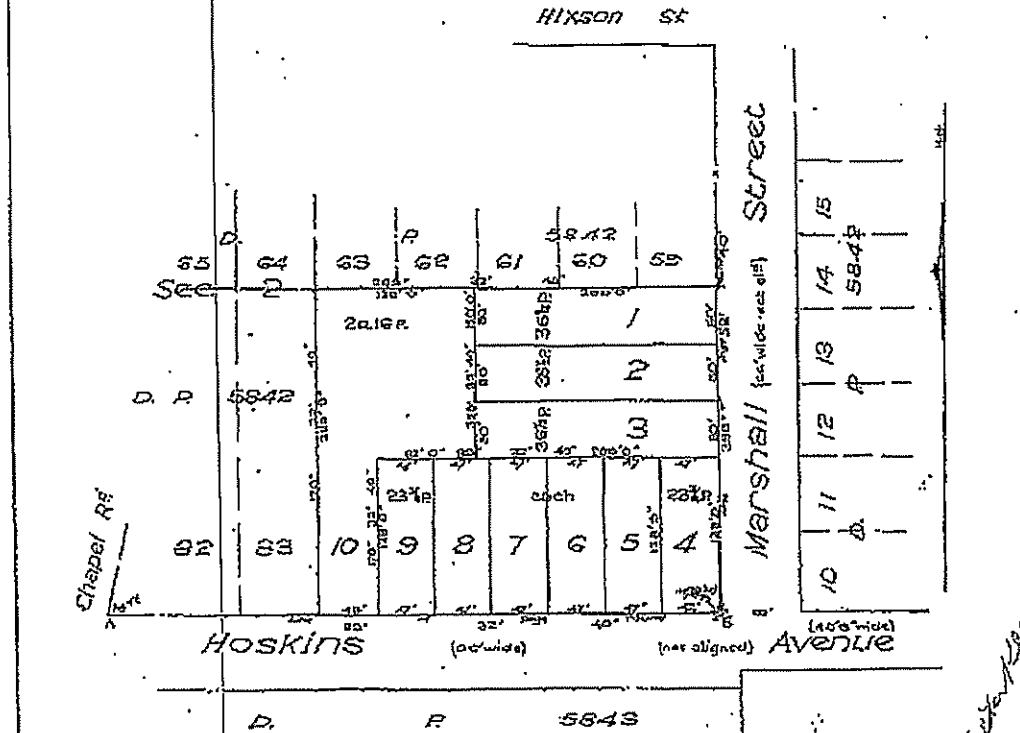


Municipality of Bankstown  
B240691

DP 13275

**PLAN**  
OF  
**WALWORTH ESTATE**

re-subdivision of ~~lots 1-10 of Block 15 in Dep. Plan 12088~~  
Parish of Bankstown, Co. of Cumberland  
Scale 60 feet to an inch



Restrictions, if any, will be embodied in certificate.

*Richard Clarence*  
Richard Clarence of Sydney Licensed Surveyor specially Licensed under the Real Property Act of New South Wales and obtained and set up the boundary measurements shown on this plan and correct (by and all survey marks found and related physical objects are adjacent to the boundaries are correctly represented on this plan) and is satisfied that the positions shown on this plan are correct and that the survey was made by him and I make this plan and certificate accordingly, bearing the same to be true and by virtue of the provisions of the Conveyancing Act 1900.

Witnessed and declared before me at Sydney this 25th day of June 1925

*R. Hamilton*  
Licensed Surveyor

Dated this 25th day of June 1925  
Date of survey June 25

*W. H. ...*

SECTION	SECTION	SECTION	SECTION
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	

In the presence of the Surveyor General for New South Wales, sitting at the office of the Surveyor General, at the Government Printing Office, on the 25th day of June, 1925.





R.P. 13.  
New South Wales.

OCT 24 3 00 1930

# MEMORANDUM OF TRANSFER

(REAL PROPERTY ACT, 1919).

FEES—  
Lodgment ...  
Endorsement ...  
Certificate ...

C 23739

12/6  
212/6  
24/10/30

(Trusts must not be disclosed in the transfer.)

I, **N.S.W. REALTY CO. LIMITED**

(herein called transferror )

being registered as the proprietor of an estate in fee simple in the land hereinafter described, subject however, to such encumbrances, liens and interests as are notified hereunder in consideration of TWO HUNDRED AND TEN POUNDS (£210/-) (the receipt whereof is hereby acknowledged) paid to it by

**FREDERICK HENRY LITTLE** of Lidcombe, Chief Petty Officer, R.A.N.

(herein called transferee )

do hereby transfer to the said transferee  
ALL such its Estate and Interest in ALL THE land mentioned in the schedule following:—

(c)	County.	Parish.	State if Whole or Part.	Vol.	Fol.
	Cumberland	Bankstown	Part Being Lots six (6) and seven (7) of Wallworth Estate as shown on Deposited Plan No. 13275.	2734	139

And the transferee covenants with the transferror himself his executors, administrators and assigns and so as to bind, not only himself his executors, administrators and assigns but also the said piece of land hereinafter expressed to be hereby transferred and the successive owners and tenants thereof COVENANT with the said Company and its assigns

no advertisement hoarding shall be erected on the said land.  
AND for the purposes of Section 39 of the Conveyancing Act of 1919, IT IS HEREBY FURTHER AGREED AND DECLARED THAT:—  
(1) The land to which the benefit of the above covenants is intended to be appurtenant is the whole of the land comprised in Deposited Plan 13275 other than the land hereby transferred.  
(2) The land which is to be subject to the burden of the above covenants is the land described herein.  
(3) The above covenants may be released, varied or modified by or with the consent of the said Company or its legal representatives.

### ENCUMBRANCES, &c., REFERRED TO:

Subject to the reservations of all mines of gold and of silver.

Signed at  
THE COMMON SEAL of N.S.W. REALTY CO. LIMITED was hereto affixed by EDWARD ANTHONY LIVI the Manager who is PERSONALLY KNOWN TO ME this 23rd day of October 1930 in the presence of:

the \_\_\_\_\_ day of \_\_\_\_\_ 1930

*G. H. Little*  
Transferor

Signed  
*Leo G. Rowe*

I Accepted, and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.

Signed in my presence by the transferee

*H. H. Little*  
Transferee.

WHO IS PERSONALLY KNOWN TO ME  
*Ed Droky*  
Clerk to  
Septimus G. Rowe & Co.

If executed within the State this instrument should be signed or acknowledged before the Registrar-General, or Deputy Registrar-General, or a Notary Public, a J.P., or Commissioner for Affidavits, to whom the Transferrer, to whom the Transferee is known, otherwise the attesting witness must appear before one of the above functionaries to make a declaration in the annexed form. As to instruments executed elsewhere, see page 2.

Repeat attestation if necessary.  
If the Transferrer or Transferee signs by a mark, the attestation must state "that the instrument was read over and explained to him, and that he appeared fully to understand the same."

\* If signed by virtue of any power of attorney, the original power must be registered, and produced with each dealing, and the memorandum of non-revocation on page signed by the attorney before a witness.  
N.B.—Section 117 requires that the above Certificate be signed by Transferee or his Solicitor, and renders any person falsely or negligently certifying liable to a penalty of £50; also to damages recoverable by parties injured. If the Solicitor signs he must sign his own name and not that of his firm. No alterations should be made by erasure. The words rejected should be scored through with the pen, and those substituted written over them, the alteration being verified by signature or initials in the margin, or noticed in the attestation.

These issue two to the City of Sydney

B1157

No. C. 23739

LODGED BY SEPTIMUS G. ROWE & CO.  
 Solicitors  
 84 Pitt Street, Syd.

**CONSENT OF MORTGAGEE.**

I, mortgagee under Mortgage No.  
 release and discharge the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to my rights and remedies as regards the balance of the land comprised in such mortgage.

Dated at this day of 19 } Mortgagee.  
 Signed in my presence by }  
 who is personally known to me. }

**MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY.**

(To be signed at the time of executing the within instrument.)

Memorandum whereby the undersigned states that he has no notice of the revocation of the Power of Attorney registered No. Miscellaneous Register under the authority of which he has just executed the within transfer.

Signed at the day of 19  
 Signed at the place and on the date above-mentioned, in the presence of—

i This form is not appropriate in cases of delegation under the Trusts Delegation of Powers Act, 1915, or the Execution of Trusts (War Facilities) Act, 1917.

j Strike out unnecessary words. Add any other matter necessary to show that the power is effective.

**FORM OF DECLARATION BY ATTESTING WITNESS.**

Appeared before me at the day of one thousand nine hundred and the attesting witness to this instrument, and declared that he personally knew the person signing the same, and whose signature thereto he has attested; and that the name purporting to be such signature of the said is own handwriting, and that he was of sound mind and freely and voluntarily signed the same.

k May be made before either Registrar-General, Deputy Registrar-General, a Notary Public, J.P., or Commissioner for Affidavits. Not required if the instrument itself be made or acknowledged before one of these parties.

**MEMORANDUM OF TRANSFER of**  
 Acres 1 roods 7/2 perches.  
Lots 6 and 7 of Plan 13275  
Hoskins Ave. (Subj. to Government)  
 Shire Bankstown  
 Municipality Bankstown  
 Parish Bankstown County Bankstown

**DOCUMENTS LODGED HEREWITH.**  
 To be filled in by person lodging dealing.

Nature.	No.	Reg'd Propr., M't'gor, etc.

Frederick Henry Little Transferee.  
 Particulars entered in Register Book, Vol. 2734 Fol. 159

the 3rd day of November 1930  
 at minutes 3 o'clock in the afternoon.

McKayton  
 Registrar-General

**PROGRESS RECORD.**

*WV*

	Issued	Date
Sent to Survey Branch	<u>277</u>	<u>27/30</u>
Received from Records		
Draft written	<u>277</u>	<u>29-10-30</u>
Draft examined	<u>W.M.</u>	<u>29-10-30</u>
Diagram prepared	<u>277</u>	<u>30-10-30</u>
Diagram examined	<u>277</u>	<u>31-10-30</u>
Draft forwarded	<u>277</u>	<u>31-10-30</u>
Supt. of Engrossers	<u>277</u>	<u>7 NOV</u>
Cancellation Clerk	<u>443</u>	<u>229</u>
Vol.	<u>443</u>	Fol. <u>230</u>
Diagram Fees		
Additional Folios		

*a 1/1 request for each entry*

If the parties be resident without the State, but in any other part of the British Dominions, the instrument must be signed or acknowledged before the Registrar-General or Recorder of Titles of such Possession, or before any Judge, Notary Public, Justice of the Peace for New South Wales, or Commissioner for taking affidavits for New South Wales, or the Mayor or Chief Officer of any municipal or local government corporation of such part, or the Governor, Government Resident, or Chief Secretary of such part or such other person as the Chief Justice of New South Wales may appoint.

