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DEPARTMENT OF PLANNING,
INDUSTRY AND ENVIRONMENT

**PRELIMINARY SITE
INVESTIGATION**

SPECIAL ACTIVATION
PRECINCT, PARKES

wsp

JULY 2019

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Preliminary Site Investigation Special Activation Precinct, Parkes

Department of Planning, Industry and Environment

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ABBREVIATIONS

ACM	Asbestos containing materials
AEI	Area of Environmental Interest
ASS	Acid sulfate soils
BTEX	Benzene, toluene, ethylbenzene and total xylenes
CEMP	Construction environmental management plan
CLM	Contaminated land management
DP	Deposited plan
DPIE	Department of Environment and Planning
DQI	Data quality indicators
DQO	Data quality objectives
DSI	Detailed site investigation
EPA	Environmental Protection Authority
LEP	Local environmental plan
mAHD	metres relative to Australian Height Datum
mBGL	metres below ground level
NEPM	National Environment Protection Measure
OCF	Organochlorine pesticide
OPP	Organophosphorus pesticide
PAH	Polycyclic aromatic hydrocarbon
PCB	Polychlorinated biphenyl
PFAS	Perfluoroalkyl Sulfonate
POEO	Protection of Environment Operations
PSI	Preliminary site investigation
SOE	State of the Environment
TRH	Total Recoverable Hydrocarbon
UXO	Department of Defence unexploded ordnance

1 INTRODUCTION

1.1 BACKGROUND

WSP Australia Pty Ltd (WSP) was engaged by the Department of Planning, Industry and Environment (DPIE) to conduct a preliminary site investigation (PSI) to inform the establishment of the Parkes Special Activation Precinct (SAP) at Parkes, NSW. The objective of the SAP is to deliver a 20 year vision for job creation and economic development in the area. The Parkes SAP has been selected because of the economic opportunities from the construction of Inland Rail, the junction of the Perth/Adelaide rail corridor and its proximity to Henry Parkes Way and Newell Highway.

The investigation area associated with this assessment comprises an area of over 5,600 hectares (illustrated in Appendix A, Figure 1) which is predominately agricultural land however also includes freight and logistics, solar farms and a quarry. The development of the SAP allows government to fast track planning for the precinct and provide streamline environmental approvals.

The purpose of this PSI is to determine potential contamination sources, historical or current, that may impact on any future developments which may occur during the implementation of the SAP and to help with the development of a structure plan for the precinct.

1.2 OBJECTIVES

The objective of the PSI is to identify potential areas of environmental interest (AEI) which will assist in identifying construction limitations/constraints within the investigation area with respect to contamination. The specific objectives of the PSI are to:

- identify and document current and historical land uses to identify potential sources of contamination and associated contaminants of concern, potentially affected media and potential human and ecological receptors
 - assess contamination risk from a future development viewpoint
 - prepare a report in accordance with NSW Environmental Protection Agency (EPA), 2011 *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites*, detailing the findings of the PSI
 - based on the findings identify any contamination issues and provide recommendation for further investigations (if required).
-

1.3 SCOPE OF WORKS

The following scope of works was completed for this PSI:

- completion of a desktop review of regional environmental setting and historical information comprising:
 - physical site setting information such as topography, geology, hydrology, salinity, hydrogeology, and potential sensitive receptors on or near the investigation area
 - review of information available from Parkes Shire Council
 - regulatory notices or records relating to potential contamination on the site issued by the NSW EPA
 - historical aerial photographs for investigation area and surrounds
 - review historical investigation reports for the investigation area (where available)
 - an overview of neighbouring properties to identify the presence and proximity of sensitive receptors which could be significantly impacted upon by the project
 - online search of the Department of Defence unexploded ordnance (UXO) database
 - review of Division 10.7 certificates (previously Section 149 planning certificate) of major parcels of land within the investigation area
- preparation of this PSI report.

2 DESKTOP INVESTIGATION

2.1 SITE SETTING

Details of the site investigation area and current operations have been interpreted from the desktop review and images available on Google Maps (<https://www.google.com.au/maps>), a site coach tour on 14 February 2019 and communications with the broader project team. No detailed site inspections formed part of this investigation.

Pertinent site details are provided in Table 2.1.

Table 2.1 Site details

ITEM	DETAILS
Area of alignment	The investigation area is broadly bounded by Henry Parkes Way and then the Narromine to Parkes railway to the north, Parkes Golf Course to the east, an unnamed road running off the Newell Highway to the south and an unnamed road that joins up to Henry Parkes Way to the west.
Local government area	Parkes
Zoning	The investigation area crosses multiple land use zones defined within the Parkes Local Environmental Plan 2012: <ul style="list-style-type: none">— RU1 – Primary Production— SP1 – Special Activities (Freight Transport)— SP2 – Infrastructure (Rail Corridor).
Current land use	<p>The investigation area is generally vacant and farming land with some detached residential dwellings located on rural properties scattered throughout the area.</p> <p>The SCT logistics train yard and the Pacific National logistics terminal (under construction) is located at the eastern end of the Orange to Broken Hill rail line which intersects the investigation area. South of the Parkes to Broken Hill rail line exists Westlime quarry. This area was formerly a gold mine and once gold operations slowed down the site transitioned to the current quarrying activities.</p> <p>Existing and approved solar farms are located in the north west corner of the investigation area. In the north-west corner of the investigation area is the Parkes 120 MVA substation.</p>
Proposed land uses	Developments focus on freight and logistics and agribusiness including abattoir and possible waste to energy.
Area of site investigation	<p>The investigation area is generally located to the west of Parkes, extending south west.</p> <p>The approximate extent of the investigation area is 5,600 hectares.</p>

ITEM	DETAILS
Surrounding land uses	<p>The areas around the investigation area contain a variety of land uses including:</p> <ul style="list-style-type: none"> — to the north, west and south the major land use is vacant and farming land with detached residential dwellings on rural properties scattered throughout — to the east is Parkes Golf Course and low to medium density residential developments which boarder the Parkes township — to the north-east is the township of Parkes where there is a mixture of low to medium density residential dwellings, commercial/industrial areas as well as parks and recreational spaces.
Environmental Features	<p>Agricultural activities are prevalent across the area and many farm dams scattered across the investigation area. No natural water ways exist inside the investigation area with the closest water ways being Ridgely Creek which runs along the western boundary and Goobang Creek to south of the investigation area.</p>

2.2 PHYSICAL / ENVIRONMENTAL SETTING

Table 2.2 Physical site setting

ITEM	DETAILS
Topography	<p>The investigation area topography varies across the investigation area but generally slopes to the west. Topographic grades of < 2% to 5% are anticipated across the project, with the higher grades situated around slopes and crests associated with the North Parkes volcanics.</p> <p>The investigation area lies at an elevation ranging from approximately 263 metres relative to Australian Height Datum (mAHD) in the west to 351 mAHD in the east.</p> <p>Source: Google Earth Pro – Accessed on 14 February 2019</p>
Hydrology	<p>The nearest major surface water body is Goobang Creek located approximately 1.25 km from the southern boundary of the investigation area. The creek flows generally west and eventually flows into the Lachlan River approximately 85 km west of the investigation area.</p> <p>Details of the climatic conditions in the region are presented in the WSP, 2019, <i>Groundwater Desktop Study, Special Activation Precinct, Parkes</i> (WSP 2019) report.</p> <p>Source – Google Maps https://www.google.com.au/maps/dir/ Accessed on 14 February 2019.</p>
Soil landscapes	<ul style="list-style-type: none"> — The project site covers a range of soil types that reflect the topography and the underlying geology of the region. — In the east of the site (topographically up gradient) the dominant soil landscape is the Parks Soil Landscape which comprises soils developed on the foot slopes and side slopes of Ordovician (485 to 41 million years old) metasediments. — The soils formed on the upper slopes of the Parks Soil Landscape are typically shallow to moderately deep (<60 cm) moderately well drained red earths (otherwise known as red kandosols) which are soils with a gradual textural change from the surface to depth and are not calcareous.

ITEM	DETAILS
	<ul style="list-style-type: none"> — Mid-slope soils are typically red podzolic soils (otherwise known as Red Chromosols) which are characterised by a brown friable loamy topsoil overlying a contrasting red clay dominated subsoil that are not acidic. Lower slopes typically have a moderately deep (>80 cm) profile with similar red podzolic soils, with minor levels of carbonates being expressed in the subsoil. — The narrow drainage lines tend to be dominated by brown solodic soils (brown Sodosols) which, as the name suggests, are high in sodium, poorly drained and have a high erosion risk. — The western half of the project site (topographically lower) is dominated by the Brolgan Plain Soil Landscape which is a level to gently undulating plan formed on Quaternary (up to 2.5 million years old) sediments nearer to the Goobang Creek. — The dominant soils are deep (>100 cm), imperfectly drained carbonate rich Red Brown Earths (Red and Brown Kandosols, Chromosols and Brown Sodosols) and Non-calcic Brown Soils (Red Chromosols). Deep (>100 cm), moderately well-drained Red Podzolic Soils (Red Chromosols) and Red Earths (Red Kandosols) also occur on some plains. — Deep (>100 cm), poorly drained Yellow Solodic Soils (Yellow Sodosols) occupy small drainage lines and drainage depressions with rare very deep (>150 cm), poorly drained Brown Clays (Brown Vertosols) occur on some lower lying areas. — In the north of the study area is an isolated Ordovician Goonumbla volcanic rise. The soils associated with these volcanic are known as the Goonumbla Soil Landscape with generally shallow lithosols (otherwise known as rudosols and tenosols) on upper slopes and crests, and red podzolic soils (red and brown chromosols) on mid to lower slopes. These soils laterally grade into the surrounding alluvial soils. — In the far west of the site are isolated instances of Daroobalgie Soil Landscape. These appear to be associated with possible depressions or drainage lines. This landscape is a Gilgai landscape with micro relief resulting in small rises and small depressions. The rises typically are very deep (>150 cm), moderately well-drained carbonate rich Red Brown Earths (Calcarosols and Brown Chromosols), while the depressions are typically Very deep (>150 cm), very poorly drained Grey Clays (otherwise known as Grey Vertosols). — In addition to these soil types the area also includes, in the south east, a portion of disturbed terrain associated with the Westlime quarry lease. <p>The landscape limitations defined in the Parkes Plain include water erosion hazard and high run-off. The Brolgan Plain is noted as being a flood hazard, a foundation hazard and subject to localised seasonal water logging. Further, it is noted that the soil fertility is low to very low, the topsoils have a high erodibility and are generally unsuitable for structural earthworks.</p>

ITEM	DETAILS
	<p>The region currently supports mixed agricultural enterprise. The areas is suited to a mixture of winter and summer crops including bread and durum wheat, barley, triticale, oats, canola, faba beans, lentils, lupins, chick peas, sorghum, mung beans and crops for hay (Lucerne etc.).</p> <p>Source: Soil Landscapes, NSW Office of Environment and Heritage, 2018 (Brolgan Plain, Parkes Plain) http://www.environment.nsw.gov.au/eSpade2WebApp - Accessed on 27 February 2019.</p>
Acid sulfate soils	<p>The majority of site is located within an area recorded as having a low probability for occurrence of acid sulfate soils. However, four minor pockets exist within the investigation area that are listed as having a high probability for occurrence of acid sulfate soils. Two of these are associated with farm dams visible on the current aerial imagery. The acid sulfate risk map is illustrated in Appendix A, Figure 3.</p> <p>Source: Google Earth Pro, National acid sulfate soil occurrence displayed from the Australian Soil Resource Information system – Accessed on 8 February 2019.</p>
Geology	<p>The majority of the investigation area is located above Quaternary to Tertiary aged material consisting of colluvial sheetwash and scree slopes as well as inactive alluvial plains.</p> <p>Throughout the area there are also Silurian aged material which consists of the Mumbidgle Formation and the Bacobidgle Conglomerate comprising mudstones, lithic sandstone, polymictic conglomerate, sandstone and limestone lenses.</p> <p>Further there are Ordovician aged formations including the Cotton Formation made up of siltstone, chert, sandstone, mart, minor limestone and conglomerate and the Goonumbla Volcanics containing andesitic lavas and breccias, volcanoclastic sandstone and conglomerate: commonly altered and adhered in Parkes Fault Zone.</p> <p>Source: Parkes 1:100,000 Geological Sheet accessed via Google Earth Pro – Accessed on 22 February 2019.</p>
Hydrogeology	<p>Based on background information obtained from the Parkes 1: 100,000 geological map, along with NSW Governmental studies (CSIRO, 2008 & NSW DoI-W, 2012), it can be inferred that the investigation area contributes groundwater recharge into the Lachlan Fractured Rock groundwater source within the eastern portion and the Lachlan Unregulated and Alluvial Water Sources in the western portion of the investigation area, respectively. Further detail on the aquifer characteristics are presented in the WSP, 2019, <i>Groundwater Desktop Study, Special Activation Precinct, Parkes</i> (WSP 2019) report.</p> <p>The site is located in an area of fractured or fissured, extensive aquifers of low to moderate productivity.</p> <p>Source: The Australian State of the Environment (SOE) <i>interactive hydrogeology map of Australia</i> - https://soe.environment.gov.au/theme/inland-water/topic/2016/groundwater-resources - Accessed on 15 February 2019.</p> <p>It can be inferred from the available information that regional groundwater flow is generally towards the west. Locally, groundwater flow will generally follow the topography. Groundwater levels within the fractured rock are expected to be at greater depths between 30 mBGL – 60 mBGL (WSP 2019).</p> <p>A detailed assessment of groundwater flow and direction does not form part of this investigation.</p>

ITEM	DETAILS
Salinity Potential	<p>No salinity potential was available for the investigation area through NSW Environment and Heritage website or Australian Soil Resource Information system - Accessed on 8 February 2019. The WSP 2018 <i>Parkes Logistics Terminal Statement of Environmental Effects</i> (WSP, 2018) identified that the areas to the north of SCT Logistics may be affected by moderate salinity limitations.</p> <p>Source: NSW Office of Environment and Heritage, https://www.environment.nsw.gov.au/eSpade2WebApp - Accessed on 1 March 2019</p> <p>A review of the Department of Primary Industries registered groundwater bore database (https://realtimedata.watarnsw.com.au/water.stm) conducted on 20 February 2019 identified a groundwater salinity measurement for registered bore GW058453, a salinity reading of 1,800 µs/cm was recorded which is indicative of a slightly saline groundwater condition.</p>
Potential environmental receptors	<p>Potential environmental receptors identified include:</p> <ul style="list-style-type: none"> — Goobang Creek to south of the investigation area — Ridgey Creek to the west of the investigation area — existing farm dams. <p>Source: Google maps – Accessed 14 February 2019</p>
Potential human health receptors	<p>Potential human health receptors identified include:</p> <ul style="list-style-type: none"> — residents — farm workers — commercial workers. <p>Source: Google maps – Accessed 14 February 2019</p>

2.3 GROUNDWATER DATABASE SEARCH

A review of the Department of Primary Industries (DPI) registered groundwater bore database (<https://realtimedata.watarnsw.com.au/water.stm>) conducted on 20 February 2019 identified twenty two registered groundwater bores within a 500 m radius of the site. Table 2.3 summarises information gathered from the search results. Two of the bores are located outside the investigation area, with twenty located within the investigation area. The location of the registered bores is illustrated in Appendix A Figure 4.

The bores identified within the investigation area have mixed uses including household and stock watering, mining and as monitoring bores. The status of the majority of bores is unknown with a large number of the listed bores installed over 20 years ago. Two of the wells GW705014 and GW705019 are recorded as being active, no record of water usage was provided on the DPI register.

Table 2.3 Groundwater well database summary

BORE ID	LOCATION (APPROXIMATE)	TOTAL DEPTH (mBGL)	DATE INSTALLED	STATUS	PURPOSE
GW010747	Farm land	54.9	1954	Unknown	Household/stock watering
GW054817	Farm land	91.0	1981	Unknown	Stock watering
GW054818	Farm land	83.80	1981	Unknown	Stock watering
GW058453	Farm land	61.0	1982	Unknown	Household/stock watering
GW064959	Former Mine	65.0	1988	Unknown	Mining
GW064960	Former Mine	60.0	1988	Unknown	Mining
GW700382	Westlime Quarry	Unknown	1995	Unable to be accessed	Unknown
GW700395	Westlime Quarry	17.0	1995	Unknown	Monitoring bore
GW700396	Westlime Quarry	17.5	1995	Unknown	Monitoring bore
GW700397	Westlime Quarry	41.0	1988	Unknown	Monitoring bore
GW700398	Westlime Quarry	20.0	1988	Unknown	Monitoring bore
GW700399	Westlime Quarry	52.0	1988	Unknown	Monitoring bore
GW701054	SCT Logistics	40.0	1994	Unknown	Monitoring bore
GW701055	SCT Logistics	3.0	1994	Unknown	Monitoring bore
GW701056	SCT Logistics	3.0	1994	Unknown	Monitoring bore
GW701057	SCT Logistics	3.0	1994	Unknown	Monitoring bore
GW701157	SCT Logistics	5.0	1999	Unknown	Monitoring bore
GW701158	SCT Logistics	15.0	1999	Unknown	Monitoring bore
GW702982*	Former Mine	Unknown	2006	Unknown	De-watering
GW703472^	Farm land	30.0	2009	Unknown	Household/stock watering
GW705014^	Farm land	66.0	2011	Active	Household/stock watering
GW705019	Farm land	78.0	2017	Active	Household/stock watering

* Not a well but involved in the de-watering of an open pit quarry.

^ Outside investigation area but within 500 m of boundary.

2.4 SENSITIVE RECEPTORS

Environmental receptors include several farm dams and natural drainage channels located throughout the investigation area.

Sensitive receptors have also been identified outside of the investigation area. These receptors include two surface water bodies that lie topographically down-gradient of the investigation area:

- Ridgely Creek is located along the western boundary of the investigation area and runs north-south and discharges into Goobang Creek
- Goobang Creek is located to the south and south-west of the investigation area.

Ridgely Creek joins with Goobang Creek to the west to south-west of the investigation area. Goobang Creek flows west for approximately 85 km before discharging into the Lachlan River.

Other sensitive receptors include:

- residential properties located on rural land
- potential recreational users
- farm workers.

2.5 DATABASE SEARCH OF POTENTIAL CURRENT AND FORMER CONTAMINANT SOURCES

A review of a database search of potential current and former contaminant sources in the vicinity of the site is presented in Table 2.4 below. A figure showing areas of potential risk based on the findings of the registers below is included as Figure 2 in Appendix A.

