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SCHOOL INFRASTRUCTURE  
NSW

**SITE CONTAMINATION  
SERVICES -  
PRELIMINARY  
DESKTOP SITE  
INVESTIGATION**

KOGARAH PUBLIC  
SCHOOL



DECEMBER 2023

CONFIDENTIAL

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## Site Contamination Services - Preliminary Desktop Site Investigation Kogarah Public School

School Infrastructure NSW

WSP

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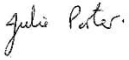

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# ABBREVIATIONS

ACM	Asbestos containing material
CSM	Conceptual site model
DP	Deposited Plan
DQI	Data quality indicator
DQO	Data quality objective
DSI	Detailed site investigation
LEP	Local environmental plan
LGA	Local government area
mAHD	Metres Australian Height Datum
mBGL	Metres below ground level
NATA	National Association of Testing Authorities
NEPC	National Environment Protection Council
NEPM	<i>National Environment Protection (Assessment of Site Contamination) Measure 1999</i> (as amended 2013)
NSW EPA	New South Wales Environment Protection Authority
PSI	Preliminary site investigation
QA/QC	Quality assurance/quality control
SAQP	Sampling, analysis and quality plan
SOP	Standard operating procedure
SWL	Standing water level

# EXECUTIVE SUMMARY

WSP Australia Pty Ltd (WSP) was engaged by School Infrastructure New South Wales (SINSW) to conduct a Preliminary Desktop Site Investigation (PSI) for Kogarah Public School located at 24B Gladstone St, Kogarah NSW 2217 (the 'site'). The PSI was completed as part of the due diligence for a proposed upgrade to remove the demountable teaching spaces (DTS) and replace with permanent teaching spaces (PTS) and upgrade of core facilities as required.

The scope of work comprised a desktop study to review general site details, site environmental setting and history, regulatory databases and client provided reports and information.

The site has an area of approximately 1.2 hectares (ha) and is legally defined as Lot 1 in DP 179779, Lot A in DP 391026, Lot 1 in DP 667959, Lot 2 in DP 175247, Lot 1, Lot 2 and Lot 3 in DP 999122.

The site currently comprises Kogarah Public School. Site buildings (approximately) with building footprint of approximately 0.5 ha appear to be interconnected by covered walkways and are in the northern and central portion of the site with grass, asphalt or concrete areas located between the buildings. The western portion of the site is utilised as an asphalt carpark with access off Gladstone Street. A soccer field is located in the north-eastern portion of the site.

Based on a review of historical information, the site comprised vacant grassed area until circa 1951. Between 1951 and 1961 building structures had been built on site. The surrounding land has undergone residential development between the same time period. By 1961 and 1965 rectangular school buildings appear on the northern and central portion of the site. Between 1990 and 2017 additional site structures appear, predominately consisting of demountables on the south-eastern and eastern portion of the site. No significant changes to the site have occurred since 2022. The areas surrounding the site have generally comprised residential properties since circa 1943, with more residential properties constructed circa 1978 to 2022.

The NSW EPA does not hold any notices or records in relation to contamination and/or environment permits or licences for the site or surrounding sites.

There is the potential for uncontrolled importation of fill associated with ground disturbance in the eastern portion of the site due to demolition of residential building in the 1980s.

The Aurecon Austrasia Pty Ltd (2021) asbestos register notes asbestos was identified within permanent structures at the site at some areas, however asbestos was noted to be in good condition or minimal damage condition.

Based on the information obtained and reviewed as part of this PSI report, it is the opinion of WSP that Kogarah Public School located at 24B Gladstone Street. Kogarah NSW presents a LOW to MODERATE of inground contamination due to the potential for uncontrolled fill and poor demolition practices associated with historic development and demolition of residential buildings.

A site inspection and intrusive assessment will be conducted during phase two of the assessment.

# 1 PROJECT BACKGROUND

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## 1.1 BACKGROUND

WSP Australia Pty Ltd (WSP) was engaged by School Infrastructure New South Wales (SINSW) to conduct a Preliminary Desktop Site Investigation (PSI) for Kogarah Public School located at 24B Gladstone St, Kogarah NSW 2217 (the 'site'). The PSI was completed as part of the due diligence for a proposed upgrade to remove the demountable teaching spaces (DTS) and replace with permanent teaching spaces (PTS) and upgrade of core facilities as required.

In this report, we rely on online databases and various background and historical information provided by the client throughout the period of our assessment.

PSI works were undertaken in general accordance with WSP's proposal dated 12 July 2023.

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## 1.2 SCOPE

The following scope of works was completed as part of the PSI:

- Desktop study to review:
  - general site details
  - site environmental setting, including geology, hydrogeology, topography, and surrounding land uses
  - site history, including historical aerial photographs
  - regulatory databases to assess current or former listings under environmental legislation, including contaminated land and environmental licences.
- Review of existing site reports provided by the client comprising:
  - Asbestos Register, Aurecon Australasia Pty Ltd (2021)
- Preparation of this Phase 1 PSI report.

A site inspection and intrusive assessment will be completed during phase two of the investigation.

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## 1.3 BASIS OF ENVIRONMENTAL RISK ASSESSMENT

This assessment has been undertaken with due regard to relevant Australian state and federal environmental legislation and regulations, guidance and best practice documents and Australian environmental standards. Reporting is in general accordance with the NSW EPA (2020) *Consultants Reporting on Contaminated Land* guidelines.

The potential environmental risk has been assessed qualitatively using the 'source - pathway - target pollutant' linkage concept, which states that for a liability to arise each stage of the pollutant linkage must be present.

In addition, consideration also has been given to (where appropriate):

- environmental processes
- current and foreseeable environmental legislation
- the practices and duties of environmental regulators
- the health and safety of occupiers and neighbours potentially affected by contamination.
- financial implications.



References to risk classifications are made in accordance with the broad definitions provided in Table 1.1:

Table 1.1 Definition of risk classifications

CLASSIFICATION	DEFINITION
Low Risk	It is unlikely that the issue will arise as a liability and/or cost for the owner of the site.
Medium Risk	It is possible that the issue could arise as a liability and/or cost for the owner of the site. Further work is usually required to clarify the risk.
High Risk	It is likely that the issue will arise as a liability and/or cost for the owner of the site.

## 2 SITE DESCRIPTION

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### 2.1 SITE DETAILS

Site details are summarised below in Table 2.1. A site location and layout plan is presented as Figure 1 and 2 in Appendix A.

Table 2.1 Site Identification

Site addresses	24B Gladstone St, Kogarah NSW 2217
Legal description	Lot 1 in DP 179779, Lot A in DP 391026, Lot 1 in DP 667959, Lot 2 in DP 175247, Lot 1 , Lot 2 and Lot 3 in DP 999122
Size	Approximately 1.2 ha
Current site use	Primary School
Zoning	SP2 Infrastructure
Local planning controls	Georges River Local Environmental Plan 2021
Year built	Circa 1951

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### 2.2 SITE LAYOUT

Based on aerial imagery review, the site consists of primary School (Kogarah Public School) with associated buildings, amenities and playing fields.

Site buildings (approximately 8) appear to be interconnected by covered walkways and are in the central, northern, south-eastern, southern and eastern portion of the site. The site is covered with grass, asphalt or concrete areas located between the buildings. Eleven demountable are located mostly on the north-eastern portion of the site. The south-western portion of the site is utilised as an asphalt carpark with access off Gladstone Street in the south-western corner of the site. The remainder south-eastern portion of the site is utilised as grassed playing fields and north-eastern portion used as soccer field.

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### 2.3 CLIENT PROVIDED INFORMATION

WSP was provided with the following documents relevant to the site and the PSI:

- Aurecon Austrasia Pty Ltd (2021), *Asbestos Register, Kogarah Public School (2319)*, 29 June 2021

#### 2.3.1 AURECON AUSTRASIA PTY LTD (2021), ASBESTOS REGISTER

The register is dated 25 August 2022. The asbestos register presents the results of the survey undertaken. The register notes asbestos was identified within some areas of permanent structures at the site with material condition in good and minimal damage.

#### 2.3.2 NSW DEPARTMENT OF EDUCATION- SCHOOL INFRASTRUCTURE, KOGARAH PUBLIC SCHOOL, WORKS NOTIFICATION, 10 NOVEMBER 2022

A works notification prepared by SINSW states maintenance work at Kogarah Public School working with asbestos containing material. It is stated that the material is scheduled to be remediated on Friday 13 November and Saturday 14 November 2020. The works notification notes the area will be remediated in accordance with the Department of Education's Asbestos Management Plan and SafeWork NSW regulations and all work will be completed by licensed and accredited asbestos contractors and monitored by occupational hygienists in strict accordance with all applicable legislation, regulations, policies and guidelines. It is stated that testing will be completed to ensure the area has been fully remediated and the school will receive a clearance certificate before the area is open to students and staff. No further works notifications or details regarding the completion of this work were available.

## 3 ENVIRONMENTAL SETTING

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### 3.1 TOPOGRAPHY AND HYDROLOGY

The site slopes gently to the east from approximately 24m Australian Height Datum (AHD) in the west to approximately 16 m AHD in the east

Site water is expected to follow topography and flow across to the eastern boundary of the site.

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### 3.2 SOILS AND GEOLOGY

Review of the 1:100,000 Sydney Geological Sheet 9130 (NSW Government, Department of Mineral Resources, 1983) indicates that the site is underlain by Hawkesbury Sandstone, which is part of the Wianamatta Group, deposited during the middle Triassic Period, described as ‘medium to coarse grained quartz, sandstone, very minor shale and laminate lenses.

The NSW Soil and Land Information System Soil Essentials Report obtained through eSPADE 29 November 2023 indicated the site is underlain by loose yellowish-brown sandy loam.

The online CSIRO Australian Soil Resource Information System (ASRIS<sup>1</sup>) was accessed on 29 November 2023 and indicated that the site is in an area of “extremely low probability of occurrence” of acid sulfate soils. The site is not subject to Acid Sulfate Soil development controls under the Georges River Local Environmental Plan 2021.

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### 3.3 HYDROGEOLOGY

The closest water body is the Bicentennial Park channel located approximately 760m east of the site at Rockdale Bicentennial Park. Botany Bay is located approximately 1.8 km east of the site. Based on site topography, groundwater flow is inferred to be toward the east.

A search of the WaterNSW online database<sup>2</sup> for registered groundwater bores was conducted on 29 November 2023 and identified three registered bore (GW116480, GW116822 and GW116347) within a 500 m radius of the site. No information was provided regarding the registered purpose, depth of groundwater or geology.

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### 3.4 SURROUNDING LAND USES

The site is located within a predominately residential area. Adjacent land uses include:

- **North:** High density residential properties
- **East:** High density residential properties and Princess Highway
- **South:** High density residential properties
- **West:** Residential properties, educational establishment and commercial areas.

