

Katelin Whitley
145 John Street
Singleton
NSW 2330

Applicants Reference
26008

CERTIFICATE DETAILS

CERTIFICATE NUMBER: 9737
DATE OF CERTIFICATE: 29/01/2026

PROPERTY DETAILS

ADDRESS: 305 Redmanvale Road JERRYS PLAINS NSW
2330
TITLE: Lot: 12 DP: 1323240
PARCEL NO.: 29440

BACKGROUND INFORMATION

This certificate provides information on how the relevant parcel of land may be developed, including the planning restrictions that apply to development of the land, as at the date the certificate is issued. The certificate contains information Council is aware of through its records and environmental plans, along with data supplied by the State Government. The details contained in this certificate are limited to that required by Section 10.7 of the *Environmental Planning and Assessment Act, 1979*.

1. Names of relevant planning instruments and development control plans

(1) The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land:

Local Environmental Plan

Singleton Local Environmental Plan 2013

State Environmental Planning Policies

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

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

State Environmental Planning Policy (Primary Production) 2021

State Environmental Planning Policy (Resources and Energy) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Industry and Employment) 2021

State Environmental Planning Policy (Transport and Infrastructure) 2021

State Environmental Planning Policy (Biodiversity and Conservation) 2021

State Environmental Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Housing) 2021

State Environmental Planning Policy (Sustainable Buildings) 2022

NOTE: Some SEPPs only apply to particular development and some may or may not apply due to site specific or development specific considerations.

Development Control Plans

Singleton Development Control Plan 2014

Huntlee Development Control Plan 2013

(2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been the subject to community consultation or public exhibition under the Act that will apply to the carrying out of development on the land.

Proposed Local Environmental Plans

Nil

Proposed State Environmental Planning Policies

Nil



2. Zoning and land use under relevant planning instruments

Singleton Local Environmental Plan 2013

a) The identity of the zone:

The land is zoned RU1 Primary Production under the provisions of Part 2 in the Singleton Local Environmental Plan 2013.

b) The purposes for which development in the zone:

i. may be carried out within the zone without the need for development consent:

Extensive agriculture; Forestry; Home occupations; Intensive plant agriculture

ii. may not be carried out in the zone except with development consent:

Agriculture; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Community facilities; Crematoria; Dual occupancies; Dwelling houses; Environmental facilities; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Hazardous industries; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home industries; Information and education facilities; Intensive livestock agriculture; Jetties; Moorings; Offensive industries; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (outdoor); Roads; Roadside stalls; Rural industries; Rural workers' dwellings; Service stations; Sewerage systems; Truck depots; Turf farming; Veterinary hospitals; Water supply systems

iii. is prohibited:

Any development not specified in b) (i) or (ii)

c) Whether additional uses apply to the land

Schedule 1 Additional permitted uses in the Singleton Local Environmental Plan 2013 lists those properties where additional uses apply.

d) Whether development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed

Clause 4.2A in the Singleton Local Environmental Plan 2013 includes a development standard that fixes a minimum land dimension for the erection of a dwelling-house. This clause applies to the land. The minimum lot size for the erection of a dwelling-house is identified on the Singleton Local Environmental Plan 2013 Lot Size Map.



e) Whether the land is in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016.

There is no land in the Singleton Local Government area which has any area of outstanding biodiversity value.

f) Whether the land is in a Conservation area, however described

The land is not identified in Schedule 5 of the Singleton Local Environmental Plan 2013 and on the Heritage Map as being within the Singleton/Jerrys Plains Heritage Conservation Area.

g) Whether an item of Environmental Heritage, however described, is situated on the land

The land is not identified in the Singleton Local Environmental Plan 2013 as containing an item of environmental heritage.

3. Contributions plans

The following development contributions plans apply to the land:

Singleton Development Contributions Plan 2025

4. Complying Development

Complying development may or may not be carried out on the land under each of the following codes for complying development, to the extent and for the reasons stated under 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*.

Housing Code

Under the provisions of the Housing Code, complying development MAY NOT be carried out on the land.

Rural Housing Code

Under the provisions of the Rural Housing Code, complying development MAY NOT be carried out on the land.

Low Rise Housing Diversity Code

Complying Development under the Low Rise Housing Diversity Code MAY NOT be carried out on the land.

Pattern Book Development Code



Complying Development under the Pattern Book Development Code MAY NOT be carried out on the land.

Greenfield Housing Code

Complying Development under the Greenfield Housing Code MAY NOT be carried out on the land.

Inland Code

Complying Development under the Inland Housing Code MAY NOT be carried out on the land.

Housing Alterations Code

Under the provisions of the Housing Alterations Code, complying development MAY NOT be carried out on the land.