Table 2.4 Search of potential current and former contaminant sources

ITEM	DETAILS
List of NSW contaminated sites notified to EPA	<p>There are no sites within 500 m of the site that have been regulated by or notified to the EPA under the Contaminated Land Management (CLM) Act 1997 (NSW).</p> <p>Source: List of NSW contaminated sites notified to EPA, New South Wales Environment Protection Authority https://www.epa.nsw.gov.au/your-environment/contaminated-land/notification-policy/contaminated-sites-list - Accessed on 8 February 2019.</p>
Current NSW EPA licensed activities	<p>There is one facility within the investigation area that performs a licensed activity under the Protection of the Environment Operations (POEO) Act 1997.</p> <ul style="list-style-type: none">— Westlime Pty Ltd hold a POEO licence for crushing, grinding or separating and extractive activities at Parkes, Milling, Blending and Distribution Centre, London Road Parkes. <p>Source: POEO Public Register: Search for Licenses, New South Wales Environment Protection Authority https://apps.epa.nsw.gov.au/prpocoapp/Detail.aspx – Accessed on 8 February 2019.</p>
Clean Up Notices	<p>There are no nearby sites that have a record of notice issued by the EPA under Section 55 of the Protection of the Environment Operations (POEO) Act 1997.</p> <p>Source: Contaminated Land: Records of Notice, New South Wales Environment Protection Authority http://app.epa.nsw.gov.au/prclmapp/searchregister.aspx - Accessed on 8 February 2019.</p>

ITEM	DETAILS
Former licensed activities, now revoked or surrendered	<p>There were two former licensed activities under the POEO Act, now revoked or surrendered in or nearby to the investigation area.</p> <ul style="list-style-type: none"> — The premises at King Merino Road, had a POEO licence for greasy wool or fleece processing, surrendered in 2005. — Hargraves Resources N.L held a POEO licence for mining based activities other than coal (listed as Parkes Gold Mine) surrendered in 2002. <p>Source: Former Licensed Activities, New South Wales Environment Protection Agency https://apps.epa.nsw.gov.au/prpocoapp/Detail.aspx – Accessed on 8 February 2019.</p>
Delicensed activities still regulated by the NSW EPA	<p>There are no nearby delicensed activities regulated by the EPA near the subject site.</p> <p>Source: POEO Public Register: Delicensed Premises Search, New South Wales Environment Protection Authority https://www.epa.nsw.gov.au/licensing-and-regulation/public-registers/about-prpoco/unlicensed-premises-epa-reg - Accessed on 8 February 2019.</p>
Former gasworks	<p>There are no nearby former gas works noted within the search area.</p> <p>Source: Contaminated Land: Location of former gasworks sites, New South Wales Environment Protection Authority https://www.epa.nsw.gov.au/your-environment/contaminated-land/other-contamination-issues/former-gasworks-sites/remediating-former-gasworks-sites - Accessed on 8 February 2019.</p>
National waste management site data base	<p>There is one nearby site on the National Waste Management Site Database within 1km of the investigation area:</p> <ul style="list-style-type: none"> — Parkes Waste Facility, located approximately 600 m north of the north-eastern boundary of the investigation area. The site is listed to be utilised as an operational landfill. <p>Source: Waste Management Facilities, Australian Government Geoscience Australia https://ecat.ga.gov.au/geonetwork/srv/eng/catalog.search?node=srv#/metadata/a66ac3ca-5830-594b-e044-00144fdd4fa6 - Accessed on 8 February 2019.</p>
NSW EPA PFAS investigation program	<p>There are no nearby sites listed on the EPA PFAS investigation program within the search area.</p> <p>Source: PFAS investigation program, New South Wales Environment Protection Authority https://www.epa.nsw.gov.au/your-environment/contaminated-land/pfas-investigation-program - Accessed on 8 February 2019.</p>
UXO database review	<p>The site is not located in an area where unexploded ordinance is known occur.</p> <p>Source: Department of Defence Unexploded Ordnance database, http://52.65.9.125/ - Accessed on 8 February 2019.</p>
Cattle dips	<p>No cattle dips were identified within the investigation area.</p> <p>Source: Department of Primary Industries Cattle Dip Site Locator, https://www.dpi.nsw.gov.au/animals-and-livestock/beef-cattle/health-and-disease/parasitic-and-protozoal-diseases/ticks/cattle-dip-site-locator - Accessed on the 1 March 2019.</p>

2.6 REVIEW OF HISTORIC AERIAL PHOTOGRAPHS

A review of historical aerial photography covering the site and surrounding area was undertaken with a summary of the observed land use changes described in Table 2.5. Historical aerial photographs are presented in the Land Insight and Resources (LIR) aerial search, Appendix B.

Table 2.5 Historical aerial photograph review

YEAR	ONSITE OBSERVATIONS	SURROUNDING LAND OBSERVATIONS
1965	Area of investigation is generally vacant/farmland. The Parkes- Narromine Railway runs along the north eastern boundary. This line splits approximately halfway along this boundary with the Parkes- Narromine Railway continuing north and the Orange-Broken Hill Rail line heading west through the central portion of the investigation area. Brolgan Road, Millers Lookout Road and Coopers Road are all visible within the investigation area.	Surrounding land is generally vacant/farmland. The Stockinbingal – Parkes Railway runs along the eastern boundary of the investigation area in a south bound direction. Henry Parkes Road is visible to the north and north-east of the investigation area.
1973	The image is generally consistent with previous image. Some scattered residential dwellings can be seen along Brolgan Road. The area to the south-east of the Orange-Broken Hill Rail line is generally consistent but does appear to be more trafficked in the area where the London-Victoria Gold mines previously existed.	The image is generally consistent with previous image. North-east of the site boundary the areas around Henry Parkes Road appears to be more heavily trafficked than during the previous image due to an increase in the use of this area for landfill. Parkes Golf Course can now be seen immediately to the east of the eastern boundary.
1983	Consistent with previous image.	Consistent with previous image.
1993	The area north of the Orange-Broken Hill Rail line is consistent with the previous image with the exception of the Parkes 120 MVA sub-station now visible in the north-west corner. The area south of the Orange-Broken Hill Rail line is generally consistent with the exception of the area to the south-east, formerly the London-Victoria Gold mine that has been developed into an open cut mine and quarry.	Consistent with previous image.
2002	The area south of the Orange-Broken Hill Rail line is consistent with the previous image. The area north of the Orange-Broken Hill Rail line is generally consistent with the exception of the creation of six evaporation ponds (within the former wool processing site) in the north-eastern portion of the investigation area between the rail line and Brolgan Road.	Generally consistent with previous image. The only change visible is the development of some larger industrial type buildings on the northern side of the rail lines that run along the north-eastern boundary.

YEAR	ONSITE OBSERVATIONS	SURROUNDING LAND OBSERVATIONS
2008	Consistent with previous image with the exception of the addition of a large building to the east of the evaporation ponds.	Generally consistent with previous image. Residential dwellings to the north-east of the investigation area have increased in density.
2013	Consistent with previous image.	Consistent with previous image.
2015	Consistent with previous image.	Consistent with previous image.
2018	Consistent with previous image with the exception of the solar farm now visible along the western boundary north of the Orange-Broken Hill Rail line.	Consistent with previous image.

2.6.1 HISTORIC SUMMARY

Based on the historical images the majority of the investigation area has been vacant/farmland from at least 1963. Transport infrastructure is visible with both roads and rail lines existing both within the investigation area and the surrounds. While mining activities are not clearly visible in the early images, anecdotal information highlights that the London-Victoria Gold Mine is located in the south-east portion of the investigation area with workings for this mine occurring prior to the 1900's.

The investigation area remains largely consistent until the late 1980's, early 1990's with only minor changes, mainly increased residential dwellings, to the north-east of the investigation area between the site and the township of Parkes, dissected by the highway.

Sometime between 1983 and 1993 the Parkes 120MVA substation was built in the north-west corner of the investigation area and the London-Victoria Gold Mine has been converted to open cut and is now distinctly visible to the south of the Parkes to Broken Hill rail line. Both developments have remained visually generally consistent up until the present time. It is noted that gold mining activities ceased during the 1990's and the current owners Westlme purchased the site and stated using the facility in 1999 as a lime quarry, utilising the onsite gold processing technology for the production of lime.

Between 1993 and 2002 six evaporation ponds were built to the north of the Parkes to Broken Hill rail line. These ponds are understood to be associated with a former wool processing plant operated by Australian Topmaking Services Limited (Austop) which closed operations in 2005. By 2008, a large building had been added nearby to these dams adjacent to rail line sidings off the main Parkes to Broken Hill rail line. This area has remained consistent until the present day and is now operated by SCT Logistics.

In 2016, approximately 1.9 km² of previous vacant/farmland located along the western boundary of the investigation area, north of the Orange to Broken Hill Rail line, was utilised for the creation of a solar farm.

Some development has occurred to the areas surrounding the investigation area. This development has been mainly contained to the north-east and east of the investigation area and includes some commercial/industrial developments, increased residential dwellings and the creation of Parkes Golf Course.

2.7 PARKES SHIRE COUNCIL SECTION 10.7 INFORMATION

The investigation area includes a large number of individual lots. Our methodology allowed for a review of historic aerials and current land use in the investigation area to identify six lots as having potentially contaminating activities. with those identified listed in the Table 2.6.

Table 2.6 Lot and DP's for Section 10.7 Certificates

LOT	4	5	368	4	1	401
Deposited Plan (DP)	840130	840130	750179	830998	1069893	1227784

Potentially contaminating activities identified at 249 Brolgan Road (Lots 4 and 5, DP840130) include former wool processing (Austop) and current freight activities (SCT Logistics). The current solar farm was identified as a potentially contaminating activity identified at Henry Parkes Way (Lots 400 and 401, DP1227784). Historic and current mining activities were identified at 373 London Road, Parkes (Lot 719 DP 727007, Lot 4 DP 830998, Lot 368 DP 750179, Lot 1 DP 858898 and Lot 1 DP 1069893).

The Parkes Shire Council Section 10.7 Planning Certificates (part(2) and part(5)) for these identified lots are presented in Appendix C. A summary of the pertinent information obtained from the Section 10.7 certificate is provided in Table 2.7.

Table 2.7 Summary of Section 10.7 Certificates

LAND PARCEL	DETAILS
249 Brolgan Road (Lots 4 and 5, DP840130)	<ul style="list-style-type: none"> — The site is currently zoned SP1 Special Activities (Part Lot 5 DP 840130) and RU1 Primary Production (Part Lot 5 DP 840130). — No matters under Section 59(2) of the Contaminated Land Management Act 1997 apply to the land to which the certificate relates at the date when the certificate was issued. — The site is not listed on the Council's contaminated sites register.
Henry Parkes Way (Lots 400 and 401, DP1227784)	<ul style="list-style-type: none"> — The site is currently zoned RU1 Primary Production (Lots 400 and 401, DP1227784). — No matters under Section 59(2) of the Contaminated Land Management Act 1997 apply to the land to which the certificate relates at the date when the certificate was issued. — The site is not listed on the Council's contaminated sites register. — Part Lot 400 DP 1227784 is identified on the Parkes Local Environmental Plan 2012 Terrestrial Biodiversity Maps and therefore Clause 6.2 Terrestrial Biodiversity of the Parkes Local Environmental Plan 2012 must be considered before determining a development application for development on the land.
373 London Road, Parkes (Lot 719 DP 727007, Lot 4 DP 830998, Lot 368 DP 750179, Lot 1 DP 858898 and Lot 1 DP 1069893)	<ul style="list-style-type: none"> — The site is currently zoned RU1 Primary Production (Lot 719 DP 727007, Lot 4 DP 830998, Lot 368 DP 750179, Lot 1 DP 858898 and Lot 1 DP 1069893). — The land is not proclaimed to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017. — No matters under Section 59(2) of the Contaminated Land Management Act 1997 apply to the land to which the certificate relates at the date when the certificate was issued. — The site is not listed on the Council's contaminated sites register. The certificate includes the following notation – <i>"The subject land has been included in Parkes Council's Contaminated Sites Register and may be a contaminated site having regard to previous land use activities. Council records indicate that the land was previously used for Gravel Quarrying, Mining Operations and Lime Processing. Consequently, it is recommended that the information contained within the Department of Urban Affairs and Planning SEPP55 Managing Land Contamination: Planning Guidelines is considered."</i>

2.8 REVIEW OF CLIENT SUPPLIED DOCUMENTS

Parkes Shire Council provided a single environmental report, Environmental Earth Sciences (EES) 2019, “*Preliminary Site Investigation Lot 97 Broglan Road, Parkes NSW*” (EES 2018). The aim of this investigation was to assess potential soil impact that may have resulted from historical use at and adjacent to the site. The objective was to assess any unacceptable risk to human health and/or the environment that could preclude the proposed development for open space/industrial land use.

The scope of works undertaken by EES included a site walkover, borehole drilling to a maximum depth of 2 mBGL with subsequent analysis of contaminants of potential concern including total recoverable hydrocarbon (TRH), benzene, toluene, ethylbenzene and total xylenes (BTEX), polycyclic aromatic hydrocarbons (PAH), heavy metals, organochlorine and organophosphate pesticides (OCP/OPP), polychlorinated biphenyls (PCB) and asbestos.

The investigation area comprised of Lot 97 DP655704 (currently referred to as Lot 1 DP1251595) which was reported to comprise of three hectares. The site was reported to be used for grazing and cropping purposes. Evaporation ponds that were associated with the former wool processing plant were located along the eastern boundary of the site understood to have been operated by Austop.

During the site walkover ESS observed the former Austop wool scouring plant’s evaporation ponds adjacent to the site boundary. EES noted that they comprised of a nest of six ponds, with each approximately two hectares in area. The ponds were bunded with overflow and effluent distributed via an overflow pipe >300 mm diameter. Recently, portions of the bund walls had been destroyed which may have allowed effluent to escape from the pond system.

All heavy metal concentrations in the soil were low and comparable with background ranges. Concentrations were below the Health Investigation Levels (HILs) and established Ecological Investigation and Screening Levels for recreation/open space use.

No organic contaminants were detected in the samples and all TRHs, BTEXN, PAHs, PCBs and organochlorines and organophosphates pesticide concentrations were below the established site criteria.

No asbestos fragments were detected in any of the samples or across the investigated area.

EES concluded that result of the inspection and soil analysis indicate that the site is considered suitable for the proposed industrial development and continued agricultural land use.

WSP also reviewed a previous environmental impact statement (EIS), BHP Engineering 1988 “*Environmental Impact Statement for the Proposed London-Victoria Gold Mine Parkes NSW*” (BHP 1988).

The EIS identified that mineralisation known as the London-Victoria prospect which is part of the Forbes-Tomingley belt, had been mined several times previously from over 100 years ago until the last activity occurred in the 1950s. Evidence of the previous mining activity was noted with open cut workings and disused shafts along the 2 km east boundary of the proposed development site. The ecological status of the site was considered to be low because of the previous mining activities and clearing for agriculture over a wide area.

The planned mining development comprised of excavation with an indicative dimension of 1500 m by 100 m by 70 m depth depending on actual grade and ore location found during mining. The method of mining proposed was bulldozer ripping followed by excavator and front end loader into 35 to 75 tonne trucks. Drilling and blasting was anticipated for approximately 50% of the total material in the pit. Process residue from the processing plant was planned to be directed to a residue storage dam for settling and dewatering.

3 AREAS OF ENVIRONMENTAL INTEREST

A number of AEIs have been identified during the desktop information review. Based on the information contained within Section 2 of this report Table 3.1 below outlines the potential AEIs located in the vicinity of the project area.

Table 3.1 Potential areas of environmental interest

POTENTIAL AEI	POTENTIAL CONTAMINATION SOURCE	CONTAMINANT OF CONCERN	POTENTIAL IMPACT
General Agricultural Activities (sections of the investigation area have historically comprised of farm land)	Land application of pesticides	Pesticides, heavy metals	Surface soil impacted by pesticide applied to farmland
Farm Dams (several located within the investigation area)	Land application of pesticides	Pesticides, heavy metals, nutrients	Accumulation of pesticides applied to land via surface run-off
Premises at King Merino Road (former Wool Scouring) - Lot 500 DP 1001012	Storage and/or scouring of wool	TRH, pesticides, heavy metals, chloride, sulfate, carbonate, nutrients, pH	Localised surface soil impacted by chemical spillage
Austop Plant (Wool Scouring Process Facility) – Lot 4 DP 840130	Storage and scouring of wool	TRH, pesticides, heavy metals, chloride, sulfate, carbonate, nutrients, pH	Surface soil impacted by wash water spillage and localised chemical spillage. Contaminated sediment accumulation in evaporation ponds
Westlime Pty Ltd, London Road Parkes. - Lot 719 DP 727007, Lot 4 DP 830998, Lot 368 DP 750179, Lot 1 DP 858898 and Lot 1 DP 1069893	Quarry waste. Fuel storage and usage associated with the industrial process (i.e. kilns, boilers, generators)	TRH, PAH, heavy metals	Surface soil impacted by chemical spillage. Potential waste process deposits applied to land
Hargraves Resources N.L., London Road, Parkes Lot 4 DP 830998, Lot 368 DP 750179	Gold extraction waste. Fuel storage and usage associated with the industrial process (i.e. boilers, generators)	TRH, PAH, heavy metals, cyanide, sulfate	Tailings dams. Potential leaching/dumping of tailings material to/on surrounding soils and/or surface and groundwater. Surface soil impacted by chemical spillage. Potential waste process deposits applied to land
Noise / dust screening walls (Westlime and previously Hargraves)	Use of uncontrolled fill to construct bunds	TRH, PAH, heavy metals	Excavation works could potentially expose uncontrolled fill material
Parkes 120MVA Sub-Station – Lot 1 DP717829	Spillage or leaking of dielectric fluid or transformer oil	TRH, PAH, heavy metals, PCB's	Natural soils under the fill material impacted and potential migration offsite via runoff

TRH – total recoverable hydrocarbon; PAH – polycyclic aromatic hydrocarbons, PCB – polychlorinated biphenyl

4 CONCLUSIONS AND RECOMMENDATIONS

WSP was engaged by DPIE, who are leading the environmental and planning studies associated with the special activation precinct (SAP) at Parkes, NSW. The purpose of the assessment was to determine potential contamination sources, historical or current, for any future developments which may occur during the implementation of the SAP and to help with the development of a structure plan.

The PSI identified that the majority of the investigation area was vacant/farmland from the earliest available image (1963) with the exception of a small area in the south-east of the investigation area where a previous EIS (BHP 1988) identified that the London-Victoria prospect was mined for gold between the 1980s and 1950's. In the 1963 image the investigation area had some rail corridors and road developments visible, as well as scattered low density rural residential dwellings. The investigation area remained relatively unchanged until the 1990's with only minor changes inside the investigation area, with the exception of the SCT logistics terminal and the Pacific National terminal (currently under construction) and the creation of Parkes Golf course immediately outside the eastern boundary the only notable differences.

The 1993 image highlighted changes to the land use in some locations inside the investigation area. In the north-western corner of the investigation area a 120 MVA sub-station has been built. In the south-east portion of the investigation area, the former London-Victoria gold mine has been developed for open cut mining activities. The site was operated by BHP and Hargraves Resources N.L until 2002 when the EPL license was surrendered. The former London-Victoria gold mine is currently licensed to Westlme for mineral (lime) processing and extraction.

In the 2002 image six evaporation ponds became evident in the north-eastern portion of the investigation area between the Parkes to Broken Hill rail line and Brolgan Road. The evaporation ponds are associated with a wool processing plant operated by Austop until 2005. By 2008 there was a large building nearby to these ponds and the addition of sidings leading to this building off the Parkes to Broken Hill rail line associated with the current SCT Logistics site. Since 2008 the investigation area and its surrounds have undergone minimal changes with the exception of the conversion of approximately 1.9 km² of previous vacant/farm land located along the western boundary of the investigation area, north of the Orange to Broken Hill Rail line, into a solar farm.