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<sup>1</sup> <http://www.asris/csiro.au>

<sup>2</sup> <https://realtimedata.watarnsw.com.au>

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## 3.5 ENVIRONMENTAL SENSITIVITY

The following information relates to the environmental sensitivity of the area:

- The site is located in a predominately residential area with residential properties located directly to the north, east, south and west of the site.
- groundwater is inferred to flow in an easterly direction.
- the closest surface water body is an unnamed water channel located approximately 760m east of the site at Rockdale Bicentennial Park. Botany Bay is located approximately 1.8 km east of the site.

# 4 SITE HISTORY

## 4.1 HISTORICAL AERIAL PHOTOGRAPHS

A review of historical aerial photography covering the site and surrounding area was undertaken by WSP. A summary of the features identified is presented in Table 4.1. Copies of the photographs reviewed are provided in Appendix B.

Table 4.1 Historical aerial photograph review

YEAR	SITE	SURROUNDING LAND
1943	The site is vacant land. The north-eastern portion of the site has a residential building with few trees surrounding the building.	The surrounding land is predominantly low-density residential properties. Kogarah Train line on the west.
1951	No significant changes since previous photograph.	Development has occurred to the east beyond Princess Highway.
1961	Two school buildings on the central north and central east have been built. Smaller rectangular shaped buildings observed on the south-eastern corner of the site. The residential building on the north-east has been demolished and the land is now vacant with trees surrounding the area.	Some renovations are observed for the buildings present and an additional residential building exist on the south-east adjacent to the site. The rest of the surroundings area remains unchanged.
1965	An interconnected building is present on the north-western portion of the site. One demountable is observed on the eastern portion of the site connected to the rectangular building block. Eastern portion of the site appears to have additional demountable and vacant land.	Demolition of buildings observed on the western and eastern portion beyond Princess Highway and Regent Street.
1978	Two demountables are located on the northern corner between the school building. A new rectangular school building is located at the central portion of the site. The demountable on the eastern portion is replaced with a new demountable. Additional three demountables are present on the eastern portion of the site.	New building constructed on the western portion beyond Regents Street and Kogarah Train station car park built between Station Street and Railway Parade.
1986	The site appears to be the same with no significant changes except for asphalt surface and the two demountables on the northern corner have been removed.	No major significant changes since previous photograph.
1991	No significant changes since previous photograph	New building constructed between Premier Street and Post office lane on the southwest.
2005	An additional demountable is built between the central and northern portion of the site and eastern portion of the site. Demountable on the eastern corner has been removed.	Buildings in the southeast adjacent to the site is undergoing demolition. Renovation of buildings on the eastern portion offsite.

YEAR	SITE	SURROUNDING LAND
2015	Demountable on the central portion has been removed. Two additional demountables on the northern portion is built. Two rectangular buildings on the east have been removed and now being used as grassed area in a trapezoidal shape. A rectangular building on the central eastern portion adjacent to the old one has been built. Two new buildings built on the south-eastern portion of the site. Concrete and asphalt pathway on the rest of the area with a small garden bed observed on the southern portion. Car park area located on the western portion of the site. Two additional demountables built on the eastern portion and concrete/asphalt surface built in the area. The eastern most portion remains grassed .	A shade area appears on the south-western portion adjacent to the site. More prominent driveway appears near the residential property. Some soil disturbance observed rear of the property on the south-west. Construction appears to be completed on the south adjacent to the site. Development works observed on the east.
2019	Three additional shed appears on the northern portion, central eastern portion and eastern portion respectively.	North portion adjacent to the site appears to be undergoing demolition and earthworks. Garden bed is observed on the rear of the property on the eastern portion adjacent to the site. New buildings locate located in the east.
2021	No significant changes observed except for an additional shed on the north-eastern portion of the site.	New building complex has been constructed to the north adjacent to the site. Construction work is observed between Stanley Lane and regent's street.
2023	Interconnected shaded pedestrian access has been built connecting to all the buildings. The building on the central western portion appears to have been renovated. Shade area and turf area is observed on the south-eastern portion of the site. Additional building and soccer area is observed on the eastern portion of the site.	No significant changes since previous photograph except for new building under construction on the north-western section.

## 4.2 LAND TITLE DOCUMENT REVIEW

A search of NSW Land Registry records indicates that the prior title reference was privately held title (8224-170 and 7165-211), no further details were available.

## 4.3 NSW DEPARTMENT OF EDUCATION WEBSITE INFORMATION

Information obtained from the NSW department of education website for Kogarah Public School (<https://kogarah-p.schools.nsw.gov.au/about-our-school.html>) recorded no pertinent details regarding the site history. A further web review (<https://www.theleader.com.au/story/7845350/kogarah-public-schools-150th-anniversary>) identified that the Kogarah Public School was originally opened in 1870 on the site of the current St. Paul's Anglican Church (south-east) and later moved to current site at Glandstone Street in 1954.

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## 4.4 HISTORICAL SUMMARY

Based on a review of historical information, the site comprised vacant grassed area until circa 1951. Between 1951 and 1961 building structures had been built on site. The surrounding land has undergone residential development between the same time period. By 1961 and 1965 rectangular school buildings appear on the northern and central portion of the site. Between 1990 and 2017 additional site structures appear, predominately consisting of demountables on the south-eastern and eastern portions of the site. No significant changes to the site have occurred since 2022.

The areas surrounding the site have generally comprised residential properties since circa 1943, with more residential properties constructed circa 1978 to 2022.



# 5 ENVIRONMENTAL REGULATORY STATUS

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## 5.1 CONTAMINATED LAND RECORDS

A search of the NSW EPA online contaminated sites database<sup>3</sup> conducted on 29 November 2023 did not identify the site or adjacent properties as currently being regulated by the NSW EPA, or as having been notified to NSW EPA as potentially contaminated.

No former gas works, waste management facilities, or other sites with contamination issues regulated by the EPA are located on or adjacent to the site.

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## 5.2 ENVIRONMENTAL PROTECTION LICENCES

A search of the online NSW EPA Protection of the Environment Operations (POEO) list of Environmental Protection Licences (EPLs)<sup>4</sup> was conducted on 29 November 2023. The search indicated that the site and adjacent properties are not currently licenced under the *Protection of the Environment Operations Act 1997*.

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## 5.3 PER AND POLY FLUOROALKYL SUBSTANCES (PFAS)

The site and adjacent sites are not listed on the EPA PFAS Investigation Program, Defence PFAS Investigation Program, Defence PFAS Management Program or Airservices Australia National PFAS Management Program. However, PFAS investigations are ongoing at various premises around Botany Bay, which is approximately 1.8 km away from the site

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## 5.4 SECTION 10.7 PLANNING INFORMATION

The Section 10.7 planning certificate provided the following information.

- The site is zoned as SP2 Infrastructure under the Georges River Local Environmental Plan 2021.
  - The site is not located within a conservation area.
  - The site is not subject to development controls relating to bushfire hazard. The site is not bushfire prone land as defined by the EP&A Act 1979.
  - Council has not yet adopted a risk management plan to categorise the flood risk associated with development of the land or part of the land.
  - The site is not subject to development controls relating to Acid Sulfate Soil.
  - The land is not affected by road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993.
  - The site is not identified to be significantly contaminated land within the meaning of the Contaminated Land Management Act 1997 (the Act).
  - The land is not subject to a management order within the meaning of the Contaminated Land Management Act 1997.
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<sup>3</sup> <https://www.epa.nsw.gov.au/your-environment/contaminated-land/notified-and-regulated-contaminated-land/list-of-notified-sites>

<sup>4</sup> <http://www.epa.nsw.gov.au/licensing-and-regulation>

- The land is not the subject of an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997.
  - The land is shown in Council's records as being adjacent to a heritage item or heritage conservation area
- 

## 5.5 HERITAGE PLANNING RESTRICTIONS

No Environmental Planning Instrument heritage items are located on site. The property on the east adjacent to the site is listed on the NSW State Heritage inventory. This heritage building is located at 53-57 Princess Highway, Kogarah NSW. Saint Paul's Anglican Church is historically significant as it is representative of one of Kogarah's earliest cultural buildings located along the main transport routes through the Municipality.

Number 2, 4, 6 and 8 Premier Street, Kogarah are a relatively rare representative example of late nineteenth century terrace houses displaying quality Victorian Italianate stylistic influence. 10 Premier Street is significant at a Local level for its aesthetic and streetscape contribution, and historic value. These heritage buildings are located 77m south-west of the site.

# 6 FINDINGS

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## 6.1 ENVIRONMENTAL COMPLIANCE

No environmental licences or permits are known to be required for the site.

Records held by the NSW EPA did not identify any EPLs for the site.

WSP did not identify any likely environmental compliance issues during the information review.

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## 6.2 POTENTIAL SOIL AND GROUNDWATER CONTAMINATION

### 6.2.1 *HISTORICAL ON-SITE CONTAMINATION SOURCES*

The site has historically been vacant land since circa 1943. Development of Kogarah Public School structures and utilisation of the site for education purpose commenced between 1951 and 1954. There is the potential for uncontrolled importation of fill associated with ground disturbance in the eastern portion of the site due to demolition of residential building in the 1980s.

WSP considers there to be a low to moderate potential for soil and groundwater contamination impacts from historical land uses to be present at the site.

### 6.2.2 *CURRENT ON-SITE CONTAMINATION SOURCES*

The site is currently utilised as primary school. Based on the data review, no significant potential sources of contamination were identified at the site. The potential for fuel storage for back-up power generation or firefighting pumps, or storage and use of pesticides or herbicides is unknown and in the absence of a site inspection cannot be discounted.

WSP considers there to be a low potential for soil and groundwater contamination impacts to have occurred from current land uses.

### 6.2.3 *HISTORICAL AND EXISTING OFF-SITE CONTAMINATION SOURCES*

Historical aerial photographs suggest that the surrounding land was predominantly utilised for residential purposes. The area continues to consist of primarily residential buildings, with mix of commercial land use.

WSP considers there to be a low potential for soil and groundwater contamination impacts to have occurred from historical surrounding land uses and a low potential for soil and groundwater contamination impacts to occur from current surrounding land uses.

### 6.2.4 *SITE VULNERABILITY AND SENSITIVITY*

Groundwater vulnerability is a measure of the potential for contamination to reach the groundwater table following the release or movement of contaminants. As the site is predominantly sealed for most part of the site, the infiltration from above-ground sources to underlying groundwater is low.

Groundwater sensitivity is the measure of the potential impact of contamination on a groundwater receptor. Groundwater sensitivity is considered to be low to moderate. Groundwater is not likely to be used for potable (i.e. drinking) or other beneficial uses at or within the immediate vicinity of the site. Three registered groundwater bores were identified within 500 m of the site. However, the authorised purpose and depth was not provided from the WaterNSW database.

