURFACE LEVEL: 85.6 mAHD
EASTING: 291806
NORTHING: 6237875

PIT No: 11
PROJECT No: 76778.29
DATE: 10/7/2017
SHEET 1 OF 1

[illegible]

RIG: John Deere 315SE backhoe - 450mm bucket

LOGGED: LAH

SURVEY DATUM: MGA94 Zone 56

WATER OBSERVATIONS: No free groundwater observed

REMARKS:

- ☐ Sand Penetrometer AS1289.6.3.3
☒ Cone Penetrometer AS1289.6.3.2

SAMPLING & IN SITU TESTING LEGEND					
A	Auger sample	G	Gas sample	PID	Photo ionisation detector (ppm)
B	Bulk sample	P	Piston sample	PL(A)	Point load axial test (s(50) (MPa)
BLK	Block sample	U	Tube sample (x mm dia.)	PL(D)	Point load diametral test (s(50) (MPa)
C	Core drilling	W	Water sample	pp	Pocket penetrometer (kPa)
D	Disturbed sample	W _s	Water seep	S	Standard penetration test
E	Environmental sample	W _l	Water level	V	Shear vane (kPa)



Appendix E

PAEC Identification & Inspection Log

PAEC Identification & Inspection Log

Client: GDC 2
 Project: PSI
 Location: Pondicherry, Oran Park

Project Number: 76718.30
 Date: 10/3/17
 Logged: EMG/CUN

Location:

Property:	Pondicherry	GPS Coordinates	
Grid Ref:		Easting:	
PAEC #:	1	Northing:	

Identified from:

Site Inspection ☒ Interviews ☐ Other (list below): ☐
 Title Deed info. ☐ Aerial Photography ☒ ☐
 Geotechnical ☐ Year: ☐
 Council Records ☐

Details: Farm Dams

Farm dams were noted in the historical aerial photo review.
 During the site inspection, the dams walls were inspected
 it appeared to comprise reworked natural material. No suspected
 anthro. material was visible on the surface.

Follow up:

None required

Inspection Details:

Inspected by:	EMG	Photographed:	
Date Inspected:	10/3/17		
Inspection Method:	walkover		

Observations:

None

Reasoning:

No suspected anthro; walls appeared to comprise reworked natural material

Classified as an AEC ?

Yes ☐
 No ☒

PAEC Identification & Inspection Log

Client: GOC 2
 Project: PSI
 Location: Pondicherry, Oran Park
 Project Number: 76778-30
 Date: 10/3/17
 Logged: EMG/CLN

Location:

Property:	Pondicherry	GPS Coordinates	
Grid Ref:		Easting:	
PAEC #:	2	Northing:	

Identified from:

Site Inspection ☒ Interviews ☐ Other (list below): ☐
 Title Deed info. ☐ Aerial Photography ☒ ☐
 Geotechnical ☐ Year: 1961 ☐
 Council Records ☐

Details: Market Gardens

A number of potential market gardens can be seen in several areas across the site, in the 1961 aerial.

No market gardens ~~are~~ currently exist.

Follow up:

Further investigation required (~~targeted~~ ^{limited} sampling)

Inspection Details: N/A

Inspected by:	EMG	Photographed:	
Date Inspected:	10/3/17		
Inspection Method:	walkover		

Observations:

Reasoning:

Pesticides + herbicides are often applied in market gardens, therefore there is a potential for contamination (historic use)

Classified as an AEC ?

☒ Yes
☐ No

PAEC Identification & Inspection Log

 Client: *ADC 2*

 Project: *PSI*

 Location: *Pondicherry, Oran Park*

 Project Number: *76778-30*

 Date: *1/3/17*

 Logged: *EMG/CLN*
Location:

Property:	<i>Pondicherry</i>	GPS Coordinates	
Grid Ref:		Easting:	
PAEC #:	<i>3</i>	Northing:	

Identified from:

- | | | | | | |
|------------------|--------------------------|--------------------|-------------------------------------|---------------------|--------------------------|
| Site Inspection | <input type="checkbox"/> | Interviews | <input type="checkbox"/> | Other (list below): | <input type="checkbox"/> |
| Title Deed info. | <input type="checkbox"/> | Aerial Photography | <input checked="" type="checkbox"/> | | <input type="checkbox"/> |
| Geotechnical | <input type="checkbox"/> | Year: | | | <input type="checkbox"/> |
| Council Records | <input type="checkbox"/> | | | | |

Details:
Former structures

Based on the aerial photograph review, some structures present previously have since been demolished.

