



**LOTSEARCH**  
PLANNING PROFESSIONAL

# Planning & Ecological Constraints Report

**Date: 23 Apr 2024 10:39:32**

**Reference: LS055352 PE**

**Address: 322 Grose Vale Road, Grose Vale, NSW 2754**

**Disclaimer:**

The purpose of this report is to provide an overview of some of the planning and ecological information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. Although the data has been produced and processed from sources believed to be reliable, no warranty is made regarding accuracy, completeness, or reliability of any information and is limited to what is publicly available from the relevant authorities.

You should obtain independent advice before you make any decision based on the information within the report. Useful points of contact have been listed at the end of this report.

The detailed terms applicable to use of this report are set out at the end of this report.

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## Planning & Ecological Data Summary Table

Datasets	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
<b>Section 1: Environmental Planning Instrument - Primary Planning Layers</b>				
Land Zoning	250	1	5	8
Floor Space Ratio	0	0	-	-
Maximum Height of Building	0	1	-	-
Minimum Lot Size	0	1	-	-
Land Application	0	1	-	-
Land Reservation Acquisition	0	0	-	-
<b>Section 2: Heritage</b>				
Local Heritage	250	0	0	0
State Heritage Register - Curtilages	250	1	1	1
National Heritage List	250	0	0	0
Commonwealth Heritage List	250	0	0	0
<b>Section 3: Environmental Planning Instrument - Protection Layers</b>				
Acid Sulfate Soils	250	1	-	-
Acid Sulfate Soils Sydney Olympic Park	250	0	0	0
Airport Noise	0	0	-	-
Drinking Water Catchment	0	0	-	-
Environmentally Sensitive Land	250	0	0	0
Flood	250	0	0	0
Groundwater Vulnerability	250	0	0	0
Landslide Risk	250	0	0	0
Mineral and Extractive Resources	250	0	0	0
Obstacle Limitation Surface	0	0	-	-
Riparian Lands Watercourses	250	0	0	0
Salinity	250	0	0	0
Scenic Protection	250	0	0	0
Terrestrial Biodiversity	250	2	2	2
Wetlands	250	0	0	0

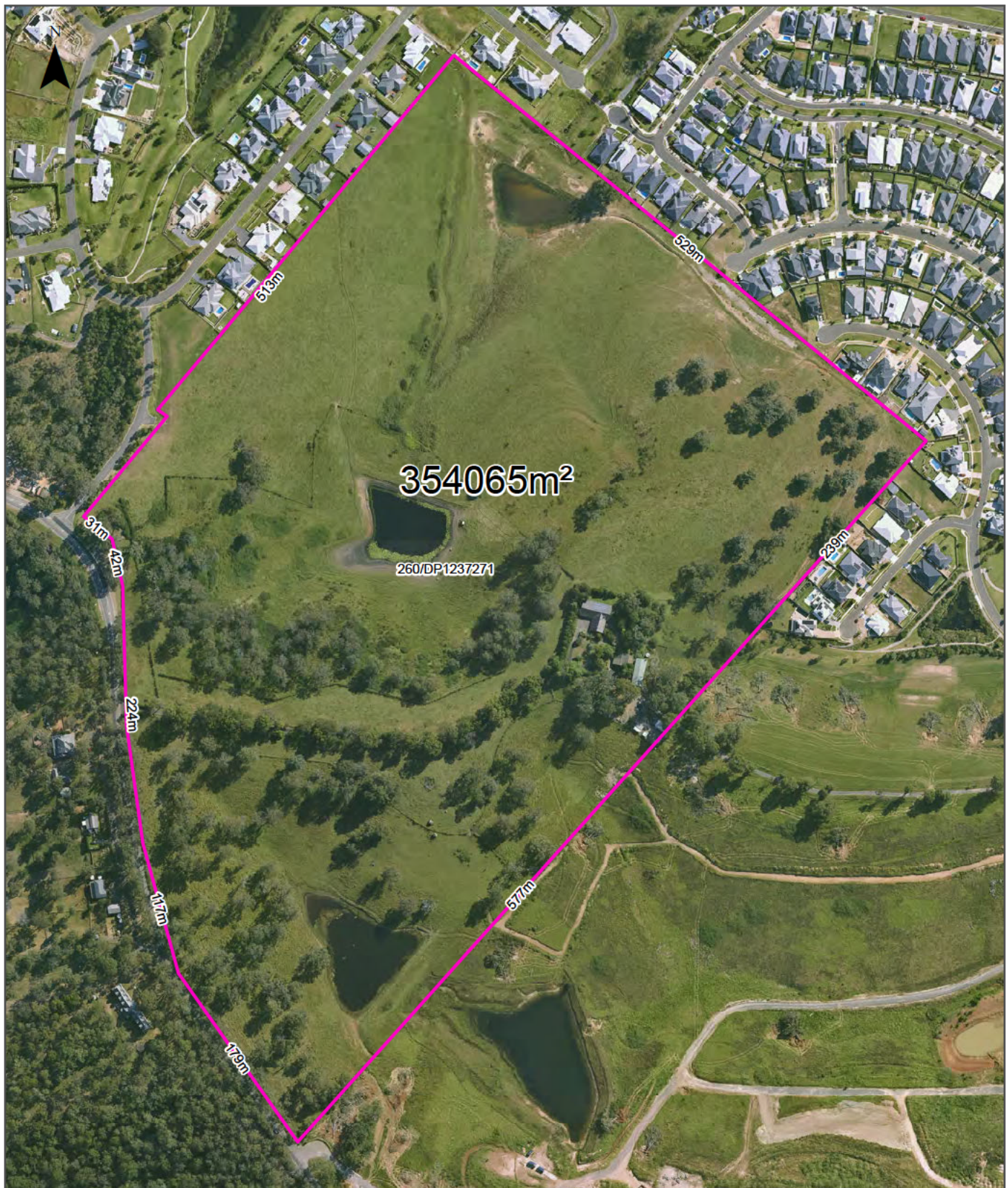
<b>Section 4: Environmental Planning Instrument - Development Control Layers</b>				
Dwelling Density	0	0	-	-
Foreshore Building Line	250	0	0	0
Local Provisions	0	0	-	-
<b>Section 5: Environmental Planning Instrument - Land Use Layers</b>				
Active Street Frontages	250	0	0	0
Additional Permitted Uses	250	0	0	0
Key Sites	250	0	0	0
Land Reclassification	250	0	0	0
Urban Release Area	250	1	1	1
<b>Section 6: Environmental Planning Instrument - Strategic Regional Land Use Policy</b>				
Additional Rural Village Land	250	0	0	0
Future Residential Growth Area	250	1	1	1
Strategic Agricultural Land	250	0	0	0
<b>Section 7: State Environmental Planning Policy - Coastal Management</b>				
Coastal Environment Area	250	0	0	0
Coastal Use Area	250	0	0	0
Coastal Wetlands	250	0	0	0
Coastal Wetlands Proximity Area	250	0	0	0
Littoral Rainforest	250	0	0	0
Littoral Rainforest Proximity Area	250	0	0	0
Coastal Land Application	0	0	-	-
<b>Section 8: State Environmental Planning Policy - Land Application</b>				
Land Application	0	18	-	-
<b>Section 9: State Environmental Planning Policy - Additional Layers</b>				
Bulk Water Supply Infrastructure	250	0	0	0
Critical Habitat	250	0	0	0
Coal Seam Gas Exclusion Zones	250	1	3	3
Environmental Conservation Area	250	0	0	0
Geotechnical	250	0	0	0
Growth Centres	250	0	0	0



<b>Section 9: State Environmental Planning Policy - Additional Layers</b>				
Industrial Release Area	250	0	0	0
Lease Area	250	0	0	0
Local Complying Exclusion	250	0	0	0
Local Exempt Exclusion	250	0	0	0
Maximum Gross Floor Area	0	0	-	-
Native Vegetation Protection	250	0	0	0
Precinct Boundaries	250	0	0	0
Reduced Level	250	0	0	0
Referral Area	250	0	0	0
Special Areas	250	0	0	0
Special Provision	250	4	5	5
State Significant Development Sites	250	0	0	0
Strategic Foreshore Sites	250	0	0	0
Transport Arterial Road Infrastructure	250	0	0	0
Water Zoning	250	0	0	0
Wetland Protection Area	250	0	0	0
<b>Section 10: Ecology</b>				
Species of National Environmental Significance	250	63	63	63
NSW BioNet Species Sightings	10000	-	-	-

# Site Diagram

322 Grose Vale Road, Grose Vale, NSW 2754

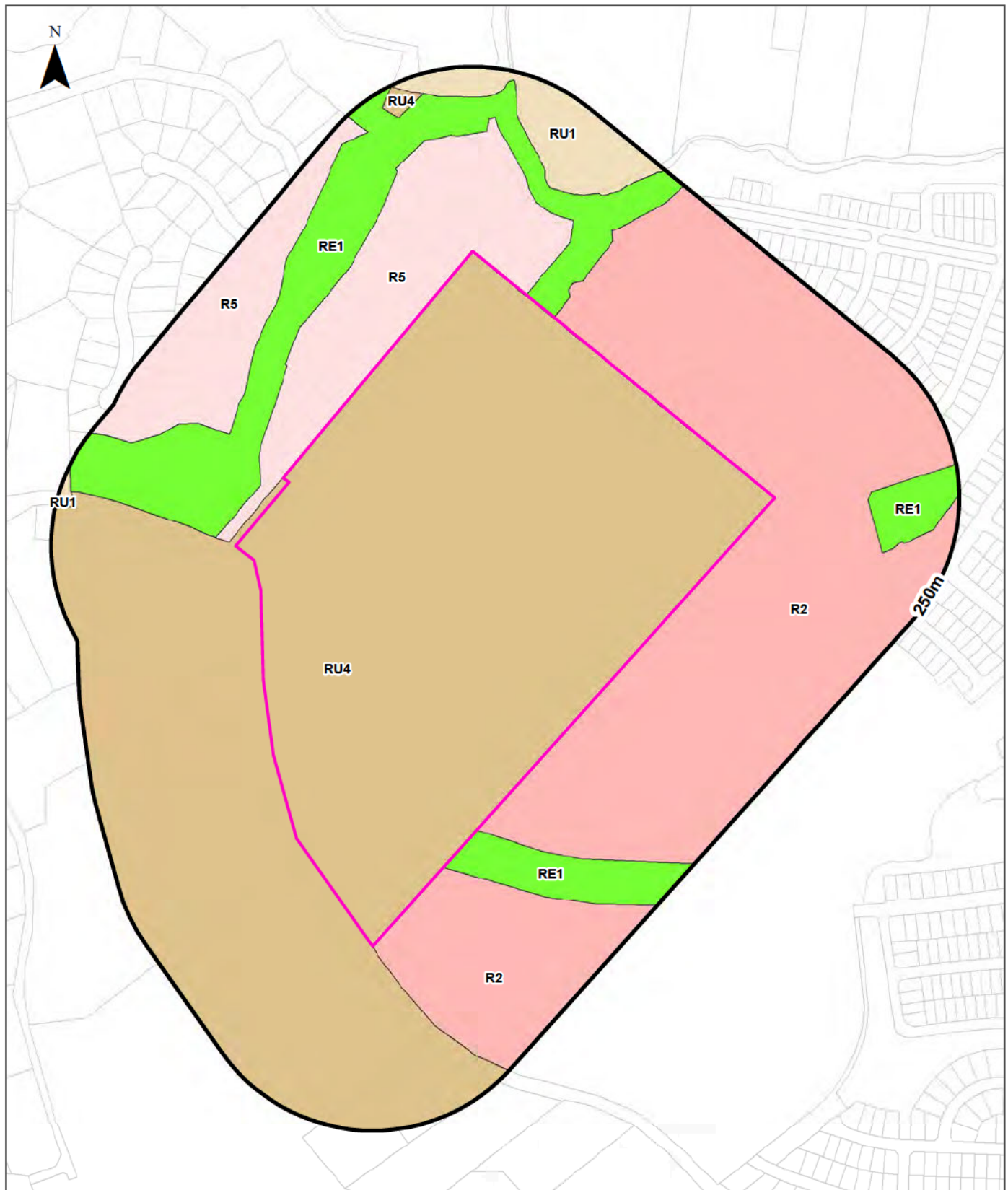


<p><b>Legend</b></p> <ul style="list-style-type: none"> <li><span style="color: magenta;">█</span> Site Boundary</li> <li><span style="color: pink;">█</span> Internal Parcel Boundaries</li> </ul>	<p><b>Total Area:</b> 354065m<sup>2</sup></p> <p><b>Total Perimeter:</b> 2.46km</p> <p><small>Disclaimers:</small></p> <p>Measurements are approximate only and may have been simplified or smaller lengths removed for readability.</p> <p>Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.</p>	<p><b>Scale:</b></p> <p>0 25 50 100 150 200 250 Meters</p> <p>Data Source Aerial Imagery: © Aerometrex Pty Ltd</p> <p>Coordinate System: GDA 1994 MGA Zone 56</p> <p>Date: 19 April 2024</p>
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# Section 1 - Environmental Planning Instrument (EPI) - Land Zoning

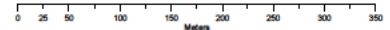
322 Grose Vale Road, Grose Vale, NSW 2754



## Legend

- Site Boundary
- Dataset Buffer
- Plan Boundaries

## Scale:



Data Sources: Property Boundaries & Topographic Data:  
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Planning: NSW Crown Copyright - Planning & Environment

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 23 April 2024

## Section 1 - EPI Primary Planning Layers

322 Grose Vale Road, Grose Vale, NSW 2754

### Land Zoning

What EPI Land Zones exist within the dataset buffer?