Surface water sensitivity is the measure of the potential impact of contamination on a surface water receptor. Surface water sensitivity is considered to be low. The current on-site activities are not considered to have the potential to generate a significant contamination load in surface water runoff. The nearest surface water receptors are Bicentennial Park channel located approximately 760m -east of the site at Rockdale Bicentennial Park. Botany Bay is located approximately 1.8 km east of the site.

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## 6.3 HAZARDOUS BUILDING MATERIALS

The Aurecon Austrasia Pty Ltd (2021), Asbestos Register, Kogarah Public School (2319), 29 June 2021 notes asbestos was identified at the site at some areas in good condition or minimal damage condition.

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## 6.4 ENVIRONMENTAL PLANNING

The site is zoned R4 High Density Residential under the Georges River Local Environmental Plan 2021. Permitted uses include information and education facilities are permitted with consent, which supports the current development at the site.

There are no known environmental planning restrictions or constraints imposed on the site.

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## 6.5 ENVIRONMENTAL RISK ASSESSMENT

Based on the information obtained and reviewed for this PSI report, it is the opinion of WSP that Kogarah Public School located at 24B Gladstone Street, Kogarah NSW presents a LOW to MODERATE risk of environmental liability. As it cannot be established if contamination exists at the site a volume estimate is not applicable.

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## 6.6 PRELIMINARY CONCEPTUAL SITE MODEL

Based on the desktop review of site setting and historical land use information, a preliminary conceptual site model (CSM) has been prepared. This is summarised in Table 6.1.

Table 6.1 Preliminary CSM

Likely sources of impact	<p>Likely sources of impact at the site include:</p> <ul style="list-style-type: none"><li>— uncontrolled fill materials potentially used historically to raise or level portions of the site</li><li>— historical or recent waste dumping</li><li>— potential ACM or hazardous building materials associated with imported materials or demolished structures</li><li>— pesticides used historically and recently to maintain the site.</li></ul>
Potentially impacted media	<p>Soil:</p> <ul style="list-style-type: none"><li>— impacts from potentially contaminated fill, building debris or waste materials</li><li>— surface soil impacts from application of pesticides used on-site.</li></ul> <p>Groundwater:</p> <ul style="list-style-type: none"><li>— Vertical migration of chemicals present in soil into groundwater. This is considered unlikely given widespread soil contamination is not expected based on the historical land use at the site.</li></ul>

Contaminants of concern	<p>Contaminants of concern at the site comprise:</p> <ul style="list-style-type: none"> <li>— TRH and BTEXN</li> <li>— PAHs</li> <li>— heavy metals</li> <li>— OCPs and OPPs</li> <li>— PCBs</li> <li>— asbestos.</li> </ul>
Migration pathways	<p>Potential migration pathways include:</p> <ul style="list-style-type: none"> <li>— airborne migration of contamination in dust or vapour</li> <li>— vertical migration of contaminants in soil from infiltration of rain water</li> <li>— lateral migration of contaminants through underground service trenches and other preferential pathways</li> <li>— run-off via surface contaminants in rain water</li> <li>— volatilisation of hydrocarbons in soil and/or groundwater.</li> </ul>
Exposure pathways	<p>Potential exposure pathways include:</p> <ul style="list-style-type: none"> <li>— inhalation of dust or vapours by site users or nearby site users</li> <li>— ingestion or dermal contact with contaminated surface soils or near surface soils by site users, nearby site users or excavation/maintenance workers.</li> </ul> <p>Exposure from contaminated groundwater has been discounted as part of the preliminary CSM due to:</p> <ul style="list-style-type: none"> <li>— the expected absence of gross soil contamination leading to groundwater contamination</li> <li>— the absence of groundwater extraction bores in the vicinity of the site.</li> </ul>
Sensitive receptors	<p>Based on the site setting, sensitive receptors potentially include:</p> <ul style="list-style-type: none"> <li>— underlying soil and groundwater ecosystems</li> <li>— adjacent residential land uses</li> <li>— current and future users of the site</li> <li>— on-site and off-site construction or utility workers (those working within service pit trenches).</li> </ul>

## 7 CONCLUSIONS

The site has an area of approximately 1.2 ha and is legally defined as Lot 1 in DP 179779, Lot A in DP 391026 , Lot 1 in DP 667959 , Lot 2 in DP 175247 , Lot 1 , Lot 2 and Lot 3 in DP 999122 .The site currently comprises of Kogarah Public School.

Based on a review of historical information, the site comprised vacant grassed area until circa 1951. Between 1951 and 1961 building structures had been built on site. The surrounding land has undergone residential development between the same time period. By 1961 and 1965 rectangular school buildings appear on the northern and central portion of the site. Between 1990 and 2017 additional site structures appear, predominately consisting of demountables on the south-eastern and eastern portion of the site. No significant changes to the site have occurred since 2022. The areas surrounding the site have generally comprised residential properties since circa 1943, with more residential properties constructed circa 1978 to 2022.

The NSW EPA does not hold any notices or records in relation to contamination and/or environment permits or licences for the site or surrounding sites.

There is the potential for uncontrolled importation of fill associated with ground disturbance in the eastern portion of the site due to demolition of residential building in the 1980s.

The Aurecon Austrasia Pty Ltd (2021) asbestos register notes asbestos was identified within permanent structures at the site at some areas, however asbestos was noted to be in good condition or minimal damage condition.

Based on the information obtained and reviewed as part of this PSI report, it is the opinion of WSP that Kogarah Public School located at 24B Gladstone Street. Kogarah NSW presents a LOW to MODERATE of inground contamination due to the potential for uncontrolled fill and poor demolition practices associated with historic development and demolition of residential buildings.

## 8 LIMITATIONS

This Report is provided by WSP Australia Pty Limited (WSP) for School Infrastructure NSW (Client) in response to specific instructions from the Client and in accordance with WSP's proposal dated 12 July 2023 and agreement with the Client dated 21 July 2023 (Agreement).

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### 8.1 PERMITTED PURPOSE

This Report is provided by WSP for the purpose described in the Agreement and no responsibility is accepted by WSP for the use of the Report in whole or in part, for any other purpose (*Permitted Purpose*).

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### 8.2 QUALIFICATIONS AND ASSUMPTIONS

The services undertaken by WSP in preparing this Report were limited to those specifically detailed in the Report and are subject to the scope, qualifications, assumptions and limitations set out in the Report or otherwise communicated to the Client.

Except as otherwise stated in the Report and to the extent that statements, opinions, facts, conclusion and / or recommendations in the Report (*Conclusions*) are based in whole or in part on information provided by the Client and other parties identified in the report (*Information*), those Conclusions are based on assumptions by WSP of the reliability, adequacy, accuracy and completeness of the Information and have not been verified. WSP accepts no responsibility for the Information.

WSP has prepared the Report without regard to any special interest of any person other than the Client when undertaking the services described in the Agreement or in preparing the Report.

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WSP is not (and will not be) obliged to provide an update of this Report to include any event, circumstance, revised Information or any matter coming to WSP's attention after the date of this Report. Data reported and Conclusions drawn are based solely on information made available to WSP at the time of preparing the Report. The passage of time; unexpected variations in ground conditions; manifestations of latent conditions; or the impact of future events (including (without limitation) changes in policy, legislation, guidelines, scientific knowledge; and changes in interpretation of policy by statutory authorities); may require further investigation or subsequent re-evaluation of the Conclusions.

This Report can only be relied upon for the Permitted Purpose and may not be relied upon for any other purpose. The Report does not purport to recommend or induce a decision to make (or not make) any purchase, disposal, investment, divestment, financial commitment or otherwise. It is the responsibility of the Client to accept (if the Client so chooses) any Conclusions contained within the Report and implement them in an appropriate, suitable and timely manner.

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## 8.4 DISCLAIMER

No warranty, undertaking or guarantee whether expressed or implied, is made with respect to the data reported or the Conclusions drawn. To the fullest extent permitted at law, WSP, its related bodies corporate and its officers, employees and agents assumes no responsibility and will not be liable to any third party for, or in relation to any losses, damages or expenses (including any indirect, consequential or punitive losses or damages or any amounts for loss of profit, loss of revenue, loss of opportunity to earn profit, loss of production, loss of contract, increased operational costs, loss of business opportunity, site depredation costs, business interruption or economic loss) of any kind whatsoever, suffered on incurred by a third party.



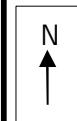
# REFERENCES

- Australian Government, Department of Agriculture, Fisheries and Forestry, Australian Soil Resource Information System, CSIRO, 30 6 2014 <https://www.asris.csiro.au/index.html>.
- National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013).
- Aurecon (2021), *Asbestos Register, Kogarah Public School (2319)*, 29 June 2021
- NSW EPA 2017, Guidelines for the NSW Site Auditor Scheme (3rd Edition).
- NSW EPA 1995, Sampling Design Guidelines.
- NSW EPA 2020, Contaminated Land Guidelines, Consultants Reporting on Contaminated Land.
- NSW EPA Contaminated land record database <<http://www.epa.nsw.gov.au/prclmapp/searchregister.aspx>>
- NSW EPA Protection of the Environment Operations Act 1997 public register <<http://www.epa.nsw.gov.au/prpoeoapp/>>
- NSW Planning Industry and Environment, Soil and Land Information System Soil Essentials Report obtained through eSPADE <<https://www.environment.nsw.gov.au/eSpade2Webapp/>>
- NSW Government Water Information website, <<http://allwaterdata.water.nsw.gov.au/water.stm>>