If resident in the United Kingdom then before the Mayor or Chief Officer of any corporation or a Notary Public.  
 If resident at any foreign place, then the parties should sign or acknowledge before a British Minister, Ambassador, Envoy, Minister Chargé d'Affaires, Secretary of the Embassy or Legation, Consul-General, Consul, Vice-Consul, Acting-Consul, Pro-Consul, or Consular Agent, who should affix his seal of office, or the attesting witness may make a declaration of the due execution thereof before one of such persons (who should sign and affix his seal to such declaration), or such other person as the said Chief Justice may appoint.

The fees are:—Lodgment fee 12/6 (includes endorsement on first certificate), and 2/6 for each additional certificate included in the Transfer, and 1/1 for every new Certificate of Title issued, unless the consideration is over £1,000, in which case the Certificate fee will be 1/5s. Additional fees, however, may be necessary in cases involving more than a simple diagram or more than six folios of engrossing.

Tenants in common must receive separate Certificates.  
 If part only of the land is transferred a new Certificate must issue, but the old Certificate may remain in the Office, or the Transferee may take out a new Certificate for the residue.

**PLANNING CERTIFICATE**

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

**Info Track  
DX 578  
SYDNEY****CERTIFICATE DETAILS**

<b>NUMBER</b>	20172110	<b>DATE</b>	31-May-2017
---------------	----------	-------------	-------------

**RECEIPT AND REFERENCE DETAILS**

<b>FEE</b>	\$53.00		
<b>RECEIPT NUMBER</b>	3612271	<b>RECEIPT DATE</b>	29-May-2017
<b>REFERENCE</b>	11605:31419		

**PROPERTY DESCRIPTION**

<b>PROPERTY</b>	32 Hoskins Avenue, BANKSTOWN NSW 2200		
<b>TITLE</b>	Lot 7 DP 13275		
<b>PARISH</b>	Bankstown	<b>COUNTY</b>	CUMBERLAND

**PLANNING INSTRUMENTS**

In accordance with Section 149(2) and at the date of this certificate the following Environmental Planning Instruments apply to the land.

Bankstown Local Environmental Plan 2015 Gazetted on 05-Mar-2015

**LAND ZONING**

R4 High Density Residential

## PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

---

### SECTION 149(2) DETAILS

---

In accordance with section 149(2) of the Environmental Planning and Assessment Act 1979 (as amended) and at the date of this certificate, the following prescribed matters relate to the land.

---

#### 1. NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPs

---

Affected by Planning Proposal\_2013\_BANKS\_001 which makes various amendments to planning controls in the North West Local Area Plan; and Zone R4 High Density Residential, Zone B1 Neighbourhood Centre and Zone B2 Local Centre in the City of Bankstown.

Affected by Bankstown Local Environmental Plan 2015 Amendments and Planning Proposals in respect of general information as detailed in Appendix 1.

Affected by State Environmental Planning Policies (SEPP's), Proposed State Environmental Planning Policies and Deemed State Environmental Planning Policies as detailed in Appendix 2.

Affected by Bankstown Development Control Plan 2015 (refer to Appendix 3 which lists the contents chapters within the DCP).

---

#### 2. ZONING AND LAND USE UNDER RELEVANT LEPs

---

Unless specified otherwise in this section of the certificate, the land does not include or comprise critical habitat, is not in a conservation area and has no environmental heritage item on the land.

The purposes for which the plan or instrument provides that development may be carried out within the zone without the need for development consent are specified in clause 3.1 of the LEP 2015 plan and the land use table as detailed in Appendix 4. Reference should be made to the LEP 2015 plan as a whole for details.

The purposes for which the plan or instrument provides that development may not be carried out within the zone except with development consent are specified in Part 2 and clause 3.2 of the LEP 2015 plan and detailed in Appendix 4. Reference should be made to the LEP 2015 plan as a whole for details.

The purposes for which the plan or instrument provides that development is prohibited within the zone are specified in Part 2 and clauses 4.1A-2(c), 4.1B-2(4), 6.6 and 6.8 of the LEP 2015 plan and detailed in Appendix 4. Reference should be made to the LEP 2015 plan as a whole for details.

---

#### 2A. ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

---

Unless specified otherwise in this section of the certificate, the land is not within any zone or land use under a Precinct Plan, a proposed Precinct Plan or Part 3 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

---

## PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

### 3. COMPLYING DEVELOPMENT

#### General Housing Code

Complying development under the General Housing Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may** be carried out on the land.

#### Housing Alterations Code

Complying development under the Housing Alterations Code within the provisions of "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may** be carried out on the land.

#### Subdivisions Code (strata subdivision)

Complying development under the Subdivisions Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may** be carried out on the land.

#### Rural Housing Code

Complying development under the Rural Housing Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may not** be carried out on the land.

The land is non complying because the land has been identified by an environmental planning instrument as being either one of the following zones:-

- R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential
- B1 Neighbourhood Centre, B2 Local Centre, B4 Mixed Use, B5 Business Development, B6 Enterprise Corridor, B7 Business Park
- IN1 General Industrial, IN2 Light Industrial
- SP1 Special Activities, SP2 Infrastructure
- RE1 Public Recreation, RE2 Private Recreation
- E1 National Park and Nature Reserves
- Land unzoned under LEP 2015.....refer to the Land Zoning of this certificate on page 1.

OR

The land is affected by one or more of the following 4 exemptions:-

- A Heritage item ..... refer to clause 2 of this certificate,
- Land in the 25 or higher ANEF contour..... refer to clause 7 of this certificate, (Unless the development is only for the erection of ancillary development, the alteration of or an addition to ancillary development or the alteration of a dwelling house)
- Acid sulfate soils class 1 or 2 ..... refer to clause 7 of this certificate,
- Land in a vegetated buffer area ..... refer to clause 7 of this certificate,

*Note: If the land has been rendered non complying due to an exemption listed above, you are advised to check with Council for the extent of the exemption. The Code may render the land complying for any land which is outside the extent of the exemption. Reference should be made to the "Planning Maps" on Council's website [www.bankstown.nsw.gov.au](http://www.bankstown.nsw.gov.au) which identifies the land exemptions.*

#### General Development Code

Complying development under the General Development Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may** be carried out on the land.

#### Demolition Code

Complying development under the Demolition Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may** be carried out on the land.

#### Fire Safety Code

Complying development under the Fire Safety Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may** be carried out on the land.

#### Commercial and Industrial Alterations Code

Complying development under the Commercial and Industrial Alterations Code within the provisions of "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may not** be carried out on the land.

The land is non complying because the land has been identified by an environmental planning instrument as being either one of the following zones:-

- RU4 Primary Production Small Lots
- R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential
- SP1 Special Activities, SP2 Infrastructure
- RE1 Public Recreation, RE2 Private Recreation

## PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

- E1 National Park and Nature Reserves
- Land unzoned under LEP 2015.....refer to the Land Zoning of this certificate on page 1.

OR

The land is affected by one of the following exemptions:-

- A Heritage item ..... refer to clause 2 of this certificate.
- A Flood Control Lot .....refer to clause 7A of this certificate.

*Note: If the land has been rendered non complying due to an exemption listed above, you are advised to check with Council for the extent of the exemption. The Code may render the land complying for any land which is outside the extent of the exemption. Reference should be made to the "Planning Maps" on Council's website [www.bankstown.nsw.gov.au](http://www.bankstown.nsw.gov.au) which identifies the land exemptions.*

*Further: Although the land is non complying for Subdivisions 9 & 10, the Code may render the land complying for Subdivisions 1-8 and 11-12. Reference should be made to "Part 5 – Commercial and Industrial Alterations Code" of the SEPP for details.*

### Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Buildings and Additions) Code within the provisions of "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may not** be carried out on the land.

The land is non complying because the land has been identified by an environmental planning instrument as being either one of the following zones:-

- RU4 Primary Production Small Lots
- R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential
- SP1 Special Activities, SP2 Infrastructure
- RE1 Public Recreation, RE2 Private Recreation
- E1 National Park and Nature Reserves
- Land unzoned under LEP 2015.....refer to the Land Zoning of this certificate on page 1.

OR

The land is affected by one of the following exemptions:-

- A Heritage item ..... refer to clause 2 of this certificate.
- Acid Sulfate Soils class 1 or 2 .....refer to clause 7 of this certificate
- A Vegetated Buffer Area.....refer to clause 7 of this certificate

*Note: If the land has been rendered non complying due to an exemption listed above, you are advised to check with Council for the extent of the exemption. The Code may render the land complying for any land which is outside the extent of the exemption. Reference should be made to the "Planning Maps" on Council's website [www.bankstown.nsw.gov.au](http://www.bankstown.nsw.gov.au) which identifies the land exemptions.*

---

## 4. COASTAL PROTECTION

---

Unless specified otherwise in this section of the certificate, the land is not affected by the operation of Section 38 or 39 of the Coastal Protection Act 1979.

---

---

### 4A. CERTAIN INFORMATION RELATING TO BEACHES AND COASTS

---

Unless specified otherwise in this section of the certificate, the land is not subject to an order under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (or on public land adjacent to the land) and, Council has not been notified under Section 55X of the Coastal Protection Act 1979 that temporary coastal protection works have been placed on the land (or on public land adjacent to the land).

---



## PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

---

### 4B. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

---

Unless specified otherwise in this section of the certificate, the owner (or any previous owner) has not consented in writing that the land is subject to annual charges under Section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works.

---

---

### 5. MINE SUBSIDENCE

---

Not affected by Section 15 of the Mine Subsidence Compensation Act 1961, proclaiming land to be a mine subsidence district.

---

### 6. ROAD WIDENING AND REALIGNMENT

---

Not affected by any road widening or road realignment under (1) Division 2 of part 3 of the Roads Act 1993; or (2) any Environmental Planning Instrument; or (3) any resolution of Council. However, should your property be near an arterial or main road you should check with the Roads and Maritime Services for possible affectations.

