



ENVIRONMENTAL INVESTIGATION SERVICES

REPORT

TO

AUSTINO PROPERTY GROUP

ON

STAGE 1 ENVIRONMENTAL SITE ASSESSMENT

FOR

PROPOSED MIXED-USE DEVELOPMENT

AT

42-44 DUNMORE STREET, WENTWORTHVILLE

11 MAY 2015

REF: E28229Krpt



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EXECUTIVE SUMMARY

Austino Property Group commissioned EIS to undertake a Stage 1 Environmental Site Assessment (ESA) for the proposed mixed-use development at 42-44 Dunmore Street, Wentworthville. The proposed development includes demolition of the existing shopping mall and construction of a new local shopping centre with basement parking and medium-density residential dwellings above the mall. The assessment objectives were to identify past and present potentially contaminating activities and contamination sources; identify potential contaminants of concern; discuss the site condition; and provide a preliminary assessment of the potential for site contamination and recommendations for additional works.

At the time of this assessment the site was occupied by a single-storey brick and concrete shopping mall with a rooftop car park. A review of site history information indicated that the majority of the site appears to have been used for residential purposes until the 1950s/1960s, when the northern section of the site appears to have been developed for commercial purposes. Some commercial use of the site may have occurred from as early as the 1920s/1930s for a picture theatre. The site appears to have undergone little change since the 1980s, with the exception of the additional construction of an aboveground car park in the south-eastern section of the site. No particular land uses are known that may have resulted in significant site contamination with the exception of the presence of a dry cleaning shop within the shopping mall.

Areas of environmental concern include: imported fill material used during construction; on-site commercial use, including car parking and dry cleaning; and hazardous building materials that may have been used in current and former buildings constructed prior to the 1990s. Potential contaminants of concern include heavy metals, petroleum hydrocarbons, BTEX compounds (benzene, toluene, ethylbenzene and xylenes), polycyclic aromatic hydrocarbons (PAHs), pesticides, polychlorinated biphenyls (PCBs), asbestos, volatile organic compounds (VOCs) and volatile chlorinated organic compounds (VOCCs). Potential human receptors include site occupants, visitors and workers, while potential environmental receptors include nearby receiving water bodies.

Based on the scope of work undertaken, EIS provide the following conclusions:

- EIS consider that the areas of environmental concern identified at the site pose a potential contamination risk. Based on the limited information, EIS assess the risk to be moderate; and
- The potential risk to the site receptors cannot be ruled out without undertaking an intrusive (Stage 2) investigation.

EIS consider that the site can be made suitable for the proposed commercial development provided the following additional work is undertaken to better assess the risks:

- Undertake a Stage 2 ESA to meet the sampling density outlined in the NSW EPA Contaminated Sites Sampling Design Guidelines;
- Undertake a waste classification assessment for the off-site disposal of material excavated for the proposed development; and
- Undertake a hazardous materials survey of the existing buildings and structures prior to demolition.

The conclusions and recommendations should be read in conjunction with the limitations presented in the body of the report.

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ABBREVIATIONS

Asbestos Containing Material	ACM
Area of Environmental Concern	AEC
Australian Height Datum	AHD
Acid Sulfate Soil	ASS
Above Ground Storage Tank	AST
Below Ground Level	BGL
Bureau of Meteorology	BOM
Benzene, Toluene, Ethylbenzene, Xylene, Naphthalene	BTEXN
Cation Exchange Capacity	CEC
Contaminated Land Management	CLM
Conceptual Site Model	CSM
Environmental Protection Agency	EPA
Environmental Site Assessment	ESA
International Organisation of Standardisation	ISO
Light Non-Aqueous Phase Liquid	LNAPL
Local Government Authority	LGA
Map Grid of Australia	MGA
National Association of Testing Authorities	NATA
National Environmental Protection Measure	NEPM
Organochlorine Pesticides	OCP
Organophosphate Pesticides	OPP
Polycyclic Aromatic Hydrocarbons	PAH
Potential Contaminants of Concern	PCC
Remediation Action Plan	RAP
Sampling, Analysis and Quality Plan	SAQP
Site Audit Statement	SAS
Site Audit Report	SAR
Semi-Volatile Organic Compounds	sVOC
Standard Water Level	SWL
Total Recoverable Hydrocarbons	TRH
United States Environmental Protection Agency	USEPA
Underground Storage Tank	UST
Volatile Organic Compounds	VOC
Volatile Organic Chlorinated Compound	VOCC
Workplace, Health and Safety	WHS

1 INTRODUCTION

Austino Property Group ('the client') commissioned Environmental Investigation Services (EIS)¹ to undertake a Stage 1 Environmental Site Assessment (ESA) for the proposed mixed-use development at 42-44 Dunmore Street, Wentworthville. The site location is shown on Figure 1 and the assessment was confined to the site boundaries as shown on Figure 2.

1.1 Proposed Development Details

The proposed development includes demolition of the existing shopping mall and construction of a new local shopping centre with basement parking and medium-density residential dwellings above the mall.

1.2 Objectives

The assessment objectives were to:

- Identify past and present potentially contaminating activities and contamination sources;
- Identify potential contaminants of concern;
- Discuss the site condition; and
- Provide a preliminary assessment of the potential for site contamination and recommendations for additional works.

1.3 Scope of Work

The assessment was undertaken generally in accordance with an EIS proposal (Ref: EP8833K) of 17 March 2015 and written acceptance from the client of the same day.

The scope of work included the following:

- Review of site information including background and site history information;
- A site inspection to identify areas of environmental concern (AEC);
- Preparation of a preliminary conceptual site model (PCSM); and
- Preparation of a report presenting the results of the assessment.

The report was prepared with reference to the regulations and guidelines outlined in the following table. Individual guidelines are also referenced within the text of the report.

¹ Environmental consulting division of Jeffery & Katauskas Pty Ltd (J&K)

Table 1-1: Guidelines

Guidelines/Regulations/Documents
Contaminated Land Management Amendment Act (2008 ²)
State Environmental Planning Policy No.55 – Remediation of Land (1998 ³)
Guidelines for Consultants Reporting on Contaminated Sites (2011 ⁴)
Guidelines for the NSW Site Auditor Scheme, 2nd Edition (2006 ⁵)
National Environmental Protection (Assessment of Site Contamination) Amendment Measure (2013 ⁶)

2 SITE INFORMATION

2.1 Site Identification

Table 2-1: Site Identification

Current Site Owner:	Austino Wentworthville Pty Ltd
Site Address:	42-44 Dunmore Street, Wentworthville
Lot & Deposited Plan:	Lot 11 DP746514
Current Land Use:	Commercial
Proposed Land Use:	Basement: parking; Ground floor: commercial; Upper floors: residential
Local Government Authority (LGA):	Holroyd City Council
Current Zoning:	B2 Local Centre
Site Area (m ²):	8952m ²
RL (AHD in m) (approx.):	24m-25m
Geographical Location (approx.):	S: 33° 48' 29" E: 150° 58' 15"
Site Location Plan:	Figure 1
Site Features:	Figure 2

² NSW Government Legislation, (2008), *Contaminated Land Management Amendment Act*. (referred to as CLM Amendment Act 2008)

³ NSW Government, (1998), *State Environmental Planning Policy No. 55 – Remediation of Land*. (referred to as SEPP55)

⁴ NSW Office of Environment and Heritage (OEH), (2011), *Guidelines for Consultants Reporting on Contaminated Sites*. (referred to as Reporting Guidelines 2011)

⁵ NSW DEC, (2006), *Guidelines for the NSW Site Auditor Scheme, 2nd ed.* (referred to as Site Auditor Guidelines 2006)

⁶ National Environment Protection Council (NEPC), (2013), *National Environmental Protection (Assessment of Site Contamination) Amendment Measure 2013 (No.1)*. (referred to as NEPM 2013)

2.2 Site Location and Regional Setting

The site is located in a predominantly commercial area of Wentworthville and is bounded by Dunmore Street to the north and Pritchard Street to the south.

2.3 Topography

The site is located within gently undulating terrain, sloping downwards in the vicinity of the site towards the west.

2.4 Site Inspection

A walkover inspection of the site was undertaken by EIS on 23 March 2015. The inspection was limited to accessible areas of the site and immediate surrounds. Selected site photographs obtained during the inspection are attached in the appendices.

At the time of the inspection the site was occupied by a single-storey brick and concrete shopping mall with a rooftop car park. An undercroft parking area was located in the south of the site. Two small electrical substations were located outside the mall in the south of the site, as shown in Plate 2. A loading dock was located in the northern section of the site with an entrance off Dunmore Street. Several service pits were located within the loading dock area (see Plate 3). A second loading dock was located in the south of the site with an entrance off Pritchard Street. The location of significant site features is shown on Figure 2.

2.5 Surrounding Land Use

The immediate surrounds included the following land uses:

- North – commercial premises across Dunmore Street;
- South – commercial premises across Pritchard Street;
- East – commercial premises; and
- West – commercial premises.

