



## PLANNING CERTIFICATE

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

**Unique Property Real Estate  
131 Cabarita Rd  
CABARITA NSW 2137**

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### CERTIFICATE DETAILS

NUMBER	20150865	DATE	26-Feb-2015
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### RECEIPT AND REFERENCE DETAILS

FEE	\$133.00		
RECEIPT NUMBER	2992617	RECEIPT DATE	24-Feb-2015
REFERENCE	97433272		

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### PROPERTY DESCRIPTION

PROPERTY	15 Lima Street, GREENACRE NSW 2190		
TITLE	Lot 54 DP 13421		
PARISH	Bankstown	COUNTY	CUMBERLAND

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### PLANNING INSTRUMENTS

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

Local Environmental Plan 2001 Gazetted on 17-May-2002

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### LAND ZONING

2(a) – Residential A



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## SECTION 149(2) DETAILS

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

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

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Affected by Draft Bankstown Local Environmental Plan 2012, which aims to make local environmental planning provisions for land in the City of Bankstown in accordance with the relevant standard environmental planning instrument under Section 33A of the Environmental Planning and Assessment Act 1979.

Affected by Bankstown Local Environmental Plan 2001 Amendments and Planning Proposals in respect of general information as detailed in Appendix 1.

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

Affected by Bankstown Development Control Plan 2005 (refer to Appendix 3 which lists the contents chapters within the DCP).

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

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

The purposes for which the plan or instrument provides that development may be carried out within the zone without the need for development consent are specified in, but not limited to clauses 9 and 14 (exempt development and development by public authorities) of the LEP 2001 plan. Reference should be made to the LEP 2001 plan as a whole for details.

The purposes for which the plan or instrument provides that development may not be carried out within the zone except with development consent are specified in, but not limited to clauses 10 and 11 (complying development and development which is allowed or prohibited within a zone) of the LEP 2001 plan and detailed in Appendix 4. Reference should be made to the LEP 2001 plan as a whole for details.

The purposes for which the plan or instrument provides that development is prohibited within the zone are specified in clause 11 (development which is allowed or prohibited within a zone) of the LEP 2001 plan and detailed in Appendix 4. Reference should be made to the LEP 2001 plan as a whole for details.

The minimum area for a residential lot in Bankstown shall not be less than 550sqm having a width of not less than 15 metres at the building line. Possible variations to these figures may occur under some circumstances, please refer to Bankstown Development Control Plan 2005, for further information.

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

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



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### 3. COMPLYING DEVELOPMENT

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#### General Housing Code

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

#### Housing Alterations Code

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

#### Subdivisions Code (strata subdivision)

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

#### Rural Housing Code

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

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

- 2(a) Residential A, 2(b) Residential B, 2(c) Residential C, R2 Low Density Residential, R3 Medium Density Residential,
- 3(a) Business CBD, 3(b) Business Other Centres, 3(c) Business Enterprise, B7 Business Park
- 4(a) General Industrial, 4(b) Light Industrial,
- 5 Special Uses,
- 6(a) Open Space, 6(b) Private Recreation, RE1 Public Recreation,
- 7 Environment Protection or
- 8 National Parks & Nature Reserves
- Land Unzoned Under LEP 2001 ..... refer to the Land Zoning of this certificate on page 1.

OR

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

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

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

#### General Development Code

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

#### Demolition Code

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

#### Fire Safety Code

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

#### Commercial and Industrial Alterations Code

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

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

- 1 Rural,
- 2(a) Residential A, 2(b) Residential B, 2(c) Residential C, R2 Low Density Residential, R3 Medium



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- Density Residential,
- 5 Special Uses,
- 6(a) Open Space, 6(b) Private Recreation, RE1 Public Recreation,
- 8 National Parks & Nature Reserves or
- Land Unzoned under LEP 2001 ..... refer to the Land Zoning of this certificate on page 1.

OR

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

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

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

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

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

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

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

- 1 Rural,
- 2(a) Residential A, 2(b) Residential B, 2(c) Residential C, R2 Low Density Residential, R3 Medium Density Residential,
- 5 Special Uses,
- 6(a) Open Space, 6(b) Private Recreation, RE1 Public Recreation,
- 8 National Parks & Nature Reserves or
- Land Unzoned under LEP 2001 ..... refer to the Land Zoning of this certificate on page 1.

