

LJ Hooker Strathfield  
PO Box 11  
Strathfield NSW 2135

**Issue Date** : 10/03/2021  
**Receipt No.** : 101906  
**Fee Paid** : \$133.00

**Address** : 33 Mackenzie Street HOMEBUSH NSW 2140  
**Description** : Lot: 2 DP: 1035608  
**Owner** : TLH Tong & YL Chan

### PLANNING CERTIFICATE

#### Issued under Section 10.7 (2) and (5) Environmental Planning & Assessment Act 1979

This planning certificate should be read in conjunction with the relevant Local Environmental Plan listed under Names of Relevant Planning Instruments and DCPs. This is available on the NSW legislation website at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au)

The land to which this certificate relates, being the lot or one of the lots described in the corresponding application, is shown in Council's records as being situated at the street address described on page 1 of this certificate.

It is the applicant's responsibility to confirm that the legal description of the lot to which the application relates is accurate and current. Council does not check the accuracy or currency of the information; nor does Council have the copyright to this information.

The legal description of land is obtained from NSW Land and Property Information. Applicants must verify all property and lot information with NSW Land and Property Information.

The information contained in this certificate relates only to the lot described on page 1 of this certificate.

Where the street address comprises more than one lot in one or more deposited plans or strata plans, separate planning certificates can be obtained upon application for the other lots. Those certificates may contain different information than is contained in this certificate.

At the date of this certificate, the subject land may be affected by the following matters.

**STRATHFIELD COUNCIL  
RECEIVED**

**S8.2A-DA2021.235  
17 January 2022**

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

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

**Local Environmental Plans**

Strathfield Local Environmental Plan 2012 gazetted 29 March 2013

**State Environmental Planning Policies**

The following State Environmental Planning Policies apply:

No. 19 Bushland in Urban Areas  
No. 21 Caravan Parks  
No. 30 Intensive Agriculture  
No. 33 Hazardous and Offensive Development  
No. 50 Canal Estate Development  
No. 55 Remediation of Land  
No. 62 Sustainable Aquaculture  
No. 64 Advertising and Signage  
No. 65 Design Quality of Residential Apartment Development  
No. 70 Affordable Housing (Revised Schemes)  
SREP (Sydney Harbour Catchment) 2005  
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 Extraction Industries) 2007  
SEPP (Miscellaneous Consent Provisions) 2007  
SEPP (Infrastructure) 2007  
SEPP (Exempt and Complying Development Codes) 2008  
SEPP (Affordable Rental Housing) 2009  
SEPP (State and Regional Development) 2011  
SEPP (Educational Establishments and Child Care Facilities) 2017  
SEPP (Vegetation in Non-Rural Areas) 2017  
SEPP (Coastal Management) 2018

- (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 Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved). In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

- Housekeeping Amendments to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- Review of Environmental Planning and Assessment Regulations 2000
- Proposed new Remediation of Land State Environmental Planning Policy.
- Draft Environment State Environmental Planning Policy.
- Draft State Environmental Planning Policy (Short-term Rental Accommodation) 2019
- Housing Diversity State Environmental Planning Policy

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

- Amendment Infrastructure State Environmental Planning Policy- Health Services Facilities

- 1 Loftus Crescent

Proposal to reclassify the land from Community Land to Operational Land.

Further information is available on the NSW Department of Planning & Environment's LEP Online System: <http://leptracking.planning.nsw.gov.au/currentproposal.php>

- 7-23 and 25-33 Water Street, Strathfield South

Proposal to amend zoning, FSR and height controls to increase development standards at 7-23 and 25-33 Water Street, Strathfield South.

Further information is available on the NSW Department of Planning & Environment's LEP Online System: <http://leptracking.planning.nsw.gov.au/currentproposal.php>

- (3) The name of each Development Control Plan (DCP) that applies to the carrying out of development on the land.

The following development control plans apply to the carrying out of development on the land:

Strathfield Consolidated Development Control Plan 2005.

## **Item 2: Zoning and land use under relevant Local Environmental Plans.**

For each environmental planning instrument or proposed instrument referred to in Clause 1 (other than a SEPP or proposed SEPP).

- (a) The identity of the zone, whether by reference to a name or by reference to a number.

R3-Medium Density Residential

- (b) The purposes for which the instrument provides that development may be carried out within the zone without the need for development consent.