# APPENDIX A

## SITE FIGURES





Legend

Site boundary

Image Source – Six Maps 2023

**Figure 1**  
Site location plan






Legend  
 Site boundary  
 20m

Image Source – NearMaps 2023

**Figure 2**  
Site layout plan





Legend

Site boundary

20m

Low risk

Medium Risk

Image Source – NearMaps 2023

**Figure 3**  
Risk Areas

# APPENDIX B

## HISTORICAL AERIAL PHOTOGRAPHS























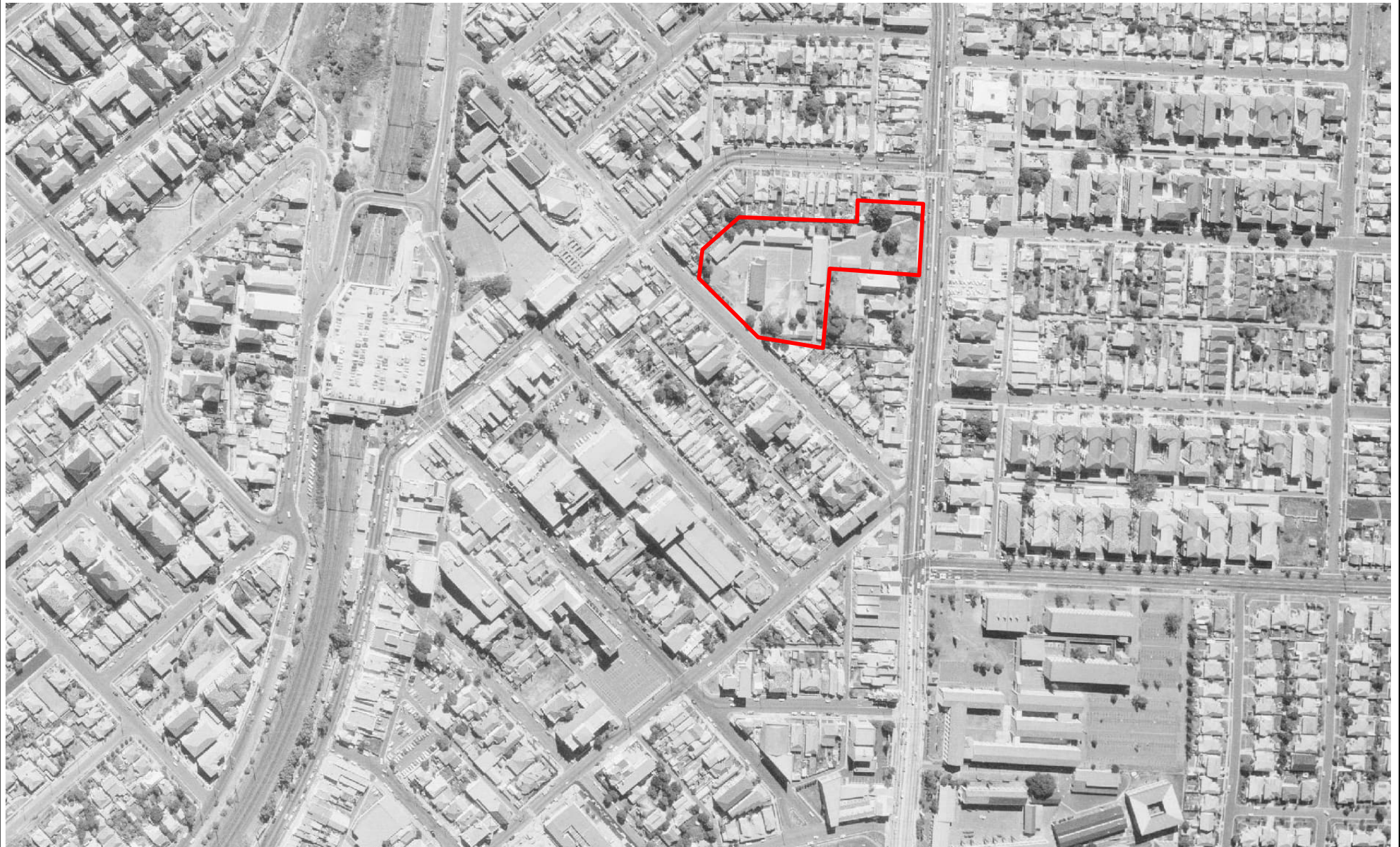
























# APPENDIX C

## SECTION 10.7 (2)&(5) PLANNING CERTIFICATE



PLANNING CERTIFICATE  
ISSUED UNDER SECTION  
10.7(2) and 10.7(5)

Our Reference:  
Your Reference:  
Date of Issue:

**PL2023/4220**  
**PS206292-KPS**  
**01/12/2023**

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

**Miss T Mathew**  
**Level 27/680 George Street, Sydney NSW,**  
**SYDNEY NSW 2000**

Property Number:	<b>35481</b>
Property Address:	<b>24B Gladstone Street KOGARAH NSW 2217</b>
Legal Description:	<b>Lot 1 DP 667959</b>

This planning certificate should be read in conjunction with the relevant Local Environmental Plan listed under Names of Relevant Planning Instruments and DCPs. This is available on the NSW legislation website at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au).

The land to which this certificate relates, being the lot or one of the lots described in the corresponding application, is shown in Council's records as being situated at the street address described on page 1 of this certificate.

It is the applicant's responsibility to confirm that the legal description of the lot to which the application relates is accurate and current. Council does not check the accuracy or currency of the information; nor does Council have the copyright to this information.

The legal description of land is obtained from NSW Land Registry Services. Applicants must verify all property and lot information with NSW Land Registry Services or <https://maps.six.nsw.gov.au/>.

The information contained in this certificate relates only to the lot described on page

1 of this certificate.

Where the street address comprises more than one lot in one or more deposited plans or strata plans, separate planning certificates can be obtained upon application for the other lots. Those certificates may contain different information than is contained in this certificate.

This certificate is provided pursuant to Section 10.7(2) and 10.7(5) of the Act. At the date of this certificate, the subject land may be affected by the following matters.

## 1. Names of relevant planning instruments and DCPs

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

The following **environmental planning instruments** apply to the carrying out of development on the land:

### Local Environmental Plans

Georges River Local Environmental Plan 2021

### State Environmental Planning Policies

The following State Environmental Planning Policies apply:

- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Industry and Employment) 2021
- State Environmental Planning Policy (Resources and Energy) 2021
- State Environmental Planning Policy (Primary Production) 2021
- State Environmental Planning Policy (Precincts - Central River City) 2021
- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development
- State Environmental Planning Policy (Sustainable Buildings) 2022

The following **development control plan** applies to the carrying out of development on the land:

Georges River Development Control Plan 2021

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

The following **proposed environmental planning instruments** that have been the subject of community consultation or on public exhibition under the Act, apply to the carrying out of development on the land:

- On 31 March 2021, the Department of Planning, Industry and Environment (DPIE) placed on public exhibition an Explanation of Intended Effect (EIE) for the review of clause 4.6 of the Standard Instrument LEP (Exceptions to development standards) to improve the way this clause operates and provide certainty to councils and industry.

The EIE also seeks feedback on proposed measures to increase transparency, accountability and probity by strengthening council reporting requirements on variation decisions, in line with ICAC recommendations.

The Environmental Planning and Assessment Regulation 2021 will be amended to include the current requirements to fulfill procedural and reporting requirements when development standards are varied, including Council's publishing reasons for granting or refusing a variation request on the NSW Planning Portal.

The EIE was on exhibition from 31 March - 12 May 2021.

- The Department of Planning and Environment placed on public exhibition an **Explanation of Intended Effect (EIE) on proposed amendments to the Housing SEPP**.

The proposed amendments include:

- Increasing floor space bonuses for in-fill affordable housing
- Expanding self-assessment and state significant planning pathways for some forms of social and affordable housing
- Replacing definitions of group homes and hostels and with new definitions, high support accommodation and supported living
- Broadening existing supportive accommodation provisions
- Updating the accessibility and usability standards for seniors independent living units
- Increasing the area within R2 zoned land where boarding houses are permitted in regional areas.

The EIE also discusses proposed improvements to the process for developing affordable housing contribution schemes.

The EIE was on exhibition until 13 January 2023.

- The Department of Planning and Environment placed on public exhibition a Planning Proposal in relation to land at 143 Stoney Creek Road, Beverly Hills. The Planning Proposal amends the Georges River LEP (GRLEP) 2021 to:
  - Rezone the site from part SP2 Infrastructure (Public Administration) and part R2 Low Density Residential to R4 High Density Residential;
  - Include "business premises" and "office premises" as additional permitted uses in Schedule 1;
  - Introduce a maximum floor space ratio (FSR) of 1.4:1; and
  - Introduce a maximum building height of 16m; and
  - Introduce a 1000sqm minimum lot size.



The Planning Proposal documents can be accessed at [www.planningportal.nsw.gov.au/ppr/under-exhibition/143-stoney-creek-road-beverly-hills](http://www.planningportal.nsw.gov.au/ppr/under-exhibition/143-stoney-creek-road-beverly-hills)

The Planning Proposal was on exhibition from 27 April to 26 May 2023.

The following **draft development control plan** which is or has been the subject of community consultation or on public exhibition under the Act, will apply to the carrying out of development on the land:

- The draft Amendment No. 4 to the Georges River Development Control Plan (DCP) 2021 was on public exhibition from 17 May to 16 June 2023. The DCP amendment contains built form and design provisions to guide the redevelopment of 143 Stoney Creek Road, Beverly Hills (the subject site), which is subject to a Planning Proposal. The DCP amendment will accompany the site-specific Planning Proposal for the subject site and will be inserted into Part 10 – Precincts as Section 10.4 – 143 Stoney Creek Road, Beverly Hills of GRDCP 2021. Amendment No. 4 will become effective when the LEP is gazetted. Further details can be found at Council's Your Say website: <https://yoursay.georgesriver.nsw.gov.au/public-exhibition-amendment-no-4-to-georges-river-development-control-plan-2021-143-stoney-creek-road-beverly-hills>
- The draft Amendment No. 5 to the Georges River Development Control Plan (DCP) 2021 will be on public exhibition from 8 November to 8 December 2023. The Draft Amendment introduces planning controls for subdivision, lot consolidation and boundary adjustments that would apply to any future development in a Heritage Conservation Area. Further details can be found at Council's Your Say website: <https://yoursay.georgesriver.nsw.gov.au/admin/projects/public-exhibition-grdcp-2021-amendment-no-5>

*(3) Subsection (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if—*

*(a) it has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or*

*(b) for a proposed environmental planning instrument—the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved:*

*(4) In this section—*

*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 LEPs**

*The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described—*

- (a) the identity of the zone, whether by reference to—*
- (i) a name, such as “Residential Zone” or “Heritage Area”, or*

- (ii) a number, such as “Zone No 2 (a)”*
- (b) the purposes for which development in the zone—*
  - (i) may be carried out without development consent, and*
  - (ii) may not be carried out except with development consent, and*
  - (iii) is prohibited,*

## **Zone SP2 Infrastructure under Georges River Local Environmental Plan 2021**

### **2 Permitted without consent**

Nil.

### **3 Permitted with consent**

Aquaculture; Car parks; Community facilities; Markets; Public administration buildings; Recreation areas; Respite day care centres; Roads; Signage; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.

### **4 Prohibited**

Any other development not specified in item 2 or 3.

- (c) whether any additional permitted uses apply to the land, Schedule 1 additional permitted uses apply to the land.*

**Clause 2.5 of the Georges River Local Environmental Plan 2021** does not apply to the land.

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

There are no development standards applying to the land which fix minimum land dimensions for the erection of a dwelling house under the Georges River Local Environmental Plan 2021

- (e) whether the land is in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016*



The land is not in an area of outstanding biodiversity under the Biodiversity Conservation Act 2016

*(f) whether the land is in a conservation area, however described,*

The land is not located within a conservation area under the provisions of the Georges River Local Environmental Plan 2021.

*(g) whether an item of environmental heritage, however described, is located on the land.*

The land does not contain a heritage item under the provisions of Georges River Local Environmental Plan 2021.

