

**MOLINO STEWART**  
ENVIRONMENT & NATURAL HAZARDS

**FIFECAPITAL**

**Phase 1 Contamination  
Assessment 55-59 Kirby St  
Rydalmere**

*Final Report*





# **Phase 1 Contamination Assessment 55-59 Kirby St Rydalmere**

FINAL REPORT

for

Fife Capital

by

Molino Stewart Pty Ltd

ACN 067 774 332

DECEMBER 2016

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## /DOCUMENT APPROVAL

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# 1 INTRODUCTION

## 1.1 OBJECTIVES

Molino Stewart Pty Ltd was appointed by Fife Capital (the 'client') to undertake a Stage 1 Preliminary Site Investigation (PSI) (also known as a Phase 1 investigation) within two properties located at 55-59 Kirby St Rydalmere, which currently comprise two, two-storey office and warehouse buildings ("the Site"). The location of the Site is presented in Figure 1.

The client wishes to have the site rezoned from its current industrial use to allow for a mixed use/residential development and to increase the density controls applicable to the site. A PSI is required for Fife Capital to be able to prepare a Planning Proposal for the Site.

The primary objectives of this PSI are to:

- Identify potential areas where contamination may have occurred from current and historical activities;
- Identify potential contaminants associated with potentially contaminating activities;
- Assess the potential for soils and groundwater to have been impacted by current and historical activities; and
- Assess the suitability of the site for residential redevelopment based on its current condition and the findings of this investigation.

## 1.2 SCOPE OF WORK

The following scope of works were undertaken in order to meet the objectives described above:

- Conducting a desktop study including database searches and review of historical information from the following sources:
  - Previous environmental investigations conducted at the Site or in close vicinity;
  - Council records including previous planning certificates;

- NSW EPA administered environment management and contaminated land registers;
  - Review of available historical aerial photographs; and
  - Geological, hydrogeological and hydrological information and identification of nearby sensitive receptors.
- Assessment of the data and preparation of this report in accordance with NSW EPA endorsed guidelines, detailing the findings of the PSI for the Site; and
  - If required, outlining any recommendations for further investigation to ensure the site is suitable for the intended residential land use.

## 1.3 REGULATORY FRAMEWORK

The *Environmental Planning and Assessment Act 1979* (EP&A Act) and *State Environmental Protection Policy 55 – Remediation of Land* (SEPP 55) require local councils to consider the suitability of land for a proposed development. The risk to health and the environment from contamination must be included in this assessment. SEPP 55 requires that Council be satisfied that a site is suitable for its proposed use or can and will be made suitable.

The NSW EPA publishes records of contaminated sites under Section 58 of the *Contaminated Land Management Act 1997* (CLM Act). The notices relate to investigation and/or remediation of site contamination considered to pose a significant risk of harm under the definition in the CLM Act. However, it should be noted that the EPA record of Notices for Contaminated Land does not provide a record of all contaminated land in NSW.



Figure 1: Location of 55-59 Kirby St, Rydalmere

## 2 SITE DESCRIPTION AND SETTING

### 2.1 SITE IDENTIFICATION

The Site is 55-59 Kirby Street, Rydalmere, and is formally known as Lots 20 and 21, DP855339.

Lot 20 is currently owned by Kirbymere Pty Ltd and occupied by Homart Pharmaceuticals Pty Ltd.

Lot 21 is currently owned by Fife Capital and occupied by Symbion Pharmacy Services Pty Ltd.

### 2.2 SITE DESCRIPTION

The Site has a total land area of approximately 5.2 hectares. This is divided into two lots.

Lot 20 comprises a two storey office and warehouse building which were built in 1997 with a lettable area of 24,457 m<sup>2</sup>. The property is currently tenanted by Symbion, a pharmaceutical company, which has a lease until 2018.

Lot 21 comprises a two storey office building which was built in 1997. The property is around 15,000m<sup>2</sup>. Around 800m<sup>2</sup> of this is taken up by the office building, which is occupied by Homart Pharmaceuticals. To the north of the block is located the heritage listed Upjohn House. The remainder of the property is landscaped gardens, lawns and car park.

The Site is located in Parramatta Local Government Area (LGA).

### 2.3 SURROUNDING LAND USE

The site adjoins the following:

- Upjohn Park to the north;
- Silverwater Road and residential dwellings to the east;
- Subiaco Creek to the South; and

- Kirby Street and residential dwellings to the west.

### 2.4 TOPOGRAPHY AND SURFACE DRAINAGE

Both of the lots that form the Site are irregular in shape and have a natural slope towards Subiaco Creek. It appears that both lots have been substantially cut (with some filling) to level them at the time of the construction of the current buildings. The external areas around both of the industrial buildings have been predominantly surfaced with concrete with some asphalt driveways running around the eastern and northern perimeters. Vegetation on the Site is limited to landscaping in front of the buildings and along the property boundaries, particularly the southern boundary adjoining Subiaco Creek. Landscaping and gardens associated with historical Upjohn House remain around the northernmost part of the Site.

### 2.5 GROUNDWATER

No groundwater monitoring has been undertaken at the Site. There is no known contamination in the vicinity. The closest known site where groundwater contamination has been recorded is the Mitsubishi property which is approximately 1km away. The Mitsubishi site is also the closest groundwater monitoring bore to the Site.

### 2.6 CURRENT SITE ZONING

The two lots that form the Site are both currently zoned IN1 General Industrial within the *Parramatta Local Environmental Plan 2011*.

The Section 149 (2) and (5) Planning Certificates for the Site were obtained for review. A summary of the information pertaining to the Site follows:

- The land use zone for Lots 20 and 21, DP855339 is IN1 General Industrial under the provisions of the *Parramatta Local Environmental Plan 2011*;

- The land is identified as “Riparian Land and Waterways” and is identified as “Biodiversity”;
- An item of environmental heritage is not situated on the land;
- The land is not affected by road widening or road realignment;
- The land is not affected by Land Reservation Acquisition;
- The Site is not bushfire prone;
- The Site is not affected by Section 38 or 39 of the *Coastal Protection Act 1979*;
- There is no policy restricting development of the Site for reasons of sea level rise, tidal inundation, subsidence or any other risk;
- The land is not affected by any of the matters contained in Clause 59(2) as amended in the *Contaminated Land management Act 1997*. The land was not:
  - Significantly contaminated land;
  - Subject to a management order;
  - The subject of an approved voluntary management proposal;
  - Subject to an ongoing maintenance order; or
  - Subject to a site audit statement.
- The land is subject to a Tree Preservation Order;
- The Site is identified on an Acid Sulphate Soils map as being Class 5;
- The Site has a limited potential to contain items of Aboriginal heritage;
- The Site is affected by a 100 year Average Recurrence Interval flood;
- 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 may contain vegetation which may be considered an Endangered or Critically Endangered Ecological Community.

- The land does not include or comprise a critical habitat;
- The land is considered to be above the 1 in 100 year mainstream flood level.

A copy of the planning certificates are provided in Appendix A.

This information is the same for both lots, which the following exceptions:

- Lot 20 contains a heritage item (Upjohn House);

## 3 SITE HISTORY AND BACKGROUND

### 3.1 HISTORICAL OWNERSHIP

Historical titles were reviewed for both of the lots that comprise the Site as well as the Parramatta Heritage Centre website.

In 1835, a 36 acre parcel of land was granted to James Warman, an early settler to the district. "Upjohn House", or as the house was originally called, "Netherlands", was constructed around 1885. The house and lands were developed to include landscaped lawns and garden and a variety of outbuildings which included a coach house, gazebo and tennis court (Parramatta Heritage Centre, 2013).

The original 36 acres included the two lots that comprise the current Site. Over time, the land parcel was subdivided into smaller lots. From the time of James Warman's ownership of the property, the title changed hands a number of times. In 1916, the property was purchased by Mr E. R. Eccles who opened a nursery on the property with his father in law, Captain Herman Strom. The property was managed as a golf course between 1936 and 1956 by lessee S.F. Pegum. In 1956, it was purchased by Upjohn Pharmaceuticals. Also in 1956, parts of the property were transferred to Parramatta City Council as Public Parks namely 'Upjohn Park' and 'Eccles Park'. Another part of the property was sold to the Department of Main Roads as part of the extension of Silverwater Road.

The present site was not further developed until the sale of the property to Upjohn Pharmaceuticals as an industrial site with offices and factory. The Company renovated Upjohn House to use as an office and moved in on 9 December 1957. By this time the majority of Upjohn House's outbuildings had been demolished. The construction of the Upjohn Pharmaceutical factory started in 1957 and was completed in 1959. The building was opened on 19 February 1959 by Sir Eric Woodward, the Governor of NSW.

Up until at least 1964 the Site that is the subject of this assessment comprised one larger lot (Lot 2 DP215557). At some point

between 1992 and 1994 that lot was subdivided into two lots – Lot 10 and 11 DP817769. Upjohn Pty Ltd remained the owner of Lots 10 and 11 until 1994 when they were transferred to the Roads and Traffic Authority and used for controlled access during the construction of Silverwater Rd.

It is believed that Lots 10 and 11 changed to Lots 20 and 21 respectively in the mid-2000s (the date is unclear).

In circa 2007 the title for Lot 21 was transferred to the Uniting Church (NSW) Trust Association Limited and The Uniting Church in Australia Property Trust. Lot 21 is now owned by Fife Capital.

Between 1994 and 2006 Lot 20 changed ownership. In 2006 ownership was transferred from the Warehouse Group (Australia Pty Ltd) to Investec Wentworth Private Equity Ltd. Lot 20 is now owned by Kirkmere Pty Ltd.

Historical titles are presented in Appendix B.

### 3.2 HISTORICAL AERIAL PHOTOGRAPH REVIEW

The assessment of historical aerial photographs considered aerial imagery of the area from 1943, 1951, 1961, 1970, 1982, 1991, 1998, 2003 and 2016. Aerial images are presented in Appendix C.

**1943** - In 1943, the Site comprised a vacant portion of land which appears to have been partially cleared. Dense vegetation was visible on the northern, western and southern boundaries and scattered across the property. A circular feature was identifiable in the north eastern section of the Site. The surrounding area comprised primarily vacant land. A network of roads had been established in the area. Dense vegetation was identifiable along the creek to the west of the Site, while land to the east may have been used for agricultural purposes. Upjohn House is visible at the northernmost end of the Site.

**1951** – The Site and the surrounding area of land remained mostly vacant, although a number of residential properties were erected to the south and east of the Site. The eastern

portion of the Site may have been used for agricultural activities.

**1961** – The Site remained primarily vacant but a large commercial structure (Upjohn Pharmaceutical factory building) had been constructed in the middle of the Site. An access road appeared to also be established adjoining the road on the western boundary of the Site. Residential expansion had occurred in the surrounding area, with the exception of the land directly north and east of the Site. Agricultural activities appear to have ceased in the area.