2.6 Underground Services

The 'Dial Before You Dig' (DBYD) plans were reviewed for the assessment. Copies of relevant plans are attached in the appendices. A brief summary of the relevant information is presented below:

Table 2-2: Summary of Relevant Services

Service	Location	Potential Migratory Pathway
Sewer	The Sydney Water plan indicates that a sewer intersects the south-western section of the site. The approximate location of the sewer is shown on Figure 2.	The backfill around the sewer could act as a potential migratory pathway.

Service	Location	Potential Migratory Pathway
Telecom	The plan indicates that telecommunication cables enter the site at various points along Dunmore Street and Pritchard Street. A copy of the Telstra plan is included in the appendices.	These services are considered to be a potential migratory pathway.

2.7 Regional Geology

A review of the regional geological map of Sydney (1983⁷) indicates that the site is underlain by Ashfield Shale of the Wianamatta Group, which typically consists of black to dark grey shale and laminite.

2.8 Acid Sulfate Soil Risk

The site is not located in an acid sulfate soil risk area.

2.9 Hydrogeology

A review of groundwater bore records available on the NSW Office of Water⁸ (NOW) online database was undertaken on 9/5/2015. The search was limited to registered bores located within a radius of approximately 500m of the site. The search did not identify any registered bores within the search area.

A review of the regional geology indicates that the subsurface condition at the site is expected to consist of residual soils overlying relatively shallow bedrock. The occurrence of groundwater that could be utilised as a resource for beneficial use is considered to be relatively low under such conditions. A perched aquifer in the subsurface may be present.

2.10 Receiving Water Bodies

Open stormwater channels are located to the east and west of the site and are considered to be potential receptors. The channel to the west is located approximately 150m from the western boundary of the site and runs parallel to Freame Street. The channel to the east, known as Findlayson's Creek, is located approximately 220m from the eastern boundary. The locations of the channels in relation to the site are shown on Figure 1.

2.11 Local Meteorology

Sydney has an oceanic climate with warm summers and mild winters. The weather is moderated by proximity to the ocean. Rainfall is spread throughout the year and is generally heavier from January through to June.

⁷ Department of Mineral Resources, (1983), *1:100,000 Geological Map of Sydney (Series 9130)*.

⁸ <http://www.waterinfo.nsw.gov.au/gw/>

The meteorological data for Parramatta weather station available on the Bureau of Meteorology (BOM⁹) website has been summarised in the table below. This data is considered to be most representative for this site.

Table 2-3: Summary of Local Meteorology

Category	Low	High
Mean Maximum Temperatures (°C)	17.0°	28.1°
Mean Minimum Temperature (°C)	4.5°	16.7°
Rainfall	51.4mm	99.1mm

The BOM data indicates that significant rainfall occurred during the month prior to this assessment. However the potential for groundwater recharge during this period is considered to be low as the majority of the site surface is paved or built on.

3 SITE HISTORY INFORMATION

3.1 Review of Historical Aerial Photographs

Historical aerial photographs available at the NSW Department of Lands were reviewed for the assessment. A summary of the relevant information is presented in the following table:

Table 3-1: Summary of Historical Aerial Photos

Year	Details
1943 ¹⁰	The site appeared to be occupied by approximately 10 house-sized structures, with a variety of smaller shed-sized structures. Several scattered trees were located across the site. Some paved areas were apparent.
1951	The site appeared similar to its appearance in the 1943 aerial photograph.
1961	The north-eastern section of the site appeared to have been developed, with a large building and what appeared to be a paved area occupying that section of the site. The remainder of the site appeared similar to its appearance in the 1951 photograph, occupied by what appeared to be residential houses with associated yards and some smaller shed-sized structures.
1970	The north-western section of the site appeared to have undergone development, with what appeared to be a commercial building surrounded by a paved area. Numerous cars could be seen parked around the building. The north-eastern section of the site appeared similar to its appearance in the 1961 photograph, with a large building occupying the majority of this section and a central paved parking area with an entrance from Dunmore Street. A lot in the south-eastern section of the site appeared to be paved and used as a car park. The remainder of the southern section of the site appeared similar to its appearance in the 1961 photograph, occupied by residential houses.

⁹ http://www.bom.gov.au/climate/averages/tables/cw_066062.shtml visited on 9/5/15.

¹⁰ <https://six.maps.nsw.gov.au/wps/portal/SIXViewer>, visited on 9/5/15

Year	Details
1975	The site appeared similar to its appearance in the 1970 photograph.
1986	The site appeared to be completely occupied by a shopping mall. The north-western section of the site appeared to have undergone development. The residential houses that had previously been visible in the south-western section of the site had been demolished and replaced with a large structure. The houses previously visible in the south-eastern section of the site had also been demolished and the car park extended to the west.
1994	The site appeared similar to its appearance in the 1986 photograph.
2004	The south-eastern section of the site appeared to have undergone development, with construction of a large structure over that section of the site. Numerous cars were parked on the roof of the structure. The site appeared similar to its appearance during the current assessment, as shown in Figure 2.

3.2 Review of Land Title Records

Land title records were reviewed for the assessment. Copies of the title records are attached in the appendices.

The title records indicate the following:

- The site has been owned by Austino Wentworthville Pty Ltd since 2011. From 1987 to 2011 the site was owned by a series of corporations;
- Prior to 1987 the various lots that constitute the site were owned by a variety of individuals; and
- During the 1920s and 1930s a section of the site was owned by or leased to picture show proprietors.

The records did not identify any particular land uses which could have resulted in significant contamination. The professions of the individuals listed on the title records are generally not considered to be associated with site-related activities.

3.3 Review of Holroyd Council Information

3.3.1 Publically Accessible Information

Council records available under the access to public information were reviewed for the assessment. Records dating back to 1986 were provided by Council. The records generally relate to the consent of the use of various shops for commercial purposes such as a discount department store, optometrist's shop, bakery and café. A development application from 2009 indicates that a section of the food court and car park area had previously been damaged by fire. News reports¹¹ indicate that the fire occurred in 2008.

¹¹ <http://www.abc.net.au/news/2008-08-01/teens-charged-over-1m-mall-blaze/460348>

3.3.2 Section 149 Planning Certificate

The s149 (2 and 5) planning certificates were reviewed for the assessment. Copies of the certificates are attached in the appendices.

A summary of the relevant information is outlined below:

- No matters apply to the land under Section 59(2) of the Contaminated Land Management Act 1997; and
- Council records indicate that the subject site has been used for the purpose of dry cleaning.

3.4 WorkCover Records

WorkCover records were reviewed for the assessment. A copy of the WorkCover document is attached in the appendices. The search did not identify any licences to store dangerous goods including underground fuel storage tanks (USTs) or above ground storage tanks (ASTs) at the site.

3.5 NSW EPA Records

The NSW EPA records available online were reviewed for the assessment. A summary of the relevant information is provided in the following table:

Table 3-2: Summary of NSW EPA Online Records

Source	Details
NSW EPA List of Contaminated Sites ¹²	The site is not listed on the NSW EPA register.
POEO Register ¹³	There were no notices for the site on the POEO register.

3.6 Summary of Site History Information

A review of the site history information has indicated the following:

- The majority of the site appears to have been used for residential purposes until the 1950s/1960s, when the northern section of the site appears to have been developed for commercial purposes. Some commercial use of the site may have occurred from as early as the 1920s/1930s for a picture theatre.
- The site appears to have undergone little change since the 1980s, with the exception of the additional construction of an aboveground car park in the south-eastern section of the site.
- No particular land uses are known that may have resulted in significant site contamination with the exception of the presence of a dry cleaning shop.

¹² <http://www.epa.nsw.gov.au/clm/publiclist.htm>, visited on 9/5/15

¹³ <http://www.epa.nsw.gov.au/prpoeoapp/>, visited on 9/5/15

3.7 Integrity of Site History Information

The majority of the site history information has been obtained from government organisations as outlined above. The veracity of the information from these sources is considered to be relatively high. A certain degree of information loss can be expected given the age of the development; the gap between aerial photographs; and a lack of detailed information prior to the 1900s.

4 **PRELIMINARY CONCEPTUAL SITE MODEL**

The areas of environmental concern (AEC) identified below are based on a review of the information outlined previously in this report. The AEC can either be a point source or widespread areas impacted by current or historical activities.

Table 4-1: Preliminary Conceptual Site Model

Areas of Environmental Concern / Extent	Potential Contaminants of Concern	Potential Exposure Pathway and Media	Potential Receptors
<u>Fill Material</u> – Entire Site The site appears to have been filled to achieve existing levels. The fill may have been imported from various sources and can contain elevated concentrations of contaminants.	Heavy metals, TRH, BTEXN, PAHs, OCPs, OPPs, PCBs, VOCs and asbestos	<u>Direct Contact</u> – dermal contact; ingestion; and inhalation of dust, vapours and fibres. <u>Media</u> - soil, groundwater and vapour.	<u>Human receptors</u> – Site occupants; visitors; development and maintenance workers; and off-site occupants. <u>Environmental receptors</u> –Receiving water bodies.
<u>On-Site Commercial Use</u> – The site has been used for a variety of commercial purposes, including car parking and dry cleaning, which may have resulted in contamination.	Lead, TRH, BTEXN, PAHs, VOCs and VOCCs	<u>Direct Contact</u> – dermal contact; ingestion; and inhalation of dust and vapours. <u>Media</u> - soil, groundwater and vapour.	<u>Human Receptors</u> – As above. <u>Environmental Receptors</u> – As above.
<u>Hazardous Building Material</u> – The majority of the current and former on-site buildings were constructed prior to the 1990s. Hazardous building materials were used for construction purposes during this period. The material can pose a potential contamination source during demolition and development.	Asbestos, lead and PCBs	<u>Direct Contact</u> – dermal contact; ingestion; and inhalation of dust and fibres. <u>Media</u> – soil and air.	<u>Human receptors</u> – As above. <u>Environmental receptors</u> – As above.

