

[REDACTED]

From: PPO Engagement [REDACTED] >
Sent: Friday, 14 February 2020 1:35 PM
To: [REDACTED]
Subject: FW: Webform submission from: Western Sydney Aerotropolis Planning Package

From: [REDACTED]] On Behalf Of DPE PS ePlanning Exhibitions Mailbox
Sent: Monday, 20 January 2020 8:55 AM
To: PPO Engagement [REDACTED] >
Subject: FW: Webform submission from: Western Sydney Aerotropolis Planning Package

From: [REDACTED]
Sent: Thursday, 16 January 2020 10:14 PM
To: DPE PS ePlanning Exhibitions Mailbox <[REDACTED]>
Subject: Webform submission from: Western Sydney Aerotropolis Planning Package

Submitted on Thu, 16/01/2020 - 22:04
Submitted by: Anonymous
Submitted values are:
Submission Type:I am making a personal submission
First Name: Abdul
Last Name: Jalil
Name Withheld: No
Email: [REDACTED]
Suburb/Town & Postcode: Kemps Creek 2178
Submission file:
[section-149-certificate---](#) [REDACTED]

Submission: I purchased the subject property in early 2014. The contract paper provided to me included Section 149 certificate issued by Liverpool Council on 6th November 2013. The item 7A Flood Related Development Control Information unambiguously certified that my property is not subject to flood related development controls (based on 1 in 100 flood). I also researched further and found this document SEPP_SRGC_SW_DVC_007_020_20130201.pdf which clearly identified my land is not flood affected. The South Creek Floodplain Risk Management Study and Plan 2004 also did not report [REDACTED] as flood burdened. Based on the above authenticated information, I invested on this property to secure my and my family future. Contrary to all the above authenticated information, surprisingly, Liverpool ePlanning map shows 45% of my land are now subject to medium to high flood risk which is unfounded. Based on this map, WS Aerotropolis 2019 draft plan published this month included the major portion of my property in the proposed Environment and Recreation zone. I, therefore, request you to relieve my property [REDACTED] [REDACTED] Kemps Creek NSW 2178 from flood burden and update the Liverpool ePlanning map immediately.

URL: <https://pp.planningportal.nsw.gov.au/draftplans/exhibition/western-sydney-aerotropolis-planning-package>

1. Names of Relevant LEP's, DCP's, REPs, and SEPPs

- (1)(a)** The names of each local environment plan and deemed environmental planning instrument applying to the land is/are listed below: -

Name of Instrument: Liverpool Local Environmental Plan 2008
Name of Zone: RU4 Primary Production Small Lots

(1)(b) Draft Local Environmental Plan(s)

The names of each draft Local Environmental Plan applying to the land that has been placed on exhibition under section 66(1)(b) of the Act, is/are listed below: -

Name of Draft Instrument: Nil
Name of Zone: Nil

(1)(c) Development Control Plan(s) under Section 72

The names of each Development Control Plan applying to the land has been prepared by the council under section 72 of the Act is/are listed below: -

Liverpool Development Control Plan 2008 (as amended).

Development Control Plan(s) under Section 51A

The names of each Development Control Plan applying to the land that has been prepared by the Director-General under section 51A of the Act are listed as follows: -

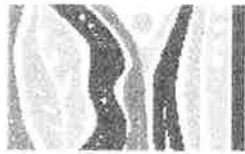
Nil

(2)(a) Regional Environmental Plan(s)

The names of each Regional Environmental Plan applying to the land is/are listed below:

Sydney Regional Environmental Plan No. 20 – Hawkesbury – Nepean River (No. 2 – 1997)
This plan applies to all the land within the Hawkesbury – Nepean River catchment. This plan aims to protect the environment of the Hawkesbury – Nepean River system by ensuring that the impacts of future land uses are considered in regional context. The plan provides specific planning policies and strategies and development controls for specific land use.