The PSI has identified potentially contaminating activities within and adjacent to the investigation area. A major area of concern is the Westlme quarry and former mine site. This area has been identified as having tailings dams relating to previous gold extraction. The status of these dams is unknown as is the possible application of waste from the mine to the surrounding area. Former wool processing activity has been identified with disused evaporation ponds still present within Lot 4 DP 840130. A previous PSI report (EES, 2018) identified that portions of the bund walls had been destroyed which may have allowed effluent to escape from the pond system.

Based on the findings of this PSI the following is recommended:

- complete a detailed site investigation (DSI) within Lot 4 DP 840130 including an assessment of sediment within the disused evaporation ponds to understand contamination status and identify the risk of contamination impacting upon neighbouring lots
- a DSI should be undertaken and a mine rehabilitation plan prepared in the future for any proposed change of land use at the Westlme site.

Other potential impacts associated with general agricultural activity during future development can be managed during construction through a construction environmental management plan (CEMP).

5 REFERENCES

- BHP Engineering 1988 “*Environmental Impact Statement for the Proposed London-Victoria Gold Mine Parkes NSW*” (BHP 1988).
- Department of Defence Unexploded Ordnance database, <http://52.65.9.125/>.
- Department of Primary Industries Cattle Dip Site Locator, <https://www.dpi.nsw.gov.au/animals-and-livestock/beef-cattle/health-and-disease/parasitic-and-protozoal-diseases/ticks/cattle-dip-site-locator>.
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<http://www.environment.nsw.gov.au/eSpade2WebApp>.
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- NSW Geology Plus, NSW Department of Industry, Resources & Energy, <https://api.tiles.mapbox.com/v4/>.
- The Australian State of the Environment (SOE) *interactive hydrogeology map of Australia* -
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- NSW Government, All Groundwater Map, <http://allwaterdata.water.nsw.gov.au/water.stm>.
- List of NSW contaminated sites notified to EPA, New South Wales Environment Protection Authority
<https://www.epa.nsw.gov.au/your-environment/contaminated-land/notification-policy/contaminated-sites-list>.
- Contaminated Land: Records of Notice, New South Wales Environment Protection Authority
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- POEO Public Register: Search for Licenses, New South Wales Environment Protection Authority
<https://apps.epa.nsw.gov.au/prpoeoapp/Detail.aspx>.
- Former Licensed Activities, New South Wales Environment Protection Agency
<https://apps.epa.nsw.gov.au/prpoeoapp/Detail.aspx>.
- POEO Public Register: Delicensed Premises Search, New South Wales Environment Protection Authority
<https://www.epa.nsw.gov.au/licensing-and-regulation/public-registers/about-prpoeo/unlicensed-premises-epa-reg>.
- Contaminated Land: Location of former gasworks sites, New South Wales Environment Protection Authority
<https://www.epa.nsw.gov.au/your-environment/contaminated-land/other-contamination-issues/former-gasworks-sites/remediating-former-gasworks-sites>.
- Waste Management Facilities, Australian Government Geoscience Australia
<https://ecat.ga.gov.au/geonetwork/srv/eng/catalog.search?node=srv#/metadata/a66ac3ca-5830-594b-e044-00144fdd4fa6>.
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<https://www.epa.nsw.gov.au/your-environment/contaminated-land/pfas-investigation-program>.
- WSP 2018 *Parkes Logistics Terminal Statement of Environmental Effects* (WSP, 2018).
- WSP, 2019, *Groundwater Desktop Study, Special Activation Precinct, Parkes* (WSP 2019).

6 REPORT LIMITATIONS

Scope of services

This environmental site assessment report (the report) has been prepared in accordance with the scope of services set out in the contract, or as otherwise agreed, between the client and WSP (scope of services). In some circumstances the scope of services may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints.

Reliance on data

In preparing the report, WSP has relied upon data, surveys, analyses, designs, plans and other information provided by the client and other individuals and organisations, most of which are referred to in the report (the data). Except as otherwise stated in the report, WSP has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the report (conclusions) are based in whole or part on the data, those conclusions are contingent upon the accuracy and completeness of the data. WSP will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to WSP.

Environmental conclusions

In accordance with the scope of services, WSP has relied upon the data and has conducted environmental field monitoring and/or testing in the preparation of the report. The nature and extent of monitoring and/or testing conducted is described in the report.

On all sites, varying degrees of non-uniformity of the vertical and horizontal soil or groundwater conditions are encountered. Hence no monitoring, common testing or sampling technique can eliminate the possibility that monitoring or testing results/samples are not totally representative of soil and/or groundwater conditions encountered. The conclusions are based upon the data and the environmental field monitoring and/or testing and are therefore merely indicative of the environmental condition of the site at the time of preparing the report, including the presence or otherwise of contaminants or emissions.

Also, it should be recognised that site conditions, including the extent and concentration of contaminants, can change with time.

Within the limitations imposed by the scope of services, the monitoring, testing, sampling and preparation of this report have been undertaken and performed in a professional manner, in accordance with generally accepted practices and using a degree of skill and care ordinarily exercised by reputable environmental consultants under similar circumstances. No other warranty, expressed or implied, is made.

Report for benefit of client

The report has been prepared for the benefit of the client and no other party. WSP assumes no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report (including without limitation matters arising from any negligent act or omission of WSP or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in the report). Other parties should not rely upon the report or the accuracy or completeness of any conclusions and should make their own enquiries and obtain independent advice in relation to such matters.

Other limitations

WSP will not be liable to update or revise the report to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of the report.

The scope of services did not include any assessment of the title to or ownership of the properties, buildings and structures referred to in the report nor the application or interpretation of laws in the jurisdiction in which those properties, buildings and structures are located.

APPENDIX A

SITE PLAN





LEGEND


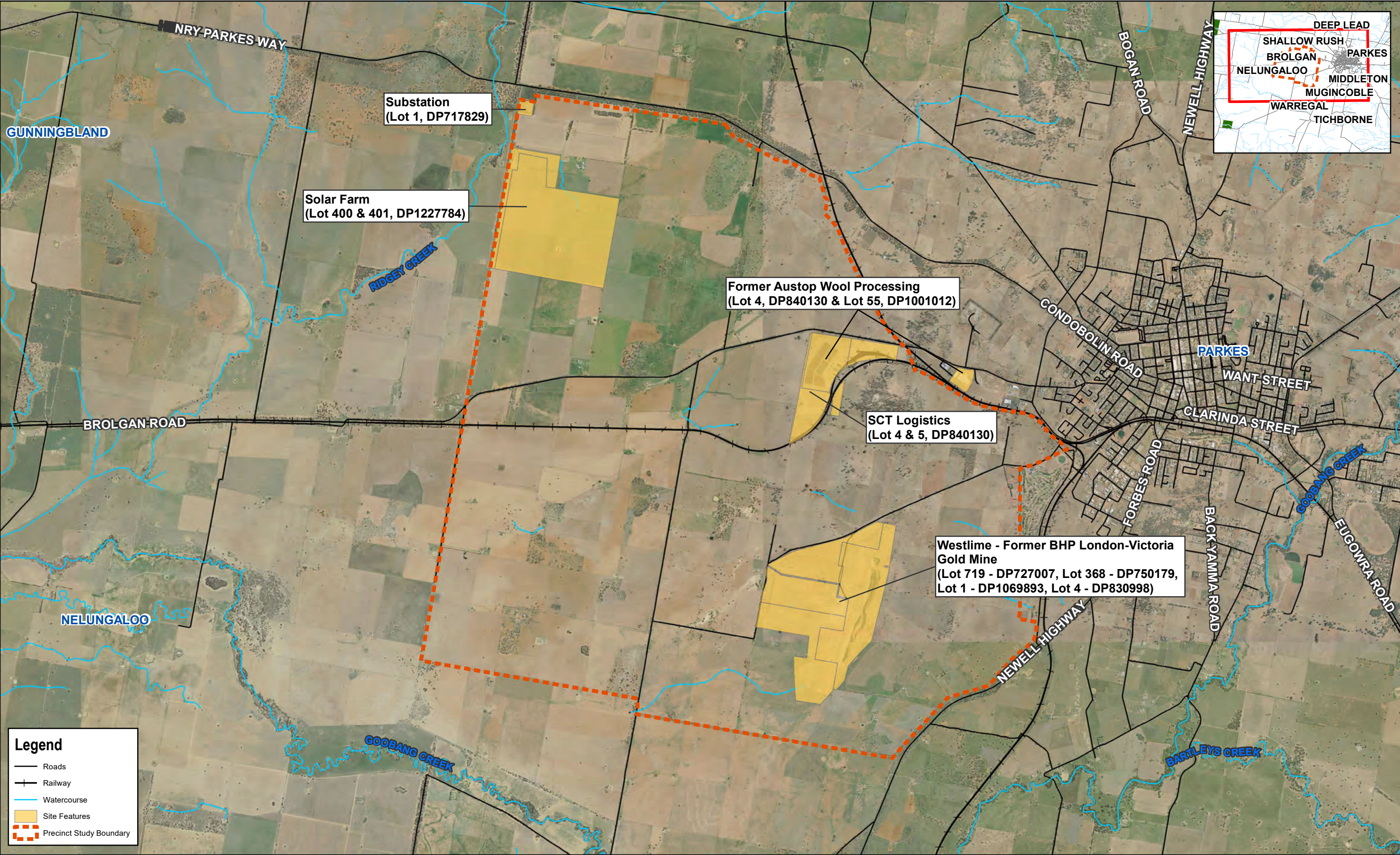
 SAP area boundary

Figure 1 Site location plan
Special Activation Precinct, Parkes NSW



Legend

Roads

Railway

Watercourse

Site Features

Precinct Study Boundary

Map: PS112886_GIS_043_A1

Author: David.Naiken

Date: 2/04/2019

Approved by: Julie.Porter

05001,000m

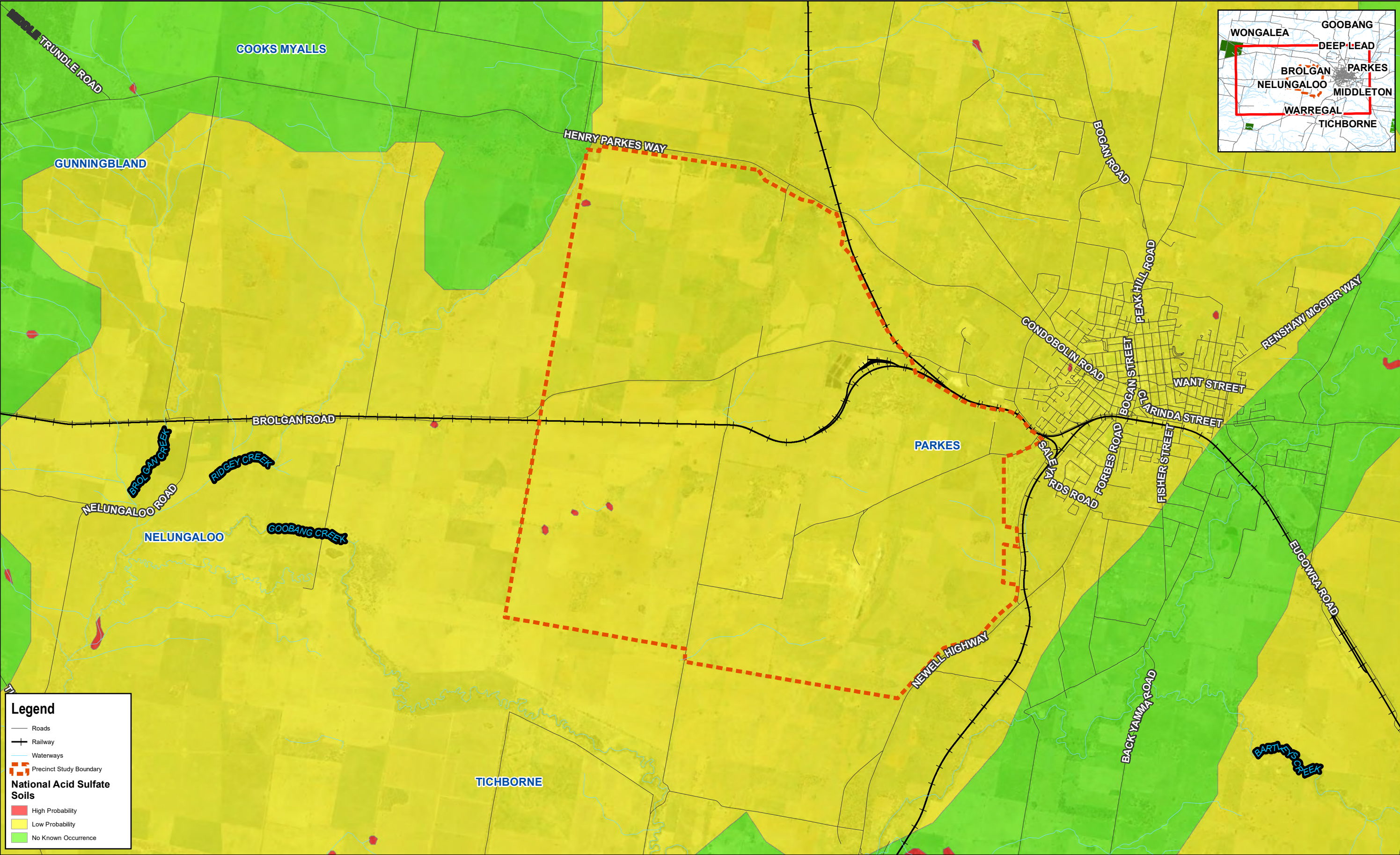
1:50,000

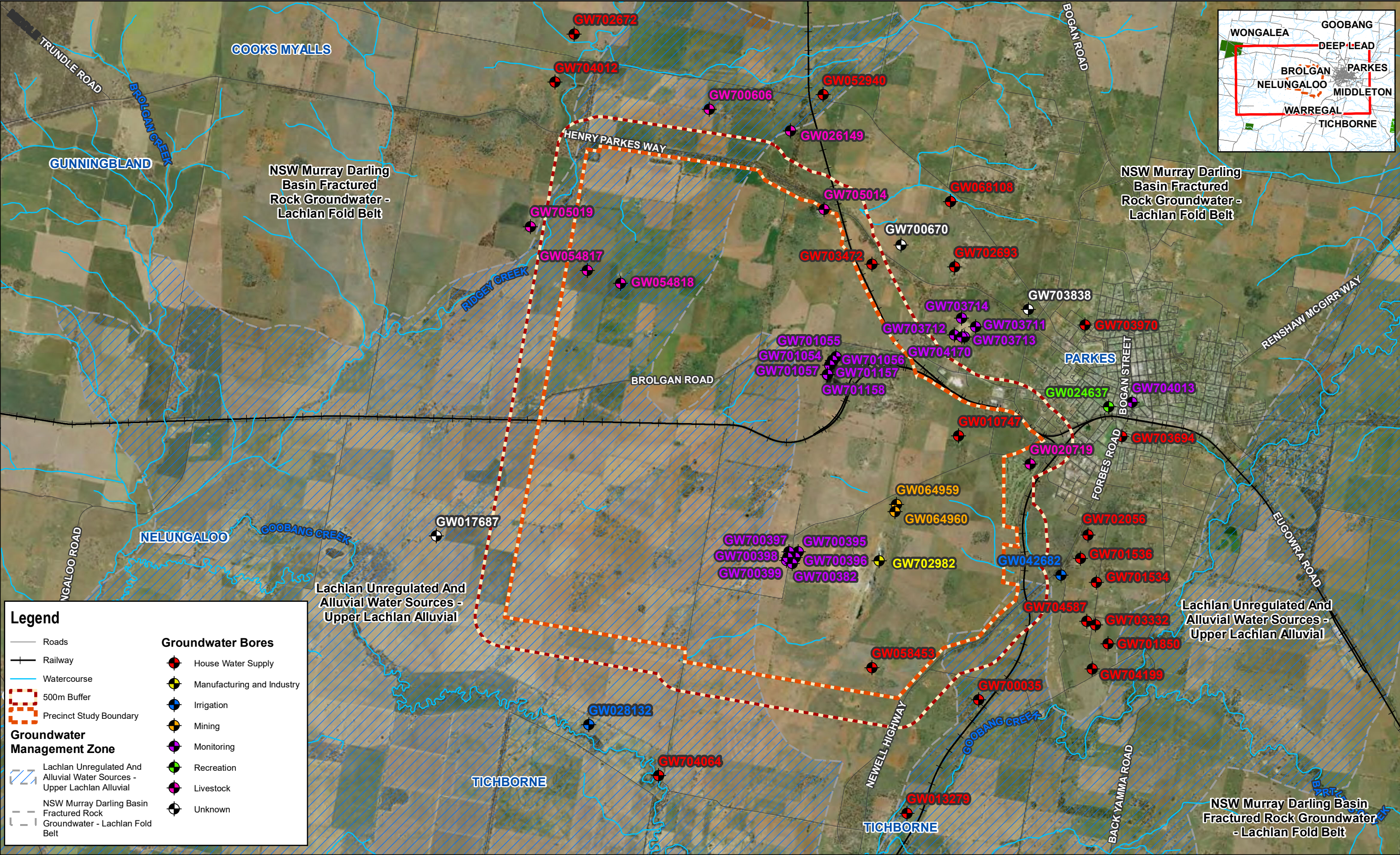
Coordinate system: GDA 1994 MGA Zone 55

Scale ratio correct when printed at A3

Special Activity Precinct, Parkes NSW

Figure 2
Site Features





APPENDIX B

AERIAL PHOTOS





AERIAL PHOTOGRAPH - 1965





AERIAL PHOTOGRAPH 1965



MAP 1B





AERIAL PHOTOGRAPH - 1973



AERIAL PHOTOGRAPH 1973



MAP 2B





LIR-00558 Aerial Photograph 1983 13 02 2018. Data source: Department of Finance, Services & Innovation | Spatial Services

AERIAL PHOTOGRAPH - 1983



MAP 3A





AERIAL PHOTOGRAPH 1983



MAP 3B





AERIAL PHOTOGRAPH - 1993





LR-00558 Aerial Photograph 1993 13 02 2018. Data source: Department of Finance, Services & Innovation | Spatial Services

AERIAL PHOTOGRAPH 1993



MAP 4B





AERIAL PHOTOGRAPH - 2002





LIR-00558 Aerial Photograph 2002 13 02 2018. Data source: Department of Finance, Services & Innovation | Spatial Services

AERIAL PHOTOGRAPH 2002



MAP 5B





AERIAL PHOTOGRAPH - 2008



AERIAL PHOTOGRAPH 2008



MAP 6B





LR-00558 Aerial Photograph 2013 13 02 2018. Data source: Department of Finance Services & Innovation | Spatial Services

AERIAL PHOTOGRAPH - 2013



MAP 7A





LIR-00558 Aerial Photograph 2013 13 02 2018. Data source: Department of Finance Services & Innovation | Spatial Services

AERIAL PHOTOGRAPH 2013



MAP 7B





AERIAL PHOTOGRAPH - 2015



MAP 8A





LIR-00558 Aerial Photograph 2015 13 02 2018. Data source: Department of Finance, Services & Innovation | Spatial Services

AERIAL PHOTOGRAPH 2015



MAP 8B





LIR-00558 Aerial Photograph 2018 13 02 2018. Data source: Department of Finance, Services & Innovation | Spatial Services

AERIAL PHOTOGRAPH - 2018



MAP 9A





LIR-00558 Aerial Photograph 2008 13 02 2018. Data source: Department of Finance, Services & Innovation | Spatial Services

AERIAL PHOTOGRAPH 2018



MAP 9B



APPENDIX C

S10.7S CERTIFICATES





PLANNING CERTIFICATE UNDER SECTION 14 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Information provided pursuant to Section 10.7(5) of the Act

Applicant Details:

Land Insights And Resources
4307/4 Daydream Street
WARRIEWOOD NSW 2102

Your Reference:

LIR-565

Certificate No:

PC2019/0080

Date:

28 February 2019

Property Number:

666150

Subject Land:

Lot 4 DP 840130

Property Address:

Brolgan Road, Parkes

Owners:

PS Marine Pty Limited

Location Map:

As shown on the map below and edged in red



Note This drawing is provided by Parkes Shire Council to its clients and correspondents for their information on an as is basis. It represents a depiction of the land details as currently held and should not be relied upon as a definitive or complete statement of the title details.