OR

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

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

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

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## 4. COASTAL PROTECTION

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

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

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

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

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

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### 5. MINE SUBSIDENCE

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

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### 6. ROAD WIDENING AND REALIGNMENT

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

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

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

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

Note: Additional information regarding contaminated land matters for this property may also be provided on part 5 of this section 149 planning certificate. For further information contact Council on Ph.97079999.



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**7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION**

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

**A Flood control lot.**

The property is affected by a policy known as Bankstown Development Control Plan 2005, Part E3 - Flood Risk Management, by reference to the Punchbowl Catchment Flood Study, June 2012 (a copy of which is available for inspection at Council's Offices), which categorises land affected by the 100 year flood into two flood risk precincts:

- High flood risk precinct – Land below the 100 year flood that is either subject to a high hydraulic hazard or where there are significant evacuation difficulties; and
- Medium flood risk precinct - Land below the 100 year flood that is not subject to a high hydraulic hazard and where there are no evacuation difficulties.

Bankstown Development Control Plan 2005 includes flood related development controls for properties based on the relevant flood risk precinct. Contact Council for information about the flood risk precinct applying to this property.

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**8. LAND RESERVED FOR ACQUISITION**

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Not affected by either an Environmental Planning Instrument or proposed Environmental Planning Instrument referred to in clause 1 providing for the acquisition of the land or part of the land by a public authority, as referred to in Section 27 of the Environmental Planning & Assessment Act. Reference should be made to the LEP 2001 plan as a whole for details.

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**9. CONTRIBUTION PLANS**

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Affected by Bankstown City Council Section 94A Development Contributions Plan 2009 which allows Council to impose a levy on development within the City of Bankstown in accordance with Directions issued by the Minister for Planning. The levy will be spent on the provision of public works and infrastructure. Date of commencement 8<sup>th</sup> June 2009. For further details on the plan contact Council on 9707 9999 or visit Council's website – [www.bankstown.nsw.gov.au](http://www.bankstown.nsw.gov.au)

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**9A. BIODIVERSITY CERTIFIED LAND**

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

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**10. BIOBANKING AGREEMENTS**

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



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**11. BUSHFIRE PRONE LAND**

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

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**12. PROPERTY VEGETATION PLANS**

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

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

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

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**14. DIRECTIONS UNDER PART 3A**

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

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**15. SITE COMPATIBILITY CERTIFICATES & CONDITIONS FOR SENIORS HOUSING**

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

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**16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE**

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

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

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

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### 18. PAPER SUBDIVISION INFORMATION

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

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### 19. SITE VERIFICATION CERTIFICATES

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

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

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

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

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

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

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### SECTION 149(5) DETAILS

At the date of this certificate, the following relevant matters are provided in good faith in accordance with the requirements of Section 149(5) of the Environmental Planning and Assessment Act 1979.

Council has selected the following matters for checking as those most likely to be of concern and do not comprise an exhaustive list. The absence of any reference to any matter affecting the land shall not imply that any matter not referred to in this certificate does not affect the land.





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**ADDITIONAL INFORMATION**

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Unless specified otherwise in this section of the certificate, there are no relevant matters arising under Section 149(5) of the Environmental Planning and Assessment Act 1979.

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The property is identified by the Punchbowl Catchment Flood Study (June 2012) as being at a medium risk of flooding. For further information on the flood risk and flood related development controls, contact Council on 9707 9999.

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

A handwritten signature in black ink, consisting of a vertical line on the left, a horizontal line crossing it, and a large, stylized flourish on the right.

Edward Casari – Acting Team Leader  
Land Information Management



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## Appendix 1

Listed below are broad based Bankstown Local Environmental Plan 2001 amendments & Planning Proposals relating to general information which may affect the whole or part of the City.

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

**Bankstown Local Environmental Plan 2001 (Amendment No.13), gazetted 22<sup>nd</sup> November, 2002**

This plan aims to:

- (a) manage and facilitate development for the benefit of the community and the City of Bankstown, &
- (b) ensure a level of assessment which is appropriate for the type of development being proposed, &
- (c) protect environmentally sensitive land from inappropriate development.

**Bankstown Local Environmental Plan 2001 (Amendment No.16), gazetted 9<sup>th</sup> January, 2004**

This plan aims to:

- (a) correct minor mapping and drafting anomalies in Bankstown Local Environmental Plan 2001, &
- (b) introduce controls for bulky goods complexes in the City of Bankstown, &
- (c) amend definitions to provide consistency across development controls in Bankstown Local Environmental Plan 2001.

