

26 July 2023

Our Ref: Certificate No. 73338  
Contact: Customer Service 1300 581 299

HC Lawyers  
Level 8 67 Castlereagh St  
SYDNEY NSW 2000

Dear Sir/Madam

Following is your planning certificate issued under section 10.7 (2) of the Environmental Planning and Assessment Act 1979.

This Section 10.7 Certificate has been issued by Bayside Council. Information contained within this Certificate is based on data from Council's records as they existed at the date of this Certificate.

Should you have any enquiries, please contact the Council's Customer Service Centre on 1300 581 299.

## SECTION 10.7 PLANNING CERTIFICATE

(under section 10.7 of the Environmental Planning and Assessment Act 1979)

### ISSUED TO:

HC Lawyers  
Level 8 67 Castlereagh St  
SYDNEY NSW 2000

Council: Bayside  
County: Cumberland  
Parish: St George

Fee: 67.00  
Receipt No: 5325575  
Receipt Date: 25 July 2023  
Your Ref: 23108:78206


### PROPERTY: 116 HIGH STREET, MASCOT NSW 2020

Lot 20 DP 771708

FI

Assessment No: 58959

Date: 26 July 2023



For  
Meredith Wallace  
General Manager

**Rockdale Customer Service Centre**  
444-446 Princes Highway  
Rockdale NSW 2216, Australia  
ABN 80 690 785 443

**Eastgardens Customer Service Centre**  
Westfield Eastgardens  
152 Bunnerong Road  
Eastgardens NSW 2036, Australia  
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**Postal address:** PO Box 21, Rockdale NSW 2216



**Telephone Interpreter Services - 131 450**

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**Notes:** (1) Where this certificate refers to a specific allotment (or allotments) within a strata plan the certificate is issued for the whole of the land within the strata plan, not just the specific allotment or allotments referred to, and any information contained in the certificate may relate to the whole or any part of the strata plan.

## **1 Names of relevant planning instruments and development control plans**

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

Bayside Local Environmental Plan 2021

|   |   |
|---|---|
| State Environmental Planning Policy No 65 | Design Quality of Residential Apartment Development |
| State Environmental Planning Policy       | (Building Sustainability Index: BASIX) 2004         |
| State Environmental Planning Policy       | (Exempt and Complying Development Codes) 2008       |
| State Environmental Planning Policy       | (Housing) 2021                                      |
| State Environmental Planning Policy       | (Biodiversity and Conservation) 2021                |
| State Environmental Planning Policy       | (Resilience and Hazards) 2021                       |
| State Environmental Planning Policy       | (Transport and Infrastructure) 2021                 |
| State Environmental Planning Policy       | (Industry and Employment) 2021                      |
| State Environmental Planning Policy       | (Resources and Energy) 2021                         |
| State Environmental Planning Policy       | (Precincts – Eastern Harbour City) 2021             |
| State Environmental Planning Policy       | (Planning Systems) 2021                             |

Bayside Development Control Plan 2022

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

No draft Environmental Planning Instrument applies to the land.

No draft Development Control Plan applies to the land.

### **(3) Subsection (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if—**

- (a) it has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or**
- (b) for a proposed environmental planning instrument—the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.**

### **(4) In this section—**

***proposed environmental planning instrument*** means a draft environmental planning instrument and includes a planning proposal for a local environmental

plan.

## **2 Zoning and land use under relevant planning instruments**

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described—

- (a) the identity of the zone, whether by reference to—
  - (i) a name, such as “Residential Zone” or “Heritage Area”, or
  - (ii) a number, such as “Zone No 2 (a)”,
- (b) the purposes for which development in the zone—
  - (i) may be carried out without development consent, and
  - (ii) may not be carried out except with development consent, and
  - (iii) is prohibited,

The following zone or zones apply under the environmental planning instrument or draft environmental planning instrument referred to in section 1(1):

### **Zone E3 Productivity Support**

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

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
  - To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
  - To promote redevelopment that is likely to contribute to the locality, including by improving the visual character of the locality, improving access and parking, reducing land use conflicts and increasing amenity for nearby residential development.
  - To encourage uses in arts, technology, production and design sectors. To promote businesses along main roads and to encourage a mix of compatible uses.