5 CONCLUSION

EIS consider that the assessment objectives outlined in **Section 1.2** have been addressed.

5.1 Potential for Site Contamination

Based on the scope of work undertaken, EIS provide the following conclusions:

- EIS consider that the areas of environmental concern identified at the site pose a potential contamination risk. Based on the limited information, EIS assess the risk to be moderate; and
- The potential risk to the site receptors cannot be ruled out without undertaking an intrusive (Stage 2) investigation.

5.2 Recommendations

EIS consider that the site can be made suitable for the proposed commercial development provided the following additional work is undertaken to better assess the risks:

1. Undertake a Stage 2 ESA to meet the sampling density outlined in the NSW EPA Contaminated Sites Sampling Design Guidelines (1995¹⁴);
2. Undertake a waste classification assessment for the off-site disposal of material excavated for the proposed development; and
3. Undertake a hazardous materials survey of the existing building and structures prior to demolition.

¹⁴ NSW EPA, (1995), *Contaminated Sites Sampling Design Guidelines*. (Referred to as EPA Sampling Design Guidelines 1995)

6 LIMITATIONS

Table 6-1: Report Limitations

-
- EIS accepts no responsibility for any unidentified contamination issues at the site. Any unexpected problems/subsurface features that may be encountered during development works should be inspected by an environmental consultant as soon as possible;
 - Previous use of this site may have involved excavation for the foundations of buildings, services, and similar facilities. In addition, unrecorded excavation and burial of material may have occurred on the site. Backfilling of excavations could have been undertaken with potentially contaminated material that may be discovered in discrete, isolated locations across the site during construction work;
 - This report has been prepared based on site conditions which existed at the time of the investigation; scope of work and limitation outlined in the EIS proposal; and terms of contract between EIS and the client (as applicable);
 - The conclusions presented in this report are based on investigation of conditions at specific locations, chosen to be as representative as possible under the given circumstances, visual observations of the site and immediate surrounds and documents reviewed as described in the report;
 - The preparation of this report have been undertaken in accordance with accepted practice for environmental consultants, with reference to applicable environmental regulatory authority and industry standards, guidelines and the assessment criteria outlined in the report;
 - Where information has been provided by third parties, EIS has not undertaken any verification process, except where specifically stated in the report;
 - EIS has not undertaken any assessment of off-site areas that may be potential contamination sources or may have been impacted by site contamination, except where specifically stated in the report;
 - EIS accept no responsibility for potentially asbestos containing materials that may exist at the site. These materials may be associated with demolition of pre-1990 constructed buildings or fill material at the site;
 - EIS have not and will not make any determination regarding finances associated with the site;
 - Additional investigation work may be required in the event of changes to the proposed development or landuse. EIS should be contacted immediately in such circumstances;
 - Material considered to be suitable from a geotechnical point of view may be unsatisfactory from a soil contamination viewpoint, and vice versa; and
 - 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.
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IMPORTANT INFORMATION ABOUT THIS REPORT

These notes have been prepared by EIS to assist with the assessment and interpretation of this report.

The Report is based on a Unique Set of Project Specific Factors:

This report has been prepared in response to specific project requirements as stated in the EIS proposal document which may have been limited by instructions from the client. This report should be reviewed, and if necessary, revised if any of the following occur:

- The proposed land use is altered;
- The defined subject site is increased or sub-divided;
- The proposed development details including size, configuration, location, orientation of the structures or landscaped areas are modified;
- The proposed development levels are altered, e.g. addition of basement levels; or
- Ownership of the site changes.

EIS/J&K will not accept any responsibility whatsoever for situations where one or more of the above factors have changed since completion of the assessment. If the subject site is sold, ownership of the assessment report should be transferred by EIS to the new site owners who will be informed of the conditions and limitations under which the assessment was undertaken. No person should apply an assessment for any purpose other than that originally intended without first conferring with the consultant.

Changes in Subsurface Conditions:

Subsurface conditions are influenced by natural geological and hydrogeological process and human activities. Groundwater conditions are likely to vary over time with changes in climatic conditions and human activities within the catchment (e.g. water extraction for irrigation or industrial uses, subsurface waste water disposal, construction related dewatering). Soil and groundwater contaminant concentrations may also vary over time through contaminant migration, natural attenuation of organic contaminants, ongoing contaminating activities and placement or removal of fill material. The conclusions of an assessment report may have been affected by the above factors if a significant period of time has elapsed prior to commencement of the proposed development.

This Report is based on Professional Interpretations of Factual Data:

Site assessments identify actual subsurface conditions at the actual sampling locations at the time of the investigation. Data obtained from the sampling and subsequent laboratory analyses, available site history information and published regional information is interpreted by geologists, engineers or environmental scientists and opinions are drawn about the overall subsurface conditions, the nature and extent of contamination, the likely impact on the proposed development and appropriate remediation measures.

Actual conditions may differ from those inferred, because no professional, no matter how qualified, and no subsurface exploration program, no matter how comprehensive, can reveal what is hidden by earth, rock and time. The actual interface between materials may be far more gradual or abrupt than an assessment indicates. Actual conditions in areas not sampled may differ from predictions. Nothing can be done to prevent the unanticipated, but steps can be taken to help minimise the impact. For this reason, site owners should retain the services of their consultants throughout the development stage of the project, to identify variances, conduct additional tests which may be needed, and to recommend solutions to problems encountered on site.

Assessment Limitations:

Although information provided by a site assessment can reduce exposure to the risk of the presence of contamination, no environmental site assessment can eliminate the risk. Even a rigorous professional assessment may not detect all contamination on a site. Contaminants may be present in areas that were not surveyed or sampled, or may migrate to areas which showed no signs of contamination when sampled. Contaminant analysis cannot possibly cover every type of contaminant which may occur; only the most likely contaminants are screened.

Misinterpretation of Site Assessments by Design Professionals:

Costly problems can occur when other design professionals develop plans based on misinterpretation of an assessment report. To minimise problems associated with misinterpretations, the environmental consultant should be retained to work with appropriate professionals to explain relevant findings and to review the adequacy of plans and specifications relevant to contamination issues.

Logs Should not be Separated from the Assessment Report:

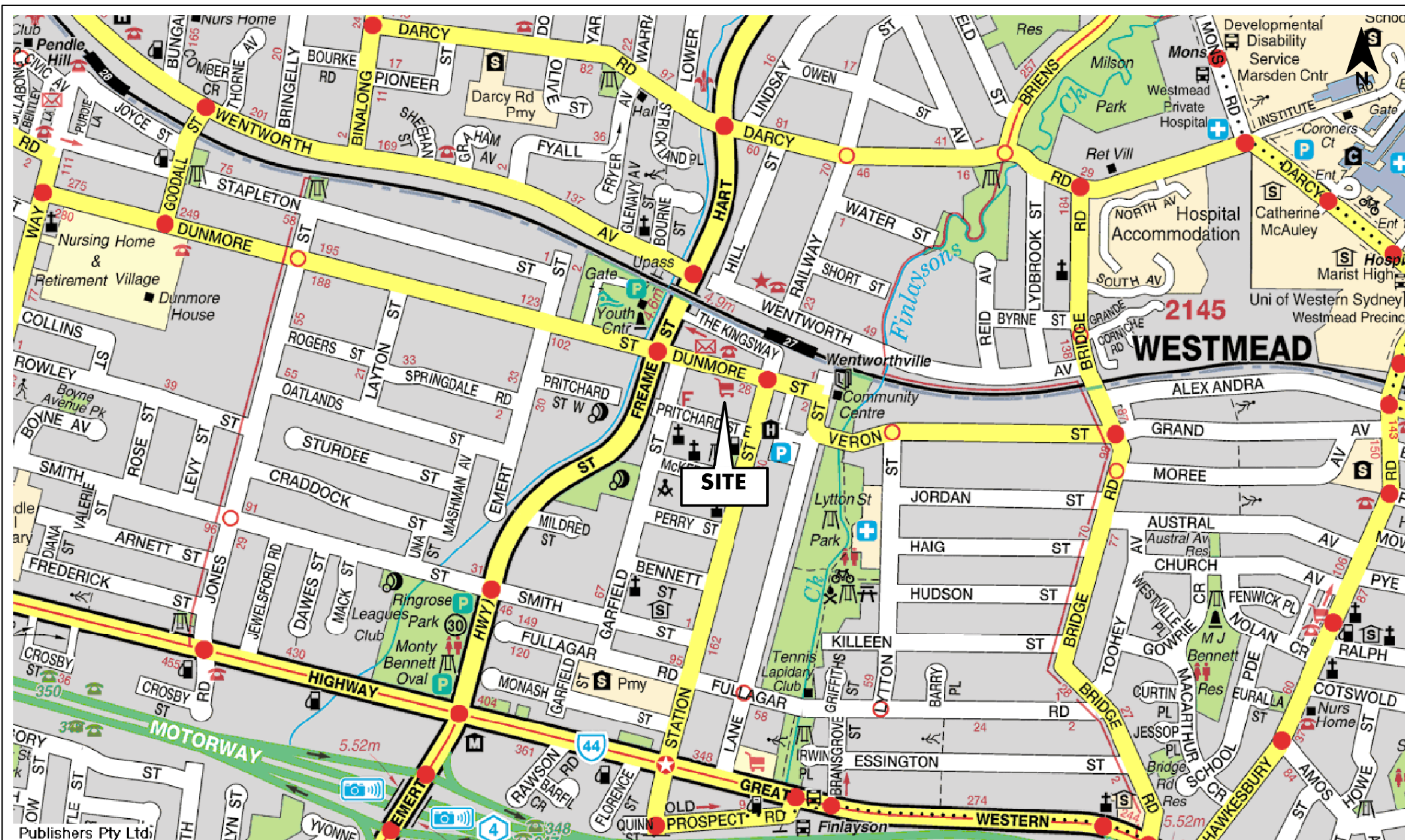
Borehole and test pit logs are prepared by environmental scientists, engineers or geologists based upon interpretation of field conditions and laboratory evaluation of field samples. Logs are normally provided in our reports and these should not be re-drawn for inclusion in site remediation or other design drawings, as subtle but significant drafting errors or omissions may occur in the transfer process. Photographic reproduction can eliminate this problem, however contractors can still misinterpret the logs during bid preparation if separated from the text of the assessment. If this occurs, delays, disputes and unanticipated costs may result. In all cases it is necessary to refer to the rest of the report to obtain a proper understanding of the assessment. Please note that logs with the 'Environmental Log' header are not suitable for geotechnical purposes as they have not been peer reviewed by a Senior Geotechnical Engineer.

