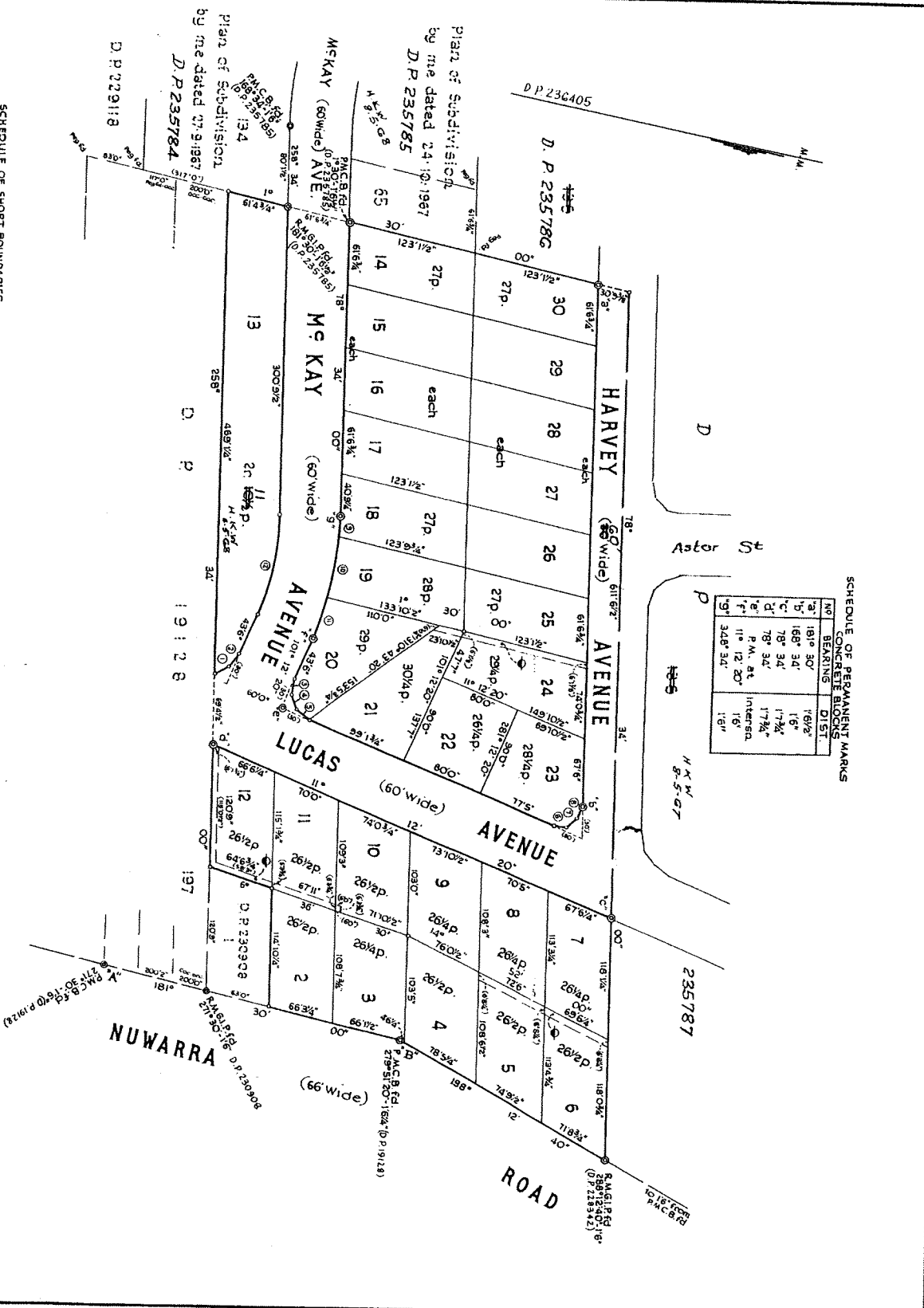


Plan Form 3--TO BE USED WHERE IT IS INTENDED TO DEDICATE PUBLIC ROADS OR PUBLIC RESERVES OR CREATE DRAINAGE RESERVES, EASEMENTS, OR RESTRICTIONS AS TO USER.

WARNING, Plan Drawing only to appear in this space.