<p>1. Development Consent</p> <p>Whether any development consent (including complying development certificate) with respect to the land has been granted within the previous two years.</p>	No
<p>2. Resolution to prepare Draft Local Environmental Plan</p> <p>Whether the land is affected by any resolution of the Council to seek amendment to any environmental planning instrument or draft environmental planning instrument applying to the land.</p>	No
<p>3. Tree Preservation Order</p> <p>Whether the land is affected by a Tree Preservation Order.</p>	No
<p>4. Residential District Proclamation</p> <p>Whether the land is affected by a Residential District Proclamation.</p>	No
<p>5. Contaminated Site Register</p> <p>Whether the land is listed in Council's Contaminated Sites Register.</p>	No
<p>6. Dwelling Potential on Land Zoned RU1 Primary Production</p> <p>Whether Development Consent can be granted for the erection of a dwelling on the land.</p>	Not Applicable
<p>7. Building Certificate</p> <p>A Building Information Certificate issued under Section 6.22-6.26 of the Environmental Planning and Assessment Act, 1979 is required should it be necessary to ascertain whether or not a development complies with Council's requirements. A separate application and fee is required.</p>	
<p>8. Other Certificates</p> <p>The following certificates are also available from Council:</p> <ul style="list-style-type: none"> a) Section 603 – Local Government Act 1993 – “Rates Certificate” which details any monies payable to Council (eg. outstanding rates, charges for works undertaken by Council). A separate application and fee is required. b) Section 735A – Local Government Act 1993 – “Outstanding Notices Certificate (LGA)” which details any outstanding notices issued under the Local Government Act. A separate application and fee is required. 	





<p>c) Clause 41 of Schedule 5 – Environmental Planning and Assessment Act, 1979 – “Outstanding Notices Certificate (EP&A Act 1979)” which details any outstanding notices of proposed orders or outstanding orders issued under the Environmental Planning and Assessment Act, 1979. A separate application and fee is required.</p> <p>d) Combined Section 735A and Clause 41 of Schedule 5 of EP&A Act 1979. A separate application and fee is required.</p> <p>e) Section 6.22-6.23 – Environmental Planning and Assessment Act, 1979 – “Building Information Certificate” which details whether a building complies with Council approvals and the Building Code of Australia. A separate application and fee is required.</p>	
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Disclaimer

This certificate contains information provided to Parkes Shire Council by other authorities and is as current as the latest information available to Council at the time of production of this document. The information is provided in good faith and the Council shall not incur any liability in respect of any such advice. It is strongly recommended that you contact the relevant authorities to confirm the accuracy of the information

Kent Boyd
GENERAL MANAGER

per:
Steven Campbell
DIRECTOR PLANNING & ENVIRONMENT





PLANNING CERTIFICATE UNDER SECTION 14 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Information provided pursuant to Section 10.7(5) of the Act

Applicant Details:

Land Insights And Resources
4307/4 Daydream Street
WARRIEWOOD NSW 2102

Your Reference:

LIR-565

Certificate No:

PC2019/0080

Date:

28 February 2019

Property Number:

666150

Subject Land:

Lot 4 DP 840130

Property Address:

Brolgan Road, Parkes

Owners:

PS Marine Pty Limited

Location Map:

As shown on the map below and edged in red



Note This drawing is provided by Parkes Shire Council to its clients and correspondents for their information on an as is basis. It represents a depiction of the land details as currently held and should not be relied upon as a definitive or complete statement of the title details.





1. Development Consent Whether any development consent (including complying development certificate) with respect to the land has been granted within the previous two years.	No
2. Resolution to prepare Draft Local Environmental Plan Whether the land is affected by any resolution of the Council to seek amendment to any environmental planning instrument or draft environmental planning instrument applying to the land.	No
3. Tree Preservation Order Whether the land is affected by a Tree Preservation Order.	No
4. Residential District Proclamation Whether the land is affected by a Residential District Proclamation.	No
5. Contaminated Site Register Whether the land is listed in Council's Contaminated Sites Register.	No
6. Dwelling Potential on Land Zoned RU1 Primary Production Whether Development Consent can be granted for the erection of a dwelling on the land.	Not Applicable
7. Building Certificate A Building Information Certificate issued under Section 6.22-6.26 of the Environmental Planning and Assessment Act, 1979 is required should it be necessary to ascertain whether or not a development complies with Council's requirements. A separate application and fee is required.	
8. Other Certificates The following certificates are also available from Council: a) Section 603 – Local Government Act 1993 – “Rates Certificate” which details any monies payable to Council (eg. outstanding rates, charges for works undertaken by Council). A separate application and fee is required. b) Section 735A – Local Government Act 1993 – “Outstanding Notices Certificate (LGA)” which details any outstanding notices issued under the Local Government Act. A separate application and fee is required.	





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This certificate contains information provided to Parkes Shire Council by other authorities and is as current as the latest information available to Council at the time of production of this document. The information is provided in good faith and the Council shall not incur any liability in respect of any such advice. It is strongly recommended that you contact the relevant authorities to confirm the accuracy of the information

Kent Boyd
GENERAL MANAGER

per:
Steven Campbell
DIRECTOR PLANNING & ENVIRONMENT





PARKES SHIRE COUNCIL

Delivering progress and value to our community

PLANNING CERTIFICATE UNDER SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Information provided pursuant to Section 10.7(2) of the Act

Applicant Details:

Land Insights and Resources
4307/4 Daydream Street
WARRIEWOOD NSW 2102

Your Reference:

LIR-565

Certificate No:

PC2019/0081

Date:

28 February 2019

Property Number:

666160

Subject Land:

Lot 5 DP 840130

Property Address:

249 Brolgan Road, Parkes

Owners:

PS Marine Pty Limited

Location Map:

As shown on the map below and edged in red



Note This drawing is provided by Parkes Shire Council to its clients and correspondents for their information on an as is basis. It represents a depiction of the land details as currently held and should not be relied upon as a definitive or complete statement of the title details.



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PARKES
It all adds up.



<p>1. Names of relevant planning instruments and DCPs</p> <p>(1) The name of each environmental planning instrument that applies to the carrying out of development on the land.</p>	<p>Parkes Local Environmental Plan 2012</p> <p>State Environmental Planning Policies:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy 1 – Development Standards. • State Environmental Planning Policy 21 – Caravan Parks. • State Environmental Planning Policy 30 – Intensive Agriculture. • State Environmental Planning Policy 33 – Hazardous and Offensive Development. • State Environmental Planning Policy 36 – Manufactured Home Estates. • State Environmental Planning Policy 44 – Koala Habitat Protection. • State Environmental Planning Policy 50 – Canal Estate Development. • State Environmental Planning Policy 55 – Remediation of Land. • State Environmental Planning Policy 62 – Sustainable Aquaculture • State Environmental Planning Policy 64 –Advertising and Signage. • State Environmental Planning Policy 65 – Design Quality of Residential Flat Development. • State Environmental Planning Policy (Affordable Rental Housing) 2009. • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004. • State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017. • State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. • State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004. • State Environmental Planning Policy (Infrastructure) 2007. • State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007. • State Environmental Planning Policy (State Significant Precincts) 2005. • State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007. • State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017. • State Environmental Planning Policy (Rural Lands) 2008. • State Environmental Planning Policy (State and Regional Development) 2011.
<p>(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).</p>	<p>Nil.</p>





(3) The name of each development control plan that applies to the carrying out of development on the land	Parkes Shire Development Control Plan 2013.
(4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument	Not Applicable.
2. Zoning and land use under relevant LEPs 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): (a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2(a)")	SP1 Special Activities (Part Lot 5 DP 840130) and RU1 Primary Production (Part Lot 5 DP 840130).
(b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,	Refer to Schedule A and B.
(c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,	Refer to Schedule A and B.
(d) the purposes for which the instrument provides that development is prohibited within the zone,	Refer to Schedule A and B.
(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. Dwelling houses are prohibited on land zoned SP1 Special Activities zone.
(f) whether the land includes or comprises critical habitat,	Not to Council's knowledge, however, persons with an interest in the land may examine the 'Register of Critical Habitat' which is kept by the Director-General of National Parks and Wildlife Service.
(g) whether the land is in a conservation area (however described),	No.
(h) whether an item of environmental heritage (however described) is situated on the land.	No.
2A. Zoning and land use under <u>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</u> To the extent that the land is within any zone (however described) under: (a) Part 3 of the <u>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</u> (the 2006 SEPP), or	Not Applicable.





- (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act

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

3. Complying Development

- (1) Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (c) and (d) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
- (2) If complying development may not be carried out on that land because of the provisions of clauses 1.17A (c) and (d) and 1.19 of that policy, the reasons why it may not be carried under that clause.

General Housing Code

Complying Development under the General Housing Code may not be carried out on the land.

Rural Housing Code

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

Low Rise Medium Density Housing Code

Complying Development under the Low Rise Medium Density Housing Code may not be carried out on the land.

Housing Alterations Code

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

General Development Code

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

Commercial and Industrial Alterations Code

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

Commercial and Industrial (New Buildings and Additions) Code

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

Subdivisions Code

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

Demolition Code

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

Fire Safety Code

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



<p>4B. Annual charges under <u>Local Government Act 1993</u> for coastal protection services that relate to existing coastal protection works</p> <p>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 <u>Local Government Act 1993</u> for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).</p> <p>Note. Existing coastal protection works” are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the <u>Local Government Act 1993</u>.</p>	Not Applicable.
<p>5. Mine subsidence</p> <p>Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the <u>Coal Mine Subsidence Compensation Act 2017</u>.</p>	The land is not proclaimed to be a mine subsidence district within the meaning of the <u>Coal Mine Subsidence Compensation Act 2017</u> .
<p>6. Road widening and road realignment</p> <p>Whether or not the land is affected by any road widening or road realignment under:</p> <ul style="list-style-type: none"> (a) Division 2 of Part 3 of the <u>Roads Act 1993</u>, or (b) any environmental planning instrument, or (c) any resolution of the council. 	No.
<p>7. Council and other public authority policies on hazard risk restrictions</p> <p>Whether or not the land is affected by a policy:</p> <ul style="list-style-type: none"> (a) adopted by the council, or (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding). 	The subject land is identified in the "Parkes National Logistics Hub" Township Buffer Map. A consent authority must consider Clause 6.9 of the Parkes Local Environmental Plan 2012 before granting development consent on the land.
<p>7A. Flood related development controls information</p> <ul style="list-style-type: none"> (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls. (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls. 	No.



<p>(3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the <u>Standard Instrument (Local Environmental Plans) Order 2006</u>.</p>	
<p>8. Land reserved for acquisition</p> <p>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.</p>	No.
<p>9. Contributions Plan</p> <p>The name of each contributions plan applying to the land.</p>	<p>Parkes Shire Section 94 Contributions Plan 2016.</p> <p>Parkes Shire Section 94A Contributions Plan 2016.</p>
<p>9A. Biodiversity certified land</p> <p>If the land is biodiversity certified land (under Part 8 of the Biodiversity Conservation Act 2016), a statement to that effect.</p>	No.
<p>10. Biodiversity stewardship sites</p> <p>If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).</p> <p>Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.</p>	No.
<p>10A. Native vegetation clearing set asides</p> <p>If the land contains a set aside area under section 60ZC of the Local Land Services Act 2013, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).</p>	Council is not aware of any native vegetation clearing set asides in respect of the subject land.
<p>11. Bush fire prone land</p> <p>If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.</p> <p>If none of the land is bush fire prone land, a statement to that effect.</p>	No.





<p>12. Property vegetation plans</p> <p>If the land is land to which a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) 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).</p>	No.
<p>13. Orders under Trees (Disputes Between Neighbours) Act 2006</p> <p>Whether an order has been made under the <i>Trees (Disputes Between Neighbours) Act 2006</i> to carry out work in relation to a tree on the land (but only if the council has been notified of the order).</p>	No.
<p>14. Directions under Part 3A</p> <p>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.</p>	No.
<p>15. Site compatibility certificates and conditions for seniors housing</p> <p>If the land is land to which <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i> applies:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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 (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. 	Council is not aware of a current site compatibility certificate (seniors housing) in respect of the subject land.
<p>16. Site compatibility certificates for infrastructure</p> <p>A statement of whether there is a valid site compatibility certificate (infrastructure), or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:</p> <ul style="list-style-type: none"> (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 any valid site compatibility certificate (infrastructure) in respect of the subject land.



<p>17. Site compatibility certificates and conditions for affordable rental housing</p> <p>(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:</p> <p>(a) the period for which the certificate is current, and</p> <p>(b) that a copy may be obtained from the head office of the Department of Planning.</p> <p>(2) A statement setting out any terms of a kind referred to in clause 17 (1) or 37 (1) of <u>State Environmental Planning Policy (Affordable Rental Housing) 2009</u> that have been imposed as a condition of consent to a development application in respect of the land.</p>	<p>Council is not aware of any valid site compatibility certificate (affordable rental housing) in respect of the subject land.</p>
<p>18. Paper Subdivision Information</p> <p>(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.</p> <p>(2) The date of any subdivision order that applies to the land.</p> <p>(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.</p>	<p>Not Applicable</p>
<p>19. Site Verification Certificates</p> <p>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:</p> <p>(a) the matter certified by the certificate, and</p> <p>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 <u>State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007</u>.</p> <p>(b) the date on which the certificate ceases to be current (if any), and</p> <p>(c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure.</p>	<p>Council is not aware of any current site verification certificates in respect of the land.</p>



<p>20. Loose-fill asbestos insulation If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division, a statement to that effect.</p>	No.
<p>21. Affected building notices and building product rectification orders</p> <p>(1) A statement of whether there is any affected building notice of which the Council is aware that is in force in respect of the land.</p> <p>(2) A statement of:</p> <p>(a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and</p> <p>(b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land is outstanding.</p>	No.
<p>Note. The following matters are prescribed by section 59 (2) of the <u>Contaminated Land Management Act 1997</u> as additional matters to be specified in a planning certificate:</p> <p>(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,</p> <p>(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,</p> <p>(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,</p> <p>(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,</p> <p>(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.</p>	Nil.





Disclaimer

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A handwritten signature in blue ink, appearing to read 'K. Boyd', located in the upper left area of the page.

Kent Boyd
GENERAL MANAGER

per:
Steven Campbell
DIRECTOR PLANNING & ENVIRONMENT





SCHEDULE A

Zone SP1 Special Activities

1 Objectives of Zone

The objectives of this zone are:

- To provide for special land uses that are not provided for in other zones.
- To provide for sites with special natural characteristics that are not provided for in other zones.
- To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.
- To recognise the Parkes “Hub” as a special industrial enterprise area.
- To provide suitable land for a national multi-modal freight and transport interchange.
- To encourage the growth of the freight logistics industry and provide economic benefits for Parkes.

2 Permitted without consent

Environmental Protection works.

3 Permitted with consent

The purpose shown on the [Land Zoning Map](#), including any development that is ordinarily incidental or ancillary to development for that purpose.

4 Prohibited

Any development not specified in item 2 or 3.





SCHEDULE B

Zone RU1 Primary Production

1 Objectives of Zone

The objectives of this zone are:

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage eco-tourism enterprises that minimise any adverse effect on primary industry production.
- To permit non-agricultural uses that support the primary production purposes of the zone.
- To permit small scale rural tourism uses associated with primary production and environmental conservation with minimal impact on primary production and the scenic amenity of the area.
- To encourage the provision of tourist accommodation in association with agricultural activities.
- To provide opportunities for employment-generating development that adds value to local agricultural production and integrates with tourism.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Forestry; Home occupations; Intensive plant agriculture.

3 Permitted with consent

Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Community facilities; Correctional centres; Crematoria; Depots; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Freight transport facilities; Helipads; Highway service centres; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Jetties; Landscaping material supplies; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Timber yards; Veterinary hospitals; Water recreation structures.

4 Prohibited

Any development not specified in item 2 or 3.





PLANNING CERTIFICATE UNDER SECTION 14 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Information provided pursuant to Section 10.7(5) of the Act

Applicant Details:

Land Insights and Resources
4307/4 Daydream Street
WARRIEWOOD NSW 2102

Your Reference:

LIR-565

Certificate No:

PC2019/0081

Date:

28 February 2019

Property Number:

666160

Subject Land:

Lot 5 DP 840130

Property Address:

249 Brolgan Road, Parkes

Owners:

PS Marine Pty Limited

Location Map:

As shown on the map below and edged in red



Note This drawing is provided by Parkes Shire Council to its clients and correspondents for their information on an as is basis. It represents a depiction of the land details as currently held and should not be relied upon as a definitive or complete statement of the title details.