Symbol	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Dist	Dir
RU4	Primary Production Small Lots		Hawkesbury Local Environmental Plan 2012	07/07/2023	07/07/2023	12/01/2024	Map Amendment No 4	0m	Onsite
R2	Low Density Residential		Hawkesbury Local Environmental Plan 2012	07/07/2023	07/07/2023	12/01/2024	Map Amendment No 4	0m	East
R5	Large Lot Residential		Hawkesbury Local Environmental Plan 2012	07/07/2023	07/07/2023	12/01/2024	Map Amendment No 4	0m	North
RE1	Public Recreation		Hawkesbury Local Environmental Plan 2012	07/07/2023	07/07/2023	12/01/2024	Map Amendment No 4	0m	East
R5	Large Lot Residential		Hawkesbury Local Environmental Plan 2012	07/07/2023	07/07/2023	12/01/2024	Map Amendment No 4	93m	North West
RU1	Primary Production		Hawkesbury Local Environmental Plan 2012	07/07/2023	07/07/2023	12/01/2024	Map Amendment No 4	134m	North
RU4	Primary Production Small Lots		Hawkesbury Local Environmental Plan 2012	07/07/2023	07/07/2023	12/01/2024	Map Amendment No 4	206m	North
RU1	Primary Production		Hawkesbury Local Environmental Plan 2012	07/07/2023	07/07/2023	12/01/2024	Map Amendment No 4	221m	North West

### Maximum Height of Buildings

What are the on-site EPI Maximum Height of Buildings?

Symbol	Maximum Height of Building	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Percentage of Site Area
11	10m	Hawkesbury Local Environmental Plan 2012	01/04/2021	01/04/2021	12/01/2024	Amendment No 28	100

### Minimum Lot Size

What are the on-site EPI Minimum Lot Sizes?

Symbol	Minimum Lot Size	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Percentage of Site Area
AE	200 ha	Hawkesbury Local Environmental Plan 2012	21/09/2012	21/09/2012	30/06/2022		100

### Land Application

What are the on-site EPI Land Applications?

Application Type	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Percentage of Site Area
Included	Hawkesbury Local Environmental Plan 2012	28/02/2019	28/02/2019	28/02/2019	State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Miscellaneous) 2019	100

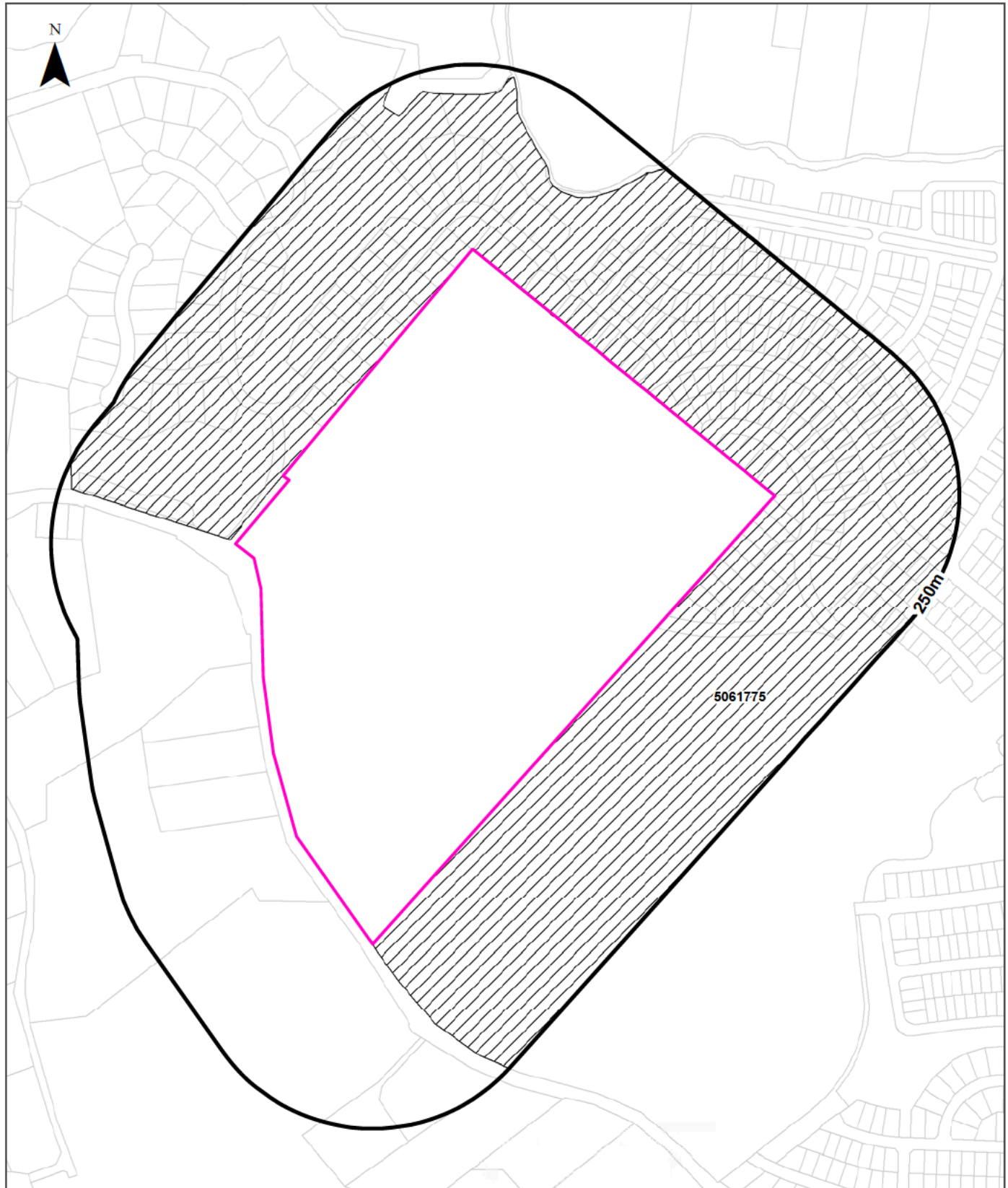
The following datasets have no features within their respective dataset buffer:

- Floor Space Ratio
- Land Reservation Acquisition

Environmental Planning Instrument Data Source: NSW Crown Copyright - Planning & Environment  
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# Section 2 - Heritage

322 Grose Vale Road, Grose Vale, NSW 2754



<b>Legend</b>		Scale: 0 25 50 100 150 200 250 300 350 Metres	
Site Boundary	EPI Heritage	Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2024 Planning: NSW Crown Copyright - Planning & Environment	
Dataset Buffer	State Heritage - Curtilages		
Plan Boundaries	National Heritage		
	Commonwealth Heritage	Coordinate System: GDA 1994 MGA Zone 56	Date: 23 April 2024

## Section 2 - Heritage

322 Grose Vale Road, Grose Vale, NSW 2754

### State Heritage Register - Curtilages

What State Heritage Register exist within the dataset buffer?

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
5061775	Yobarnie Keyline Farm	Grose Vale Road, Grose Vale	HAWKESBURY	08/03/2013	01826	2291	0m	Onsite

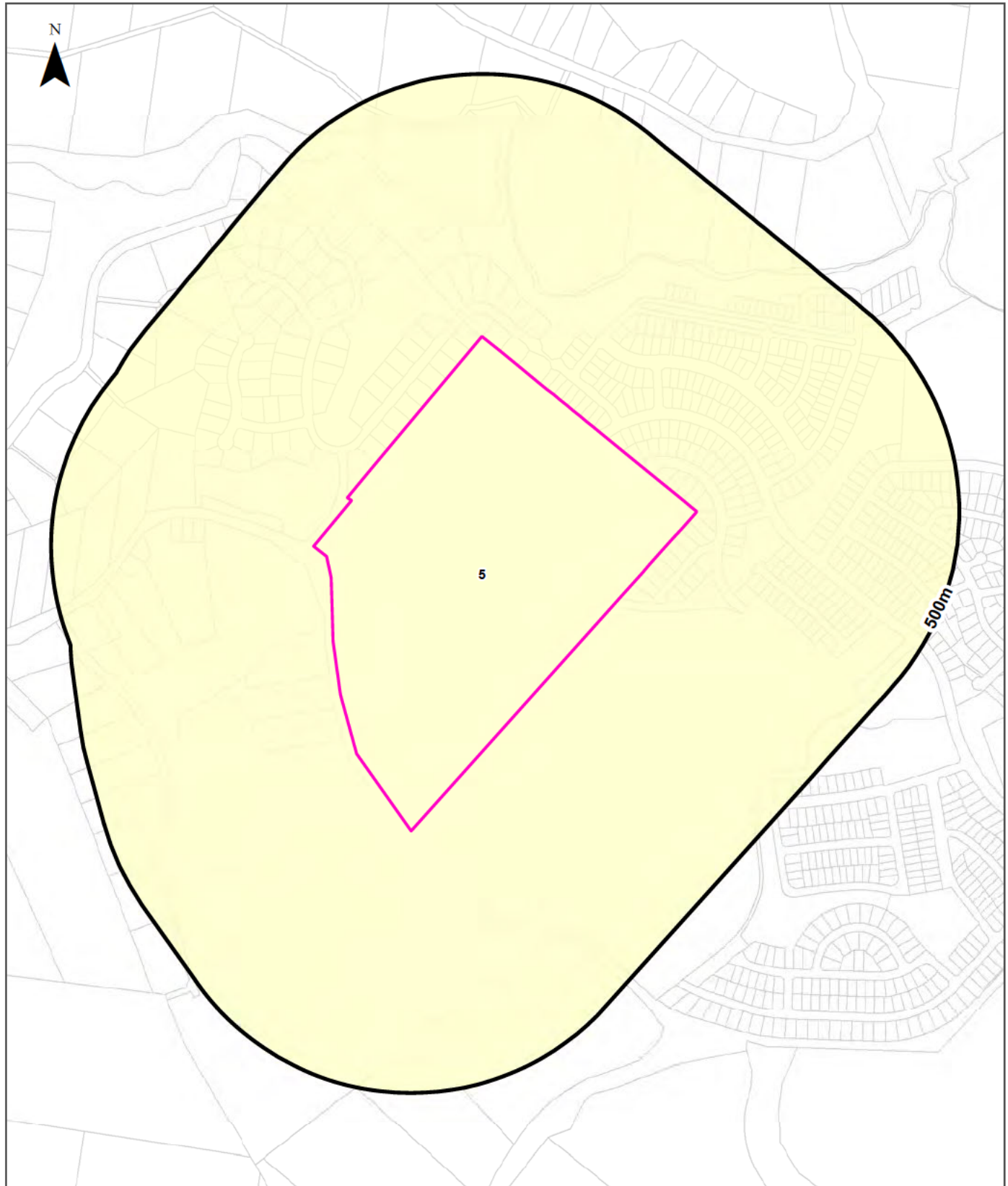
EPI Heritage Data Source: NSW Crown Copyright - Office of Environment & Heritage  
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The following datasets have no features within their respective dataset buffer:

- EPI Heritage
- National Heritage List
- Commonwealth Heritage List

# Section 3 - EPI Protection Layers - Acid Sulfate Soils

322 Grose Vale Road, Grose Vale, NSW 2754



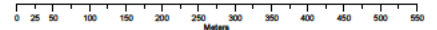
### Legend

- Site Boundary
- Dataset Buffer
- Plan Boundaries

### Acid Sulfate Soil Class

- Soil Class 1
- Soil Class 2 and 2a
- Soil Class 2b
- Soil Class 3
- Soil Class 4
- Soil Class 5

### Scale:



Data Sources: Property Boundaries & Topographic Data:  
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Coordinate System:  
GDA 1994 MGA Zone 56

Date: 23 April 2024



## Section 3 - EPI Protection Layers

322 Grose Vale Road, Grose Vale, NSW 2754

### Acid Sulfate Soils

What is the on-site Acid Sulfate Soil Plan Class that presents the largest environmental risk?