### 3. Contributions plans

*(1) The name of each contribution plan under the Act, Division 7.1 applying to the land, including any draft contributions plan.*

Georges River Council Local Infrastructure Contributions Plan 2021 - Section 7.11 and Section 7.12

**Note:** Georges River Council at its meeting on 25 October 2021 resolved to adopt the Georges River Council Local Infrastructure Contributions Plan 2021 (Section 7.11 and Section 7.12).

The Plan came into force on Wednesday 1 December 2021 and repealed Council's previous six Section 7.11 Plans and one Section 7.12 Plan on this date.

The Plan applies to land in the Georges River Local Government Area and has been prepared to address anticipated demand for public facilities and services generated by new development up to 2036.

The Plan will enable Council and accredited certifiers to levy Section 7.11 contributions and Section 7.12 levies on development in the LGA towards the provision of public amenities and facilities.

More information is available on Council's website at:

<https://www.georgesriver.nsw.gov.au/Development/Planning-Controls/Development-Contributions-and-Planning-Agreements/Local-Infrastructure-Contributions-Plan-2021-Section-7.11>

*(2) If the land is in a special contributions area under the Act, Division 7.1, the name of the area.*

The land is not in a special contributions area under the Act, Division 7.1

**Note:** The subject land is within Greater Sydney to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 applies.

The Housing and Productivity Contribution (HPC) is in addition to the Section 7.11/Section 7.12 contributions. Further information on HPC is available on the NSW Department of Planning and Environment website at:

<https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system>

#### 4. Complying Development

*(1) If the land is land on which complying development may be carried out under each of the complying development codes under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 because of that Policy, clause 1.17A(1)(c)–(e), (2), (3) or (4), 1.18(1)(c3) or 1.19.*

*(2) If complying development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause.*

*(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that—*

- (a) a restriction applies to the land, but it may not apply to all of the land, and*
- (b) the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.*

*(4). If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land*

#### Housing Code

Complying development under the Housing Code may be carried out on the land.

**Note:** The erection of a new dwelling house or an addition to a dwelling house on land in the 20-25 ANEF contours is complying development for this Policy, if the development is constructed in accordance with AS 2021—2000, *Acoustics—Aircraft noise intrusion—Building siting and construction*.

Please check the ANEF contour the land is located within.

#### Rural Housing Code

Complying development under the Rural Housing Code does not apply as the land is not zoned RU1 Primary Production, RU2 Rural Landscape, RU3 Forestry, RU4 Primary Production Small Lots, RU6 Transition and R5 Large Lot Residential.

#### Low Rise Housing Diversity Code

Complying development under the Low Rise Housing Diversity Code may be carried out on the land.

**Note:** The erection of a new dwelling house or an addition to a dwelling house on land in the 20-25 ANEF contours is complying development for this Policy, if the development is constructed in accordance with AS 2021—2000, *Acoustics—Aircraft noise intrusion—Building siting and construction*.

Please check the ANEF contour the land is located within.

### **Inland Code**

Complying development under the Inland Code does not apply to Georges River Council Local Government Area.

### **Greenfield Housing Code**

Complying development under the Greenfield Housing Code does not apply to Georges River Council Local Government Area.

### **Housing Alterations Code**

Complying development under the Housing Alterations Code may be carried out on the land.

**Note:** The erection of a new dwelling house or an addition to a dwelling house on land in the 20-25 ANEF contours is complying development for this Policy, if the development is constructed in accordance with AS 2021—2000, *Acoustics—Aircraft noise intrusion—Building siting and construction*.

Please check the ANEF contour the land is located within.

### **General Development Code**

Complying development under the General Development Code may be carried out on the land.

**Note:** The erection of a new dwelling house or an addition to a dwelling house on land in the 20-25 ANEF contours is complying development for this Policy, if the development is constructed in accordance with AS 2021—2000, *Acoustics—Aircraft noise intrusion—Building siting and construction*.

Please check the ANEF contour the land is located within.

### **Industrial and Business Alterations Code**

Complying development under the Industrial and Business Alterations Code may be carried out on the land.

### **Industrial and Business Buildings Code**

Complying development under the Industrial and Business Buildings Code may be carried out on the land.

### **Container Recycling Facilities Code**

Complying development under the Container Recycling Facilities Code may be carried out on the land.

### **Subdivision Code**

Complying development under the Subdivisions Code may be carried out on the land.

### **Demolition Code**

Complying development under the Demolition Code may be carried out on the land.

### **Fire Safety Code**

Complying development under the Fire Safety Code may be carried out on the land.

### **Agritourism and Farm Stay Accommodation Code**

Complying development under the **Agritourism and Farm Stay Accommodation Code** does not apply to Georges River Council Local Government Area.

**Disclaimer:** The information above addresses matters raised in Clause 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. It is your responsibility to ensure that you comply with any other requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.

**NOTE:** Council does not have sufficient information to ascertain the extent to which complying development under the Codes may be carried out on the land. A restriction to

carrying out complying development applies to the land, but may not apply to all of the land.

**NOTE:** The complying development codes have not been varied under clause 1.12 of the SEPP in relation to the land.

## **5. Exempt development**

*(1) If the land is land on which exempt development may be carried out under each of the exempt development codes under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 because of that Policy, clause 1.16(1)(b1)–(d) or 1.16A.*

*(2) If exempt development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause*

*(3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that —*  
*(a) a restriction applies to the land, but it may not apply to all of the land, and*  
*(b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.*

*(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.*

### **General Exempt Development Code**

Exempt development under the General Exempt Development Code **may** be carried out on the land.

### **Advertising and Signage Exempt Development Code**

Exempt development under the Advertising and Signage Exempt Development Code **may** be carried out on the land.

### **Temporary Uses and Structures Exempt Development Code**

Exempt development under the Temporary Uses and Structures Exempt Development Code **may** be carried out on the land.

**Disclaimer:** The information above addresses matters raised in clause 1.16(1)(b1)–(d) or 1.16A of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that you comply with any other requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that the work is not exempt under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

**NOTE:** Council does not have sufficient information to ascertain the extent to which exempt development under the Codes may be carried out on the land. A restriction to carrying out exempt development applies to the land, but may not apply to all of the land.

## 6. Affected building notices and building product rectification orders

*(1) Whether the council is aware that—*

*(a) an affected building notice is in force in relation to the land, or Council is not aware of any affected building notice in force in respect of the land.*

Council is not aware of any affected building notice in force in respect of the land

*(b) a building product rectification order is in force in relation to the land that has not been fully complied with, or*

Council is not aware of any building product rectification order that is in force in respect of the land and has not been fully complied with.

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

Council is not aware of any notice of intention to make a building product rectification order that has been given in respect of the land and is outstanding.

*(2) In this clause:*

***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 clause 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?*

No environmental planning instrument or proposed environmental planning instrument referred to in clause 1, makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

## 8. Road widening and road realignment

*Whether or not the land is affected by any road widening or road realignment under:*

*(a) the Roads Act 1993, Part 3, Division 2?*

The land is not affected by road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993.

*(b) any environmental planning instrument?*

The land is not affected by any road widening or road realignment under the provisions of any environmental planning instrument.

*(c) any resolution of the Council?*

The land is not affected by any road widening or road realignment under any resolution of the Council.

## 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. Council has not yet adopted a risk management plan to categorise the flood risk associated with development of the land or part of the land. **Note:** Studies may be undertaken in the future that categorise the flood risk. It should be noted that any development of the land or part of the land will be assessed on merit and as such site specific controls may apply. For more information contact Council's Drainage Section on 9330 6400.

*(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.*

No. Council has not yet adopted a risk management plan to categorise the flood risk associated with development of the land or part of the land. **Note:** Studies may be undertaken in the future that categorise the flood risk. It should be noted that any development of the land or part of the land will be assessed on merit and as such site specific controls may apply. For more information contact Council's Drainage Section on

9330 6400.

(3) In this clause—

**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

**Note 1:** The answers above do not imply that the development referred to is necessarily permissible on the land to which this certificate applies. Refer to the relevant local environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.

## 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?*

**Airspace operations** - The objective of this clause is to protect airspace around airports. (Refer Clause 6.7 of the Georges River Local Environmental Plan 2021).

*(2) In this clause—*

*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

*(1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.*

*(2) If none of the land is bush fire prone land, a statement to that effect.*

The Land is not shown to be bushfire prone land in Council records.

## 12. Loose-fill asbestos insulation



*If the land includes residential premises, within the meaning of the Home Building Act 1989, Part 8, Division 1A, that are listed on the Register kept under that Division, a statement to that effect.*

The land to which this certificate relates has not been identified in the Register as containing loose-fill asbestos ceiling insulation. Contact NSW Fair Trading for more information.

### **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 not in an area proclaimed to be a mine subsidence district within the meaning of Coal Mine Subsidence Compensation Act 2017.

### **14.Paper subdivision information**

*(1) The name of a development plan adopted by a relevant authority that:  
(a) applies to the land or  
(b) is proposed to be subject to a ballot.*

There is no development plan adopted by a relevant authority that applies to the land or is proposed to be subject to a ballot.

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

There is no subdivision order applying to the land.

*(3) Words and expressions used in this clause have the same meaning as they have in 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.*

Council has not been notified of the existence of a property vegetation plan by the person or body that approved the plan under the Native Vegetation Act 2003.

### **16.Biodiversity stewardship sites**

*If the land is 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.*

**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.*

Council has not been notified by the Biodiversity Conservation Trust, that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016.

## **17.Biodiversity certified land**

*If the land is biodiversity certified land under the Biodiversity Conservation Act 2016, Part 8, a statement to that effect.*

**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.*

The land is not biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016.

## **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 Council has been notified of the order.*

The Council has not been notified of an order under the Act in respect of tree(s) on the land.

Council has not verified whether any order has been made of which it has not been notified. The applicant should make its own enquiries in this regard if this is a matter of concern.

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

*(1) If the Coastal Management Act 2016 applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the Local Government Act 1993, section 496B, for coastal protection services that relate to existing coastal protection works.*

*(2) In this clause— existing coastal protection works has the same meaning as in the Local Government Act 1993, section 553B.*

**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 1.1.2011.

No, according to Council's records the owner (or previous owner) of the land has not consented in writing to the land being subject to annual charges under the Local Government Act 1993, section 496B, for coastal protection services relating to existing coastal protection works.

## **20. Western Sydney Aerotropolis**

*Whether under State Environmental Planning Policy (Precincts – Western Parkland City) 2021 —*

- (a) in an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, section 4.17, or*
- (b) shown on the Lighting Intensity and Wind Shear Map, or*
- (c) shown on the Obstacle Limitation Surface Map, or*
- (d) in the “public safety area” on the Public Safety Area Map, or*
- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.*

State Environmental Planning Policy (Precincts – Western Parkland City) 2021 does not affect the Georges River Local Government Area.

