HORNSBY SHIRE COUNCIL

SECTION 149 PLANNING CERTIFICATE

PART 1 – INFORMATION PROVIDED PURSUANT TO SECTION 149(2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Certificate No: [redacted]

Date: [redacted]

Fee: [redacted]

Receipt No: [redacted]

Your Reference: [redacted]

Property Description: [redacted]

Property Address: [redacted]

Applicant: [redacted]

Applicant's Address: [redacted]

Owner: [redacted]

Owner's Address: [redacted]

---

1. Name of the relevant local environmental plan and development control plan applying to the land

Hornsby Local Environmental Plan 2013

Hornsby Development Control Plan 2013

2. Zoning and land use under relevant local environmental plans

(a) The zone of the land is: [redacted]

(b) Land use table for the zone: [redacted]

(c) Whether additional permitted uses apply to the land: [redacted]

(d) Whether development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land: [redacted]

(e) Whether the land is in a heritage conservation area: [redacted]

(f) Whether the land is in the vicinity of a heritage item: [redacted]

3. Contributions plans

The following contributions plans apply to the land: [redacted]

4. Complying development

(1) Whether or not complying development may be carried out on the land: [redacted]

(2) Complying development may not be carried out on the land because: [redacted]

5. Exempt development

Whether or not exempt development may be carried out on the land: [redacted]

6. Affected building notices and building product rectification orders

(1) Whether there is in force an affected building notice of which the council is aware: [redacted]

(2) Whether there is in force a building product rectification order of which the council is aware: [redacted]

(3) Whether there is any outstanding notice of intention to make a building product rectification order of which the council is aware: [redacted]

7. Land reserved for acquisition

Whether an environmental planning instrument or proposed environmental planning instrument applying to the land makes provision for the acquisition of the land by a public authority: [redacted]

8. Road widening and road realignment

Whether the land is affected by road widening or road realignment under: [redacted]

9. Flood related development controls

(1) Whether the land is affected by flood related development controls: [redacted]

(2) Whether the land is affected by flood related development controls for critical development: [redacted]

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

(1) Whether any policy is adopted by the council or by any other public authority and notified to the council that restricts the development of the land because of the likelihood of: [redacted]

(2) Whether any policy is adopted by the council or by any other public authority and notified to the council that restricts the development of the land because of the likelihood of: [redacted]

11. Bush fire prone land

Whether any of the land is bush fire prone land: [redacted]

12. Loose-fill asbestos insulation

Whether any dwelling on the land is subject to a loose-fill asbestos insulation exclusion order: [redacted]

13. Mine subsidence

Whether the land is declared to be a mine subsidence district: [redacted]

14. Paper subdivision information

(1) Whether any development plan applies to the land: [redacted]

(2) Whether any subdivision order applies to the land: [redacted]

15. Property vegetation plans

Whether a property vegetation plan under the Native Vegetation Act 2003 applies to the land: [redacted]

16. Biodiversity stewardship agreements

Whether a biodiversity stewardship agreement under the Biodiversity Conservation Act 2016 applies to the land: [redacted]

17. Biodiversity certified land

Whether the land is biodiversity certified land: [redacted]

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

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land: [redacted]

19. Annual charges under Local Government Act 1993 for coastal protection services

Whether annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works are payable: [redacted]

20. Conditions for seniors housing

(1) Whether a condition of development consent granted after the commencement of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in relation to the land requires that the land be used only for the purposes of seniors housing: [redacted]

(2) Whether a site compatibility certificate has been issued for development on the land: [redacted]

21. Site compatibility certificates and conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate (affordable rental housing) of which the council is aware: [redacted]

(2) Whether any conditions of development consent apply to the land that are imposed under State Environmental Planning Policy (Housing) 2021 Part 2 Division 1 or Part 5: [redacted]

22. Water or sewerage services

Whether water or sewerage services are available to the land: [redacted]

Additional Information

[redacted]

Signature

[redacted]

Name

[redacted]

Position

[redacted]