(2)(b) Draft Regional Environmental Plan(s)



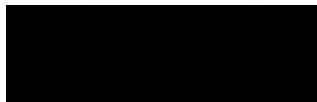
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**PLANNING CERTIFICATE UNDER SECTION 149
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Ref.: POST
Ppty: 21207

Cert. No.: 2427
Page No.: 1

Applicant:



Receipt No.: 2594160
Receipt Amt.: 53.00
Date: 06-Nov-2013

Property Desc: [REDACTED] KEMPS CREEK NSW 2178
[REDACTED]

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.

Section (1)(a) of this Planning Certificate.

- (b) The purposes for which the plan or instrument provides that development may be carried out within the zone without the need for development consent is/are detailed in the Liverpool Local Environmental Plan 2008: -

See Part 2 (Permitted or prohibited development), Part 3 (Exempt and complying development), and Schedule 2 (Exempt development) of Liverpool Local Environmental Plan 2008.

- (c) The purposes for which the plan or instrument provides that development may not be carried out within the zone except with development consent is/are detailed in the Liverpool Local Environmental Plan 2008: -

See Part 2 (Permitted or prohibited development), Part 3 (Exempt and complying development), Schedule 1 (Additional uses) and Schedule 3 (Complying development) of Liverpool Local Environmental Plan 2008.

- (d) The purposes for which the plan or instrument provides that development is/are prohibited within the zone are detailed in the Liverpool Local Environmental Plan 2008: -

See Part 2 (Permitted or prohibited development) of Liverpool Local Environmental Plan 2008.

Should you require further information about development standards and restrictions on development for any particular purpose or any purpose that may have an effect of prohibiting development, it is recommended that you consult the State Environmental Planning Policy (Sydney Region Growth Centres (2006) and/or Liverpool Local Environmental Plan 2008 and/or Liverpool Growth Centres Precincts Development Control Plan.

- (e) **Dwelling House**

The development standards applying to the land that fix minimum land dimensions for the erection of a dwelling house on the land is/are listed below: -

The land's dimensions (when considered in isolation) are such as to permit the erection of a dwelling house on the land.



The names of each draft Regional Environmental Plan applying to the land that has been placed on exhibition under section 47(b) of the Act is/are listed below:

Nil

(3)(a) State Environmental Planning Policy(s)

The names of each State Environmental Planning Policy applying to the land are listed below: -

State Environmental Planning Policy No. 6 – Number of Storeys in a Building
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. 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 – (Major Development) 2005
State Environmental Planning Policy – (Infrastructure) 2007
State Environmental Planning Policy – (Mine, Petrol Prod and Extractive Ind) 2007
State Environmental Planning Policy – (Temporary Structures and Places Public Entertainment) 2007
State Environmental Planning Policy – (Rural Lands) 2008
State Environmental Planning Policy (State and Regional Development) 2011

(3)(b) Draft State Environmental Planning Policy(s)

The names of each draft State Environmental Planning Policy applying to the land that has been publicised as referred to in section 39(2) of the Act are listed below: -

Nil

2. ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

(a) The identity of the zone, whether by reference to a name or by reference to a number is/are listed in: -

Mine Subsidence Compensation Act, 1961.

6. Road Widening and Road Realignment

The provisions applying to the land that relate to road widening or road realignment is/are outlined below: -

The land is not affected by any road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993, any environmental planning instrument or any resolution of the Council.

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

The land is not affected by a policy adopted by Council that restricts the development of the land because of the likelihood of land slip, tidal inundation, subsidence, acid sulphate soils or any other risk.

However, the land is affected by the *Rural Fires Act 1997* that restricts the development of the land because of the likelihood of bushfire.

(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

1. Development on the subject land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings is not subject to flood related development controls (provided that each development is permissible on the land with or without development consent). It is noted however that the land is subject to the PMF (Probable Maximum Flood).
2. Development on the subject land for any purpose may be subject to flood related development controls as the land is subject to the PMF (Probable Maximum Flood).
3. The expressions “dwelling houses,” “dual occupancies,” “multi dwelling housing” and



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(f) Critical Habitat

The provisions applying to the land that relate to critical habitat is/are outlined below:-

The land is subject to the provisions of Clause 5.9 of the Liverpool Local Environmental Plan 2008. The clause relates to the preservation of trees or Vegetation on the land.

