

The land is not affected by any road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993,
- (b) any environmental planning instrument
- (c) any resolution of Council.

6. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

Whether or not the land is affected by a policy adopted by the council, or adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by council, that restricts the development because of the likelihood of:

- (i) landslip NO
- (ii) bush fire NO
- (iii) tidal inundation NO
- (iv) subsidence NO
- (v) acid sulphate soil NO
- (vi) any other risk (other than flooding) NO

Note: The fact that land has not been identified as being affected by a policy to restrict development because of the risks referred to does not mean that the risk is non-existent.

6A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

(1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls. NO

(2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls. NO

(3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.

7. LAND RESERVED FOR ACQUISITION

Whether or not any environmental planning instrument, deemed planning instrument or draft environmental planning instrument applying to the land provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act

No environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument applying to the land provides for the acquisition of the land by a public authority as referred to in Section 27 of the Act.

8. CONTRIBUTIONS PLAN

The name of each contributions plan applying to the land:

City of Ryde Section 94 Development Contributions Plan 2007

9. BUSH FIRE PRONE LAND

The land described in this certificate is not bush fire prone land as defined under the Environmental Planning and Assessment Act 1979.

10. MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997

(a) The land to which this certificate relates IS NOT within land declared to be an investigation area or remediation site under Part 3 of the Act.

(b) The land to which this certificate relates IS NOT subject to an investigation order or a remediation order within the meaning of the Act.

(c) The land to which this certificate relates IS NOT the subject of a voluntary investigation proposal (or voluntary remediation proposal) the subject of the EPA's agreement under section 19 or 26 of the Act.

(d) The land to which this certificate relates IS NOT the subject of a site audit statement within the meaning of Part 4 of the Act.

11. PROPERTY VEGETATION PLANS

The land is not subject to a property vegetation plan under the Native Vegetation Act 2003.

12. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

There has not been an order made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

13. DIRECTIONS UNDER PART 3A

There is no direction in force under section 75P (2)(c1) of the Environmental Planning and Assessment Act 1979.

14. SENIORS HOUSING

There has not been any development consent granted since 12 October 2007 for development to which State Environment Planning Policy (Housing for Seniors or People with a Disability) 2004 applies.

ADDITIONAL INFORMATION PROVIDED UNDER SECTION 149(5) OF THE ACT

Environmental planning instruments or development control plans may place restrictions on matters such as:

- i) the purpose for which buildings, works or land may be erected, carried out or used;
- ii) the extent of development permitted;
- iii) minimum site requirements; and/or
- iv) the means of vehicular access to the land.

The instruments and the plans should be examined in relation to the specific restrictions which may apply to any development which may be proposed.

The land is subject to a Tree Preservation Order and Tree Management Policy, details of which are available at Council's Customer Service Centre.

There are exemptions from Council's Tree Preservation Order and Tree Management Policy relating to various species of trees; noxious trees; dying, dead or dangerous trees; and trees within three (3) metres of certain buildings.

Council has established a Significant Tree Register. Inclusion of a tree in the Register means that exemptions from the Tree Preservation Order will not apply to that tree.

Registers of Consents may be examined at Council's Customer Service Centre for particulars relating to development consents which may have been issued for the use or development of the land.

Enquiries regarding areas Reserved for County Road and County Open Space should be directed to the Roads and Traffic Authority and Department of Urban Affairs and Planning respectively.

The information provided concerning the Coastal Protection Act, 1979 is only to the extent that the Council has been notified by the Department of Public Works and Services.

Council has adopted by resolution a policy concerning the management of contaminated land. This policy applies to all land in the City of Ryde and will restrict development of the land if the circumstances set out in the policy prevail. Copies of the policy are available on Council's Website at www.ryde.nsw.gov.au.

FURTHER ADDITIONAL INFORMATION UNDER SECTION 149(5) OF THE ACT

The following Draft Development Control Plans apply to the land:-

Draft Development Control Plan No. 25 - Engineering Standards

City of Ryde Draft Development Control Plan 2006 (Amendment 4) - Part 4.2 Meadowbank Employment Area.

Note: The information in this certificate is current as of the date of the certificate.



Sue Weatherley
Group Manager – Environment and Planning

