



REPORT

TO

AIRBOSI PTY LTD

ON

PRELIMINARY SITE CONTAMINATION ASSESSMENT

FOR

PROPOSED DEVELOPMENT

AT

PARRAMATTA ROAD, GOOD STREET & COWPER STREET, GRANVILLE NSW

Doc Ref: 111 – E1005 – AA

Postal Address: 1/78 Owen Street

Glendenning NSW 2761

Tel: 02 9675 7522 Fax: 02 9675 7544

Email: office@comsoiltest.com.au

Website: www.comsoiltest.com.au

ABN: 44 106 976 738

Doc Ref: 111 – E1005 – AA

Attention: Ms Evian Delfabbro

Airbosi Pty Ltd
10 Crown Street
Woolloomooloo NSW 2011

**Preliminary Site Contamination Assessment
Gran Central
Parramatta Road, Good Street & Cowper Street, Granville NSW**

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1/78 Owen Street
Glendenning NSW 2761
Australia
ABN 44 106 976 738
Phone: (02) 9675 7522
Fax: (02) 9675 7544
Email: office@comsoiltest.com.au
Web: www.comsoiltest.com.au

All enquiries regarding this project are to be directed to the undersigned

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 Ashleigh Brice B. Environment Environmental Consultant Compaction & Soil Testing Services Pty Ltd		 Craig Ridley B. App. Sci. (Environmental Health) Environmental Consultant Compaction & Soil Testing Services Pty Ltd
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Compaction & Soil Testing Services Pty Limited

ABN 44 106 976 738

Phone: (02) 9675 7522 Fax: (02) 9675 7544 Email: office@comsoiltest.com.au
1/78 Owen Street, GLENDENNING NSW 2761

Executive Summary

Compaction & Soil Testing Services Pty Ltd (CSTS) has been engaged by Ms Evian Delfabbro of Airbosi Pty Ltd to conduct a Preliminary Site Contamination Assessment for proposed development within the site known as 'Gran Central' 134 – 142 Parramatta Road, 26 – 44 Good Street, and 59 – 61 Cowper Street, Granville NSW. This assessment has been prepared in general accordance with the *NSW EPA Guidelines for Consultants Reporting on Contaminated Sites 2011*.

CSTS has been advised that the proposed development involves high density residential buildings with ground level commercial land use, landscaped rooftops and basement car parking.

The objectives of the investigation were to:

- Determine the potential for site contamination,
- Provide a preliminary assessment of site contamination,
- Provide conclusions and recommendations regarding the contamination status of the site, and the need for further investigations.

In order to achieve the objectives, the following scope of works was undertaken;

- Site inspection to determine the site condition,
- Review of available contamination status information such as EPA notification, WorkCover dangerous goods information, and local soil and landscape maps,
- Review of available historical information to provide an indication of potential sources of contamination,
- Determination of Potential Areas of Environmental Concern,
- Compilation of this Preliminary Site Contamination Assessment.

The site is composed of a number of individual properties which are used for various purposes including commercial / industrial and residential land uses, in addition to a block of vacant land. Based on the desktop assessment and the observed site conditions, the following Potential Areas of Environmental Concern (PAEC) have been identified:

- Car Yards – Vehicle storage and maintenance. Potential fuel or chemical spillage. Placement of aggregate products. Fallout from adjacent Parramatta Road (Heavy Metals, PAH, BTEX, TRH, PCB),
- Buildings – Asbestos Containing Material used in construction and insulation. Lead based paint. Poor demolition practice / storage of general and construction debris (Asbestos, Lead),
- Landscaped Areas – Historic or recent application of pesticides or fertilisers (Heavy Metals, OCP, OPP),
- Historic Fire Station – Vehicle maintenance and wash down. Transformers. Chemical storage. Burning of fuels – emissions from chimneys (Heavy Metals, PAH, BTEX, TRH, PCB),
- Shed – Chemical storage (Undetermined; no access),
- Residential Properties – Burning of fuels – emissions from chimneys (Heavy Metals, PAH),

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- Entire Site – Groundwater and/or soil contamination from the adjacent service station to the north west of the site (Heavy Metals, PAH, BTEX, TRH).

Based on the available historical, landscape and regulatory information, and the observed site condition, CSTS concludes that there is a low to moderate potential for contamination at the site known as 'Gran Central' 134 – 142 Parramatta Road, 26 – 44 Good Street, and 59 – 61 Cowper Street, Granville NSW. CSTS is of the opinion that the site will likely be suitable for the proposed development.

Based on the findings of this Preliminary Site Contamination Assessment, CSTS recommends that a Hazardous Risk Assessment be undertaken prior to demolition to determine the presence or absence of Asbestos within the buildings at the site.

In addition, CSTS recommends a Detailed Site Contamination Assessment be conducted in due course, in order to provide a more comprehensive assessment of the contamination status of the site. The Detailed Site Contamination Assessment is to include a soil assessment, an ASS assessment, and a groundwater assessment. These works are to be undertaken by a suitably qualified consultant, and reported in accordance with the *NSW EPA Guidelines for Consultants Reporting on Contaminated Sites 2011*. All laboratory analysis is to be undertaken by laboratories accredited by NATA for the relevant test methods and quality system compliance to ISO/IEC 17025.

The Detailed Site Contamination Assessment is to conclude whether or not the site is suitable for the proposed use in accordance with *NEPM 2013*. Under the circumstances that the site contains levels of contaminants above the threshold criteria, remedial action will be determined in order to make the site suitable for the proposed development. The Assessment is to provide recommendations regarding any measures to be taken in regard to the contamination status of the site as the development proceeds, including but not limited to the requirement for the issue of an Asbestos Clearance certificate certifying the successful removal of any Asbestos within the buildings after demolition and that the soils have not been impacted by the presence of ACM; an Unexpected Finds Protocol; an Acid Sulfate Soils Management Plan, or the preparation of a Remedial Action Plan.

Should you have any queries about the methodology, findings, conclusions or recommendations of this Preliminary Site Contamination Assessment, please do not hesitate to contact our office on (02) 9675 7522.

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Abbreviations

ACM	Asbestos Containing Material
ASS	Acid Sulfate Soil
ASSMAC	Acid Sulfate Soil Management Advisory Committee
B(a)P	Benzo(a)pyrene
BTEX	Benzene, Toluene, Ethyl-benzene, Xylene
CLM Act	Contaminated Land Management Act 1997
CSTS	Compaction & Soil Testing Services Pty Ltd
DP	Deposit Plan
EC	Electrical Conductivity
EPA	Environment Protection Authority
EPL	Environment Protection Licence
HIL	Health-based Investigation Levels
IEC	International Electrotechnical Commission
ISO	International Organisation for Standardisation
LEP	Local Environmental Plan
LGA	Local Government Area
NATA	National Association of Testing Authorities
NEPC	National Environment Protection Council
NEPM	National Environment Protection Measure
NSW	New South Wales
OCP	Organochlorine Pesticides
OPP	Organophosphorus Pesticides
PAEC	Potential Areas of Environmental Concern
PAH	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyls
pH	A measure of acidity
POEO Act	Protection of the Environment Operations Act 1997
PVC	Polyvinyl Chloride
QA	Quality Assurance
QC	Quality Control
RAP	Remedial Action Plan
RL	Relative Level
TRH	Total Recoverable Petroleum Hydrocarbons
TSS	Total Suspended Solids



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ABN 44 106 976 738

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1. Introduction

Compaction & Soil Testing Services Pty Ltd (CSTS) has been engaged by Ms Evian Delfabbro of Airbosi Pty Ltd to conduct a Preliminary Site Contamination Assessment for proposed development within the site known as 'Gran Central' 134 – 142 Parramatta Road, 26 – 44 Good Street, and 59 – 61 Cowper Street, Granville NSW. This assessment has been prepared in general accordance with the *NSW EPA Guidelines for Consultants Reporting on Contaminated Sites 2011*.

CSTS has been advised that the proposed development involves high density residential buildings with ground level commercial land use, landscaped rooftops and basement car parking. Architectural Plans of the proposed development are within Appendix A.

The objectives of the investigation were to:

- Determine the potential for site contamination,
- Provide a preliminary assessment of site contamination,
- Provide conclusions and recommendations regarding the contamination status of the site, and the need for further investigations.

2. Scope of Works

In order to achieve the objectives, the following scope of works was undertaken;

- Site inspection to determine the site condition,
- Review of available contamination status information such as EPA notification, WorkCover dangerous goods information, and local soil and landscape maps,
- Review of available historical information to provide an indication of potential sources of contamination,
- Determination of Potential Areas of Environmental Concern,
- Compilation of this Preliminary Site Contamination Assessment.

3. Site Identification

The site is known as 'Gran Central' and comprises the properties known as 134 – 142 Parramatta Road, 26 – 44 Good Street and 59 – 61 Cowper Street, Granville NSW. The site has an area of approximately 5,200m² and is bound by Parramatta Road to the north-east, Good Street to the south-east, Cowper Street to the south-west, and a service station and vacant land to the north-west. The approximate centre of the site is 33° 49' 50.93"S 151° 00'41.32"E. The site is within the City of Parramatta LGA in the Parish of Liberty Plains and County of Cumberland. Refer to Table A for further site identification information and Appendix A for Site Maps.

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Table A: Site Identification

Lot ID	Lot	DP	Street Address	Area (m ²)	Land Zone
A	1	721626	134 Parramatta Road	326	Enterprise Corridor
B	1	1075357	138 Parramatta Road	297	Enterprise Corridor
C	2			332	Enterprise Corridor
D	3			327	Enterprise Corridor
E	4			280	Mixed Use
F	5			324	Mixed Use
G	6			310	Mixed Use
H	12	575064	142 Parramatta Road	329	Enterprise Corridor
I	1	604204	26 – 30 Good Street	566	Local Centre
J	1	76041	32 Good Street	569	Local Centre
K	1	979437	38 – 44 Good Street	265	Local Centre
L	2			301	Local Centre
M	7			312	Enterprise Corridor
N	1	998948	59 Cowper Street	306	Mixed Use
O	1	783581	61 Cowper Street	310	Mixed Use

4. Site Condition

4.1. Site Observations

The site is composed of a number of individual properties which are used for various purposes including commercial / industrial and residential land uses, in addition to a block of vacant land.

The Barn New & Used Office Furniture occupies a significant portion of the site (Lot ID B–G). The properties which have frontage to Parramatta Road contain a large commercial painted brick warehouse which is in reasonable condition. The properties with frontage to Cowper Street serve as a concrete carpark and loading dock for the business. These properties also contain a corrugated iron shed which is in good condition, a shipping container, and landscaped areas. Timber, cardboard, pallets, and small quantities of general waste were observed in the garden beds within this portion of the site.

Car yards are located within the north eastern and north western portions of the site (Lot ID A, H, K, L & M). Lot ID H is sealed with concrete which is in good condition, while the other lots are sealed with asphalt and aggregate. Some staining was observed within these areas. Car maintenance was being conducted on these lots, yet there were no designated areas in which this occurred. A demountable office was located in the south western portion of Lot ID H, and a shed within the southern portion of Lot ID A was used for the same purpose. A number of tyres were stockpiled on a trailer in Lot ID H, yet straight onto the aggregate ground surface in Lot ID A.

Commercial premises occupy the south eastern portion of the site (Lot ID I & J). These are currently occupied by a butcher, patisserie, mobile phone repair centre, and a discount wares shop, while one is vacant. The brick buildings are in moderate condition. The awning overhanging the butcher is in poor condition and is likely

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composed of Asbestos Containing Material. A driveway with access to the rear of these buildings is composed of concrete in the south, and asphalt and aggregate in the north.

A residential property is located within Lot ID N, which is in poor condition. The weatherboard house has two brick chimneys, and is likely to contain ACM, particularly within the roof and panelling at the rear of the property, and within internal fibro or insulation materials. Tree roots have disrupted the lower panels of the property on the western site, and the paint is peeling off the timber in a number of locations. Lot ID O is a vacant lot. Both of these properties contain significant quantities of general and construction debris including timber, corrugated iron sheeting, tyres, milk crates, brick, ceramic, wire, styrofoam, and PVC piping.

Refer to Appendix B – Site Photographs.

4.2. Landscape Characteristics

The site has an RL of 13.00m at the south western corner, and 10.66 at the north western corner. The site is slightly lower in the east than in the west along the southern boundary, yet is higher in the east than in the west along the northern boundary. The site slopes gently to the north. Surface water is expected to predominantly flow to Parramatta Road, though small quantities will likely also run off toward Good Street, Cowper Street and the surrounding land to the west.

The site is within an area of Class 5 risk of Acid Sulfate Soils. The proposed development has the potential to impact the groundwater levels in Class 4 land which is in close proximity to the site. Refer to Appendix A.

Reference to the Sydney 1:100 000 Geological Map indicates that the site lies within an area of Ashfield Shale of the Wianamatta Group. This material is of the Middle Triassic Epoch of the Mesozoic Era and consists of black to dark-grey shale and laminate. Refer to Appendix A)

Reference to the Natural Resources – Biodiversity Map within the *Parramatta City Council Local Environment Plan 2011* (Appendix A) indicates that the site is not within an area of significant natural biodiversity, nor is there such an area within close proximity to the site. The Natural Resources – Riparian Land and Waterways Map within the LEP (Appendix A) identifies riparian land to the east and north east of the site.