Soil Class	Description	EPI Name
5	Works within 500 metres of adjacent Class 1, 2, 3, or 4 land that is below 5 metres AHD and by which the watertable is likely to be lowered below 1 metre AHD on adjacent Class 1, 2, 3 or 4 land, present an environmental risk	Hawkesbury Local Environmental Plan 2012

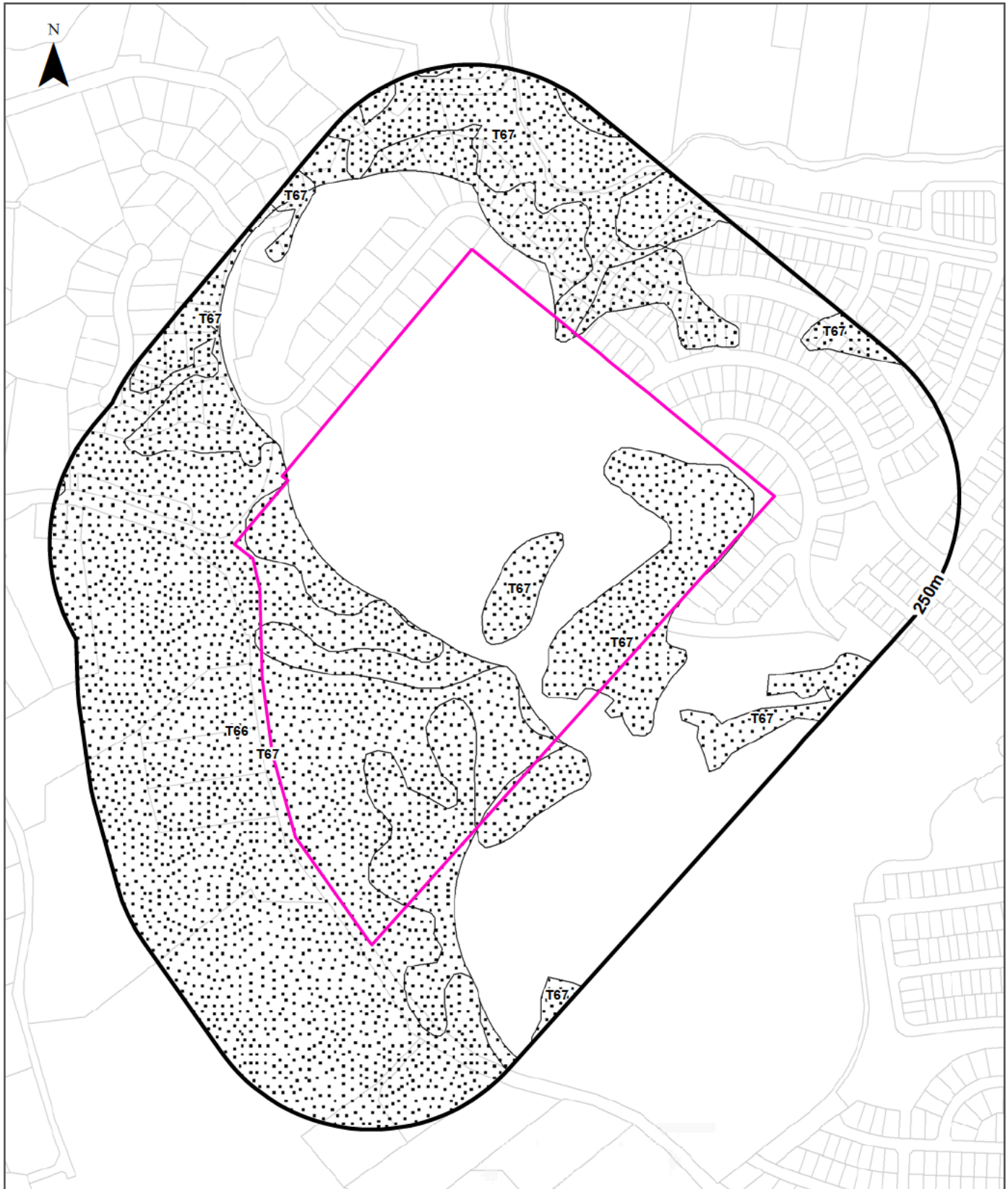
If the on-site Soil Class is 5, what other soil classes exist within 500m?

Soil Class	Description	EPI Name	Distance	Direction
None				

Acid Sulfate Data Source Accessed 23/10/2018: NSW Crown Copyright - Planning and Environment  
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# Section 3 - EPI Protection Layers

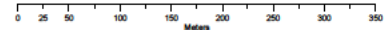
322 Grose Vale Road, Grose Vale, NSW 2754



## Legend

- |                           |                   |                                  |
|---------------------------|-------------------|----------------------------------|
| Site Boundary             | Salinity          | Riparian Lands Watercourses      |
| Dataset Buffer            | Scenic Protection | Mineral and Extractive Resources |
| Plan Boundaries           | Landslide Risk    | Environmentally Sensitive Land   |
| Terrestrial Biodiversity  | Wetlands          | Flood                            |
| Groundwater Vulnerability |                   |                                  |

Scale:



Data Sources: Property Boundaries & Topographic Data:  
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Coordinate System:  
GDA 1994 MGA Zone 56

Date: 23 April 2024

## Section 3 - EPI Protection Layers

322 Grose Vale Road, Grose Vale, NSW 2754

### Terrestrial Biodiversity

What EPI Terrestrial Biodiversity exist within the dataset buffer?

Map Id	Classification	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
T66	Connectivity	Hawkesbury Local Environmental Plan 2012	21/09/2012	21/09/2012	28/02/2019		0m	Onsite
T67	Significant Vegetation	Hawkesbury Local Environmental Plan 2012	21/09/2012	21/09/2012	28/02/2019		0m	Onsite
T67	Significant Vegetation	Hawkesbury Local Environmental Plan 2012	21/09/2012	21/09/2012	28/02/2019		0m	Onsite

The following datasets have no features within their respective dataset buffer:

- Acid Sulfate Soils SOP
- Airport Noise
- Drinking Water Catchment
- Environmentally Sensitive Land
- Flood
- Groundwater Vulnerability
- Landslide Risk
- Mineral and Extractive Resources
- Obstacle Limitation Surface
- Riparian Lands Watercourses
- Salinity
- Scenic Protection
- Wetlands

Environmental Planning Instrument Data Source: NSW Crown Copyright - Planning & Environment  
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## Section 4 - EPI Development Control Layers

**322 Grose Vale Road, Grose Vale, NSW 2754**

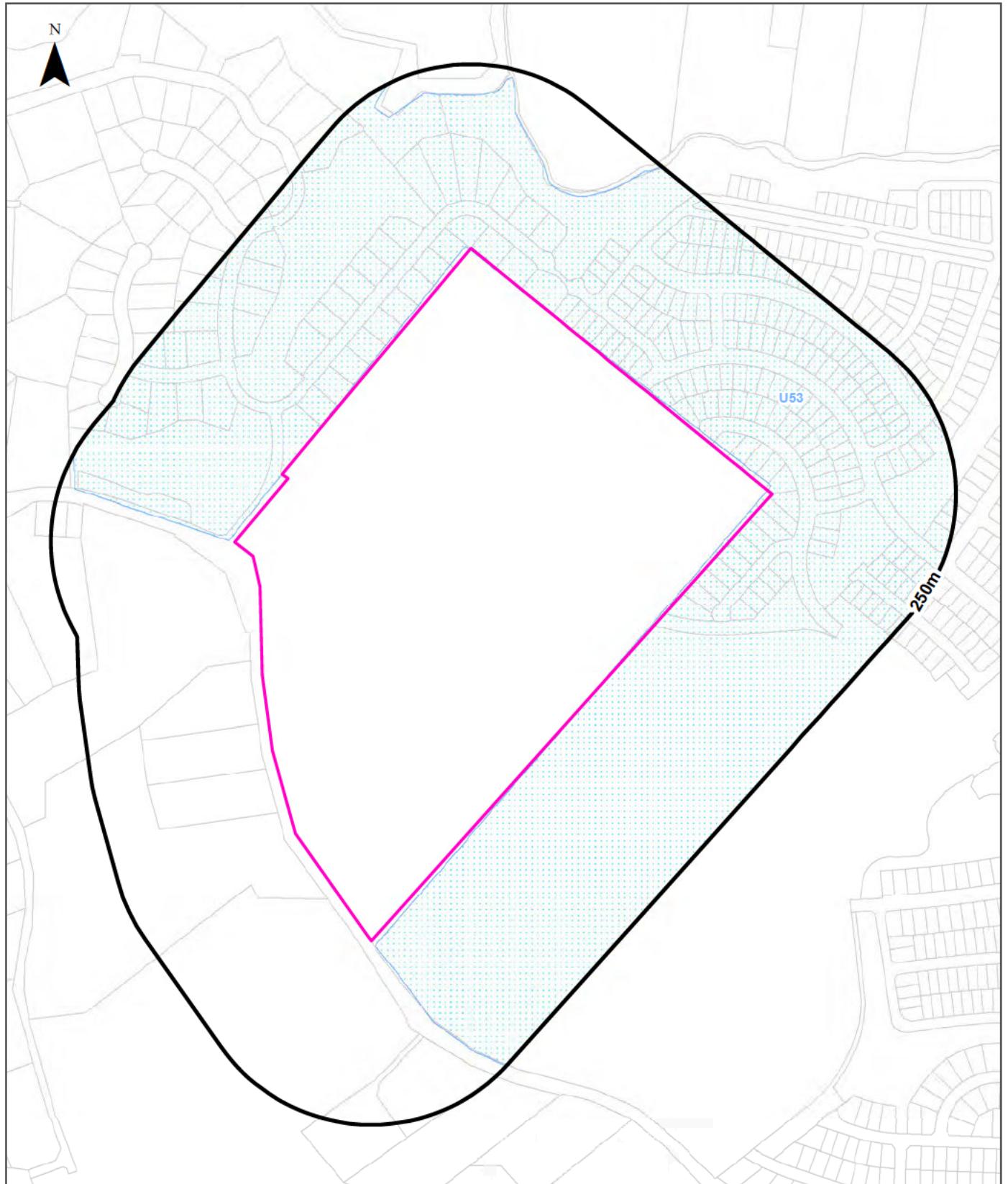
The following datasets have no features within their respective dataset buffer:

- Dwelling Density
- Foreshore Building Lines
- Local Provisions

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# Section 5 - EPI Land Use Layers

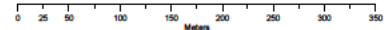
322 Grose Vale Road, Grose Vale, NSW 2754



## Legend

- Site Boundary
- Dataset Buffer
- Plan Boundaries
- Active Street Frontages
- Land Reclassification
- Additional Permitted Uses
- Urban Release Area
- Key Sites

## Scale:



Data Sources: Property Boundaries & Topographic Data:  
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Coordinate System:  
GDA 1994 MGA Zone 56

Date: 23 April 2024

## Section 5 - EPI Land Use Layers

322 Grose Vale Road, Grose Vale, NSW 2754

### Urban Release Area

What EPI Urban Release Areas exist within the dataset buffer?