The land is subject to the provisions of Clause 7.6 of the Liverpool Local Environmental Plan 2008. The clause relates to additional considerations given to development on environmentally significant land.

The land does not include or comprise critical habitat.

(g) Conservation Area

The provisions applying to the land that relate to a conservation areas is/are outlined below: -

Land is not located in a Conservation Area.

(h) Environmental Heritage

The provisions applying to the land that relate to an item of environmental heritage is/are outlined below: -

An item of Environmental Heritage is not situated on the land.

3. COMPLYING DEVELOPMENT

Complying development under the Rural Housing Code may be carried out on the land in circumstances where the Bushfire Affected Level or Bushfire Flame Zone has been determined. Complying development under the Housing Internal Alterations Code may be carried out on the land.

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

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.

5. Mine Subsidence

The land is not within an area proclaimed to be a mine subsidence district within the meaning of the



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

There has been no notification that the land subject of this certificate is affected by an order to carry out work in relation to a tree on the land under the Trees (Disputes Between Neighbours Act 2006).

14. Directions under Part 3A

There has been no notification of 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 stage of a project on the land under Part 4 of the Act does not have effect.

15. Site Compatibility Certificates and Conditions for Seniors Housing

There has been no notification of a current site compatibility certificate issued under clause 25 of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land.

16. Site Compatibility Certificates for Infrastructure

There has been no notification of a valid site compatibility certificate for the land subject of this certificate issued under clause 19 of the State Environmental Planning Policy (Infrastructure) 2007.

17. Site Compatibility Certificates and Condition for Affordable Rental Housing

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

Mrs T. O'Brien
Manager - Strategic Planning
Liverpool City Council

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

“residential flat buildings” as used in clauses (1) and (2) above have the same meanings as in the instrument set out in the State Environmental Planning Policy (Sydney Region Growth Centres) 2006, Growth Centres Development Control Plan, Liverpool Local Environmental Plan 2008 and/or Liverpool Precincts Development Control Plan but do not include development for the purposes of “group homes” or “seniors housing”.

8. Land Reserved for Acquisition

The provisions applying to the land that relate to acquisition of the land by a public authority is/are listed below: -

Nil

Liverpool Local Environmental Plan 2008 applies to the land and does not provide for the acquisition of the land by a public authority, as referred to in Section 27 of the Act.

9. CONTRIBUTION PLANS

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

Liverpool Contributions Plan 2009

9A. Biodiversity Certificate Lands

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

10. Matters arising to the Contaminated Land Management Amendment Act 2009 (NSW)

Nil

11. Bushfire Prone Land

Part of the land subject to this certificate is bushfire prone land as defined in the Environmental Planning and Assessment Act 1979.

12. Property Vegetation Plans

The provisions applying to the land that relate to property vegetation plans is/are listed below:-

The land subject to this certificate is not affected by the Native Vegetation Act 2003 as defined in the Environmental Planning and Assessment Act 1979.

SEWERAGE SERVICE DIAGRAM

No. 860077

Municipality of Liverpool

SYMBOLS AND ABBREVIATIONS

- ☐ Boundary Trap
☐ Inspection Shaft
☐ Pit
☐ GI Grease Interceptor
☐ Gully
☐ PT P Trap