---

### 7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

---

Unless specified otherwise in this section of the certificate, the land is not affected by policies adopted by Council or by any other authority (that has notified Council of its adoption) that restricts development of the land. For bush fire prone land refer to section 11. For flood prone land refer to section 7A.

Affected by a resolution of Council adopting a policy, which may restrict the development of the land because of the likelihood of acid sulfate soils. For further information, please refer to clause 6.1 of LEP 2015 or contact Councils Planning staff on 9707 9000.

Affected by a resolution of Council adopting a policy concerning the management of contaminated land. That policy applies to all land in the City of Canterbury-Bankstown and will restrict development of the land if the circumstances set out in the policy prevail. A copy of the policy is available on Council's website at [www.bankstown.nsw.gov.au](http://www.bankstown.nsw.gov.au) or from the Customer Service Area.

Note: Additional information regarding contaminated land matters for this property may also be provided on part 5 of this section 149 planning certificate. For further information contact Council on 9707 9000.

---

### 7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

---

Unless specified otherwise in this section of the certificate, the land is not affected by flood related development controls.

---



## PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

---

### 8. LAND RESERVED FOR ACQUISITION

---

Not affected by either an Environmental Planning Instrument or proposed Environmental Planning Instrument referred to in clause 5.1 providing for the acquisition of the land or part of the land by a public authority, as referred to in Section 27 of the Environmental Planning & Assessment Act. Reference should be made to the LEP 2015 plan as a whole for details.

---

### 9. CONTRIBUTION PLANS

---

Affected by Bankstown City Council Section 94A Development Contributions Plan 2009 which allows Council to impose a levy on development within the City of Canterbury-Bankstown in accordance with Directions issued by the Minister for Planning. The levy will be spent on the provision of public works and infrastructure. Date of commencement 8<sup>th</sup> June 2009. For further details on the plan contact Council on 9707 9000 or visit Council's website – [www.bankstown.nsw.gov.au](http://www.bankstown.nsw.gov.au)

---

### 9A. BIODIVERSITY CERTIFIED LAND

---

Unless specified otherwise in this section of the certificate, the land is not biodiversity certified land within the meaning of Part 7AA of the Threatened Species Conservation Act 1995.

---

### 10. BIOBANKING AGREEMENTS

---

Unless specified otherwise in this section of the certificate, the land is not subject to a Biobanking Agreement under Part 7A of the Threatened Species Conservation Act 1995, made by the Department of Environment, Climate Change and Water that has notified Council of the existence of the agreement.

---

### 11. BUSHFIRE PRONE LAND

---

Unless specified otherwise in this section of the certificate, the land is not bushfire prone.

---

### 12. PROPERTY VEGETATION PLANS

---

Unless specified otherwise in this section of the certificate, the land is not subject to a Property Vegetation Plan under the Native Vegetation Act 2003, as approved by any other authority that has notified Council of the existence of the plan.

---

### 13. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

---

Unless specified otherwise in this section of the certificate, the land is not subject to a Tree Order under the Trees (Disputes Between Neighbours) Act 2006, made by an authority that has notified Council of the existence of the order.

---

## PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

---

### 14. DIRECTIONS UNDER PART 3A

---

Unless specified otherwise in this section of the certificate, the land is not subject to a Direction by the Minister under section 75P (2) (c1) of the Act that a provision of an EPI does not have an effect.

---

---

### 15. CONDITIONS AFFECTING SENIORS HOUSING

---

Unless specified otherwise in this section of the certificate, the land is not subject to a development application granted after 12.10.2007 under SEPP (Housing for Seniors or People with a Disability) 2004 setting out the terms of any conditions imposed under clause 18(2) or a current site compatibility certificate issued under clause 25 of the SEPP.

---

---

### 16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

---

Unless specified otherwise in this section of the certificate, the land is not subject to a development application under clause 19 of SEPP (Infrastructure) 2007 where a valid site compatibility certificate has been issued.

---

---

### 17. SITE COMPATIBILITY CERTIFICATES & CONDITIONS FOR AFFORDABLE RENTAL HOUSING

---

Unless specified otherwise in this section of the certificate, the land is not subject to a development application under SEPP (Affordable Rental Housing) 2009 where a valid site compatibility certificate and conditions have been issued.

---

---

### 18. PAPER SUBDIVISION INFORMATION

---

Unless specified otherwise in this section of the certificate, the land is not subject to a paper subdivision or subdivision order.

---

---

### 19. SITE VERIFICATION CERTIFICATES

---

Unless specified otherwise in this section of the certificate, the land is not subject to a current site verification certificate of which the Council is aware in respect to Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

---

---

### 20. LOOSE-FILL ASBESTOS INSULATION

---

A residential dwelling erected on this land has not been identified in the Loose-Fill Asbestos Insulation Register as containing loose-fill ceiling insulation. Contact NSW Fair Trading for more information.

## PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

---

### MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT, 1997

---

Unless specified otherwise in this section of the certificate, there are no matters arising under Section 59(2) of the Contaminated Land Management Act 1997.

---

---

### MATTERS ARISING UNDER THE NATION BUILDING AND JOBS PLAN (STATE INFRASTRUCTURE DELIVERY) ACT, 2009

---

Unless specified otherwise in this section of the certificate, there are no matters arising under Section 26 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009.

---

This completes the prescribed matters for the certificate under section 149(2) of the Environmental Planning and Assessment Act 1979, as amended. While this certificate indicates the zoning of the land, it is suggested that the relevant Planning Instrument be inspected on Council's website under Development – Planning Maps or at Council's Customer Service Centre to provide an overall view of the area and the site's surrounding zonings.

Please contact Council's general enquiries number listed at the bottom of this sheet for further information about any matter referred to in this certificate.



Melissa Ratkun  
Manager Information Management

## PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

### Appendix 1

#### **Bankstown Local Environmental Plan 2015 Amendments & Planning Proposals.**

*(relating to general information only which may affect part or the whole of the City)*

Note: As of 1 July 2009, Draft LEP's have been replaced with "Planning Proposals". A planning proposal is a document that explains the intended effect of, and justification for, a proposed LEP.

**Nil**

## PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

### Appendix 2

#### State Environmental Planning Policies (SEPP's), Proposed SEPP's and Deemed SEPP's

Note: The names of the relevant instrument's plus their gazettal dates are listed below. For further details please refer to the Department of Planning website [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au) under the heading "Planning System – Legislation and Planning Instruments".

SEPP No.19 – Bushland in Urban Areas, gazetted 24.10.1986  
SEPP No.21 – Caravan Parks, gazetted 24.4.1992  
SEPP No.30 – Intensive Agriculture, gazetted 8.12.1989  
SEPP No.32 – Urban Consolidation (Redevelopment of Urban Land), gazetted 15.11.1991  
SEPP No.33 – Hazardous and Offensive Development, gazetted 13.3.1992  
SEPP No.50 – Canal Estate Development, gazetted 10.11.1997  
SEPP No.55 – Remediation of Land, gazetted 28.8.1998  
SEPP No.62 – Sustainable Aquaculture, gazetted 25.8.2000  
SEPP No.64 – Advertising and Signage, gazetted 16.3.2001  
SEPP No.65 – Design Quality of Residential Flat Development, gazetted 26.7.2002  
SEPP – (Housing for Seniors or People with a Disability) 2004, gazetted 31.3.2004  
SEPP – (Building Sustainability Index: BASIX) 2004, gazetted 25.6.2004  
SEPP – (Major Development) 2005, gazetted 1.8.2005  
SEPP – (Mining, Petroleum Production and Extractive Industries) 2007, gazetted 16.2.2007  
SEPP – (Miscellaneous Consent Provisions) 2007, gazetted 26.10.2007  
SEPP – (Infrastructure) 2007, gazetted 21.12.2007  
SEPP – (Exempt and Complying Development Codes) 2008, gazetted 12.12.2008  
SEPP – (Affordable Rental Housing) 2009, gazetted 31.7.2009  
SEPP – (Sydney Drinking Water Catchment) 2011, gazetted 21.1.2011

PROPOSED SEPP - Competition SEPP, 27.7.2010

Note: As of 1 July 2009, regional environmental plans (REPs) are no longer part of the hierarchy of environmental planning instruments in NSW. The removal of the REP layer is intended to simplify the State's planning system. All existing REPs (listed below) are now deemed State environmental planning policies (SEPPs).

Deemed SEPP – Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment, gazetted 5.2.1999

## PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

### Appendix 3

#### Bankstown Development Control Plan 2015

DATE OF COMMENCEMENT – 13<sup>th</sup> May 2015

The following is a list of the contents within Bankstown Development Control Plan 2015. If further information is required please contact Council on 9707 9000.

<b>INTRODUCTION</b>	
<b>PART A</b>	<b>PRECINCT CONTROLS</b>
A1	Centres
A2	Corridors
A3	Key infill development sites
<b>PART B</b>	<b>GENERAL CONTROLS</b>
B1	Residential development
B2	Commercial centres
B3	Industrial precincts
B4	Sustainable development
B5	Parking
B6	Child care centres
B7	Educational establishments
B8	Places of public worship
B9	Sex services premises
B10	Telecommunications facilities
B11	Tree preservation order
B12	Flood risk management

Please note: Council may from time to time exhibit draft changes to the development control plan that may affect your land. To find out more, please contact Council on 9707 9000 or view Council’s website and refer to the Development Control Plan - [www.bankstown.nsw.gov.au](http://www.bankstown.nsw.gov.au)

## PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

### Appendix 4

#### Land Use Table

**Note.** A type of development referred to in the Land Use Table is a reference to that type of development only to the extent it is not regulated by an applicable State environmental planning policy. The following State environmental planning policies in particular may be relevant to development on land to which this Plan applies:

*State Environmental Planning Policy (Affordable Rental Housing) 2009* (including provision for secondary dwellings)

*State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*

*State Environmental Planning Policy (Infrastructure) 2007* (relating to public facilities such as those for air transport, correction, education, electricity generation, health services, ports, railways, roads, waste management and water supply systems)