Map Id	Classification	Comments	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
U53	Urban Release Area		Hawkesbury Local Environmental Plan 2012	11/04/2014	11/04/2014	19/12/2014	Amendment No 6	0m	Onsite

The following datasets have no features within their respective dataset buffer:

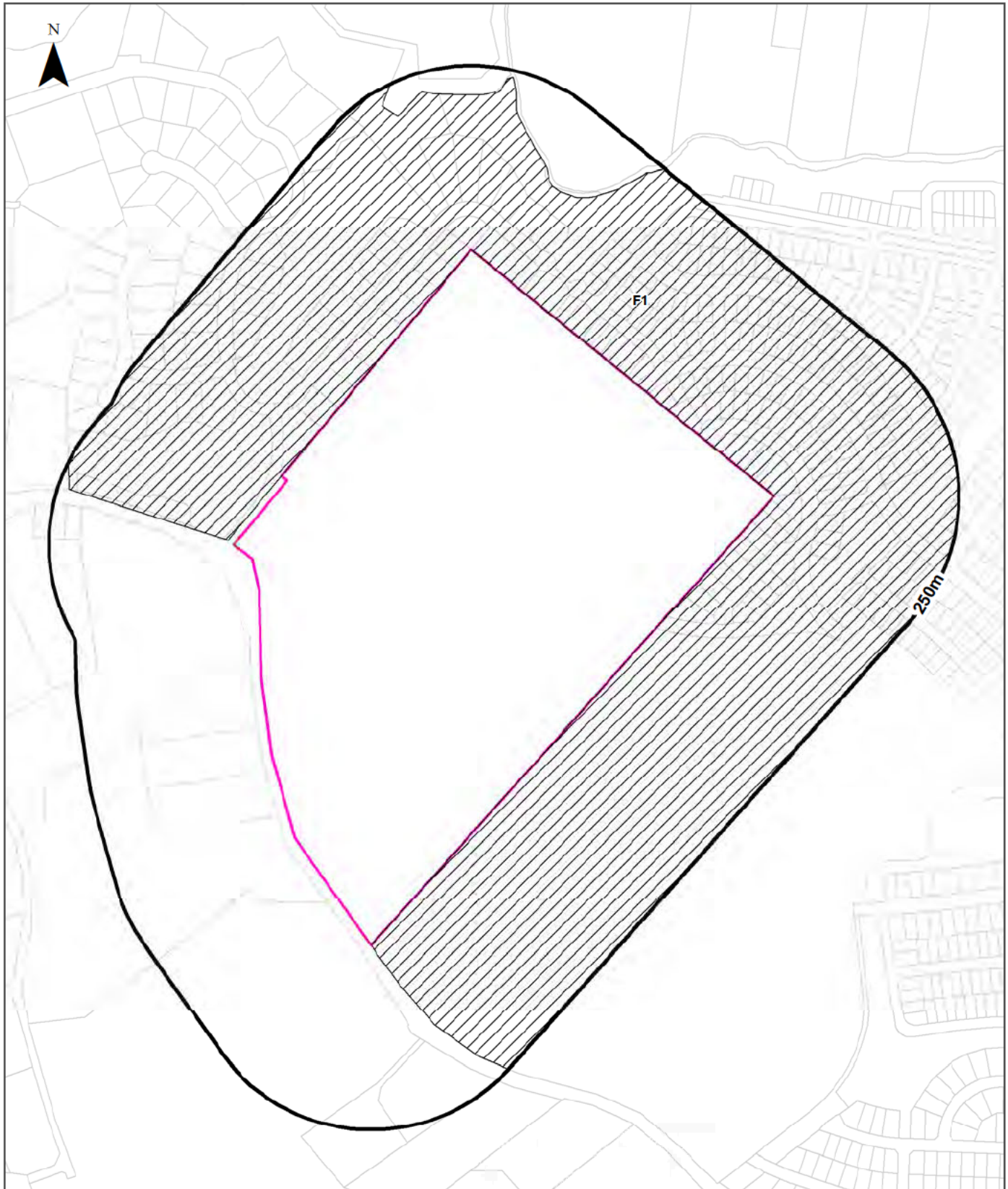
- Active Street Frontages
- Additional Permitted Uses
- Key Sites
- Land Reclassification

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# Section 6 - EPI Strategic Regional Land Use Policy

322 Grose Vale Road, Grose Vale, NSW 2754



<b>Legend</b>		Scale: 0 25 50 100 150 200 250 300 350 Metres	
Site Boundary	Additional Rural Village Land	Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2024 Planning: NSW Crown Copyright - Planning & Environment	
Dataset Buffer	Future Residential Growth Area		
Plan Boundaries	Strategic Agricultural Land	Coordinate System: GDA 1994 MGA Zone 56	Date: 23 April 2024

## Section 6 - EPI Strategic Regional Land Use Policy

322 Grose Vale Road, Grose Vale, NSW 2754

### Future Residential Growth Area

What EPI Future Residential Growth Area exist within the dataset buffer?

Map Id	Classification	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
F1	Future Residential Growth Area	State Environmental Planning Policy (Resources and Energy) 2021	02/12/2021	01/03/2022	01/03/2022		0m	Onsite

The following datasets have no features within their respective dataset buffer:

- Additional Rural Village Land
- Strategic Agricultural Land

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## Section 7 - SEPP Coastal Management

322 Grose Vale Road, Grose Vale, NSW 2754

The following datasets have no features within their respective dataset buffer:

- Coastal Environment Area
- Coastal Use Area
- Coastal Wetlands
- Coastal Wetlands Proximity Area
- Littoral Rainforest
- Littoral Rainforest Proximity Area
- Coastal Land Application

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## Section 8 - SEPP Land Application

322 Grose Vale Road, Grose Vale, NSW 2754

### SEPP Land Application

What are the on-site SEPP Land Applications?

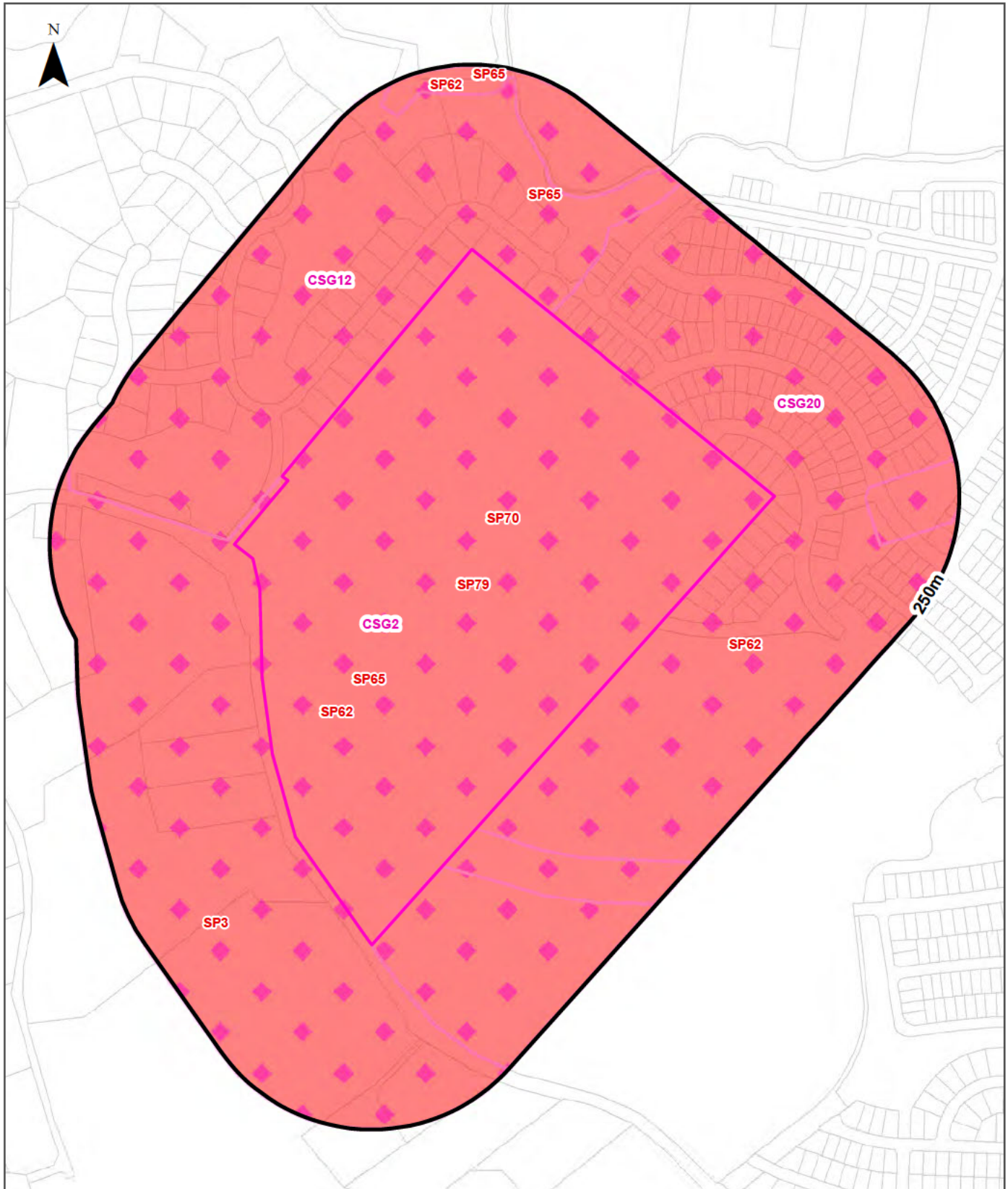
EPI Name	Name	Classification	Published Date	Commenced Date	Currency Date	Amendment	Percentage of Site Area
State Environmental Planning Policy (Biodiversity and Conservation) 2021		Land Application	02/12/2021	01/03/2022	01/03/2022		100
State Environmental Planning Policy (Resilience and Hazards) 2021		Land Application	02/12/2021	01/03/2022	01/03/2022		100
State Environmental Planning Policy (Resources and Energy) 2021		Land Application	02/12/2021	01/03/2022	01/03/2022		100
State Environmental Planning Policy (Sustainable Buildings) 2022		Land Application	29/08/2022	01/10/2023	01/10/2023		100
State Environmental Planning Policy (Transport and Infrastructure) 2021		Land Application	02/12/2021	01/03/2022	01/03/2022		100
State Environmental Planning Policy (Transport and Infrastructure) 2021		Land Application	02/12/2021	01/03/2022	13/10/2023		100
State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development		Land Application	26/07/2002	26/07/2002	17/07/2015		100
State Environmental Planning Policy (Biodiversity and Conservation) 2021		Strategic Conservation Planning Area	09/12/2022	09/12/2022	09/12/2022	State Environmental Planning Policy (Biodiversity and Conservation) Amendment (Cumberland Plain Biodiversity Certification) 2022	100
State Environmental Planning Policy (Biodiversity and Conservation) 2021		Subject Land	02/12/2021	01/03/2022	01/03/2022		100
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008		Land Application	12/12/2008	27/02/2009	27/11/2015		100
State Environmental Planning Policy (Housing) 2021		Land Application	26/11/2021	26/11/2021	26/11/2021		100
State Environmental Planning Policy (Industry and Employment) 2021		Land Application	02/12/2021	01/03/2022	01/03/2022		100
State Environmental Planning Policy (Planning Systems) 2021		Land Application	02/12/2021	01/03/2022	01/03/2022		100
State Environmental Planning Policy (Primary Production) 2021		Land Application	02/12/2021	01/03/2022	01/03/2022		100
State Environmental Planning Policy (Biodiversity and Conservation) 2021		Excluded	21/10/2022	21/11/2022	21/11/2022	State Environmental Planning Policy Amendment (Water Catchments) 2022	100
State Environmental Planning Policy (Biodiversity and Conservation) 2021		Hawkesbury Nepean Catchment	21/10/2022	21/11/2022	21/11/2022	State Environmental Planning Policy Amendment (Water Catchments) 2022	100

EPI Name	Name	Classification	Published Date	Commenced Date	Currency Date	Amendment	Percentage of Site Area
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Webbs Creek	Hawkesbury-Nepean Sub-Catchments	21/10/2022	21/11/2022	21/11/2022	State Environmental Planning Policy Amendment (Water Catchments) 2022	93.92
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Grose River	Hawkesbury-Nepean Sub-Catchments	21/10/2022	21/11/2022	21/11/2022	State Environmental Planning Policy Amendment (Water Catchments) 2022	6.08

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# Section 9 - SEPP Additional Layers

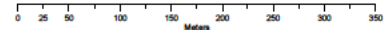
322 Grose Vale Road, Grose Vale, NSW 2754



### Legend

- Site Boundary
- Dataset Buffer
- Plan Boundaries
- Special Provision
- Coal Seam Gas Exclusion Zones

Scale:



Data Sources: Property Boundaries & Topographic Data:  
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Planning: NSW Crown Copyright - Planning & Environment

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 23 April 2024

## Section 9 - SEPP Additional Layers

322 Grose Vale Road, Grose Vale, NSW 2754

### Coal Seam Gas Exclusion Zones

What SEPP Coal Seam Gas Exclusion Zones exist within the dataset buffer?