Home occupations.

- (c) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent.

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Group homes; Home businesses; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Residential care facilities; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Tank-based aquaculture; Water recycling facilities.

- (d) The purposes for which the instrument provides that the carrying out of development is prohibited within the zone.

Pond-based aquaculture; Any development not specified in item 2(b) or 2(c)

- (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.

There are no development standards applying to the land that fix minimum land dimensions for the erection of a dwelling house under the Strathfield Local Environmental Plan 2012.

- (f) Whether the land includes or comprises critical habitat.

The land does not include or comprise critical habitat.

- (g) Whether the land is in a conservation area.

The land is not located within a conservation area under the provisions of the Strathfield Local Environmental Plan 2012.

- (h) Whether an item of environmental heritage is situated on the land.

The land does not contain a heritage item under the provisions of the Strathfield Local Environmental Plan 2012.

### **Item 2A: Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006**

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP), or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act,

the particulars referred to in clause 2(a)-(h) in relation to that land (with a reference to "the instrument" in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

The State Environmental planning Policy (Sydney Region Growth Centres) 2006 does not identify land within the Strathfield Local Government Area as a growth centre and therefore this policy does not apply.

### **Item 3: Complying development**

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

#### **Housing Code**

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

#### **Rural Housing Code**

Complying Development under the Rural Housing code does not apply to the Strathfield Council Local Government Area as no land is zoned RU1, RU2, RU3, RU4, RU5 or RU6.

**Greenfield Housing Code**

Complying development under the Greenfield Housing Code does not apply to Strathfield Council Local Government Area.

**Low Rise Housing Diversity Code**

Complying development under the Low Rise Housing Diversity Code may be carried out on the land.

**Housing Alterations Code**

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

**General Development Code**

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

**Commercial and Industrial Alterations Code**

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

**Commercial and Industrial (New Building and Additions) Code**

Complying development under the Commercial and Industrial (New Buildings and Additions) Code may be carried out on the land.

**Container Recycling Facilities Code**

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

**Subdivision Code**

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

**Demolition Code**

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

**Fire Safety Code**

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

Disclaimer: The information above addresses matters raised in Clause 1.17A (1) (b) to (e), (2), (3), and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that you comply with any other general requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the State Environment Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.

NOTE: Council does not have sufficient information to ascertain the extent of a land based exclusion on a property. Despite any statement preventing the carrying out of complying development in the Codes listed above, complying development may still be carried out providing the development is not on the land affected by the exclusion and meets the requirements and standards of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

#### **Item 4: Coastal protection – Repealed (03/04/2018)**

##### **Item 4A: Certain information relating to beaches and coasts repealed (03/04/2018)**

##### **Item 4B: Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works.**

In relation to a coastal council - whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under Section 496B of the Local Government Act 1993 for coastal protection works (within the meaning of Section 553B of that Act).

Note: "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of Section 553B of the Local Government Act 1993.

Council records as at the date of this certificate do not indicate that the owner (or any previous owner) of the subject land has consented in writing to the land being subject to annual charges under Section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of Section 553B of that Act).

#### **Item 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.

The land is not in an area proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961.

#### **Item 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

The land is not affected by road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant

(b) Any environmental planning instrument; or

The land is not affected by road widening or road realignment under the provisions of any Environmental Planning Instrument.

- (c) Any resolution of the Council

The land is not affected by road widening or road realignment under the resolution of Council.

### **Item 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 that restricts the development of the land because of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

Council has adopted by resolution a policy for the management of development on contaminated land. This policy will restrict development of land:

- Which is affected by contamination;
- Which has been used for certain purposes;
- In respect of which there is not sufficient information about contamination;
- Which is proposed to be used for certain purposes;
- In other circumstances contained in the policy.

Refer to Part K – Development on Contaminated Land of the Strathfield Consolidated Development Control Plan 2005 for more information.

- (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 landslip, bushfire, tidal inundation, subsidence, acid sulphate or any other risk (other than flooding).

Council records at the date of this certificate do not indicate that Council has been notified that the land is affected by a policy adopted by any other public authority that restricts development of the land.

### **Item 7A: Flood related development controls information**

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

Development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is not subject to flood related development controls.

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

Development on that land or part of the land for any other purposes is not subject to flood related development controls.