SCHEDULE OF PERMANENT MARKS
CONCRETE BLOCKS

NO	BEARING	DIST.
a	181° 30'	16.0'
b	168° 34'	1.5'
c	78° 34'	1.7%
d	79° 34'	1.7%
e	P.M. at	Intersect
f	11° 12' 20"	16'
g	348° 34'	16'

SCHEDULE OF SHORT BOUNDARIES

NO	BEARING	DIST.
①	326° 12' 20"	15.63%
②	296° 12' 20"	"
③	86° 12' 20"	"
④	56° 12' 20"	"
⑤	26° 12' 20"	"
⑥	352° 26' 00"	12.10%
⑦	314° 53' 10"	"
⑧	277° 20' 20"	"

SCHEDULE OF CURVED BOUNDARIES

NO	CHORD	ARC	R.A.D.
①	80° 28' 30"	207%	310° 0'
②	87° 56' 50"	60.13%	60.2%
③	97° 21' 30"	41.7%	"
④	89° 53' 10"	98.9%	250° 0'

(Z) EASEMENT FOR DRAINAGE
6 FT. WIDE.

WARNING, Plan Drawing only to appear in this space.

D.P. 236405 (E)

Registered: *[Signature]*
 ca. 1968/14019-3-1968

The System: **TORRONS**

Purpose: **Subdivision**

Ref. Map: **D.P. 2411**

Last Plan: **D.P. 230908 (D.P. 19128)**

PLAN OF
**SUBDIVISION OF LOT 2
 IN DP 230908**

Scale: 80 feet to an inch

Map: **MOOREBANK**

City: **LIVERPOOL**

Locality: **MOOREBANK**

Parish: **HOLSORTHY**

County: **CUMBERLAND**

Harold Keith Wright

of 2 Leader Ave, Penrith

Survey registered under the Surveyors Act, 1925, on a survey made by the Surveyor General, 1925, on which the Surveyor certifies that the survey represented in this plan is a correct and true copy of the original survey as recorded in the Surveyors Office, Penrith, New South Wales, on the 11th day of October, 1925, and was completed on the 11th day of October, 1925.

Signature: *[Signature]*

Surveyor registered under Surveyors Act, 1925, on behalf of the Surveyor General, New South Wales.

Statements of intention to dedicate public road or public reserves or create drainage reserves, easements, or restrictions as to user.

(Signatures and Seals to appear in panel provided.)


It is intended to dedicate Lucas, Harvey & McKay Avenues as Public Roads.


It is intended to create Pursuant to Sec. 88B of the Conveyancing Act, 1919-1964, 1. Easements for Drainage 6ft wide 2. Restriction as to user

Instrument filed as L 82511

STATEWORKS REFERENCE: 2424/2

OFFICE USE ONLY.

D.P. 236405 

Registered:  **CA 1968/14/0193-1968**

This System: **JORRONS**

Purpose: **Subdivision**

Ref. Map: **D.P. 2411**

Lot Plan: **D.P. 230908 (D.P. 1928)**

PLAN OF
**SUBDIVISION OF LOT 2
 IN D.P. 230908**

Scale: 80 feet to an inch

Map/Sheet: **LIVERPOOL**

City: **MOOREBANK**

Locality: **HOLSWORTHY**

Parish: **CUMBERLAND**

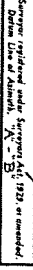
County: **CUMBERLAND**

1. **Harold Keith Wright**

of 2 Leader Ave, Penrith, N.S.W.

is applying to the Registrar-General under the Survey Act, 1972, for a plan of subdivision of the land described in the Schedule to this plan.

The land is situated in the Parish of Holsworthy and is bounded by the Survey Act, 1972, and is shown on the Survey Map of the Parish of Holsworthy, N.S.W.

Signature: 

Statement of intention to dedicate public roads or public reserves or create drainage reserves, easements, or restrictions as to user. (Signatures and Seals to appear in panel provided)

It is intended to dedicate Lucas, Harvey & McKay Avenues as Public Roads.


It is intended to create Pursuant to Sec 898 of the Conveyancing Act, 1919, 1964, 1. Easements for Drainage 68, wide 2. Resubdivision 98 to U&M² Kriestromat fields L 82511

vide out either (1) or (2). [Insert date of survey.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.

OFFICE USE ONLY.

SIGNATURES AND SEALS ONLY.



W. J. Bradley
H. K. Wright

Council Clerk's Certificate.

I hereby certify that—

(a) the requirements of the Local Government Act, 1979 (other than the requirements for the registration of plans); and

(b) the requirements of section 248 of the Hydrographic, Water, Survey, and Drainage Act, 1974, as amended, (under District of Penrith, Survey, and Drainage Act, 1928) as amended, have been complied with by the applicant in relation to the proposed Subdivision.

Subdivision No. **1968/14**

Date **14th March 1968**

[Signature] Council Clerk

This part of certificate to be deleted when the application is only for the opening of a Metropolitan Sewer, Stormwater and Drainage Band, and the Parish District Water Band, under the Metropolitan Sewer, Stormwater and Drainage Band, and the Parish District Water Band, 1974, as amended.