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

Home occupations

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

Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Landscaping material supplies; Light industries; Local distribution premises;

Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Rural supplies; Service stations; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

#### **4 Prohibited**

Advertising structures; 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; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations (sex services); Industries; Jetties; Marinas; Moorings; Mooring Pens; Open cut mining; Port facilities; Registered clubs; Residential accommodation; Restricted premises; Retail premises; Rural industries; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities

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

#### **39 Use of certain land in Zone E3**

- (1) This clause applies to land in Zone E3, identified as “39” on the Additional Permitted Uses Map.
- (2) Development for the purposes of waste or resource transfer stations is permitted with development consent.

#### **43 Use of certain land in Zones E1 and E3**

- (1) This clause applies to land in Zones E1 and E3, identified as “43” on the Additional Permitted Uses Map.
- (2) Development for the purposes of tourist and visitor accommodation is permitted with development consent.

#### **44 Use of certain land in Zone E3**

- (1) This clause applies to land in Zone E3, identified as “44” on the Additional Permitted Uses Map.
- (2) Development for the purposes of advertising structures is permitted with development consent.

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

**No development standards apply** to the land that fixes minimum land dimensions for the erection of a dwelling house.

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**Note:** The above information does not imply that the erection of a dwelling-house is necessarily permissible on the land to which this certificate applies. Refer to the relevant local environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.

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

The land **is not** in an area of outstanding biodiversity value.

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

The land **is not** in a conservation area.

- (g) **whether an item of environmental heritage, however described, is located on the land.**

There is **no such item** situated on the land.

### 3 Contributions plans

- (1) **The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.**

City of Botany Section 7.11 Development Contributions Plan 2016 City of

Botany Bay Section 94A Development Contributions Plan 2016

**Note:** For a copy of the plans please access Bayside Council's website at [www.bayside.nsw.gov.au](http://www.bayside.nsw.gov.au).

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**Note:** If land is within the former Rockdale City Local Government Area, the *Rockdale Section 94 Contributions Plan (Amendment No 4)* and *Rockdale Section 94 Contributions Plan 1998* will continue to apply to all Development Applications and applications for Complying Development Certificates made prior to 1 June 2004.

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- (2) **If the land is in a special contributions area under the Act, Division 7.1, the name of the area.**

A Special Infrastructure Contributions Plan **does not apply** to the land.

### 4 Complying development

- (1) **If the land is land on which complying development may be carried out under**

each of the complying development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.17A(1)(c)–(e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

- (2) If complying development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.
- (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) a restriction applies to the land, but it may not apply to all of the land, and
  - (b) 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.
- (4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

#### **Housing Code**

Complying development **may not** be carried out on the land in accordance with the above code for the following reason/s:

All of the land is located in the 25 ANEF (Australian Noise Exposure Forecast) contour or a higher ANEF contour. However, this restriction does not apply to development that is:

- (i) the erection of ancillary development, attached development or detached development,  
or
- (ii) the alteration of, or an addition to, ancillary development, attached development or detached development.

#### **Inland Code**

Complying development **may not** be carried out on the land in accordance with the above code for the following reason/s:

All of the land is located in the 25 ANEF (Australian Noise Exposure Forecast) contour or a higher ANEF contour. However, this restriction does not apply to development that is:

- (i) the erection of ancillary development, attached development or detached development,  
or
- (ii) the alteration of, or an addition to, ancillary development, attached development or detached development.

#### **Low Rise Housing Diversity Code**

Complying development **may not** be carried out on the land in accordance with the above code for the following reason/s:

All of the land is located in the 25 ANEF (Australian Noise Exposure Forecast) contour or a higher ANEF contour. However, this restriction does not apply to development that is:

- (i) the erection of ancillary development, attached development or detached development,  
or
- (ii) the alteration of, or an addition to, ancillary development, attached development or detached development.

#### **Rural Housing Code**

Complying development **may not be** carried out on the land in accordance with the above code for the following reason/s:

All of the land is located in the 25 ANEF (Australian Noise Exposure Forecast) contour or a higher ANEF contour. However, this restriction does not apply to development that is:

- (i) the erection of ancillary development, attached development or detached development, or
- (ii) the alteration of, or an addition to, ancillary development, attached development or detached development.