To reduce the likelihood of borehole and test pit log misinterpretation, the complete assessment should be available to persons or organisations involved in the project, such as contractors, for their use. Denial of such access and disclaiming responsibility for the accuracy of subsurface information does not insulate an owner from the attendant liability. It is critical that the site owner provides all available site information to persons and organisations such as contractors.

Read Responsibility Clauses Closely:

Because an environmental site assessment is based extensively on judgement and opinion, it is necessarily less exact than other disciplines. This situation has resulted in wholly unwarranted claims being lodged against consultants. To help prevent this problem, model clauses have been developed for use in written transmittals. These are definitive clauses designed to indicate consultant responsibility. Their use helps all parties involved recognise individual responsibilities and formulate appropriate action. Some of these definitive clauses are likely to appear in the environmental site assessment, and you are encouraged to read them closely. Your consultant will be pleased to give full and frank answers to any questions.

REPORT FIGURES



NOTES:
Figure has been recreated from UBD on disc (version 7.1)
and <http://maps.six.nsw.gov.au/>.

Figure is not to scale. UBD Map ref: 190 F16

Reference should be made to the report text for a full
understanding of this plan.

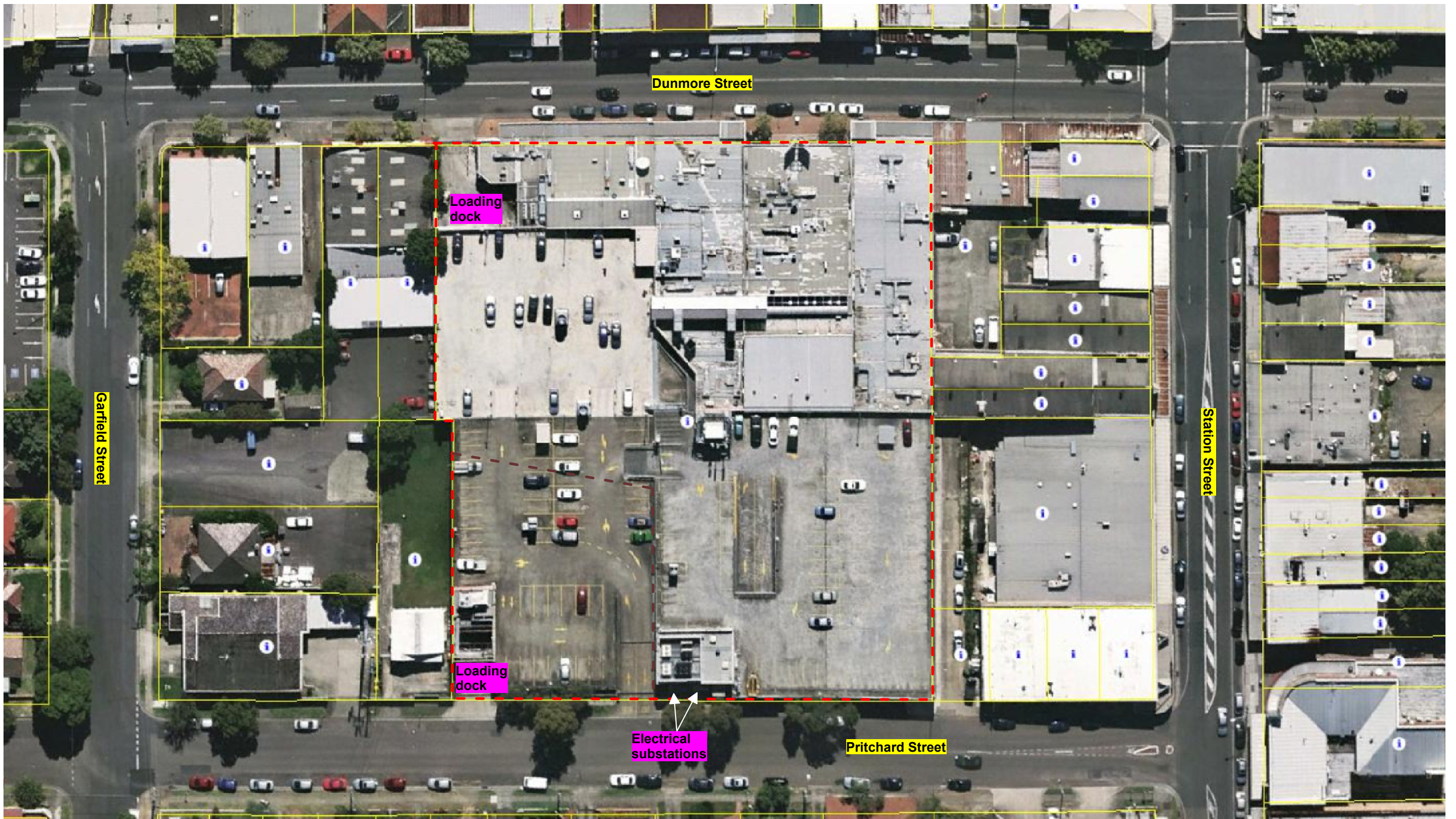
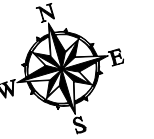
EIS
ENVIRONMENTAL
INVESTIGATION
SERVICES

Project Number:
E28229K

Figure:
1

Title:
SITE LOCATION PLAN

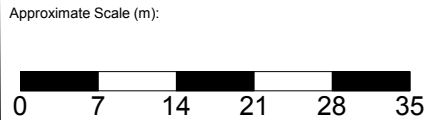
Address:
**42-44 DUNMORE STREET,
WENTWORTHVILLE, NSW**



LEGEND:

- - - - - Approximate site boundary
- - - - - Approximate location of sewer

NOTES:
Figure has been recreated from Google Earth.
Reference should be made to the report text for a full understanding of this plan.



Project Number: E28229K	Title: SITE FEATURES
Figure: 2	Address: 42-44 DUNMORE STREET, WENTWORTHVILLE, NSW

REPORT APPENDICES

SITE PHOTOGRAPHS



Plate 1: the entrance to the shopping mall viewed from across Dunmore Street.



Plate 2: the shopping mall viewed from across Pritchard Street showing the electrical substations.