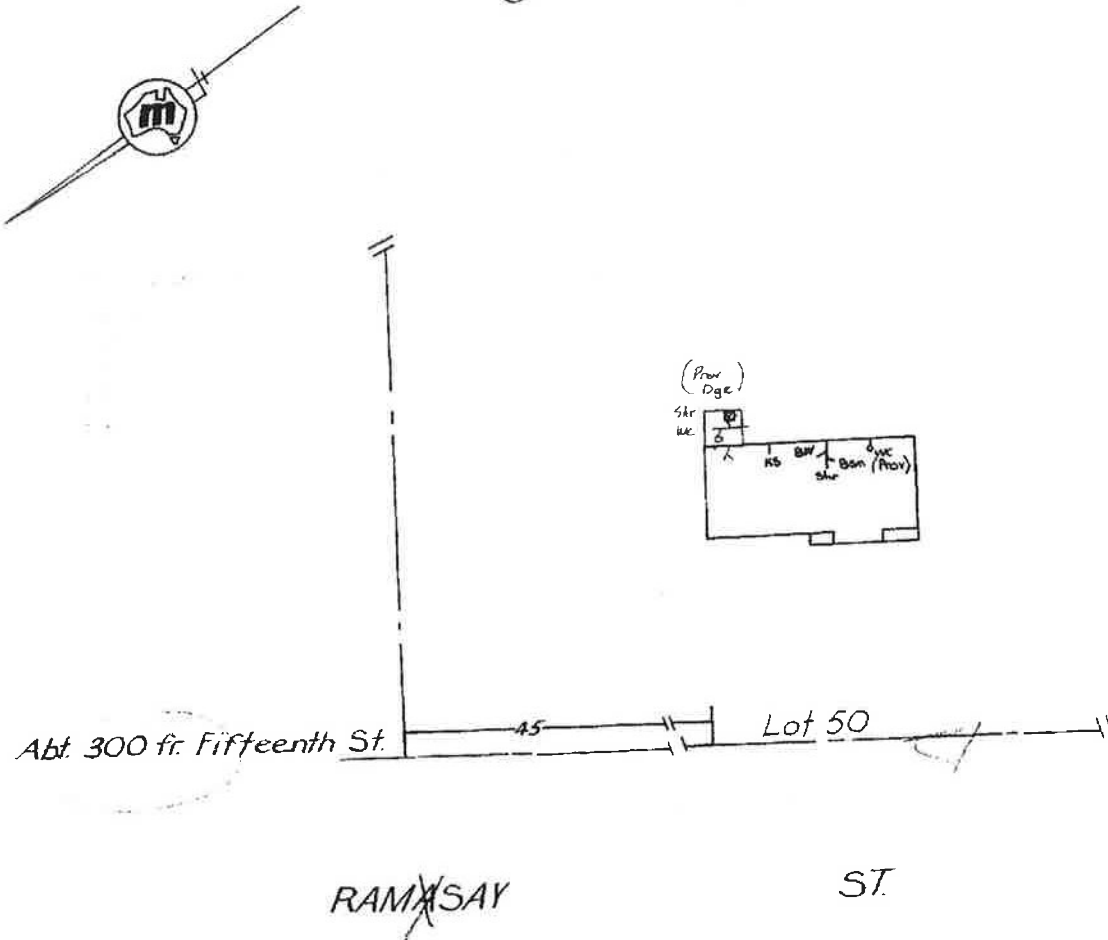
- ☐ RV Reflux Valve
☐ Cleaning Eye
☐ VERT Vertical Pipe
☐ VVP Vent Pipe
☐ SVP Soil Vent Pipe
☐ DCC Down Cast Cowl
☐ IP Induct Pipe
☐ MF Mica Flap
☐ T Tubs
☐ KS Kitchen Sink
☐ WC Water Closet
☐ BW Bath Waste

- Bsn Basin
 Shr Shower
 WIP Wrought Iron Pipe
 CIP Cast Iron Pipe
 FW Floor Waste
 WM Washing Machine

NO 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.

Plumbing not Supervised



RATE No. W.C.s.

SHEET No. 7281 U.C.s.

Scale 1 : 500

For House Services Engineer

DRAINAGE		BRANCH OFFICE		PLUMBING	
W.C.	Supervised by	Date		Supervised by	Date
Bth.					
Shr.		Date			
Bsn.	Inspector	Outfall	HL LL	Inspector	
K.S.	Examined by	Drainer		1336 497	
T.		Plumber			
Plg.	Chief Inspector	Boundary Trap			
Dge. Int.		is/is not required			
Dge. Ext.	Tracing Checked				

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