General Development Code

Under the provisions of the General Development Code, complying development MAY NOT be carried out on the land.

Industrial and Business Alterations Code

Under the provisions of the Commercial and Industrial Alterations Code, complying development MAY NOT be carried out on the land.

Industrial and Business Buildings Code

Under the provisions of the Industrial and Business Buildings Code, complying development MAY NOT be carried out on the land.

Container Recycling Facilities Code

Under the provisions of the Container Recycling Facilities Code, complying development MAY NOT be carried out on the land, or part of the land.

Subdivisions Code

Under the provisions of the Subdivisions Code, complying development MAY NOT be carried out on the land.

Demolition Code

Under the provisions of the Demolition Code, complying development MAY NOT be carried out on the land.

Fire Safety Code



Under the provisions of the Fire Safety Code, complying development MAY NOT be carried out on the land.

Agritourism and Farm Stay Accommodation Code

Complying Development under the Agritourism and Farm Stay Accommodation Code MAY be carried out on the land.

Note: If the land is a lot to which the Housing Code, Rural Housing Code, Housing Alterations Code, General Development Code, Commercial and Industrial Alterations Code or Commercial and Industrial (New Buildings and Additions) Code (within the meaning of the *State Environmental Planning Policy (Exempt and Complying Development Codes)* 2008) applies, complying development may be carried out on any part of the lot that is not affected by the provisions of clause 1.19 of that Policy.

5. Exempt Development

Exempt development may or may not be carried out on the land under each of the following codes for exempt development, to the extent and for the reasons stated under the provisions of clauses 1.16 (1) (a) to (d), (1A), (1B), (1C), (2) and (3) (a) and (b) of *State Environmental Planning Policy (Exempt and Complying Development Codes)* 2008.

General Exempt Development Code

Under the provisions of the General Exempt Development Code, exempt development MAY be carried out on the land if it meets the requirements for that exempt development.

Advertising and Signage Exempt Development Code

Under the provisions of the Advertising and Signage Exempt Development Code, exempt development MAY be carried out if it meets the requirements for that exempt development.

Temporary Uses and Structures Exempt Development Code

Under the provisions of the Temporary Uses and Structures Exempt Development Code, exempt development MAY be carried out if it meets the requirements for that exempt development.

6. Affected building notices and building product rectification orders

(1) Whether Council is aware that:

(a) An affected building notice is in force in relation to the land

No



(b) A building produce rectification order given is in force in relation to the land that has not been fully complied with

No

(c) a notice of intention to make a building product rectification order given in relation to the land is outstanding

No

(2) 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

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.

None of the land is identified on the Singleton Local Environmental Plan 2013 Land Reservation Acquisition Map.

8. Road widening and road alignment

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

- (a) the *Roads Act 1993*, Part 3 Division 2, or
- (b) an environmental planning instrument, or
- (c) a resolution of the council.

Note: This item relates to Council's road proposals only. Other authorities, including the NSW Roads and Maritime Services may have road widening proposals

No

9. Flood related development controls

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

No

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.



Unknown

- (3) In this section:
flood planning area has the same meaning as in the Floodplain Development Manual.
Floodplain Development Manual means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.
probable maximum flood has the same meaning as in the Floodplain Development Manual.

The information provided in Item 9 is based on the data and information presently available to the Council and on development controls in force as at the date of this certificate. The identification of land as not being subject to flood related development controls does not mean that the land is not or may not be subject to flooding or that the land will not in the future be subject to flood related development controls, as additional data and information regarding the land become available.

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

- (1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.
- (2) In this section:
adopted policy means a policy adopted
- (a) by the council, or
 - (b) by another other public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council

Landslip

No

Bushfire

Yes

Tidal inundation

No

Subsidence

Yes

Acid Sulfate Soils

No



Any other risk (other than flooding)

No

11. Bush fire prone land

Is any of the land bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 103

Some/all of the land is identified as being bushfire prone land as defined by the Environmental Planning and Assessment Act 1979 on a bushfire prone land map for the area. The bushfire prone land map for the area is available for inspection during Councils normal office hours.

12. Loose fill asbestos insulation

Does the land include any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the Register kept under that Division?

No.

13. Mine subsidence

Whether the land is declared to be a mine subsidence district, within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

The land is within a proclaimed Mine Subsidence District under section 20 of the Coal Mine Subsidence Compensation Act 2017. Development in a Mine Subsidence District requires approval from Subsidence Advisory NSW. Subsidence Advisory NSW provides compensation to property owners for mine subsidence damage. To be eligible for compensation, development must be constructed in accordance with Subsidence Advisory NSW approval. Subsidence Advisory NSW has set surface development guidelines for properties in Mine Subsidence Districts that specify building requirements to help prevent potential damage from coal mine subsidence.