<p>1. Development Consent</p> <p>Whether any development consent (including complying development certificate) with respect to the land has been granted within the previous two years.</p>	No
<p>2. Resolution to prepare Draft Local Environmental Plan</p> <p>Whether the land is affected by any resolution of the Council to seek amendment to any environmental planning instrument or draft environmental planning instrument applying to the land.</p>	No
<p>3. Tree Preservation Order</p> <p>Whether the land is affected by a Tree Preservation Order.</p>	No
<p>4. Residential District Proclamation</p> <p>Whether the land is affected by a Residential District Proclamation.</p>	No
<p>5. Contaminated Site Register</p> <p>Whether the land is listed in Council's Contaminated Sites Register.</p>	No
<p>6. Dwelling Potential on Land Zoned RU1 Primary Production</p> <p>Whether Development Consent can be granted for the erection of a dwelling on the land.</p>	<p>The land is part zoned RU1 Primary Production under Parkes Local Environmental Plan 2012 ("PLEP 2012").</p> <p>Pursuant to clause 4.2A(1) of PLEP 2012, development consent for erection of a dwelling house on land zoned RU1 Primary Production can be granted in the following circumstances:</p> <ul style="list-style-type: none"> a) The land is a lot that is at least the 400 hectare minimum lot size development standard as shown on the PLEP 2012 Lot Size Map; or b) The land is a lot created under an Environmental Planning Instrument (defined below) before the PLEP 2012 commenced and on which the erection of a dwelling house was permissible before that commencement; or c) The land is a lot resulting from a subdivision for which development consent was granted before the PLEP 2012 commenced and on which the erection of a dwelling house would have been permissible if the plan of subdivision had been registered before that commencement; or d) The land is an Existing Holding (defined below); or e) The land would have been a lot or Holding referred to in (a), (b), (c) or (d) above had it not been affected by: a minor realignment of its boundaries that did not create an additional lot, or a subdivision





	<p>creating or widening a public road or public reserve or another public purpose.</p> <p>A dwelling house can be erected on the land under the circumstances above for the following reasons:</p> <p>a) Council's records indicate that Lots 4 & 5 DP 840130 were held in the same ownership on 14 December 1990 and formed an existing holding (defined below). Clause 4.2A(2)(d) can be used to permit the erection of a dwelling house on the land.</p> <p>List of relevant definitions:</p> <p>Environmental Planning Instrument means an environmental planning instrument (including a SEPP or LEP but not including a DCP) made, or taken to have been made, under Part 3 and in force.</p> <p>Existing Holding means land that:</p> <p>(a) was a holding on 14 December 1990, and (b) is a holding at the time the application for development consent referred to in subclause (2) is lodged,</p> <p>whether or not there has been a change in the ownership of the holding since 14 December 1990, and includes any other land adjoining that land acquired by the owner since 14 December 1990.</p> <p>Holding means all adjoining land, even if separated by a road or railway, held by the same person or persons.</p>
<p>7. Building Certificate</p> <p>A Building Information Certificate issued under Section 6.22-6.26 of the Environmental Planning and Assessment Act, 1979 is required should it be necessary to ascertain whether or not a development complies with Council's requirements. A separate application and fee is required.</p>	
<p>8. Other Certificates</p> <p>The following certificates are also available from Council:</p> <p>a) Section 603 – Local Government Act 1993 – “Rates Certificate” which details any monies payable to Council (eg. outstanding rates, charges for works undertaken by Council). A separate application and fee is required.</p> <p>b) Section 735A – Local Government Act 1993 – “Outstanding Notices Certificate (LGA)” which details any outstanding notices issued under the Local Government Act. A separate application and fee is required.</p> <p>c) Clause 41 of Schedule 5 – Environmental Planning and Assessment Act, 1979 – “Outstanding Notices Certificate (EP&A Act 1979)” which details any outstanding notices of proposed orders or outstanding orders issued</p>	





<p>under the Environmental Planning and Assessment Act, 1979. A separate application and fee is required.</p> <p>d) Combined Section 735A and Clause 41 of Schedule 5 of EP&A Act 1979. A separate application and fee is required.</p> <p>e) Section 6.22-6.23 – Environmental Planning and Assessment Act, 1979 – “Building Information Certificate” which details whether a building complies with Council approvals and the Building Code of Australia. A separate application and fee is required.</p>	
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Kent Boyd
GENERAL MANAGER

per:
Steven Campbell
DIRECTOR PLANNING & ENVIRONMENT





PLANNING CERTIFICATE UNDER SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Information provided pursuant to Section 10.7(2) of the Act

Applicant Details:

Land Insights And Resources
4307/4 Daydream Street
WARRIEWOOD NSW 2102

Your Reference:

LIR-565

Certificate No:

PC2019/0082

Date:

28 February 2019

Property Number:

669160

Subject Land:

Lot 719 DP 727007, Lot 4 DP 830998, Lot 368
DP 750179, Lot 1 DP 858898

Property Address:

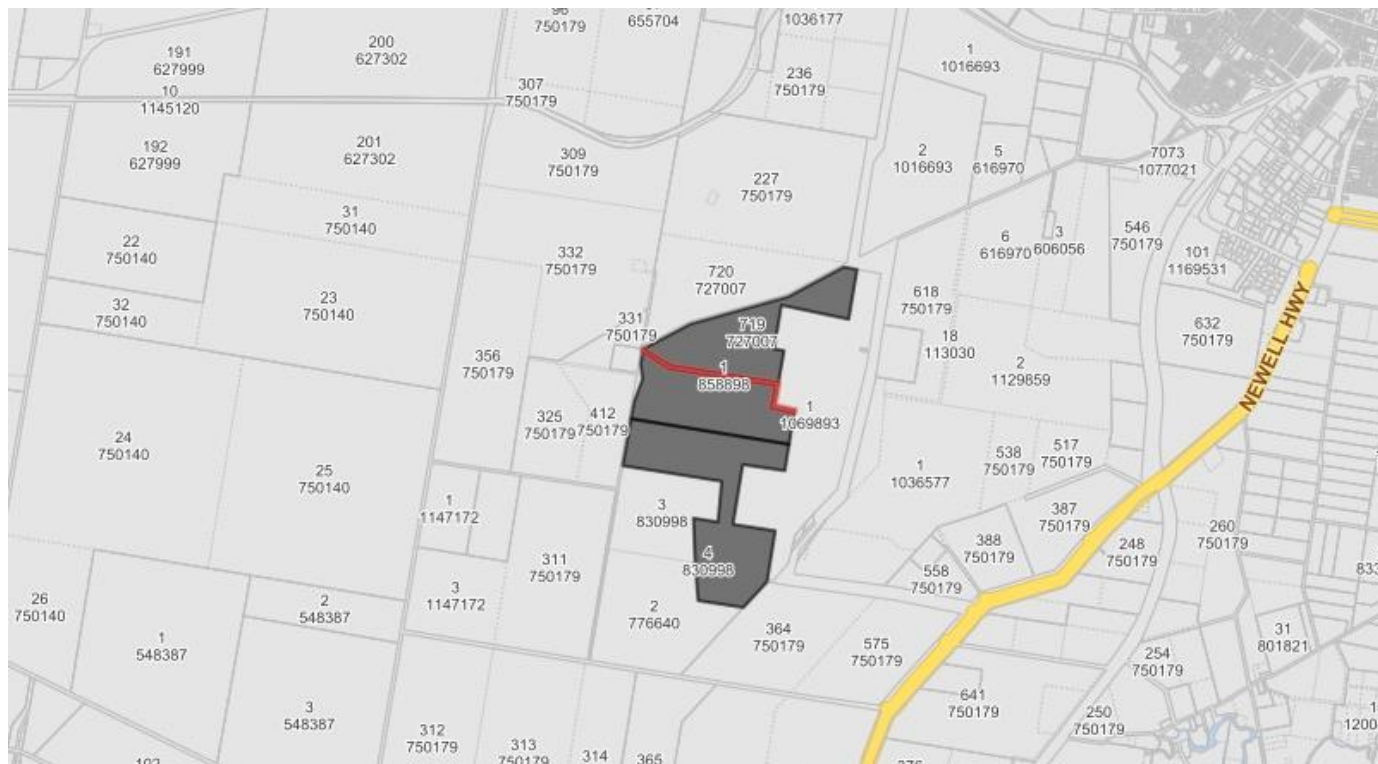
373 London Road, Parkes

Owners:

Westtime Pty Limited

Location Map:

As shown on the map below and edged in black
and red



Note This drawing is provided by Parkes Shire Council to its clients and correspondents for their information on an as is basis. It represents a depiction of the land details as currently held and should not be relied upon as a definitive or complete statement of the title details.





<p>1. Names of relevant planning instruments and DCPs</p> <p>(1) The name of each environmental planning instrument that applies to the carrying out of development on the land.</p>	<p>Parkes Local Environmental Plan 2012</p> <p>State Environmental Planning Policies:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy 1 – Development Standards. • State Environmental Planning Policy 21 – Caravan Parks. • State Environmental Planning Policy 30 – Intensive Agriculture. • State Environmental Planning Policy 33 – Hazardous and Offensive Development. • State Environmental Planning Policy 36 – Manufactured Home Estates. • State Environmental Planning Policy 44 – Koala Habitat Protection. • State Environmental Planning Policy 50 – Canal Estate Development. • State Environmental Planning Policy 55 – Remediation of Land. • State Environmental Planning Policy 62 – Sustainable Aquaculture • State Environmental Planning Policy 64 –Advertising and Signage. • State Environmental Planning Policy 65 - Design Quality of Residential Flat Development. • State Environmental Planning Policy (Affordable Rental Housing) 2009. • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004. • State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017. • State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. • State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004. • State Environmental Planning Policy (Infrastructure) 2007. • State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007. • State Environmental Planning Policy (State Significant Precincts) 2005. • State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007. • State Environmental Planning Policy (Vegetation in Non-Sural Areas) 2017. • State Environmental Planning Policy (Rural Lands) 2008. • State Environmental Planning Policy (State and Regional Development) 2011.
<p>(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).</p>	<p>Nil.</p>





(3) The name of each development control plan that applies to the carrying out of development on the land	Parkes Shire Development Control Plan 2013.
(4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument	Not Applicable.
2. Zoning and land use under relevant LEPs 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): (a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2(a)")	RU1 Primary Production
(b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,	Refer to Schedule A
(c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,	Refer to Schedule A
(d) the purposes for which the instrument provides that development is prohibited within the zone,	Refer to Schedule A
(e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the minimum land dimensions so fixed,	There are minimum development standards applying to the land that fix the minimum land dimensions for the erection of a dwelling house on the land. The minimum land dimension is 400 hectares.
(f) whether the land includes or comprises critical habitat,	Not to Council's knowledge, however, persons with an interest in the land may examine the 'Register of Critical Habitat' which is kept by the Director-General of National Parks and Wildlife Service.
(g) whether the land is in a conservation area (however described),	No.
(h) whether an item of environmental heritage (however described) is situated on the land.	No.
2A. Zoning and land use under <u>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</u> To the extent that the land is within any zone (however described) under: (a) Part 3 of the <u>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</u> (the 2006 SEPP), or	Not Applicable.





<p>(b) a Precinct Plan (within the meaning of the 2006 SEPP), or</p> <p>(c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act</p> <p>the particulars referred to in clause 2 (a)–(h) in relation to that land (with a reference to “the instrument” in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).</p>	
<p>3. Complying Development</p> <p>(1) Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (c) and (d) and 1.19 of <u>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</u>.</p> <p>(2) If complying development may not be carried out on that land because of the provisions of clauses 1.17A (c) and (d) and 1.19 of that policy, the reasons why it may not be carried under that clause.</p>	<p>General Housing Code Complying Development under the General Housing Code may not be carried out on the land.</p> <p>Rural Housing Code Complying Development under the Rural Housing Code may be carried out on the land.</p> <p>Low Rise Medium Density Housing Code Complying Development under the Low Rise Medium Density Housing Code may not be carried out on the land.</p> <p>Housing Alterations Code Complying Development under the Housing Alterations Code may be carried out on the land.</p> <p>General Development Code Complying Development under the General Development Code may be carried out on the land.</p> <p>Commercial and Industrial Alterations Code Complying Development under the Commercial and Industrial Alterations Code may be carried out on the land.</p> <p>Commercial and Industrial (New Buildings and Additions) Code Complying Development under the Commercial and Industrial Code (New Buildings and Additions) may not be carried out on the land.</p> <p>Subdivisions Code Complying Development under the Subdivision Code may be carried out on the land.</p> <p>Demolition Code Complying Development under the Demolition Housing Code may be carried out on the land.</p> <p>Fire Safety Code Complying Development under the Fire Safety Code may be carried out on the land.</p>



<p>4B. Annual charges under <u>Local Government Act 1993</u> for coastal protection services that relate to existing coastal protection works</p> <p>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 <u>Local Government Act 1993</u> for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).</p> <p>Note. Existing coastal protection works” are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the <u>Local Government Act 1993</u>.</p>	Not Applicable.
<p>5. Mine subsidence</p> <p>Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the <u>Coal Mine Subsidence Compensation Act 2017</u>.</p>	The land is not proclaimed to be a mine subsidence district within the meaning of the <u>Coal Mine Subsidence Compensation Act 2017</u> .
<p>6. Road widening and road realignment</p> <p>Whether or not the land is affected by any road widening or road realignment under:</p> <ul style="list-style-type: none"> (a) Division 2 of Part 3 of the <u>Roads Act 1993</u>, or (b) any environmental planning instrument, or (c) any resolution of the council. 	No.
<p>7. Council and other public authority policies on hazard risk restrictions</p> <p>Whether or not the land is affected by a policy:</p> <ul style="list-style-type: none"> (a) adopted by the council, or (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding). 	The Department of Urban Affairs and Planning SEPP55 Managing Land Contamination: Planning Guidelines notified to Council may restrict the development of the land. The Guidelines are considered an implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Consideration of the Guidelines and the application of provisions under relevant State legislation is warranted. Council provides more information about previous site history in a Section 10.7(5) Planning Certificate.
<p>7A. Flood related development controls information</p> <ul style="list-style-type: none"> (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls. (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls. 	No.



<p>(3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the <u>Standard Instrument (Local Environmental Plans) Order 2006</u>.</p>	
<p>8. Land reserved for acquisition</p> <p>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.</p>	No.
<p>9. Contributions Plan</p> <p>The name of each contributions plan applying to the land.</p>	<p>Parkes Shire Section 94 Contributions Plan 2016.</p> <p>Parkes Shire Section 94A Contributions Plan 2016.</p>
<p>9A. Biodiversity certified land</p> <p>If the land is biodiversity certified land (under Part 8 of the Biodiversity Conservation Act 2016), a statement to that effect.</p>	No.
<p>10. Biodiversity stewardship sites</p> <p>If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).</p> <p>Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.</p>	No.
<p>10A. Native vegetation clearing set asides</p> <p>If the land contains a set aside area under section 60ZC of the Local Land Services Act 2013, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).</p>	Council is not aware of any native vegetation clearing set asides in respect of the subject land.
<p>11. Bush fire prone land</p> <p>If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.</p> <p>If none of the land is bush fire prone land, a statement to that effect.</p>	No.





<p>12. Property vegetation plans</p> <p>If the land is land to which a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) 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).</p>	No.
<p>13. Orders under Trees (Disputes Between Neighbours) Act 2006</p> <p>Whether an order has been made under the <i>Trees (Disputes Between Neighbours) Act 2006</i> to carry out work in relation to a tree on the land (but only if the council has been notified of the order).</p>	No.
<p>14. Directions under Part 3A</p> <p>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.</p>	No.
<p>15. Site compatibility certificates and conditions for seniors housing</p> <p>If the land is land to which <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i> applies:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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 (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. 	Council is not aware of a current site compatibility certificate (seniors housing) in respect of the subject land.
<p>16. Site compatibility certificates for infrastructure</p> <p>A statement of whether there is a valid site compatibility certificate (infrastructure), or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:</p> <ul style="list-style-type: none"> (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 any valid site compatibility certificate (infrastructure) in respect of the subject land.



<p>17. Site compatibility certificates and conditions for affordable rental housing</p> <p>(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:</p> <p>(a) the period for which the certificate is current, and</p> <p>(b) that a copy may be obtained from the head office of the Department of Planning.</p> <p>(2) A statement setting out any terms of a kind referred to in clause 17 (1) or 37 (1) of <u>State Environmental Planning Policy (Affordable Rental Housing) 2009</u> that have been imposed as a condition of consent to a development application in respect of the land.</p>	<p>Council is not aware of any valid site compatibility certificate (affordable rental housing) in respect of the subject land.</p>
<p>18. Paper Subdivision Information</p> <p>(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.</p> <p>(2) The date of any subdivision order that applies to the land.</p> <p>(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.</p>	<p>Not Applicable</p>
<p>19. Site Verification Certificates</p> <p>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:</p> <p>(a) the matter certified by the certificate, and</p> <p>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 <u>State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007</u>.</p> <p>(b) the date on which the certificate ceases to be current (if any), and</p> <p>(c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure.</p>	<p>Council is not aware of any current site verification certificates in respect of the land.</p>



<p>20. Loose-fill asbestos insulation If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division, a statement to that effect.</p>	No.
<p>21. Affected building notices and building product rectification orders</p> <p>(1) A statement of whether there is any affected building notice of which the Council is aware that is in force in respect of the land.</p> <p>(2) A statement of:</p> <p>(a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and</p> <p>(b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land is outstanding.</p>	No.
<p>Note. The following matters are prescribed by section 59 (2) of the <u>Contaminated Land Management Act 1997</u> as additional matters to be specified in a planning certificate:</p> <p>(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,</p> <p>(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,</p> <p>(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,</p> <p>(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,</p> <p>(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.</p>	Nil.





Disclaimer

This certificate contains information provided to Parkes Shire Council by other authorities and is as current as the latest information available to Council at the time of production of this document. The information is provided in good faith and the Council shall not incur any liability in respect of any such advice. It is strongly recommended that you contact the relevant authorities to confirm the accuracy of the information

A handwritten signature in blue ink, appearing to read 'K. Boyd'.

Kent Boyd
GENERAL MANAGER

per:
Steven Campbell
DIRECTOR PLANNING & ENVIRONMENT





SCHEDULE A

Zone RU1 Primary Production

1 Objectives of Zone

The objectives of this zone are:

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage eco-tourism enterprises that minimise any adverse effect on primary industry production.
- To permit non-agricultural uses that support the primary production purposes of the zone.
- To permit small scale rural tourism uses associated with primary production and environmental conservation with minimal impact on primary production and the scenic amenity of the area.
- To encourage the provision of tourist accommodation in association with agricultural activities.
- To provide opportunities for employment-generating development that adds value to local agricultural production and integrates with tourism.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Forestry; Home occupations; Intensive plant agriculture.

3 Permitted with consent

Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Community facilities; Correctional centres; Crematoria; Depots; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Freight transport facilities; Helipads; Highway service centres; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Jetties; Landscaping material supplies; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Timber yards; Veterinary hospitals; Water recreation structures.

4 Prohibited

Any development not specified in item 2 or 3.