Map Id	Classification	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
CSG2	Buffer Area	State Environmental Planning Policy (Resources and Energy) 2021	02/12/2021	01/03/2022	01/03/2022		0m	Onsite
CSG20	Land Within a Residential Zone, Future Residential Growth Area	State Environmental Planning Policy (Resources and Energy) 2021	02/12/2021	01/03/2022	01/03/2022		0m	East
CSG12	Future Residential Growth Area	State Environmental Planning Policy (Resources and Energy) 2021	02/12/2021	01/03/2022	01/03/2022		0m	North

### Special Provision

What SEPP Special Provisions exist within the dataset buffer?

Map Id	Classification	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
SP62	Climate Zone: 28	State Environmental Planning Policy (Sustainable Buildings) 2022	29/08/2022	01/10/2023	01/10/2023		0m	Onsite
SP65	Minimum Water Use Standard (40%)	State Environmental Planning Policy (Sustainable Buildings) 2022	29/08/2022	01/10/2023	01/10/2023		0m	Onsite
SP70	Climate Zone: 6	State Environmental Planning Policy (Sustainable Buildings) 2022	29/08/2022	01/10/2023	01/10/2023		0m	Onsite
SP79	Thermal Energy from Waste Prohibition	State Environmental Planning Policy (Transport and Infrastructure) 2021	16/12/2022	16/12/2022	16/12/2022	State Environmental Planning Policy (Transport and Infrastructure) Amendment (Thermal Energy from Waste) 2022	0m	Onsite
SP3	Strategic Conservation Area	State Environmental Planning Policy (Biodiversity and Conservation) 2021	09/12/2022	09/12/2022	09/12/2022	State Environmental Planning Policy (Biodiversity and Conservation) Amendment (Cumberland Plain Biodiversity Certification) 2022	14m	South West

The following datasets have no features within their respective dataset buffer:

- Bulk Water Supply Infrastructure
- Critical Habitat
- Environmental Conservation Area
- Geotechnical
- Growth Centres
- Industrial Release Area
- Lease Area
- Local Complying Exclusions
- Local Exempt Exclusions
- Maximum Gross Floor Area
- Native Vegetation Protection
- Precinct Boundaries
- Reduced Level
- Referral Area
- Special Areas
- State Significant Development Sites
- Strategic Foreshore Sites
- Transport Arterial Road Infrastructure
- Water Zoning
- Wetland Protection Area

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## Section 10 - Ecology

322 Grose Vale Road, Grose Vale, NSW 2754

### Species of National Environmental Significance

What Species of National Environmental Significance as listed in the Environment Protection and Biodiversity Conservation (EPBC) Act 1999 exist within the dataset buffer?

Id	Scientific	Common	Group	Threatened Status	Migratory Status	Prescence Category	Grid Size	Distance	Direction
612	Myiagra cyanoleuca	Satin Flycatcher	birds		Migratory	Species or species habitat likely to occur	1km	0m	Onsite
644	Motacilla flava	Yellow Wagtail	birds		Migratory	Species or species habitat likely to occur	1km	0m	Onsite
670	Merops ornatus	Rainbow Bee-eater	birds			Species or species habitat may occur	1km	0m	Onsite
678	Apus pacificus	Fork-tailed Swift	birds		Migratory	Species or species habitat likely to occur	1km	0m	Onsite
705	Chrysococcyx osculans	Black-eared Cuckoo	birds			Species or species habitat likely to occur	1km	0m	Onsite
726	Neophema chrysostoma	Blue-winged Parrot	birds			Species or species habitat may occur	1km	0m	Onsite
592	Rhipidura rufifrons	Rufous Fantail	birds		Migratory	Species or species habitat likely to occur	1km	0m	Onsite
609	Monarcha melanopsis	Black-faced Monarch	birds		Migratory	Species or species habitat likely to occur	1km	0m	Onsite
858	Calidris melanotos	Pectoral Sandpiper	birds		Migratory	Species or species habitat may occur	1km	0m	Onsite
863	Gallinago hardwickii	Latham's Snipe, Japanese Snipe	birds		Migratory	Species or species habitat likely to occur	1km	0m	Onsite
874	Calidris acuminata	Sharp-tailed Sandpiper	birds		Migratory	Species or species habitat may occur	1km	0m	Onsite
889	Rostratula benghalensis (sensu lato)	Painted Snipe	birds			Species or species habitat likely to occur	1km	0m	Onsite
943	Haliaeetus leucogaster	White-bellied Sea-Eagle	birds			Species or species habitat likely to occur	10km	0m	Onsite
952	Pandion haliaetus	Osprey	birds		Migratory	Species or species habitat likely to occur	10km	0m	Onsite
59309	Actitis hypoleucos	Common Sandpiper	birds		Migratory	Species or species habitat may occur	1km	0m	Onsite
59542	Ardea ibis	Cattle Egret	birds			Species or species habitat may occur	1km	0m	Onsite
86651	Cuculus optatus	Oriental Cuckoo, Horsfield's Cuckoo	birds		Migratory	Species or species habitat may occur	1km	0m	Onsite
82338	Anthochaera phrygia	Regent Honeyeater	birds	Critically Endangered		Species or species habitat likely to occur	10km	0m	Onsite
847	Numenius madagascariensis	Eastern Curlew, Far Eastern Curlew	birds	Critically Endangered	Migratory	Species or species habitat may occur	1km	0m	Onsite
856	Calidris ferruginea	Curlew Sandpiper	birds	Critically Endangered	Migratory	Species or species habitat may occur	1km	0m	Onsite
744	Lathamus discolor	Swift Parrot	birds	Critically Endangered		Species or species habitat likely to occur	1km	0m	Onsite
768	Callocephalon fimbriatum	Gang-gang Cockatoo	birds	Endangered		Species or species habitat likely to occur	1km	0m	Onsite
1001	Botaurus poiciloptilus	Australasian Bittern	birds	Endangered		Species or species habitat likely to occur	1km	0m	Onsite
77037	Rostratula australis	Australian Painted Snipe	birds	Endangered		Species or species habitat likely to occur	1km	0m	Onsite
67036	Calyptorhynchus lathamii lathamii	South-eastern Glossy Black-Cockatoo	birds	Vulnerable		Species or species habitat likely to occur	10km	0m	Onsite
929	Falco hypoleucos	Grey Falcon	birds	Vulnerable		Species or species habitat likely to occur	10km	0m	Onsite

Id	Scientific	Common	Group	Threatened Status	Migratory Status	Prescence Category	Grid Size	Distance	Direction
942	<i>Erythroriorchis radiatus</i>	Red Goshawk	birds	Vulnerable		Species or species habitat may occur	1km	0m	Onsite
682	<i>Hirundapus caudacutus</i>	White-throated Needletail	birds	Vulnerable	Migratory	Species or species habitat likely to occur	1km	0m	Onsite
470	<i>Grantiella picta</i>	Painted Honeyeater	birds	Vulnerable		Species or species habitat likely to occur	1km	0m	Onsite
66632	<i>Macquaria australasica</i>	Macquarie Perch	fishes	Endangered		Species or species habitat may occur	1km	0m	Onsite
26179	<i>Prototroctes maraena</i>	Australian Grayling	fishes	Vulnerable		Species or species habitat may occur	1km	0m	Onsite
15763	<i>Rhodamnia rubescens</i>	Scrub Turpentine, Brown Malletwood	flora	Critically Endangered		Species or species habitat likely to occur	1km	0m	Onsite
81861	<i>Thelymitra kangaloonica</i>	Kangaloon Sun Orchid	flora	Critically Endangered		Species or species habitat may occur	10km	0m	Onsite
11768	<i>Rhizanthella slateri</i>	Eastern Underground Orchid	flora	Endangered		Species or species habitat may occur	10km	0m	Onsite
12533	<i>Cynanchum elegans</i>	White-flowered Wax Plant	flora	Endangered		Species or species habitat likely to occur	1km	0m	Onsite
19006	<i>Persoonia hirsuta</i>	Hairy Geebung, Hairy Persoonia	flora	Endangered		Species or species habitat likely to occur	1km	0m	Onsite
64537	<i>Pterostylis saxicola</i>	Sydney Plains Greenhood	flora	Endangered		Species or species habitat may occur	10km	0m	Onsite
20834	<i>Pimelea spicata</i>	Spiked Rice-flower	flora	Endangered		Species or species habitat likely to occur	1km	0m	Onsite
21932	<i>Allocasuarina glareicola</i>		flora	Endangered		Species or species habitat likely to occur	1km	0m	Onsite
4562	<i>Pterostylis gibbosa</i>	Illawarra Greenhood, Rufa Greenhood, Pouched Greenhood	flora	Endangered		Species or species habitat may occur	10km	0m	Onsite
5818	<i>Melaleuca deanei</i>	Deane's Melaleuca	flora	Vulnerable		Species or species habitat may occur	1km	0m	Onsite
5831	<i>Persicaria elatior</i>	Knotweed, Tall Knotweed	flora	Vulnerable		Species or species habitat may occur	1km	0m	Onsite
8575	<i>Acacia bynoeana</i>	Bynoe's Wattle, Tiny Wattle	flora	Vulnerable		Species or species habitat may occur	1km	0m	Onsite
24636	<i>Haloragis exalata</i> subsp. <i>exalata</i>	Wingless Raspwort, Square Raspwort	flora	Vulnerable		Species or species habitat may occur	1km	0m	Onsite
19533	<i>Cryptostylis hunteriana</i>	Leafless Tongue-orchid	flora	Vulnerable		Species or species habitat may occur	10km	0m	Onsite
20307	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly, Magenta Cherry, Daguba, Scrub Cherry, Creek Lilly Pilly, Brush Cherry	flora	Vulnerable		Species or species habitat may occur	1km	0m	Onsite
15202	<i>Thesium australe</i>	Austral Toadflax, Toadflax	flora	Vulnerable		Species or species habitat likely to occur	1km	0m	Onsite
16845	<i>Pomaderris brunnea</i>	Rufous Pomaderris, Brown Pomaderris	flora	Vulnerable		Species or species habitat may occur	1km	0m	Onsite
1870	<i>Litoria aurea</i>	Green and Golden Bell Frog	frogs	Vulnerable		Species or species habitat likely to occur	1km	0m	Onsite
1973	<i>Heleioporus australiacus</i>	Giant Burrowing Frog	frogs	Vulnerable		Species or species habitat likely to occur	10km	0m	Onsite
254	<i>Petauroides volans</i>	Greater Glider (southern and central)	mammals	Endangered		Species or species habitat may occur	1km	0m	Onsite
75184	<i>Dasyurus maculatus maculatus</i> (SE mainland population)	Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population)	mammals	Endangered		Species or species habitat likely to occur	1km	0m	Onsite
85104	<i>Phascolarctos cinereus</i> (combined populations of Qld, NSW and the ACT)	Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory)	mammals	Endangered		Species or species habitat likely to occur	1km	0m	Onsite
87600	<i>Petaurus australis australis</i>	Yellow-bellied Glider (south-eastern)	mammals	Vulnerable		Species or species habitat likely to occur	1km	0m	Onsite



<b>Id</b>	<b>Scientific</b>	<b>Common</b>	<b>Group</b>	<b>Threatened Status</b>	<b>Migratory Status</b>	<b>Prescence Category</b>	<b>Grid Size</b>	<b>Distance</b>	<b>Direction</b>
96	<i>Pseudomys novaehollandiae</i>	New Holland Mouse, Pookila	mammals	Vulnerable		Species or species habitat may occur	1km	0m	Onsite
183	<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat, Large Pied Bat	mammals	Vulnerable		Species or species habitat likely to occur	1km	0m	Onsite
186	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	mammals	Vulnerable		Species or species habitat likely to occur	1km	0m	Onsite
225	<i>Petrogale penicillata</i>	Brush-tailed Rock-wallaby	mammals	Vulnerable		Species or species habitat may occur	1km	0m	Onsite
18119	<i>Persoonia nutans</i>	Nodding Geebung	flora	Endangered		Species or species habitat likely to occur	1km	0m	Onsite
525	<i>Pycnoptilus floccosus</i>	Pilotbird	birds	Vulnerable		Species or species habitat may occur	1km	0m	Onsite
525	<i>Pycnoptilus floccosus</i>	Pilotbird	birds	Vulnerable		Species or species habitat likely to occur	1km	0m	Onsite
18119	<i>Persoonia nutans</i>	Nodding Geebung	flora	Endangered		Species or species habitat may occur	1km	0m	Onsite
610	<i>Monarcha trivirgatus</i>	Spectacled Monarch	birds		Migratory	Species or species habitat may occur	1km	0m	Onsite

EPBC Data Source: Commonwealth of Australia (Department of the Environment and Energy)

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## NSW BioNet Atlas

Species on the NSW BioNet Atlas that have a NSW or federal conservation status, a NSW sensitivity status, or are listed under a migratory species agreement, and are within 10km of the site?