## **21. Conditions for seniors housing**

*If State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies 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, clause 88(2).*

No terms of a kind referred to in Clause 88(2) of State Environmental Planning Policy (Housing) 2021, have been imposed as a condition of consent to a Development Application granted after 11 October 2007 in respect of the land.

## **22. Site compatibility certificates and conditions for affordable rental housing**

*(1) Whether there is 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 and, if there is a certificate—*

- (a) the period for which the certificate is current, and*
- (b) that a copy may be obtained from the Department.*

*(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).*

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

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

- (1) Council is not aware of any current site compatibility certificate (Affordable Rental Housing), in respect of proposed development on the land.
- (2) No conditions of a development consent in relation to the land that are of a kind referred to in clause 21(1) or 40(1) of State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5 applies to the land.
- (3) No terms of a kind referred to in Clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009, have been imposed as a condition of consent to a Development Application in respect of the land.

#### **Any Other Prescribed Matter**

**Note:** The following 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?*

The land has not been identified as significantly contaminated land within the meaning of the Contaminated Land Management Act 1997. (Enquiries should be directed to the NSW Environment Protection Authority).

*(b) that the land which the certificate is the 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?*

The land is not subject to a management order within the meaning of the Contaminated Land Management Act 1997. (Enquiries should be directed to the NSW Environment Protection Authority).

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

The land is not the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997. (Enquiries should be directed to the NSW Environment Protection Authority).

*(d) that the land 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?*

The land is not the subject of an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997. (Enquiries should be directed to the NSW Environment Protection Authority).

*(e) that the land which the certificate relates is 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?*

Council has not been provided with a site audit statement, within the meaning of the Contaminated Land Management Act 1997, for this land.

#### **NOTE**

This information is provided pursuant to section 10.7 (2) of the Environmental Planning and Assessment (EPA) Act 1997 as prescribed by Schedule 2 of the EPA Regulations 2021 and is applicable as of the date of this certificate.

#### **Additional matters pursuant to Section 10.7(5)**

Additional information provided pursuant to section 10.7(5) of the *Environmental Planning and Assessment Act 1997* is available upon application and payment of the prescribed fee. Advice will be provided for the following additional matters not included under Section 10.7(2) in accordance with Section 10.7(5) of the Act:

- Vicinity of a Heritage Item or Heritage Conservation Area
- State Heritage Item
- Stormwater drain
- Planning agreements
- Council studies, policies and plans

**Note: Please note that Council provides this information in good faith. Council does not accept any liability in respect of such advice. The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this planning certificate.**

Meryl Bishop  
**Director Environment and Planning**





### **Additional Information Pursuant to Section 10.7(5)**

Additional information provided pursuant to section 10.7(5) of the *Environmental Planning and Assessment Act 1979*, is available upon application and payment of the prescribed fee. Advice will be provided for the following additional matters not included under Section 10.7(2) in accordance with Section 10.7(5) and 10.7(6) of the Act:

Adjacent to a Heritage Item or Heritage Conservation Area

State Heritage Item

Stormwater drain

Planning agreements

Council studies, policies and plans

As requested by you, the following additional information is provided pursuant to Section 10.7(5) of the *Environmental Planning and Assessment Act 1979*.

#### **1. Adjacent to a heritage item or heritage conservation area**

*Is the land within the vicinity of a heritage item or heritage conservation area?*

The land is shown in Council's records as being adjacent to a heritage item or heritage conservation area. The subject land may be contained within a Heritage Conservation Area or listed as a Heritage Item. Please refer to Questions 2(f) and 2(g) in Part 2 of the Planning Certificate for confirmation or otherwise.

#### **2. State Heritage Item**

*Does the land contain a State heritage item under the Heritage Act 1977?*

The land does not contain a State Heritage item under the *Heritage Act 1977*.

#### **3. Stormwater Drain**

*Is the land affected by a stormwater drain?*

Yes. Council's Asset register indicates that the land may be affected by a Council stormwater drain. You are advised to contact Council's drainage engineers for further information.

#### **4. Planning agreements**

*Is the land affected by a Planning Agreement?*

The land is not subject to a Planning Agreement, which is a voluntary agreement providing for a public purpose through a monetary contribution or provision of works and pursuant to s7.4 to s7.10 of the Environmental Planning and Assessment Act 1979.

#### **5. Georges River Council Studies, Policies and Plans**

*Are there any studies, policies or plans or drafts (which have been placed on public exhibition) which affect the land?*

The following studies, policies or plans or draft studies, policies or plans (which have been placed on public exhibition) affect the land:

Information on the studies, policies or plans or draft studies, policies or plans is provided on the Georges River Council website [www.georgesriver.nsw.gov.au](http://www.georgesriver.nsw.gov.au)

- Moore Reserve Catchment Overland Flow Study (2007)
- Hurstville Public Domain Plan (2007)
- Beverley Park Overland Flow Risk Management Study and Plan (2009)
- Kogarah Bay Creek Risk Management Study and Plan (2011)
- Poulton Park Overland Flow Risk Management Study and Plan (2011)
- Overland Flow Flood Study for Hurstville, Mortdale and Peakhurst Wards (2016)
- Hurstville City Centre Transport Management and Accessibility Plan (TMAP) 2018
- Hurstville City Centre Urban Design Strategy (May 2018)
- Kogarah North Urban Design Strategy (November 2017)
- Kogarah North Public Domain Plan (December 2018)
- Georges River Industrial Land Review (July 2018)
- Tidal Inundation Study (November 2018)
- Economic Development Strategy (December 2018)
- Foreshore Strategic Directions Paper (December 2018)
- Local Housing Strategy Evidence Base (January 2019)
- Inclusive Housing Strategy – Stage 1 – Assessment of Housing Needs (March 2019)
- Tree Management Policy (April 2019)
- Infrastructure Integration Advice Roadmap (September 2019)
- Georges River Local Strategic Planning Statement 2040 (February 2020)
- Commercial Centres Study – Part 1 Centres Analysis (February 2020)
- Heritage Review (March 2020)
- Housing Investigation Areas Paper (April 2020)
- Position Paper and the Georges River Car Parking (April 2020)
- Local Housing Strategy (August 2020)
- Inclusive Housing Strategy (August 2020)
- Beverly Hills Masterplan - A Way Forward adopted by Council on 24 April 2024 – under preparation
- Stormwater Management Policy (July 2020)
- Georges River Affordable Housing Policy (May 2021)
- Draft Mortdale Local Centre Masterplan - two options are on public exhibition from Wednesday 10 May – Sunday 9 July 2023
- Georges River Transport Strategy (June 2021)
- Draft Overland Flow Floodplain Risk Management Study and Plan for the Hurstville, Mortdale and Peakhurst Wards

## 6. Any Other Matters

No other matters

**Note:** Please note that Council provides this information in good faith. Council does not

accept any liability in respect of such advice. The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this planning certificate.

Meryl Bishop  
**Director - Environment and Planning**

PLANNING CERTIFICATE  
ISSUED UNDER SECTION  
10.7(2) and 10.7(5)

Our Reference:  
Your Reference:  
Date of Issue:

**PL2023/4221**  
**PS206292-KPS**  
**01/12/2023**

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

**Miss T Mathew**  
**Level 27/680 George Street, Sydney NSW,**  
**SYDNEY NSW 2000**

Property Number:	<b>35481</b>
Property Address:	<b>24B Gladstone Street KOGARAH NSW 2217</b>
Legal Description:	<b>Lot A DP 391026</b>

This planning certificate should be read in conjunction with the relevant Local Environmental Plan listed under Names of Relevant Planning Instruments and DCPs. This is available on the NSW legislation website at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au).

The land to which this certificate relates, being the lot or one of the lots described in the corresponding application, is shown in Council's records as being situated at the street address described on page 1 of this certificate.

It is the applicant's responsibility to confirm that the legal description of the lot to which the application relates is accurate and current. Council does not check the accuracy or currency of the information; nor does Council have the copyright to this information.

The legal description of land is obtained from NSW Land Registry Services. Applicants must verify all property and lot information with NSW Land Registry Services or <https://maps.six.nsw.gov.au/>.

The information contained in this certificate relates only to the lot described on page



1 of this certificate.

Where the street address comprises more than one lot in one or more deposited plans or strata plans, separate planning certificates can be obtained upon application for the other lots. Those certificates may contain different information than is contained in this certificate.

This certificate is provided pursuant to Section 10.7(2) and 10.7(5) of the Act. At the date of this certificate, the subject land may be affected by the following matters.

## 1. Names of relevant planning instruments and DCPs

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

The following **environmental planning instruments** apply to the carrying out of development on the land:

### Local Environmental Plans

Georges River Local Environmental Plan 2021

### State Environmental Planning Policies

The following State Environmental Planning Policies apply:

- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Industry and Employment) 2021
- State Environmental Planning Policy (Resources and Energy) 2021
- State Environmental Planning Policy (Primary Production) 2021
- State Environmental Planning Policy (Precincts - Central River City) 2021
- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development
- State Environmental Planning Policy (Sustainable Buildings) 2022

The following **development control plan** applies to the carrying out of development on the land:

Georges River Development Control Plan 2021

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

The following **proposed environmental planning instruments** that have been the subject of community consultation or on public exhibition under the Act, apply to the carrying out of development on the land:

- On 31 March 2021, the Department of Planning, Industry and Environment (DPIE) placed on public exhibition an Explanation of Intended Effect (EIE) for the review of clause 4.6 of the Standard Instrument LEP (Exceptions to development standards) to improve the way this clause operates and provide certainty to councils and industry.

The EIE also seeks feedback on proposed measures to increase transparency, accountability and probity by strengthening council reporting requirements on variation decisions, in line with ICAC recommendations.

The Environmental Planning and Assessment Regulation 2021 will be amended to include the current requirements to fulfill procedural and reporting requirements when development standards are varied, including Council's publishing reasons for granting or refusing a variation request on the NSW Planning Portal.

The EIE was on exhibition from 31 March - 12 May 2021.

- The Department of Planning and Environment placed on public exhibition an **Explanation of Intended Effect (EIE) on proposed amendments to the Housing SEPP**.

The proposed amendments include:

- Increasing floor space bonuses for in-fill affordable housing
- Expanding self-assessment and state significant planning pathways for some forms of social and affordable housing
- Replacing definitions of group homes and hostels and with new definitions, high support accommodation and supported living
- Broadening existing supportive accommodation provisions
- Updating the accessibility and usability standards for seniors independent living units
- Increasing the area within R2 zoned land where boarding houses are permitted in regional areas.

The EIE also discusses proposed improvements to the process for developing affordable housing contribution schemes.

The EIE was on exhibition until 13 January 2023.