PLANNING CERTIFICATE UNDER SECTION 14 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Information provided pursuant to Section 10.7(5) of the Act

Applicant Details:

Land Insights And Resources
4307/4 Daydream Street
WARRIEWOOD NSW 2102

Your Reference:

LIR-565

Certificate No:

PC2019/0082

Date:

28 February 2019

Property Number:

669160

Subject Land:

Lot 719 DP 727007, Lot 4 DP 830998, Lot 368
DP 750179, Lot 1 DP 858898

Property Address:

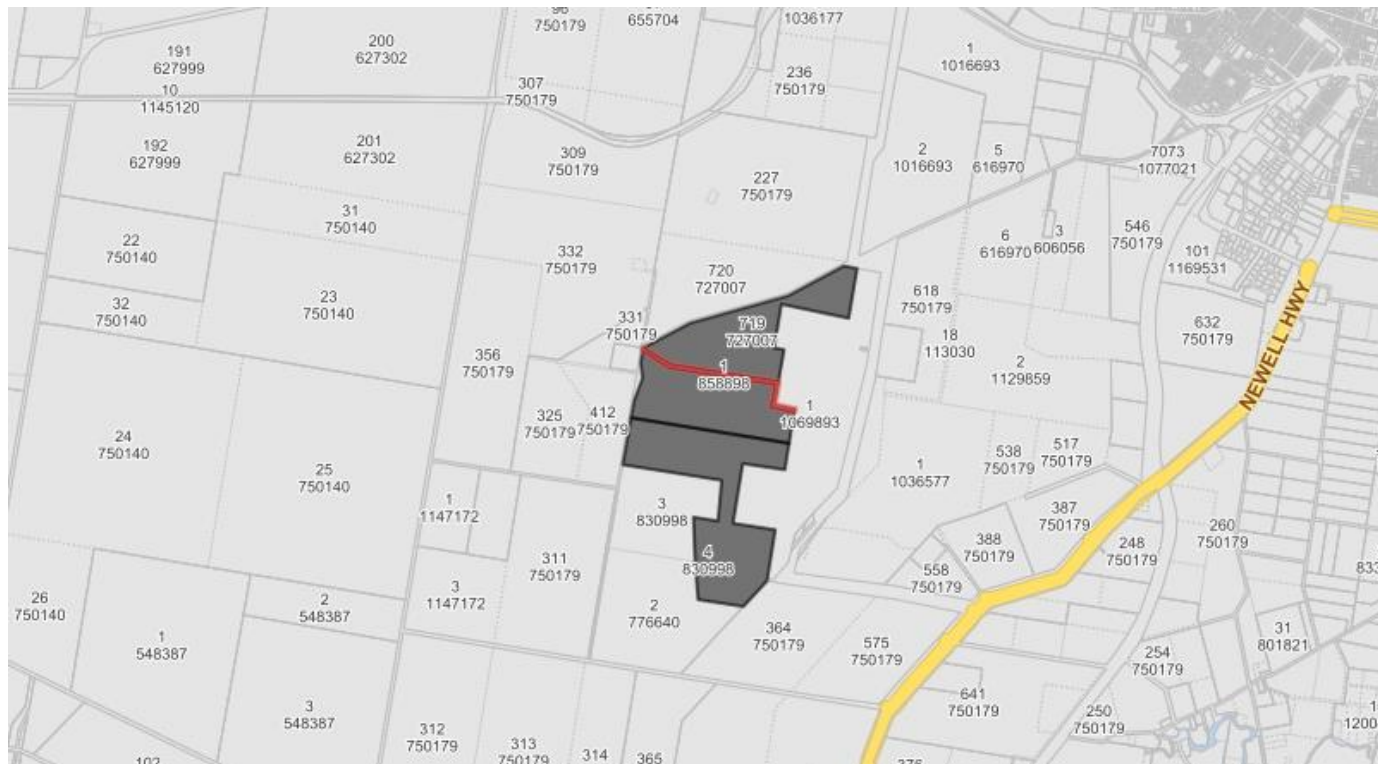
373 London Road, Parkes

Owners:

Westlime Pty Limited

Location Map:

As shown on the map below and edged in black
and red



Note *This drawing is provided by Parkes Shire Council to its clients and correspondents for their information on an as is basis. It represents a depiction of the land details as currently held and should not be relied upon as a definitive or complete statement of the title details.*





<p>1. Development Consent</p> <p>Whether any development consent (including complying development certificate) with respect to the land has been granted within the previous two years.</p>	No
<p>2. Resolution to prepare Draft Local Environmental Plan</p> <p>Whether the land is affected by any resolution of the Council to seek amendment to any environmental planning instrument or draft environmental planning instrument applying to the land.</p>	No
<p>3. Tree Preservation Order</p> <p>Whether the land is affected by a Tree Preservation Order.</p>	No
<p>4. Residential District Proclamation</p> <p>Whether the land is affected by a Residential District Proclamation.</p>	No
<p>5. Contaminated Site Register</p> <p>Whether the land is listed in Council's Contaminated Sites Register.</p>	<p>The subject land has been included in Parkes Council's Contaminated Sites Register and may be a contaminated site having regard to previous land use activities. Council records indicate that the land was previously used for Gravel Quarrying, Mining Operations and Lime Processing. Consequently, it is recommended that the information contained within the Department of Urban Affairs and Planning SEPP55 Managing Land Contamination: Planning Guidelines is considered.</p>
<p>6. Dwelling Potential on Land Zoned RU1 Primary Production</p> <p>Whether Development Consent can be granted for the erection of a dwelling on the land.</p>	<p>The land is zoned RU1 Primary Production under Parkes Local Environmental Plan 2012 ("PLEP 2012").</p> <p>Pursuant to clause 4.2A(1) of PLEP 2012, development consent for erection of a dwelling house on land zoned RU1 Primary Production can be granted in the following circumstances:</p> <ul style="list-style-type: none"> a) The land is a lot that is at least the 400 hectare minimum lot size development standard as shown on the PLEP 2012 Lot Size Map; or b) The land is a lot created under an Environmental Planning Instrument (defined below) before the PLEP 2012 commenced and on which the erection of a dwelling house was permissible before that commencement; or c) The land is a lot resulting from a subdivision for which development consent was granted before the PLEP 2012 commenced and on which the erection of a dwelling house would have been permissible if the plan of subdivision had been registered before



that commencement; or

- d) The land is an Existing Holding (defined below); or
- e) The land would have been a lot or Holding referred to in (a), (b), (c) or (d) above had it not been affected by: a minor realignment of its boundaries that did not create an additional lot, or a subdivision creating or widening a public road or public reserve or another public purpose.

A dwelling house cannot be erected on the land under the circumstances above for the following reasons:

- a) The land has an area less than 400 hectares. Accordingly, clause 4.2A(2)(a) of PLEP 2012 cannot be used to permit the erection of a dwelling house on the land.
- b) The land comprises seven (7) lots that were not created under an Environmental Planning Instrument (defined below) before the PLEP 2012 commenced on 7 December 2012. Accordingly, clause 4.2A(2)(b) of PLEP 2012 cannot be used to permit the erection of a dwelling house on the land.
- c) Council does not have any records of development consent for concessional subdivision (for the purpose of erecting a dwelling house) relating to the land granted before the PLEP 2012 commenced on 7 December 2012. Accordingly, clause 4.2A(2)(c) of PLEP 2012 cannot be used to permit the erection of a dwelling house on the land.
- d) Council's records indicate that Lots 719 DP 727007 and Lots 368 & 647 DP 750179 were held in the same ownership on 14 December 1990 and formed an existing holding (defined below). A dwelling house is erected within the existing holding upon Lot 647 DP 750179 and therefore, the holding entitlement has been exhausted. Clause 4.2A(2)(d) cannot be used to permit the erection of a dwelling house on the land.

List of relevant definitions:

Environmental Planning Instrument means an environmental planning instrument (including a SEPP or LEP but not including a DCP) made, or taken to have been made, under Part 3 and in force.

Existing Holding means land that:

- (a) was a holding on 14 December 1990, and
- (b) is a holding at the time the application for development consent referred to in subclause (2) is lodged,

whether or not there has been a change in the ownership of the holding since 14 December 1990, and includes any other land adjoining that land acquired by the owner since 14 December 1990.

	Holding means all adjoining land, even if separated by a road or railway, held by the same person or persons.
<p>7. Building Certificate</p> <p>A Building Information Certificate issued under Section 6.22-6.26 of the Environmental Planning and Assessment Act, 1979 is required should it be necessary to ascertain whether or not a development complies with Council's requirements. A separate application and fee is required.</p>	
<p>8. Other Certificates</p> <p>The following certificates are also available from Council:</p> <ul style="list-style-type: none"> a) Section 603 – Local Government Act 1993 – “Rates Certificate” which details any monies payable to Council (eg. outstanding rates, charges for works undertaken by Council). A separate application and fee is required. b) Section 735A – Local Government Act 1993 – “Outstanding Notices Certificate (LGA)” which details any outstanding notices issued under the Local Government Act. A separate application and fee is required. c) Clause 41 of Schedule 5 – Environmental Planning and Assessment Act, 1979 – “Outstanding Notices Certificate (EP&A Act 1979)” which details any outstanding notices of proposed orders or outstanding orders issued under the Environmental Planning and Assessment Act, 1979. A separate application and fee is required. d) Combined Section 735A and Clause 41 of Schedule 5 of EP&A Act 1979. A separate application and fee is required. e) Section 6.22-6.23 – Environmental Planning and Assessment Act, 1979 – “Building Information Certificate” which details whether a building complies with Council approvals and the Building Code of Australia. A separate application and fee is required. 	

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Kent Boyd
GENERAL MANAGER

per:
Steven Campbell
DIRECTOR PLANNING & ENVIRONMENT





PARKES SHIRE COUNCIL

Delivering progress and value to our community

PLANNING CERTIFICATE UNDER SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Information provided pursuant to Section 10.7(2) of the Act

Applicant Details:

Land Insights And Resources
4307/4 Daydream Street
WARRIEWOOD NSW 2102

Your Reference:

LIR-565

Certificate No:

PC2019/0084

Date:

28 February 2019

Property Number:

879687

Subject Land:

Lot 1 DP 1069893

Property Address:

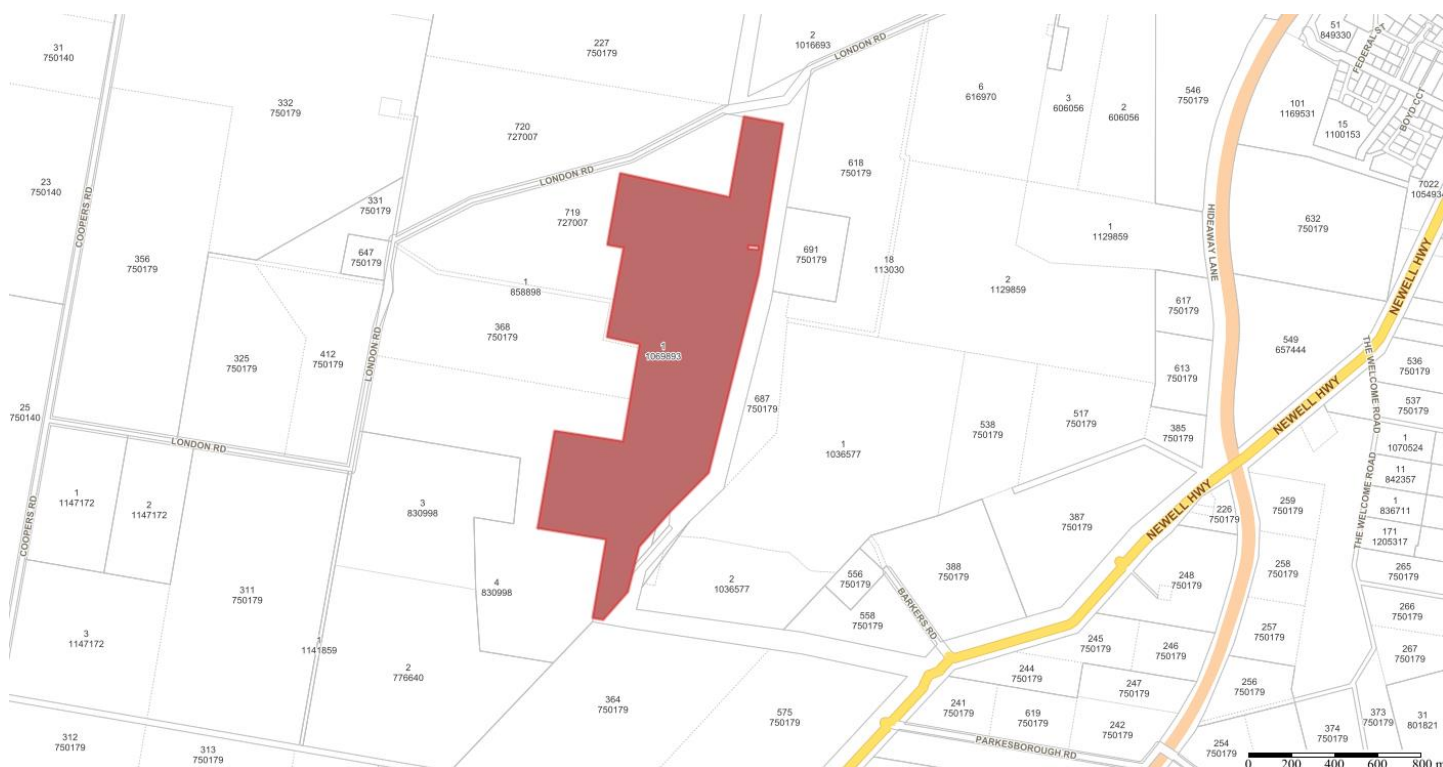
London Road, Parkes

Owners:

Westlime Pty Limited

Location Map:

As shown on the map below and edged in red



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Parkes Shire Council 2 Cecile Street, PO Box 337 Parkes NSW 2870
P 02 6861 2373 F 02 6862 3946 E council@parkes.nsw.gov.au
www.parkes.nsw.gov.au

PARKES
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<p>1. Names of relevant planning instruments and DCPs</p> <p>(1) The name of each environmental planning instrument that applies to the carrying out of development on the land.</p>	<p>Parkes Local Environmental Plan 2012</p> <p>State Environmental Planning Policies:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy 1 – Development Standards. • State Environmental Planning Policy 21 – Caravan Parks. • State Environmental Planning Policy 30 – Intensive Agriculture. • State Environmental Planning Policy 33 – Hazardous and Offensive Development. • State Environmental Planning Policy 36 – Manufactured Home Estates. • State Environmental Planning Policy 44 – Koala Habitat Protection. • State Environmental Planning Policy 50 – Canal Estate Development. • State Environmental Planning Policy 55 – Remediation of Land. • State Environmental Planning Policy 62 – Sustainable Aquaculture • State Environmental Planning Policy 64 –Advertising and Signage. • State Environmental Planning Policy 65 - Design Quality of Residential Flat Development. • State Environmental Planning Policy (Affordable Rental Housing) 2009. • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004. • State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017. • State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. • State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004. • State Environmental Planning Policy (Infrastructure) 2007. • State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007. • State Environmental Planning Policy (State Significant Precincts) 2005. • State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007. • State Environmental Planning Policy (Vegetation in Non-Sural Areas) 2017. • State Environmental Planning Policy (Rural Lands) 2008. • State Environmental Planning Policy (State and Regional Development) 2011.
<p>(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).</p>	<p>Nil.</p>





(3) The name of each development control plan that applies to the carrying out of development on the land	Parkes Shire Development Control Plan 2013.
(4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument	Not Applicable.
<p>2. Zoning and land use under relevant LEPs</p> <p>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):</p> <p>(a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2(a)")</p>	RU1 Primary Production
(b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,	Refer to Schedule A
(c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,	Refer to Schedule A
(d) the purposes for which the instrument provides that development is prohibited within the zone,	Refer to Schedule A
(e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the minimum land dimensions so fixed,	There are minimum development standards applying to the land that fix the minimum land dimensions for the erection of a dwelling house on the land. The minimum land dimension is 400 hectares.
(f) whether the land includes or comprises critical habitat,	Not to Council's knowledge, however, persons with an interest in the land may examine the 'Register of Critical Habitat' which is kept by the Director-General of National Parks and Wildlife Service.
(g) whether the land is in a conservation area (however described),	No.
(h) whether an item of environmental heritage (however described) is situated on the land.	No.
<p>2A. Zoning and land use under <u>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</u></p> <p>To the extent that the land is within any zone (however described) under:</p> <p>(a) Part 3 of the <u>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</u> (the 2006 SEPP), or</p>	Not Applicable.





<p>(b) a Precinct Plan (within the meaning of the 2006 SEPP), or</p> <p>(c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act</p> <p>the particulars referred to in clause 2 (a)–(h) in relation to that land (with a reference to “the instrument” in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).</p>	
<p>3. Complying Development</p> <p>(1) Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (c) and (d) and 1.19 of <u>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</u>.</p> <p>(2) If complying development may not be carried out on that land because of the provisions of clauses 1.17A (c) and (d) and 1.19 of that policy, the reasons why it may not be carried under that clause.</p>	<p>General Housing Code Complying Development under the General Housing Code may not be carried out on the land.</p> <p>Rural Housing Code Complying Development under the Rural Housing Code may be carried out on the land.</p> <p>Low Rise Medium Density Housing Code Complying Development under the Low Rise Medium Density Housing Code may not be carried out on the land.</p> <p>Housing Alterations Code Complying Development under the Housing Alterations Code may be carried out on the land.</p> <p>General Development Code Complying Development under the General Development Code may be carried out on the land.</p> <p>Commercial and Industrial Alterations Code Complying Development under the Commercial and Industrial Alterations Code may be carried out on the land.</p> <p>Commercial and Industrial (New Buildings and Additions) Code Complying Development under the Commercial and Industrial Code (New Buildings and Additions) may not be carried out on the land.</p> <p>Subdivisions Code Complying Development under the Subdivision Code may be carried out on the land.</p> <p>Demolition Code Complying Development under the Demolition Housing Code may be carried out on the land.</p> <p>Fire Safety Code Complying Development under the Fire Safety Code may be carried out on the land.</p>



<p>4B. Annual charges under <u>Local Government Act 1993</u> for coastal protection services that relate to existing coastal protection works</p> <p>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 <u>Local Government Act 1993</u> for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).</p> <p>Note. Existing coastal protection works” are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the <u>Local Government Act 1993</u>.</p>	Not Applicable.
<p>5. Mine subsidence</p> <p>Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the <u>Coal Mine Subsidence Compensation Act 2017</u>.</p>	The land is not proclaimed to be a mine subsidence district within the meaning of the <u>Coal Mine Subsidence Compensation Act 2017</u> .
<p>6. Road widening and road realignment</p> <p>Whether or not the land is affected by any road widening or road realignment under:</p> <p>(a) Division 2 of Part 3 of the <u>Roads Act 1993</u>, or</p> <p>(b) any environmental planning instrument, or</p> <p>(c) any resolution of the council.</p>	No.
<p>7. Council and other public authority policies on hazard risk restrictions</p> <p>Whether or not the land is affected by a policy:</p> <p>(a) adopted by the council, or</p> <p>(b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).</p>	The Department of Urban Affairs and Planning SEPP55 Managing Land Contamination: Planning Guidelines notified to Council may restrict the development of the land. The Guidelines are considered an implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Consideration of the Guidelines and the application of provisions under relevant State legislation is warranted. Council provides more information about previous site history in a Section 10.7(5) Planning Certificate.
<p>7A. Flood related development controls information</p> <p>(1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.</p> <p>(2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.</p>	No.