Duck Creek is less than 500m from the site to the southeast. Groundwater is likely to flow towards this water body. As such, there is the potential for groundwater contaminated by the service station to the north west of the site to have an impact on the soils and groundwater within the site.

4.3. Regulatory Searches

A search of the Contaminated Lands Register for Notices issued under the CLM Act 1997 did not return any results regarding the site (Appendix C). Furthermore, as of 23 December 2014, the site is not within the list of NSW Contaminated Sites Notified to the NSW EPA (Appendix C). A search of the POEO Public Register did not return an Environment Protection Licence, application, or notice for the site (Appendix C).

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WorkCover Dangerous Goods Searches (Appendix C) for the properties returned a result for 142 Parramatta Road. A licence was issued in 1998 for the storage of up to 225L of Class 3 dangerous goods to Leah Hardaker of Hollywood Nail and Beauty Supplies Pty Ltd. The licence states that the following chemicals may be stored at the property:

- Acetone (has a short half-life, and therefore has minimal ongoing environmental effects),
- Acrylic Glue Remover (contains Acetone),
- Ethyl Acetate (has a low toxicity to humans or other animals)
- Methyl Spirit (has the potential to cause significant health effects, yet is readily biodegradable and readily dilutes in water),
- Nail Enamel (predominantly contains Ethyl Acetate),
- Non-Acetone Remover (contains Ethyl Acetate).

Considering the nature of chemicals, the length of time which has passed since these chemicals were stored at the property, and the limited quantity that was stored on the site at any one time; the risk of contamination to the underlying soils is considered minor. WorkCover has no other record of dangerous goods within the site.

Section 149 Certificates (Appendix C) were provided by the Client for the following properties:

- 134 Parramatta Road – Lot 1 DP 721616 (Lot ID A),
- 138 Parramatta Road – Lot 1–6 DP 1075357 (Lot ID B–G),
- 142 Parramatta Road – Lot 12 DP 575064 (Lot ID H)
- 26–30 Good Street – Lot 1 DP 604204 (Lot ID I),
- 32 Good Street – Lot 1 DP 76041 (Lot ID J),
- 38–44 Good Street – Lots 1, 2, 7 DP 979437 (Lot ID K–M),
- 61 Cowper Street – Lot 1 DP 783581 (Lot ID O).

The Section 149 Certificates conclude that the land is not a conservation area, does not contain items of environmental heritage, has limited potential to contain items of Aboriginal Heritage, is not bushfire prone land, is above the 1 in 100 year flood level, and is not affected by any matters contained in Clause 59(2) of the *Contaminated Land Management Act 1997*.

No Section 149 Certificate was provided for:

- 59 Cowper Street – Lot 1 DP 998948 (Lot ID N).

CSTS has made no effort to obtain this information as this was beyond the scope of works, and as such cannot place comment in this regard for this property. In addition, CSTS notes that the provided certificates were issued 19 June 2006, 07 December 2007, 10 December 2007, 27 October 2010, 12 August 2014, and 26 September 2014 and as such may not contain relevant information that occurred after these dates, or became known after these dates.

5. Site History

Information contained within this section (Section 5) has been obtained from the NBRSPARTNERS *Heritage Assessment Report: Planning Proposal 138 Parramatta Road, Granville* dated December 2014, and the historic aerial photographs contained within Appendix D.

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5.1. European Era

The site is a component of land known as 'Drainwell Estate' granted to Garnham Blaxcell by the Crown in 1806. The estate was sold to a surgeon, Thomas Jamison in 1809 before it was subdivided and sold in 1855. Thomas Sutcliffe Mort purchased the portion of land bound by Parramatta Road, Good Street, Cowper Street and Bold Street in 1858, which includes the site as well as the service station and vacant land to the west of the site. This area was sold numerous times until it was subdivided in 1883 into fifty one (51) separate allotments.

5.2. 134 Parramatta Road – Lot 1 DP 721626 (Lot ID A)

The property was purchased by Neal Collins in 1891 who then sold it to Emma Lockwood in 1894. Thomas McKee purchased the site in 1919, and then sold it to Alexander Colquhoun in 1929, after which it came into the ownership of Colin Edward Wyatt, a car dealer, in 1958. The site was purchased by various individuals, including shopkeepers, retired men, and company directors. It is presumed that the site functioned as a car sales yard since the 1950s; however the 1970 aerial photograph appears to show a structure along the eastern boundary of the property that is not visible within the 1956 or 1982 photographs. It is possible that there was an alternate land use for the property during this period. It is currently occupied by Alexander Cars Pty Ltd.

5.3. The Barn – 138 Parramatta Road – Lots 1–6 DP 1075357 (Lot ID B–G)

Lots 1 – 3 (frontage to Parramatta Road) were sold to John Colquhoun who built a store in 1913 for the operations of his business as a bag, sack and jute merchant. Lots 4 – 6 (frontage to Cowper Street) were conveyed to Alfred Row in 1918 and changed hands numerous times before being purchased by Alexander Colquhoun by 1927 who had taken over the operation of the business in 1920. An extension of the building in Lots 1 – 3 occurred in 1922, which was later damaged by fire in 1939. The property was leased to various parties including Davey's Furniture Pty Ltd and Ebon Pty Ltd between 1971 and 2000, at which point it was purchased by Stephen Manning and Simone Fechner. The 1982 aerial photograph indicates that the rear component of the building has been demolished since 1970. A concrete slab had been installed between 1982 and 1994 across the properties with frontage to Cowper Street. A shed was installed in the north eastern portion of the car park area between 2003 and 2006. The site is currently occupied by The Barn, New & Used Office Furniture.

5.4. 142 Parramatta Road – Lot 12 DP 575064 (Lot ID H)

The site was occupied by a single storey semi-detached pair of cottages by 1910. The ownership of the site has been transferred on multiple occasions. The WorkCover dangerous goods search indicates that these properties may have had commercial uses in addition to the presumed residential land uses. The properties were demolished at some point between 2006 and 2009, at which point the site commenced use as a car yard. It is currently occupied by Advanced Autos.

5.5. 26 – 30 Good Street – Lot 1 DP 604204 (Lot ID I)

Gideon Patten acquired the property in 1905 and constructed a building for a new grocery store and butchers shop. The Patten family was still in possession of the site in 1974 when it was sold to Peter and Valmai Walton. Aerial photographs up to and including 1970 appear to include structures in the western portion of the site which are not present in the 1982 photograph, which may have been used for stabling or

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other accommodation, as indicated in the *NBRS+PARTNERS, 2014, Heritage Assessment Report*. The property was divided into three tenancies and leased to various occupiers, including the National Bank of Australasia. The ownership of the property has been transferred multiple times, including to Heathrow Holdings Pty Ltd. The property is currently occupied by Tony Francis Quality Meat, a patisserie named La Goulee Maison Du Gateau, and a mobile phone repair centre.

5.6. 32 Good Street – Lot 1 DP 76041 (Lot ID J)

A single storey building was constructed on the property in 1899 for the Granville Fire Station, to which a second storey was added by the mid-1920s. The fire station was decommissioned in 1945 and was rented as office space. The site was sold in 1966 to George Avramides, a baker, who sold it to Heathrow Holdings Pty Ltd in 1974. The property changed hands in 1980, 1985, 2001, and in 2004, at which point it came into the ownership of Brodieville Pty Ltd. The southern portion of the property is currently occupied by a discount wares shop, while the northern portion of the building is vacant.

5.7. 38 – 44 Good Street – Lots 1, 2, 7 DP 979437 (Lot ID K-M)

Thomas Forbes purchased the properties from George Thomas Suttor in 1886 after which it changed hands multiple times until 1915 when a tender was issued for the construction of three shops and dwellings. The property continued to change hands and was owned or occupied by the National Bank of Australasia, a butcher, and various other individuals. The site became the property of Antonius Lazarom in 1985, after which the buildings were demolished in the early 2000s. The site has been used as a car yard, and is currently occupied by Alexander Cars Pty Ltd.

5.8. 59 Cowper Street – Lot 1 DP 998948 (Lot ID N)

A timber house was erected on this site in 1910 for Frederick C Gouldthorpe who occupied the dwelling until 1933. The same house currently occupies the property, though is in a dilapidated condition.

5.9. 61 Cowper Street – Lot 1 DP 783581 (Lot ID O)

A residential property was erected on this site at some point between 1928 and 1943. Eileen Sonter sold the property to Tony Louie Takchi in 1988. The house was demolished in late 2009, and has since been vacant land.

5.10. Surrounding Area

The land to the northwest of the site appeared to contain residential buildings and vacant land. The northern portion of this land, along Parramatta Road, was redeveloped into a service station between 1956 and 1970, which is currently operational. The south western corner of this land was redeveloped for what appears to be commercial / industrial purposes between 1970 and 1982, which was demolished in early 2010. The remaining residential properties were demolished between 2003 and 2006. The site is now vacant pending development.

The broader surrounding area has been used for a mix of residential, commercial and industrial purposes since the early 1900s. The rail corridor to the south west of the site has been a component of the area since 1855. By 1970, many of the standalone residential properties in the area were demolished to make way for high density residential or commercial / industrial purposes.

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6. Site Characterisation

Based on the desktop assessment and the observed site conditions, the following Potential Areas of Environmental Concern have been identified (Table B).

Table B: Potential Areas of Environmental Concern

Potential Area of Environmental Concern (PAEC)	Location	Activity / Source	Contaminants of Concern
Car Yards	Lot ID A Lot ID H Lot ID K Lot ID L Lot ID M	Vehicle storage and maintenance. Potential fuel or chemical spillage. Placement of aggregate products. Fallout from adjacent Parramatta Road.	Heavy Metals PAH BTEX TRH PCB
Buildings	Southern portion of Lot ID A Lot ID B Lot ID C Lot ID D Southern portion of Lot ID H Lot ID I Eastern portion of Lot ID J Lot ID N Lot ID O	Asbestos Containing Material used in construction and insulation. Lead based paint. Treated timber. Poor demolition practice / storage of general and construction debris.	Asbestos Lead OCP OPP
Landscaped Areas	Western portion of Lot ID E Eastern portion of Lot ID G Lot ID N Lot ID O	Historic or recent application of pesticides or fertilisers.	Heavy Metals OCP OPP
Historic Fire Station	Lot ID J	Vehicle maintenance and wash down. Transformers. Chemical storage. Burning of fuels – emissions from chimneys.	Heavy Metals PAH BTEX TRH PCB
Shed	Lot ID G	Possible Chemical storage	Undetermined; no access
Residential Properties	Lot ID N Lot ID O	Burning of fuels – emissions from chimneys	Heavy Metals PAH
Entire Site	Entire Site; particularly areas in the north west	Groundwater and/or soil contamination from the adjacent service station to the north west of the site	Heavy Metals PAH BTEX TRH

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These Potential Areas of Environmental Concern have been identified based on the available historic and landscape information, and the observed site condition. Access was not provided to the entirety of the site, therefore some areas of concern may remain unobserved, and thus unidentified. In addition, the potential remains for unexpected finds to be present at the site, such as imported fill material or underground storage tanks which were not reported, and therefore do not appear on the WorkCover Dangerous Goods searches. No investigation of the subsurface conditions of the site has been undertaken. Therefore, the potential for other PAEC to exist remains a possibility for the site.

7. Conclusions and Recommendations

Based on the available historical, landscape and regulatory information, and the observed site condition, CSTS concludes that there is a low to moderate potential for contamination at the site known as 'Gran Central' 134 – 142 Parramatta Road, 26 – 44 Good Street, and 59 – 61 Cowper Street, Granville NSW. CSTS is of the opinion that the site will likely be suitable for the proposed development.

Based on the findings of this Preliminary Site Contamination Assessment, CSTS recommends that a Hazardous Risk Assessment be undertaken prior to demolition to determine the presence or absence of Asbestos within the buildings at the site.

In addition, CSTS recommends a Detailed Site Contamination Assessment be conducted in due course, including the following works, in order to provide a more comprehensive assessment of the contamination status of the site:

➤ Soil Assessment

- Sampling locations are to be excavated to the proposed depth of excavation or into natural material (whichever is less), based on a random stratified sampling pattern, in accordance with the *NSW EPA Sampling Design Guidelines 1995*.
- CSTS recommends that thirty (30) sampling locations be excavated across the site, that is, at twice the minimum sampling density outlined within the *NSW EPA Sampling Design Guidelines 1995*.
- One (1) sample is to be recovered from each profile at each sampling location (at the discretion of the Environmental Consultant), ensuring that samples are recovered from areas with visual indicators of contamination. Each sample is to be analysed for 8 Heavy Metals, PAH including B(a)P, BTEX, TRH, OCP, OPP, PCB, Phenols, and Asbestos.
- The results of the laboratory analysis are to be compared to the Health Investigation Levels detailed within the *NEPC National Environment Protection (Assessment of Site Contamination) Measure 2013*.
- At a minimum the following QA/QC sampling is to be undertaken: one (1) duplicate per ten (10) primary samples, one (1) trip blank sample per day of sampling, one (1) trip spike sample per day of sampling, and one (1) rinsate sample per day of sampling.
- CSTS is of the opinion that this is the most appropriate sampling regime due to the extent of development and redevelopment that has occurred at the site, and the range of potential contaminants of concern that may be present within each of the PAEC.