DP 236405

FEET INCHES	METRES
5	0.152
7 3/4	0.197
1 6 1/4	0.457
1 6 1/4	0.457
1 6 1/2	0.464
7 1/2	0.469
7 3/4	0.502
10 1/2	0.572
6 1/4	1.576
1 6 1/8	1.629
1 1/8	1.857
1 3/4	1.875
1 7/8	1.876
3 3/4	1.924
8 1/4	2.057
10 3/4	2.402
1 1/2	2.477
5 1/4	2.572
5 1/4	2.646
3 1/2	2.619
4 1/2	2.658
3 1/8	3.048
10 1/2	3.324
1 1/8	4.728
6 1/8	4.783
7 3/4	7.577
10 1/2	7.622
2 1/2	9.208
2 1/2	9.208
9 3/8	9.382
7 1/4	12.681
7 1/2	12.681
7	13.429
7	14.502
3	17.179
1 3/8	18.428
1 5/8	18.428
2 1/2	18.832
4 3/4	18.832
6 3/4	18.775
6 3/4	18.766
6 3/4	19.202
6 3/4	19.679
6 3/4	20.117
1 1/2	20.155
3 1/4	20.199
6 1/4	20.276
6 1/4	20.274
6 1/4	20.580
6 1/4	20.580
11	20.701
4 1/2	21.146
6 1/4	21.190
10 1/2	21.298
11	21.356
11	21.463
8 3/4	21.863
10 1/2	21.908
9	22.403
6	22.917
10 3/4	22.917
9 1/4	22.917
1 1/2	23.450
5 1/4	23.978
5 1/4	24.514
1 1/2	24.482
1 1/2	25.028
1 1/2	27.432
1 1/2	29.909
1 1/4	30.105
5/4	30.250
1 5/4	31.394

DP 236405 CONTINUED

FEET INCHES	METRES
103	31.521
108	32.958
108	32.958
106	32.074
109	32.958
110	33.328
113	34.528
113	34.528
114	34.563
115	35.008
115	35.065
115	35.096
116	35.498
116	35.498
120	36.805
123	37.529
123	37.726
133	40.805
133	40.805
137	41.935
149	45.682
153	46.780
200	60.960
200	61.011
230	76.200
300	91.672
300	91.671
310	94.498
310	94.498
317	96.622
469	142.961
469	142.961
611	185.072
611	185.072
772	235.458
AC RD	P
26 1/4	668.09
26 1/2	676.03
27	682.9
27	708.2
28 1/4	718.5
28 1/4	729.8
30 1/4	789.1
30 1/4	789.1
2 11	2302



Liverpool city council
creating our future together

**PLANNING CERTIFICATE UNDER SECTION 149
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Ref.: MG.JL.BRADLEY:27633
Ppty: 15874

Cert. No.: 2051
Page No.: 1

Applicant:
ELIAS GATES AND ASSOCIATES PTY LTD
PO BOX 563
REVESBY NSW 2212

Receipt No.: 3145566
Receipt Amt.: 133.00
Date: 16-Sep-2015

Property Desc: 32 MCKAY AVENUE, MOOREBANK NSW 2170
LOT 18 DP 236405

**PART A
PRESCRIBED INFORMATION PROVIDED PURSUANT
TO SECTION 149(2) OF THE ENVIRONMENTAL PLANNING AND
ASSESSMENT ACT 1979**

NOTE: The following information is provided pursuant to Section 149(2) of the Environmental Planning and Assessment Act (EP&A Act) 1979 as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation (EP&A Regulation) 2000 and is applicable to the subject land as of the date of this certificate.

The Environmental Planning and Assessment Amendment Act 1997 commenced operation on the 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional) Regulation, 1998.



(1) Names of relevant planning instruments and DCPs

- (1) The name of each environment planning instrument that applies to the carrying out of Development on the land is/are listed below: -

Local Environmental Plans (LEPs)

Liverpool Local Environmental Plan 2008

State Environmental Planning Policies (SEPPs)

State Environmental Planning Policy – (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy – (Infrastructure) 2007
State Environmental Planning Policy – (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy – (Miscellaneous Consent Provisions) 2007
State Environmental Planning Policy – (Housing for Seniors or People with a Disability) 2004
State Environmental Planning Policy No. 62 – Sustainable Aquaculture
State Environmental Planning Policy – (State and Regional Development) 2011
State Environmental Planning Policy – (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy No. 1 – Development Standards
State Environmental Planning Policy – (Affordable Rental Housing) 2009
State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development
State Environmental Planning Policy No. 19 – Bushland in Urban Areas
State Environmental Planning Policy No. 21 – Caravan Parks
State Environmental Planning Policy No. 30 – Intensive Agriculture
State Environmental Planning Policy No. 32 – Urban Consolidation (Redevelopment of Urban Land)
State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
State Environmental Planning Policy No. 44 – Koala Habitat
State Environmental Planning Policy No. 50 – Canal Estate Development
State Environmental Planning Policy No. 55 – Remediation of Land
State Environmental Planning Policy No. 64 – Advertising and Signage