*State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*

*State Environmental Planning Policy (Rural Lands) 2008*

*State Environmental Planning Policy No 33—Hazardous and Offensive Development*

*State Environmental Planning Policy No 50—Canal Estate Development*

*State Environmental Planning Policy No 62—Sustainable Aquaculture*

*State Environmental Planning Policy No 64—Advertising and Signage*

<b>Zone RU4 Primary Production Small Lots</b>
<b>Permitted without consent</b> Home occupations
<b>Permitted with consent</b> Agriculture; Animal boarding or training establishments; Building identification signs; Business identification signs; Dwelling houses; Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings; Flood mitigation works; Intensive plant agriculture; Kiosks; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Roads; Roadside stalls; Water supply systems
<b>Prohibited</b> Any development not specified in item 2 or 3
<b>Zone R2 Low Density Residential</b>
<b>Permitted without consent</b> Home occupations
<b>Permitted with consent</b> Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Car parks; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Hospitals; Information and education facilities; Jetties; Multi dwelling housing; Places of public worship; Public administration buildings; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Water recreation structures; Water supply systems
<b>Prohibited</b> Any development not specified in item 2 or 3
<b>Zone R3 Medium Density Residential</b>
<b>Permitted without consent</b> Nil
<b>Permitted with consent</b> Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Car parks; Child care centres; Community facilities; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Group homes; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Seniors housing; Water supply systems
<b>Prohibited</b> Any development not specified in item 2 or 3



## PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

<b>Zone R4 High Density Residential</b>
<b>Permitted without consent</b> Nil
<b>Permitted with consent</b> Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Car parks; Child care centres; Community facilities; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Seniors housing; Serviced apartments; Shop top housing; Water supply systems
<b>Prohibited</b> Any development not specified in item 2 or 3

<b>Zone B1 Neighbourhood Centre</b>
<b>Permitted without consent</b> Nil
<b>Permitted with consent</b> Boarding houses; Building identification signs; Bulky goods premises; Business identification signs; Business premises; Car parks; Child care centres; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Garden centres; Hardware and building supplies; Health services facilities; Information and education facilities; Kiosks; Landscaping material supplies; Markets; Medical centres; Neighbourhood shops; Office premises; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Research stations; Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Seniors housing; Service stations; Shop top housing; Shops; Take away food and drink premises; Timber yards; Tourist and visitor accommodation; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Water supply systems
<b>Prohibited</b> Any development not specified in item 2 or 3

<b>Zone B2 Local Centre</b>
<b>Permitted without consent</b> Nil
<b>Permitted with consent</b> Boarding houses; Building identification signs; Business identification signs; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Service stations; Shop top housing; Tourist and visitor accommodation; Any other development not specified in item 2 or 4
<b>Prohibited</b> Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Residential accommodation; Rural industries; Sewage treatment plants; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies

## PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

<b>Zone B4 Mixed Use</b>
<b>Permitted without consent</b> Nil
<b>Permitted with consent</b> Boarding houses; Building identification signs; Business identification signs; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Any other development not specified in item 2 or 4
<b>Prohibited</b> Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse and distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies
<b>Zone B5 Business Development</b>
<b>Permitted without consent</b> Nil
<b>Permitted with consent</b> Building identification signs; Bulky goods premises; Business identification signs; Business premises; Child care centres; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Markets; Neighbourhood shops; Office premises; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Serviced apartments; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4
<b>Prohibited</b> Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies
<b>Zone B6 Enterprise Corridor</b>
<b>Permitted without consent</b> Nil
<b>Permitted with consent</b> Building identification signs; Bulky goods premises; Business identification signs; Business premises; Community facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Markets; Multi dwelling housing; Neighbourhood shops; Office premises; Passenger transport facilities; Plant nurseries; Residential flat buildings; Roads; Seniors housing; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4
<b>Prohibited</b> Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewage treatment plants; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies

## PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

<b>Zone B7 Business Park</b>
<b>Permitted without consent</b> Nil
<b>Permitted with consent</b> Building identification signs; Business identification signs; Child care centres; Light industries; Neighbourhood shops; Office premises; Passenger transport facilities; Respite day care centres; Roads; Warehouse or distribution centres; Any other development not specified in item 2 or 4
<b>Prohibited</b> Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Places of public worship; Port facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies

<b>Zone IN1 General Industrial</b>
<b>Permitted without consent</b> Nil
<b>Permitted with consent</b> Agricultural produce industries; Building identification signs; Business identification signs; Depots; Food and drink premises; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Hospitals; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Markets; Medical centres; Neighbourhood shops; Plant nurseries; Roads; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4
<b>Prohibited</b> Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Commercial premises; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Schools; Sewage treatment plants; Signage; Tourist and visitor accommodation; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies

<b>Zone IN2 Light Industrial</b>
<b>Permitted without consent</b> Nil
<b>Permitted with consent</b> Agricultural produce industries; Building identification signs; Business identification signs; Depots; Food and drink premises; Garden centres; Hardware and building supplies; Hospitals; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Markets; Medical centres; Neighbourhood shops; Plant nurseries; Roads; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4
<b>Prohibited</b> Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Residential accommodation; Resource recovery facilities; Respite day care centres; Restricted premises; Rural industries; Schools; Sewage treatment plants; Signage; Tourist and visitor accommodation; Transport depots; Truck depots; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies

## PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

<b>Zone SP1 Special Activities</b>
<b>Permitted without consent</b> Nil
<b>Permitted with consent</b> The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose
<b>Prohibited</b> Any development not specified in item 2 or 3

<b>Zone SP2 Infrastructure</b>
<b>Permitted without consent</b> Nil
<b>Permitted with consent</b> Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose
<b>Prohibited</b> Any development not specified in item 2 or 3

<b>Zone RE1 Public Recreation</b>
<b>Permitted without consent</b> Nil
<b>Permitted with consent</b> Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Car parks; Caravan parks; Charter and tourism boating facilities; Child care centres; Community facilities; Eco-tourist facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Extensive agriculture; Flood mitigation works; Food and drink premises; Function centres; Information and education facilities; Intensive plant agriculture; Jetties; Kiosks; Marinas; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Roads; Water recreation structures; Water supply systems; Wharf or boating facilities
<b>Prohibited</b> Any development not specified in item 2 or 3

<b>Zone RE2 Private Recreation</b>
<b>Permitted without consent</b> Nil
<b>Permitted with consent</b> Building identification signs; Business identification signs; Car parks; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Helipads; Kiosks; Marinas; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Roads; Water supply systems
<b>Prohibited</b> Any development not specified in item 2 or 3

<b>Zone E1 National Parks and Nature Reserves</b>
<b>Permitted without consent</b> Uses authorised under the National Parks and Wildlife Act 1974
<b>Permitted with consent</b> Nil
<b>Prohibited</b> Any development not specified in item 2 or 3

<b>Zone W1 Natural Waterways</b>
<b>Permitted without consent</b> Nil
<b>Permitted with consent</b> Boat launching ramps; Boat sheds; Charter and tourism boating facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Jetties; Marinas; Mooring pens; Moorings; Water recreation structures; Wharf or boating facilities
<b>Prohibited</b> Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

# SEWERAGE SERVICE DIAGRAM

Municipality of *BANSTOWN*

No. 112805

*PARDEY*

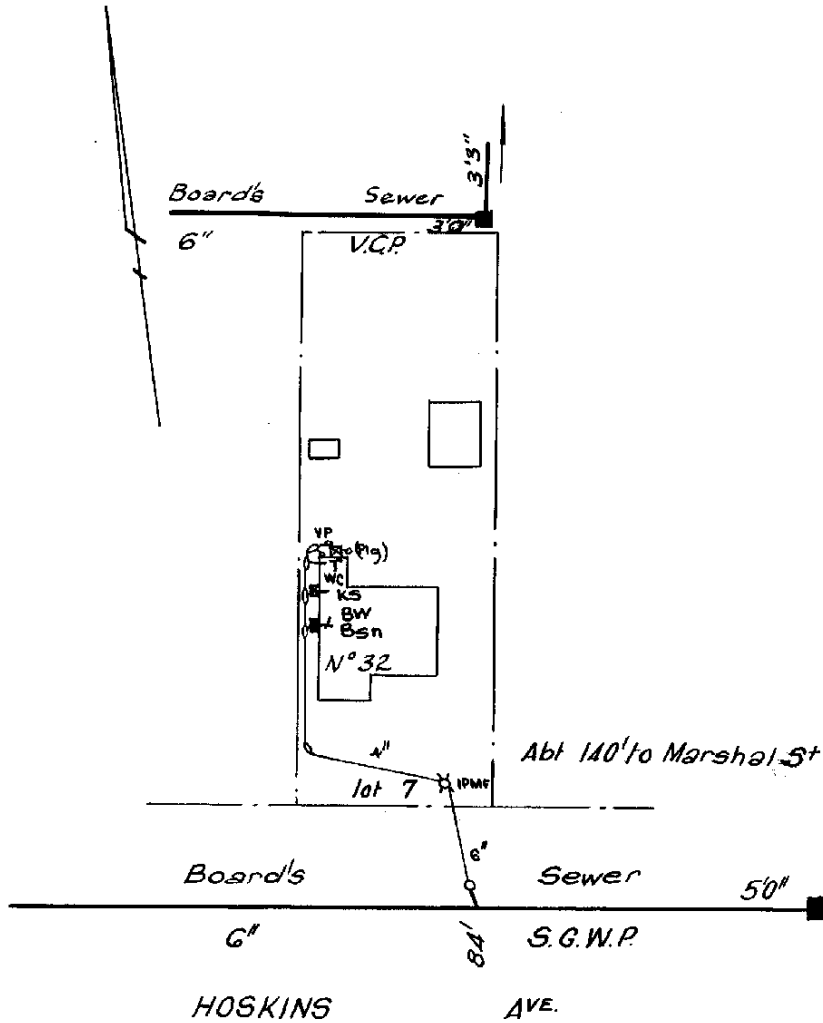
- Boundary Trap
- Pit
- ▣ G.I. Grease Interceptor
- ⊠ Gully
- ⊞ P.T. P. Trap
- ⊞ R.S. Reflux Sink

- SYMBOLS AND ABBREVIATIONS**
- R.V. Reflux Valve
  - VERT. Vertical Pipe
  - V.P. Vent. Pipe
  - S.V.P. Soil Vent. Pipe
  - D.C.C. Down Cast Cowl
  - I.P. In duct Pipe
  - M.F. Mica Flap
  - T. Tubs
  - K.S. Kitchen Sink
  - W.C. Water Closet
  - B.W. Bath Waste
  - Bsn. Basin
  - Shr. Shower
  - W.I.P. Wrought Iron Pipe
  - C.I.P. Cast Iron Pipe
  - F.W. Floor Waste
  - W.M. Washing Machine

SCALE: 40 FEET TO AN INCH.