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➤ ASS Assessment

- While the site is located in an area of Class 5 risk of ASS, the proposed development has the potential to impact the groundwater levels in Class 4 land which is in close proximity to the site.
- CSTS recommends that an ASS assessment be undertaken in accordance with the *ASSMAC Acid Sulfate Soil Manual 1998*, to ascertain the presence of PASS or AASS within the site.
- An ASS Management Plan may be required to address the potential impacts of the development on the adjacent land.

➤ Groundwater Assessment

- A minimum of five (5) groundwater monitoring wells are to be installed at triangulated locations at the boundaries of the site.
- One (1) representative sample is to be recovered from each well and analysed for a minimum of 8 Heavy Metals, PAH including B(a)P, BTEX, TRH, pH, EC, TSS, Cyanide, and Phenols.
- The results of the laboratory analysis are to be compared to the Investigation Levels within *NEPM 2013*.
- At a minimum, the following QA/QC sampling is to be undertaken: one (1) duplicate sample per sampling event, one (1) trip blank sample per sampling event, one (1) trip spike sample per sampling event, and one (1) rinsate sample per sampling event.

These works are to be undertaken by a suitably qualified consultant, and reported in accordance with the *NSW EPA Guidelines for Consultants Reporting on Contaminated Sites 2011*. All laboratory analysis is to be undertaken by laboratories accredited by NATA for the relevant test methods and quality system compliance to ISO/IEC 17025.

The Detailed Site Contamination Assessment is to conclude whether or not the site is suitable for the proposed use in accordance with *NEPM 2013*. Under the circumstances that the site contains levels of contaminants above the threshold criteria, remedial action will be determined in order to make the site suitable for the proposed development. The Assessment is to provide recommendations regarding any measures to be taken in regard to the contamination status of the site as the development proceeds, including but not limited to the requirement for the issue of an Asbestos Clearance certificate certifying the successful removal of any Asbestos within the buildings after demolition and that the soils have not been impacted by the presence of ACM; an Unexpected Finds Protocol; an Acid Sulfate Soils Management Plan, or the preparation of a Remedial Action Plan.

8. Limitations

This report pertains to the site known as 134 – 142 Parramatta Road, 26 – 44 Good Street and 59 – 61 Cowper Street, Granville NSW as at the time of the visual assessment. Should there be any variations in site conditions since the abovementioned date (such as the importation of fill, chemical spillage, illegal dumping, etc.), further assessment will be required. Should any suspect material be encountered, we recommend that this office be contacted immediately for further assessment. Neither Compaction & Soil Testing Services Pty Ltd, nor any other

Compaction & Soil Testing Services Pty Limited

reputable firm can give unqualified warranties on the condition of the site and subsurface conditions. Unless otherwise stated, Compaction & Soil Testing Services Pty Ltd has made no effort to verify the validity of the information gathered from external sources, and assumes it provides a reliable foundation for the assessment. Compaction & Soil Testing Services Pty Ltd does not assume any liability for site conditions unobserved or inaccessible at the time of the investigation.

This report has been prepared for the particular project described and no responsibility is accepted for the use of any part of this report in any other context or for any other purpose. If there is any change in the proposed development described in the report, then all recommendations are to be reviewed. No other warranty expressed or implied is made or intended. Copyright of this report remains the property of Compaction & Soil Testing Services Pty Ltd.

Subject to the payment of all fees due for the investigation, the client alone shall have licence to use this report. This report shall not be reproduced except in full.

Should you have any queries about the methodology, findings, conclusions or recommendations of this Preliminary Site Contamination Assessment, please do not hesitate to contact our office on (02) 9675 7522.

9. References

Acid Sulfate Soil Management Advisory Committee, 1998, Acid Sulfate Soil Manual

Herbert C, 1983, Sydney 1:100,000 Geological Sheet 9130, 1st Edition, Geological Survey of New South Wales, Sydney

National Environment Protection Authority, 2013, National Environment Protection (Assessment of Site Contamination) Measure 1999 (Amended 2013)

NBRS+PARTNERS, 2014, Heritage Assessment Report; Planning Proposal; 138 Parramatta Road, Granville

New South Wales Environment Protection Authority, 1995, Sampling Design Guidelines

New South Wales Environment Protection Authority, 2011, Guidelines for Consultants Reporting on Contaminated Sites

New South Wales Government, 1997, Protection of the Environment Operations Act

New South Wales Government, 1997, Contaminated Land Management Act

Parramatta City Council, 2011, Local Environment Plan



Compaction & Soil Testing Services Pty Limited

ABN 44 106 976 738

Phone: (02) 9675 7522 **Fax:** (02) 9675 7544 **Email:** office@comsoiltest.com.au
1/78 Owen Street, GLENDENNING NSW 2761

Appendix A

Site Maps

Site Location Drawings	AA 001; AA 002; AA 003
Architectural Plans	KTA Architect
Land Zone Map	AA 004
Acid Sulfate Soils Map	AA 005
Geology Map	AA 006
Biodiversity Map	AA 007
Riparian Land Map	AA 008



	Drawn:	AB	Site Location Parramatta Road, Good Street & Cowper Street, Granville NSW <i>Source: Nearmap; Imagery Date: 21/11/2014</i>	Drawing No:	AA 001
	Approved:	CR		Project Code:	E1005
	Date:	14/01/2015			
	Scale:	Not to scale			



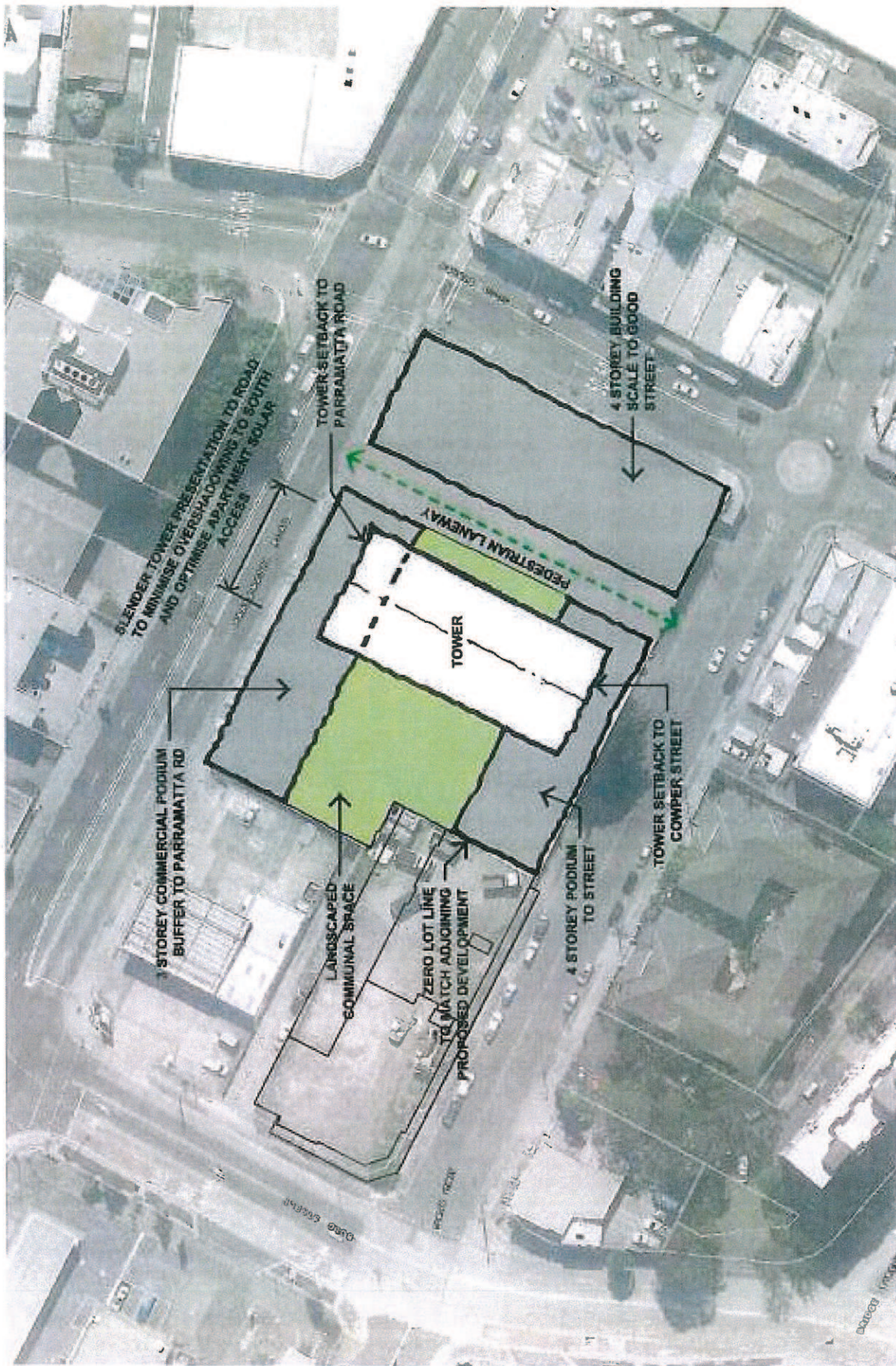
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Date:		14/01/2015	Source: Nearmap; Imagery Date: 21/11/2014			
Scale:		Not to scale				



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	Drawn: AB	Lot Identification Parramatta Road, Good Street & Cowper Street, Granville NSW <i>Source: Nearmap; Imagery Date: 21/11/2014</i>	Drawing No: AA 003
	Approved: CR		Project Code: E1005
	Date: 14/01/2015		
	Scale: Not to scale		



GRAN CENTRAL PARRAMATTA ROAD, GOOD STREET, COWPER STREET, GRANVILLE

CONCEPT MASSING DIAGRAM

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EXCEPTING THE WORK



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DATE 20/10/2014
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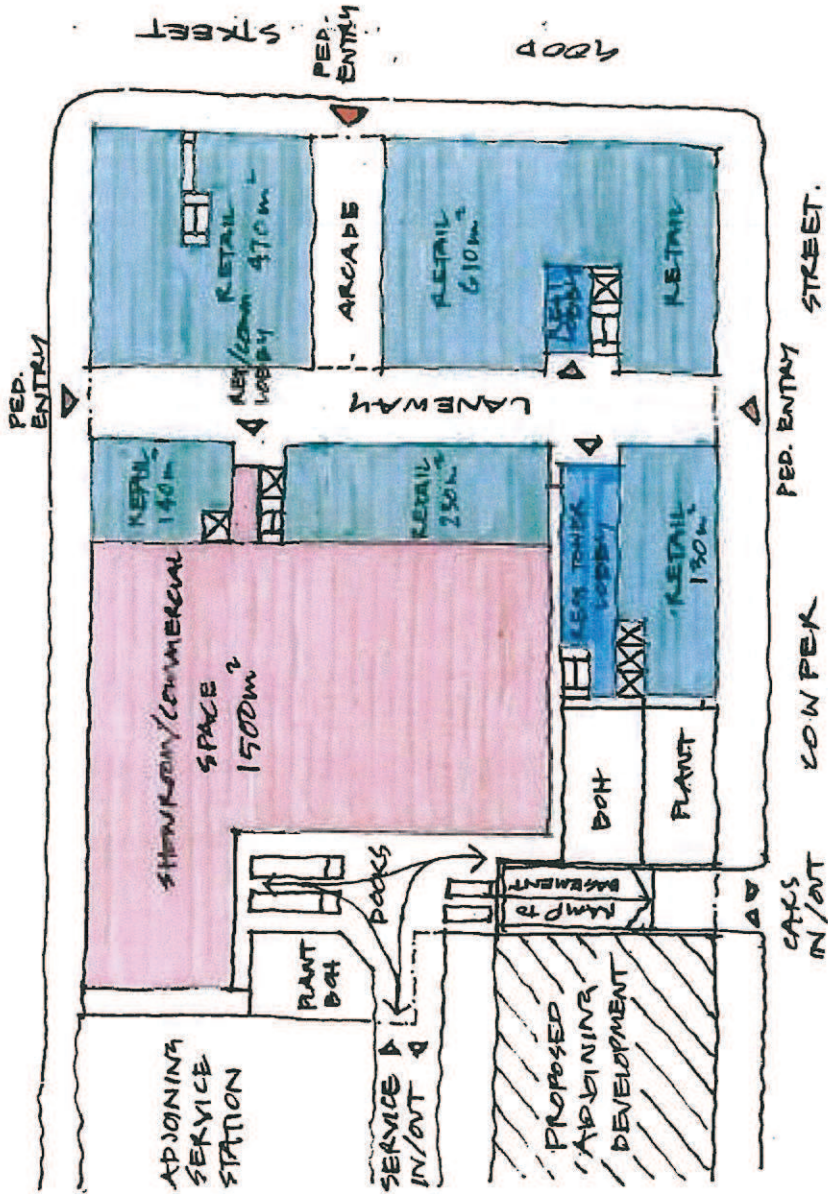
PROJECT NO. 1615
DRAWING NO. SK04
ISSUE 03