**1970** – The pharmaceutical factory had been extended further east and a number of trees appear to have been cleared in the process. It appears that a large amount of cutting had been undertaken to extend the building further east. The rest of the Site remained vacant. The circular feature observed in the 1951 photo appears to have been moved south and was now located on the eastern boundary of the Site.

**1982** – The Site and the surrounding area appear to be relatively unchanged since the 1970 photograph.

**1991** – The Site and the surrounding area appear to be relatively unchanged since the 1982 photograph.

**1998** – The Site had been redeveloped into two large commercial structures, both pharmaceutical offices/warehousing. The building on Lot 21 covered nearly the entire property. The building on Lot 20 covered the southern half of that lot. A main road had been established to the east of the Site. It appears that an additional structure may have been constructed adjacent to Upjohn House. The surrounding area remained predominantly residential.

**2003** – The Site and the surrounding area appear to have undergone few changes since the 1998 photograph. A car parking area was established next to the northern office building.

**2010** – The Site and the surrounding area appear to be relatively unchanged since the 2003 photograph.

### 3.3 HISTORICAL DEVELOPMENT APPROVALS

The earliest Development Approval (DA) (94/739) for Lot 20 was issued in 1995. It related to the construction of two warehouse buildings and associated office space. In 1999 another DA was issued for the enclosure of an open deck on Level 3 of the building to create an extension to the office (630/98). In 2004 a DA was granted for the occupation of a warehouse / distribution centre with associated office facilities (960/2004). This appears to have been a retrospective approval for an activity that was already occurring. The building was occupied by Pfizer Australia Pty Ltd at the time.

The earliest DAs for Lot 21 were issued in 1996. They related to the construction of office and factory warehouse buildings (96/00979/CJ) and the occupation of these buildings for the purpose of warehousing pharmaceutical products and associated office facilities (96/00244/DI). In 1997 other DAs were granted for various supplementary structures, including a storage shed (97/00996/CK), fire sprinkler pump room and water storage tank (97/00640/CK), and office fitout (97/00641/CK).

Historical development approvals are in Appendix D.

### 3.4 CONTAMINATED LAND RECORD REVIEW

A search of the EPA database revealed that neither of the lots that comprise the Site are listed as having been issued a notice in relation to contamination. Two other sites from the suburb of Rydalmere were listed. These were Mitsubishi Electric and Rheem Australia, which are approximately 1km and 1.8km from the Site respectively. Given this distance, they are not considered likely to pose an adverse impact to the current Site.

### 3.5 ENVIRONMENTAL PROTECTION LICENCE REVIEW

A search of the *Protection of the Environment Operations Act 1997* register (POEO register) revealed that Pharmacia Australia held an Environment Protection Licence (EPL) on Lot 21 which was surrendered on 20 July 2004. The EPL allowed the licensee to generate or store hazardous, industrial or Group A waste at the premises, between 10 and 100 tonnes per year. This waste consisted of pharmaceuticals, drugs and medicines.

No EPLs have been held on Lot 20.

### 3.6 DANGEROUS GOODS LICENCE REVIEW

An historical search of Dangerous Goods licenses held by premises occupying both lots was conducted. At various times in the Site's history it has been used for the storage of chemicals.

Lot 20 has historically held licenses for the storage of aerosols, petrol, medicinal tinctures, ethanol, flammable liquids, toxic substances (medicines), corrosive liquids and other dangerous liquids. There was also historically a 10,000L underground fuel tank. The fuel tank was removed some time between 1982 and 1992 but nothing is known about the condition of the tank or the surrounding soil.

Lot 21 has historically held licenses for the storage of ethanol, organic toxic substances (liquids and solids), cytotoxic drugs (liquid and solid). The facility constructed in the late 1990s had a flammable goods store and a suspended floor arrangement with bunding for spill retention. However, the condition of this structure has not been verified.

### 3.7 ACID SULPHATE SOIL

Molino Stewart carried out an online search of the Australian Soil Resource Information System (ASRIS) to determine the potential for the site to be affected by Potential or Actual Acid Sulphate Soils. The Site is mapped as

having a Low Probability of Acid Sulphate Soils.

Therefore acid sulphate soils are not likely to be present on or in the vicinity to the Site.

### 3.8 HISTORICAL ENVIRONMENTAL INVESTIGATIONS

Prensa conducted a Due Diligence Environmental and Hazardous Materials Assessment for Lot 21 in April 2011. Molino Stewart conducted a Pre-purchase Due Diligence Report for Lot 21 in December 2012. Historical titles have also been reviewed to gain insight into the kinds of activities that occurred on both lots in the past.

#### a) Lot 20

The primary historical activity on Lot 20 has been the running of the Upjohn House property and grounds. Activities on the property included small scale agriculture and gardening, as well as the keeping of animals. There was no other development on Lot 20 until the construction of the pharmaceutical office in the 1990s.

No detailed environmental inspection report was available for this investigation.

#### b) Lot 21

During Prensa's and Molino Stewart's investigations they identified the storage of dangerous goods and hazardous substances at Lot 21. There were also diesel pumps and a diesel generator system in the plant room, along with two 205L fuel drums. The canteen at the facility generated waste oil which was disposed of offsite. There was a 1,000L grease trap outside the canteen. The building was suspected of containing Synthetic Mineral Fibres (SMF). The building is unlikely to contain asbestos, lead paint or Polychlorinated Biphenyls (PCBs). It appears that major excavation was undertaken prior to the construction of the present building in 1997. Any contaminants present in the soil at the time of the construction may have been

removed at that point in time or they may have been relocated on site if used for fill.

### **3.9 POTENTIAL SOIL IMPACTS FROM ADJACENT SITES**

The Site is adjoined by Subiaco Creek to the south, residential properties to the east and west and parkland to the north. There are no other industrial premises nearby. Therefore there is a very low potential for contamination from adjacent sites.

### **3.10 POTENTIAL SOIL CONTAMINATION ON EXISTING SITE**

Historical photographs of the Site show it as having been cleared. It may have been used for agricultural purposes, as many of the neighbouring properties were. There is no evidence that market gardening or large scale orchard growing were conducted on the Site so the potential for residual residential agricultural chemicals being found on the land is low, particularly given the amount of excavation which has taken place and the passage of time since it was last used for agriculture..

The age of the buildings on the Site suggests that they are unlikely to contain asbestos, lead paint or Polychlorinated Biphenyls (PCBs). SMFs do occur on the Site. However, the building that previously occupied part of Lot 21 may have contained some or all of these materials. It is quite possible that fill material on the site contains traces of asbestos sheeting which may have been used for construction of the previous building although by the 1990s when it was demolished it was common practice to remove asbestos waste from sites.

There has been an underground fuel storage tank on site but there is no evidence that soil contamination testing was undertaken when it was removed. It is therefore possible that hydrocarbons have contaminated the soil around the location of the tank.

A variety of dangerous goods were stored at both facilities and although they were stored in areas with spill containment provisions, if there were cracks in any of the floor then soil contamination may have occurred.

## 4 CONCLUSIONS AND RECOMMENDATIONS

The Heritage listed Upjohn House has stood on the northern part of the property since the late 1800s. The remainder of the Site subject to this PSI remained virtually undeveloped agricultural land until 1957 when construction of the original Upjohn Pharmaceutical factory was constructed (the 1961 historical aerial photo is the first image which shows a built structure on the Site).

Since that time the Site has had an industrial history, principally associated with pharmaceutical manufacturing and warehousing. Both lots have been occupied by pharmaceutical facilities (office space, warehousing and distribution).

The lots are not listed on the contaminated land record. They exist across land unlikely to be impacted by acid sulphate soils, and none of the lots are affected by the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

There is no available evidence to suggest the presence of impacted groundwater beneath the Site, with the closest known contaminated site being approximately a kilometre away.

The age of the buildings suggest that the presence of asbestos containing materials, lead based paints and PCBs in the buildings is unlikely, and would not limit residential development. There are materials on the Site believed to be SMF. However, the materials used in the factory building that stood on the Site from the 1960s until the 1990s are unknown.

Pharmaceutical products have been stored on both premises in the past. In the case of the facility on Lot 20, pharmaceutical wastes were stored there for a time. During previous inspections of the facility on Lot 21 pharmaceutical products were observed to have been properly stored with very minimal risk of leakage. It is unknown how pharmaceutical wastes were stored and managed in the facility on Lot 20.

Given that fuels have been stored on the Lot 21 premises in an underground storage tank in

the past, there is some potential for hydrocarbon contamination of soils at the Site. No evidence was found that validation reports were completed upon removal.

Also because the previous pharmaceutical plant was built in the 1950s it may have used asbestos sheeting and some of that may have been left on the ground following its demolition.

Based solely on a desktop investigation and review of related information pertaining to the Site, Molino Stewart considers that there is a possibility of soil contamination on the Site as the condition of the soil following the removal of the underground fuel tank cannot be confirmed. Furthermore, quantities of chemicals and medicines have been historically stored at both sites. While bunding and spill capture systems were in place, the condition of these is unknown.

The proposed residential use of the site requires low levels of soil contamination to be present.

It is therefore recommended that:

- A Stage 2 contamination assessment be completed for the entire site (encompassing both Lot 20 and Lot 21) to investigate the possibility of soil contamination.
- Prior to demolition, a hazardous materials survey be conducted of each of the buildings to identify synthetic mineral fibres which may be in the building materials. If present they should be removed by a licensed contractor and disposed of appropriately at a licensed waste facility.
- Prior to demolition the buildings on Lot 20 should be inspected for hazardous materials including asbestos, lead based paints and polychlorinated biphenyls.
- During and following demolition, any soil that appears (by odour or colour) to have been contaminated by hydrocarbons must be excavated and disposed of appropriately.
- During demolition if any asbestos sheeting is found in fill material, work should cease and testing be undertaken to identify the likely extent of asbestos contamination

Should additional information become available for review, Molino Stewart reserves

the right to review this PSI and amend the findings and conclusion accordingly.

## REFERENCES

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# **APPENDIX A - SECTION 149 (2) AND (5) PLANNING CERTIFICATES**

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## **PLANNING CERTIFICATE**

### **CERTIFICATE UNDER SECTION 149**

Environmental Planning and Assessment Act, 1979 as amended

**Sai Global Property  
PO Box 447  
SOUTHBANK VIC 3205**

**Certificate No:** 2016/4581  
**Fee:** \$133.00  
**Issue Date:** 2 September 2016  
**Receipt No:** 4763604  
**Applicant Ref:** 38971159:63313849:50475

### **DESCRIPTION OF LAND**

**Address:** 59 Kirby Street  
RYDALMERE NSW 2116

**Lot Details:** Lot 20 DP 855339

### **SECTION A**

The following Environmental Planning Instrument to which this certificate relates applies to the land:

#### **Parramatta Local Environmental Plan 2011**

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 zoned: IN1 General Industrial PLEP2011**

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act, 1979.

NOTE: This table is an excerpt from Parramatta Local Environmental Plan 2011 and must be read in conjunction with and subject to the other provisions of that instrument, and in force at that date.