Note 1: Words and expressions in this clause have the same meanings as in the standard instrument

set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.

Note 2: The answers above do not imply that the development referred to is necessarily permissible on the land to which this certificate applies. Refer to the relevant local environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.

### **Item 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 3.15 of the Act.

No environmental planning instrument or proposed environmental planning instrument referred to in clause 1, makes provision in relation to the acquisition of the land by a public authority, as referred to in Section 3.5 of the Act.

### **Item 9: Contributions plans**

The name of each contributions plan applying to the land.

Strathfield Indirect Development Contributions Plan 2010 (Amended 3 September 2010).  
Strathfield Direct Development Contributions Plan 2010 (Amended 21 May 2019).

### **Item 9A: Biodiversity certified land**

Whether or not the subject land is biodiversity certified land?

Council has not been notified by the Chief Executive of the Office of Environment and Heritage, that the subject land is biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016. The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

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

### **Item 10: Bio-banking stewardship sites**

Whether or not the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016, 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).

Council has not been notified by the Chief Executive of the Office of Environment and Heritage, that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016. The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.



Note: Biodiversity stewardship agreements include bio-banking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.

### **Item 10A: Native vegetation clearing set asides**

If the land contains a set aside area under section 60ZC of the Local Land Services Act 2013, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).

Council has not been notified by the Local Land Services that the land contains a set aside area nor is the land registered in the public register under section 60ZC of the Local Land Services Act 2013. The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

### **Item 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.

The land is not shown to be within bush fire prone land as defined in the Act.

### **Item 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).

The provisions of the Native Vegetation Act 2003, do not apply to Strathfield Council Local Government Area.

### **Item 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).

The Council has not been notified of an order under the Act in respect of tree(s) on the land. The accuracy of this statement may be reliant in part upon information supplied by a third party public authority.

### **Item 14: Directions under Part 3A**

If there is 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 a project or a stage of a project on the land under Part 4 of the Act that does not have effect, a statement to that effect identifying the provision that does not have effect.

There is no direction by the Minister in force under section 75P (2) (c1) of the Environmental Planning and Assessment Act 1979 as amended.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

### **Item 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) 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:
- (i) the period for which the certificate is current, and
  - (ii) that a copy may be obtained from the head office of the Department, and

Council is not aware of the issue of any current Site Compatibility Certificate (seniors housing) in respect of proposed development on the land.

- (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 terms of a kind referred to in Clause 18(2) of State Environmental Planning Policy (seniors housing) 2004, have been imposed as a condition of consent to a Development Application granted after 11 October 2007 in respect of the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

### **Item 16: Site compatibility certificates for infrastructure**

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

Council is not aware of the issue of any valid Site Compatibility Certificate (Infrastructure) or (Schools or TAFE Establishments), in respect of proposed development on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

### **Item 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 of Planning.

Council is not aware of the issue of any current Site Compatibility Certificate (Affordable Rental Housing) in respect of proposed development on the land.

- (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 terms of a kind referred to in Clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009, have been imposed as a condition of consent to a Development Application in respect of the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

### **Item 18: Paper subdivision information**

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

There is no development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

- (2) The date of any subdivision order that applies to the land.

There is no subdivision order applying to the land.

Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

### **Item 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 Director-General'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 of Planning and Infrastructure.

Council is not aware of a current site verification certificate (Mining, Petroleum Production and Extractive Industries) 2007 (Mining SEPP) being issued in respect of the proposed development on the land.

### **Item 20: Loose-fill asbestos insulation**

Does the land include any residential premises listed on the Loose-Fill Asbestos Insulation Register maintained under Division 1A of Part 8 of the Home Building Act 1989?

The land to which this certificate relates has not been identified in the Loose-Fill Asbestos Insulation Register as containing loose-fill asbestos ceiling insulation. Contact NSW Fair Trading for more information.

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Strathfield Municipal Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

## Item 21: Affected building notices and building product rectification orders

- (1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.

Council has not been made aware of any affected building notice in force in respect of the land.

- (2) A statement of:

- (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with.

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

- (b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

Council has not been made aware of any notice of intention to make a building product rectification order that has been given in respect of the land and is outstanding.