**SEWER AVAILABLE**

Where the sewer is not available and a special inspection is involved the Board accepts no responsibility for the suitability of the drainage in relation to the eventual position of the Board's Sewer.



RATE No. 04.76812 W.C.s..... U.C.s..... 19.....

SHEET No. 4241 OFFICE USE ONLY FOR ENGINEER HOUSE SERVICES

DRAINAGE			PLUMBING			
W.C.	Supervised by	Date	BRANCH OFFICE		Supervised by	Date
Bth	Inspector	/././	Date	HL LL	Inspector	/././
Shr		Examined by	/././			Drainer
Bsn.	Chief Inspector	/././	Plumber	<u>617 452</u>		
K.S.		/././	Boundary Trap			
T.		/././				
Pig.						
Dge. Int.						

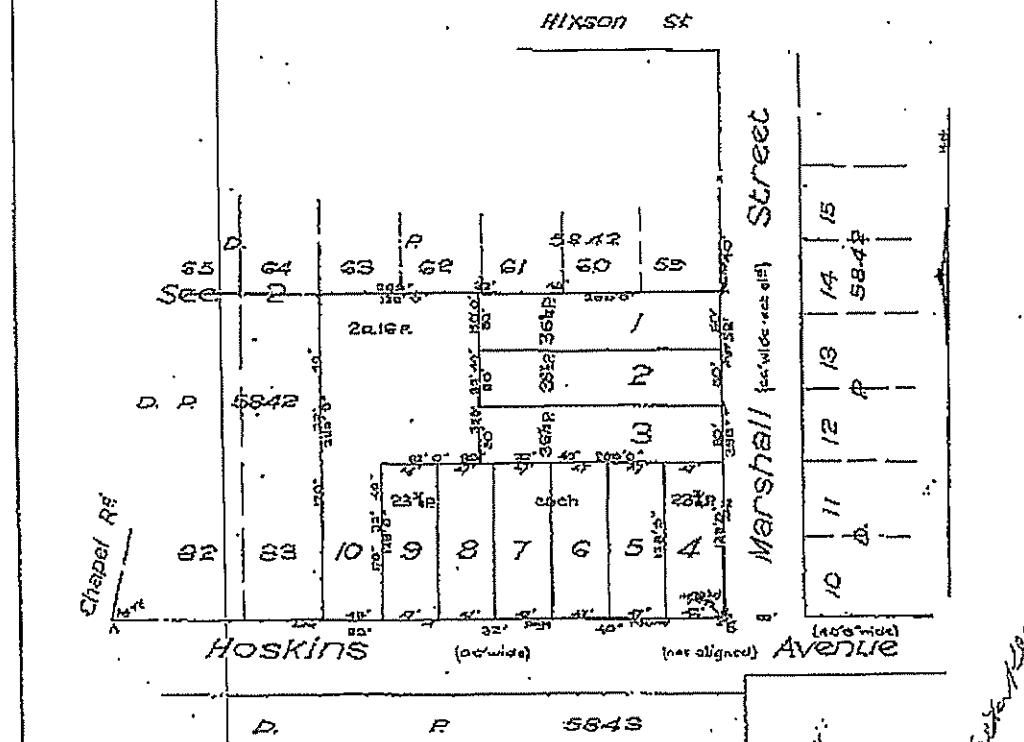
NOTE This diagram only indicates availability of a sewer and any sewerage service shown as existing in Sydney Water's records. The existence and position of Sydney Water's sewers, stormwater channels, pipes, mains and structures should be ascertained by inspection of maps available at any of Sydney Water's Customer Centres. Position of structures, boundaries, sewers and sewerage services shown hereon are approximately only.

Municipality of Bankstown  
B240691

DP 13275

**PLAN**  
OF  
**WALWORTH ESTATE**

re-subdivision of ~~lots 1-10 of Block 10~~ in Dep. Plan 12088  
Parish of Bankstown, Co. of Cumberland  
Scale 60 feet to an Inch



Restrictions, if any, will be embodied in covenants.

*Richard Clarence*  
Richard Clarence of Sydney Licensed Surveyor specially Licensed under the Real Property Act, do hereby certify and solemnly declare that the boundaries, measurements shown on this plan are correct (by and all survey marks found and related physical objects are adjacent to the boundaries are correctly represented on this plan) and that the plan is a true and correct representation of the material facts as shown to the land or correctly represented (b) that the survey was made by me and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the OATH Act 1900.

Subscribed and declared before me at Sydney this 25th day of June 1925

*Richard Clarence*  
Licensed Surveyor

Date of survey June 25

SECTION	AREA	AC	RD	FR	CE	CL	CR	CH	CH
1	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
2	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
3	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
4	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
5	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
6	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
7	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
8	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
9	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
10	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
11	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
12	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
13	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
14	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
15	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000

In this plan the area of the lots is shown in acres and square feet. The area of the lots is shown in acres and square feet. The area of the lots is shown in acres and square feet.





R.P. 12  
New South Wales  
**TRANSFER**  
REAL PROPERTY ACT 1900

001 24 3 25 530

Fees—  
Independent —  
Environmental —  
Certificate —

G 23739

24/10/12

(From and out to children to the transfer)

A fee has been paid to the Registrar-General for the registration of this instrument.

If the transferee is a company, the instrument must be signed by a director or secretary of the company.

The instrument must be signed by the transferor or his agent and the transferee or his agent.

very short note will be made.

If the instrument is to be registered, it must be accompanied by a certificate of title or a plan of the land.

If the transferor or transferee is a company, the instrument must be signed by a director or secretary of the company.

I, **H.S.W. REALTY CO. LTD**

(herein called transferor)

being registered as the proprietor of an estate in fee simple in the land hereinafter described, subject however, to such encumbrances, easements and interests as are notified hereunder in consideration of **TWO HUNDRED AND TEN POUNDS** (£210/-/4 (the receipt whereof is hereby acknowledged) paid to it by

**FREDERICK HENRY LITTLE** of Lidcombe, Chief Petty Officer, R.A.N.

(herein called transferee)

do hereby transfer to the said transferee  
All such Estate and Interest in All the land mentioned in the schedule following:—

Co.	Dist.	Part.	Subdiv. or Part.	Vol.	Fol.
NSW	Cumberland	Bankstown	Part of Being Lots six (6) and seven (7) of Wallworth Estate as shown on Deposited Plan No. 15876.	2734	139

And the transferee covenants with the transferor that he will execute, administer and assign and do all such things as may be necessary to give effect to the provisions of this instrument and to the satisfaction of the Registrar-General.

And the transferee covenants with the transferor that he will execute, administer and assign and do all such things as may be necessary to give effect to the provisions of this instrument and to the satisfaction of the Registrar-General.

- And the transferee covenants with the transferor that he will execute, administer and assign and do all such things as may be necessary to give effect to the provisions of this instrument and to the satisfaction of the Registrar-General.
- The land to which the benefit of the above covenants is intended to be applied is the whole of the land comprised in Deposited Plan No. 15876.
  - The land which is to be subject to the burden of the above covenants is the land described herein.
  - The above covenants shall not be subject to any right of redemption or any other right or claim of the transferor or its legal representatives.

**ENCUMBRANCES, &c, REFERRED TO:**

Subject to the reservations of all mines or gold and of silver.

Signed at  
COMMON SEAL OF H.S.W. REALTY CO. LIMITED was hereto affixed by  
WILLIAM HENRY LITTLE  
this 24th day of October  
1950 in the presence of:

the day of  
1950  
H.S.W. REALTY CO. LIMITED  
Transferor

Signed  
*W. H. Little*

I Accepted and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.

Signed in my presence by the transferee

*W. H. Little*  
Transferee

was it personally known to me  
*W. H. Little*  
Registrar-General

\* It shall be the duty of every person who is required to sign this instrument to sign it in the presence of the Registrar-General or his agent.

\* It shall be the duty of every person who is required to sign this instrument to sign it in the presence of the Registrar-General or his agent.

B17157



No. 2310

LODGED BY SEPTIMUS G. ROWE & CO.  
 Solicitors  
 84 Pitt Street, Sydney

**CONSENT OF MORTGAGEE.**

I, [Name] mortgagee under Mortgage No. [Number]  
 release and discharge the land comprised in the within transfer from each mortgage and all claims thereunder but without prejudice to my rights and remedies as regards the balance of the loan comprised in such mortgage.

Dated at [City] this [Day] day of [Month] 19[Year] }  
 Signed in my presence by [Name] }  
 who is personally known to me. }

**MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY:**

(To be signed at the time of executing the within instrument.)

Memorandum whereby the undersigned states that he has no notice of the revocation of the Power of Attorney registered No. [Number] Miscellaneous Register under the authority of which he has just executed the within transfers

Signed at [City] the [Day] day of [Month] 19[Year]  
 Signed at the place and on the date above mentioned, in the presence of [Name]

This form is not applicable in case of application under the Transfer (Discharge of Power) Act, 1915 or the Variation of Trusts (Act) (No. 25) Act, 1957.

This is not a necessary form, and may be omitted if the power is not to be exercised.

**FORM OF DECLARATION BY ATTESTING WITNESS:**

Appeared before me at [City] the [Day] day of [Month] 19[Year] one thousand [Number] and declared that he personally knew the attesting witness to this instrument, and that the same purporting to be such signature of the said [Name] is [Signature] own handwriting, and that he is of sound mind and freely and voluntarily signed the same.

This form is not applicable in case of application under the Transfer (Discharge of Power) Act, 1915 or the Variation of Trusts (Act) (No. 25) Act, 1957.

**MEMORANDUM OF TRANSFER OF**  
[Property Description]  
[Address]  
[County]

**DOCUMENTS LODGED HEREWITH.**  
 To be filed in by public lodging office.

Name	No.	Legal Propr. H's or V's.

[Name] Transferee  
 Particulars entered in Register Book, Vol. [Number] Fol. [Number]

The [Day] day of [Month] 19[Year]  
 at [City] [Time] o'clock in the [Time of Day].