Follow up:

Targeted sampling required - specifically for asbestos, lead + PCB

Inspection Details:
N/A

Inspected by:		Photographed:	
Date Inspected:			
Inspection Method:			

Observations:**Reasoning:**

Building demo rubble is often an indicator of potential presence of ACM,
Hazardous building materials (e.g. lead/PCB) may have also been used during construction

Classified as an AEC ?

☒ Yes
☐ No

PAEC Identification & Inspection Log

Client: CDC 2
 Project: PSI
 Location: Pondicherry, Aran Park

Project Number: 76778-30
 Date: 1/8/17
 Logged: CLN

Location:

Property:	Pondicherry	GPS Coordinates	
Grid Ref:		Easting:	
PAEC #:	4/9	Northing:	

Identified from:

☐ Site Inspection ☐ Interviews ☐ Other (list below):
☐ Title Deed info. ☐ Aerial Photography ☒ 1961, 1994, 2015
☐ Geotechnical Year: ☐
☐ Council Records ☐

Details:

The 1961 aerial shows Dam 9, which is backfilled in the year 2015. (PAEC 9)

Dam 4 is also no longer visible in 1994 (PAEC 4)

Follow up:

Targeted Sampling

Inspection Details:

N/A

Inspected by:		Photographed:	
Date Inspected:			
Inspection Method:			

Observations:

Reasoning:

The material used to backfill the dam needs to be tested for a standard contamin. site.

Classified as an AEC ?

Yes
 No

PAEC Identification & Inspection Log

Client: GDC 2
 Project: PS1
 Location: Pondicherry, Bran Park

Project Number: 76778-30
 Date: 13/3/17
 Logged: EMA/CLN

Location:

Property:	Pondicherry	GPS Coordinates	
Grid Ref:		Easting:	
PAEC #:	5/6	Northing:	

Identified from:

☒ Site Inspection ☐ Interviews ☐ Other (list below):
☐ Title Deed info. ☐ Aerial Photography ☐
☐ Geotechnical Year: ☐
☐ Council Records ☐

Details:

Suspected localized filling was observed in a platform located below a house (PAEC 5), & in mounds located near the centre of the site (PAEC 6)

Follow up:

Targeted sampling

Inspection Details:

Inspected by:	EMA	Photographed:	
Date Inspected:	13/3/17		
Inspection Method:	walkover		

Observations:

Reasoning:

Potentially imported fill - need to test for standard contamination suite

Classified as an AEC ?

☒ Yes
☐ No

PAEC Identification & Inspection Log

Client: GDC 2

Project: PSI

Location: Pondicherry, Oran Park

Project Number: 76778-36

Date: 13/3/17

Logged: EMA/CLN

Location:

Property:	Pondicherry	GPS Coordinates	
Grid Ref:		Easting:	
PAEC #:	7/8	Northing:	

Identified from:

- | | | | | | |
|------------------|-------------------------------------|--------------------|--------------------------|---------------------|--------------------------|
| Site Inspection | <input checked="" type="checkbox"/> | Interviews | <input type="checkbox"/> | Other (list below): | <input type="checkbox"/> |
| Title Deed info. | <input type="checkbox"/> | Aerial Photography | <input type="checkbox"/> | | <input type="checkbox"/> |
| Geotechnical | <input type="checkbox"/> | Year: | | | <input type="checkbox"/> |
| Council Records | <input type="checkbox"/> | | | | |