100mm ON ORIGINAL

100mm

PARRAMATTA ROAD



GRAN CENTRAL PARRAMATTA ROAD, GOOD STREET, COMPER STREET, GRANVILLE

GROUND LEVEL
CONCEPT PLAN

AIRBOSI PTY LTD

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DRAWING NO. SK05
REVISION 03

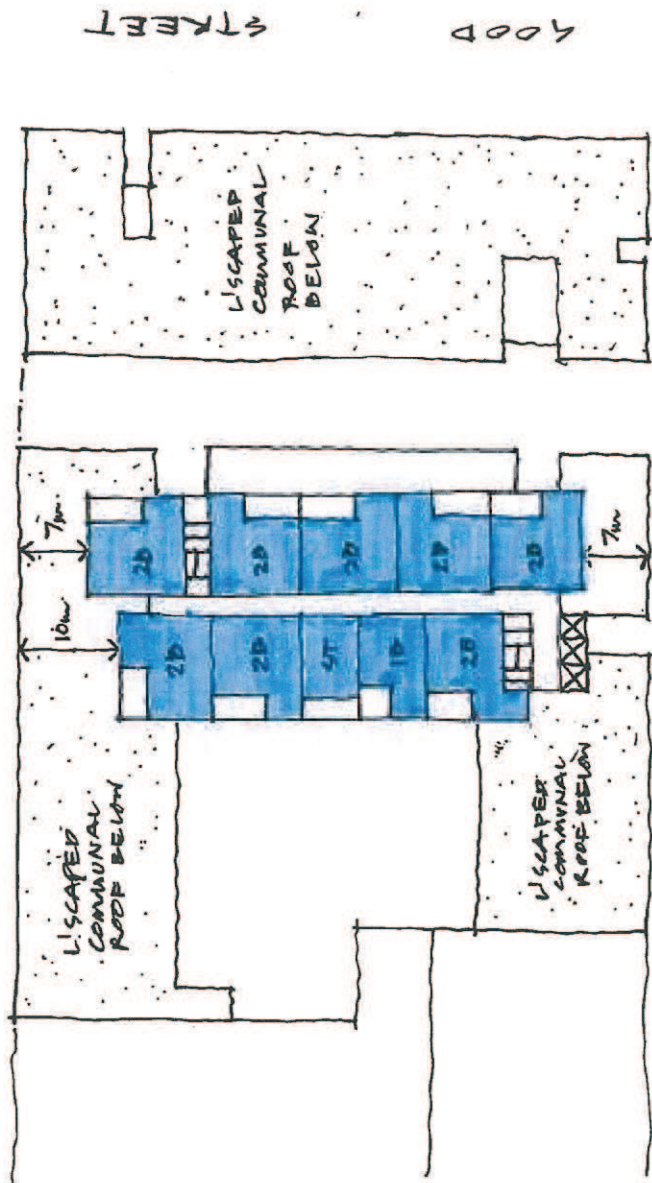
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SYDNEY NSW 2150
02 9550 1000
www.airbos.com.au

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12/20/2014

02/20/2014

PARRAMATTA ROAD



5000 STREET

COWPER STREET

GRAN CENTRAL
PARRAMATTA ROAD, 5000 STREET,
COWPER STREET, GRANVILLE

TYPICAL TOWER
CONCEPT PLAN

PROPOSED
AIRBOSITY LTD

DESIGN SCALE CONCEPT
PARRAMATTA ROAD, 5000 STREET,
COWPER STREET, GRANVILLE
PROPOSED TOWER TYPICAL

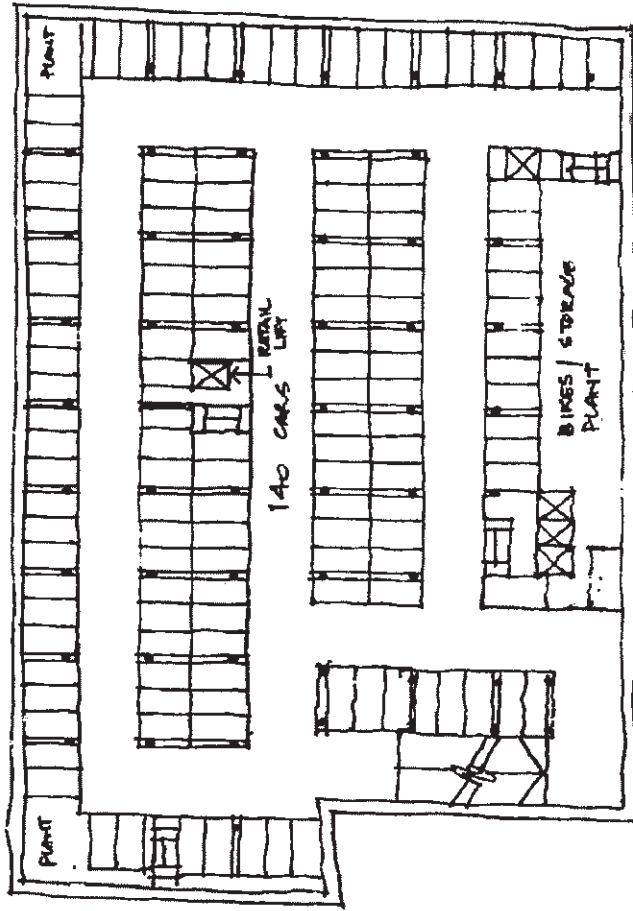


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DATE 24/10/2014
SCALE 1:250

PROJECT NO. 1615
DRAWING NO. SK07
ISSUE 03





GRAN CENTRAL PARRAMATTA ROAD, GOOD STREET, COWPER STREET, GRANVILLE

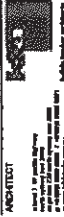
BASEMENT CONCEPT PLAN

ENGINEER
AIRBOSI PTY LTD

DESIGNER: WILSON & PARTNERS
 ARCHITECT: WILSON & PARTNERS
 PROJECT NO: 1015



DATE: 24/11/2014
 SCALE: 1:200
 PROJECT NO: 1015
 DRAWING NO: SK08
 SHEET: 03



11/20/2014 11:20 AM

11/20/2014 11:20 AM

11/20/2014 11:20 AM



Long Island City, New York
TERRACE

RETAIL/ RES VENTORS
RES PARKING
RES PARKING
RES PARKING

6000

LAURENCE

Medical
Insurance

1

**GRAMMATIC SECTION
LOOKING NORTH**

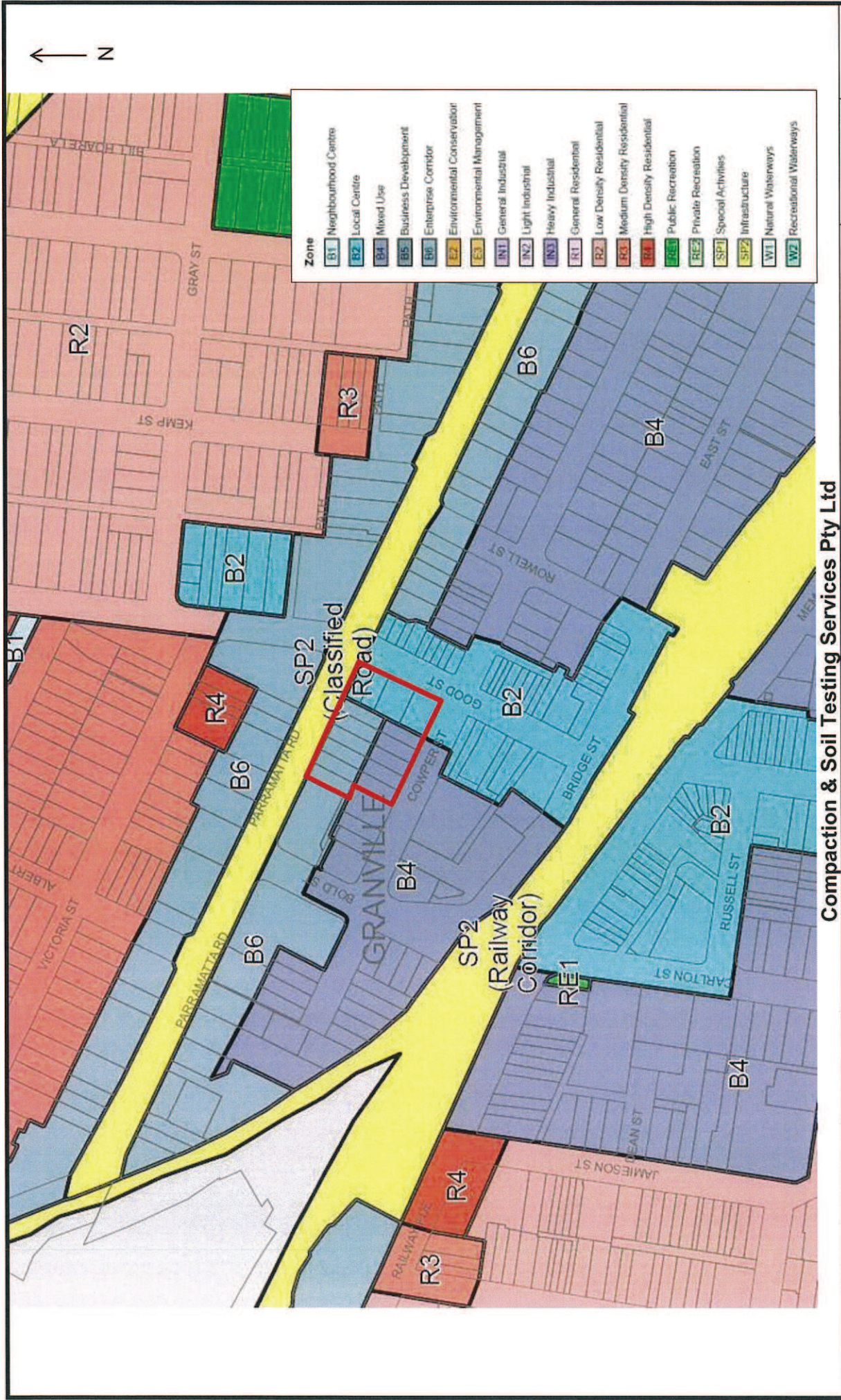
PROPRIETOR
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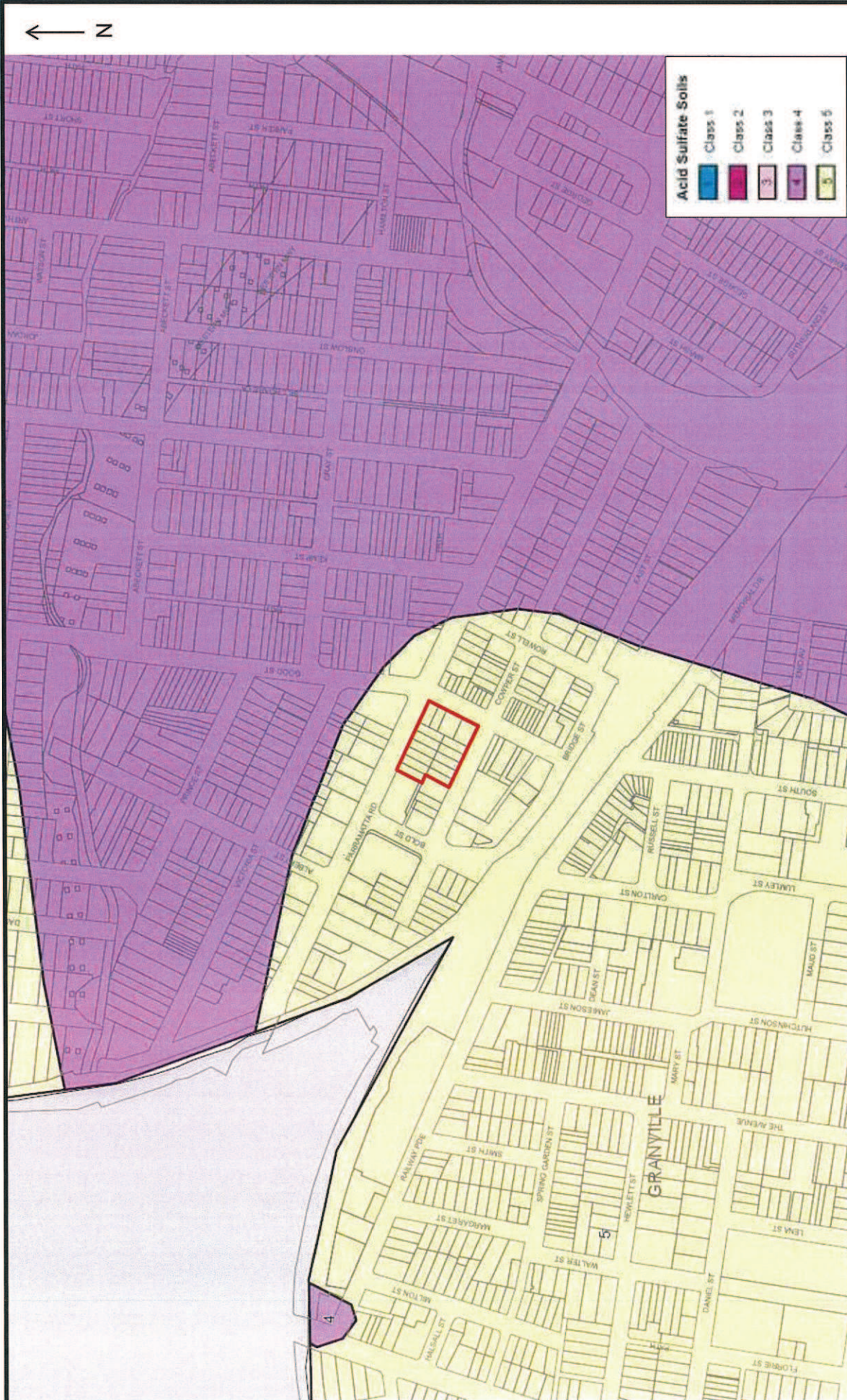
PROJECT NO.	DRAWING NO.	ISSUE
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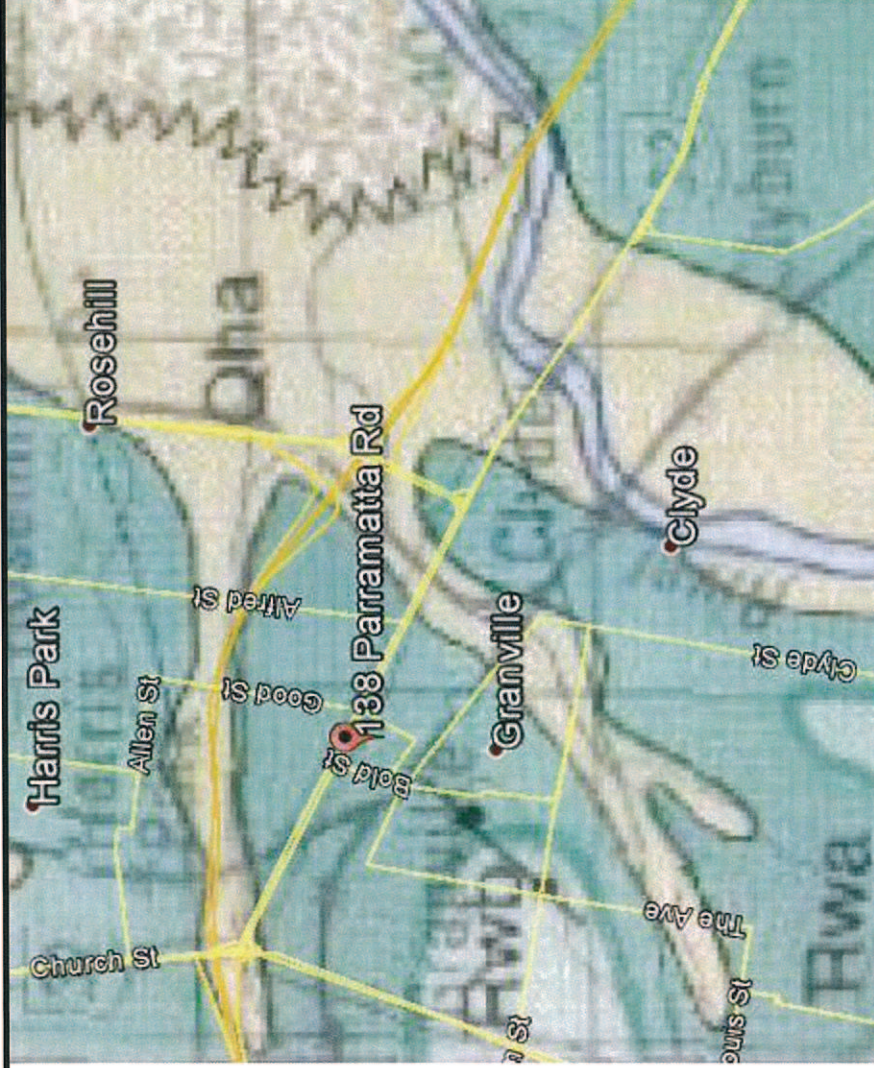