<p>(3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the <u>Standard Instrument (Local Environmental Plans) Order 2006</u>.</p>	
<p>8. Land reserved for acquisition</p> <p>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.</p>	No.
<p>9. Contributions Plan</p> <p>The name of each contributions plan applying to the land.</p>	<p>Parkes Shire Section 94 Contributions Plan 2016.</p> <p>Parkes Shire Section 94A Contributions Plan 2016.</p>
<p>9A. Biodiversity certified land</p> <p>If the land is biodiversity certified land (under Part 8 of the Biodiversity Conservation Act 2016), a statement to that effect.</p>	No.
<p>10. Biodiversity stewardship sites</p> <p>If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).</p> <p>Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.</p>	No.
<p>10A. Native vegetation clearing set asides</p> <p>If the land contains a set aside area under section 60ZC of the Local Land Services Act 2013, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).</p>	Council is not aware of any native vegetation clearing set asides in respect of the subject land.
<p>11. Bush fire prone land</p> <p>If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.</p> <p>If none of the land is bush fire prone land, a statement to that effect.</p>	No.





<p>12. Property vegetation plans</p> <p>If the land is land to which a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) 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).</p>	No.
<p>13. Orders under Trees (Disputes Between Neighbours) Act 2006</p> <p>Whether an order has been made under the <i>Trees (Disputes Between Neighbours) Act 2006</i> to carry out work in relation to a tree on the land (but only if the council has been notified of the order).</p>	No.
<p>14. Directions under Part 3A</p> <p>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.</p>	No.
<p>15. Site compatibility certificates and conditions for seniors housing</p> <p>If the land is land to which <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i> applies:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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 (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. 	Council is not aware of a current site compatibility certificate (seniors housing) in respect of the subject land.
<p>16. Site compatibility certificates for infrastructure</p> <p>A statement of whether there is a valid site compatibility certificate (infrastructure), or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:</p> <ul style="list-style-type: none"> (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 any valid site compatibility certificate (infrastructure) in respect of the subject land.



<p>17. Site compatibility certificates and conditions for affordable rental housing</p> <p>(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:</p> <p>(a) the period for which the certificate is current, and</p> <p>(b) that a copy may be obtained from the head office of the Department of Planning.</p> <p>(2) A statement setting out any terms of a kind referred to in clause 17 (1) or 37 (1) of <u>State Environmental Planning Policy (Affordable Rental Housing) 2009</u> that have been imposed as a condition of consent to a development application in respect of the land.</p>	<p>Council is not aware of any valid site compatibility certificate (affordable rental housing) in respect of the subject land.</p>
<p>18. Paper Subdivision Information</p> <p>(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.</p> <p>(2) The date of any subdivision order that applies to the land.</p> <p>(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.</p>	<p>Not Applicable</p>
<p>19. Site Verification Certificates</p> <p>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:</p> <p>(a) the matter certified by the certificate, and</p> <p>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 <u>State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007</u>.</p> <p>(b) the date on which the certificate ceases to be current (if any), and</p> <p>(c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure.</p>	<p>Council is not aware of any current site verification certificates in respect of the land.</p>



<p>20. Loose-fill asbestos insulation If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division, a statement to that effect.</p>	No.
<p>21. Affected building notices and building product rectification orders</p> <p>(1) A statement of whether there is any affected building notice of which the Council is aware that is in force in respect of the land.</p> <p>(2) A statement of:</p> <p>(a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and</p> <p>(b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land is outstanding.</p>	No.
<p>Note. The following matters are prescribed by section 59 (2) of the <u>Contaminated Land Management Act 1997</u> as additional matters to be specified in a planning certificate:</p> <p>(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,</p> <p>(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,</p> <p>(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,</p> <p>(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,</p> <p>(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.</p>	Nil.





Disclaimer

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A handwritten signature in blue ink, appearing to read 'K Boyd'.

Kent Boyd
GENERAL MANAGER

per:
Steven Campbell
DIRECTOR PLANNING & ENVIRONMENT





SCHEDULE A

Zone RU1 Primary Production

1 Objectives of Zone

The objectives of this zone are:

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage eco-tourism enterprises that minimise any adverse effect on primary industry production.
- To permit non-agricultural uses that support the primary production purposes of the zone.
- To permit small scale rural tourism uses associated with primary production and environmental conservation with minimal impact on primary production and the scenic amenity of the area.
- To encourage the provision of tourist accommodation in association with agricultural activities.
- To provide opportunities for employment-generating development that adds value to local agricultural production and integrates with tourism.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Forestry; Home occupations; Intensive plant agriculture.

3 Permitted with consent

Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Community facilities; Correctional centres; Crematoria; Depots; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Freight transport facilities; Helipads; Highway service centres; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Jetties; Landscaping material supplies; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Timber yards; Veterinary hospitals; Water recreation structures.

4 Prohibited

Any development not specified in item 2 or 3.





PARKES SHIRE COUNCIL

Delivering progress and value to our community

PLANNING CERTIFICATE UNDER SECTION 14 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Information provided pursuant to Section 10.7(5) of the Act

Applicant Details:

Land Insights And Resources
4307/4 Daydream Street
WARRIEWOOD NSW 2102

Your Reference:

LIR-565

Certificate No:

PC2019/0084

Date:

28 February 2019

Property Number:

879687

Subject Land:

Lot 1 DP 1069893

Property Address:

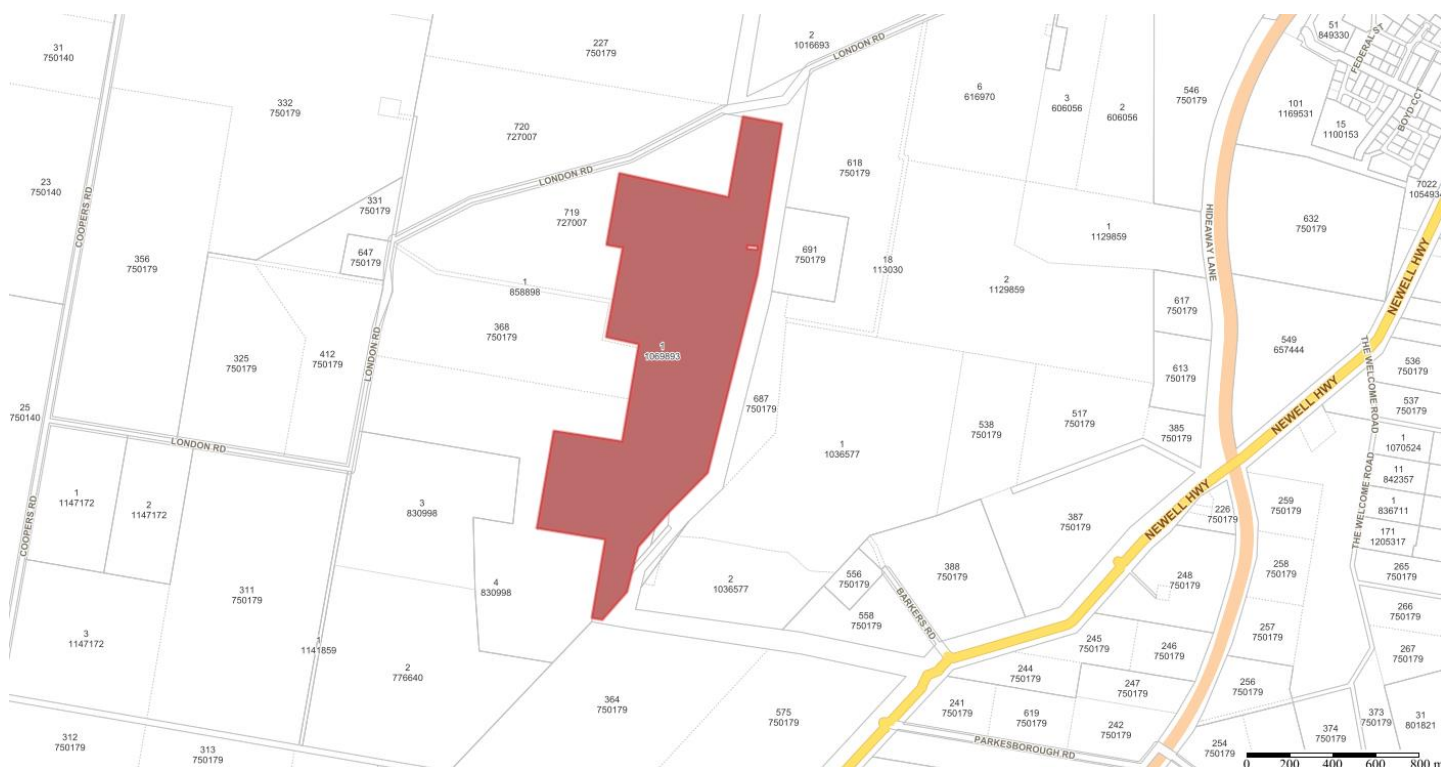
London Road, Parkes

Owners:

Westlime Pty Limited

Location Map:

As shown on the map below and edged in red



Note This drawing is provided by Parkes Shire Council to its clients and correspondents for their information on an as is basis. It represents a depiction of the land details as currently held and should not be relied upon as a definitive or complete statement of the title details.



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www.parkes.nsw.gov.au

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<p>1. Development Consent</p> <p>Whether any development consent (including complying development certificate) with respect to the land has been granted within the previous two years.</p>	No
<p>2. Resolution to prepare Draft Local Environmental Plan</p> <p>Whether the land is affected by any resolution of the Council to seek amendment to any environmental planning instrument or draft environmental planning instrument applying to the land.</p>	No
<p>3. Tree Preservation Order</p> <p>Whether the land is affected by a Tree Preservation Order.</p>	No
<p>4. Residential District Proclamation</p> <p>Whether the land is affected by a Residential District Proclamation.</p>	No
<p>5. Contaminated Site Register</p> <p>Whether the land is listed in Council's Contaminated Sites Register.</p>	<p>The subject land has been included in Parkes Council's Contaminated Sites Register and may be a contaminated site having regard to previous land use activities. Council records indicate that the land was previously used for Gravel Quarrying, Mining Operations and Lie Processing. Consequently, it is recommended that the information contained within the Department of Urban Affairs and Planning SEPP55 Managing Land Contamination: Planning Guidelines is considered.</p>
<p>6. Dwelling Potential on Land Zoned RU1 Primary Production</p> <p>Whether Development Consent can be granted for the erection of a dwelling on the land.</p>	<p>The land is zoned RU1 Primary Production under Parkes Local Environmental Plan 2012 ("PLEP 2012").</p> <p>Pursuant to clause 4.2A(1) of PLEP 2012, development consent for erection of a dwelling house on land zoned RU1 Primary Production can be granted in the following circumstances:</p> <ul style="list-style-type: none"> a) The land is a lot that is at least the 400 hectare minimum lot size development standard as shown on the PLEP 2012 Lot Size Map; or b) The land is a lot created under an Environmental Planning Instrument (defined below) before the PLEP 2012 commenced and on which the erection of a dwelling house was permissible before that commencement; or c) The land is a lot resulting from a subdivision for which development consent was granted before the PLEP 2012 commenced and on which the erection of a dwelling house would have been permissible if the plan of subdivision had been registered before



that commencement; or

- d) The land is an Existing Holding (defined below); or
- e) The land would have been a lot or Holding referred to in (a), (b), (c) or (d) above had it not been affected by: a minor realignment of its boundaries that did not create an additional lot, or a subdivision creating or widening a public road or public reserve or another public purpose.

A dwelling house cannot be erected on the land under the circumstances above for the following reasons:

- a) The land has an area less than 400 hectares. Accordingly, clause 4.2A(2)(a) of PLEP 2012 cannot be used to permit the erection of a dwelling house on the land.
- b) The land comprises one (1) lot that was not created under an Environmental Planning Instrument (defined below) before the PLEP 2012 commenced on 7 December 2012. Accordingly, clause 4.2A(2)(b) of PLEP 2012 cannot be used to permit the erection of a dwelling house on the land.
- c) Council does not have any records of development consent for concessional subdivision (for the purpose of erecting a dwelling house) relating to the land granted before the PLEP 2012 commenced on 7 December 2012. Accordingly, clause 4.2A(2)(c) of PLEP 2012 cannot be used to permit the erection of a dwelling house on the land.
- d) Council's records indicate that Lot 1 DP 1069893, Lots 719 DP 727007, Lots 368 and 647 DP 750179 and Lot 4 DP 830998 were held in the same ownership on 14 December 1990 and formed an existing holding (defined below). A dwelling house is erected within the existing holding upon Lot 647 DP 750179 and therefore, the holding entitlement has been exhausted. Clause 4.2A(2)(d) cannot be used to permit the erection of a dwelling house on the land.

List of relevant definitions:

Environmental Planning Instrument means an environmental planning instrument (including a SEPP or LEP but not including a DCP) made, or taken to have been made, under Part 3 and in force.

Existing Holding means land that:

- (a) was a holding on 14 December 1990, and
- (b) is a holding at the time the application for development consent referred to in subclause (2) is lodged,

whether or not there has been a change in the ownership of the holding since 14 December 1990, and includes any other land adjoining that land acquired by

	<p>the owner since 14 December 1990.</p> <p>Holding means all adjoining land, even if separated by a road or railway, held by the same person or persons.</p>
<p>7. Building Certificate</p> <p>A Building Information Certificate issued under Section 6.22-6.26 of the Environmental Planning and Assessment Act, 1979 is required should it be necessary to ascertain whether or not a development complies with Council's requirements. A separate application and fee is required.</p>	
<p>8. Other Certificates</p> <p>The following certificates are also available from Council:</p> <ul style="list-style-type: none"> a) Section 603 – Local Government Act 1993 – “Rates Certificate” which details any monies payable to Council (eg. outstanding rates, charges for works undertaken by Council). A separate application and fee is required. b) Section 735A – Local Government Act 1993 – “Outstanding Notices Certificate (LGA)” which details any outstanding notices issued under the Local Government Act. A separate application and fee is required. c) Clause 41 of Schedule 5 – Environmental Planning and Assessment Act, 1979 – “Outstanding Notices Certificate (EP&A Act 1979)” which details any outstanding notices of proposed orders or outstanding orders issued under the Environmental Planning and Assessment Act, 1979. A separate application and fee is required. d) Combined Section 735A and Clause 41 of Schedule 5 of EP&A Act 1979. A separate application and fee is required. e) Section 6.22-6.23 – Environmental Planning and Assessment Act, 1979 – “Building Information Certificate” which details whether a building complies with Council approvals and the Building Code of Australia. A separate application and fee is required. 	

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Annalise Cummings
MANAGER PLANNING SERVICES





PARKES SHIRE COUNCIL

Delivering progress and value to our community

PLANNING CERTIFICATE UNDER SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Information provided pursuant to Section 10.7(2) of the Act

Applicant Details:

Land Insights And Resources
4307/4 Daydream Street
WARRIEWOOD NSW 2102

Your Reference:

LIR-565

Certificate No:

PC2019/0085

Date:

28 February 2019

Property Number:

460810

Subject Land:

Lots 400 & 401 DP 1227784

Property Address:

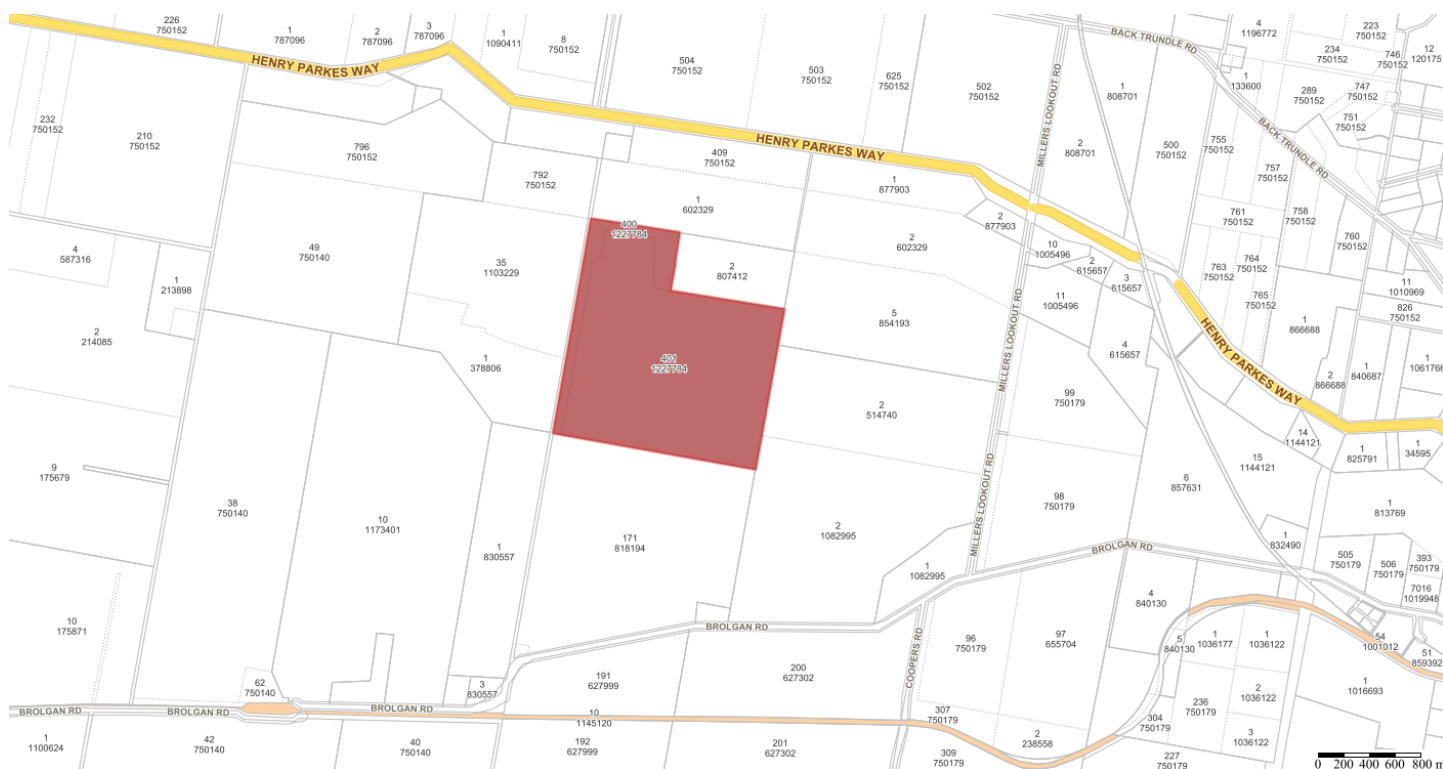
Henry Parkes Way, Parkes

Owners:

AJ Smeaton & SM Smeaton

Location Map:

As shown on the map below and edged in red



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<p>1. Names of relevant planning instruments and DCPs</p> <p>(1) The name of each environmental planning instrument that applies to the carrying out of development on the land.</p>	<p>Parkes Local Environmental Plan 2012</p> <p>State Environmental Planning Policies:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy 1 – Development Standards. • State Environmental Planning Policy 21 – Caravan Parks. • State Environmental Planning Policy 30 – Intensive Agriculture. • State Environmental Planning Policy 33 – Hazardous and Offensive Development. • State Environmental Planning Policy 36 – Manufactured Home Estates. • State Environmental Planning Policy 44 – Koala Habitat Protection. • State Environmental Planning Policy 50 – Canal Estate Development. • State Environmental Planning Policy 55 – Remediation of Land. • State Environmental Planning Policy 62 – Sustainable Aquaculture • State Environmental Planning Policy 64 –Advertising and Signage. • State Environmental Planning Policy 65 - Design Quality of Residential Flat Development. • State Environmental Planning Policy (Affordable Rental Housing) 2009. • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004. • State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017. • State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. • State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004. • State Environmental Planning Policy (Infrastructure) 2007. • State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007. • State Environmental Planning Policy (State Significant Precincts) 2005. • State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007. • State Environmental Planning Policy (Vegetation in Non-Sural Areas) 2017. • State Environmental Planning Policy (Rural Lands) 2008. • State Environmental Planning Policy (State and Regional Development) 2011.
<p>(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).</p>	<p>Nil.</p>





(3) The name of each development control plan that applies to the carrying out of development on the land	Parkes Shire Development Control Plan 2013.
(4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument	Not Applicable.
2. Zoning and land use under relevant LEPs 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): (a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2(a)")	RU1 Primary Production
(b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,	Refer to Schedule A
(c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,	Refer to Schedule A
(d) the purposes for which the instrument provides that development is prohibited within the zone,	Refer to Schedule A
(e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the minimum land dimensions so fixed,	There are minimum development standards applying to the land that fix the minimum land dimensions for the erection of a dwelling house on the land. The minimum land dimension is 400 hectares.
(f) whether the land includes or comprises critical habitat,	Not to Council's knowledge, however, persons with an interest in the land may examine the 'Register of Critical Habitat' which is kept by the Director-General of National Parks and Wildlife Service.
(g) whether the land is in a conservation area (however described),	No.
(h) whether an item of environmental heritage (however described) is situated on the land.	No.
2A. Zoning and land use under <u>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</u> To the extent that the land is within any zone (however described) under: (a) Part 3 of the <u>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</u> (the 2006 SEPP), or	Not Applicable.