Details: Mulching area / silage area

- Not possible to inspect the content of the raised platform, on top of which was a dedicated mulching area (PAEC 8)
- Near the mulching area were 4 elongated silage storage areas - walls comprised fill. Silage present in one of the storage areas. (PAEC 7)

Follow up:

Targeted sampling

Inspection Details:

Inspected by:	EMG	Photographed:	
Date Inspected:	13/3/17		
Inspection Method:	Walkover		

Observations:**Reasoning:**

Potentially imported fill - need to test for standard contam. suite

Classified as an AEC ?
☒ Yes

☐ No

PAEC Identification & Inspection Log

Client: GDC 2
Project: PSI
Location: Pondicherry, oran park

Project Number: 76778-30
Date: 1/3/17
Logged: EMA/LLN

Location:

Property:	Pondicherry	GPS Coordinates	
Grid Ref:		Easting:	
PAEC #:	10/11	Northing:	

Identified from:

☐ Site Inspection ☐ Interviews ☐ Other (list below):
☐ Title Deed info. ☐ Aerial Photography ☒ 1961, 1978, 1984 ☐
☐ Geotechnical Year: _____ ☐
☐ Council Records

Details: Former structures

The aerial review indicated that structures 4 and 5 were demolished in ~~1984~~ 1984 & 1978, respectively,

Follow up:

Vd Detailed walkover (targeted sampling)

Inspection Details:

Inspected by:	N/A	Photographed:	
Date Inspected:			
Inspection Method:			

Observations:

Reasoning:

Inspect for possible - filling / residual demolition material

Classified as an AEC ?

☒ Yes
☐ No

PAEC Identification & Inspection Log

Client: GDC 2
 Project: PSI
 Location: Pondicherry, Oran Park

Project Number: 76778.30
 Date: 1/3/17
 Logged: EMA/CLW

Location:

Property:	Pondicherry	GPS Coordinates	
Grid Ref:		Easting:	
PAEC #:	# 12	Northing:	

Identified from:

☐ Site Inspection ☐ Interviews ☐ Other (list below):
☐ Title Deed info. ☐ Aerial Photography ☒ 1961
☐ Geotechnical Year: _____
☐ Council Records

Details: Ground Disturbance

1961 aerial photo - A localised ground disturbance can be seen within the north western quadrant of the site, west of the northern-most dam.

Follow up:

Targeted sampling required

Inspection Details:

Inspected by:	N/A	Photographed:	
Date Inspected:			
Inspection Method:			

Observations:

Reasoning:

Test for Sample from ground-disturbance area + test for general contam. suite

Classified as an AEC ?

Yes

No

PAEC Identification & Inspection Log

Client: GDC 2
 Project: PSI
 Location: Pondicherry, Oran Park

Project Number: 76778-30
 Date: 13/3/17
 Logged: EMG/CLN

Location:

Property:	Pondicherry	GPS Coordinates	
Grid Ref:		Easting:	
PAEC #:	13	Northing:	

Identified from:

☒ Site Inspection ☐ Interviews ☐ Other (list below):
☐ Title Deed info. ☐ Aerial Photography ☐
☐ Geotechnical Year: ☐
☐ Council Records ☐

Details: Existing structures

During the site walkover, a number of rural residential properties were present. Suspected bonded ACM was observed in the exterior structure of most houses

Follow up:

A hazardous building material survey (HAZMAT) should be conducted prior to demolition of structures.

Inspection Details:

Inspected by:	EMG	Photographed:	Yes
Date Inspected:	13/3/17		
Inspection Method:	walkover		

Observations:

Reasoning:

- HAZMAT to be completed & any demolition work should be carried out by a licensed asbestos removal contractor.

Classified as an AEC ?

Yes

No

PAEC Identification & Inspection Log

 Client: *ADC 2*

 Project: *PS1*

 Location: *Pondicherry, Oran Park*

 Project Number: *76778.30*

Date:

 Logged: *EMG/CLN*
Location:

Property:	<i>Pondicherry</i>	GPS Coordinates	
Grid Ref:		Easting:	
PAEC #:	<i>14</i>	Northing:	

Identified from:

Site Inspection

☒

Interviews

☐

Other (list below):

Title Deed info.