Deemed State Environmental Planning Policies (Deemed SEPPs)

Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment

This plan aims to preserve and protect and to encourage the restoration or rehabilitation of regionally significant sensitive natural environments, to preserve, enhance and protect the freshwater and estuarine ecosystems within the Catchment and to ensure that development achieves the environmental objectives for the Catchment.

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



Draft Local Environmental Plans (LEPs)
Not Applicable

Draft State Environmental Planning Policies (SEPPs)
Draft State Environmental Planning Policy (Competition) 2010

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

Liverpool Development Control Plan 2008 (as amended).

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

2. ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

Liverpool Local Environmental Plan 2008

- (a) Identity of the zone

R4 High Density Residential

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

Home-based child care; Home occupations

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

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dwelling houses; Educational establishments; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Kiosks; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Residential care facilities; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Serviced apartments; Shop top housing



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

Any development not specified in (b) or (c).

- (e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,

No development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land.

- (f) whether the land includes or comprises critical habitat
The land does not include or comprise critical habitat.

- (g) whether the land is in a conservation area (however described)

Land is not located in a Conservation Area.

- (h) whether an item of environmental heritage (however described) is situated on the land

No item of Environmental Heritage is situated on the land.

Note: Schedule 1 of the Liverpool Local Environmental Plan 2008 permits certain development which would otherwise be prohibited within a zone. In addition, Clause 7.18 of the Liverpool Local Environmental Plan 2008 may prohibit certain development due to potential for exposure to aircraft noise, despite the zone. Any additional information which may affect the permissibility of development on the land is provided below;

Additional Uses

Use of certain land at Moorebank in Zone R4

- (1) Schedule 1, Clause 7, of the Liverpool Local Environmental Plan 2008 applies to this land.
- (2) Development for the purposes of entertainment facilities and restaurants is permitted with consent if it is part of a mixed use development that contains multi dwelling housing.

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Not Applicable



3. COMPLYING DEVELOPMENT

- (1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

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

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

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

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

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

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

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

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

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

- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

Not Applicable

- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Not Applicable



4. Coastal Protection Act 1979

There has been no notification from the Department of Public Works that the land is subject to the operation of Section 38 or 39 of the Coastal Protection Act, 1979.

4A Certain information relating to beaches and coasts

(1) In relation to a coastal council—whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

Not Applicable

(2) In relation to a coastal council:

- (a) whether the council has been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and
- (b) if works have been so placed—whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

Not Applicable

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

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

Not Applicable

5. Mine Subsidence

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

The land is not a mine subsidence district.

6. Road Widening and Road Realignment

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

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



The land is not affected by any road widening or road realignment.

7. Council and Other Public Authority Policies on Hazard Risk Restrictions

The policies applying to the land from Council and other Public Authorities regarding hazard risk restrictions is/are outlined below: -

(a) Council Policy – Other Risks

Land Slip

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of land slip.

Bushfire

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate which restricts the development of the land because of the likelihood of bushfire.

Tidal Inundation

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of tidal inundation.

Subsidence

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of subsidence.

Acid Sulphate Soil

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of acid sulfate soil.

Other Risks

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of any other risk.



(b) **Public Authority Policies**

The land is not affected by a policy adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in the planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk.

7A. Flood Related Development Controls Information

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

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

Development on all of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings is not subject to flood related development controls.

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

Development on all of the land for any other purpose is not subject to flood related development controls.

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

8. Land Reserved for Acquisition

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

No environmental planning instrument or proposed environmental planning instrument applying to the land provides for the acquisition of the land by a public authority.



9. Contribution Plans

The name of each contribution plan applying to the land is/are outlined below: -
Liverpool Contributions Plan 2009

9A Biodiversity certified land

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

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

10. Bio banking agreements

If the land is land to which a bio banking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

The land is not land to which a biobanking agreement under part 7A of the *Threatened Species Conservation Act 1995* relates.

11. Bushfire Prone Land

None of the land is bush fire prone land as defined in the Environmental Planning and Assessment Act 1979.

12. Property Vegetation Plans

If the land is land to which a property vegetation plan under the Native Vegetation Act 2003 applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

The land is not land to which a property vegetation plan relates, as all land in the Liverpool Local Government Area is excluded from the operation of the *Native Vegetation Act 2003*.