### **1 Objectives of zone**

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To facilitate a range of non-industrial land uses that serve the needs of workers and visitors.

### **2 Permitted without consent**

Nil

### **3 Permitted with consent**

Building identification signs; Business identification signs; Depots; Food and drink premises; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Horticulture; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Neighbourhood shops; Places of public worship; Plant nurseries; Roads; Rural supplies; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Recreation facilities (major); Registered clubs; Residential accommodation; Rural industries; Signage; Tourist and visitor accommodation; Water recreation structures; Water supply systems; Wharf or boating facilities

## **SECTION B**

### **State Policies and Regional Environmental Plans**

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

**Draft Local Environmental Plan**

The land is not affected by a Draft Local Environmental Plan which has been placed on Public Exhibition and has not yet been published.

**Development Control Plan**

The land is affected by Parramatta Development Control Plan 2011.

The Minister for Planning has issued directions that provisions of an EPI do not apply to certain Part 4 development where a concept plan has been approved under Part 3A.

**Development Contribution Plan**

The Parramatta Section 94A Development Contributions Plan (Amendment No. 4) applies to the land.

**Heritage Item/Heritage Conservation Area**

The land is identified as containing a Heritage Item in Parramatta Local Environmental Plan 2011

The land is not located in a heritage conservation area.

**Road Widening**

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

- (a) Division 2 of Part 3 of the Roads Act 1993.
- (b) Any Environmental Planning Instrument.
- (c) Any Resolution of Council.

**Land Reservation Acquisition**

The land is not affected by Land Reservation Acquisition in Parramatta Local Environmental Plan 2011.

**Site Compatibility Certificate** (Seniors Housing, Infrastructure and Affordable Rental Housing)

At the date of issue of this certificate Council is not aware of any

- a. Site compatibility certificate (affordable rental housing),
- b. Site compatibility certificate (infrastructure),
- c. Site compatibility certificate (seniors housing)

in respect to the land issued pursuant to the Environmental Planning & Assessment Amendment (Site Compatibility Certificates) Regulation 2009 (NSW).

**Contamination**

The land is not affected by any of the matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed

- a. that the land to which the certificate relates is significantly contaminated land
- b. that the land to which the certificate relates is subject to a management order
- c. that the land to which the certificate relates is the subject of an approved voluntary management proposal



- d. that the land to which the certificate relates is subject to an ongoing maintenance order
- e. that the land to which the certificate relates is the subject of a site audit statement

### **Tree Preservation**

The land is subject to Section 5.4 Preservation of Trees or Vegetation in Parramatta Development Control Plan 2011.

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

### **Coastal Protection**

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

Has an order been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of the Act) on the land (or on public land adjacent to that land)?

**NO**

Has Council been notified under section 55x of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of the Act) have been placed on the land (or on public land adjacent to that land)?

**NO**

Has the owner (or any previous owner) of the land been consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?

**NO**

### **Council Policy**

Council has not adopted a policy to restrict the development of the land by reason of the likelihood of projected sea level rise (coastal protection), tidal inundation, subsidence or any other risk on land subject to the Parramatta Local Environmental Plan 2011.

Council has adopted a policy covering areas subject to the Parramatta Local Environmental Plan 2011 to restrict development of any land by reason of the likelihood of flooding.

Council has adopted by resolution a policy on contaminated land that applies to areas subject to the Parramatta Local Environmental Plan 2011. The Policy will restrict the development of the land if the circumstances set out in the policy prevail. A copy of the policy is available on Councils website at [www.parracity.nsw.gov.au](http://www.parracity.nsw.gov.au) or from the Customer Service Centre.



### **Mine Subsidence**

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

### **Bushfire Land**

The land is not bushfire prone land.

### **Threatened Species**

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.

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

#### **This does not constitute a Complying Development Certificate under section 85 of the EP&A Act**

This information only addresses matters raised in **Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1)(c3) and 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

**It is your responsibility to ensure that you comply with the general requirements of the State Environmental Planning Policy (Exempt and Complying Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of State Environmental Planning Policy (Exempt and Complying Codes) 2008 is invalid.**

### **General Housing Code**

Complying Development pursuant to the General Housing Code **may not** be carried out on the land. The land is wholly affected by specific land exemptions under **Clause 1.17A or Clause 1.18 (1) (c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land exemptions are:

- the land comprises, or contains an item of environmental heritage (that is listed on the State Heritage Register or that is subject to an interim heritage order under the *Heritage Act 1977* or that is identified as an item of environmental heritage in an environmental planning instrument),

### **Rural Housing Code**

Complying Development pursuant to the Rural Housing Code **may not** be carried out on the land. The land is wholly affected by specific land exemptions under **Clause 1.17A or Clause 1.18 (1) (c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land exemptions are:

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### **Housing Alterations Code**



Complying Development pursuant to the Housing Alterations Code **may not** be carried out on the land. The land is wholly affected by specific land exemptions under **Clause 1.17A or Clause 1.18 (1) (c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land exemptions are:

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### **Demolition Code**

Complying Development pursuant to the Demolition Code **may not** be carried out on the land. The land is wholly affected by specific land exemptions under **Clause 1.17A or Clause 1.18 (1) (c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land exemptions are:

- the land comprises, or contains an item of environmental heritage (that is listed on the State Heritage Register or that is subject to an interim heritage order under the *Heritage Act 1977* or that is identified as an item of environmental heritage in an environmental planning instrument),

### **Commercial and Industrial (New Buildings and Additions) Code**

Complying Development pursuant to Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on the land. The land is wholly affected by specific land exemptions under **Clause 1.17A or Clause 1.18 (1) (c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land exemptions are:

- the land comprises, or contains an item of environmental heritage (that is listed on the State Heritage Register or that is subject to an interim heritage order under the *Heritage Act 1977* or that is identified as an item of environmental heritage in an environmental planning instrument),

### **General Commercial and Industrial (Alterations) Code**

Complying Development pursuant to the General Commercial and Industrial (Alterations) Code **may not** be carried out on the land. The land is wholly affected by specific land exemptions under **Clause 1.17A or Clause 1.18 (1) (c3)** of State



Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land exemptions are:

- the land comprises, or contains an item of environmental heritage (that is listed on the State Heritage Register or that is subject to an interim heritage order under the *Heritage Act 1977* or that is identified as an item of environmental heritage in an environmental planning instrument),

### **Subdivision Code**

Complying Development pursuant to the Subdivision Code **may not** be carried out on the land. The land is wholly affected by specific land exemptions under **Clause 1.17A or Clause 1.18 (1) (c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land exemptions are:

- the land comprises, or contains an item of environmental heritage (that is listed on the State Heritage Register or that is subject to an interim heritage order under the *Heritage Act 1977* or that is identified as an item of environmental heritage in an environmental planning instrument),

### **Fire Safety Code**

Complying Development pursuant to the Fire Safety Code **may not** be carried out on the land. The land is wholly affected by specific land exemptions under **Clause 1.17A or Clause 1.18 (1) (c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land exemptions are:

- the land comprises, or contains an item of environmental heritage (that is listed on the State Heritage Register or that is subject to an interim heritage order under the *Heritage Act 1977* or that is identified as an item of environmental heritage in an environmental planning instrument),

**SPECIAL NOTES**

The land is identified as Class 5 on the Acid Sulfate Soils map. Refer to Clause 6.1 of Parramatta Local Environmental Plan 2011.

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. The information available to Council 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 Council or its servants, be liable for any negligence in the preparation of that information. 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 5050 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.

### **Note: Advisory Information regarding Loose-Fill asbestos Insulation**

Research undertaken by the Loose-Fill Asbestos Insulation Taskforce has determined that there is a potential for loose-fill asbestos insulation to be found in residential dwellings constructed prior to 1980 in 28 local government areas including the City of Parramatta.

Some residential homes located in the City of Parramatta may contain loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Please Contact NSW Fair Trading for further information.

This information has been provided pursuant to section 149(5) of the Environmental Planning and Assessment Act, 1979 as amended.

### **ANNEXURE "B1"**

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act 1979. Note: The following information is supplied in respect of Section 149 and embodies the requirements of Department of Planning Circular No. A2 dated 17 March 1989 and the Ministerial Notification dated 15 December 1986.

STATE ENVIRONMENTAL PLANNING POLICY NO.1 - Development Standards

STATE ENVIRONMENTAL PLANNING POLICY NO.19 - Bushland in Urban Areas



- 
- STATE ENVIRONMENTAL PLANNING POLICY NO.21 – Caravan Parks
  - STATE ENVIRONMENTAL PLANNING POLICY NO.33 - Hazardous and Offensive Development
  - STATE ENVIRONMENTAL PLANNING POLICY NO.55 - Remediation of Land
  - STATE ENVIRONMENTAL PLANNING POLICY NO.64 - Advertising and Signage
  - STATE ENVIRONMENTAL PLANNING POLICY NO.65 – Design Quality of Residential Flat Development.
  - STATE ENVIRONMENTAL PLANNING POLICY NO.70 – Affordable Housing (Revised Schemes)
  - STATE ENVIRONMENTAL PLANNING POLICY – (Housing for Seniors or People with a Disability) 2004
  - STATE ENVIRONMENTAL PLANNING POLICY – (Building Sustainability Index: BASIX) 2004
  - STATE ENVIRONMENTAL PLANNING POLICY – (Major Development) 2005
  - STATE ENVIRONMENTAL PLANNING POLICY – (Mining, Petroleum Production and Extractive Industries) 2007
  - STATE ENVIRONMENTAL PLANNING POLICY – (Temporary Structures) 2007
  - STATE ENVIRONMENTAL PLANNING POLICY (Infrastructure) 2007
  - STATE ENVIRONMENTAL PLANNING POLICY (Exempt and Complying Development Codes) 2008
  - STATE ENVIRONMENTAL PLANNING POLICY (Affordable Rental Housing) 2009
  - SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.9 (No.2) - Extractive Industries
  - SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.24 - Homebush Bay Area
  - SYDNEY REGIONAL ENVIRONMENTAL PLAN – (Sydney Harbour Catchment) 2005

N.B. All enquiries as to the application of Draft, State and Regional Environmental Planning Policies should be directed to The Department of Planning and Infrastructure – 23-33 Bridge Street Sydney NSW 2000.

Greg Dyer  
Interim General Manager

per

**dated** 2 September 2016



## **PLANNING CERTIFICATE**

### **CERTIFICATE UNDER SECTION 149**

Environmental Planning and Assessment Act, 1979 as amended

**Sai Global Property  
PO Box 447  
SOUTHBANK VIC 3205**

**Certificate No:** 2016/4582  
**Fee:** \$133.00  
**Issue Date:** 2 September 2016  
**Receipt No:** 4763607  
**Applicant Ref:** 38972007:63314892:50477

### **DESCRIPTION OF LAND**

**Address:** 55 Kirby Street  
RYDALMERE NSW 2116  
**Lot Details:** Lot 21 DP 855339

### **SECTION A**

The following Environmental Planning Instrument to which this certificate relates applies to the land:

#### **Parramatta Local Environmental Plan 2011**

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 zoned: IN1 General Industrial PLEP2011**

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act, 1979.