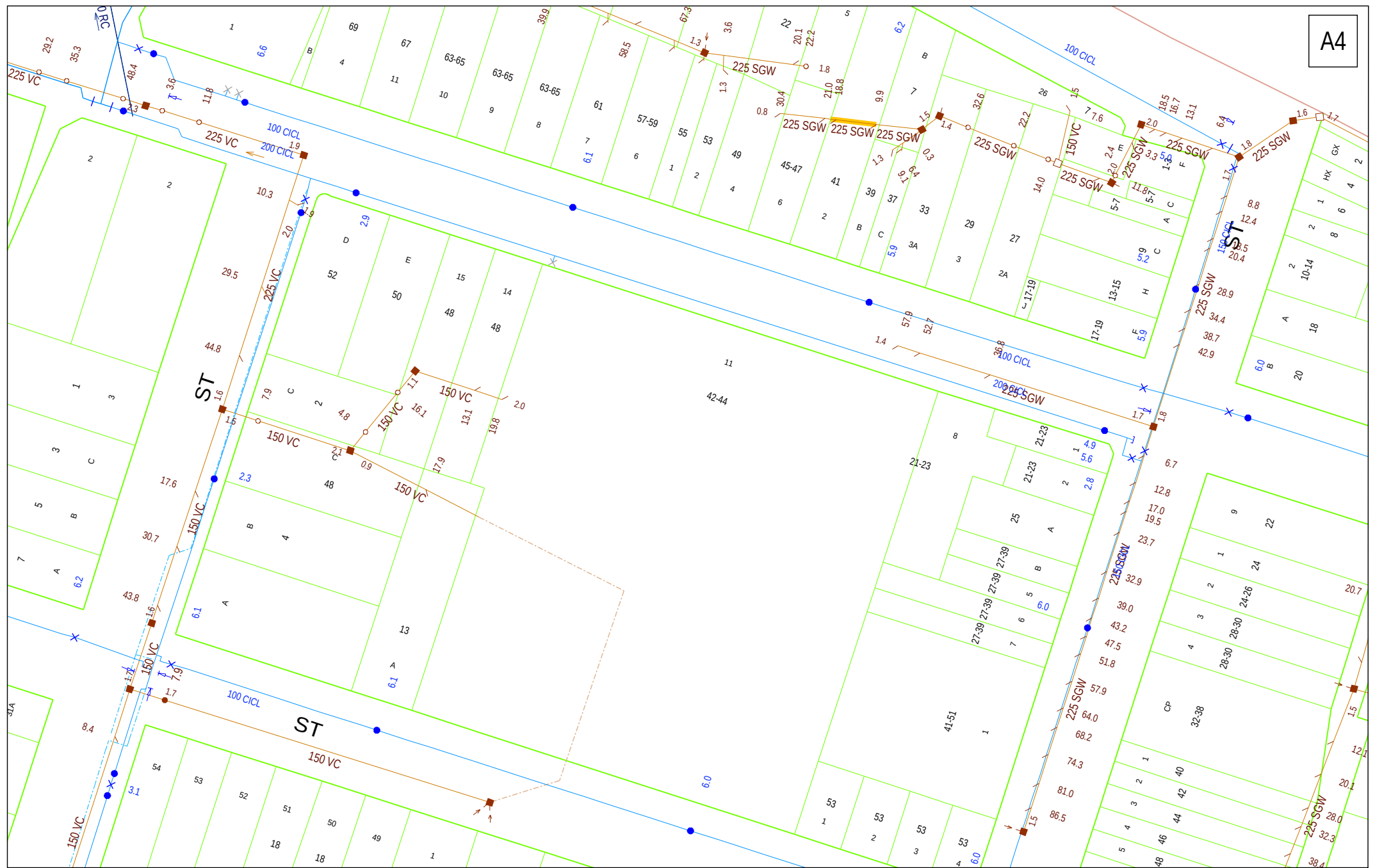


Plate 3: the loading dock in the north-western section of the site.



Plate 4: the south-eastern section of the site viewed from across Pritchard Street, showing the undercroft and roof-top parking areas.

Selected Services Plans



DBYD Address:
n/a Dunmore Street
Wentworthville NSW
2145

DBYD Job No: 8984107
DBYD Sequence No: 44605846

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No warranty is given that the information shown is complete or accurate.
SYDNEY WATER CORPORATION

Scale: 1:1000

Date of Production: 25/03/2015



Plan 1 of 1

0m 5m 10m 15m 20m

A horizontal scale bar with vertical tick marks at 0m, 5m, 10m, 15m, and 20m. The segments between 0-5m, 5-10m, and 10-15m are white, while the segments between 15-20m and 10-15m are black.



	For all Telstra DBYD plan enquiries - email - Telstra.Plans@team.telstra.com For urgent onsite contact only - ph 1800 653 935 (bus hrs)	Sequence Number: 44605843
	TELSTRA CORPORATION LIMITED A.C.N. 051 775 556 Generated On 25/03/2015 10:31:07	CAUTION: Critical Network Route in plot area. DO NOT PROCEED with any excavation prior to seeking advice from Telstra Plan Services on : 1800 653 935

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

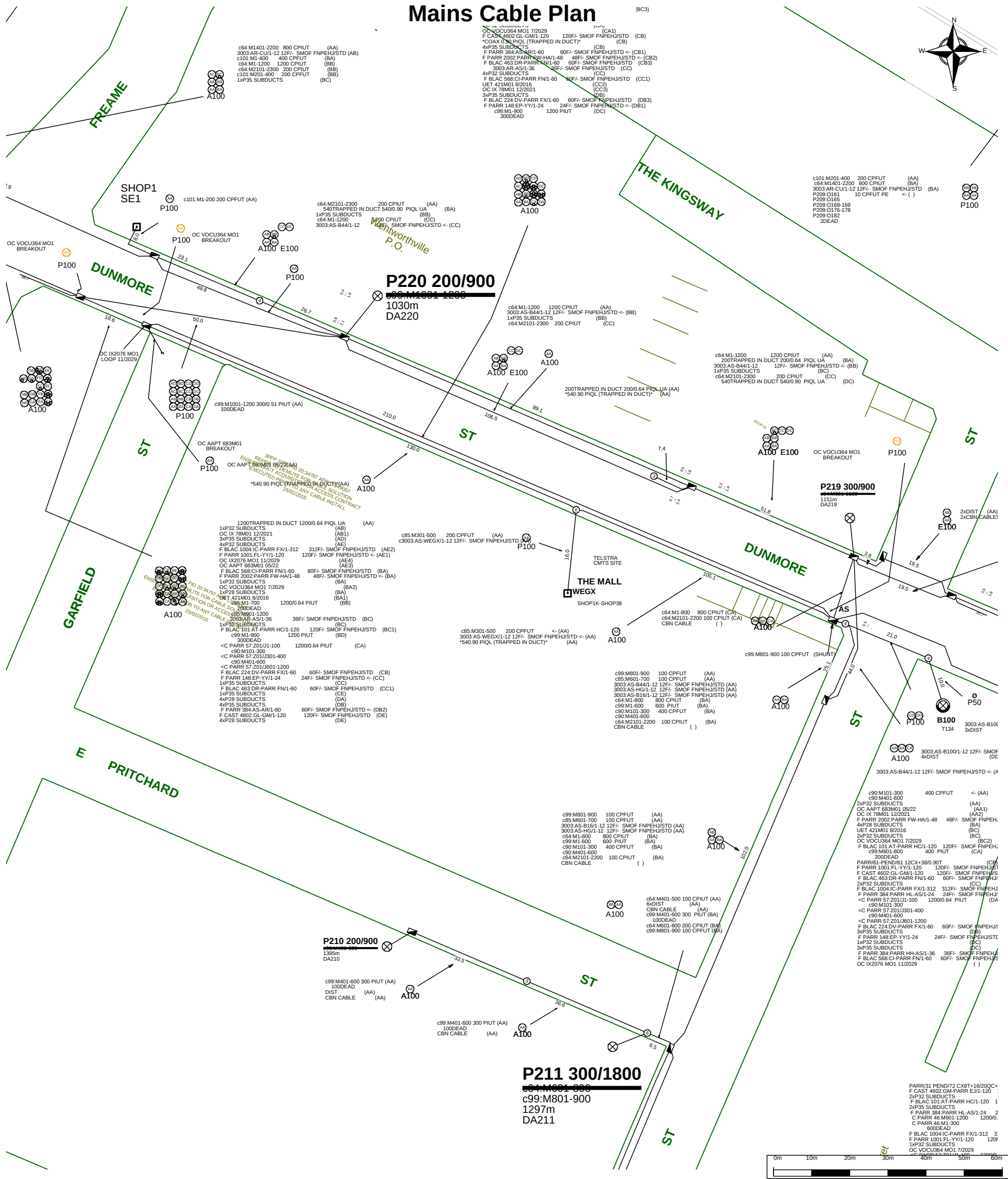
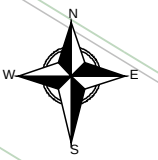
It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.

Mains Cable Plan

(BC3)



For all Telstra DBYD plan enquiries -
email - Telstra.Plans@team.telstra.com
For urgent onsite contact only - ph 1800 653 935 (bus hrs)

TELSTRA CORPORATION LIMITED A.C.N. 051 775 556

Generated On 25/03/2015 10:31:25

Sequence Number: 44605843

**CAUTION: Critical Network Route in plot area.
DO NOT PROCEED with any excavation prior to
seeking advice from Telstra Plan Services on :
1800 653 935**

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.