#### **Greenfield Housing Code**

Complying development **may not be** carried out on the land in accordance with the above code for the following reason/s:

All of the land is located in the 25 ANEF (Australian Noise Exposure Forecast) contour or a higher ANEF contour. However, this restriction does not apply to development that is:

- (i) the erection of ancillary development, attached development or detached development, or
- (ii) the alteration of, or an addition to, ancillary development, attached development or detached development.

#### **Industrial and Business Buildings Code**

Complying development **may be** carried out on the land under the above code.

#### **Housing Alterations Code**

Complying development **may be** carried out on the land under the above code.

#### **General Development Code**

Complying development **may be** carried out on the land under the above code.

#### **Industrial and Business Alterations Code**

Complying development **may be** carried out on the land under the above code.

#### **Container Recycling Facilities Code**

Complying development **may be** carried out on the land under the above code.

#### **Subdivisions Code**

Complying development **may be** carried out on the land under the above code.

#### **Demolition Code**

Complying development **may be** carried out on the land under the above code.

#### **Fire Safety Code**

Complying development **may be** carried out on the land under the above code.

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#### **Notes:**

- (1) If a reference is made to "part of the land", Complying Development **may be** carried out on the portion of the land not subject to such a restriction.
  - (2) This certificate only addresses matters raised in Clause 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1)(c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. It is your responsibility to ensure that you comply with any other general requirements of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
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## **5 Exempt development**

- (1) **If the land is land on which exempt development may be carried out under each of the exempt development codes under *State Environmental Planning Policy***



*(Exempt and Complying Development Codes) 2008, because of that Policy, clause 1.16(1)(b1)–(d) or 1.16A.*

- (2) If exempt development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.
- (3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that—
  - (a) a restriction applies to the land, but it may not apply to all of the land, and
  - (b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.
- (4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

#### **General Exempt Development Code**

Exempt development **may be** carried out on the land under the above code.

#### **Advertising and Signage Exempt Development Code**

Exempt development **may be** carried out on the land under the above code.

#### **Temporary Uses and Structures Exempt Development Code**

Exempt development **may be** carried out on the land under the above code.

## **6 Affected building notices and building product rectification orders**

- (1) Whether the council is aware that—
  - (a) an affected building notice is in force in relation to the land, or
  - (b) a building product rectification order is in force in relation to the land that has not been fully complied with, or
  - (c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.
- (2) In this section—

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

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

Council **is not aware of an issue** of a notice of intention or order pertaining to building product rectification works (Building Products Safety Act 2017).

## **7 Land reserved for acquisition**

**Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.**

The land **is not affected** by any provision in an environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument that provides for

the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

## **8 Road widening and road realignment**

**Whether the land is affected by road widening or road realignment under—**

### **(a) the *Roads Act 1993*, Part 3, Division 2, or**

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

### **(b) An environmental planning instrument, or**

The land **is not affected by** any road widening or road realignment under any environmental planning instrument.

### **(c) A resolution of the council**

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

## **9 Flood related development controls**

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

The land or part of the land **is not** within the flood planning area and **is not** subject to flood related development controls.

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

The land or part of the land **is not** between the flood planning area and the probable maximum flood and **is not** subject to flood related development controls.

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#### **Note:**

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

(2) Council is not in a position to identify whether the information provided under section 9 relates to a current or future hazard as defined in Planning Circular PS 14-003.

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### **(3) In this section—**

***flood planning area* has the same meaning as in the Floodplain Development Manual.**

***Floodplain Development Manual* means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.**

***probable maximum flood* has the same meaning as in the Floodplain Development Manual.**

**10 Council and other public authority policies on hazard risk restrictions**

- (1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.
- (2) In this section—  
*adopted policy* means a policy adopted—
  - (a) by the council, or
  - (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

Clause 6.1 of the Bayside Local Environmental Plan 2021 - Acid Sulfate Soils

Bayside Development Control Plan 2022 – provisions of Section 3.11 - Contamination

**11 Bush fire prone land**

- (1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.
- (2) If none of the land is bush fire prone land, a statement to that effect.

The land **is not** bush fire prone land.

**12 Loose-fill asbestos insulation**

If the land includes residential premises, within the meaning of the *Home Building Act 1989*, Part 8, Division 1A, that are listed on the Register kept under that Division, a statement to that effect.