NOTE: This table is an excerpt from Parramatta Local Environmental Plan 2011 and must be read in conjunction with and subject to the other provisions of that instrument, and in force at that date.

### **1 Objectives of zone**

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To facilitate a range of non-industrial land uses that serve the needs of workers and visitors.

### **2 Permitted without consent**

Nil

### **3 Permitted with consent**

Building identification signs; Business identification signs; Depots; Food and drink premises; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Horticulture; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Neighbourhood shops; Places of public worship; Plant nurseries; Roads; Rural supplies; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Recreation facilities (major); Registered clubs; Residential accommodation; Rural industries; Signage; Tourist and visitor accommodation; Water recreation structures; Water supply systems; Wharf or boating facilities

## **SECTION B**

### **State Policies and Regional Environmental Plans**

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

**Draft Local Environmental Plan**

The land is not affected by a Draft Local Environmental Plan which has been placed on Public Exhibition and has not yet been published.

**Development Control Plan**

The land is affected by Parramatta Development Control Plan 2011.

The Minister for Planning has issued directions that provisions of an EPI do not apply to certain Part 4 development where a concept plan has been approved under Part 3A.

**Development Standards**

The land is identified as "Riparian Land and Waterways" on the Natural Resources – Riparian Land and Waterways map and is subject to Clause 6.5 of Parramatta Local Environmental Plan 2011.

The land is identified as "Biodiversity" on the Natural Resources Biodiversity map and is subject to Clause 6.4 of Parramatta Local Environmental Plan 2011.

**Development Contribution Plan**

The Parramatta Section 94A Development Contributions Plan (Amendment No. 4) applies to the land.

**Heritage Item/Heritage Conservation Area**

An item of environmental heritage is not situated on the land.

The land is not located in a heritage conservation area.

**Road Widening**

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

- (a) Division 2 of Part 3 of the Roads Act 1993.
- (b) Any Environmental Planning Instrument.
- (c) Any Resolution of Council.

**Land Reservation Acquisition**

The land is not affected by Land Reservation Acquisition in Parramatta Local Environmental Plan 2011.

**Site Compatibility Certificate** (Seniors Housing, Infrastructure and Affordable Rental Housing)

At the date of issue of this certificate Council is not aware of any

- a. Site compatibility certificate (affordable rental housing),
- b. Site compatibility certificate (infrastructure),
- c. Site compatibility certificate (seniors housing)

in respect to the land issued pursuant to the Environmental Planning & Assessment Amendment (Site Compatibility Certificates) Regulation 2009 (NSW).



### **Contamination**

The land is not affected by any of the matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed

- a. that the land to which the certificate relates is significantly contaminated land
- b. that the land to which the certificate relates is subject to a management order
- c. that the land to which the certificate relates is the subject of an approved voluntary management proposal
- d. that the land to which the certificate relates is subject to an ongoing maintenance order
- e. that the land to which the certificate relates is the subject of a site audit statement

### **Tree Preservation**

The land is subject to Section 5.4 Preservation of Trees or Vegetation in Parramatta Development Control Plan 2011.

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

### **Coastal Protection**

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

Has an order been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of the Act) on the land (or on public land adjacent to that land)?

**NO**

Has Council been notified under section 55x of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of the Act) have been placed on the land (or on public land adjacent to that land)?

**NO**

Has the owner (or any previous owner) of the land been consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?

**NO**



### **Council Policy**

Council has not adopted a policy to restrict the development of the land by reason of the likelihood of projected sea level rise (coastal protection), tidal inundation, subsidence or any other risk on land subject to the Parramatta Local Environmental Plan 2011.

Council has adopted a policy covering areas subject to the Parramatta Local Environmental Plan 2011 to restrict development of any land by reason of the likelihood of flooding.

Council has adopted by resolution a policy on contaminated land that applies to areas subject to the Parramatta Local Environmental Plan 2011. The Policy will restrict the development of the land if the circumstances set out in the policy prevail. A copy of the policy is available on Councils website at [www.parracity.nsw.gov.au](http://www.parracity.nsw.gov.au) or from the Customer Service Centre.

### **Mine Subsidence**

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

### **Bushfire Land**

The land is not bushfire prone land.

### **Threatened Species**

NSW Office of Environment and Heritage 'Native Vegetation Mapping of the Sydney Metropolitan Area' indicates this site may contain vegetation which may be considered an Endangered or Critically Endangered Ecological Community.

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

#### **This does not constitute a Complying Development Certificate under section 85 of the EP&A Act**

This information only addresses matters raised in **Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1)(c3) and 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

**It is your responsibility to ensure that you comply with the general requirements of the State Environmental Planning Policy (Exempt and Complying Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of State Environmental Planning Policy (Exempt and Complying Codes) 2008 is invalid.**

### **General Housing Code**

Complying Development pursuant to the General Housing Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18**



**(1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the General Housing Code **may not** be carried out on the part of the land. The land is partially affected by specific land exemptions under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land exemptions are:

- part of the land is excluded land identified by an environmental planning Instrument as being;
  - • within a riverfront area.
  - • land is environmentally sensitive area.

### **Rural Housing Code**

Complying Development pursuant to the Rural Housing Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Rural Housing Code **may not** be carried out on the part of the land. The land is partially affected by specific land exemptions under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land exemptions are:

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  - • within a riverfront area.
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### **Housing Alterations Code**

Complying Development pursuant to the Housing Alterations Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

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### **General Development Code**

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Complying Development pursuant to the General Development Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.



### **Demolition Code**

Complying Development pursuant to the Demolition Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Demolition Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

### **Commercial and Industrial (New Buildings and Additions) Code**

Complying Development pursuant to the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

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  - • within a riverfront area.
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### **General Commercial and Industrial (Alterations) Code**

Complying Development pursuant to the General Commercial and Industrial (Alterations) Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the General Commercial and Industrial (Alterations) Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

### **Subdivision Code**

Complying Development pursuant to the Subdivision Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Subdivision Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.



---

### **Fire Safety Code**

Complying Development pursuant to the Fire Safety Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Fire Safety Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

**SPECIAL NOTES**

The land is identified as Class 5 on the Acid Sulfate Soils map. Refer to Clause 6.1 of Parramatta Local Environmental Plan 2011.

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. The information available to Council 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 Council or its servants, be liable for any negligence in the preparation of that information. 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 5050 for more information.

The land is affected by a 100 year Average Recurrence Interval flood as indicated by Council's current flooding information. As such Council is required to take that into account when determining any development application made in respect of the land.

Further information is available at the Catchment Management Section within Council's City Assets and Environment Unit.

Additional advice should be also sought from an appropriately qualified person as to the extents and potential hazards associated with the likely flooding of the land. The names of qualified persons maybe obtained from the Institution of Engineers Australia.

#### **Note: Advisory Information regarding Loose-Fill asbestos Insulation**

Research undertaken by the Loose-Fill Asbestos Insulation Taskforce has determined that there is a potential for loose-fill asbestos insulation to be found in residential dwellings constructed prior to 1980 in 28 local government areas including the City of Parramatta.

Some residential homes located in the City of Parramatta may contain loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Please Contact NSW Fair Trading for further information.

This information has been provided pursuant to section 149(5) of the Environmental Planning and Assessment Act, 1979 as amended.

### **ANNEXURE "B1"**

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STATE ENVIRONMENTAL PLANNING POLICY NO.1 - Development Standards

STATE ENVIRONMENTAL PLANNING POLICY NO.19 - Bushland in Urban Areas

STATE ENVIRONMENTAL PLANNING POLICY NO.21 – Caravan Parks

STATE ENVIRONMENTAL PLANNING POLICY NO.33 - Hazardous and Offensive Development

STATE ENVIRONMENTAL PLANNING POLICY NO.55 - Remediation of Land

STATE ENVIRONMENTAL PLANNING POLICY NO.64 - Advertising and Signage

STATE ENVIRONMENTAL PLANNING POLICY NO.65 – Design Quality of Residential Flat Development.

STATE ENVIRONMENTAL PLANNING POLICY NO.70 – Affordable Housing (Revised Schemes)

STATE ENVIRONMENTAL PLANNING POLICY – (Housing for Seniors or People with a Disability) 2004

STATE ENVIRONMENTAL PLANNING POLICY – (Building Sustainability Index: BASIX) 2004

STATE ENVIRONMENTAL PLANNING POLICY – (Major Development) 2005

STATE ENVIRONMENTAL PLANNING POLICY – (Mining, Petroleum Production and Extractive Industries) 2007

STATE ENVIRONMENTAL PLANNING POLICY – (Temporary Structures) 2007

STATE ENVIRONMENTAL PLANNING POLICY (Infrastructure) 2007

STATE ENVIRONMENTAL PLANNING POLICY (Exempt and Complying Development Codes) 2008

STATE ENVIRONMENTAL PLANNING POLICY (Affordable Rental Housing) 2009

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.9 (No.2) - Extractive Industries

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.24 - Homebush Bay Area

SYDNEY REGIONAL ENVIRONMENTAL PLAN – (Sydney Harbour Catchment) 2005

N.B. All enquiries as to the application of Draft, State and Regional Environmental Planning Policies should be directed to The Department of Planning and Infrastructure – 23-33 Bridge Street Sydney NSW 2000.