[Signature]  
 Registrar

**PROGRESS RECORD.**

Item	Date	Time
Sent to Survey Branch	1911	10:30
Received from Registrar	1911	11:30
Draft written	1911	12:30
Draft examined	1911	1:30
Diagram prepared	1911	2:30
Diagram forwarded	1911	3:30
Draft forwarded	1911	4:30
Copy of Registrar's Certificate	1911	5:30
Diagram filed	1911	6:30
Assignment Table	1911	7:30

If the transfer be made without the State, but in any other part of the British Dominions, the instrument must be signed in duplicate before the Registrar-General or Registrar of Titles of such Dominion, or before any other Public Officer of such Dominion for the State of Wales, or before the local government commissioner of such part of the United Kingdom, or Chief Secretary of State, or any other person in the United Kingdom or State of Wales, or any other part of the British Dominions, as may be required.

The fee now levied for 1916 for the registration of a first mortgage, and for each additional mortgage, is included in the Transfer, and for every new Certificate of Title issued, except the certificate in the case of a first mortgage, the fee will be 1/6. Additional fees may be levied in cases involving more than a simple diagram or more than the value of registration.

**PLANNING CERTIFICATE**

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

**Info Track  
DX 578  
SYDNEY****CERTIFICATE DETAILS**

<b>NUMBER</b>	20171956	<b>DATE</b>	18-May-2017
---------------	----------	-------------	-------------

**RECEIPT AND REFERENCE DETAILS**

<b>FEE</b>	\$53.00		
<b>RECEIPT NUMBER</b>	3599314	<b>RECEIPT DATE</b>	16-May-2017
<b>REFERENCE</b>	11598:31189		

**PROPERTY DESCRIPTION**

<b>PROPERTY</b>	34 Hoskins Avenue, BANKSTOWN NSW 2200		
<b>TITLE</b>	Lot 6 DP 13275		
<b>PARISH</b>	Bankstown	<b>COUNTY</b>	CUMBERLAND

**PLANNING INSTRUMENTS**

In accordance with Section 149(2) and at the date of this certificate the following Environmental Planning Instruments apply to the land.

Bankstown Local Environmental Plan 2015 Gazetted on 05-Mar-2015

**LAND ZONING**

R4 High Density Residential

## PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

---

### SECTION 149(2) DETAILS

---

In accordance with section 149(2) of the Environmental Planning and Assessment Act 1979 (as amended) and at the date of this certificate, the following prescribed matters relate to the land.

---

#### 1. NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPs

---

Affected by Planning Proposal\_2013\_BANKS\_001 which makes various amendments to planning controls in the North West Local Area Plan; and Zone R4 High Density Residential, Zone B1 Neighbourhood Centre and Zone B2 Local Centre in the City of Bankstown.

Affected by Bankstown Local Environmental Plan 2015 Amendments and Planning Proposals in respect of general information as detailed in Appendix 1.

Affected by State Environmental Planning Policies (SEPP's), Proposed State Environmental Planning Policies and Deemed State Environmental Planning Policies as detailed in Appendix 2.

Affected by Bankstown Development Control Plan 2015 (refer to Appendix 3 which lists the contents chapters within the DCP).

---

#### 2. ZONING AND LAND USE UNDER RELEVANT LEPs

---

Unless specified otherwise in this section of the certificate, the land does not include or comprise critical habitat, is not in a conservation area and has no environmental heritage item on the land.

The purposes for which the plan or instrument provides that development may be carried out within the zone without the need for development consent are specified in clause 3.1 of the LEP 2015 plan and the land use table as detailed in Appendix 4. Reference should be made to the LEP 2015 plan as a whole for details.

The purposes for which the plan or instrument provides that development may not be carried out within the zone except with development consent are specified in Part 2 and clause 3.2 of the LEP 2015 plan and detailed in Appendix 4. Reference should be made to the LEP 2015 plan as a whole for details.

The purposes for which the plan or instrument provides that development is prohibited within the zone are specified in Part 2 and clauses 4.1A-2(c), 4.1B-2(4), 6.6 and 6.8 of the LEP 2015 plan and detailed in Appendix 4. Reference should be made to the LEP 2015 plan as a whole for details.

---

#### 2A. ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

---

Unless specified otherwise in this section of the certificate, the land is not within any zone or land use under a Precinct Plan, a proposed Precinct Plan or Part 3 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

---

## PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

### 3. COMPLYING DEVELOPMENT

#### General Housing Code

Complying development under the General Housing Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may** be carried out on the land.

#### Housing Alterations Code

Complying development under the Housing Alterations Code within the provisions of "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may** be carried out on the land.

#### Subdivisions Code (strata subdivision)

Complying development under the Subdivisions Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may** be carried out on the land.

#### Rural Housing Code

Complying development under the Rural Housing Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may not** be carried out on the land.

The land is non complying because the land has been identified by an environmental planning instrument as being either one of the following zones:-

- R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential
- B1 Neighbourhood Centre, B2 Local Centre, B4 Mixed Use, B5 Business Development, B6 Enterprise Corridor, B7 Business Park
- IN1 General Industrial, IN2 Light Industrial
- SP1 Special Activities, SP2 Infrastructure
- RE1 Public Recreation, RE2 Private Recreation
- E1 National Park and Nature Reserves
- Land unzoned under LEP 2015.....refer to the Land Zoning of this certificate on page 1.

OR

The land is affected by one or more of the following 4 exemptions:-

- A Heritage item ..... refer to clause 2 of this certificate,
- Land in the 25 or higher ANEF contour..... refer to clause 7 of this certificate, (Unless the development is only for the erection of ancillary development, the alteration of or an addition to ancillary development or the alteration of a dwelling house)
- Acid sulfate soils class 1 or 2 ..... refer to clause 7 of this certificate,
- Land in a vegetated buffer area ..... refer to clause 7 of this certificate,

*Note: If the land has been rendered non complying due to an exemption listed above, you are advised to check with Council for the extent of the exemption. The Code may render the land complying for any land which is outside the extent of the exemption. Reference should be made to the "Planning Maps" on Council's website [www.bankstown.nsw.gov.au](http://www.bankstown.nsw.gov.au) which identifies the land exemptions.*

#### General Development Code

Complying development under the General Development Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may** be carried out on the land.

#### Demolition Code

Complying development under the Demolition Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may** be carried out on the land.

#### Fire Safety Code

Complying development under the Fire Safety Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may** be carried out on the land.

#### Commercial and Industrial Alterations Code

Complying development under the Commercial and Industrial Alterations Code within the provisions of "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may not** be carried out on the land.

The land is non complying because the land has been identified by an environmental planning instrument as being either one of the following zones:-

- RU4 Primary Production Small Lots
- R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential
- SP1 Special Activities, SP2 Infrastructure
- RE1 Public Recreation, RE2 Private Recreation

## PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

- E1 National Park and Nature Reserves
- Land unzoned under LEP 2015.....refer to the Land Zoning of this certificate on page 1.

OR

The land is affected by one of the following exemptions:-

- A Heritage item ..... refer to clause 2 of this certificate.
- A Flood Control Lot .....refer to clause 7A of this certificate.

*Note: If the land has been rendered non complying due to an exemption listed above, you are advised to check with Council for the extent of the exemption. The Code may render the land complying for any land which is outside the extent of the exemption. Reference should be made to the "Planning Maps" on Council's website [www.bankstown.nsw.gov.au](http://www.bankstown.nsw.gov.au) which identifies the land exemptions.*

*Further: Although the land is non complying for Subdivisions 9 & 10, the Code may render the land complying for Subdivisions 1-8 and 11-12. Reference should be made to "Part 5 – Commercial and Industrial Alterations Code" of the SEPP for details.*

### Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Buildings and Additions) Code within the provisions of "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may not** be carried out on the land.

The land is non complying because the land has been identified by an environmental planning instrument as being either one of the following zones:-

- RU4 Primary Production Small Lots
- R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential
- SP1 Special Activities, SP2 Infrastructure
- RE1 Public Recreation, RE2 Private Recreation
- E1 National Park and Nature Reserves
- Land unzoned under LEP 2015.....refer to the Land Zoning of this certificate on page 1.

OR

The land is affected by one of the following exemptions:-

- A Heritage item ..... refer to clause 2 of this certificate.
- Acid Sulfate Soils class 1 or 2 .....refer to clause 7 of this certificate
- A Vegetated Buffer Area.....refer to clause 7 of this certificate

*Note: If the land has been rendered non complying due to an exemption listed above, you are advised to check with Council for the extent of the exemption. The Code may render the land complying for any land which is outside the extent of the exemption. Reference should be made to the "Planning Maps" on Council's website [www.bankstown.nsw.gov.au](http://www.bankstown.nsw.gov.au) which identifies the land exemptions.*

---

## 4. COASTAL PROTECTION

---

Unless specified otherwise in this section of the certificate, the land is not affected by the operation of Section 38 or 39 of the Coastal Protection Act 1979.

---

---

### 4A. CERTAIN INFORMATION RELATING TO BEACHES AND COASTS

---

Unless specified otherwise in this section of the certificate, the land is not subject to an order under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (or on public land adjacent to the land) and, Council has not been notified under Section 55X of the Coastal Protection Act 1979 that temporary coastal protection works have been placed on the land (or on public land adjacent to the land).

---

## PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

---

### 4B. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

---

Unless specified otherwise in this section of the certificate, the owner (or any previous owner) has not consented in writing that the land is subject to annual charges under Section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works.

---

---

### 5. MINE SUBSIDENCE

---

Not affected by Section 15 of the Mine Subsidence Compensation Act 1961, proclaiming land to be a mine subsidence district.

---

### 6. ROAD WIDENING AND REALIGNMENT

---

Not affected by any road widening or road realignment under (1) Division 2 of part 3 of the Roads Act 1993; or (2) any Environmental Planning Instrument; or (3) any resolution of Council. However, should your property be near an arterial or main road you should check with the Roads and Maritime Services for possible affectations.

---

### 7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

---

Unless specified otherwise in this section of the certificate, the land is not affected by policies adopted by Council or by any other authority (that has notified Council of its adoption) that restricts development of the land. For bush fire prone land refer to section 11. For flood prone land refer to section 7A.

Affected by a resolution of Council adopting a policy, which may restrict the development of the land because of the likelihood of acid sulfate soils. For further information, please refer to clause 6.1 of LEP 2015 or contact Councils Planning staff on 9707 9000.