13. Orders under Trees (Disputes Between Neighbours) Act 2006

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

Council has not been notified of an order made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

14. Directions under Part 3A

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

No such direction applies to the land.

15. Site Compatibility Certificates and Conditions for Seniors Housing

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

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

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

Council is not aware of a current site compatibility certificate (seniors housing) on the land

(b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

There have been no such terms imposed as a condition of consent to development on the land.

16. Site Compatibility Certificates for Infrastructure

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

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

Council is not aware of a current site compatibility certificate (infrastructure) on the land.

17. Site compatibility certificates and conditions for affordable rental housing

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



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

Council is not aware of a current site compatibility certificate (affordable rental housing) on the land.

- (2) A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land.

There have been no such terms imposed as a condition of consent to development on the land.

18. Paper subdivision information

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

No such plan applies to the land.

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

No subdivision order applies to the land

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

19. Site verification certificates

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

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

Council is not aware of a current site verification certificate on the land.

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

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

Not Applicable

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



Not Applicable

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

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

Not Applicable

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

Not Applicable

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

Not Applicable

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

Not Applicable

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

Not Applicable

Note. Section 26 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009 provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the council is provided with a copy of the exemption or authorisation by the Co-ordinator General under that Act.

No such exemption or authorisation applies to the land.



PART B
ADDITIONAL INFORMATION PROVIDED PURSUANT
TO SECTION 149(5) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

1. Threatened Species Conservation Act

It is advisable for any application intending to purchase and/or develop land within the Liverpool Local Government Area to approach Council to ascertain if the requirements of the Threatened Species Act, 1995 are likely to apply to their land.

If the land has native vegetation of any sort (ie trees, shrubs, ground covers etc), has recently been cleared or is vacant land, it may have impediments to development under the Threatened Species Act, 1995.

Enquiries should be directed to Council's Infrastructure and Environment Department on 1300 362 170.

2. Tree Preservation Provision

The land is subject to a tree preservation provision.

3. Controlled Access Road

The land does not have a boundary to a controlled access road.

4. Other Information in Relation to Water

Nil

5. Sydney Water Corporation

Nil

6. Foreshore Building Line

Nil

7. Contaminated Land

Nil

8. Airport Noise Affection

Badgerys Creek Airport

Nil



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**PLANNING CERTIFICATE UNDER SECTION 149
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

**Cert. No.: 2051
Page No.: 14**

- 9. **Airport Acquisition**
Nil

- 10. **Environmentally Significant Land**
Nil

- 11. **Archaeological Management Plan**
Nil

- 12. **Unhealthy Building Land Proclamation**
Nil

For further information, please contact
CALL CENTRE – 1300 36 2170

Bruce Macnee
Manager – Strategic Planning
Liverpool City Council



Liverpool city council
creating our future together

**PLANNING CERTIFICATE UNDER SECTION 149
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Ref.: MG.JL.THOMPSON:27634
Ppty: 15875

Cert. No.: 2053
Page No.: 1

Applicant:
ELIAS GATES AND ASSOCIATES PTY LTD
PO BOX 563
REVESBY NSW 2212

Receipt No.: 3145568
Receipt Amt.: 133.00
Date: 16-Sep-2015

Property Desc: 34 MCKAY AVENUE, MOOREBANK NSW 2170
LOT 19 DP 236405

**PART A
PRESCRIBED INFORMATION PROVIDED PURSUANT
TO SECTION 149(2) OF THE ENVIRONMENTAL PLANNING AND
ASSESSMENT ACT 1979**

NOTE: The following information is provided pursuant to Section 149(2) of the Environmental Planning and Assessment Act (EP&A Act) 1979 as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation (EP&A Regulation) 2000 and is applicable to the subject land as of the date of this certificate.

The Environmental Planning and Assessment Amendment Act 1997 commenced operation on the 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional) Regulation, 1998.



(1) Names of relevant planning instruments and DCPs

- (1) The name of each environment planning instrument that applies to the carrying out of Development on the land is/are listed below: -

Local Environmental Plans (LEPs)

Liverpool Local Environmental Plan 2008

State Environmental Planning Policies (SEPPs)