- The Department of Planning and Environment placed on public exhibition a Planning Proposal in relation to land at 143 Stoney Creek Road, Beverly Hills. The Planning Proposal amends the Georges River LEP (GRLEP) 2021 to:
  - Rezone the site from part SP2 Infrastructure (Public Administration) and part R2 Low Density Residential to R4 High Density Residential;
  - Include "business premises" and "office premises" as additional permitted uses in Schedule 1;
  - Introduce a maximum floor space ratio (FSR) of 1.4:1; and
  - Introduce a maximum building height of 16m; and
  - Introduce a 1000sqm minimum lot size.

The Planning Proposal documents can be accessed at [www.planningportal.nsw.gov.au/ppr/under-exhibition/143-stoney-creek-road-beverly-hills](http://www.planningportal.nsw.gov.au/ppr/under-exhibition/143-stoney-creek-road-beverly-hills)

The Planning Proposal was on exhibition from 27 April to 26 May 2023.

The following **draft development control plan** which is or has been the subject of community consultation or on public exhibition under the Act, will apply to the carrying out of development on the land:

- The draft Amendment No. 4 to the Georges River Development Control Plan (DCP) 2021 was on public exhibition from 17 May to 16 June 2023. The DCP amendment contains built form and design provisions to guide the redevelopment of 143 Stoney Creek Road, Beverly Hills (the subject site), which is subject to a Planning Proposal. The DCP amendment will accompany the site-specific Planning Proposal for the subject site and will be inserted into Part 10 – Precincts as Section 10.4 – 143 Stoney Creek Road, Beverly Hills of GRDCP 2021. Amendment No. 4 will become effective when the LEP is gazetted. Further details can be found at Council's Your Say website: <https://yoursay.georgesriver.nsw.gov.au/public-exhibition-amendment-no-4-to-georges-river-development-control-plan-2021-143-stoney-creek-road-beverly-hills>
- The draft Amendment No. 5 to the Georges River Development Control Plan (DCP) 2021 will be on public exhibition from 8 November to 8 December 2023. The Draft Amendment introduces planning controls for subdivision, lot consolidation and boundary adjustments that would apply to any future development in a Heritage Conservation Area. Further details can be found at Council's Your Say website: <https://yoursay.georgesriver.nsw.gov.au/admin/projects/public-exhibition-grdcp-2021-amendment-no-5>

*(3) Subsection (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if—*

*(a) it has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or*

*(b) for a proposed environmental planning instrument—the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved:*

*(4) In this section—*

*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 LEPs**

*The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described—*

- (a) the identity of the zone, whether by reference to—*
- (i) a name, such as “Residential Zone” or “Heritage Area”, or*

- (ii) a number, such as “Zone No 2 (a)”*
- (b) the purposes for which development in the zone—*
  - (i) may be carried out without development consent, and*
  - (ii) may not be carried out except with development consent, and*
  - (iii) is prohibited,*

## **Zone SP2 Infrastructure under Georges River Local Environmental Plan 2021**

### **2 Permitted without consent**

Nil.

### **3 Permitted with consent**

Aquaculture; Car parks; Community facilities; Markets; Public administration buildings; Recreation areas; Respite day care centres; Roads; Signage; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.

### **4 Prohibited**

Any other development not specified in item 2 or 3.

*(c) whether any additional permitted uses apply to the land, Schedule 1 additional permitted uses apply to the land.*

**Clause 2.5 of the Georges River Local Environmental Plan 2021** does not apply to the land.

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

There are no development standards applying to the land which fix minimum land dimensions for the erection of a dwelling house under the Georges River Local Environmental Plan 2021

*(e) whether the land is in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016*



The land is not in an area of outstanding biodiversity under the Biodiversity Conservation Act 2016

*(f) whether the land is in a conservation area, however described,*

The land is not located within a conservation area under the provisions of the Georges River Local Environmental Plan 2021.

*(g) whether an item of environmental heritage, however described, is located on the land.*

The land does not contain a heritage item under the provisions of Georges River Local Environmental Plan 2021.

### 3. Contributions plans

*(1) The name of each contribution plan under the Act, Division 7.1 applying to the land, including any draft contributions plan.*

Georges River Council Local Infrastructure Contributions Plan 2021 - Section 7.11 and Section 7.12

**Note:** Georges River Council at its meeting on 25 October 2021 resolved to adopt the Georges River Council Local Infrastructure Contributions Plan 2021 (Section 7.11 and Section 7.12).

The Plan came into force on Wednesday 1 December 2021 and repealed Council's previous six Section 7.11 Plans and one Section 7.12 Plan on this date.

The Plan applies to land in the Georges River Local Government Area and has been prepared to address anticipated demand for public facilities and services generated by new development up to 2036.

The Plan will enable Council and accredited certifiers to levy Section 7.11 contributions and Section 7.12 levies on development in the LGA towards the provision of public amenities and facilities.

More information is available on Council's website at:

<https://www.georgesriver.nsw.gov.au/Development/Planning-Controls/Development-Contributions-and-Planning-Agreements/Local-Infrastructure-Contributions-Plan-2021-Section-7.11>

*(2) If the land is in a special contributions area under the Act, Division 7.1, the name of the area.*

The land is not in a special contributions area under the Act, Division 7.1

**Note:** The subject land is within Greater Sydney to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 applies.

The Housing and Productivity Contribution (HPC) is in addition to the Section 7.11/Section 7.12 contributions. Further information on HPC is available on the NSW Department of Planning and Environment website at:

<https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system>

#### 4. Complying Development

*(1) If the land is land on which complying development may be carried out under each of the complying development codes under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 because of that Policy, clause 1.17A(1)(c)–(e), (2), (3) or (4), 1.18(1)(c3) or 1.19.*

*(2) If complying development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause.*

*(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that—*

- (a) a restriction applies to the land, but it may not apply to all of the land, and*
- (b) the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.*

*(4). If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land*

#### Housing Code

Complying development under the Housing Code may be carried out on the land.

**Note:** The erection of a new dwelling house or an addition to a dwelling house on land in the 20-25 ANEF contours is complying development for this Policy, if the development is constructed in accordance with AS 2021—2000, *Acoustics—Aircraft noise intrusion—Building siting and construction*.

Please check the ANEF contour the land is located within.

#### Rural Housing Code

Complying development under the Rural Housing Code does not apply as the land is not zoned RU1 Primary Production, RU2 Rural Landscape, RU3 Forestry, RU4 Primary Production Small Lots, RU6 Transition and R5 Large Lot Residential.

#### Low Rise Housing Diversity Code

Complying development under the Low Rise Housing Diversity Code may be carried out on the land.

**Note:** The erection of a new dwelling house or an addition to a dwelling house on land in the 20-25 ANEF contours is complying development for this Policy, if the development is constructed in accordance with AS 2021—2000, *Acoustics—Aircraft noise intrusion—Building siting and construction*.

Please check the ANEF contour the land is located within.

### **Inland Code**

Complying development under the Inland Code does not apply to Georges River Council Local Government Area.

### **Greenfield Housing Code**

Complying development under the Greenfield Housing Code does not apply to Georges River Council Local Government Area.

### **Housing Alterations Code**

Complying development under the Housing Alterations Code may be carried out on the land.

**Note:** The erection of a new dwelling house or an addition to a dwelling house on land in the 20-25 ANEF contours is complying development for this Policy, if the development is constructed in accordance with AS 2021—2000, *Acoustics—Aircraft noise intrusion—Building siting and construction*.

Please check the ANEF contour the land is located within.

### **General Development Code**

Complying development under the General Development Code may be carried out on the land.

**Note:** The erection of a new dwelling house or an addition to a dwelling house on land in the 20-25 ANEF contours is complying development for this Policy, if the development is constructed in accordance with AS 2021—2000, *Acoustics—Aircraft noise intrusion—Building siting and construction*.

Please check the ANEF contour the land is located within.

### **Industrial and Business Alterations Code**

Complying development under the Industrial and Business Alterations Code may be carried out on the land.

### **Industrial and Business Buildings Code**

Complying development under the Industrial and Business Buildings Code may be carried out on the land.

### **Container Recycling Facilities Code**

Complying development under the Container Recycling Facilities Code may be carried out on the land.

### **Subdivision Code**

Complying development under the Subdivisions Code may be carried out on the land.

### **Demolition Code**

Complying development under the Demolition Code may be carried out on the land.

### **Fire Safety Code**

Complying development under the Fire Safety Code may be carried out on the land.

### **Agritourism and Farm Stay Accommodation Code**

Complying development under the **Agritourism and Farm Stay Accommodation Code** does not apply to Georges River Council Local Government Area.

**Disclaimer:** The information above addresses matters raised in Clause 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. It is your responsibility to ensure that you comply with any other requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.

**NOTE:** Council does not have sufficient information to ascertain the extent to which complying development under the Codes may be carried out on the land. A restriction to

carrying out complying development applies to the land, but may not apply to all of the land.

**NOTE:** The complying development codes have not been varied under clause 1.12 of the SEPP in relation to the land.

## **5. Exempt development**

*(1) If the land is land on which exempt development may be carried out under each of the exempt development codes under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 because of that Policy, clause 1.16(1)(b1)–(d) or 1.16A.*

*(2) If exempt development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause*

*(3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that —*  
*(a) a restriction applies to the land, but it may not apply to all of the land, and*  
*(b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.*

*(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.*

### **General Exempt Development Code**

Exempt development under the General Exempt Development Code **may** be carried out on the land.

### **Advertising and Signage Exempt Development Code**

Exempt development under the Advertising and Signage Exempt Development Code **may** be carried out on the land.

### **Temporary Uses and Structures Exempt Development Code**

Exempt development under the Temporary Uses and Structures Exempt Development Code **may** be carried out on the land.

**Disclaimer:** The information above addresses matters raised in clause 1.16(1)(b1)–(d) or 1.16A of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that you comply with any other requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that the work is not exempt under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

**NOTE:** Council does not have sufficient information to ascertain the extent to which exempt development under the Codes may be carried out on the land. A restriction to carrying out exempt development applies to the land, but may not apply to all of the land.

## 6. Affected building notices and building product rectification orders

*(1) Whether the council is aware that—*

*(a) an affected building notice is in force in relation to the land, or Council is not aware of any affected building notice in force in respect of the land.*

Council is not aware of any affected building notice in force in respect of the land

*(b) a building product rectification order is in force in relation to the land that has not been fully complied with, or*

Council is not aware of any building product rectification order that is in force in respect of the land and has not been fully complied with.

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

Council is not aware of any notice of intention to make a building product rectification order that has been given in respect of the land and is outstanding.

*(2) In this clause:*

***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 clause 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?*



No environmental planning instrument or proposed environmental planning instrument referred to in clause 1, makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

## 8. Road widening and road realignment

*Whether or not the land is affected by any road widening or road realignment under:*

*(a) the Roads Act 1993, Part 3, Division 2?*

The land is not affected by road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993.