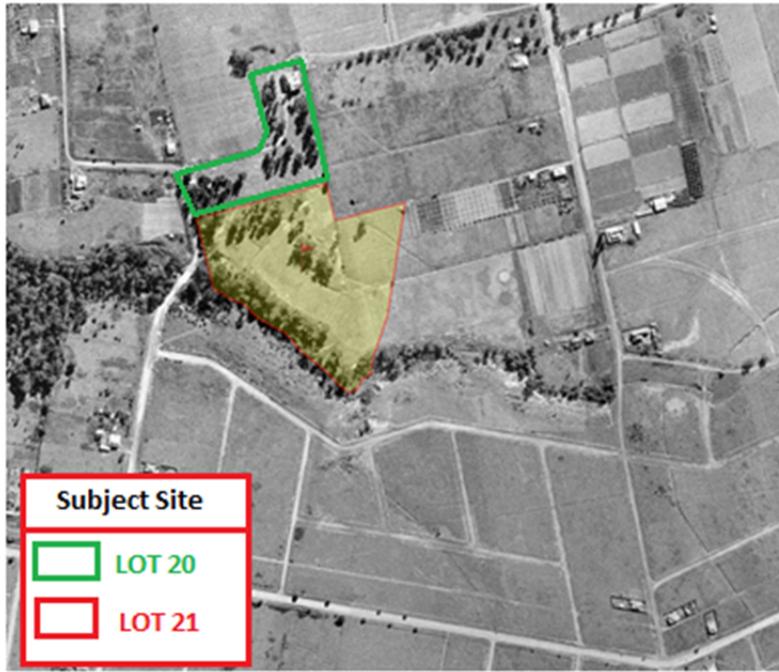
Greg Dyer  
Interim General Manager

per

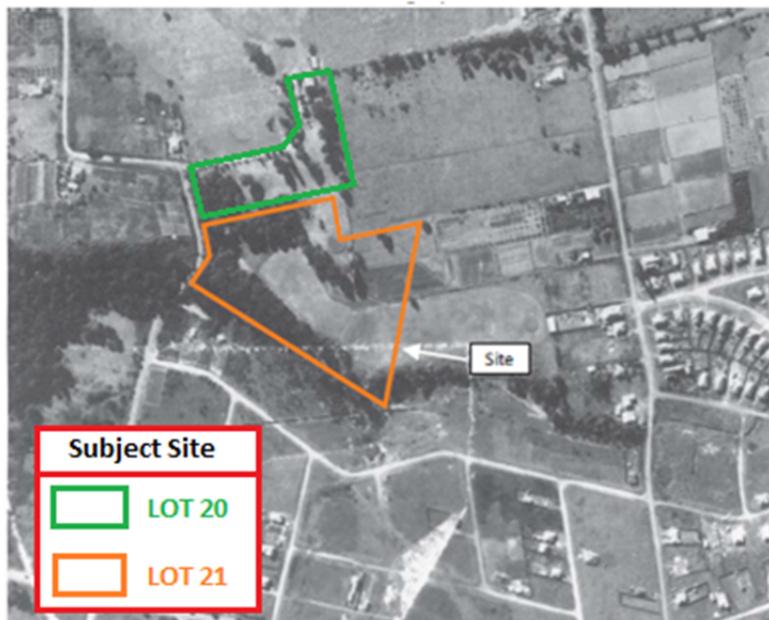
**dated** 2 September 2016

## **APPENDIX B – HISTORICAL AERIAL PHOTOGRAPHS**

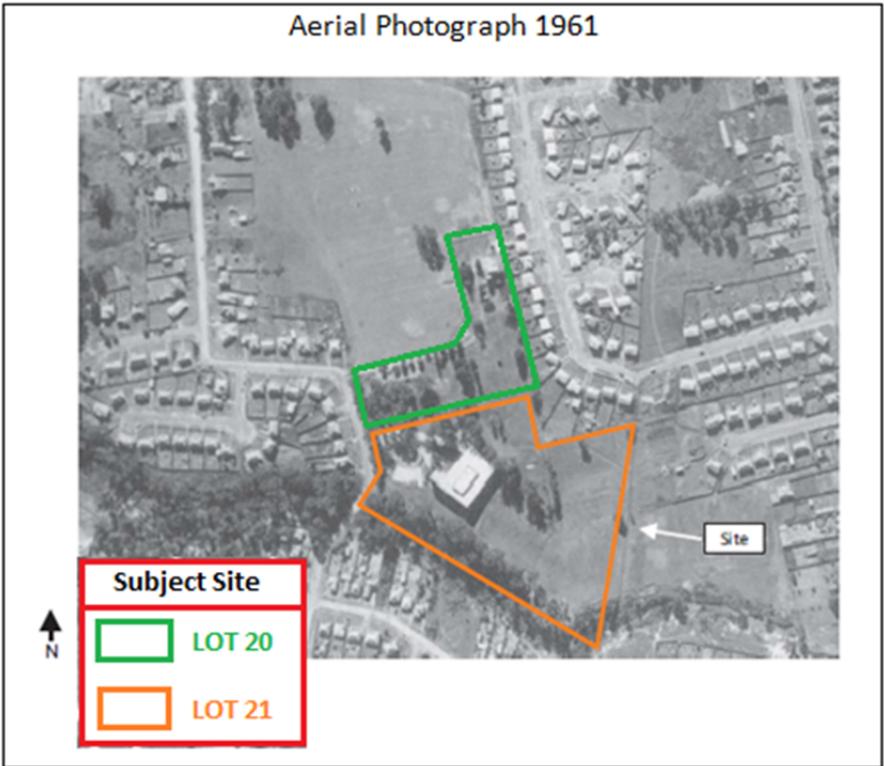
Aerial Photograph 1943



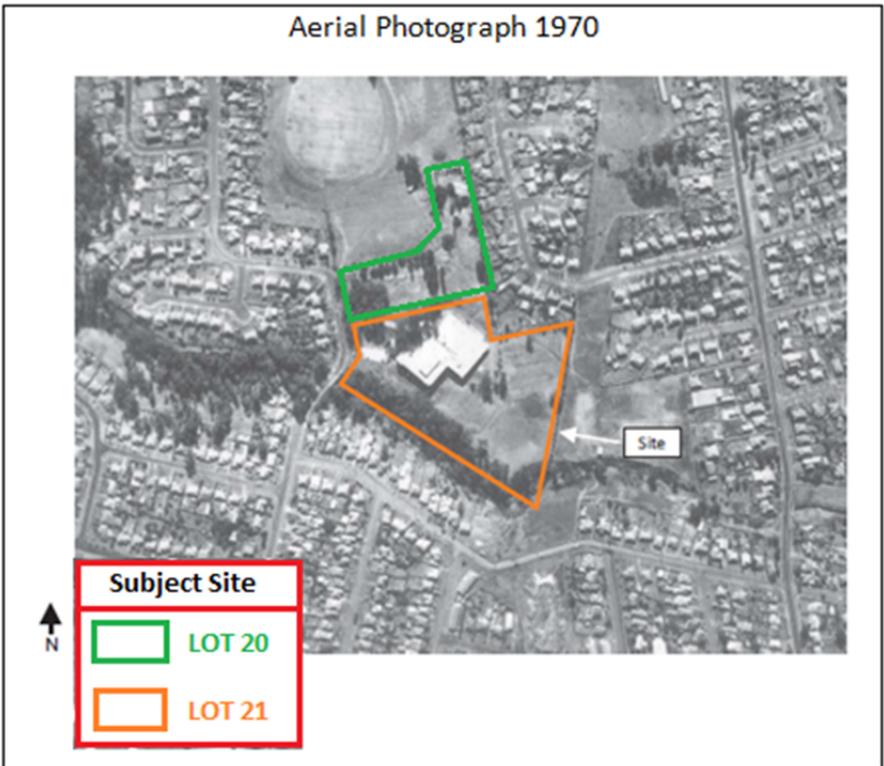
Aerial Photograph 1951



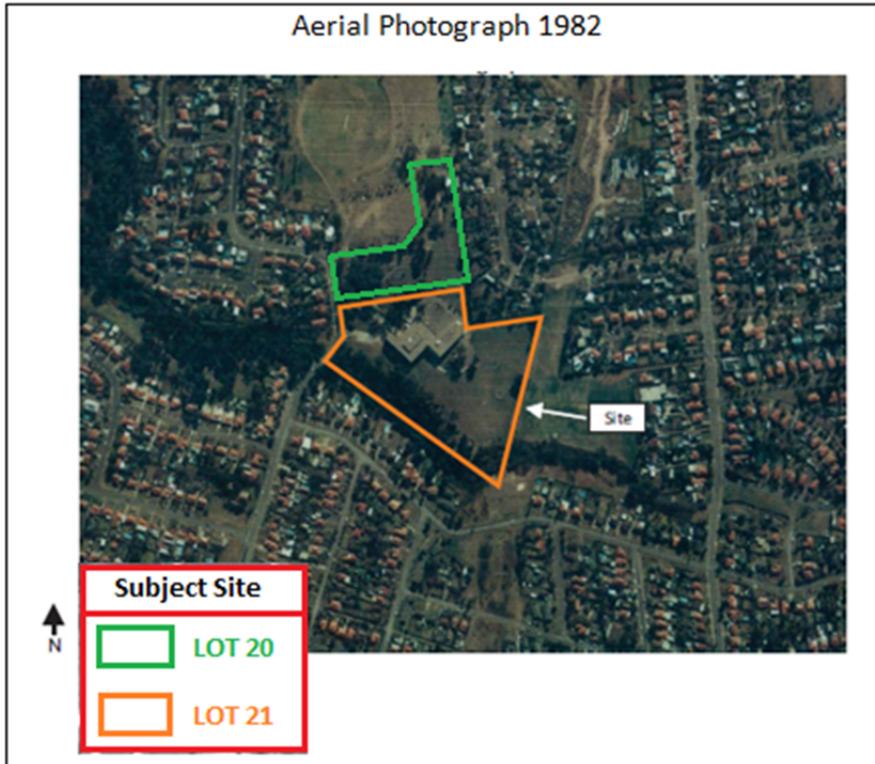
Aerial Photograph 1961



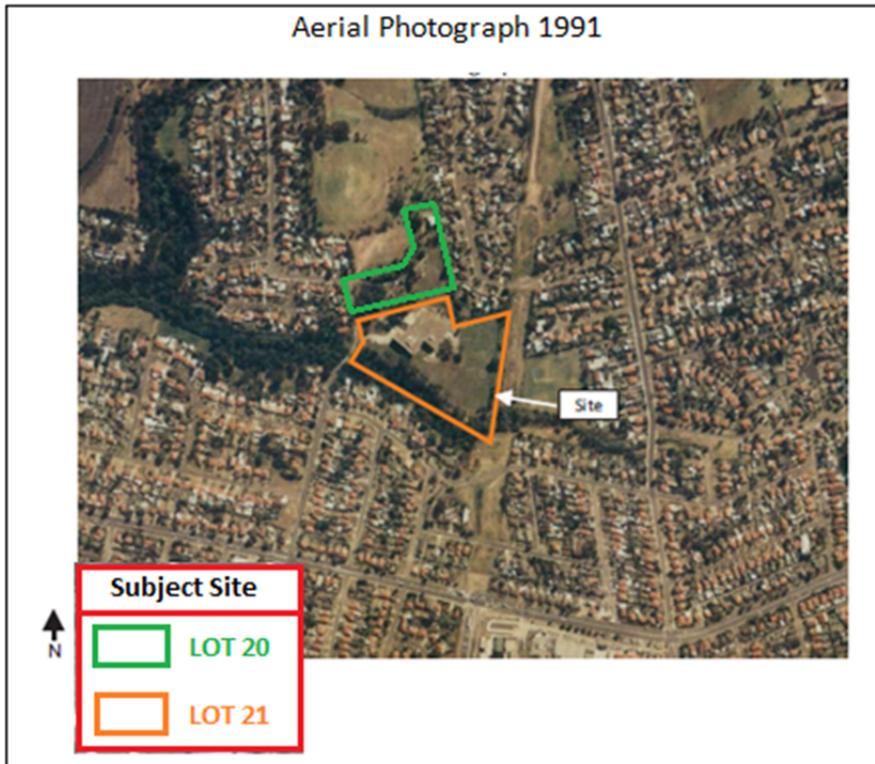
Aerial Photograph 1970



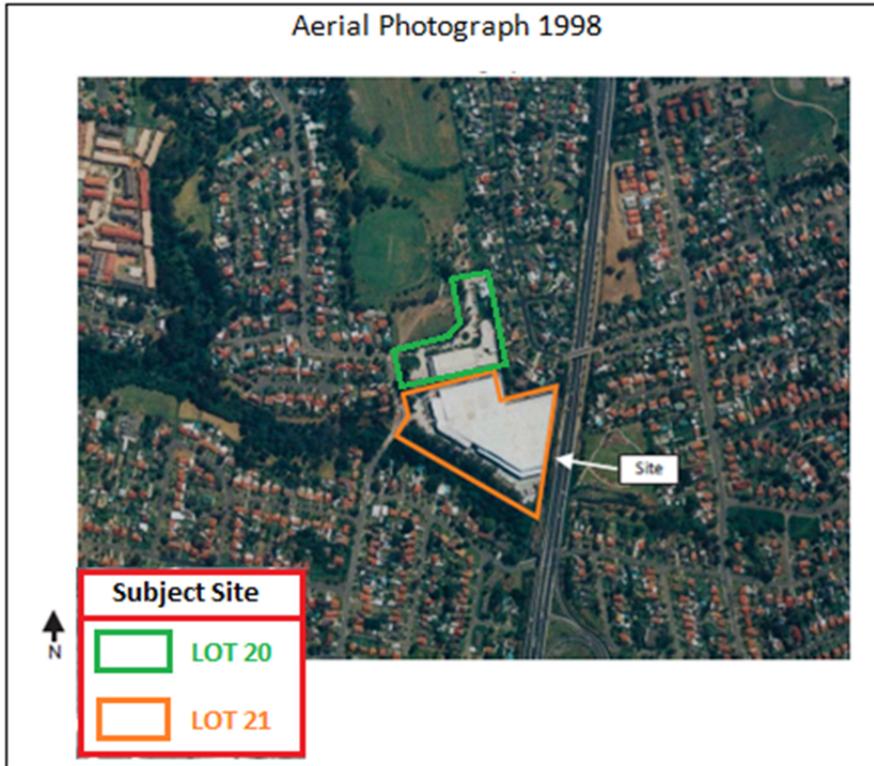
Aerial Photograph 1982



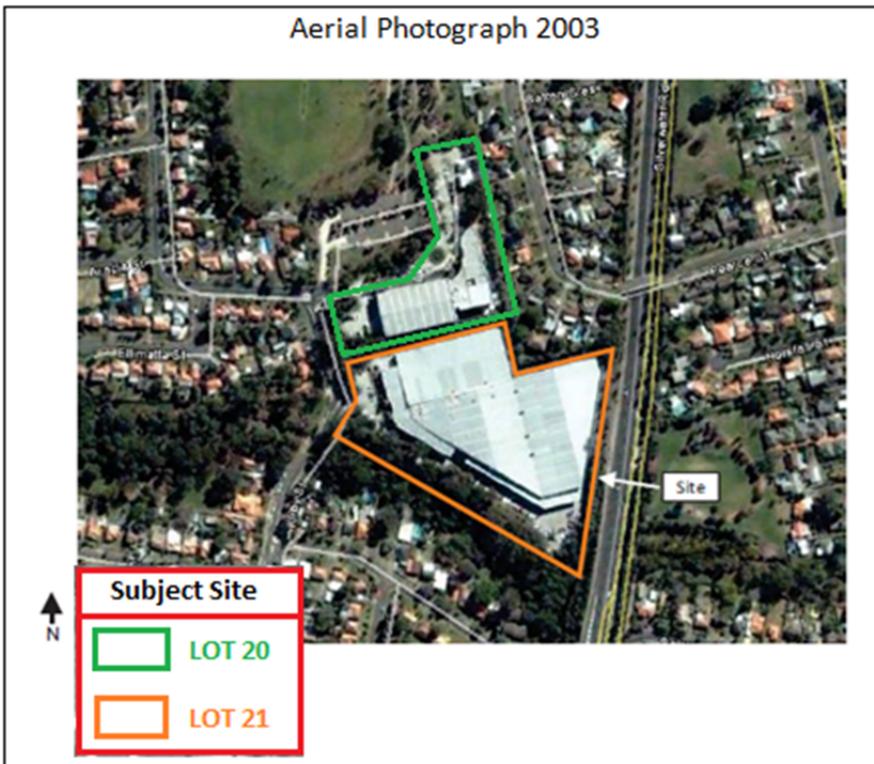
Aerial Photograph 1991



Aerial Photograph 1998



Aerial Photograph 2003



Aerial Photograph 2010



**Subject Site**

 LOT 20

 LOT 21

## **APPENDIX C – HISTORICAL LAND TITLES**

---



# Morris Hayes & Edgar

Phone: (02) 9232 2411



Morris Hayes & Edgar hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

## Street Address Inquiry Results

As at 06/04/2011 02:39:06 PM

### LPINSW DISCLAIMER

This information is provided as a searching aid only. The Registrar General does not guarantee the information provided. This function will produce a result only if the title reference is a current Folio Identifier. References will not be returned for Manual titles (Volume/Folio) or Old System titles.

Information provided through Tri-Search, an approved LPINSW Information Broker

Please click on the Title Reference you wish to order from the list below to be taken to the Title Search order page.

The result here is shown in the format of XX/YYYYY. In a result like this the XX is the lot number and the YYYYY is the Deposited Plan or Strata Plan.

Use the YYYYY in a Plan Image search if you need a copy of the plan for your land. Please pay particular care as to whether it was a DP or SP.

If you require a copy of the title only click on the buy button.

FOLIO IDENTIFIERS FOUND - Does not include Manual Titles		
#	Street Address	Title Reference
1	55 KIRBY ST,RYDALMERE 2116	21/855339

1 Total Properties returned

Search Criteria:



# Morris Hayes & Edgar

Phone: (02) 9232 2411

LPI On-Line

Morris Hayes & Edgar hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act.

Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 21/855339

SEARCH DATE	TIME	EDITION NO	DATE
7/4/2011	12:26 PM	8	12/11/2007

LAND

LOT 21 IN DEPOSITED PLAN 855339  
AT RYDALMERE  
LOCAL GOVERNMENT AREA PARRAMATTA  
PARISH OF FIELD OF MARS COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP855339

FIRST SCHEDULE

THE UNITING CHURCH (NSW) TRUST ASSOCIATION LIMITED  
THE UNITING CHURCH IN AUSTRALIA PROPERTY TRUST (Q.)  
AS TENANTS IN COMMON IN EQUAL SHARES (T AD550226)

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 U301900 COVENANT
- 3 DP855339 RESTRICTION(S) ON THE USE OF LAND
- 4 DP855339 POSITIVE COVENANT
- 5 5551716 LEASE TO F H FAULDING & CO LIMITED EXPIRES:  
26/9/2012. OPTION OF RENEWAL: SEE LEASE.  
AC470665 TRANSFER OF LEASE 5551716 LESSEE NOW SYMBION  
HEALTH LIMITED
- \* AE138990 TRANSFER OF LEASE 5551716 LESSEE NOW SYMBION  
PHARMACY SERVICES PTY LTD
- \* AE916131 TRANSFER OF LEASE 5551716 LESSEE NOW FAULDING  
HEALTHCARE RETAIL PTY LTD
- \* 6 AE565871 CAVEAT BY THE UNITING CHURCH (NSW) TRUST ASSOCIATION  
LIMITED & THE UNITING CHURCH IN AUSTRALIA PROPERTY  
TRUST (Q.)

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

r1

PRINTED ON 7/4/2011

\*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



# Morris Hayes & Edgar

Phone: (02) 9232 2411

LPI On-Line

Morris Hayes & Edgar hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act.

Information provided through Tri-Search an approved LPI/NSW Information Broker

## LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

-----  
WARNING: \*\*\*\*\* FOLIO CANCELLED \*\*\*\*\*

FOLIO: 10/817769  
-----