14. Paper subdivision Information

- 1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

Nil

- 2) The date of any subdivision order that applies to the land.

Nil

- 3) Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.



15. Property vegetation plans

If the land is land in relation to which a property vegetation plan is approved and in force under the *Native Vegetation Act 2003*, Part 4, a statement to that effect but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act.

No

16. Biodiversity stewardship sites

Is the land a biodiversity stewardship site under a biodiversity stewardship agreement under the *Biodiversity Conservation Act 2016*, Part 5, a statement to that effect but only if the council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.

No

Note. Biodiversity stewardship agreements include biobanking agreements under the *Threatened Species Conservation Act 1995*, Part 7A that are taken to be biodiversity stewardship agreements under the *Biodiversity Conservation Act 2016*, Part 5.

17. Biodiversity certified land

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

No

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

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, but only if the council has been notified of the order.

No

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

This clause is not applicable to the Singleton Local Government Area because Singleton Council is not a 'coastal council'.

20. Western Sydney Aerotropolis



This clause is not applicable to the Singleton Local Government Area because Singleton Council is not in Western Sydney.

21. Development consent conditions for senior housing

If *State Environmental Planning Policy (Housing) 2021*, Chapter 3, Part 5 applied to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

No

22. Site compatibility certificates and development consent conditions for affordable rental housing

- (1) Whether there a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, or a former site compatibility certificate, of which the Council is aware, in relation to proposed development on the land?

Council has not been made aware of any valid site compatibility certificate (affordable rental housing), in respect of proposed development on the land.

- (2) If *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 applies to the land any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, clause 21(1) or 40(1).

Nil

- (3) Any conditions of a development consent in relation to land that are of a kind referred to in *Statement Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

Nil

- (4) In this section –
former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

Matters are prescribed by section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act-if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

No



- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act-if it is subject to such an order at the date when the certificate is issued,

No

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act-if it is the subject of such an approved proposal at the date when the certificate is issued,

No

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act-if it is subject to such an order at the date when the certificate is issued,

No

- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act-if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No



Additional information pursuant to Section 10.7(5) of the *Environmental Planning & Assessment Act 1979*

(5) A council may, in a planning certificate, include advice on such other relevant matters affecting the land of which it may be aware.

ARMY ACTIVITIES

The Singleton Army Firing Range is located within the Singleton Area. Some activities, such as artillery firing and aircraft operations impact on the environment beyond the Firing Range boundaries. These activities may result in noise and vibration impacts being experienced on lands throughout the Singleton Local Government Area.

EARTHWORKS - Singleton Local Environmental Plan 2013

Clause 7.1: Earthworks in the Singleton Local Environmental Plan 2013 applies to the land. This clause requires development consent for earthworks, unless the earthworks are exempt development, or the earthworks are ancillary to other development for which development consent has been given.

This clause applies to all land to which the Singleton Local Environmental Plan 2013 applies.

MINING ACTIVITIES

The land is within close proximity to mining activities or proposed mining activities and is likely to be subject to noise, dust, light and air impacts associated with these activities. Should significant pollution impacts be encountered, landowners are advised to notify the impacts to the NSW Department of Natural Resources, Singleton Council and other relevant Authorities as appropriate.

RIPARIAN LANDS AND WATERCOURSES

The land is land to which clause 7.6 of the Singleton Local Environmental Plan 2013 applies. This clause requires additional matters to be considered when a consent authority is assessing and determining a development application.

The above information has been taken from Council's records in good faith. Council cannot accept responsibility for any omission or inaccuracy. Where information has been received from a third party, it is recommended that applicants approach that party (or parties) directly for further information and to confirm its authenticity.

DEVELOPMENT APPLICATIONS DETERMINED IN THE LAST FIVE YEARS

During the preparation of this certificate, some development applications may have been determined within the last five years.

If this is the case they will be listed below.

Note: This list relates to the allotment and deposited plan reference for which the certificate has been prepared and does not include applications submitted for historical parcels. Undetermined development applications for development on the land may still be



valid. If confirmation is required please contact Council's Planning & Development Services.

State Significant Development

Singleton Local Government Area has many State Significant Developments, one or more of which may apply to this property. Council suggests a search of the Department of Planning State Significant Development site <https://www.planningportal.nsw.gov.au/major-projects/assessment/state-significant-development> to determine if any of the developments may have an impact on this property.

For further information, please contact Council's Development Assessment unit, within the Planning & Infrastructure directorate on 02 6578 7290.

Issued by Amanda Schaffer
Coordinator Planning and Development
Under delegation by the General Manager
Singleton Council