**Bankstown Local Environmental Plan 2001 (Amendment No.22), gazetted 8<sup>th</sup> April, 2005**

This plan aims to:

- (a) correct minor mapping and drafting anomalies in Bankstown Local Environmental Plan 2001 relating to:  
the rezoning of certain land, and  
the floor space ratio for certain land, and  
the wording of the definition of **gross floor area**, and  
the wording of a development standard for residential flat buildings on certain land, &
- (b) omit the word "habitually" from the definition of **brothel** in the 2001 plan so as to include premises that are used (but not habitually used) for prostitution within that definition, &
- (c) clarify that the gross floor area of a bulky goods showroom or salesroom in a bulky goods complex is to be at least 500 square metres.

**Bankstown Local Environmental Plan 2001 (Amendment No.17), gazetted 8<sup>th</sup> September, 2006**

This plan aims to:

Update references in Bankstown Local Environmental Plan 2001 to provisions in Bankstown Development Control Plan 2005 (adopted by Bankstown City Council on 21<sup>st</sup> December 2005) relating to exempt and complying development which were previously dealt with in Development Control Plan (DCP) No.35.

**Draft Bankstown Local Environmental Plan 2012**

This plan aims to:

Make local environmental planning provisions for land in the City of Bankstown in accordance with the relevant standard environmental planning instrument under Section 33A of the Environmental Planning and Assessment Act 1979.



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## Appendix 2

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

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

SEPP No. 1 – Development Standards, gazetted 17.10.1980  
SEPP No.10 – Retention of Low-Cost Rental Accommodation, gazetted 6.7.1984  
SEPP No.19 – Bushland in Urban Areas, gazetted 24.10.1986  
SEPP No.21 – Caravan Parks, gazetted 24.4.1992  
SEPP No.30 – Intensive Agriculture, gazetted 8.12.1989  
SEPP No.32 – Urban Consolidation (Redevelopment of Urban Land), gazetted 15.11.1991  
SEPP No.33 – Hazardous and Offensive Development, gazetted 13.3.1992  
SEPP No.50 – Canal Estate Development, gazetted 10.11.1997  
SEPP No.55 – Remediation of Land, gazetted 28.8.1998  
SEPP No.62 – Sustainable Aquaculture, gazetted 25.8.2000  
SEPP No.64 – Advertising and Signage, gazetted 16.3.2001  
SEPP No.65 – Design Quality of Residential Flat Development, gazetted 26.7.2002  
SEPP – (Housing for Seniors or People with a Disability) 2004, gazetted 31.3.2004  
SEPP – (Building Sustainability Index: BASIX) 2004, gazetted 25.6.2004  
SEPP – (Major Development) 2005, gazetted 1.8.2005  
SEPP – (Mining, Petroleum Production and Extractive Industries) 2007, gazetted 16.2.2007  
SEPP – (Temporary Structures and Places of Public Entertainment) 2007, gazetted 28.9.2007  
SEPP – (Infrastructure) 2007, gazetted 21.12.2007  
SEPP – (Exempt and Complying Development Codes) 2008, gazetted 12.12.2008  
SEPP – (Affordable Rental Housing) 2009, gazetted 31.7.2009  
SEPP – (Sydney Drinking Water Catchment) 2011, gazetted 21.1.2011

PROPOSED SEPP - Competition SEPP, 27.7.2010

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

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



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**Appendix 3**

**Bankstown Development Control Plan 2005**

DATE OF APPROVAL / COMMENCEMENT – 21st DECEMBER, 2005

The following is a list of the contents within Bankstown Development Control Plan 2005. If further information is required please contact Council on 9707 9999.

PART	CONTENT
A	Preliminary
B	Site Analysis
C	Definitions
D1	Exempt and Complying Development
D2	Residential Zones
D3	Key Development Sites in Residential Zones
D4	Business Zones
D5	Key Development Sites in Business Zones
D6	Industrial Zones
D7	Sustainable Commercial and Industrial Development
D8	Parking
D9	Advertising Signs
D10	Child Care Centres
D11	Educational Establishments
D12	Places of Public Worship
D13	Health Consulting Rooms
D14	Brothels
D15	Communications Facilities
E1	Demolition and Construction
E2	Tree Preservation Order
E3	Flood Risk Management

Please note: Council may be exhibiting draft changes to the development control plan that may affect your land. To find out more, please contact Council on 9707 9999 or check Council's website - [www.bankstowncity.nsw.gov.au](http://www.bankstowncity.nsw.gov.au)



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**Appendix 4 - Development which is allowed or prohibited within a zone**

Unless specified in other parts of the LEP 2001 plan, the table below indicates that development may be carried out with consent where "yes" is shown corresponding to that development, and where "yes" is not shown corresponding to that development, the development is prohibited.