<p>(b) a Precinct Plan (within the meaning of the 2006 SEPP), or</p> <p>(c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act</p> <p>the particulars referred to in clause 2 (a)–(h) in relation to that land (with a reference to “the instrument” in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).</p>	
<p>3. Complying Development</p> <p>(1) Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (c) and (d) and 1.19 of <u>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</u>.</p> <p>(2) If complying development may not be carried out on that land because of the provisions of clauses 1.17A (c) and (d) and 1.19 of that policy, the reasons why it may not be carried under that clause.</p>	<p>General Housing Code Complying Development under the General Housing Code may not be carried out on the land.</p> <p>Rural Housing Code Complying Development under the Rural Housing Code may be carried out on the land.</p> <p>Low Rise Medium Density Housing Code Complying Development under the Low Rise Medium Density Housing Code may not be carried out on the land.</p> <p>Housing Alterations Code Complying Development under the Housing Alterations Code may be carried out on the land.</p> <p>General Development Code Complying Development under the General Development Code may be carried out on the land.</p> <p>Commercial and Industrial Alterations Code Complying Development under the Commercial and Industrial Alterations Code may be carried out on the land.</p> <p>Commercial and Industrial (New Buildings and Additions) Code Complying Development under the Commercial and Industrial Code (New Buildings and Additions) may not be carried out on the land.</p> <p>Subdivisions Code Complying Development under the Subdivision Code may be carried out on the land.</p> <p>Demolition Code Complying Development under the Demolition Housing Code may be carried out on the land.</p> <p>Fire Safety Code Complying Development under the Fire Safety Code may be carried out on the land.</p>



<p>4B. Annual charges under <u>Local Government Act 1993</u> for coastal protection services that relate to existing coastal protection works</p> <p>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 <u>Local Government Act 1993</u> for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).</p> <p>Note. Existing coastal protection works” are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the <u>Local Government Act 1993</u>.</p>	Not Applicable.
<p>5. Mine subsidence</p> <p>Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the <u>Coal Mine Subsidence Compensation Act 2017</u>.</p>	The land is not proclaimed to be a mine subsidence district within the meaning of the <u>Coal Mine Subsidence Compensation Act 2017</u> .
<p>6. Road widening and road realignment</p> <p>Whether or not the land is affected by any road widening or road realignment under:</p> <p>(a) Division 2 of Part 3 of the <u>Roads Act 1993</u>, or</p> <p>(b) any environmental planning instrument, or</p> <p>(c) any resolution of the council.</p>	No.
<p>7. Council and other public authority policies on hazard risk restrictions</p> <p>Whether or not the land is affected by a policy:</p> <p>(a) adopted by the council, or</p> <p>(b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).</p>	Part Lot 400 DP 1227784 is identified on the Parkes Local Environmental Plan 2012 Terrestrial Biodiversity Maps and therefore Clause 6.2 Terrestrial Biodiversity of the Parkes Local Environmental Plan 2012 must be considered before determining a development application for development on the land.
<p>7A. Flood related development controls information</p> <p>(1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.</p> <p>(2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.</p>	No.



<p>(3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the <u>Standard Instrument (Local Environmental Plans) Order 2006</u>.</p>	
<p>8. Land reserved for acquisition</p> <p>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.</p>	No.
<p>9. Contributions Plan</p> <p>The name of each contributions plan applying to the land.</p>	<p>Parkes Shire Section 94 Contributions Plan 2016.</p> <p>Parkes Shire Section 94A Contributions Plan 2016.</p>
<p>9A. Biodiversity certified land</p> <p>If the land is biodiversity certified land (under Part 8 of the Biodiversity Conservation Act 2016), a statement to that effect.</p>	No.
<p>10. Biodiversity stewardship sites</p> <p>If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).</p> <p>Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.</p>	No.
<p>10A. Native vegetation clearing set asides</p> <p>If the land contains a set aside area under section 60ZC of the Local Land Services Act 2013, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).</p>	Council is not aware of any native vegetation clearing set asides in respect of the subject land.
<p>11. Bush fire prone land</p> <p>If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.</p> <p>If none of the land is bush fire prone land, a statement to that effect.</p>	No.





<p>12. Property vegetation plans</p> <p>If the land is land to which a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) 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).</p>	No.
<p>13. Orders under Trees (Disputes Between Neighbours) Act 2006</p> <p>Whether an order has been made under the <i>Trees (Disputes Between Neighbours) Act 2006</i> to carry out work in relation to a tree on the land (but only if the council has been notified of the order).</p>	No.
<p>14. Directions under Part 3A</p> <p>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.</p>	No.
<p>15. Site compatibility certificates and conditions for seniors housing</p> <p>If the land is land to which <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i> applies:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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 (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. 	Council is not aware of a current site compatibility certificate (seniors housing) in respect of the subject land.
<p>16. Site compatibility certificates for infrastructure</p> <p>A statement of whether there is a valid site compatibility certificate (infrastructure), or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:</p> <ul style="list-style-type: none"> (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 any valid site compatibility certificate (infrastructure) in respect of the subject land.



<p>17. Site compatibility certificates and conditions for affordable rental housing</p> <p>(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:</p> <p>(a) the period for which the certificate is current, and</p> <p>(b) that a copy may be obtained from the head office of the Department of Planning.</p> <p>(2) A statement setting out any terms of a kind referred to in clause 17 (1) or 37 (1) of <u>State Environmental Planning Policy (Affordable Rental Housing) 2009</u> that have been imposed as a condition of consent to a development application in respect of the land.</p>	<p>Council is not aware of any valid site compatibility certificate (affordable rental housing) in respect of the subject land.</p>
<p>18. Paper Subdivision Information</p> <p>(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.</p> <p>(2) The date of any subdivision order that applies to the land.</p> <p>(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.</p>	<p>Not Applicable</p>
<p>19. Site Verification Certificates</p> <p>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:</p> <p>(a) the matter certified by the certificate, and</p> <p>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 <u>State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007</u>.</p> <p>(b) the date on which the certificate ceases to be current (if any), and</p> <p>(c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure.</p>	<p>Council is not aware of any current site verification certificates in respect of the land.</p>



<p>20. Loose-fill asbestos insulation If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division, a statement to that effect.</p>	No.
<p>21. Affected building notices and building product rectification orders</p> <p>(1) A statement of whether there is any affected building notice of which the Council is aware that is in force in respect of the land.</p> <p>(2) A statement of:</p> <p>(a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and</p> <p>(b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land is outstanding.</p>	No.
<p>Note. The following matters are prescribed by section 59 (2) of the <u>Contaminated Land Management Act 1997</u> as additional matters to be specified in a planning certificate:</p> <p>(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,</p> <p>(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,</p> <p>(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,</p> <p>(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,</p> <p>(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.</p>	Nil.





Disclaimer

This certificate contains information provided to Parkes Shire Council by other authorities and is as current as the latest information available to Council at the time of production of this document. The information is provided in good faith and the Council shall not incur any liability in respect of any such advice. It is strongly recommended that you contact the relevant authorities to confirm the accuracy of the information

A handwritten signature in blue ink, appearing to read 'K. Boyd'.

Kent Boyd
GENERAL MANAGER

per:
Steven Campbell
DIRECTOR PLANNING & ENVIRONMENT





SCHEDULE A

Zone RU1 Primary Production

1 Objectives of Zone

The objectives of this zone are:

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage eco-tourism enterprises that minimise any adverse effect on primary industry production.
- To permit non-agricultural uses that support the primary production purposes of the zone.
- To permit small scale rural tourism uses associated with primary production and environmental conservation with minimal impact on primary production and the scenic amenity of the area.
- To encourage the provision of tourist accommodation in association with agricultural activities.
- To provide opportunities for employment-generating development that adds value to local agricultural production and integrates with tourism.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Forestry; Home occupations; Intensive plant agriculture.

3 Permitted with consent

Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Community facilities; Correctional centres; Crematoria; Depots; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Freight transport facilities; Helipads; Highway service centres; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Jetties; Landscaping material supplies; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Timber yards; Veterinary hospitals; Water recreation structures.

4 Prohibited

Any development not specified in item 2 or 3.





PARKES SHIRE COUNCIL

Delivering progress and value to our community

PLANNING CERTIFICATE UNDER SECTION 14 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Information provided pursuant to Section 10.7(5) of the Act

Applicant Details:

Land Insights And Resources
4307/4 Daydream Street
WARRIEWOOD NSW 2102

Your Reference:

LIR-565

Certificate No:

PC2019/0085

Date:

28 February 2019

Property Number:

460810

Subject Land:

Lots 400 & 401 DP 1227784

Property Address:

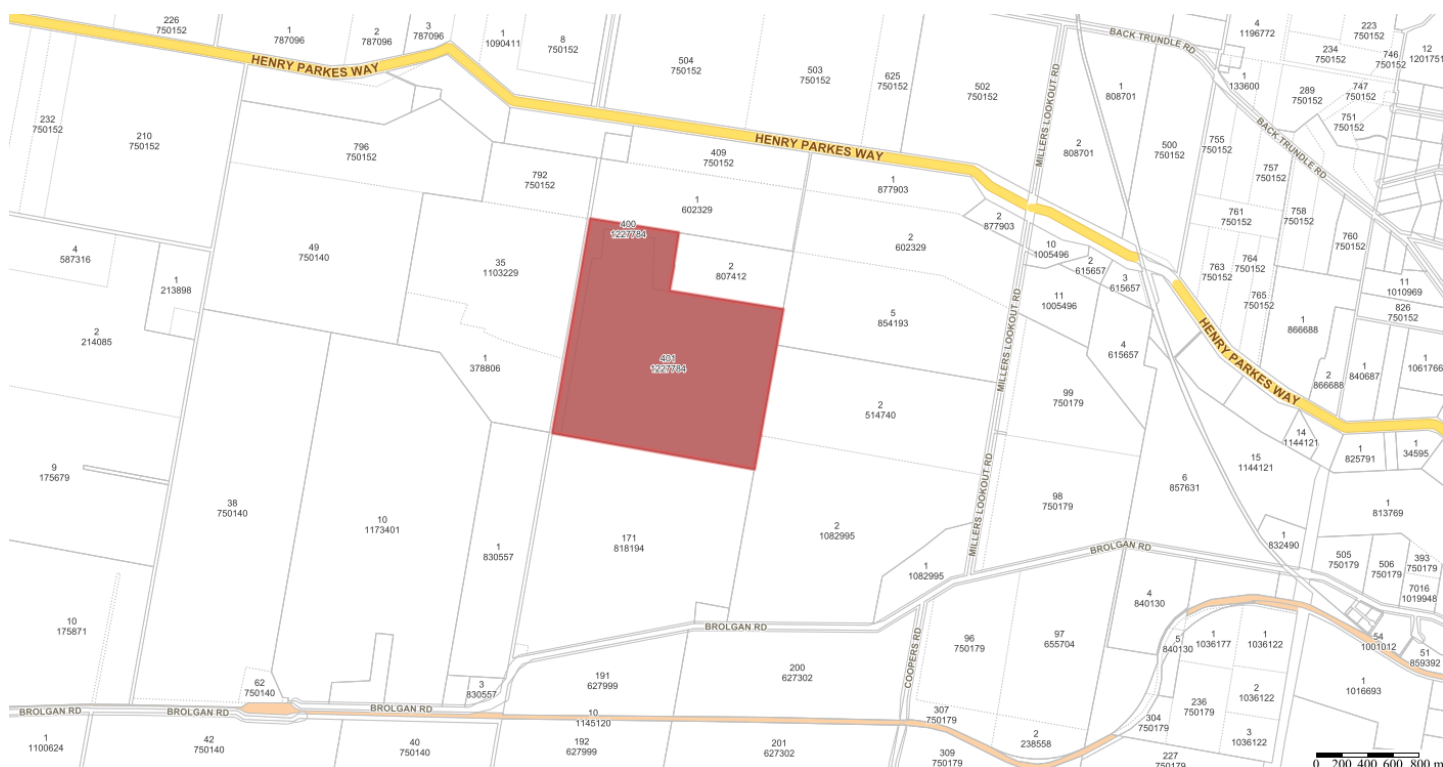
Henry Parkes Way, Parkes

Owners:

AJ Smeaton & SM Smeaton

Location Map:

As shown on the map below and edged in red



Note This drawing is provided by Parkes Shire Council to its clients and correspondents for their information on an as is basis. It represents a depiction of the land details as currently held and should not be relied upon as a definitive or complete statement of the title details.



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<p>1. Development Consent</p> <p>Whether any development consent (including complying development certificate) with respect to the land has been granted within the previous two years.</p>	No
<p>2. Resolution to prepare Draft Local Environmental Plan</p> <p>Whether the land is affected by any resolution of the Council to seek amendment to any environmental planning instrument or draft environmental planning instrument applying to the land.</p>	No
<p>3. Tree Preservation Order</p> <p>Whether the land is affected by a Tree Preservation Order.</p>	No
<p>4. Residential District Proclamation</p> <p>Whether the land is affected by a Residential District Proclamation.</p>	No
<p>5. Contaminated Site Register</p> <p>Whether the land is listed in Council's Contaminated Sites Register.</p>	No
<p>6. Dwelling Potential on Land Zoned RU1 Primary Production</p> <p>Whether Development Consent can be granted for the erection of a dwelling on the land.</p>	<p>The land is zoned RU1 Primary Production under Parkes Local Environmental Plan 2012 ("PLEP 2012").</p> <p>Pursuant to clause 4.2A(1) of PLEP 2012, development consent for erection of a dwelling house on land zoned RU1 Primary Production can be granted in the following circumstances:</p> <ul style="list-style-type: none"> a) The land is a lot that is at least the 400 hectare minimum lot size development standard as shown on the PLEP 2012 Lot Size Map; or b) The land is a lot created under an Environmental Planning Instrument (defined below) before the PLEP 2012 commenced and on which the erection of a dwelling house was permissible before that commencement; or c) The land is a lot resulting from a subdivision for which development consent was granted before the PLEP 2012 commenced and on which the erection of a dwelling house would have been permissible if the plan of subdivision had been registered before that commencement; or d) The land is an Existing Holding (defined below); or e) The land would have been a lot or Holding referred to in (a), (b), (c) or (d) above had it not been affected by: a minor realignment of its boundaries that did not create an additional lot, or a subdivision





creating or widening a public road or public reserve or another public purpose.

A dwelling house cannot be erected on the land under the circumstances above for the following reasons:

- a) The land has an area less than 400 hectares. Accordingly, clause 4.2A(2)(a) of PLEP 2012 cannot be used to permit the erection of a dwelling house on the land.
- b) The land comprises three (2) lots that were not created under an Environmental Planning Instrument (defined below) before the PLEP 2012 commenced on 7 December 2012 for the purpose of a dwelling-house. Accordingly, clause 4.2A(2)(b) of PLEP 2012 cannot be used to permit the erection of a dwelling house on the land.
- c) Council does not have any records of development consent for concessional subdivision (for the purpose of erecting a dwelling house) relating to the land granted before the PLEP 2012 commenced on 7 December 2012. Accordingly, clause 4.2A(2)(c) of PLEP 2012 cannot be used to permit the erection of a dwelling house on the land.
- d) Council's records indicate that Lots 400 & 401 DP 1227784 and Lot 2 DP 807412 were held in the same ownership on 14 December 1990 and formed an existing holding (defined below). A dwelling house is erected within the existing holding upon Lot 2 DP 807412 and therefore, the holding entitlement has been exhausted. Clause 4.2A(2)(d) cannot be used to permit the erection of a dwelling house on the land.

List of relevant definitions:

Environmental Planning Instrument means an environmental planning instrument (including a SEPP or LEP but not including a DCP) made, or taken to have been made, under Part 3 and in force.

Existing Holding means land that:

- (a) was a holding on 14 December 1990, and
- (b) is a holding at the time the application for development consent referred to in subclause (2) is lodged,

whether or not there has been a change in the ownership of the holding since 14 December 1990, and includes any other land adjoining that land acquired by the owner since 14 December 1990.

Holding means all adjoining land, even if separated by a road or railway, held by the same person or persons.



<p>7. Building Certificate</p> <p>A Building Information Certificate issued under Section 6.22-6.26 of the Environmental Planning and Assessment Act, 1979 is required should it be necessary to ascertain whether or not a development complies with Council's requirements. A separate application and fee is required.</p>	
<p>8. Other Certificates</p> <p>The following certificates area also available from Council:</p> <ul style="list-style-type: none"> a) Section 603 – Local Government Act 1993 – “Rates Certificate” which details any monies payable to Council (eg. outstanding rates, charges for works undertaken by Council). A separate application and fee is required. b) Section 735A – Local Government Act 1993 – “Outstanding Notices Certificate (LGA)” which details any outstanding notices issued under the Local Government Act. A separate application and fee is required. c) Clause 41 of Schedule 5 – Environmental Planning and Assessment Act, 1979 – “Outstanding Notices Certificate (EP&A Act 1979)” which details any outstanding notices of proposed orders or outstanding orders issued under the Environmental Planning and Assessment Act, 1979. A separate application and fee is required. d) Combined Section 735A and Clause 41 of Schedule 5 of EP&A Act 1979. A separate application and fee is required. e) Section 6.22-6.23 – Environmental Planning and Assessment Act, 1979 – “Building Information Certificate” which details whether a building complies with Council approvals and the Building Code of Australia. A separate application and fee is required. 	

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Kent Boyd
GENERAL MANAGER

per:
Steven Campbell
DIRECTOR PLANNING & ENVIRONMENT