SEARCH DATE	TIME	EDITION NO	DATE
7/4/2011	12:26 PM	1	9/6/1994

### LAND

-----  
LOT 10 IN DEPOSITED PLAN 817769  
AT RYDALMERE  
LOCAL GOVERNMENT AREA PARRAMATTA  
PARISH OF FIELD OF MARS COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP817769

### FIRST SCHEDULE

-----  
UPJOHN PTY. LIMITED

### SECOND SCHEDULE (5 NOTIFICATIONS)

- 
- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
  - 2 J314155 RIGHT OF FOOTWAY AND CARRIAGEWAY VAR. WIDTH  
AFFECTING PART OF THE LAND ABOVE DESCRIBED SHOWN SO  
BURDENED IN TITLE DIAGRAM
  - 3 R317964 LEASE TO SYDNEY COUNTY COUNCIL OF SUBSTATION  
PREMISES NO.1366 SHOWN IN PLAN WITH K218771 TOGETHER  
WITH R.O.W. & EASEMENT. EXPIRES 30.11.1998
  - 4 U301900 COVENANT
  - \* 5 DP855339 \*\*\*\*\* FOLIO CANCELLED \*\*\*\*\* NEW FOLIOS  
HAVE BEEN CREATED FOR LOTS 20 AND 21 IN DP855339

### NOTATIONS

-----  
NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

NOTE: PDP3647 PROPOSED DP FOR PRE-LODGMET CHECK  
UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

r1

PRINTED ON 7/4/2011

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# Morris Hayes & Edgar

Phone: (02) 9232 2411

LPI On-Line

Morris Hayes & Edgar hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act.

Information provided through Tri-Search an approved LPI/MSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

WARNING: \*\*\*\*\* FOLIO CANCELLED \*\*\*\*\*

FOLIO: 11/817769

SEARCH DATE	TIME	EDITION NO	DATE
7/4/2011	12:27 PM	1	9/6/1994

LAND

LOT 11 IN DEPOSITED PLAN 817769  
LOCAL GOVERNMENT AREA PARRAMATTA  
PARISH OF FIELD OF MARS COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP817769

FIRST SCHEDULE

UPJOHN PTY. LIMITED

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 U301900 COVENANT
- \* 3 DP855339 \*\*\*\*\* FOLIO CANCELLED \*\*\*\*\* NEW FOLIOS  
HAVE BEEN CREATED FOR LOTS 20 AND 21 IN DP855339

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

NOTE: PDP3647 PROPOSED DP FOR PRE-LODGMET CHECK  
UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

r1

PRINTED ON 7/4/2011

\*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



# Morris Hayes & Edgar

Phone: (02) 9232 2411



Morris Hayes & Edgar hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

WARNING: \*\*\*\*\* FOLIO CANCELLED \*\*\*\*\*

FOLIO: 2/215557

SEARCH DATE	TIME	EDITION NO	DATE
7/4/2011	12:27 PM	-	-

VOL 9884 FOL 33 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 2 IN DEPOSITED PLAN 215557  
AT RYDALMERE  
LOCAL GOVERNMENT AREA PARRAMATTA  
PARISH OF FIELD OF MARS COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP215557

FIRST SCHEDULE

ROADS AND TRAFFIC AUTHORITY OF NEW SOUTH WALES  
AS REGARDS LOT 39 IN DP817769 AND  
UPJOHN PTY LIMITED  
AS REGARDS LOT 10 IN DP817769 (T U301900)

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 J314155 RIGHT OF FOOTWAY AND CARRIAGEWAY AFFECTING THAT PART OF THE LAND ABOVE DESCRIBED SHOWN AS SITE OF PROPOSED RIGHT OF WAY IN DP215557
- 3 LEASE R317964 OF SUBSTATION PREMISES NO.1366 SHOWN IN PLAN WITH K218771 TOGETHER WITH EASEMENTS AFFECTING PART OF THE LAND WITHIN DESCRIBED TO THE SYDNEY COUNTY COUNCIL. EXPIRES 30.11.1998
- \* 4 U301900 COVENANT AS REGARDS THE PART BEING LOT 10 IN DP817769
- \* 5 U301900 PART OF THE LAND ABOVE DESCRIBED BEING LOT 39 IN DP817769 IS REQUIRED FOR CONTROLLED ACCESS
- \* 6 U301900 \*\*\*\*\* FOLIO CANCELLED \*\*\*\*\* NEW FOLIOS CREATED FOR LOTS 10 & 39 IN DP817769

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

r1

PRINTED ON 7/4/2011

\*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

Req: R011228 / Doc: CT 09884-033 CT / Rev: 15-Feb-2011 / Sta: OK.SC / Prt: 06-Apr-2011 14:41 / Pgs: ALL / Seq: 1 of 2  
Ref: rl / Src: T

NEW SOUTH WALES

CERTIFICATE OF TITLE  
(TITLE ACT, 1900, as amended.)