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Date: 14/01/2015		Parramatta Road, Good Street & Cowper Street, Granville NSW		Issue 0	
Scale: Not to scale		Source: Parramatta City Council Local Environment Plan 2011		05/01/2015	
		Environmental Landscape Drawing		Page 1 of 1	



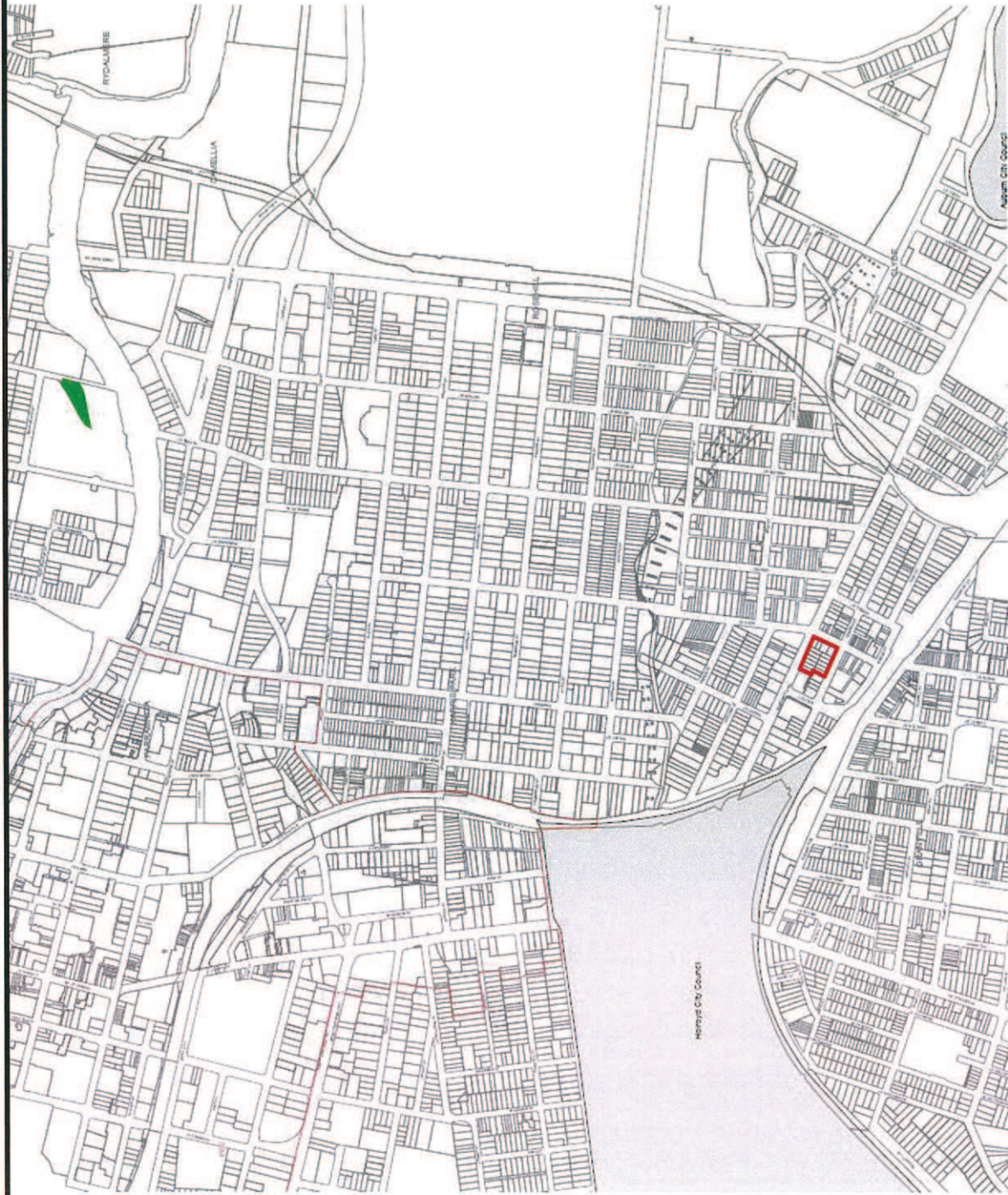
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		Date:	14/01/2015	Source: Parramatta City Council Local Environment Plan 2011		
		Scale:	Not to scale			



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	Drawn:	AB	Geological Map Parramatta Road, Good Street & Cowper Street, Granville NSW <i>Source: Sydney 1:100,000 Geological Sheet 9130</i>	Drawing No:	AA 006
	Approved:	CR		Project Code:	E1005
	Date:	14/01/2015			
	Scale:	Not to scale			



← N

Natural Resource
Biodiversity

Compaction & Soil Testing Services Pty Ltd

Natural Resources - Biodiversity Map

Parramatta Road, Good Street & Cowper Street, Granville NSW

Source: Parramatta City Council Local Environment Plan 2011

Drawn:	AB
Approved:	CR
Date:	14/01/2015
Scale:	Not to scale

Drawing No: AA 007

Project Code: E1005



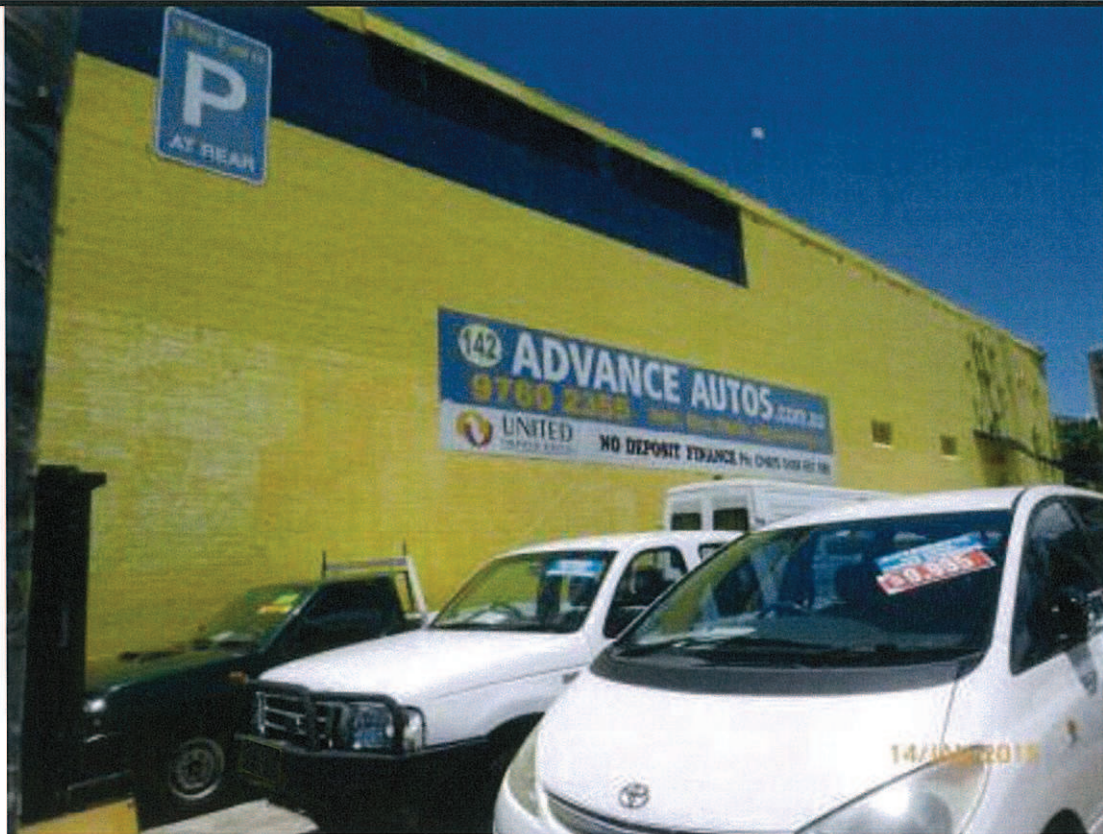
Compaction & Soil Testing Services Pty Limited

ABN 44 106 976 738

Phone: (02) 9675 7522 **Fax:** (02) 9675 7544 **Email:** office@comsoiltest.com.au
1/78 Owen Street, GLENDENNING NSW 2761

Appendix B

Site Photographs AA 009 – AA 015



A: Western boundary of 138 Parramatta Road – 'The Barn'



B: 142 Parramatta Road – facing south

Photographs taken by CSTS Environmental Consultants on 14/01/2015

Compaction & Soil Testing Services Pty Ltd

	Drawn:	AB	Site Photographs Parramatta Road, Good Street & Cowper Street, Granville NSW	Drawing No:	AA 009
	Approved:	CR		Project Code:	E1005
	Date:	22/01/2015			
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C: 134 Parramatta Road & 38–44 Good Street – facing south east