Affected by a resolution of Council adopting a policy concerning the management of contaminated land. That policy applies to all land in the City of Canterbury-Bankstown and will restrict development of the land if the circumstances set out in the policy prevail. A copy of the policy is available on Council's website at [www.bankstown.nsw.gov.au](http://www.bankstown.nsw.gov.au) or from the Customer Service Area.

Note: Additional information regarding contaminated land matters for this property may also be provided on part 5 of this section 149 planning certificate. For further information contact Council on 9707 9000.

---

### 7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

---

Unless specified otherwise in this section of the certificate, the land is not affected by flood related development controls.

---



## PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

---

### 8. LAND RESERVED FOR ACQUISITION

---

Not affected by either an Environmental Planning Instrument or proposed Environmental Planning Instrument referred to in clause 5.1 providing for the acquisition of the land or part of the land by a public authority, as referred to in Section 27 of the Environmental Planning & Assessment Act. Reference should be made to the LEP 2015 plan as a whole for details.

---

### 9. CONTRIBUTION PLANS

---

Affected by Bankstown City Council Section 94A Development Contributions Plan 2009 which allows Council to impose a levy on development within the City of Canterbury-Bankstown in accordance with Directions issued by the Minister for Planning. The levy will be spent on the provision of public works and infrastructure. Date of commencement 8<sup>th</sup> June 2009. For further details on the plan contact Council on 9707 9000 or visit Council's website – [www.bankstown.nsw.gov.au](http://www.bankstown.nsw.gov.au)

---

### 9A. BIODIVERSITY CERTIFIED LAND

---

Unless specified otherwise in this section of the certificate, the land is not biodiversity certified land within the meaning of Part 7AA of the Threatened Species Conservation Act 1995.

---

### 10. BIOBANKING AGREEMENTS

---

Unless specified otherwise in this section of the certificate, the land is not subject to a Biobanking Agreement under Part 7A of the Threatened Species Conservation Act 1995, made by the Department of Environment, Climate Change and Water that has notified Council of the existence of the agreement.

---

### 11. BUSHFIRE PRONE LAND

---

Unless specified otherwise in this section of the certificate, the land is not bushfire prone.

---

### 12. PROPERTY VEGETATION PLANS

---

Unless specified otherwise in this section of the certificate, the land is not subject to a Property Vegetation Plan under the Native Vegetation Act 2003, as approved by any other authority that has notified Council of the existence of the plan.

---

### 13. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

---

Unless specified otherwise in this section of the certificate, the land is not subject to a Tree Order under the Trees (Disputes Between Neighbours) Act 2006, made by an authority that has notified Council of the existence of the order.

---



## PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

---

### 14. DIRECTIONS UNDER PART 3A

---

Unless specified otherwise in this section of the certificate, the land is not subject to a Direction by the Minister under section 75P (2) (c1) of the Act that a provision of an EPI does not have an effect.

---

---

### 15. CONDITIONS AFFECTING SENIORS HOUSING

---

Unless specified otherwise in this section of the certificate, the land is not subject to a development application granted after 12.10.2007 under SEPP (Housing for Seniors or People with a Disability) 2004 setting out the terms of any conditions imposed under clause 18(2) or a current site compatibility certificate issued under clause 25 of the SEPP.

---

---

### 16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

---

Unless specified otherwise in this section of the certificate, the land is not subject to a development application under clause 19 of SEPP (Infrastructure) 2007 where a valid site compatibility certificate has been issued.

---

---

### 17. SITE COMPATIBILITY CERTIFICATES & CONDITIONS FOR AFFORDABLE RENTAL HOUSING

---

Unless specified otherwise in this section of the certificate, the land is not subject to a development application under SEPP (Affordable Rental Housing) 2009 where a valid site compatibility certificate and conditions have been issued.

---

---

### 18. PAPER SUBDIVISION INFORMATION

---

Unless specified otherwise in this section of the certificate, the land is not subject to a paper subdivision or subdivision order.

---

---

### 19. SITE VERIFICATION CERTIFICATES

---

Unless specified otherwise in this section of the certificate, the land is not subject to a current site verification certificate of which the Council is aware in respect to Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

---

---

### 20. LOOSE-FILL ASBESTOS INSULATION

---

A residential dwelling erected on this land has not been identified in the Loose-Fill Asbestos Insulation Register as containing loose-fill ceiling insulation. Contact NSW Fair Trading for more information.

## PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

---

### MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT, 1997

---

Unless specified otherwise in this section of the certificate, there are no matters arising under Section 59(2) of the Contaminated Land Management Act 1997.

---

---

### MATTERS ARISING UNDER THE NATION BUILDING AND JOBS PLAN (STATE INFRASTRUCTURE DELIVERY) ACT, 2009

---

Unless specified otherwise in this section of the certificate, there are no matters arising under Section 26 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009.

---

This completes the prescribed matters for the certificate under section 149(2) of the Environmental Planning and Assessment Act 1979, as amended. While this certificate indicates the zoning of the land, it is suggested that the relevant Planning Instrument be inspected on Council's website under Development – Planning Maps or at Council's Customer Service Centre to provide an overall view of the area and the site's surrounding zonings.

Please contact Council's general enquiries number listed at the bottom of this sheet for further information about any matter referred to in this certificate.



Melissa Ratkun  
Manager Information Management

## PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

### Appendix 1

#### **Bankstown Local Environmental Plan 2015 Amendments & Planning Proposals.**

*(relating to general information only which may affect part or the whole of the City)*

Note: As of 1 July 2009, Draft LEP's have been replaced with "Planning Proposals". A planning proposal is a document that explains the intended effect of, and justification for, a proposed LEP.

**Nil**

## PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

### Appendix 2

#### State Environmental Planning Policies (SEPP's), Proposed SEPP's and Deemed SEPP's

Note: The names of the relevant instrument's plus their gazettal dates are listed below. For further details please refer to the Department of Planning website [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au) under the heading "Planning System – Legislation and Planning Instruments".

SEPP No.19 – Bushland in Urban Areas, gazetted 24.10.1986  
SEPP No.21 – Caravan Parks, gazetted 24.4.1992  
SEPP No.30 – Intensive Agriculture, gazetted 8.12.1989  
SEPP No.32 – Urban Consolidation (Redevelopment of Urban Land), gazetted 15.11.1991  
SEPP No.33 – Hazardous and Offensive Development, gazetted 13.3.1992  
SEPP No.50 – Canal Estate Development, gazetted 10.11.1997  
SEPP No.55 – Remediation of Land, gazetted 28.8.1998  
SEPP No.62 – Sustainable Aquaculture, gazetted 25.8.2000  
SEPP No.64 – Advertising and Signage, gazetted 16.3.2001  
SEPP No.65 – Design Quality of Residential Flat Development, gazetted 26.7.2002  
SEPP – (Housing for Seniors or People with a Disability) 2004, gazetted 31.3.2004  
SEPP – (Building Sustainability Index: BASIX) 2004, gazetted 25.6.2004  
SEPP – (Major Development) 2005, gazetted 1.8.2005  
SEPP – (Mining, Petroleum Production and Extractive Industries) 2007, gazetted 16.2.2007  
SEPP – (Miscellaneous Consent Provisions) 2007, gazetted 26.10.2007  
SEPP – (Infrastructure) 2007, gazetted 21.12.2007  
SEPP – (Exempt and Complying Development Codes) 2008, gazetted 12.12.2008  
SEPP – (Affordable Rental Housing) 2009, gazetted 31.7.2009  
SEPP – (Sydney Drinking Water Catchment) 2011, gazetted 21.1.2011

PROPOSED SEPP - Competition SEPP, 27.7.2010

Note: As of 1 July 2009, regional environmental plans (REPs) are no longer part of the hierarchy of environmental planning instruments in NSW. The removal of the REP layer is intended to simplify the State's planning system. All existing REPs (listed below) are now deemed State environmental planning policies (SEPPs).

Deemed SEPP – Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment, gazetted 5.2.1999

## PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

### Appendix 3

#### Bankstown Development Control Plan 2015

DATE OF COMMENCEMENT – 13<sup>th</sup> May 2015

The following is a list of the contents within Bankstown Development Control Plan 2015. If further information is required please contact Council on 9707 9000.

<b>INTRODUCTION</b>	
<b>PART A</b>	<b>PRECINCT CONTROLS</b>
A1	Centres
A2	Corridors
A3	Key infill development sites
<b>PART B</b>	<b>GENERAL CONTROLS</b>
B1	Residential development
B2	Commercial centres
B3	Industrial precincts
B4	Sustainable development
B5	Parking
B6	Child care centres
B7	Educational establishments
B8	Places of public worship
B9	Sex services premises
B10	Telecommunications facilities
B11	Tree preservation order
B12	Flood risk management

Please note: Council may from time to time exhibit draft changes to the development control plan that may affect your land. To find out more, please contact Council on 9707 9000 or view Council's website and refer to the Development Control Plan - [www.bankstown.nsw.gov.au](http://www.bankstown.nsw.gov.au)

## PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

### Appendix 4

#### Land Use Table

**Note.** A type of development referred to in the Land Use Table is a reference to that type of development only to the extent it is not regulated by an applicable State environmental planning policy. The following State environmental planning policies in particular may be relevant to development on land to which this Plan applies:

*State Environmental Planning Policy (Affordable Rental Housing) 2009* (including provision for secondary dwellings)

*State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*

*State Environmental Planning Policy (Infrastructure) 2007* (relating to public facilities such as those for air transport, correction, education, electricity generation, health services, ports, railways, roads, waste management and water supply systems)

*State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*

*State Environmental Planning Policy (Rural Lands) 2008*

*State Environmental Planning Policy No 33—Hazardous and Offensive Development*

*State Environmental Planning Policy No 50—Canal Estate Development*

*State Environmental Planning Policy No 62—Sustainable Aquaculture*

*State Environmental Planning Policy No 64—Advertising and Signage*

<b>Zone RU4 Primary Production Small Lots</b>
<b>Permitted without consent</b> Home occupations
<b>Permitted with consent</b> Agriculture; Animal boarding or training establishments; Building identification signs; Business identification signs; Dwelling houses; Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings; Flood mitigation works; Intensive plant agriculture; Kiosks; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Roads; Roadside stalls; Water supply systems
<b>Prohibited</b> Any development not specified in item 2 or 3
<b>Zone R2 Low Density Residential</b>
<b>Permitted without consent</b> Home occupations
<b>Permitted with consent</b> Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Car parks; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Hospitals; Information and education facilities; Jetties; Multi dwelling housing; Places of public worship; Public administration buildings; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Water recreation structures; Water supply systems
<b>Prohibited</b> Any development not specified in item 2 or 3
<b>Zone R3 Medium Density Residential</b>
<b>Permitted without consent</b> Nil
<b>Permitted with consent</b> Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Car parks; Child care centres; Community facilities; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Group homes; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Seniors housing; Water supply systems
<b>Prohibited</b> Any development not specified in item 2 or 3

## PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

<b>Zone R4 High Density Residential</b>
<b>Permitted without consent</b> Nil
<b>Permitted with consent</b> Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Car parks; Child care centres; Community facilities; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Seniors housing; Serviced apartments; Shop top housing; Water supply systems
<b>Prohibited</b> Any development not specified in item 2 or 3

<b>Zone B1 Neighbourhood Centre</b>
<b>Permitted without consent</b> Nil
<b>Permitted with consent</b> Boarding houses; Building identification signs; Bulky goods premises; Business identification signs; Business premises; Car parks; Child care centres; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Garden centres; Hardware and building supplies; Health services facilities; Information and education facilities; Kiosks; Landscaping material supplies; Markets; Medical centres; Neighbourhood shops; Office premises; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Research stations; Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Seniors housing; Service stations; Shop top housing; Shops; Take away food and drink premises; Timber yards; Tourist and visitor accommodation; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Water supply systems
<b>Prohibited</b> Any development not specified in item 2 or 3

<b>Zone B2 Local Centre</b>
<b>Permitted without consent</b> Nil
<b>Permitted with consent</b> Boarding houses; Building identification signs; Business identification signs; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Service stations; Shop top housing; Tourist and visitor accommodation; Any other development not specified in item 2 or 4
<b>Prohibited</b> Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Residential accommodation; Rural industries; Sewage treatment plants; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies



## PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

<p><b>Zone B4 Mixed Use</b></p> <p><b>Permitted without consent</b> Nil</p> <p><b>Permitted with consent</b> Boarding houses; Building identification signs; Business identification signs; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Any other development not specified in item 2 or 4</p> <p><b>Prohibited</b> Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse and distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies</p>
<p><b>Zone B5 Business Development</b></p> <p><b>Permitted without consent</b> Nil</p> <p><b>Permitted with consent</b> Building identification signs; Bulky goods premises; Business identification signs; Business premises; Child care centres; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Markets; Neighbourhood shops; Office premises; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Serviced apartments; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p><b>Prohibited</b> Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies</p>
<p><b>Zone B6 Enterprise Corridor</b></p> <p><b>Permitted without consent</b> Nil</p> <p><b>Permitted with consent</b> Building identification signs; Bulky goods premises; Business identification signs; Business premises; Community facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Markets; Multi dwelling housing; Neighbourhood shops; Office premises; Passenger transport facilities; Plant nurseries; Residential flat buildings; Roads; Seniors housing; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p><b>Prohibited</b> Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewage treatment plants; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies</p>

## PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

<b>Zone B7 Business Park</b>
<b>Permitted without consent</b> Nil
<b>Permitted with consent</b> Building identification signs; Business identification signs; Child care centres; Light industries; Neighbourhood shops; Office premises; Passenger transport facilities; Respite day care centres; Roads; Warehouse or distribution centres; Any other development not specified in item 2 or 4
<b>Prohibited</b> Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Places of public worship; Port facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies

<b>Zone IN1 General Industrial</b>
<b>Permitted without consent</b> Nil
<b>Permitted with consent</b> Agricultural produce industries; Building identification signs; Business identification signs; Depots; Food and drink premises; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Hospitals; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Markets; Medical centres; Neighbourhood shops; Plant nurseries; Roads; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4
<b>Prohibited</b> Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Commercial premises; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Schools; Sewage treatment plants; Signage; Tourist and visitor accommodation; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies

<b>Zone IN2 Light Industrial</b>
<b>Permitted without consent</b> Nil
<b>Permitted with consent</b> Agricultural produce industries; Building identification signs; Business identification signs; Depots; Food and drink premises; Garden centres; Hardware and building supplies; Hospitals; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Markets; Medical centres; Neighbourhood shops; Plant nurseries; Roads; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4
<b>Prohibited</b> Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Residential accommodation; Resource recovery facilities; Respite day care centres; Restricted premises; Rural industries; Schools; Sewage treatment plants; Signage; Tourist and visitor accommodation; Transport depots; Truck depots; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies

## PLANNING CERTIFICATE

UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

<b>Zone SP1 Special Activities</b>
<b>Permitted without consent</b> Nil
<b>Permitted with consent</b> The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose
<b>Prohibited</b> Any development not specified in item 2 or 3

<b>Zone SP2 Infrastructure</b>
<b>Permitted without consent</b> Nil
<b>Permitted with consent</b> Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose
<b>Prohibited</b> Any development not specified in item 2 or 3

<b>Zone RE1 Public Recreation</b>
<b>Permitted without consent</b> Nil
<b>Permitted with consent</b> Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Car parks; Caravan parks; Charter and tourism boating facilities; Child care centres; Community facilities; Eco-tourist facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Extensive agriculture; Flood mitigation works; Food and drink premises; Function centres; Information and education facilities; Intensive plant agriculture; Jetties; Kiosks; Marinas; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Roads; Water recreation structures; Water supply systems; Wharf or boating facilities
<b>Prohibited</b> Any development not specified in item 2 or 3

<b>Zone RE2 Private Recreation</b>
<b>Permitted without consent</b> Nil
<b>Permitted with consent</b> Building identification signs; Business identification signs; Car parks; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Helipads; Kiosks; Marinas; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Roads; Water supply systems
<b>Prohibited</b> Any development not specified in item 2 or 3

<b>Zone E1 National Parks and Nature Reserves</b>
<b>Permitted without consent</b> Uses authorised under the National Parks and Wildlife Act 1974
<b>Permitted with consent</b> Nil
<b>Prohibited</b> Any development not specified in item 2 or 3

<b>Zone W1 Natural Waterways</b>
<b>Permitted without consent</b> Nil
<b>Permitted with consent</b> Boat launching ramps; Boat sheds; Charter and tourism boating facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Jetties; Marinas; Mooring pens; Moorings; Water recreation structures; Wharf or boating facilities
<b>Prohibited</b> Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Municipality of BARKSTOWN

SEWER AVAILABLE

Diagram No. 153661

ABBOTT.

SYMBOLS AND ABBREVIATIONS			
xx	Boundary Trap	xxv	Reflex Valve
W	RIE	---	Cleaning Eye
Box	Grease Interceptor	v/v	Vertical Pipe
■	Chimney	v/v	Vert. Pipe
xxx	R. Trap	v/v	Sold Vent Pipe
xxx	Reflex Sink	DDC	Down Cast Cowl
I.P.	Induct Pipe	M.F.	Man Flap
T.	Tub	K.S.	Kitchen Sink
W.C.	Water Closet	B.W.	Bath Water
San.	San	Sh.	Showr
Sh.	Showr	TRP	Through the Pipe
C.I.P.	Cast Iron Pipe	F.W.	Floor Waste
F.W.	Floor Waste	M.M.	Maid by Machine

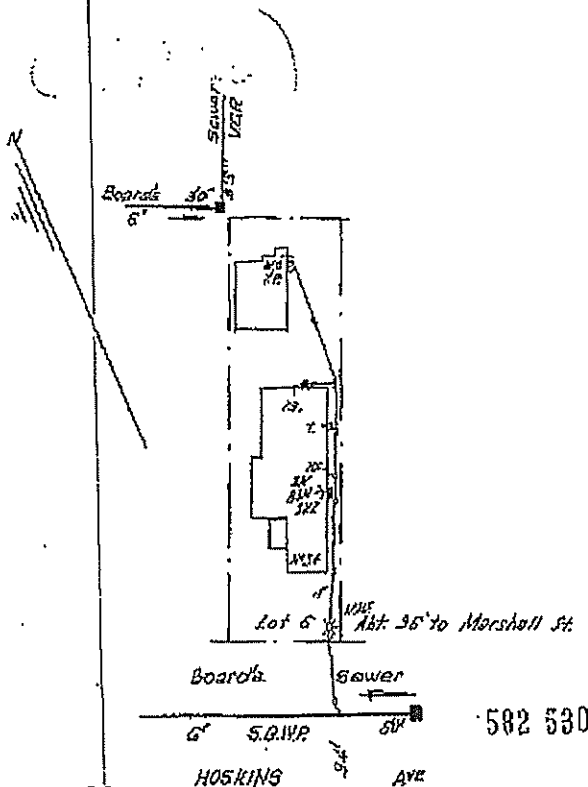
Existing drainage shown by block lines. Scale: 40 feet to an inch. New drainage shown by full thin lines.

This diagram is the property of the Proprietor and is to be returned to him on completion of the work. Certificates for drainage and sanitary plumbing may be obtained on application at the office of the Board by the Drainer or Plumber concerned.

The Board does not warrant the accuracy of the diagram in relation to the exact position of the Board's sewer. When the sewer becomes available it will be necessary to apply for a revised diagram.

This work must be carried out in accordance with the Board's By-laws and Regulations. (4" dia. pipes may be used in lieu of 6" dia. pipes as shown on this diagram if the property owner so desires, provided that the relative levels of the sewer and house fixtures will provide for the pipes being laid with regulation grades and cover. For further information consult Board's Inspector.)

This work will be tested from \_\_\_\_\_



R.N. 04 76817  
SHEET NO 42A1

For Engineer-in-Chief

OFFICE USE ONLY					
W.C.	Designed by	Date	Inspector	First Visit	Passed
RYZ	Inspector	1/1			
Sh.	Examined by	Date	Inspector	Checked with Design and Diagram	
Box	Chief Inspector	1/1		Chief Inspector	
K.S.					
T.					
Pg.					
Special					

NOTE: This diagram only indicates availability of a sewer and any sewerage service shown as existing in Sydney Water's records. The existence and position of Sydney Water's sewers, stormwater channels, pipes, mains and structures should be ascertained by inspection of maps available at any of Sydney Water's Customer Centres. Position of structures, boundaries, sewers and sewerage service shown here on are approximately only.