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	Heleioporus australiacus	Giant Burrowing Frog	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Amphibia	Litoria aurea	Green and Golden Bell Frog	Endangered	Not Sensitive	Vulnerable	
Animalia	Amphibia	Pseudophryne australis	Red-crowned Toadlet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Acrocephalus orientalis	Oriental Reed-Warbler	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Actitis hypoleucos	Common Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Critically Endangered	Category 2	Critically Endangered	
Animalia	Aves	Apus pacificus	Fork-tailed Swift	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Ardenna carneipes	Flesh-footed Shearwater	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Ardenna tenuirostris	Short-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Botaurus poiciloptilus	Australasian Bittern	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Calidris acuminata	Sharp-tailed Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Calidris ferruginea	Curlew Sandpiper	Endangered	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Calidris melanotos	Pectoral Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Calidris ruficollis	Red-necked Stint	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Vulnerable	Category 3	Endangered	
Animalia	Aves	Calyptorhynchus banksii samueli	Red-tailed Black-Cockatoo (inland subspecies)	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Calyptorhynchus lathami lathami	South-eastern Glossy Black-Cockatoo	Vulnerable	Category 2	Vulnerable	
Animalia	Aves	Chlidonias leucopterus	White-winged Black Tern	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Chthonicola sagittata	Speckled Warbler	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Circus assimilis	Spotted Harrier	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ephippiorhynchus asiaticus	Black-necked Stork	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Ephianura albifrons	White-fronted Chat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Falco subniger	Black Falcon	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Gelochelidon nilotica	Gull-billed Tern	Not Listed	Not Sensitive	Not Listed	CAMBA

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Glareola maldivarum	Oriental Pratincole	Not Listed	Not Sensitive	Not Listed	ROKAMBA;C AMBA;JAMBA
Animalia	Aves	Glossopsitta pusilla	Little Lorikeet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Grantiella picta	Painted Honeyeater	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needletail	Not Listed	Not Sensitive	Vulnerable	ROKAMBA;C AMBA;JAMBA
Animalia	Aves	Hydroprogne caspia	Caspian Tern	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Irediparra gallinacea	Comb-crested Jacana	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ixobrychus flavicollis	Black Bittern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Lathamus discolor	Swift Parrot	Endangered	Not Sensitive	Critically Endangered	
Animalia	Aves	Limosa limosa	Black-tailed Godwit	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;C AMBA;JAMBA
Animalia	Aves	Lophoictinia isura	Square-tailed Kite	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Melithreptus gularis gularis	Black-chinned Honeyeater (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Motacilla flava	Yellow Wagtail	Not Listed	Not Sensitive	Not Listed	ROKAMBA;C AMBA;JAMBA
Animalia	Aves	Neochmia ruficauda	Star Finch	Extinct	Not Sensitive	Endangered	
Animalia	Aves	Neophema pulchella	Turquoise Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Ninox connivens	Barking Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Ninox strenua	Powerful Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Numenius minutus	Little Curlew	Not Listed	Not Sensitive	Not Listed	ROKAMBA;C AMBA;JAMBA
Animalia	Aves	Onychoprion fuscata	Sooty Tern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Oxyura australis	Blue-billed Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pachycephala olivacea	Olive Whistler	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pandion cristatus	Eastern Osprey	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Petroica boodang	Scarlet Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Petroica phoenicea	Flame Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Petroica rodinogaster	Pink Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pezoporus wallicus wallicus	Eastern Ground Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Pluvialis fulva	Pacific Golden Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;C AMBA;JAMBA
Animalia	Aves	Pluvialis squatarola	Grey Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;C AMBA;JAMBA
Animalia	Aves	Polytelis swainsonii	Superb Parrot	Vulnerable	Category 3	Vulnerable	
Animalia	Aves	Pomatostomus temporalis temporalis	Grey-crowned Babbler (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pycnoptilus floccosus	Pilotbird	Not Listed	Not Sensitive	Vulnerable	
Animalia	Aves	Rostratula australis	Australian Painted Snipe	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Stictonetta naevosa	Freckled Duck	Vulnerable	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Tringa glareola	Wood Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;C AMBA;JAMBA
Animalia	Aves	Tringa nebularia	Common Greenshank	Not Listed	Not Sensitive	Not Listed	ROKAMBA;C AMBA;JAMBA
Animalia	Aves	Tringa stagnatilis	Marsh Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;C AMBA;JAMBA
Animalia	Aves	Tyto novaehollandiae	Masked Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Tyto tenebricosa	Sooty Owl	Vulnerable	Category 3	Not Listed	
Animalia	Gastropoda	Meridolum corneovirens	Cumberland Plain Land Snail	Endangered	Not Sensitive	Not Listed	
Animalia	Gastropoda	Pommerhelix duralensis	Dural Land Snail	Endangered	Not Sensitive	Endangered	
Animalia	Insecta	Petalura gigantea	Giant Dragonfly	Endangered	Not Sensitive	Not Listed	
Animalia	Mammalia	Cercartetus nanus	Eastern Pygmy-possum	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Chalinolobus dwyeri	Large-eared Pied Bat	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Dasyurus maculatus	Spotted-tailed Quoll	Vulnerable	Not Sensitive	Endangered	
Animalia	Mammalia	Falsistrellus tasmaniensis	Eastern False Pipistrelle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Micronomus norfolkensis	Eastern Coastal Free-tailed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus australis	Little Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus orianae oceanensis	Large Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Myotis macropus	Southern Myotis	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petauroides volans	Southern Greater Glider	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Petaurus australis	Yellow-bellied Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petaurus australis	Yellow-bellied Glider	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Petaurus norfolcensis	Squirrel Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petrogale penicillata	Brush-tailed Rock-wallaby	Endangered	Not Sensitive	Vulnerable	
Animalia	Mammalia	Phascolarctos cinereus	Koala	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheath-tail-bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad-nosed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Vespadelus troungtoni	Eastern Cave Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Caretta caretta	Loggerhead Turtle	Endangered	Not Sensitive	Endangered	
Animalia	Reptilia	Chelonia mydas	Green Turtle	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Reptilia	Hoplocephalus bungaroides	Broad-headed Snake	Endangered	Category 2	Vulnerable	
Animalia	Reptilia	Tiliqua occipitalis	Western Blue-tongued Lizard	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Acacia bynoeana	Bynoe's Wattle	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Acacia flocktoniae	Flockton Wattle	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Acacia meiantha		Endangered	Not Sensitive	Endangered	
Plantae	Flora	Acacia pubescens	Downy Wattle	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Acrophyllum australe		Vulnerable	Not Sensitive	Vulnerable	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	<i>Allocauarina glareicola</i>		Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Cymbidium canaliculatum</i>	Tiger Orchid	Not Listed	Category 2	Not Listed	
Plantae	Flora	<i>Cynanchum elegans</i>	White-flowered Wax Plant	Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Dillwynia tenuifolia</i>		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Epacris sparsa</i>	Sparse Heath	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Eucalyptus benthamii</i>	Camden White Gum	Critically Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Grammitis stenophylla</i>	Narrow-leaf Finger Fern	Endangered	Category 3	Not Listed	
Plantae	Flora	<i>Grevillea juniperina</i> subsp. <i>juniperina</i>	Juniper-leaved Grevillea	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Grevillea parviflora</i> subsp. <i>parviflora</i>	Small-flower Grevillea	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Hibbertia fumana</i>		Critically Endangered	Not Sensitive	Not Listed	
Plantae	Flora	<i>Hibbertia</i> sp. Bankstown		Critically Endangered	Not Sensitive	Critically Endangered	
Plantae	Flora	<i>Isotoma fluviatilis</i> subsp. <i>fluviatilis</i>		Not Listed	Category 3	Extinct	
Plantae	Flora	<i>Leucopogon exolasius</i>	Woronora Beard-heath	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Leucopogon fletcheri</i> subsp. <i>fletcheri</i>		Endangered	Not Sensitive	Not Listed	
Plantae	Flora	<i>Marsdenia viridiflora</i> subsp. <i>viridiflora</i>	Native Pear	Endangered Population	Not Sensitive	Not Listed	
Plantae	Flora	<i>Micromyrtus minutiflora</i>		Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Persoonia nutans</i>	Nodding Geebung	Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Pimelea curviflora</i> var. <i>curviflora</i>		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Pimelea spicata</i>	Spiked Rice-flower	Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Pterostylis saxicola</i>	Sydney Plains Greenhood	Endangered	Category 2	Endangered	
Plantae	Flora	<i>Pultenaea parviflora</i>		Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Pultenaea villifera</i>		Endangered Population	Not Sensitive	Not Listed	
Plantae	Flora	<i>Rhodamnia rubescens</i>	Scrub Turpentine	Critically Endangered	Not Sensitive	Critically Endangered	
Plantae	Flora	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Tetratheca glandulosa</i>		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Tylophora woollsii</i>	Cryptic Forest Twiner	Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Zieria involucreta</i>		Endangered	Not Sensitive	Vulnerable	

Data does not include NSW category 1 sensitive species.

NSW BioNet: © State of NSW and Office of Environment and Heritage

## Dataset Listing Table

322 Grose Vale Road, Grose Vale, NSW 2754

Datasets contained within this report, detailing their source and data currency:

Datasets	Custodian	Supply Date	Currency Date	Update Frequency
<b>Section 1: Environmental Planning Instrument - Primary Planning Layers</b>				
Land Zoning	NSW Department of Planning, Industry and Environment	02/04/2024	23/02/2024	Monthly
Floor Space Ratio	NSW Department of Planning, Industry and Environment	02/04/2024	25/01/2024	Monthly
Maximum Height of Building	NSW Department of Planning, Industry and Environment	02/04/2024	02/02/2024	Monthly
Minimum Lot Size	NSW Department of Planning, Industry and Environment	02/04/2024	09/02/2024	Monthly
Land Application	NSW Department of Planning, Industry and Environment	02/04/2024	19/01/2024	Monthly
Land Reservation Acquisition	NSW Department of Planning, Industry and Environment	02/04/2024	19/01/2024	Monthly
<b>Section 2: Heritage</b>				
Local Heritage	NSW Department of Planning, Industry and Environment	02/04/2024	01/03/2024	Monthly
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	24/01/2024	24/11/2023	Quarterly
National Heritage List	Australian Government Department of the Agriculture, Water and the Environment	20/10/2023	13/04/2022	Annually
Commonwealth Heritage List	Australian Government Department of the Agriculture, Water and the Environment	20/10/2023	13/04/2022	Annually
<b>Section 3: Environmental Planning Instrument - Protection Layers</b>				
Acid Sulfate Soils	NSW Department of Planning, Industry and Environment	02/04/2024	01/09/2023	Monthly
Acid Sulfate Soils Sydney Olympic Park	NSW Department of Planning, Industry and Environment	02/04/2024	01/09/2023	Monthly
Airport Noise	NSW Department of Planning, Industry and Environment	02/04/2024	25/03/2022	Monthly
Drinking Water Catchment	NSW Department of Planning, Industry and Environment	02/04/2024	12/05/2023	Monthly
Environmentally Sensitive Land	NSW Department of Planning, Industry and Environment	02/04/2024	01/02/2023	Monthly
Flood	NSW Department of Planning, Industry and Environment	02/04/2024	06/10/2023	Monthly
Groundwater Vulnerability	NSW Department of Planning, Industry and Environment	02/04/2024	06/10/2023	Monthly
Landslide Risk	NSW Department of Planning, Industry and Environment	02/04/2024	06/12/2019	Monthly
Mineral and Extractive Resources	NSW Department of Planning, Industry and Environment	02/04/2024	15/12/2023	Monthly
Obstacle Limitation Surface	NSW Department of Planning, Industry and Environment	02/04/2024	01/03/2022	Monthly
Riparian Lands Watercourses	NSW Department of Planning, Industry and Environment	02/04/2024	15/12/2023	Monthly
Salinity	NSW Department of Planning, Industry and Environment	02/04/2024	01/02/2023	Monthly