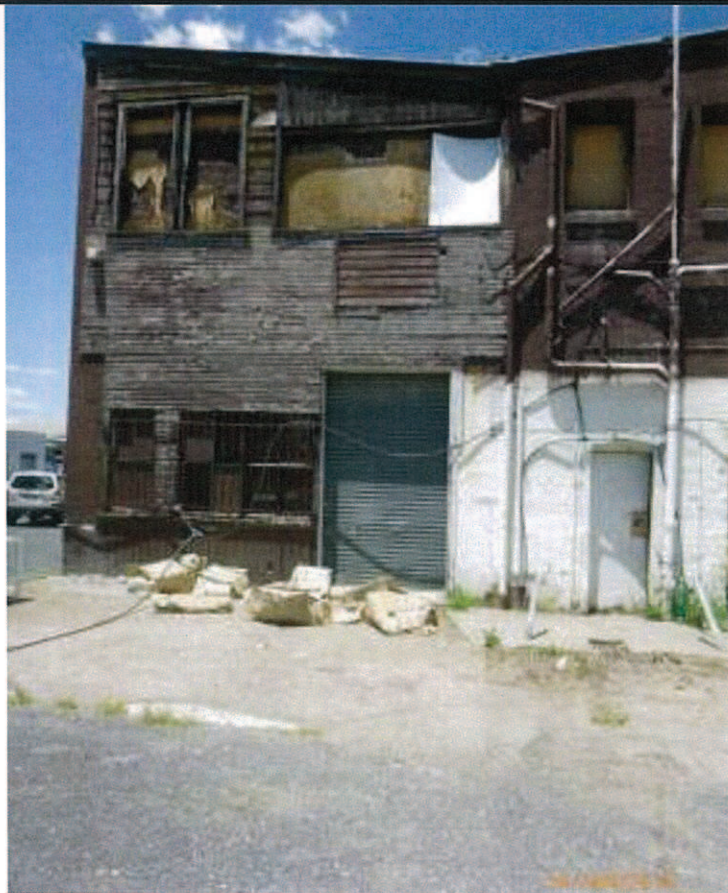


D: 134 Parramatta Road & 38–44 Good Street – facing north west

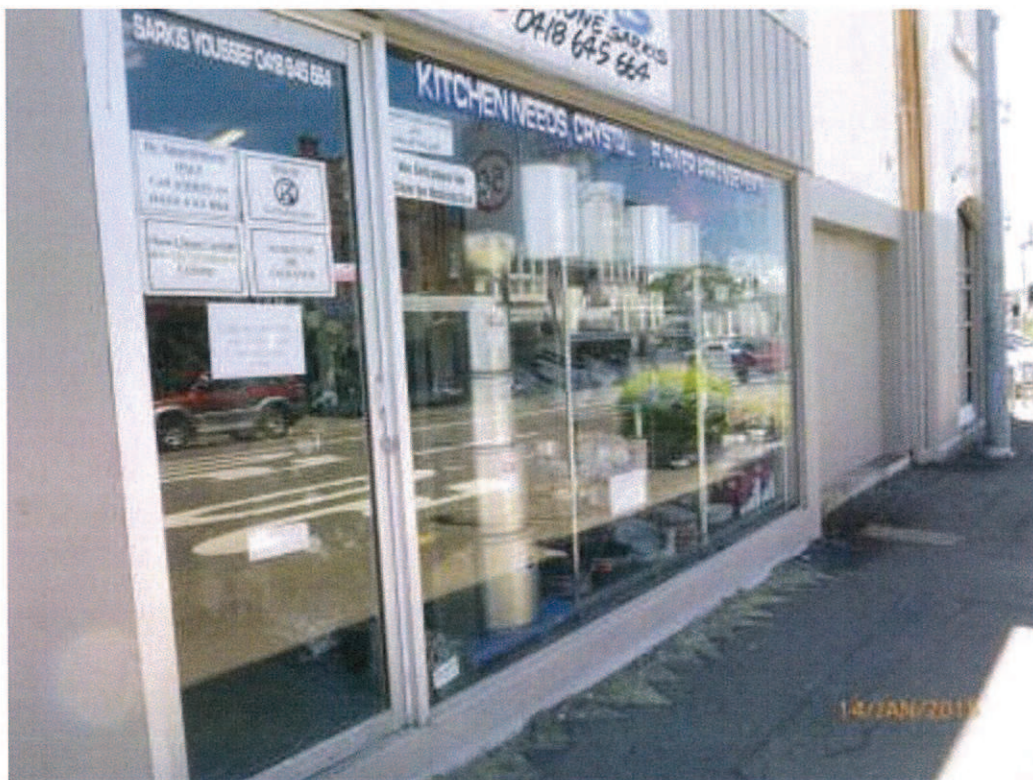
Photographs taken by CSTS Environmental Consultants on 14/01/2015

Compaction & Soil Testing Services Pty Ltd

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	Approved:	CR		Project Code:	E1005
	Date:	22/01/2015			
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E: Western portion of 32 Good Street – facing east



F: Eastern portion of 32 Good Street – facing north

Photographs taken by CSTS Environmental Consultants on 14/01/2015

Compaction & Soil Testing Services Pty Ltd

	Drawn:	AB	Site Photographs Parramatta Road, Good Street & Cowper Street, Granville NSW	Drawing No:	AA 011
	Approved:	CR		Project Code:	E1005
	Date:	22/01/2015			
	Scale:	Not to scale			



G: Western portion of 26–30 Good Street – facing north east



H: 26–30 Good Street – facing north

Photographs taken by CSTS Environmental Consultants on 14/01/2015

Compaction & Soil Testing Services Pty Ltd

	Drawn:	AB	Site Photographs Parramatta Road, Good Street & Cowper Street, Granville NSW	Drawing No:	AA 012
	Approved:	CR		Project Code:	E1005
	Date:	22/01/2015			
	Scale:	Not to scale			



I: 26-30 Good Street – awning



J: 59 Cowper Street – facing north east

Photographs taken by CSTS Environmental Consultants on 14/01/2015

Compaction & Soil Testing Services Pty Ltd

	Drawn:	AB	Site Photographs Parramatta Road, Good Street & Cowper Street, Granville NSW	Drawing No:	AA 013
	Approved:	CR		Project Code:	E1005
	Date:	22/01/2015			
	Scale:	Not to scale			



K: 59 Cowper Street – facing south west



L: 61 Cowper Street – facing north

Photographs taken by CSTS Environmental Consultants on 14/01/2015

Compaction & Soil Testing Services Pty Ltd

	Drawn:	AB	Site Photographs Parramatta Road, Good Street & Cowper Street, Granville NSW	Drawing No:	AA 014
	Approved:	CR		Project Code:	E1005
	Date:	22/01/2015			
	Scale:	Not to scale			



M: 138 Parramatta Road – frontage to Cowper Street – facing north west



N: 138 Parramatta Road – frontage to Cowper Street - facing north east

Photographs taken by CSTS Environmental Consultants on 14/01/2015

Compaction & Soil Testing Services Pty Ltd

	Drawn:	AB	Site Photographs Parramatta Road, Good Street & Cowper Street, Granville NSW	Drawing No:	AA 015
	Approved:	CR		Project Code:	E1005
	Date:	22/01/2015			
	Scale:	Not to scale			



Compaction & Soil Testing Services Pty Limited

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Phone: (02) 9675 7522 Fax: (02) 9675 7544 Email: office@comsoiltest.com.au
1/78 Owen Street, GLENDENNING NSW 2761

Appendix C

Regulatory Searches

Contaminated Lands Register for Notices
NSW Contaminated Sites Notified to the NSW EPA
POEO Public Register
WorkCover Dangerous Goods
Title Searches and Section 149 Certificates



Healthy Environment. Healthy Community. Healthy Business

[Home](#) > [Contaminated land](#) > [Record of notices](#)

Search results

Your search for: LGA: Parramatta City Council

Matched 78 notices
relating to 14 sites.
[Search Again](#)
[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
Camellia	6-10 Grand Avenue	Alco Nobel Chemicals	8 current and 4 former
Camellia	12 Grand Avenue	Okumen Manufacturer	2 current and 7 former
Camellia	14 Grand Avenue	Nymix	1 current and 2 former
Camellia	1 Grand Avenue	James Hardie Asbestos Factory	1 former
Camellia	37 Grand Avenue	Legacy Chromium Contamination	6 current and 3 former
Camellia	39 Grand Avenue	Legacy Chromium Contamination	7 current and 3 former
Camellia	41 Grand Avenue	Sydney Water	3 former
Clyde	Durham Street	Shell Clyde Refinery	1 current
Granville	28 Factory Street	Ajax Battery Factory	1 current and 2 former
Granville	2 Blaxcell Street	Shore Petroleum	4 current
Rosehill	2 Ritchie Street	2 Ritchie Street, Rosehill	2 former
Rosehill	Devon/Colquhoun Street	James Hardie Landfill	4 current and 6 former
Rydalmere	348 Victoria Road	Mitsubishi Electric Facility	6 current
Rydalmere	1 Alan Street	Rheem Rydalmere	5 former

Page 1 of 1

15 January 2015

[Contact](#)
[Feedback](#)
[Web](#)
[Page](#)

List of NSW Contaminated Sites Notified to EPA as of 23 December 2014

Background

In response to 2008 amendments to the *Contaminated Land Management Act 1997* (CLM Act) clarifying the Section 60 duty to report contaminated sites, the Environment Protection Authority (EPA) has received 1,105 notifications (as 23 December 2014) from owners or occupiers of sites where they believe the site is contaminated.

A strategy to systematically assess, prioritise and respond to these notifications has been developed by the EPA. This strategy acknowledges the EPA's obligations to make information available to the public under *Government Information (Public Access) Act 2009*.

When a site is notified to the EPA, it may be accompanied by detailed site reports where the owner has been proactive in addressing the contamination and its source. However, often there is minimal information on the nature or extent of the contamination.

For some notifications, the information indicates the contamination is securely immobilised within the site, such as under a building or carpark, and is not currently causing any offsite consequences to the community or environment. Such sites would still need to be cleaned up, but this could be done in conjunction with any subsequent building or redevelopment of the land. These sites may not require intervention under the CLM Act, but could be dealt with through the planning and development consent process.

Where indications are that the nominated site is causing actual harm to the environment or an unacceptable offsite impact (i.e. it is a "significantly contaminated site"), the EPA would apply the regulatory provisions of the CLM Act to have the responsible polluter and/or landowner investigate and remediate the site.

As such, the sites notified to the EPA and presented in the following table are at various stages of the assessment and/or remediation process. Understanding the nature of the underlying contamination, its implications and implementing a remediation program where required, can take a considerable period of time. The tables provide an indication, in relation to each nominated site, as to the management status of that particular site. Further detailed information may be available from the EPA or the responsible landowner.

The following questions and answers may assist those interested in this issue:

Frequently asked questions

What is the difference between the "List of NSW Contaminated Sites Notified to the EPA" and the "Contaminated Land: Record of Notices"?

A site will be on the Contaminated Land: Record of Notices only if the EPA has issued a regulatory notice in relation to the site under the *Contaminated Land Management Act 1997*.

The sites appearing on this "List of NSW contaminated sites notified to the EPA" indicate that the notifiers consider that the sites are contaminated and warrant reporting to the EPA. However, the contamination may or may not be significant enough to warrant regulation by the EPA. The EPA needs to review and, if necessary, obtain more information before it can make a determination as to whether the site warrants regulation.

Why my site appears on the list?

Your site appears on the list because of one or more of the following reasons:

- The site owner and/or the person partly or fully responsible for causing the contamination notified to the EPA about the contamination under Section 60 of the *Contaminated Land Management Act 1997*. In other words, the site owner or the "polluter" believes the site is contaminated.
- The EPA has been notified via other means and is satisfied that the site is or was contaminated.

Does the list contain all contaminated sites in NSW?

No. The list only contains contaminated sites that the EPA is aware of, with regard to its regulatory role under the CLM Act. An absence of a site from the list does not necessarily imply the site is not contaminated.

The EPA relies upon responsible parties to notify contaminated sites.

How are these notified contaminated sites managed by the EPA?

There are different ways that the EPA manages these notified contaminated sites. First, an initial assessment is carried out by the EPA. At the completion of the initial assessment, the EPA may take one or more than one of the following management approaches:

- The contamination warrants the EPA's direct regulatory intervention either under the *Contaminated Land Management Act 1997* or the *Protection of the Environment Operations Act 1997* (POEO Act), or both. Information about current or past regulatory action on this site can be found on EPA website.
- The contamination with respect to the current use or approved use of the site, as defined under the *Contaminated Land Management Act 1997*, is not significant enough that it warrants EPA regulation.
- The contamination does not require EPA regulation and can be managed by a planning approval process.
- The contamination is related to an operational Underground Petroleum Storage System, such as a service station or fuel depot. The contamination may be managed under the POEO Act and the Protection of the Environment Operation (Underground Petroleum Storage Systems) Regulation 2008.
- The contamination is being managed under a specifically tailored program operated by another agency (for example the Department of Industry and Investment's *Derelict Mines Program*).

I am the owner of a site that appears on the list. What should I do?

First of all, you should ensure the current use of the site is compatible with the site contamination. Secondly, if the site is the subject of EPA regulation, make sure you comply with the regulatory requirements, and you have considered your obligations to notify other parties who may be affected.

If you have any concerns, contact us and we may be able to offer you general advice, or direct you to accredited professionals who can assist with specific issues

I am a prospective buyer of a site that appears on the list. What should I do?

You should seek advice from the vendor to put the contamination issue into perspective. You may need to seek independent expert advice.

The information provided in the list is meant to be indicative only, and a starting point for your own assessment. Site contamination as a legacy of past site uses is not uncommon, particularly in an urbanised environment. If the contamination on a site is properly remediated or managed, it may not materially impact upon the intended future use of the site. However, each site needs to be considered in context.

List of NSW Contaminated Sites Notified to the EPA

Disclaimer

The EPA has taken all reasonable care to ensure that the information in the list of contaminated sites notified to the EPA (the list) is complete and correct. The EPA does not, however, warrant or represent that the list is free from errors or omissions or that it is exhaustive.