09884-033

Application No. 28  
Prior Title Vol. 7245 Fol. 90

Vol. 9884 Fol. 33



MA 1st Edition issued 9-12-1964

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

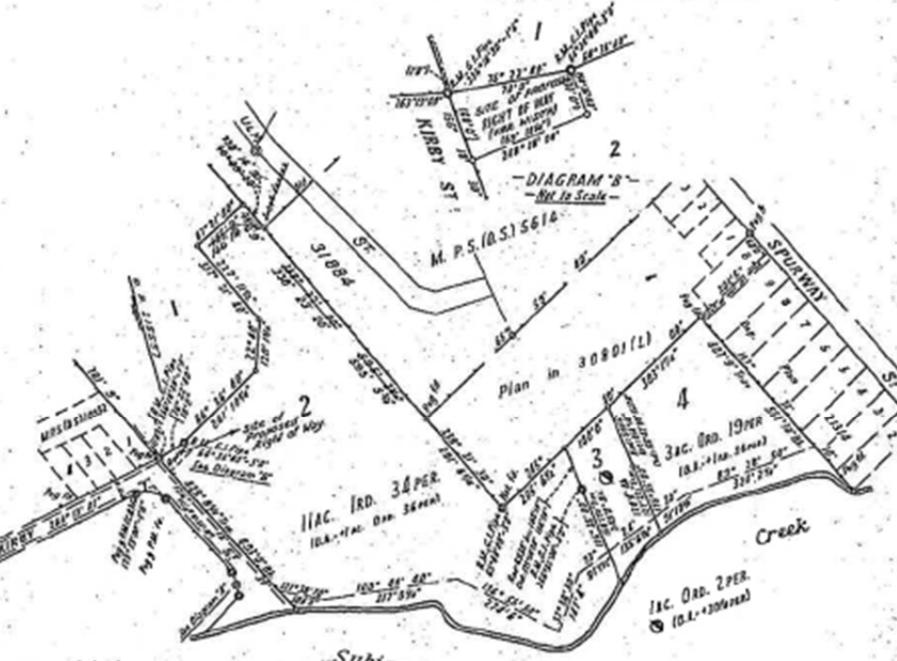
Witness *H. Cohen*

**CANCELLED**  
*Jawatson*

Registrar General.



PLAN SHOWING LOCATION OF LAND SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO  
Estate in Fee Simple in Lot 2 in Deposited Plan 215557 at Rydalmere in the City of Parramatta Parish of Field of Mars and County of Cumberland being part of Portion 149 granted to James Warman on 7-7-1835.

FIRST SCHEDULE (continued overleaf)

UPJOHN PTY. LIMITED.

*Jawatson*

Registrar General.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Right of footway and carriageway created by Transfer No. J314155 affecting that part of the land above described shown as Site of Proposed Right of Way in the plan hereon. CP21557

*Jawatson*

Registrar General.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.

9884 Fol. 33  
(Page 1) Vol.

Req: R011228 / Doc: CT 09884-033 CT / Rev: 15-Feb-2011 / Sts: OK.SC / Prt: 06-Apr-2011 14:41 / Pgs: ALL / Seq: 2 of 2  
Ref: r1 / Src: T

*Handwritten notes:*  
R 218771 /  
3/22/11  
R 217542  
(Substituted)  
5/24

**FIRST SCHEDULE (continued)**

REGISTERED PROPRIETOR	INSTRUMENT NUMBER	DATE	ENTIED	SIGNATURE OF REGISTRAR GENERAL
<b>CANCELLED</b>				
<b>- SEE AUTO FOLIO</b>				

**SECOND SCHEDULE (continued)**

INSTRUMENT NUMBER	DATE	PARTICULARS	ENTIED	SIGNATURE OF REGISTRAR GENERAL	CANCELLATION
16-1-1968		<i>Handwritten:</i> of address... in... of... The... of... ... of... ... of... ... and an... ... affecting... ... to the... ... 30-11-1999	16-3-1968	<i>Handwritten:</i> [Signature]	22-2-1978
R317964			20-5-1979	<i>Handwritten:</i> [Signature]	

FORM No. 62  
NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

202

Primary Appn. No. 28  
Reference to Last Title  
Vol. 4582 Fol. 171

New South Wales.



[CERTIFICATE OF TITLE.]

JOINT TENANT  
**CANCELLED**  
REGISTER BOOK  
VOL. 7245 Fol. 110  
Issued on Order No. 565377  
CANCELLED W

ERIC PROT STROM of Cheltenham, Agent and ELISA HULE EDGLES of Ervington, Married Woman, are now the proprietors of an Estate in Fee Simple as joint tenants, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in That piece of land in the City of Parramatta Parish of Field of Mars, and County of Cumberland shown in the plan hereon and therein edged red being part of Portion 149 granted to James Varman on 7th July 1835.

In witness whereof I have hereunto signed my name and affixed my Seal, this

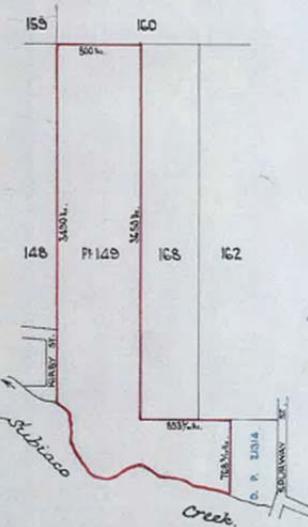
Fourteenth day of February, 1957

Signed in the presence of

*J. W. Moss*

*J. H. Pells*  
Registrar-General

Persons are cautioned against relying or adding to this Certificate or any notification thereon.



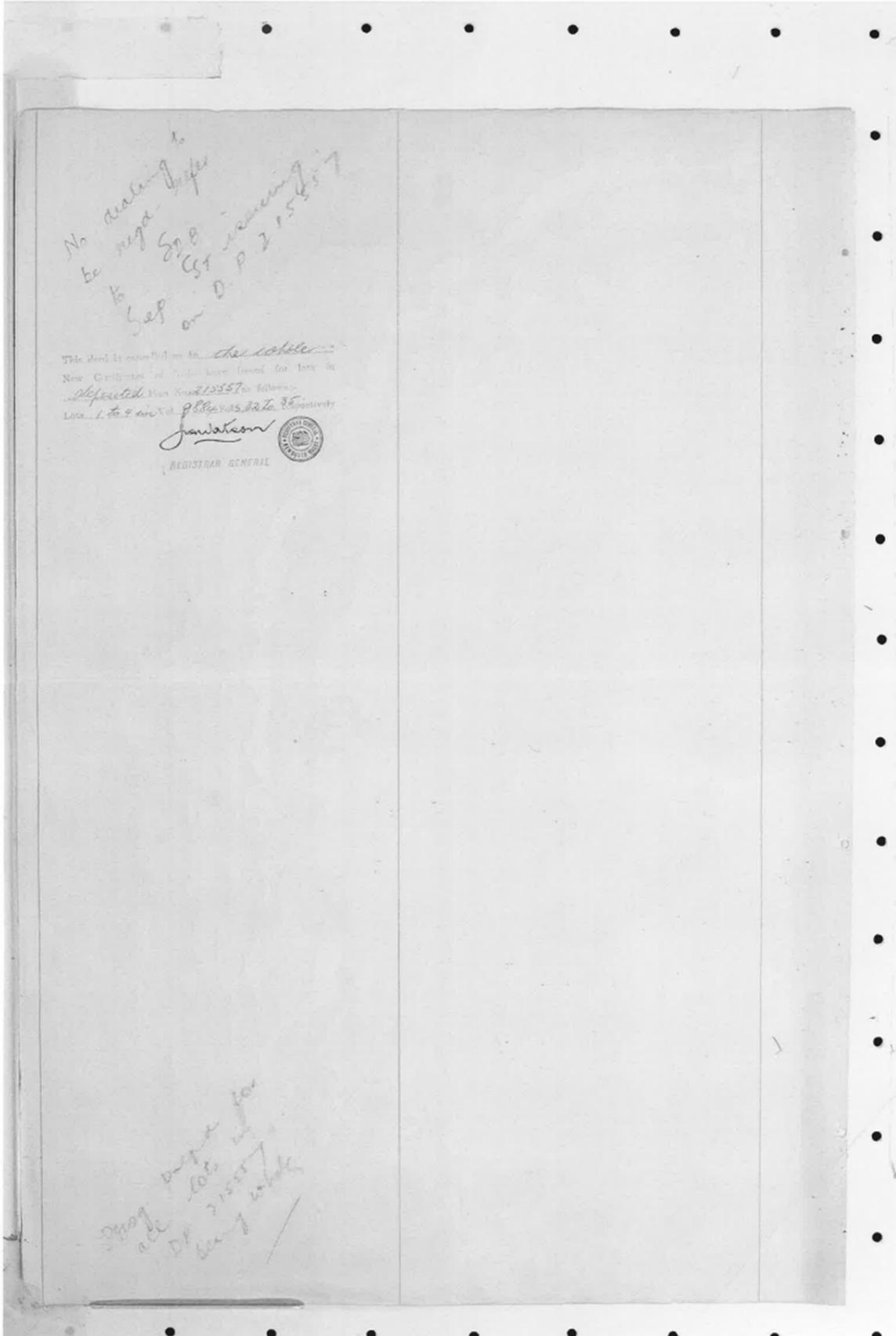
Area 36ac.  
State 8 chains to one inch.