State Environmental Planning Policy No. 1 – Development Standards
State Environmental Planning Policy No. 19 – Bushland in Urban Areas
State Environmental Planning Policy No. 21 – Caravan Parks
State Environmental Planning Policy No. 30 – Intensive Agriculture
State Environmental Planning Policy No. 32 – Urban Consolidation (Redevelopment of Urban Land)
State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
State Environmental Planning Policy No. 44 – Koala Habitat
State Environmental Planning Policy No. 50 – Canal Estate Development
State Environmental Planning Policy No. 55 – Remediation of Land
State Environmental Planning Policy – (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy No. 62 – Sustainable Aquaculture
State Environmental Planning Policy No. 64 – Advertising and Signage
State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development
State Environmental Planning Policy – (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy – (Infrastructure) 2007
State Environmental Planning Policy – (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy – (Miscellaneous Consent Provisions) 2007
State Environmental Planning Policy – (Affordable Rental Housing) 2009
State Environmental Planning Policy – (Housing for Seniors or People with a Disability) 2004
State Environmental Planning Policy – (State and Regional Development) 2011

Deemed State Environmental Planning Policies (Deemed SEPPs)

Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment

This plan aims to preserve and protect and to encourage the restoration or rehabilitation of regionally significant sensitive natural environments, to preserve, enhance and protect the freshwater and estuarine ecosystems within the Catchment and to ensure that development achieves the environmental objectives for the Catchment.

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



Draft Local Environmental Plans (LEPs)

Not Applicable

Draft State Environmental Planning Policies (SEPPs)

Draft State Environmental Planning Policy (Competition) 2010

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

Liverpool Development Control Plan 2008 (as amended).

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

2. ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

Liverpool Local Environmental Plan 2008

- (a) Identity of the zone

R4 High Density Residential

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

Home-based child care; Home occupations

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

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dwelling houses; Educational establishments; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Kiosks; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Residential care facilities; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Serviced apartments; Shop top housing



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

Any development not specified in (b) or (c).

- (e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,

No development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land.

- (f) whether the land includes or comprises critical habitat
The land does not include or comprise critical habitat.

- (g) whether the land is in a conservation area (however described)

Land is not located in a Conservation Area.

- (h) whether an item of environmental heritage (however described) is situated on the land

No item of Environmental Heritage is situated on the land.

Note: Schedule 1 of the Liverpool Local Environmental Plan 2008 permits certain development which would otherwise be prohibited within a zone. In addition, Clause 7.18 of the Liverpool Local Environmental Plan 2008 may prohibit certain development due to potential for exposure to aircraft noise, despite the zone. Any additional information which may affect the permissibility of development on the land is provided below;

Additional Uses

Use of certain land at Moorebank in Zone R4

- (1) Schedule 1, Clause 7, of the Liverpool Local Environmental Plan 2008 applies to this land.
- (2) Development for the purposes of entertainment facilities and restaurants is permitted with consent if it is part of a mixed use development that contains multi dwelling housing.



2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Not Applicable

3. COMPLYING DEVELOPMENT

- (1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

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

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

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

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

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

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

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

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

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

- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

Not Applicable

- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.



Not Applicable

4. Coastal Protection Act 1979

There has been no notification from the Department of Public Works that the land is subject to the operation of Section 38 or 39 of the Coastal Protection Act, 1979.

4A Certain information relating to beaches and coasts

- (1) In relation to a coastal council—whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

Not Applicable

- (2) In relation to a coastal council:

- (a) whether the council has been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and
- (b) if works have been so placed—whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

Not Applicable

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

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

Not Applicable

5. Mine Subsidence

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

The land is not a mine subsidence district.

6. Road Widening and Road Realignment

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



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

The land is not affected by any road widening or road realignment.

7. Council and Other Public Authority Policies on Hazard Risk Restrictions

The policies applying to the land from Council and other Public Authorities regarding hazard risk restrictions is/are outlined below: -

- (a) Council Policy – Other Risks

Land Slip

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of land slip.

Bushfire

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate which restricts the development of the land because of the likelihood of bushfire.

Tidal Inundation

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of tidal inundation.

Subsidence

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of subsidence.

Acid Sulphate Soil

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of acid sulfate soil.



Other Risks

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of any other risk.

(b) Public Authority Policies

The land is not affected by a policy adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in the planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk.

7A. Flood Related Development Controls Information

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

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

Development on all of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings is not subject to flood related development controls.

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

Development on all of the land for any other purpose is not subject to flood related development controls.

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

8. Land Reserved for Acquisition

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

No environmental planning instrument or proposed environmental planning instrument applying to the land provides for the acquisition of the land by a public authority.

9. Contribution Plans

The name of each contribution plan applying to the land is/are outlined below: -

Liverpool Contributions Plan 2009

9A Biodiversity certified land

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

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

10. Bio banking agreements

If the land is land to which a bio banking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

The land is not land to which a biobanking agreement under part 7A of the *Threatened Species Conservation Act 1995* relates.

11. Bushfire Prone Land

None of the land is bush fire prone land as defined in the Environmental Planning and Assessment Act 1979.