The land **is not** so listed.

**13 Mine subsidence**

Whether the land is declared to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

The land **is not** so proclaimed.

**14 Paper subdivision information**

- (1) The name of a development plan adopted by a relevant authority that –
  - (a) applies to the land, or
  - (b) is proposed to be subject to a ballot.
- (2) The date of a subdivision order that applies to the land.
- (3) Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.

The land **is not** so affected.

**15 Property vegetation plans**

If the land is land in relation to which a property vegetation plan is approved and in force under the *Native Vegetation Act 2003*, Part 4, 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 applies.

**16 Biodiversity stewardship sites**

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the *Biodiversity Conservation Act 2016*, Part 5, a statement to that effect, but only if the council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.

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

The land **is not** subject to any such agreement.

**17 Biodiversity certified land**

If the land is biodiversity certified land under the *Biodiversity Conservation Act 2016*, Part 8, a statement to that effect.

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

The land **is not** biodiversity certified land.

**18 Orders under *Trees (Disputes Between Neighbours) Act 2006***

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

The land **is not** subject to such an order.

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

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

(2) In this section—  
*existing coastal protection works* has the same meaning as in the *Local Government Act 1993*, section 553B.

**Note—** Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existed before 1 January 2011.

The land **is not** subject to annual charges.

## 20 Western Sydney Aerotropolis

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

- (a) in an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, section 4.17, or
- (b) shown on the Lighting Intensity and Wind Shear Map, or
- (c) shown on the Obstacle Limitation Surface Map, or
- (d) in the “public safety area” on the Public Safety Area Map, or
- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.

The land **is not** subject to the *State Environmental Planning Policy (Precincts—Western Parkland City) 2021*, Chapter 4.

## 21 Development consent conditions for seniors housing

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

The land **is not** subject to any such statement.

## 22 Site compatibility certificates and development consent conditions for affordable rental housing

- (1) Whether there is a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate—
  - (a) the period for which the certificate is current, and
  - (b) that a copy may be obtained from the Department.

The land **is not** subject to any such certificate.

- (2) If *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, section 21(1) or 40(1).

The land **is not** subject to any such statement.

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

The land **is not** subject to any such statement.

- (4) In this section—  
*former site compatibility certificate* means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

**Section 59(2) Contaminated Land Management Act 1997**

**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; and

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

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**[End of information under section 10.7 (2)]**

## IMPORTANT NOTICE TO PURCHASERS

### ALTERATIONS AND ADDITIONS TO BUILDINGS

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Purchasers are reminded that it is necessary to obtain development consent from the Council prior to carrying out any building alterations or additions, including brick reskinning, replacing windows or internal alterations, or for the demolition of any building, unless the proposed work is specifically exempted by *Bayside Local Environmental Plan 2021* or *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. All other building work does require the Council's approval.

Should you require any information or advice for any building work that you propose to undertake please contact the Council's Customer Service Centre on 1800 581 299.

## LIST OF MATTERS ON WHICH ADVICE WILL BE PROVIDED BY THE COUNCIL UNDER SECTION 10.7 (5)

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The Council will provide advice on the following additional matters not included in this Planning Certificate under section 10.7 (2) upon application for a full certificate and payment of the \$167 fee. The Council cannot issue advice under section 10.7 (5) separately.

- A Whether or not the Council has information which would indicate that the land is subject to the risk of flooding or tidal inundation for a 1% annual exceedance probability (AEP) (1 in 100 year) event.
- B Whether or not the Council has information which would indicate that the land is subject to slip or subsidence.
- C Whether or not the land is in the vicinity of a heritage item or heritage conservation area identified in an environmental planning instrument or a proposed heritage item or proposed heritage conservation area identified in a draft Local Environmental Plan.
- D Whether or not a planning agreement entered into under Subdivision 2 of Division 7.1 of Part 7 of the Environmental Planning and Assessment Act 1979 currently applies to the land (but only if, where the Council is not a party to the agreement, information about the agreement has been provided to the Council)
- E Details of the Annual Noise Exposure Forecast (ANEF) applying to the land
- F Information that indicates whether or not any additional hazards exist for which no policy of Council exists to restrict development
- G Restrictions of the use of groundwater contained within the Botany Sands Aquifer
- H Other policies that may be applicable to the land