The EPA may, without notice, change any or all of the information in the list at any time.

You should obtain independent advice before you make any decision based on the information in the list.

The list is made available on the understanding that the EPA, its servants and agents, to the extent permitted by law, accept no responsibility for any damage, cost, loss or expense incurred by you as a result of:

1. any information in the list; or
2. any error, omission or misrepresentation in the list; or
3. any malfunction or failure to function of the list;
4. without limiting (2) or (3) above, any delay, failure or error in recording, displaying or updating information.

Site Status	Explanation
Under assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or <i>Protection of the Environment Operations Act 1997</i> . Alternatively, the EPA may require information via a notice issued under s77 of the <i>Contaminated Land Management Act 1997</i> or issue a Preliminary Investigation Order.
Regulation under CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the <i>Contaminated Land Management Act 1997</i> is not required.
Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the <i>Contaminated Land Management Act 1997</i> . A regulatory approach is being finalised.
Contamination currently regulated under CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the <i>Contaminated Land Management Act 1997</i> (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory

	notices are available on the EPA's Contaminated Land Public Record
Contamination currently regulated under POEO Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. Management of the contamination is regulated under the <i>Protection of the Environment Operations Act 1997</i> (POEO Act). The EPA's regulatory actions under the POEO Act are available on the POEO public register
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the <i>Contaminated Land Management Act 1997</i> (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the <i>Protection of the Environment Operations Act 1997</i> (POEO Act).
Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the <i>Contaminated Land Management Act 1997</i> (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record.

Suburb/City	Site Description	Site Address	Activity that caused contamination	s60 Form received
Abbotsford	Former Gasworks	43 St Albans Street	Gasworks	Contamination currently regulated under the CLM Act
Goulburn	Former Goulburn Gasworks	1 Blackshaw Road	Gasworks	Contamination currently regulated under the CLM Act
Goulburn	Former Mobil Service Station	422-426 Auburn Street	Service Station	Under assessment
Goulburn	Former Shell Autoport Service Station	Corner Bruce Street and Lagoon Street	Service Station	Under assessment
Goulburn	Goulburn Tannery	13 Gibson Street	Other Industry	Under assessment
Goulburn	Mobil Depot	23 Braidwood Road	Other Petroleum	Under assessment
Goulburn	Mobil Service Station	129 Lagoon Street	Service Station	Contamination currently regulated under the CLM Act
Goulburn	Shell Service Station	Corner Clinton and Cowper Streets	Service Station	Under assessment
Grafton	BP Service Station	58 Fitzroy Street	Service Station	Under assessment
Grafton	Caltex Service Station	179 Prince St	Service Station	Under assessment
Grafton	Caltex Service Station	72 Swallow Road	Service Station	Under assessment
Grafton	Caltex Service Station	Corner Villiers St and Fitzroy St	Service Station	Regulation under the CLM Act not required
Grafton	Former BP Service Station	202 Queen Street	Service Station	Under assessment
Grafton	Former service station site	161 Turf Street	Other Petroleum	Under assessment
Grafton	Former Shell Depot	2 Milton Street	Other Petroleum	Under assessment
Grafton	Grafton Depot (Reliance Petroleum)	13 Orla Street	Other Petroleum	Under assessment
Grafton	Grafton Works Depot	26-28 Bruce St	Other Petroleum	Under assessment
Grafton	Mobil Depot	2-16 Bruce Street	Other Petroleum	Under assessment
Grafton	Shell Coles Express Service Station	91 Bent Street	Service Station	Under assessment
Grafton	Woodwards Petrol	75 - 77 Fitzroy Street Cnr of Duke Street	Service Station	Under assessment
Grafton South	Caltex Service Station	Pacific Hwy Cnr Gwyder Hwy	Service Station	Under assessment
Granville	7-Eleven Service Station	154-160 Panamatta Road	Service Station	Regulation under the CLM Act not required
Granville	Australand	15-17 Berry St	Other Industry	Contamination being managed via the planning process (EP&A Act)
Granville	Caltex Service Station	144 Panamatta Rd	Service Station	Under assessment
Granville	Evans Deacon Ltd	2B Factory St	Other Industry	Ongoing maintenance required to manage residual contamination (CLM Act)
Granville	Old Granville Depot	23 Elizabeth Street	Unclassified	Regulation under the CLM Act not required
Greenacre	Caltex Service Station	77 Roberts Rd	Service Station	Under assessment
Greenacre	Former Plating Works	12 Claremont Street	Unclassified	Regulation under the CLM Act not required



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Number	Name	Location	Type	Status	Issued date
1178	BORAL RESOURCES (NSW) PTY LTD	MORT STREET, GRANVILLE, NSW 2142	POEO licence	No longer in force	22 Aug 2000
1065773424	BORAL RESOURCES (NSW) PTY LTD	MORT STREET, GRANVILLE, NSW 2142	Penalty Notice	Issued	05 Mar 2014
1024	BRITISH AMERICAN TOBACCO AUSTRALIA LIMITED	26 FERNDILL STREET, GRANVILLE, NSW 2142	POEO licence	Surrendered	09 May 2000
1020	CAPRAL LIMITED	UNWIN STREET, GRANVILLE, NSW 2142	POEO licence	Surrendered	04 Apr 2000
1003974	CAPRAL LIMITED	UNWIN STREET, GRANVILLE, NSW 2142	s.58 Licence Variation	Issued	14 May 2002
499	ENDULEUM ROAD SERVICES PTY LTD	GATE 1, UNWIN STREET, GRANVILLE, NSW 2142	POEO licence	No longer in force	16 May 2000
1017359	ENDULEUM ROAD SERVICES PTY LTD	GATE 1, UNWIN STREET, GRANVILLE, NSW 2142	s.58 Licence Variation	Issued	12 Jun 2013
1353	HANDYMIX AUSTRALIA PTY LTD	1 TENNYSON STREET, GRANVILLE, NSW 2142	POEO licence	Surrendered	19 Jan 2011
4906	HELIPORT DEVELOPERS PTY LIMITED	25 WENTWORTH STREET, GRANVILLE, NSW 2142	POEO licence	Issued	19 Jun 2000
1004309	HELIPORT DEVELOPERS PTY LIMITED	25 WENTWORTH STREET, GRANVILLE, NSW 2142	s.58 Licence Variation	Issued	06 Mar 2002
1525359	HELIPORT DEVELOPERS PTY LIMITED	25 WENTWORTH STREET, GRANVILLE, NSW 2142	s.58 Licence Variation	Issued	23 Oct 2014
20443	Laving O'Bourne Australia Construction Pty Ltd	Within the rail corridor of the Western Rail Line between Auburn Junction and Gladesville, GRANVILLE, NSW 2142	POEO licence	Issued	20 May 2014
2172	MERCK SHARP & DOHME (AUSTRALIA) PTY LTD	54-68 FERNDILL STREET (SOUTH GRANVILLE), GRANVILLE, NSW 2142	POEO licence	Surrendered	21 Jan 2000
1012533	MERCK SHARP & DOHME (AUSTRALIA) PTY LTD	54-68 FERNDILL STREET (SOUTH GRANVILLE), GRANVILLE, NSW 2142	s.58 Licence Variation	Issued	19 May 2001
1010892	MERCK SHARP & DOHME (AUSTRALIA) PTY LTD	54-68 FERNDILL STREET (SOUTH GRANVILLE), GRANVILLE, NSW 2142	s.58 Licence Variation	Issued	16 Sep 2002
1051370	MERCK SHARP & DOHME (AUSTRALIA) PTY LTD	54-68 FERNDILL STREET (SOUTH GRANVILLE), GRANVILLE, NSW 2142	s.58 Licence Variation	Issued	17 May 2008
1022489	MERCK SHARP & DOHME (AUSTRALIA) PTY LTD	54-68 FERNDILL STREET (SOUTH GRANVILLE), GRANVILLE, NSW 2142	s.58 Licence Variation	Issued	15 Oct 2007
1108202				Issued	01 Oct 2009

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	NECK SHARP & DOHNE (AUSTRALIA) PTY LTD	54-68 FERNDELL STREET (SOUTH) GRANVILLE, NSW 2142	LCB Licence Variation	
2009	SIBELCO AUSTRALIA LIMITED	CNR UNWIN & SHARLEY STREETS, GRANVILLE, NSW 2142	POEO Licence	Surrendered 11 Aug 2009
2013	VIA STEEL PACKAGING PTY LTD	11A Ferndehl Street, GRANVILLE, NSW 2142	POEO Licence	No longer in force 16 Dec 2013

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15 January 2015



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Number	Name	Location	Type	Status	Issued date
1037042	VIP STEEL PACKAGING PTY LTD	11A Ferndehl Street, GRANVILLE, NSW 2142	s.58 Licence Variation	Issued	25 May 2004
1058756	VIP STEEL PACKAGING PTY LTD	11A Ferndehl Street, GRANVILLE, NSW 2142	s.58 Licence Variation	Issued	21 Apr 2006

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15 January 2015

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WorkCover

Our Ref: D15/008232
Your Ref: Ashleigh Brice

WorkCover NSW
92-100 Donnison Street, Gosford, NSW 2250
Locked Bag 2906, Lisarow, NSW 2252
T 02 4321 5000 F 02 4325 4145
WorkCover Assistance Service 13 10 50
OX 731 Sydney workcover.nsw.gov.au

27 January 2015

Attention: Ashleigh Brice
Compaction and Soil testing Services Pty Ltd
1/78 Owen St
Glendenning NSW 2761

Dear Ms Brice,

**RE SITE: 134-138 & 142 Parramatta Rd & 59-61 Cowper St & 26-30 Good St
Granville NSW**

I refer to your site search request received by WorkCover NSW on 19 January 2015 requesting information on licences to keep dangerous goods for the above site.

Please note that we have no files for the street numbering you have provided, based on modern address usage, our file is called 140 Parramatta Rd Granville which would appear to have been subsumed within the address now known as 134-138 & 142 Parramatta Rd.

Enclosed are copies of the documents that WorkCover NSW holds on Dangerous Goods Licence 35/033092 relating to the storage of dangerous goods at the above-mentioned premises, as listed on the Stored Chemical Information Database (SCID).

If you have any further queries please contact the Dangerous Goods Licensing Team on (02) 4321 5500.

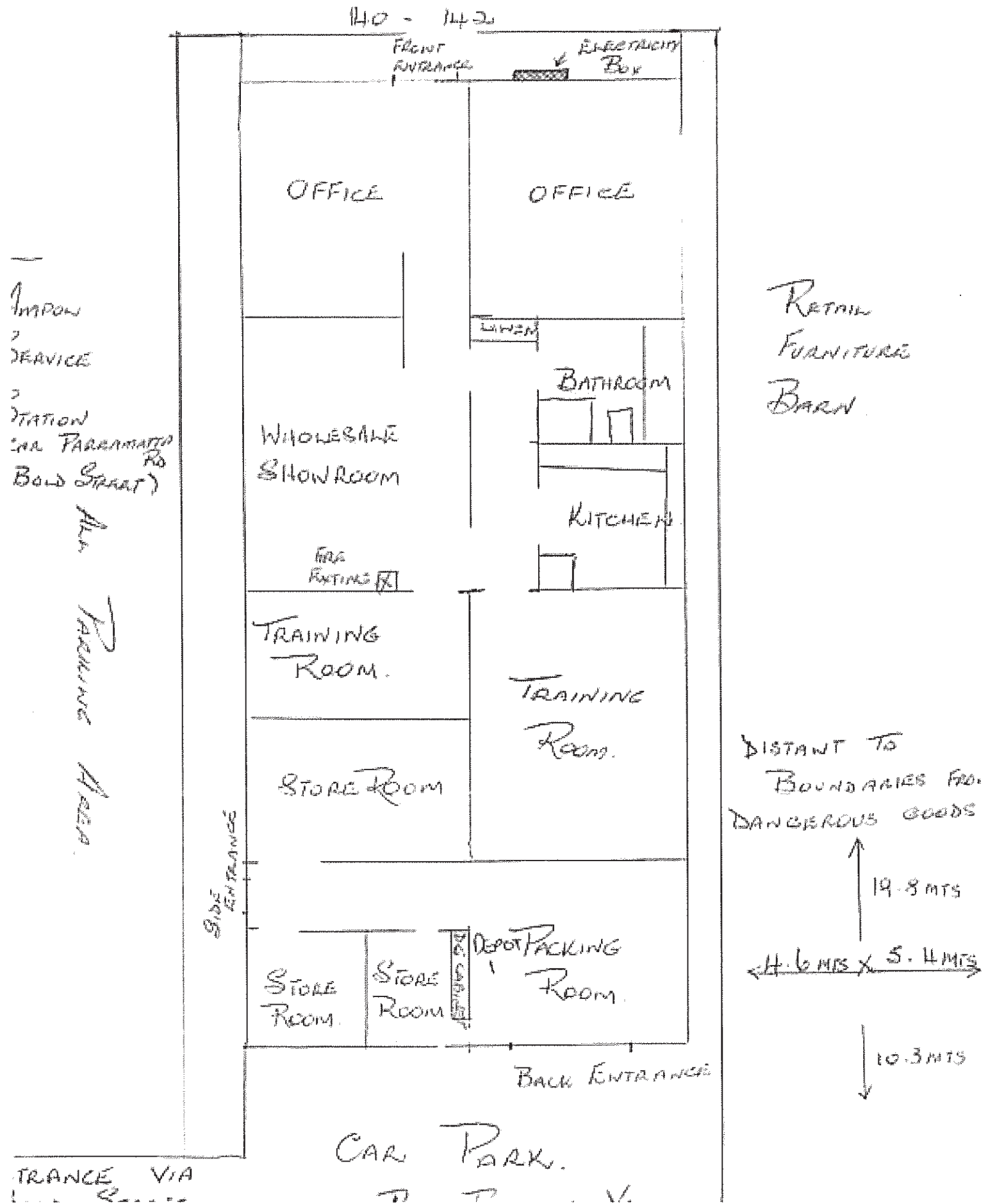
Yours Sincerely

Brent Jones
Senior Licensing Officer
Dangerous Goods Notification Team

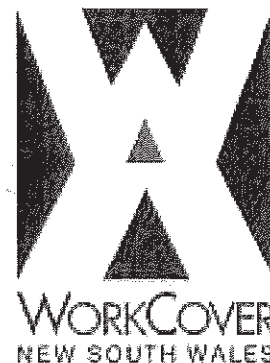
TO PARRAMATTA

TO CITY

← PARRAMATTA RD. →



Application for Licence to Keep Dangerous Goods



Application for ☒ new licence ☐ amendment ☐ transfer ☐ renewal of expired licence