☐

Aerial Photography

☐
☐

Geotechnical

☐

Year:

☐

Council Records

☐

 Details: *Stockpiles*

Stockpiles, containing primarily sandstone rock & a few Sps of mulch → gravelly clay were observed during the walkover

Follow up:

None required

Inspection Details:

Inspected by:	<i>EMG</i>	Photographed:	<i>Yes</i>
Date Inspected:	<i>10/3/17</i>		
Inspection Method:	<i>Site Walkover</i>		

Observations:
Reasoning:

No anthro material noted in Sps.

Classified as an AEC ?

Yes

☒ No



PAEC Identification & Inspection Log

Client: GDC 2

Project: PSI

Location: Pondicherry, Oran Park

Project Number: 76718-30

Date: 13/3/17

Logged: EMA/CLW

Location: ~~Power poles~~

Property:	Pondicherry	GPS Coordinates	
Grid Ref:		Easting:	
PAEC #:	15	Northing:	

Identified from:

Site Inspection



Interviews



Other (list below):

Title Deed info.



Aerial Photography



Geotechnical



Year:



Council Records



Details: Power poles

Several timber power poles were observed throughout the site

Follow up:

Targeted sampling required of surrounding soil

Inspection Details:

Inspected by:	EMG	Photographed:	
Date Inspected:	13/3/17		
Inspection Method:	Walkover		

Observations:

Reasoning:

Power poles may be treated with wood preservation chemicals, pesticides + herbicides, which may leach into surrounding land.

Classified as an AEC ?

Yes
No

PAEC Identification & Inspection Log

Client: GDC 2
 Project: PSI
 Location: Pondicherry, Oran Park

Project Number: 76718.30
 Date: 13/3/17
 Logged: EMG/CLN

Location:

Property:	Pondicherry	GPS Coordinates	
Grid Ref:		Easting:	
PAEC #:	16	Northing:	

Identified from:

Site Inspection ☒ Interviews ☐ Other (list below): ☐
 Title Deed info. ☐ Aerial Photography ☐
 Geotechnical ☐ Year: ☐
 Council Records ☐

Details:

Mulching area

Operational mulching + topsoil business was located near the centre of the site. Near mulching area, 4 elongated storage areas were present. A strong urea/nitrate fertilizer ~~concrete~~ like odor was observed in the vicinity of the storage area.

Follow up:

Inspection Details:

Inspected by:	EMG	Photographed:	
Date Inspected:	13/3/17		
Inspection Method:	Walkover		

Observations:

Elevated nutrients unlikely to be an issue for residential redevelopment

Reasoning:

Above

Classified as an AEC ?

Yes

No

PAEC Identification & Inspection Log

Client: CDC 2
 Project: PSI
 Location: Pondicherry, Oran Park

Project Number: 76778-30
 Date: 13/3/17
 Logged: EMA/CLN

Location:

Property:	Pondicherry	GPS Coordinates	
Grid Ref:		Easting:	
PAEC #:	17	Northing:	

Identified from:

Site Inspection ☒ Interviews ☐ Other (list below): ☐
 Title Deed info. ☐ Aerial Photography ☐
 Geotechnical ☐ Year: ☐
 Council Records ☐

Details:

Fuel + oil

Use of fuels + oils was observed for a generator powering a crop irrigation system. Although a slab was in use, there was no bund present + spillages were observed on the surface of the slab

Follow up:

Targeted sampling next to slab

Inspection Details:

Inspected by:	EMA	Photographed:	Yes
Date Inspected:	13/3/17		
Inspection Method:	Walkover		

Observations:

Reasoning:

Localised impact to the surrounding soil may have occurred.

Classified as an AEC ?

Yes
 No

Attachment 3

Photographic Plate



Photo 1 - Stockpiles appeared to comprise natural reworked materials (facing northeast)



Photo 2 - The side walls of the dam appeared to comprise reworked natural materials (facing west)



Photo 3 - Small (2m²) stockpile located in the far south of the site with trace demolition waste