<b>Zone</b>												
Development for the purpose of:	Rural	Residential			Business			Industrial		Special Uses	Open Space	
	1	2(a)	2(b)	2(c)	3(a)	3(b)	3(c)	4(a)	4(b)	5	6(a)	6(b)
Agriculture	yes										yes	
Amusement centres					yes	yes						
Animal boarding or training establishments	yes											
Bed and breakfast establishments		yes	yes	yes								
Boarding-houses			yes		yes	yes						
Brothels								yes	yes			
Bulky goods complex					yes							
Bulky goods salesrooms or showrooms					yes	yes	yes	yes	yes			
Business premises					yes	yes	yes					
Car parks		yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Caravan parks											yes	
Centre based child care centres		yes	yes	yes	yes	yes	yes	yes	yes	yes		
Communications facilities	yes				yes	yes	yes	yes	yes	yes	yes	yes
Community facilities		yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Convenience stores					yes	yes	yes	yes	yes			
Dams	yes	yes	yes	yes	yes	yes		yes	yes	yes	yes	yes
Depots								yes	yes			
Dual occupancies		yes	yes		yes	yes						
Dwelling houses	yes	yes	yes	yes	yes	yes						
Educational establishments		yes	yes	yes	yes	yes				yes		
Entertainment establishments					yes	yes	yes					
Entertainment facilities					yes	yes	yes	yes				
Extractive industries	yes											
Family day care centres		yes	yes	yes	yes	yes						
Family housing		yes	yes	yes								
Generating works								yes	yes			
Hazardous industries												
Hazardous storage establishments												
Health consulting rooms		yes	yes	yes	yes	yes	yes	yes	yes			
Helicopter landing sites					yes			yes		yes	yes	yes
Heliports												
High-tech industries							yes					
Highway service centres						yes	yes	yes				
Home-based child care centres		yes	yes	yes								
Home business	yes	yes	yes	yes	yes	yes						
Home offices	yes	yes	yes	yes	yes	yes						



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Zone												
Development for the purpose of:	Rural	Residential			Business			Industrial		Special Uses	Open Space	
	1	2(a)	2(b)	2(c)	3(a)	3(b)	3(c)	4(a)	4(b)	5	6(a)	6(b)
Hospitals		yes	yes	yes	yes	yes	yes	yes	yes	yes		
Hotels					yes	yes	yes	yes				
Housing for older people or people with a disability		yes	yes	yes	yes	yes				yes		
Industries								yes				
Institutions								yes				
Junk yards								yes				
Landfilling	yes	yes	yes	yes	yes	yes		yes	yes	yes	yes	yes
Light industries								yes	yes			
Marinas		yes	yes								yes	yes
Materials recycling yards								yes				
Medical centres					yes	yes	yes	yes	yes			
Mines												
Motels			yes		yes	yes	yes	yes	yes			
Motor showrooms					yes	yes	yes	yes	yes			
Multi Dwelling Housing				yes								
Offensive industries												
Offensive storage establishments												
Office premises					yes	yes	yes	yes	yes			
Passenger transport terminals					yes	yes	yes	yes	yes			
Places of public worship		yes	yes	yes	yes	yes	yes	yes	yes			
Plant hire							yes	yes	yes			
Public buildings		yes	yes	yes	yes	yes	yes	yes	yes	yes		
Recreation areas	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Recreation facilities	yes				yes	yes	yes	yes	yes		yes	yes
Registered clubs					yes	yes	yes	yes	yes			yes
Research facilities					yes	yes	yes	yes	yes			
Residential flat buildings			yes		yes	yes						
Restaurants					yes	yes	yes	yes	yes			
Restricted premises					yes							
Retail plant nurseries					yes	yes	yes	yes	yes			
Roadside stalls												
Road transport terminals								yes				
Rowhouses		yes	yes		yes	yes						
Sanctuaries	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Secondary Dwellings				yes								
Serviced apartments			yes		yes	yes						
Service stations					yes	yes	yes	yes	yes			
Shops					yes	yes						
Transport depots								yes				
Utility installations	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Vehicle body repair workshops								yes	yes			
Vehicle repair stations					yes	yes	yes	yes	yes			
Villas		yes	yes		yes	yes						
Warehouses or distribution centres						yes	yes	yes	yes			
Waste disposal												