In this clause:

**affected building notice** has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

**building product rectification order** has the same meaning as in the Building Products (Safety) Act 2017.

## Additional Matters: Matters arising under the Contaminated Land Management Act 1997

Section 59(2) of the Contaminated Land Management Act 1997 prescribes the following additional matters to be specified in planning certificates:

- (a) At the date of this certificate, is the land to which this certificate relates significantly contaminated land?

The land has not been identified as significantly contaminated land within the meaning of the Act. (Enquiries should be directed to the NSW Environmental Protection Authority).

- (b) At the date of this certificate, is the land to which this certificate relates subject to a management order?

The land is not subject to a management order within the meaning of the Act. (Enquiries should be directed to the NSW Environmental Protection Authority).

- (c) At the date of this certificate, is the land to which this certificate relates the subject of an approved voluntary management proposal?

The land is not the subject of an approved voluntary management proposal within the meaning of the Act. (Enquiries should be directed to the NSW Environmental Protection Authority).

- (d) At the date of this certificate, is the land to which this certificate relates subject to an ongoing maintenance order?

The land is not the subject of an ongoing maintenance order within the meaning of the Act. (Enquiries should be directed to the NSW Environmental Protection Authority).

- (e) At the date of this certificate, is the land to which this certificate relates the subject of a site audit statement and a copy of such a statement has been provided to the Council?

The land is not the subject of a site audit statement, within the meaning of the Act.



STEPHEN CLEMENTS  
DEPUTY CEO, GM  
PLANNING, ENVIRONMENT & URBAN SERVICES



GEOFF BAKER  
PUBLIC OFFICER

## **Additional matters pursuant to Section 10.7(5) of the Environmental Planning and Assessment Act 1979**

As requested by you, the following additional information is provided pursuant to Section 10.7(5) of the Environmental Planning and Assessment Act 1979.

### **Additional Information Pursuant to Section 10.7(5)**

As requested by you, the following additional information is provided pursuant to Section 10.7(5) of the Act:

**1. Adjacent to a heritage item**

Not adjacent to a Heritage listed items.

**2. Adjacent to heritage conservation area**

Not adjacent to a Heritage-conservation area.

**3. State Heritage Item**

Subject land is not listed on the State Heritage Register.

**4. Storm water Drain**

The subject land is not affected by council stormwater drainage system.

**5. Planning agreements**

The land is not affected by a Planning Agreement.

**6. High Pressure Pipelines**

The land is not affected by High Pressure pipeline or within the buffer zone.

**7. Transmission Easements**

The land is not affected by Transmission Easement.

**8. Strathfield Council Studies, Policies and Plans**

The following studies, policies or plans or draft studies, policies or plans (which have been placed on public exhibition) affect the land:

Information on the studies, policies or plans or draft studies, policies or plans is provided on the

Strathfield Council website [www.strathfield.nsw.gov.au](http://www.strathfield.nsw.gov.au)

- Strathfield Development Control Plan – Parramatta Road Precinct (Draft May 2018)
- Parramatta Road Urban Corridor Transformation – Planning & Design Guidelines (November 2016)
- Parramatta Road Corridor Urban Design Study (February 2011)
- Strathfield Economic Land Use Study (June 2010)
- Strathfield Residential Land Use Study (November 2011)
- Parramatta Road Transport & Mobility Study (December 2014)

**Note:** Please note that Council provides this information in good faith. Council does not accept any liability in respect of such advice. The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this planning certificate.

9. This certificate does not contain information relating to the following types of notice: -

- (a) Notice in accordance with Schedule 5: Development Control Orders, Part 7 Section 15 (including a Notice to Issue an Order under Part 7 Section 8) or Contravention Notice relating to any matters under the Environmental Planning and Assessment Act 1979;
- (b) Any Order (including intention to issue an Order) under section 124 of the Local Government Act 1993.

Details of the above may be obtained by written application to the Council.

10. For properties located within a Heritage Conservation Area for the Greater Sydney Region, the provisions of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 do not apply in accordance with the provisions of Clause 4A. The provisions of this Clause will cease to have effect on 1 July 2021.

**The above information has been taken from a search of Council's records but Council cannot accept responsibility for any omission or inaccuracy.**

  
STEPHEN CLEMENTS  
DEPUTY CEO, GM  
PLANNING, ENVIRONMENT & URBAN SERVICES

  
GEOFF BAKER  
PUBLIC OFFICER