Section 3: Environmental Planning Instrument - Protection Layers					
Scenic Protection	NSW Department of Planning, Industry and Environment	02/04/2024	15/12/2023	Monthly	
Terrestrial Biodiversity	NSW Department of Planning, Industry and Environment	02/04/2024	19/05/2025	Monthly	
Wetlands	NSW Department of Planning, Industry and Environment	02/04/2024	20/10/2023	Monthly	
Section 4: Environmental Planning Instrument - Development Control Layers					
Dwelling Density	NSW Department of Planning, Industry and Environment	02/04/2024	23/06/2023	Monthly	
Foreshore Building Line	NSW Department of Planning, Industry and Environment	02/04/2024	08/09/2023	Monthly	
Local Provisions	NSW Department of Planning, Industry and Environment	02/04/2024	02/02/2024	Monthly	
Section 5: Environmental Planning Instrument - Land Use Layers					
Active Street Frontages	NSW Department of Planning, Industry and Environment	02/04/2024	15/12/2023	Monthly	
Additional Permitted Uses	NSW Department of Planning, Industry and Environment	02/04/2024	23/02/2024	Monthly	
Key Sites	NSW Department of Planning, Industry and Environment	02/04/2024	15/12/2023	Monthly	
Land Reclassification	NSW Department of Planning, Industry and Environment	02/04/2024	09/02/2024	Monthly	
Urban Release Area	NSW Department of Planning, Industry and Environment	02/04/2024	15/12/2023	Monthly	
Section 6: Environmental Planning Instrument - Strategic Regional Land Use Policy					
Additional Rural Village Land	NSW Department of Planning, Industry and Environment	02/04/2024	01/03/2022	Monthly	
Future Residential Growth Area	NSW Department of Planning, Industry and Environment	02/04/2024	01/03/2022	Monthly	
Strategic Agricultural Land	NSW Department of Planning, Industry and Environment	02/04/2024	01/03/2022	Monthly	
Section 7: State Environmental Planning Policy - Coastal Management					
Coastal Environment Area	NSW Department of Planning, Industry and Environment	02/04/2024	03/10/2022	Monthly	
Coastal Use Area	NSW Department of Planning, Industry and Environment	02/04/2024	03/10/2022	Monthly	
Coastal Wetlands	NSW Department of Planning, Industry and Environment	02/04/2024	03/10/2022	Monthly	
Coastal Wetlands Proximity Area	NSW Department of Planning, Industry and Environment	02/04/2024	03/10/2022	Monthly	
Littoral Rainforest	NSW Department of Planning, Industry and Environment	02/04/2024	03/10/2022	Monthly	
Littoral Rainforest Proximity Area	NSW Department of Planning, Industry and Environment	02/04/2024	03/10/2022	Monthly	
Coastal Land Application	NSW Department of Planning, Industry and Environment	02/04/2024	03/10/2022	Monthly	
Section 8: State Environmental Planning Policy - Land Application					
Land Application	NSW Department of Planning, Industry and Environment	02/04/2024	15/12/2023	Monthly	
Section 9: State Environmental Planning Policy - Additional Layers					
Bulk Water Supply Infrastructure	NSW Department of Planning, Industry and Environment	02/04/2024	01/03/2022	Monthly	
Critical Habitat	NSW Department of Planning, Industry and Environment	09/11/2022	28/09/2005	Monthly	



## Section 9: State Environmental Planning Policy - Additional Layers

Coal Seam Gas Exclusion Zones	NSW Department of Planning, Industry and Environment	02/04/2024	01/03/2022	Monthly
Environmental Conservation Area	NSW Department of Planning, Industry and Environment	02/04/2024	08/07/2022	Monthly
Geotechnical	NSW Department of Planning, Industry and Environment	02/04/2024	01/03/2022	Monthly
Growth Centres	NSW Department of Planning, Industry and Environment	02/04/2024	01/03/2022	Monthly
Industrial Release Area	NSW Department of Planning, Industry and Environment	02/04/2024	01/03/2022	Monthly
Lease Area	NSW Department of Planning, Industry and Environment	02/04/2024	08/07/2022	Monthly
Local Complying Exclusion	NSW Department of Planning, Industry and Environment	02/04/2024	02/07/2021	Monthly
Local Exempt Exclusion	NSW Department of Planning, Industry and Environment	02/04/2024	02/07/2021	Monthly
Maximum Gross Floor Area	NSW Department of Planning, Industry and Environment	02/04/2024	09/06/2023	Monthly
Native Vegetation Protection	NSW Department of Planning, Industry and Environment	02/04/2024	16/12/2022	Monthly
Precinct Boundaries	NSW Department of Planning, Industry and Environment	02/04/2024	01/06/2022	Monthly
Reduced Level	NSW Department of Planning, Industry and Environment	02/04/2024	08/07/2022	Monthly
Referral Area	NSW Department of Planning, Industry and Environment	02/04/2024	08/07/2022	Monthly
Special Areas	NSW Department of Planning, Industry and Environment	02/04/2024	30/06/2023	Monthly
Special Provision	NSW Department of Planning, Industry and Environment	02/04/2024	15/12/2023	Monthly
State Significant Development Sites	NSW Department of Planning, Industry and Environment	02/04/2024	08/09/2023	Monthly
Strategic Foreshore Sites	NSW Department of Planning, Industry and Environment	02/04/2024	01/03/2022	Monthly
Transport Arterial Road Infrastructure	NSW Department of Planning, Industry and Environment	02/04/2024	25/03/2022	Monthly
Water Zoning	NSW Department of Planning, Industry and Environment	02/04/2024	08/09/2023	Monthly
Wetland Protection Area	NSW Department of Planning, Industry and Environment	09/11/2022	28/06/2016	Monthly

## Section 10: Ecology

Species of National Environmental Significance	Australian Government Department of Agriculture, Water and the Environment	19/01/2023	05/10/2022	Annually
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	29/11/2023	29/11/2023	Weekly

## Other

Property Boundaries & Roads	NSW Department of Customer Service - Spatial Services	03/01/2024	03/01/2024	Quarterly
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## Useful Contacts

<b>Lotsearch Pty Ltd</b> <a href="http://www.lotsearch.com.au">www.lotsearch.com.au</a> <a href="mailto:support@lotsearch.com.au">support@lotsearch.com.au</a> (02) 8287 0680	<b>NSW Department of Planning and Environment</b> <a href="http://www.planning.nsw.gov.au/Contact-Us">www.planning.nsw.gov.au/Contact-Us</a> <a href="mailto:information@planning.nsw.gov.au">information@planning.nsw.gov.au</a> 1300 305 695	<b>Hawkesbury City Council</b> <a href="http://www.hawkesbury.nsw.gov.au">www.hawkesbury.nsw.gov.au</a> <a href="mailto:council@hawkesbury.nsw.gov.au">council@hawkesbury.nsw.gov.au</a> (02) 4560 4444
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APPENDIX D      SECTION 10.7 PLANNING CERTIFICATE

# Planning Certificate

Issued under Section 10.7 of the *Environmental Planning and Assessment Act, 1979*

Lotsearch Pty Ltd  
Level 3 68 Alfred Street  
MILSONS POINT NSW 2061

[support@lotsearch.com.au](mailto:support@lotsearch.com.au)

**Certificate Number** PC2178/24  
**Date of Endorsement** 22 April 2024  
**Your Reference** LS055351

## Location

**Land Description** Lot 260 DP 1237271, 322 Grose Vale Road GROSE VALE NSW 2753

The following information is only applicable as of the date of this certificate and is provided pursuant to Section 10.7 of the *Environmental Planning and Assessment Act 1979*, as prescribed by Section 290 and Schedule 2 of the *Environmental Planning and Assessment Regulation 2021*.

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

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

1.1 The land is affected by the following environmental planning instruments and development control plans:

***Hawkesbury Local Environmental Plan 2012***

***State Environmental Planning Policy (Precincts - Central River City) 2021***

*State Environmental Planning Policy (Precincts - Central River City) 2021* contains planning provisions for precinct planning, which is a form of strategic planning applied to a specified geographic area. The precincts in this policy are located in the Central River City. This city is based the strategic planning vision of the 'three cities' regions identified in the Greater Sydney Region Plan - A Metropolis of Three Cities.

***State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development***

Raises the design quality of residential flat development across the state through the application of a series of design principles. Provides for the establishment of Design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

***State Environmental Planning Policy (Exempt and Complying Development Codes) 2008***

Aims to provide streamlined assessment processes for development that complies with specified development standards.





### **State Environmental Planning Policy (Housing) 2021**

This Policy enables the development of diverse housing types, including purpose-built rental housing, encourages the development of housing that will meet the needs of more vulnerable members of the community, ensures that new housing development provides a reasonable level of amenity and are in locations where it will make good use of existing and planned infrastructure and services, and seeks to mitigate the loss of existing affordable rental housing. The Policy also supports short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impact of this use.

### **State Environmental Planning Policy (Planning Systems) 2021**

*State Environmental Planning Policy (Planning Systems) 2021:*

- identifies State or regionally significant development, State significant Infrastructure, and critical State significant infrastructure.
- provides for consideration of development delivery plans by local Aboriginal land councils in planning assessment.
- allows the Planning Secretary to elect to be the concurrence authority for certain development that requires concurrence under nominated State environmental planning policies.

### **State Environmental Planning Policy (Biodiversity and Conservation) 2021**

*State Environmental Planning Policy (Biodiversity and Conservation) 2021 contains:*

- planning rules and controls for the clearing of native vegetation in NSW on land zoned for urban and environmental purposes that is not linked to a development application.
- the land use planning and assessment framework for koala habitat.
- provisions which establish a consistent and co-ordinated approach to environmental planning and assessment along the River Murray.
- provisions seeking to protect and preserve bushland within public open space zones and reservations.
- provisions which aim to prohibit canal estate development.
- provisions to support the water quality objectives for the Sydney drinking water catchment.
- provisions to protect the environment of the Hawkesbury-Nepean River system.
- provisions to manage and improve environmental outcomes for Sydney Harbour and its tributaries.
- provisions to manage and promote integrated catchment management policies along the Georges River and its tributaries.
- provisions which seek to protect, conserve and manage the World Heritage listed Willandra Lakes property.

### **State Environmental Planning Policy (Resilience and Hazards) 2021**

*State Environmental Planning Policy (Resilience and Hazards) 2021 contains planning provisions:*

- for land use planning within the coastal zone, in a manner consistent with the objects of the Coastal Management Act 2016.
- to manage hazardous and offensive development.
- which provides a state-wide planning framework for the remediation of contaminated land and to minimise the risk of harm.

### **State Environmental Planning Policy (Transport and Infrastructure) 2021**

*State Environmental Planning Policy (Transport and Infrastructure) 2021 contains planning provisions:*

- for infrastructure in NSW, such as hospitals, roads, railways, emergency services, water supply and electricity delivery.
- for child-care centres, schools, TAFEs and Universities.
- planning controls and reserves land for the protection of three corridors (North South Rail Line, South West Rail Link extension and Western Sydney Freight Line).
- the land use planning and assessment framework for appropriate development at Port Kembla, Port Botany and Port of Newcastle.



### **State Environmental Planning Policy (Industry and Employment) 2021**

*State Environmental Planning Policy (Industry and Employment) 2021* contains planning provisions:

- applying to employment land in western Sydney.
- for advertising and signage in NSW.

### **State Environmental Planning Policy (Resources and Energy) 2021**

*State Environmental Planning Policy (Resources and Energy) 2021* contains planning provisions:

- for the assessment and development of mining, petroleum production and extractive material resource proposals in NSW.
- which aim to facilitate the development of extractive resources in proximity to the population of the Sydney Metropolitan Area by identifying land which contains extractive material of regional significance.

### **State Environmental Planning Policy (Primary Production) 2021**

*State Environmental Planning Policy (Primary Production) 2021* contains planning provisions:

- to manage primary production and rural development including supporting sustainable agriculture.
- for the protection of prime agricultural land of state and regional significance as well as regionally significant mining and extractive resources.

### **State Environmental Planning Policy (Precincts - Central River City) 2021**

*State Environmental Planning Policy (Precincts - Central River City) 2021* contains planning provisions for precinct planning, which is a form of strategic planning applied to a specified geographic area. The precincts in this policy are located in the Central River City. This city is based the strategic planning vision of the 'three cities' regions identified in the Greater Sydney Region Plan - A Metropolis of Three Cities.