Exp date 30/1/99

conditional
App lic & lic agreed on conditions
that add info on storage & confirmation
that storage is in compliance to section
ACN 4.5 AS 1990-1993 submitted

PART A - Applicant and site information

1 Name of applicant

HOLLYWOOD NAIL & BEAUTY SUPPLIES PTY LTD 003 017 1787 6/4/98

2 Postal address of applicant

P.O. Box 452

Suburb/Town

GRANVILLE

Postcode

2142

3 Trading name or site occupier's name

AS ABOVE

conditional
4.5.98 Licence Fee

4 Contact for licence inquiries

Phone

Fax

Name

02 9682 3488

02 9682 3512

(Mrs) LEAH HARDAKER

5 Previous licence number (if known)

35/

033092

6 Previous occupier (if known)

7 Site to be licensed

No

Street

140

PARRAMATTA RD

Suburb / Town

GRANVILLE

Postcode

N.S.W.

2142

8 Main business of site

WHOLESALE TO NAIL & BEAUTY INDUSTRY

9 Site staffing: Hours per day

8

Days per week

5

10 Emergency contact

Phone

Name

9682 3488 (m)

018 465 810

LEAH HARDAKER

11 Major supplier of dangerous goods

I C I

12 If a new site or for amendments to depots

Plan stamped by:

Name of Accredited Consultant

Date stamped

I certify that the details in this application (including any accompanying computer disk) are correct and cover all licensable quantities of dangerous goods kept on the premises.

13 Signature of applicant

Date

Leah Hardaker

23.1.98

Please send your application, marked CONFIDENTIAL, to:

Dangerous Goods Licensing, Level 3, Locked Bag 10, Clarence Street,
SYDNEY NSW 2000

PART C – Dangerous Goods Storage Complete one section per depot.

If you have more depots than the space provided, photocopy sufficient sheets first.

Depot Number	Type of depot	Depot Class	Maximum storage capacity
1	ROOFSIDE STORE	FLC	3 CABINET 225 L

UN Number	Correct Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m ³
1090	ACETONE	3 II	ACETONE	20LBS	L
1993	ACETONE	3 II	ACETONE	20LBS	L
1143	ACETONE REMOVER	3 II	ACETONE REMOVER	20	L
1140	ETHYL ACETATE	3 II	ETHYL ACETATE	20	L
1140	METHYL SPIRIT	3 II	METHYL SPIRIT	20	L
2089	NAIL ENAMEL	3 II	NAIL ENAMEL	40	L
1993	NON-ACETONE REMOVER	3 II	NON-ACETONE REMOVER	40	L

[illegible]

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/721626

SEARCH DATE	TIME	EDITION NO	DATE
15/6/2006	4:07 PM	3	1/2/2005

LAND

LOT 1 IN DEPOSITED PLAN 721626

AT GRANVILLE

LOCAL GOVERNMENT AREA: PARRAMATTA

PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND

TITLE DIAGRAM: DP721626

FIRST SCHEDULE

SITANA PTY LIMITED

(T AB330156)

SECOND SCHEDULE (2 NOTIFICATIONS)

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. AB120240 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Provided Electronically by EZISEARCH an Approved LPI NSW Information Provider

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH
-----POLIO: 1/781581

SEARCH DATE	TIME	EDITION NO	DATE
15/6/2005	4:12 PM	10	1/1/2005

LAND

LOT 1 IN DEPOSITED PLAN 783581
AT GRANVILLE
LOCAL GOVERNMENT AREA: PARRAMATTA
PARISH OF ST JOHN COUNTY OF CUMBERLAND
TITLE DIAGRAM: DP783581

FIRST SCHEDULE

SITANA PTY LIMITED

(T A2440867)

SECOND SCHEDULE (3 NOTIFICATIONS)

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. LIMITED TITLE, LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
3. AB320240 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



PLANNING CERTIFICATE

CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979 as amended 1998

Certificate No: 2006/2010
Fee: \$100.00
Issue Date: 19 June 2006
Receipt No: 2290627
Applicants Ref: 360 280346

APPLICANT

Leap Disbursement Management
DX 578
SYDNEY

DESCRIPTION OF LAND

Address: 134 Parramatta Road
GRANVILLE NSW 2142
Lot Details: Lot 1 DP 721626

SECTION A

The following Environmental planning instrument to which this certificate relates applies to the land:

Parramatta Local Environmental Plan 2001 (as amended).

The land being:
Mixed Use 10
Local Transport Reservation 9C(proposed)

The purpose for which development may be carried out with or without development consent or is prohibited in this zone are set out in the table contained in Annexure 'A' to this certificate.

**PARRAMATTA
CITY COUNCIL**

30 Darcy Street Parramatta NSW 2150
PO Box 32 Parramatta NSW 2124

Phone 02 9806 5000 Fax 02 9806 5017 DX 8270 Parramatta
ABN 49 907 174 773 www.parramatta.nsw.gov.au



SECTION B

For the purpose of Section 149(2) it is advised that as the date of this certificate the abovementioned land is affected by the matters referred to as follows:

The land is affected by State Environmental Planning Policies and Regional Environmental Plans as detailed in Annexure "B1".

The land is affected by Draft State Environmental Plans in respect of information as detailed in Annexure "B2". This information is provided only to the extent that the Council has been notified by Department of Planning.

Is AFFECTED by a Draft Environmental Plan which has been placed on Public Exhibition but has not yet been prescribed –

DRAFT – Draft Amendment No.4 to Parramatta Local Environmental Plan 1996 (Heritage and Conservation).

DRAFT – Local Floodplain Risk Management Policy.

DRAFT – Parramatta Local Environmental Plan 2001 (Draft Amendment) (DCP Review 2005).

DRAFT – Parramatta Local Environmental Plan 2001 Amendment No.3.

The land IS AFFECTED by Parramatta Development Control Plan 2005.

The Parramatta Comprehensive Section 94 Contributions Plan (effective 1 July 2002) applies to this land.

The land is affected by exempt development provisions. (Parramatta Local Environmental Plan 2001, Clause 17).

The land is affected by complying development provisions. (Parramatta Local Environmental Plan 2001 Clause 18).

A person may excavate or fill land with the consent of Council. (Parramatta Local Environmental Plan 2001 Clause 23).

A master plan IS REQUIRED for development of land exceeding 5000 sqm and listed in schedule 4. (Parramatta Local Environmental Plan 2001 Clause 30).

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979.

The land IS AFFECTED by road widening or road realignment under:

- (1) Roads Act, 1993.
- (2) Any Environmental Planning Instrument.
- (3) Any Resolution of Council.



The Parramatta Local Environmental Plan 2001 clause 12 provides for acquisition of certain lands by public authorities.

The land is not affected by Section 15 of the Mine Subsidence Compensation Act 1961 proclaiming land to be a Mine Subsidence District.

The land IS NOT in a conservation area.

An Item of environmental heritage IS NOT situated on the land.

The land IS NOT AFFECTED by any of the matters contained in Clause 59(2) of the Contaminated Land Management Act 1997.

The land IS NOT bushfire prone land.

The land IS AFFECTED by a Tree Preservation Order.

The Director General with responsibility for the Threatened Species Conservation Act 1995 has not advised Council that the land includes or comprises a critical habitat.

Council has adopted a policy covering the entire City of Parramatta to restrict development of any land by reason of the likelihood of flooding.

Council HAS NOT adopted a policy to restrict the development of the land by reason of the likelihood of land slip, tidal inundation, subsidence or any other risk.

SPECIAL NOTES

Large areas of the local government area of Parramatta have the potential to be affected by acid sulfate soils which become problematic if exposed during excavation or similar activities. The Department of Planning has maps which indicated the potential occurrences of acid-sulfate soils. Prior to undertaking work which involves substantial soil disturbance, you should ascertain the possibility of acid-sulfate soils existing on your property. Enquiries should be made to the Department of Planning.

Applicants for Sections 149 Certificates are advised that Council does not hold sufficient information to fully detail the effect of any encumbrances on the title of the subject land. Further information should be sought from relevant Statutory Departments.



SECTION C

The following additional information is issued under Section 149(5)

Pursuant to S149(5) the Council supplies information as set out below on the basis that the Council takes no responsibility for the accuracy of the information. The information if material should be independently checked by the applicant.

Aboriginal Heritage – low sensitivity – limited potential to contain items of Aboriginal heritage. Contact Council's Customer Service/Duty Planner (02) 9806 5000 for more information.

The land is considered by Council TO BE ABOVE the 1 in 100 year mainstream flood level.

This information is based on data available to the Council. It is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall the Council or its servants, be liable for any negligence in the preparation of that information.

ANNEXURE "A"

issued pursuant to Section 149 of the Environmental Planning and Assessment Act, 1979.
NOTE: This table is an excerpt from LEP 2001 (as amended) and must be read in conjunction with and subject to the other provisions of that instrument, and the other Environmental Planning Instruments specified in the Certificate and in force at that date.

LOCAL ROAD (PROPOSED) 9(c) ZONE

1. Objectives of the Local Road (Proposed) 9(c) Zone

- (a) To identify and protect land intended to be acquired for the provisions of future local roads or the widening of existing local roads, and
- (b) To provide flexibility in the development of sites identified for the provision of future roads by allowing development which is permissible in an adjacent zone and consistent with the objectives of that zone.

(2). Development within the Local Road (Proposed) 9(c) zone

- (a) Within the Local Road (Proposed) 9(c) zone, development for the purpose of local roads, local road widening and exempt development may be carried out without development consent.
- (b) Within the Local Road (Proposed) 9(c) zone, development for the purpose of the following may be carried out, but only with development consent:

Any land use which may be carried out (with or without consent) on land in (and is consistent with the objectives of) an adjoining zone, drainage, public utility installations (other than gas holders and generating works), roads, workshops, associated with the widening of roads, demolition, subdivision.

- (c) Any other development is prohibited within the Transport (Proposed) 9(c) zone.

ANNEXURE "A"

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act, 1979.
NOTE: This table is an excerpt from LEP 2001 (as amended) and must be read in conjunction with and subject to the other provisions of that instrument, and the other Environmental Planning Instruments specified in the Certificate and in force at that date.

MIXED USE 10 ZONE**1. Objectives of the Mixed Use 10 Zone**

- (a) To encourage a mix of compatible land uses, such as office and commercial, retail, residential, tourist, service, recreational, community and light industrial development, but only where adjacent uses will not have an adverse impact on each other, and
- (b) To promote the development of the area to its maximum potential, while minimising environmental impacts of development by facilitating the use of public transport, bicycle and pedestrian facilities and services, and
- (c) To ensure that development is energy and water efficient in design, minimises pollution and conserves the natural and built landscapes, and
- (d) To establish a highly attractive area to live and work in, and for recreational and tourist uses.

2. Development within the Mixed Use 10 Zone

- (a) Within the Mixed Use 10 zone, development for the purpose of home based child care centres and exempt development may be carried out without development consent.
- (b) Within the Mixed Use 10 zone, development for the purpose of the following may be carried out, but only with development consent:

Advertising structures, amusement centres, animal establishments, backpackers' accommodation, bed and breakfast establishments, boarding houses, car parking stations, car repair stations, centres based child care services, clubs, commercial premises, community facilities, dual occupancies, dwelling houses, educational establishments, educational facilities, hospitals, hotels, kiosks, light industries, medical centres, medical consulting rooms, mixed use development, motels, motor showrooms, multi unit housing, place of public worship, portable recycling facilities, public buildings, public transport facilities, public utility installations (other than gas holders and generating works), recreation areas, recreation facilities, residential flat buildings, restaurants, roads, service stations, serviced apartments, shops, telecommunication facilities, tourist facilities, vehicles rental centres, veterinary establishments, demolition, subdivision.

- (c) Any other development is prohibited within the Mixed Use 10 zone.