*(b) any environmental planning instrument?*

The land is not affected by any road widening or road realignment under the provisions of any environmental planning instrument.

*(c) any resolution of the Council?*

The land is not affected by any road widening or road realignment under any resolution of the Council.

## 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. Council has not yet adopted a risk management plan to categorise the flood risk associated with development of the land or part of the land. **Note:** Studies may be undertaken in the future that categorise the flood risk. It should be noted that any development of the land or part of the land will be assessed on merit and as such site specific controls may apply. For more information contact Council's Drainage Section on 9330 6400.

*(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.*

No. Council has not yet adopted a risk management plan to categorise the flood risk associated with development of the land or part of the land. **Note:** Studies may be undertaken in the future that categorise the flood risk. It should be noted that any development of the land or part of the land will be assessed on merit and as such site specific controls may apply. For more information contact Council's Drainage Section on

9330 6400.

(3) In this clause—

**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

**Note 1:** The answers above do not imply that the development referred to is necessarily permissible on the land to which this certificate applies. Refer to the relevant local environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.

## 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?*

**Airspace operations** - The objective of this clause is to protect airspace around airports. (Refer Clause 6.7 of the Georges River Local Environmental Plan 2021).

(2) In this clause—

*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

*(1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.*

*(2) If none of the land is bush fire prone land, a statement to that effect.*

The Land is not shown to be bushfire prone land in Council records.

## 12. Loose-fill asbestos insulation

*If the land includes residential premises, within the meaning of the Home Building Act 1989, Part 8, Division 1A, that are listed on the Register kept under that Division, a statement to that effect.*

The land to which this certificate relates has not been identified in the Register as containing loose-fill asbestos ceiling insulation. Contact NSW Fair Trading for more information.

### **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 not in an area proclaimed to be a mine subsidence district within the meaning of Coal Mine Subsidence Compensation Act 2017.

### **14.Paper subdivision information**

*(1) The name of a development plan adopted by a relevant authority that:  
(a) applies to the land or  
(b) is proposed to be subject to a ballot.*

There is no development plan adopted by a relevant authority that applies to the land or is proposed to be subject to a ballot.

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

There is no subdivision order applying to the land.

*(3) Words and expressions used in this clause have the same meaning as they have in 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.*

Council has not been notified of the existence of a property vegetation plan by the person or body that approved the plan under the Native Vegetation Act 2003.

### **16.Biodiversity stewardship sites**

*If the land is 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.*

**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.*

Council has not been notified by the Biodiversity Conservation Trust, that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016.

## **17.Biodiversity certified land**

*If the land is biodiversity certified land under the Biodiversity Conservation Act 2016, Part 8, a statement to that effect.*

**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.*

The land is not biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016.

## **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 Council has been notified of the order.*

The Council has not been notified of an order under the Act in respect of tree(s) on the land.

Council has not verified whether any order has been made of which it has not been notified. The applicant should make its own enquiries in this regard if this is a matter of concern.

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

*(1) If the Coastal Management Act 2016 applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the Local Government Act 1993, section 496B, for coastal protection services that relate to existing coastal protection works.*

*(2) In this clause— existing coastal protection works has the same meaning as in the Local Government Act 1993, section 553B.*

**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 1.1.2011.

No, according to Council's records the owner (or previous owner) of the land has not consented in writing to the land being subject to annual charges under the Local Government Act 1993, section 496B, for coastal protection services relating to existing coastal protection works.

## **20. Western Sydney Aerotropolis**

*Whether under State Environmental Planning Policy (Precincts – Western Parkland City) 2021 —*

- (a) in an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, section 4.17, or*
- (b) shown on the Lighting Intensity and Wind Shear Map, or*
- (c) shown on the Obstacle Limitation Surface Map, or*
- (d) in the “public safety area” on the Public Safety Area Map, or*
- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.*

State Environmental Planning Policy (Precincts – Western Parkland City) 2021 does not affect the Georges River Local Government Area.

## **21. Conditions for seniors housing**

*If State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies 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, clause 88(2).*

No terms of a kind referred to in Clause 88(2) of State Environmental Planning Policy (Housing) 2021, have been imposed as a condition of consent to a Development Application granted after 11 October 2007 in respect of the land.

## **22. Site compatibility certificates and conditions for affordable rental housing**

*(1) Whether there is 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 and, if there is a certificate—*

- (a) the period for which the certificate is current, and*
- (b) that a copy may be obtained from the Department.*

*(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).*

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

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

- (1) Council is not aware of any current site compatibility certificate (Affordable Rental Housing), in respect of proposed development on the land.
- (2) No conditions of a development consent in relation to the land that are of a kind referred to in clause 21(1) or 40(1) of State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5 applies to the land.
- (3) No terms of a kind referred to in Clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009, have been imposed as a condition of consent to a Development Application in respect of the land.

### **Any Other Prescribed Matter**

**Note:** The following 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?*

The land has not been identified as significantly contaminated land within the meaning of the Contaminated Land Management Act 1997. (Enquiries should be directed to the NSW Environment Protection Authority).

*(b) that the land which the certificate is the 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?*

The land is not subject to a management order within the meaning of the Contaminated Land Management Act 1997. (Enquiries should be directed to the NSW Environment Protection Authority).

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



The land is not the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997. (Enquiries should be directed to the NSW Environment Protection Authority).

*(d) that the land 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?*

The land is not the subject of an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997. (Enquiries should be directed to the NSW Environment Protection Authority).

*(e) that the land which the certificate relates is 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?*

Council has not been provided with a site audit statement, within the meaning of the Contaminated Land Management Act 1997, for this land.

#### **NOTE**

This information is provided pursuant to section 10.7 (2) of the Environmental Planning and Assessment (EPA) Act 1997 as prescribed by Schedule 2 of the EPA Regulations 2021 and is applicable as of the date of this certificate.

#### **Additional matters pursuant to Section 10.7(5)**

Additional information provided pursuant to section 10.7(5) of the *Environmental Planning and Assessment Act 1997* is available upon application and payment of the prescribed fee. Advice will be provided for the following additional matters not included under Section 10.7(2) in accordance with Section 10.7(5) of the Act:

- Vicinity of a Heritage Item or Heritage Conservation Area
- State Heritage Item
- Stormwater drain
- Planning agreements
- Council studies, policies and plans

**Note: Please note that Council provides this information in good faith. Council does not accept any liability in respect of such advice. The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this planning certificate.**

Meryl Bishop  
**Director Environment and Planning**



### **Additional Information Pursuant to Section 10.7(5)**

Additional information provided pursuant to section 10.7(5) of the *Environmental Planning and Assessment Act 1979*, is available upon application and payment of the prescribed fee. Advice will be provided for the following additional matters not included under Section 10.7(2) in accordance with Section 10.7(5) and 10.7(6) of the Act:

Adjacent to a Heritage Item or Heritage Conservation Area

State Heritage Item

Stormwater drain

Planning agreements

Council studies, policies and plans

As requested by you, the following additional information is provided pursuant to Section 10.7(5) of the *Environmental Planning and Assessment Act 1979*.

#### **1. Adjacent to a heritage item or heritage conservation area**

*Is the land within the vicinity of a heritage item or heritage conservation area?*

The land is shown in Council's records as being adjacent to a heritage item or heritage conservation area. The subject land may be contained within a Heritage Conservation Area or listed as a Heritage Item. Please refer to Questions 2(f) and 2(g) in Part 2 of the Planning Certificate for confirmation or otherwise.

#### **2. State Heritage Item**

*Does the land contain a State heritage item under the Heritage Act 1977?*

The land does not contain a State Heritage item under the *Heritage Act 1977*.

#### **3. Stormwater Drain**

*Is the land affected by a stormwater drain?*

Yes. Council's Asset register indicates that the land may be affected by a Council stormwater drain. You are advised to contact Council's drainage engineers for further information.

#### **4. Planning agreements**

*Is the land affected by a Planning Agreement?*

The land is not subject to a Planning Agreement, which is a voluntary agreement providing for a public purpose through a monetary contribution or provision of works and pursuant to s7.4 to s7.10 of the Environmental Planning and Assessment Act 1979.

#### **5. Georges River Council Studies, Policies and Plans**

*Are there any studies, policies or plans or drafts (which have been placed on public exhibition) which affect the land?*

The following studies, policies or plans or draft studies, policies or plans (which have been placed on public exhibition) affect the land:

Information on the studies, policies or plans or draft studies, policies or plans is provided on the Georges River Council website [www.georgesriver.nsw.gov.au](http://www.georgesriver.nsw.gov.au)

- Moore Reserve Catchment Overland Flow Study (2007)
- Hurstville Public Domain Plan (2007)
- Beverley Park Overland Flow Risk Management Study and Plan (2009)
- Kogarah Bay Creek Risk Management Study and Plan (2011)
- Poulton Park Overland Flow Risk Management Study and Plan (2011)
- Overland Flow Flood Study for Hurstville, Mortdale and Peakhurst Wards (2016)
- Hurstville City Centre Transport Management and Accessibility Plan (TMAP) 2018
- Hurstville City Centre Urban Design Strategy (May 2018)
- Kogarah North Urban Design Strategy (November 2017)
- Kogarah North Public Domain Plan (December 2018)
- Georges River Industrial Land Review (July 2018)
- Tidal Inundation Study (November 2018)
- Economic Development Strategy (December 2018)
- Foreshore Strategic Directions Paper (December 2018)
- Local Housing Strategy Evidence Base (January 2019)
- Inclusive Housing Strategy – Stage 1 – Assessment of Housing Needs (March 2019)
- Tree Management Policy (April 2019)
- Infrastructure Integration Advice Roadmap (September 2019)
- Georges River Local Strategic Planning Statement 2040 (February 2020)
- Commercial Centres Study – Part 1 Centres Analysis (February 2020)
- Heritage Review (March 2020)
- Housing Investigation Areas Paper (April 2020)
- Position Paper and the Georges River Car Parking (April 2020)
- Local Housing Strategy (August 2020)
- Inclusive Housing Strategy (August 2020)
- Beverly Hills Masterplan - A Way Forward adopted by Council on 24 April 2024 – under preparation
- Stormwater Management Policy (July 2020)
- Georges River Affordable Housing Policy (May 2021)
- Draft Mortdale Local Centre Masterplan - two options are on public exhibition from Wednesday 10 May – Sunday 9 July 2023
- Georges River Transport Strategy (June 2021)
- Draft Overland Flow Floodplain Risk Management Study and Plan for the Hurstville, Mortdale and Peakhurst Wards

## 6. Any Other Matters

No other matters

**Note:** Please note that Council provides this information in good faith. Council does not

accept any liability in respect of such advice. The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this planning certificate.

Meryl Bishop  
**Director - Environment and Planning**