### **State Environmental Planning Policy (Sustainable Buildings) 2022**

*State Environmental Planning Policy (Sustainable Buildings) 2022:*

- to encourage the design and delivery of sustainable buildings,
- to ensure consistent assessment of the sustainability of buildings,
- to record accurate data about the sustainability of buildings, to enable improvements to be monitored,
- to monitor the embodied emissions of materials used in construction of buildings,
- to minimise the consumption of energy,
- to reduce greenhouse gas emissions,
- to minimise the consumption of mains-supplied potable water,
- to ensure good thermal performance of buildings

### **Hawkesbury Development Control Plan 2002**

### **Hawkesbury Development Control Plan 2023**

- 1.2 The land is affected by the following proposed environmental planning instruments and draft development control plans that are or have been the subject of community consultation or on public exhibition under the *Environmental Planning and Assessment Act 1979* (excludes proposed environmental planning instruments and draft development control plans where it has been more than 3 years since exhibition of such instruments or plans and proposed environmental planning instruments where Council has been notified that the making of the proposed instrument has been deferred indefinitely or has not been approved):

#### **Amendment to State Environmental Planning Policy (State and Regional Development) 2011 - Water Treatment Facilities**

#### **Amendment to State Environmental Planning Policy (Infrastructure) 2007 - Health Services Facilities**

#### **Amendment to State Environmental Planning Policy (Primary Production and Rural Development) 2019 – Agritourism and small-scale agriculture development**





**Amendment to State Environmental Planning Policy (Infrastructure) 2007 - Telecommunications and other communications facilities**

**Amendment to State Environmental Planning Policy (Infrastructure) 2007 - Landscape Rehydration Infrastructure**

**Amendment to State Environmental Planning Policy (Infrastructure) 2007 - Definitions and Assessment**

**Amendment to State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 - Assessment**

Note: In this section a proposed environmental planning instrument means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

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

Note: The following matters are provided only in relation to environmental planning instruments or draft environmental planning instruments that zone land.

### 2.1 The land is zoned:

RU4 Primary Production Small Lots under *Hawkesbury Local Environmental Plan 2012*.

### 2.2 Development permitted without development consent:

Under the provisions of *Hawkesbury Local Environmental Plan 2012* the purposes for which development may be carried out within the zone without development consent are referred to in the Land Use Table Annexure.

### 2.3 Development requiring development consent:

Under the provisions of *Hawkesbury Local Environmental Plan 2012* the purposes for which development may be carried out within the zone without development consent are referred to in the Land Use Table Annexure.

### 2.4 Development that is prohibited:

Under the provisions of *Hawkesbury Local Environmental Plan 2012* the purposes for which the carrying out of development is prohibited within the zone are referred to in the Land Use Table Annexure.

The following special provisions of *Hawkesbury Local Environmental Plan 2012* may apply to the subject land:

- Clause 2.5 Additional permitted uses for particular land.
- Clause 2.6 Subdivision - consent requirements.
- Clause 2.7 Demolition requires development consent.
- Clause 2.8 Temporary use of land.
- Part 3 Exempt and complying development.
- Clause 4.2 Rural subdivision.
- Clause 4.2A Residential development and subdivision prohibited on certain land.
- Clause 5.1 Relevant acquisition authority.
- Clause 5.1A Development on land intended to be acquired for public purposes.
- Clause 5.3 Development near zone boundaries.
- Clause 5.7 Development below mean high water mark.
- Clause 5.8 Conversion of fire alarms.
- Clause 5.10 Heritage conservation.
- Clause 5.11 Bush fire hazard reduction.



- Clause 5.12 Infrastructure development and use of existing buildings of the Crown.
- Clause 6.1 Acid sulfate soils.
- Clause 6.2 Earthworks.
- Clause 6.11 Residential accommodation at Johnston and New Streets, Windsor.
- Clause 6.12 Certain development at Richmond Lowlands.

These special provisions may alter the development shown in the Land Use Table which may be carried out with or without development consent and prohibited land uses. Please refer to the above mentioned provisions of *Hawkesbury Local Environmental Plan 2012* to determine applicability.

2.5 Do any additional permitted uses apply to the land?

No.

2.6 Has Council adopted any development standards providing fixed minimum land dimensions for the erection of a dwelling house on the land?

No.

2.7 Is the land in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*?

No.

2.8 Is the land in a conservation area?

No.

2.9 Is an item of environmental heritage located on the land?

No.

### 3 Contributions plans

3.1 The following contributions plans and/or draft contributions plans under Division 7.1 of the *Environmental Planning and Assessment Act, 1979* apply to the land:

The *Hawkesbury Section 94A Contributions Plan 2015* applies to the subject land.

The *Hawkesbury Section 94 Contributions Plan 2015* applies to the subject land.

3.2 The land within the following region within the meaning of Division 7.1, Subdivision 4 of the *Environmental Planning and Assessment Act, 1979*:

Greater Sydney Region identified under the *Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023*.

3.3 Is the land within a special contributions area to which a continued 7.23 determination applies?

No.

In this section:

**continued 7.23 determination** means a 7.23 determination that:

- a. has been continued in force by the Act, Schedule 4, Part 1, and
- b. has not been repealed as provided by that part.

Note: The Act, Schedule 4, Part 1 contains other definitions that affect the interpretation of this section



## 4 Complying development

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

### 4.1 Housing Code.

Can complying development under the Housing Code be carried out on the subject land?

Council does not have sufficient information to ascertain whether or not complying development can be carried out on the land in relation to the land being identified, or not, as 'environmentally sensitive land' as defined by Schedule 3 - *Environmentally sensitive land of State Environmental Planning Policy (Housing) 2021*.

### 4.2 Housing Alterations Code.

Can complying development under the Housing Alterations Code be carried out on the subject land?

Yes.

### 4.3 Commercial and Industrial Alterations Code.

Can complying development under the Commercial and Industrial Alterations Code be carried out on the subject land?

Yes.

### 4.4 Subdivisions Code.

Can complying development under the Subdivisions Code be carried out on the subject land?

Yes.

### 4.5 Rural Housing Code.

Can complying development under the Rural Housing Code be carried out on the subject land?

Council does not have sufficient information to ascertain whether or not complying development can be carried out on the land in relation to the land being identified, or not, as 'environmentally sensitive land' as defined by Schedule 3 - *Environmentally sensitive land of State Environmental Planning Policy (Housing) 2021*.

### 4.6 General Development Code.

Can complying development under the General Development Code be carried out on the subject land?

Yes.

### 4.7 Demolition Code.

Can complying development under the Demolition Code be carried out on the subject land?

Yes.

### 4.8 Commercial and Industrial (New Buildings and Additions) Code.

Can complying development under the Commercial and Industrial (New Buildings and Additions) Code be carried out on the subject land?



Council does not have sufficient information to ascertain whether or not complying development can be carried out on the land in relation to the land being identified, or not, as 'environmentally sensitive land' as defined by Schedule 3 - *Environmentally sensitive land* of *State Environmental Planning Policy (Housing) 2021*.

4.9 Container Recycling Facilities Code.

Can complying development under the Container Recycling Facilities Code be carried out on the subject land?

Yes.

4.10 Fire Safety Code.

Can complying development under the Fire Safety Code be carried out on the subject land?

Yes.

4.11 Greenfield Housing Code.

Can complying development under the Greenfield Housing Code be carried out on the subject land?

Council does not have sufficient information to ascertain whether or not complying development can be carried out on the land in relation to the land being identified, or not, as 'environmentally sensitive land' as defined by Schedule 3 - *Environmentally sensitive land* of *State Environmental Planning Policy (Housing) 2021*.

4.12 Low Rise Housing Diversity Code

Can complying development under the Low Rise Housing Diversity Code be carried out on the subject land?

Council does not have sufficient information to ascertain whether or not complying development can be carried out on the land in relation to the land being identified, or not, as 'environmentally sensitive land' as defined by Schedule 3 - *Environmentally sensitive land* of *State Environmental Planning Policy (Housing) 2021*.

4.13 Inland Code

Can complying development under the Inland Code be carried out on the subject land?

The Inland Code does not apply to the Hawkesbury Local Government Area.

4.14 Agritourism and Farm Stay Accommodation Code

Can complying development under the Agritourism and Farm Stay Accommodation Code be carried out on the subject land?

Council does not have sufficient information to ascertain whether or not complying development can be carried out on the land in relation to the land being identified, or not, as 'environmentally sensitive land' as defined by Schedule 3 - *Environmentally sensitive land* of *State Environmental Planning Policy (Housing) 2021*.

## 5 Exempt development

**Exempt Development under each of the codes for exempt development because of the provisions of clauses 1.16(1)(b1) to (d) and 1.16A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.**

Can exempt development be carried out on the land?

Yes.



## 6 Affected building notices and building product rectification orders

6.1 Is the land subject to an in force affected building notice of which Council is aware?

No.

6.2 Is the land subject to an in force building product rectification order that has not been fully complied with, of which Council is aware?

No.

6.3 Is the land subject to a notice of intention to make a building product rectification order, of which Council is aware has been given, and that is outstanding?

No.

In this section:

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

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

## 7 Land reserved for Acquisition

Is the land affected by any environmental planning instrument, or proposed environmental planning instrument referred to in section 1 of this certificate, which makes provision for the acquisition of the land by an authority of the State, as referred to in Section 3.15 of the *Environmental Planning and Assessment Act 1979*?

No.

## 8. Road widening and road realignment

Is the land affected by road widening or road re-alignment under Division 2 of Part 3 of the *Roads Act 1993*, or any environmental planning instruments, or any resolution of Council?

No.

## 9 Flood Related Development Controls

9.1 Is the land or part of the land within the flood planning area and subject to flood related development controls?

The land is not within the Flood Planning Area, and therefore is not subject to the flood related development controls that apply to the Flood Planning Area.

9.2 Is the land or part of the land between the flood planning area and the probable maximum flood and subject to flood related development controls?

None of the land is located between the Flood Planning Area and the Probable Maximum Flood.

In this section:

**Flood planning area** has the same meaning as in the Flood Risk Management Manual.

**Flood Risk Management Manual** means the Flood Risk Management Manual, ISBN 978-1-923076-17-4, published by the NSW Government in June 2023.



**Probable maximum flood** has the same meaning as in the Flood Risk Management Manual.

Note: The above responses are provided in relation to the flood related development controls of *Hawkesbury Local Environmental Plan 2012* or *State Environmental Planning Policy (Precincts - Central River City) 2021 – Appendix 12 Hawkesbury Growth Centres Precinct Plan 2017* as applicable. Some State or Regional planning instruments may contain flood related development controls which affect the land. These include, but are not necessarily restricted to, *State Environmental Planning Policy (Exempt and Complying Development Code) 2008*, *State Environmental Planning Policy (Transport and Infrastructure) 2021*, *State Environmental Planning Policy (Precincts - Central River City) 2021*, *State Environmental Planning Policy (Primary Production) 2021*, *State Environmental Planning Policy (Resources and Energy) 2021*, and *State Environmental Planning Policy (Biodiversity and Conservation) 2021*.

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

Is the land affected by an adopted policy that restricts the development of the land because of the likelihood of:

- (a) Landslip  
No.
- (b) Bushfire risk  
No.
- (c) Tidal inundation  
No.
- (d) Subsidence  
No.
- (e) Acid sulfate soils  
Yes.
- (f) Contamination  
No.
- (g) Aircraft noise  
No.
- (h) Salinity  
No.
- (i) Coastal hazards  
No.
- (j) Sea level rise  
No.





(k) Any other risk (other than flooding)?

No.

In this section:

**adopted policy** means a policy adopted -

- (a) by the council, or
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

## 11 Bush fire prone land

Is the land bush fire prone land (as designated by the Commissioner of the NSW Rural Fire Service under Section 10.3 of the *Environmental Planning and Assessment Act 1979*)?

Some of the land is bush fire prone.

## 12 Loose-fill asbestos insulation

Does the land contain any residential premises that is listed on the register required to be maintained under Division 1A of Part 8 of the *Home Building Act 1989*?

No.

## 13 Mine Subsidence

Is the subject land within a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*?

No.

## 14 Paper subdivision information

14.1 Is the land subject to a development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot?

No.

14.2 Is the land subject to a subdivision order?

No.

Note: Words and expressions used in this section have the same meaning as they have in Part 10 of the *Environmental Planning and Assessment Regulation 2000* and Schedule 7 of the *Environmental Planning and Assessment Act 1979*.

## 15 Property Vegetation Plans

Has Council been notified that the land is land to which an in force property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* applies?

No.



## 16 Biodiversity stewardship sites

Has Council been notified that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*?

No.

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*.

## 17 Biodiversity certified land

Is the land biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*?

No.

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

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

Has Council been notified 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?

No.

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

Has the owner (or any previous owner) of the land consented in writing to the land being subject to annual charges under Section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of Section 553B of that *Local Government Act 1993*)?

No.

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 *Local Government Act 1993*.

## 20 Western Sydney Aerotropolis

Does Chapter 4 of *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* (Aerotropolis Chapter) apply to the land?

No.

## 21 Development consent conditions for seniors housing

Has Council granted a development consent after 11 October 2007 in respect of the land setting out any terms of a kind referred to in Chapter 3, Part 5, clause 88(2) of *State Environmental Planning Policy (Housing) 2021*?

No.