Land Title Records

ADVANCE LEGAL SEARCHERS PTY LIMITED

(ACN 147 943 842)
ABN 82 147 943 842

P.O. Box 149
Yagoona NSW 2199

Telephone: +612 9644 1679
Mobile: 0412 169 809
Facsimile: +612 8076 3026
Email: alsearch@optusnet.com.au

27th March, 2015

ENVIRONMENTAL INVESTIGATION SERVICES
PO Box 976,
NORTH RYDE BC NSW 1670

Attention: Rob Muller,

**RE: 42 – 44 Dunmore Street,
Wentworthville
E28229K**

Current Search

Folio Identifier 11/746514 (title attached)
DP 746514 (plan attached)
Dated 25th March, 2015
Registered Proprietor:
AUSTINO WENTWORTHVILLE PTY LTD
(Wentworthville Mall Shopping Centre – Lease Premises Index Search LF30)

Title Tree
Lot 11 DP 746514

Folio Identifier 11/746514

Certificate of Title Volume 8612 Folio 163

See Notes (a), (b) & (c)

(a)

CTVol 4098 Folio 140

CTVol 2287 Folio 155

(b)

CTVol 4780 Folio 65

(bi)

(bii)

(biii)

CTVol 856 – 121 CTVol 872 – 170 CTVol 2287 – 155

(c)

Certificate of Title Volume 14125 Folio 101

See Notes (ci), (cii), (ciii), (civ) & (cv)

(ci)

CTVol 5243 Folio 131

(cia)

CTVol 636 Fol 158

(cii)

CTVol 6675 Folio 161

CTVol 5243 Folio 132

CTVol 2276 Fol 242

CTVol 2276 Folio 242

(ciii)

(civ)

CTVol 6675 Folio 162

CTVol 8413 Folio 200

CTVol 5243 Folio 132

(civa)

(civb)

CTVol 2276 Folio 242

CTVol 2450 Fol 149

CTVol 4582 Fol 183

CTVol 3431 Fol's 86 & 87

CTVol 833 Fol 245

(cv)

Certificate of Title Volume 11255 Folio 236

(cva)

(cvb)

CTVol 9675 Folio 37

CTVol 9885 Folio 213

CTVol 7698 Folio 180

CTVol 7907 Folio 238

(cvai)

(cvaii)

CTVol 1207 Folio 198

CTVol 3406 Fol 238 CTVol 3426 Fol 144

CTVol 2274 Folio 228

Summary of Proprietors

See Notes (a), (b) & (c)

	(Lot B DP 319230 – Area 30 ¼ Perches – CTVol 4098 Fol 140)
1985 – 1987	Gwynvill Property Pty Limited
<i>(1986 – 1987)</i>	<i>(lease to Franklin's Self-service Pty Limited of part)</i>
1976 – 1985	Kenneth William Anderson, salesman Elizabeth Jamieson Pratt Anderson
1976 – 1976	Elizabeth Louise Croker, widow
1947 – 1976	Robert Norman Croker, nurseryman Elizabeth Louise Croker
1941 – 1947	Charles Norman Polain, estate agent Beatrice Maude Polain
1928 – 1941	John Andrew Jenkins, labourer
	(Lots 30 to 32 Section 17 DP 963 – Area 1Rood 20 Perches – CTVol 2287 Fol 155)
1927 – 1928	Kathleen Elizabeth Staunton, wife of clerk
1926 – 1927	Matthew Feehan, grazier Terence Samuel Connors, blacksmith
1920 – 1926	Margaret Moore Devlin, hotelkeeper / widow
1912 – 1920	Georgina Hannah Lane, wife of plasterer

Note (b)

	(Lot C DP 319230 – Area 1 Rood 3 ½ Perches – CTVol 4780 Fol 65)
1985 – 1987	Gwynvill Property Pty Limited
(1986 – 1987)	<i>(lease to Franklin's Self-service Pty Limited of part)</i>
1981 – 1985	Robert Anthony Donaldson, meter reader Lyndon Alexander Donaldson, fire brigade officer Joyce Donaldson
1978 – 1981	Lyndon Alexander Donaldson, fire brigade officer Joyce Donaldson Robert Anthony Donaldson, meter reader Helen Frances Donaldson
1966 – 1978	Robert Arthur Donaldson, salesman
1958 – 1966	Irene Muriel Beatty, widow
1938 – 1958	James George Beatty, school teacher Irene Muriel Beatty

See Notes (bi), (bii) & (biii)

Note (bi)

	(Lot 28 Section 17 DP 963 – Area 20 Perches – CTVol 856 Fol 121)
1927 – 1938	Kathleen Elizabeth Staunton, wife of clerk
1926 – 1927	Matthew Feehan, grazier Terence Samuel Connors, blacksmith
1911 – 1926	Margaret Moore Devlin, hotelkeeper / widow

Note (bii)

	(Lot 29 Section 17 DP 963 – CTVol 872 Fol 170)
1927 – 1938	Kathleen Elizabeth Staunton, wife of clerk
1926 – 1927	Matthew Feehan, grazier Terence Samuel Connors, blacksmith
1915 – 1926	Margaret Moore Devlin, hotelkeeper / widow

Note (biii)

	(Lots 30 to 32 Section 17 DP 963 – Area 1Rood 20 Perches – CTVol 2287 Fol 155)
1927 – 1928	Kathleen Elizabeth Staunton, wife of clerk
1926 – 1927	Matthew Feehan, grazier Terence Samuel Connors, blacksmith
1920 – 1926	Margaret Moore Devlin, hotelkeeper / widow
1912 – 1920	Georgina Hannah Lane, wife of plasterer

Note (c)

	(Lot 101 DP 607647 – CTVol 14125 Fol 101)
1981 – 1987	Gwynvill Property Pty Limited
1980 – 1981	AFQ Pty Limited
<i>(1980 – 1987)</i>	<i>(various commercial leases shown on CTVol 14125 Fol 101)</i>

See Notes (ci), (cii), (ciii), (civ) & (cv)

Note (ci)

	(Lot A DP 344733 – Area 33 ¼ Perches – CTVol 5243 Fol 131)
1979 – 1980	AFQ Pty Limited
1941 – 1979	Harold Thomas Read, provision merchant Lottie Mary Read

Note (cia) & (cib)

Note (cia)

	(Lot 27 Section 17 DP 963 – Area 20 Perches – CTVol 636 Fol 158)
1934 – 1941	Maurice Downey, railway signalman
1913 – 1934	Thomas James Irwin, station master

Note (cib)

	(Lots 23 to 26 Section 17 DP 963 – Area 2 Roods – CTVol 2276 Fol 242)
1934 – 1941	Maurice Downey, railway signalman
1933 – 1934	George Thorn, motor driver
1931 – 1933	Thomas James Irwin, station master
1915 – 1931	Leah Irwin, wife of station master
1912 – 1915	Thomas James Irwin, station master

Note (cii)

	(Lot C DP 382211 – Area 30 ¾ Perches – CTVol 6675 Fol 161)
1979 – 1980	AFQ Pty Limited
1953 – 1979	Allan William O’Dwyer, printer Edna Gwladys O’Dwyer
	(Lot B DP 344733 – Area 1 Rood 26 ½ Perches – CTVol 5243 Fol 132)
1947 – 1953	Harold Thomas Read, provision merchant Lottie Mary Read
1947 – 1947	Ellen Elizabeth Downey, widow
1941 – 1947	Maurice Downey, railway signalman
	(Lots 23 to 26 Section 17 DP 963 – Area 2 Roods – CTVol 2276 Fol 242)
1934 – 1941	Maurice Downey, railway signalman
1933 – 1934	George Thorn, motor driver
1931 – 1933	Thomas James Irwin, station master
1915 – 1931	Leah Irwin, wife of station master
1912 – 1915	Thomas James Irwin, station master

Note (ciii)

	(Lot D DP 382211 – Area 35 ¾ Perches – CTVol 6675 Fol 162)
1979 – 1980	AFQ Pty Limited
1972 – 1979	Custodian Nominees Pty Limited
1960 – 1972	Berriquin Pty Limited
1953 – 1960	Harold Thomas Read, provision merchant Lottie Mary Read
	(Lot B DP 344733 – Area 1 Rood 26 ½ Perches – CTVol 5243 Fol 132)
1947 – 1953	Harold Thomas Read, provision merchant Lottie Mary Read
1947 – 1947	Ellen Elizabeth Downey, widow
1941 – 1947	Maurice Downey, railway signalman
	(Lots 23 to 26 Section 17 DP 963 – Area 2 Roods – CTVol 2276 Fol 242)
1934 – 1941	Maurice Downey, railway signalman
1933 – 1934	George Thorn, motor driver
1931 – 1933	Thomas James Irwin, station master
1915 – 1931	Leah Irwin, wife of station master
1912 – 1915	Thomas James Irwin, station master

Note (civ)

	(Lots 10 to 13 Section 17 DP 963 – Area 2 Roods – CTVol 8413 Fol 200)
1980 – 1980	AFQ Pty Limited
1977 – 1980	RW Sheargold Pty Limited
1962 – 1977	Caltex Oil (Australia) Pty Limited

See Notes (civa) & (civb)

Note (civa)

	(Lots 10 & 11 Section 17 DP 963 – Area 1 Roods – CTVol 2450 Fol 149)
1931 – 1962	Alexander Carter, medical practioner
1925 – 1931	Leopold Augustus Carter, dental practioner
1923 – 1925	Joseph Henry Bendeich, medical practioner
1916 – 1923	Percy Thomas Cook, merchant
1916 – 1916	James King, gentleman
1914 – 1916	Kate Giles, widow

Note (civb)