12. Property Vegetation Plans

If the land is land to which a property vegetation plan under the Native Vegetation Act 2003 applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

The land is not land to which a property vegetation plan relates, as all land in the Liverpool Local Government Area is excluded from the operation of the *Native Vegetation Act 2003*.

13. Orders under Trees (Disputes Between Neighbours) Act 2006

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

Council has not been notified of an order made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

14. Directions under Part 3A

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

No such direction applies to the land.

15. Site Compatibility Certificates and Conditions for Seniors Housing

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

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

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

Council is not aware of a current site compatibility certificate (seniors housing) on the land

(b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

There have been no such terms imposed as a condition of consent to development on the land.

16. Site Compatibility Certificates for Infrastructure

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

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

Council is not aware of a current site compatibility certificate (infrastructure) on the land.

17. Site compatibility certificates and conditions for affordable rental housing

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



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

Council is not aware of a current site compatibility certificate (affordable rental housing) on the land.

- (2) A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land.

There have been no such terms imposed as a condition of consent to development on the land.

18. Paper subdivision information

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

No such plan applies to the land.

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

No subdivision order applies to the land

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

19. Site verification certificates

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

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

Council is not aware of a current site verification certificate on the land.

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

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

Not Applicable

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



Not Applicable

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

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

Not Applicable

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

Not Applicable

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

Not Applicable

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

Not Applicable

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

Not Applicable

Note. Section 26 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009 provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the council is provided with a copy of the exemption or authorisation by the Co-ordinator General under that Act.

No such exemption or authorisation applies to the land.



PART B
ADDITIONAL INFORMATION PROVIDED PURSUANT
TO SECTION 149(5) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

1. Threatened Species Conservation Act

It is advisable for any application intending to purchase and/or develop land within the Liverpool Local Government Area to approach Council to ascertain if the requirements of the Threatened Species Act, 1995 are likely to apply to their land.

If the land has native vegetation of any sort (ie trees, shrubs, ground covers etc), has recently been cleared or is vacant land, it may have impediments to development under the Threatened Species Act, 1995.

Enquiries should be directed to Council's Infrastructure and Environment Department on 1300 362 170.

2. Tree Preservation Provision

The land is subject to a tree preservation provision.

3. Controlled Access Road

The land does not have a boundary to a controlled access road.

4. Other Information in Relation to Water

Nil

5. Sydney Water Corporation

Nil

6. Foreshore Building Line

Nil

7. Contaminated Land

Nil

8. Airport Noise Affection

Badgerys Creek Airport

Nil



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PLANNING CERTIFICATE UNDER SECTION 149
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Cert. No.: 2053
Page No.: 14

- 9. **Airport Acquisition**
Nil

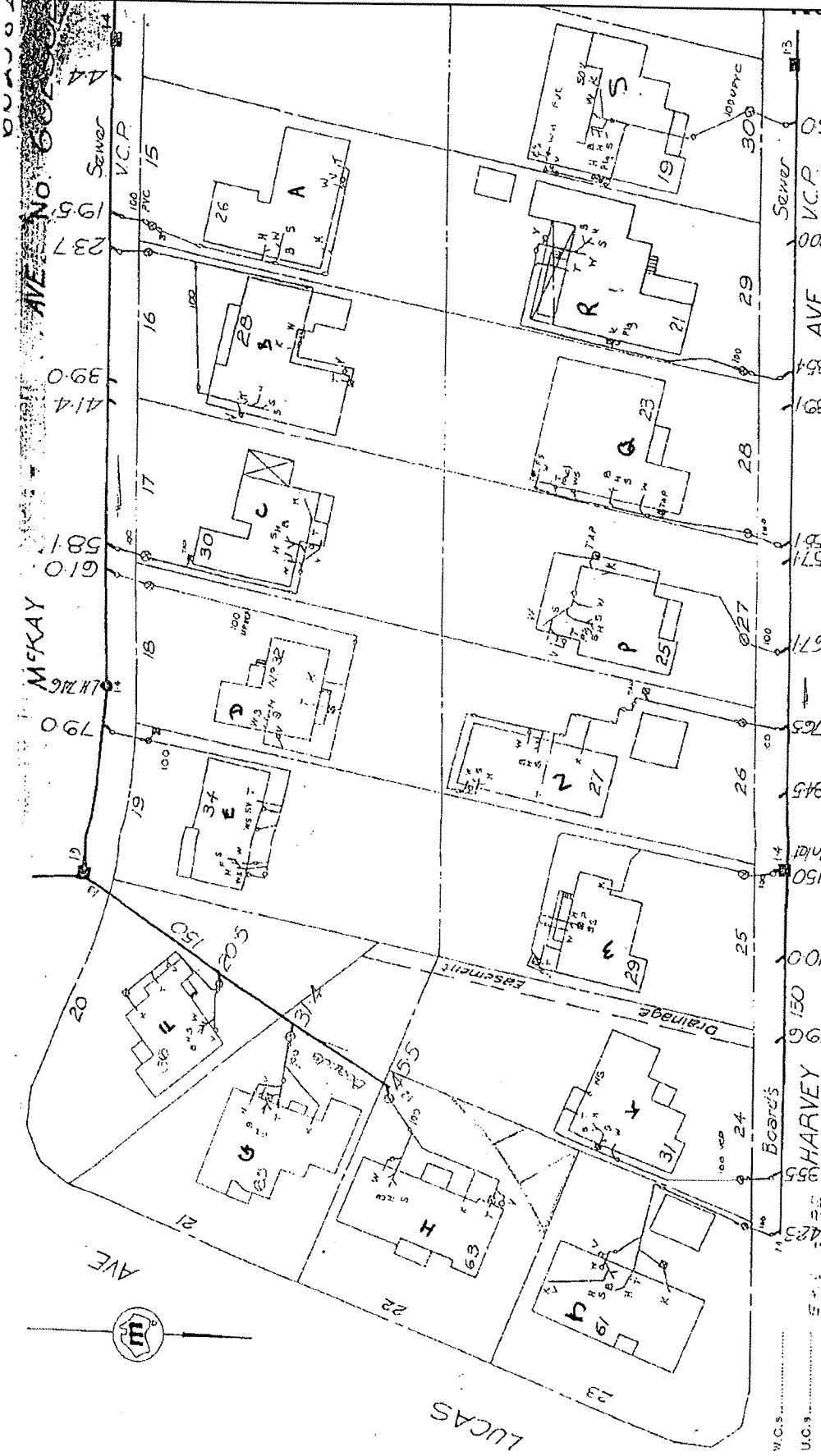
- 10. **Environmentally Significant Land**
Nil