	(Lots 12 to 13 Section 17 DP 963 – Area 1 Roods – CTVol 4582 Fol 183)
1933 – 1962	Alexander Carter, medical practioner
	(Lots 12 to 13 Section 17 DP 963 – Area 1 Roods – CTVol 3431 Fol's 86 & 87)
1932 – 1933	Phyllis Maud Cowles, spinster Richard Edwin Cowles, analytical chemist
1923 – 1932	Richard Edwin Cowles, analytical chemist Robina Alice Cowles, spinster
	(Lots 12 to 13 Section 17 DP 963 – Area 1 Roods – CTVol 833 Fol 245)
1922 – 1923	Viola Preston Hillary, wife of estate agent
1887 – 1922	John Joseph Fawcett, sugar boiler

Note (cv)

	(Lots 5 to 9 Section 17 DP 963 – CTVol 11255 Fol 236)
1979 – 1980	AFQ Pty Limited
1972 – 1979	Custodian Nominees Pty Limited
1970 – 1972	RDC Properties Pty Limited
(1970 – 1987)	<i>(various commercial leases shown on CTVol 11255 Fol 236)</i>

See Notes (cva) & (cvb)

Note (cva)

	(Lots 6 to 9 Section 17 DP 963 – CTVol 9675 Fol 37)
1964 – 1970	Berriquin Pty Limited
(1964 – 1970)	<i>(various commercial leases shown on CTVol 9675 Fol 37)</i>
	(Lots 6 to 9 Section 17 DP 963 – Area 2 Roods – CTVol 7698 Fol 180)
1960 – 1964	Berriquin Pty Limited
1958 – 1960	Cannongate Pty Limited
1958 – 1958	George James Carrie, baker
(1958 – 1979)	<i>(various commercial leases shown on CTVol 7698 Fol 180)</i>

See Notes (cvai) & (cvaii)

Note (cvai)

	(Lots 6 & 7 Section 17 DP 963 – CTVol 3406 Fol 238)
1943 – 1958	George James Carrie, baker
1939 – 1943	Albert Reginald Payne, picture show proprietor
1939 – 1939	Alfred Joseph Richards, company director Michael Henry Richards, company director Albert Reginald Payne, picture show proprietor
1936 – 1939	George Alfred Breathour, tailor
(1927 – 1936)	<i>(lease to William Alexander Hay, picture show proprietor)</i>
1923 – 1936	Mary Ann Levi, wife of business broker
	(Lots 6 to 9 Section 17 DP 963 – Area 2 Roods – CTVol 2274 Fol 228)
1918 – 1923	George Fox King, gentleman
1917 – 1918	Percy Thomas Crook, builder
1912 – 1917	John Clyde, railway employee

Note (cvaii)

	(Lots 8 & 9 Section 17 DP 963 – CTVol 3426 Fol 144)
1943 – 1958	George James Carrie, baker
1936 – 1943	Permanent Trustees company of New South Wales
1923 – 1936	George Fox King, gentleman
	(Lots 6 to 9 Section 17 DP 963 – Area 2 Roods – CTVol 2274 Fol 228)
1918 – 1923	George Fox King, gentleman
1917 – 1918	Percy Thomas Crook, builder
1912 – 1917	John Clyde, railway employee

Note (cvb)

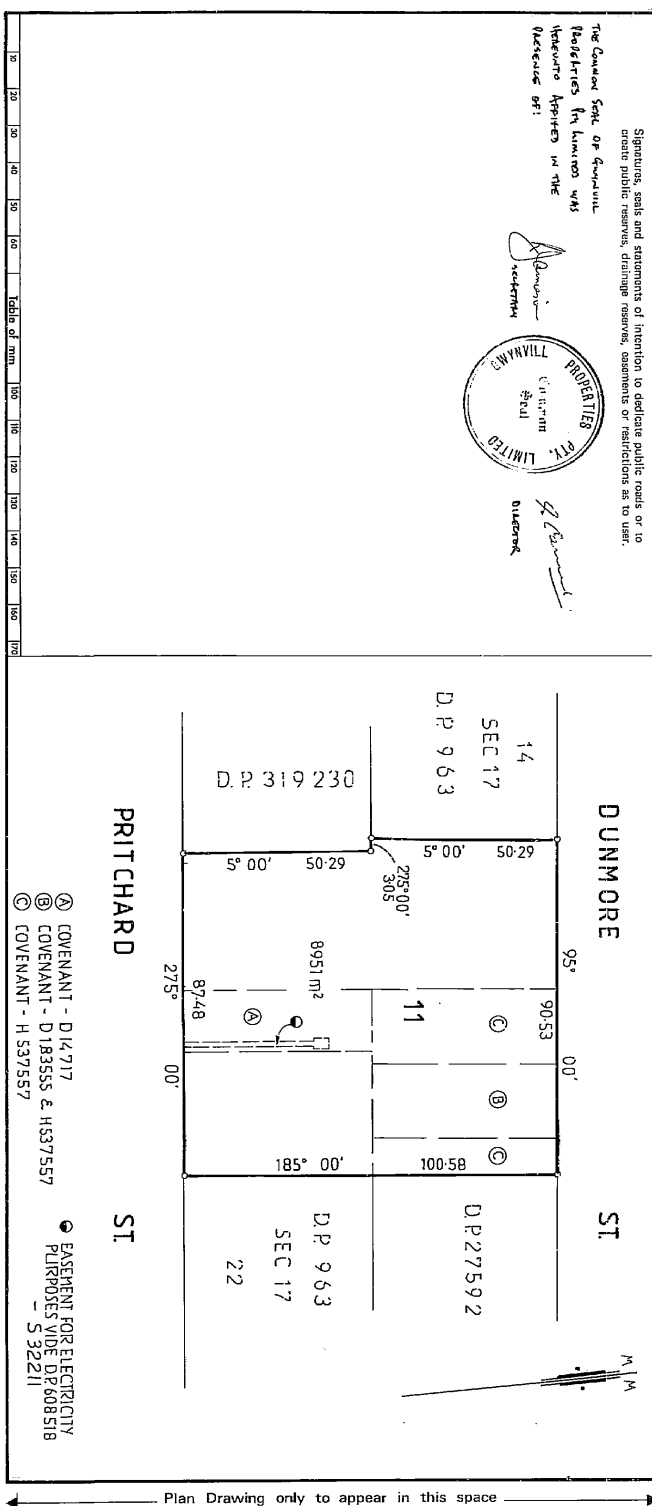
	(Lot 5 Section 17 DP 963 – CTVol 9885 Fol 213)
1964 – 1970	Berriquin Pty Limited
<i>(1964 – 1970)</i>	<i>(various commercial leases shown on CTVol 9885 Fol 213)</i>
	(Lot 5 Section 17 DP 963 – CTVol 7907 Fol 238)
1960 – 1964	Berriquin Pty Limited
1960 – 1960	Fred Salkeld, ironmonger
<i>(1960 – 1964)</i>	<i>(various commercial leases shown on CTVol 7907 Fol 238)</i>
	(Lot 5 Section 17 DP 963 – Area 20 Perches – CTVol 1207 Fol 198)
1954 – 1960	Fred Salkeld, ironmonger
1916 – 1954	Viola Sofie Magdalena Brockis-Warner, wife of estate agent
1916 – 1916	Ernest Anderson, clerk
1908 – 1916	George Henry McDonald, bank manager Robert McDonald, civil servant
1896 – 1908	William McDonald, gentleman

PLAN FORM 1

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

OFFICE USE ONLY

Council Clerk's Certificate I hereby certify that - (a) the requirements of the Land Management Act, 1978 (other than the requirements for the registration of plans), and (b) the requirements of section 348 of the Resource Management Act, 1991, in relation to the proposed subdivision, have been complied with by the applicant in relation to the proposed "new road", "subdivision" or "consolidation" set out herein Subdivision No. Date Signature Council Clerk		Surveyor's Certificate KEVIN JACK BLUME HILL & BLUME 1, 102 CROWN ST WOOLLOOMOOO I, a surveyor registered under the Surveyors Act, 1928, as amended, and who has been duly sworn in the prescribed manner, have examined the plan and the accompanying documents and certify that the plan and documents are in accordance with the Surveyors Act, 1928, as amended, and the Surveyors Regulations, 1929, as amended. I, S. 1928 Signature Surveyor Dated this day of 1928, at Strike out either (1) or (2). Insert date of survey.		PLAN OF LOT 101 D.P. 607647 & LOTS B & C IN D.P. 319230 Mun./State : HOLROYD Locality: WENTWORTHVILLE City : PROSPECT County: CUMBERLAND Parish: PROSPECT Reduction Ratio 1: 1000 Lengths are in metres Title System: TORRENS Purpose: CONSOLIDATION Ref. Map: U 9152-33 Last Plan: D. P. 319230, D. P. 607647		SUBSTITUTED PLAN D. P. 746514 Registered: 14.9.1987 C.A.	
--	--	---	--	---	--	--	--



SURVEYOR'S REFERENCE 33457

10 20 30 40 50 60 70 Table of mm 110 120 130 140	
This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day 16th September, 1987.	

NOO-1-B

Section 149 Certificates

8 APR 2015



16 Memorial Avenue
PO Box 42
Merrylands NSW 2160

DX 25408
TTY 02 9840 9988
ABN 20 771 227 966

T 02 9840 9840
F 02 9840 9734
E hcc@holroyd.nsw.gov.au

**PLANNING CERTIFICATE UNDER SECTION 149(2) & (5)
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Certificate No: 914/2015
Date: 27/03/2015
Applicant Reference: /
Receipt Number: 32978

Applicant	Owner (as recorded by Council)
Environmental Investigation Service PO Box 976 NORTH RYDE BC NSW 1670	Austino Wentworthville Pty Ltd Suite 603 Level 6 377 Sussex Street SYDNEY NSW 2000

Property Details	
Property:	42-44 Dunmore Street WENTWORTHVILLE NSW 2145
Description:	Lot: 11 DP: 746514
Parcel No:	30117

INFORMATION PROVIDED PURSUANT TO SECTION 149(2) OF THE ACT

As at the date of this Certificate the abovementioned land is land to which an Environmental Planning Instrument applies. Details are set out as follows:-

1. RELEVANT PLANNING INSTRUMENTS AND DCPS APPLYING TO THE LAND

State Environmental Planning Policies (SEPPs)

State Environmental Planning Policy No. 19 - Bushland in Urban Areas
State Environmental Planning Policy No. 21 - Caravan Parks
State Environmental Planning Policy No. 32 - Urban Consolidation (Redevelopment of Urban Land)
State Environmental Planning Policy No. 33 - Hazardous & Offensive Development
State Environmental Planning Policy No. 55 - Remediation of Land
State Environmental Planning Policy No. 64 - Advertising & Signage
State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007
State Environmental Planning Policy (Infrastructure) 2007
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
State Environmental Planning Policy (Affordable Rental Housing) 2009

Deemed Statement Environmental Planning Policies

Sydney Regional Environmental Plan No. 9 – Extractive Industry (No. 2 – 1995)

SYDNEY REGIONAL ENVIRONMENTAL PLAN (SYDNEY HARBOUR CATCHMENT) 2005 -
28/09/2005

Local Environmental Plans

Holroyd Local Environmental Plan 2013

Proposed Local Environmental Plans

Proposed Holroyd Local Environmental Plan 2013 - Housekeeping Amendments 2014

Development Control Plans

Holroyd Development Control Plan 2013

2. Zoning and land uses under relevant LEPs:**1. ZONE**

B2 Local Centre

2. DEVELOPMENT PERMITTED WITHOUT CONSENT

Nil.

3. DEVELOPMENT PERMITTED ONLY WITH CONSENT

Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Group homes; Hostels; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted Premises; Roads; Seniors housing; Service stations; Shop-top housing; Tourist and visitor accommodation.

Any other development not specified in item 2 or 4.

4. PROHIBITED DEVELOPMENT

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional Centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies.

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 minimum land dimensions so fixed

NO

Whether the land includes or comprises critical habitat

NO

Whether the land is in a conservation area (however described)

NO

Whether an item of environmental heritage (however described) is situated on the land

NO

3. Complying Development under SEPP (Exempt and Complying Development Codes) 2008

General Housing Code

The extent to which complying development may or may not be carried out on this land under the General Housing Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

Complying development may be carried out on the full extent of the land

Rural Housing Code

The extent to which complying development may or may not be carried out on this land under the Rural Housing Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

Complying development may be carried out on the full extent of the land

Commercial and Industrial (New Buildings and Additions) Code

The extent to which complying development may or may not be carried out on this land under the Commercial and Industrial (New Buildings and Additions) Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

Complying development may be carried out on the full extent of the land.

Housing Alterations Code

The extent to which complying development may or may not be carried out on this land under the Housing Alterations Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

Complying development may be carried out on the full extent of the land.

General Development Code

The extent to which complying development may or may not be carried out on this land under the General Development Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

Complying development may be carried out on the full extent of the land.

Commercial and Industrial Alterations Code

The extent to which complying development may or may not be carried out on this land under the Commercial and Industrial Alterations Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

Complying development may be carried out on the full extent of the land.

Subdivisions Code

The extent to which complying development may or may not be carried out on this land under the Subdivisions Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

Complying development may be carried out on the full extent of the land.

Demolition Code

The extent to which complying development may or may not be carried out on this land under the Demolition Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

Complying development may be carried out on the full extent of the land.

Fire Safety Code

The extent to which complying development may or may not be carried out on this land under the Fire Safety Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

Complying development may be carried out on the full extent of the land.

4. Coastal Protection

Whether or not the land is affected by the operation of Section 38 or 39 of the <i>Coastal Protection Act 1979</i> but only to the extent that the Council has been so notified by the Department of Services Technology & Administration:	NO
--	----

5. Mine Subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of Section 15 of the <i>Mine Subsidence Compensation Act 1961</i> :	NO
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6. Road widening & road realignment

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

Division 2 of Part 3 of the Roads Act 1992	NO
Any Environmental Planning Instrument	NO
Any resolution of Council	NO

7. Council and other Public Authority policies on hazard risk restrictions

Whether or not the land is affected by a policy adopted by the Council or adopted by any other public authority and notified to the Council, which restricts the development of the land because of the likelihood of:

Bush fire:	NO
Tidal Inundation:	NO
Subsidence:	NO
Acid Sulfate Soils:	NO
Any other risk (other than flooding):	Council has adopted a policy on contaminated land. This policy is implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Consideration of Council's adopted policy and the application of provisions under relevant State Legislation is warranted. Further information in relation to the land is contained in s149 (5).

7A. Flood related development controls

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

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in item 1 makes provision in relation to the acquisition of the land by a public authority as referred to in section 27 of the <i>Environmental Planning & Assessment Act 1979</i> :	NO
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9. Contributions Plans applying to the land

Holroyd Section 94 Development Contributions Plan 2013
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9A. Biodiversity certified land

NOT APPLICABLE

10. Biobanking Agreements

NOT APPLICABLE

11. Bush fire prone land

The land is NOT bush fire prone land as defined in the <i>Environmental Planning & Assessment Act 1979</i> .
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12. Property Vegetation Plans

NOT APPLICABLE

13. Orders Under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the <i>Trees (Disputes Between Neighbours) Act 2006</i> to carry out work in relation to a tree on the land (but only if the Council has been notified of the order):	NO
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14. Directions under Part 3A

NOT APPLICABLE

15. Site Compatibility Certificates and conditions for seniors housing

There is no current Site Compatibility Certificate (of which Council is aware), issued under clause 25 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land.

There are no terms of a kind referred to in clause 18 (2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

16. Site Compatibility Certificates for infrastructure

There is no valid Site Compatibility Certificate (of which Council is aware), issued under clause 19 of State Environmental Planning Policy (Infrastructure) 2007 in respect of proposed development on the land.

17. Site Compatibility Certificates and conditions for affordable rental housing

There is no current Site Compatibility Certificate (Affordable Rental Housing), of which the Council is aware, in respect of proposed development on the land.

There are no terms of a kind referred to in clause 17 (1) or 38 (1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land.

18. Matters arising under Section 59(2) of the Contaminated Land Management Act 1997

No matters apply to the land to which the certificate relates.

19. Site Verification Certificates

Whether there is a current site verification certificate, of which the council is aware, in respect of the land:

NO

Merv Ismay
General Manager
Holroyd City Council

per _____

Tree Management

Whether or not the land is affected by any Tree Management provisions requiring consent for the removal or lopping of trees upon the land:	YES
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County or Designated Road

Whether or not the land has frontage to a County or designated road:	NO
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Interim Heritage Order

Whether or not the land is affected by an Interim Heritage Order under the provisions of the <i>Heritage Act 1997</i> :	NO
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Acid Sulfate Soils

Is the land affected by an Acid Sulfate Soils classification under <i>Holroyd Local Environmental Plan 2013</i> ? If yes, what is the classification of the land?	NO
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Contamination

Council's records indicate that the subject site has been used for the purpose of Dry Cleaning. Dry Cleaners are listed in the attached Table 1 of the Planning Guidelines for SEPP 55 - Remediation of Land as an activity that may cause contamination. Access to information as per section 6.3 of Council's Contaminated Land Policy adopted by Council 3 July 2001.
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Any other matters?

NO

General Information

When information pursuant to section 149(5) is requested the Council is under no obligation to provide that information. Council draws your attention to section 149(6) which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). 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 certificate.

Merv Ismay
General Manager
Holroyd City Council



per _____

WorkCover Information



WorkCover

Our Ref: D15/050260
Your Ref: Rob Muller

Grid B1

21 APR 2015

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

09 April 2015

Attention: Rob Muller
Environmental Investigation Services
PO Box 976
NORTH RYDE BC NSW 1670

Dear Mr Muller,

RE SITE: 42-44 Dunmore Street WENTWORTHVILLE NSW

I refer to your site search request received by WorkCover NSW on 25 March 2015 requesting information on licences to keep dangerous goods for the above site.

A search of the Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover NSW has not located any records pertaining to the above mentioned premises.

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

Yours Sincerely

Diana Hayes
Customer Service Officer
Dangerous Goods Team