- 11. **Archaeological Management Plan**
Nil

- 12. **Unhealthy Building Land Proclamation**
Nil

For further information, please contact
CALL CENTRE – 1300 36 2170

Bruce Macnee
Manager – Strategic Planning
Liverpool City Council



SEWERAGE SERVICE SHEET
Municipality of Liverpool

Scale 1:500
Distances/depths in metres;
pipe diameters in millimetres

SYMBOLS AND ABBREVIATIONS

Boundary Trap	IP	Insect Pipe
Inspection Shaft	MF	Misc Flap
Pit	T	Tubs
Grease Interceptor	X	Kitchen Sink
Gully	W	Water Closet
P Trap	B	Bath Waste
Reflex Valve	H	Handbasin
Cleaning Eye	S	Shower
Vertical Pipe	WIP	Wrought Iron Pipe
Vent Pipe	CIP	Cast Iron Pipe
Soil Vent Pipe	F	Floor Waste
Down Cast Cowl	M	Washing Machine

PLUMBING

Supervised by: _____ Date: _____

Inspector: _____

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.

BRANCH OFFICE

Date: _____

Chief Inspector: L.P.

Plumber: _____

Boundary Trap: _____

DRAINAGE

Supervised by: _____ Date: _____

Inspector: _____

Chief Inspector: _____

Tracing Checked: _____

W.C. _____
B.H. _____
Shr. _____
B.S. _____
X.S. _____
Tubs _____
Dge. Int. _____
Dge. Ext. _____

Lot 18, 7-2-79 Loc 15, 8/1-77

W.C.S. & D.B.
Municipality of Liverpool

Scale 1:500
Distances/depths in metres;
pipe diameters in millimetres

SYMBOLS AND ABBREVIATIONS

Boundary Trap	IP	Insect Pipe
Inspection Shaft	MF	Misc Flap
Pit	T	Tubs
Grease Interceptor	X	Kitchen Sink
Gully	W	Water Closet
P Trap	B	Bath Waste
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Vertical Pipe	WIP	Wrought Iron Pipe
Vent Pipe	CIP	Cast Iron Pipe
Soil Vent Pipe	F	Floor Waste
Down Cast Cowl	M	Washing Machine

PLUMBING

Supervised by: _____ Date: _____

Inspector: _____

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.

BRANCH OFFICE

Date: _____

Chief Inspector: L.P.

Plumber: _____

Boundary Trap: _____

DRAINAGE

Supervised by: _____ Date: _____

Inspector: _____

Chief Inspector: _____

Tracing Checked: _____

W.C. _____
B.H. _____
Shr. _____
B.S. _____
X.S. _____
Tubs _____
Dge. Int. _____
Dge. Ext. _____

Lot 18, 7-2-79 Loc 15, 8/1-77

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