The *W. Johnson Company (Aust) Pty Limited* is now the registered proprietor of the land within described.  
See TRANSFER No. *4004203* dated *22nd October 1956*.  
Entered *21st February 1957*  
*J. H. Pells*  
REGISTRAR GENERAL

The name of the registered proprietor is now *W. Johnson Pty Limited* See *3374155* Entered *8th December 1956*  
*J. H. Pells*  
REGISTRAR GENERAL

The Land of the City of Parramatta is of detail and is in DP 215557 now the registered proprietor of land within described.  
See TRANSFER No. *3374155* dated *11th March 1957* together with a right of footing and conveying (subject to covenant) Entered *9th December 1956*  
*J. H. Pells*  
REGISTRAR GENERAL

CG53377



2. Appn. No. 28  
Reference to last certificate,  
Vol. 2205 Fol. 180

**New South Wales**  


2205 630  
[CERTIFICATE OF TITLE]  
ORDER No.C 177165  
Residue after Transfer No.C 177164  
REGISTER BOOK  
Vol. 4582 Fol. 171

**CANCELLED** 

HERMAN STROM of Sydney, Retired Master Mariner, by virtue of Certificate of Title Volume 2205 Folio 180 now surrendered as to Residue after Transfer No.C 177164 is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in that piece of land situated in the Municipality of Armington and Rydalmere Parish of Field of Mars, and County of Cumberland containing Thirty six acres or thereabouts, as shown in the Plan hereon and therein edged red, being part of Portion 149 (of Parish) originally granted to James Warman by Crown Grant dated the 7th day of July 1835.

In witness whereof I have hereunto signed my name and affixed my Seal, this 30th day of July 1937.

Signed in the presence of W. White }  
Roy W. White }  
Registrar General.

Scale: Metric & Imperial

**NOTIFICATION REFERRED TO**  
Amongst the reservations and conditions contained in the Grant above referred to are reservations of all mines of gold and of silver.

Roy W. White }  
Registrar General.

No.A 237413 Mortgage dated the 31st day of January 1916 from Herman Strom to Arthur James Arnot of Sydney, Engineer. Produced the 1st day of April 1916 and entered the 27th day of April 1916 at 4 o'clock in the afternoon.

Roy W. White }  
Registrar General.

No.A 237414 Transfer of Mortgage No.A 237413 dated the 30th day of March 1916 from Arthur James Arnot to William Charles Fulton of North Sydney, Gentleman. Produced the 1st day of April 1916 and entered the 27th day of April 1916 at 4 o'clock in the afternoon.

Roy W. White }  
Registrar General.

No.B 792368 Transfer of Mortgage No.A 237413 dated the 5th day of March 1929 from William Charles Fulton to Thomas Walter King Waldron and John Morris Edwards, both of Sydney, Solicitors. Produced the 11th day of March 1929 and entered the 11th day of March 1929 at 57 minutes past 2 o'clock in the afternoon.

Roy W. White }  
Registrar General.

Right of Carriage way as appurtenant to the land above described over the piece of land 15 feet wide colored brown in the plan hereon as reserved by Instrument of Transfer No.C 177164.

Roy W. White }  
Registrar General.

No. C 177165 from date of March 1937 from the said Herman Strom (with consent of said Arthur James Arnot) to the said Roy W. White, Registrar General, and entered the 27th day of April 1937 at 4 o'clock in the afternoon.

Roy W. White }  
REGISTRAR GENERAL

56  
No. C53275 SURRENDER of the within Lease  
No. C42420 dated 7<sup>th</sup> March 1957  
Produced 20<sup>th</sup> March 1957 and entered  
at 12 o'clock in the afternoon  
J. H. Pells  
REGISTRAR GENERAL

No. C53576 Surrender dated 7<sup>th</sup> March 1957  
from the said lease with consent of mortgagee  
Produced 20<sup>th</sup> March 1957 and entered  
at 12 o'clock in the afternoon  
J. H. Pells  
REGISTRAR GENERAL

No. C859301 APPLICATION BY TRANSMISSION  
Produced 15<sup>th</sup> December 1949 and entered  
at 12 o'clock in the afternoon  
J. H. Pells  
REGISTRAR GENERAL

No. C859302 CAVEAT dated 10<sup>th</sup> December 1949  
Produced 15<sup>th</sup> December 1949 and entered  
at 12 o'clock in the afternoon  
J. H. Pells  
REGISTRAR GENERAL

No. D53630 DISCHARGE of within mortgage  
Produced 16<sup>th</sup> September 1942 and entered  
at 4 o'clock in the afternoon  
J. H. Pells  
REGISTRAR GENERAL

No. D57431 MORTGAGE dated 30<sup>th</sup> July 1942  
Produced 14<sup>th</sup> September 1942 and entered  
at 4 o'clock in the afternoon  
J. H. Pells  
REGISTRAR GENERAL

No. D85527 MORTGAGE dated 23<sup>rd</sup> July 1942  
Produced 14<sup>th</sup> September 1942 and entered  
at 4 o'clock in the afternoon  
J. H. Pells  
REGISTRAR GENERAL

No. S526306 NOTICE OF DEATH. Prior having been furnished  
Produced on 15<sup>th</sup> February 1951 and entered  
at 12 o'clock in the afternoon  
J. H. Pells  
REGISTRAR GENERAL

The within Caveat No. C859302 is hereby withdrawn  
Dated 27<sup>th</sup> June 1951  
J. H. Pells  
REGISTRAR GENERAL

No. F39053 TRANSFER dated 25<sup>th</sup> October 1950  
Produced 20<sup>th</sup> February 1951 and entered  
at 12 o'clock in the afternoon  
J. H. Pells  
REGISTRAR GENERAL

No. D472801 DISCHARGE of within mortgage  
No. D153631 dated 25<sup>th</sup> May 1950  
Produced and entered 27<sup>th</sup> May 1950  
at 12 o'clock in the afternoon  
J. H. Pells  
REGISTRAR GENERAL

No. D472802 DISCHARGE of within mortgage  
No. D55527 dated 23<sup>rd</sup> May 1952  
Produced and entered 29<sup>th</sup> May 1952  
at 10 o'clock in the afternoon  
J. H. Pells  
REGISTRAR GENERAL

No. F674502 MORTGAGE dated 12<sup>th</sup> May 1952  
Produced and entered 29<sup>th</sup> May 1952  
at 10 o'clock in the afternoon  
J. H. Pells  
REGISTRAR GENERAL

No. F324170 DISCHARGE of within mortgage  
No. F674502 dated 1<sup>st</sup> October 1952  
Produced and entered 2<sup>nd</sup> October 1952  
at 12 o'clock in the afternoon  
J. H. Pells  
REGISTRAR GENERAL

No. C449749 Stamp and Release sold on day  
Produced on 14<sup>th</sup> day 1951 and entered  
at 12 o'clock noon  
J. H. Pells  
REGISTRAR GENERAL

No. C533876 recovered by effusion of time  
No. C604302 dated 6<sup>th</sup> February 1957  
J. H. Pells  
REGISTRAR GENERAL

7246 90  
CG653377  
D152630  
631

## **APPENDIX D- HISTORICAL DEVELOPMENT APPROVALS**

---



Your Reference:  
Our Reference: DA-960/2004  
Contact: Sara Matthews  
Telephone: 9806 5000  
Fax: 9806 5917

Project Control Group Pty Ltd  
Level 4  
37 Bligh Street  
SYDNEY NSW 2000

1 October 2004

## DEVELOPMENT APPLICATION NOTICE OF DETERMINATION

Issued under the Environmental Planning and Assessment Act 1979  
Sections 80, 80A & 81 (1)(a)

**Development Consent No:** DA-960/2004  
**Property Address:** Lot 20 DP 855339,  
59 Kirby Street, RYDALMERE NSW 2116  
**Description:** Occupation of a warehouse/distribution centre  
with associated office facilities  
**Determination:** **APPROVED SUBJECT TO CONDITIONS**  
**Determination Date:** 24 September 2004  
**Consent to Operate From:** 24 September 2004  
**Consent to Lapse On:** 24 September 2009

You are advised that your application has been **APPROVED** subject to the following conditions:

### General Matters:

1. The development is to be carried out in compliance with the following plans and documentation listed below and endorsed with Council's stamp, except where amended by other conditions of this consent:

Drawing N°	Dated
Site Plan prepared by Project Control Group Plan No. DA-01	Undated
Level 1 floor plan prepared by Project Control Group Plan No. DA-02	Undated
Level 2 Floor Plan	Undated

Drawing N°	Dated
prepared by Project Control Group Plan No. DA-03	
Level 3 Floor Plan prepared by Project Control Group Plan No. DA-04	Undated
Existing Heritage Dwelling Floor plan prepared by Project Control Group Plan No. DA-05	Undated
Warehouse floor plan prepared by Project Control Group Plan No. DA-06	Undated

Document(s)	Dated
Statement of Environmental Effects prepared by Project Control Group Pty Limited	July 2004

No construction works (including excavation) shall be undertaken prior to the release to the Construction Certificate.

**Note:** Further information on Construction Certificates can be obtained by contacting Customer Service on 9806 5359.

**Reason:** To ensure the work is carried out in accordance with the approved plans.

### **The Use of the Site:**

2. The hours of operations being restricted to 7.00am to 6.00pm Monday to Friday. Any alterations to the above will require further development approval.

**Reason:** To minimise the impact on the amenity of the area.

3. All works, processes and the storage of materials or goods shall be carried out within the building.

**Reason:** To minimise the impact on the amenity of the area.

### **Right of Appeal:**

If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.

Section 82A of the Environmental Planning and Assessment Act 1979 provides that the applicant may request the Council to Review the determination. The request must be made in writing (or on the review

application form) within twelve (12) months after the decision date, as specified in this notice of determination, together with payment of the appropriate fee.

Yours faithfully

**Sara Matthews**  
**Senior Town Planner**  
**Development Application Assessment Team**



Parramatta City Council

File No: 960/2004

DA No: 960/2004

## DA ASSESSMENT TEAM DEVELOPMENT ASSESSMENT REPORT

**Section 79C - Environmental Planning & Assessment Act,  
1979**

### 1. DEVELOPMENT DETAILS

<b>DA No:</b>	960/2004	<b>Related CC No:</b>	
<b>Address:</b>	59 Kirby Street Rydalmere Lot 20 DP 855339		
<b>Proposal:</b>	Occupation of a warehouse / distribution centre with associated office facilities.		
<b>Estimated Cost:</b>	\$ Nil		
<b>Date Lodged:</b>	2/8/02004		
<b>Applicant:</b>	Project Control Group Pty Ltd		
<b>Owner:</b>	Agebale Pty Ltd		

### 2. SUBMISSION REQUIREMENTS

Item	Supplied			Comments
	Yes	No	N/A	
Consent from all owners	✓			DA form signed
Contamination Report			✓	Not applicable – residential
ESCP			✓	Hydraulic and Sedimentation plan submitted
Heritage Impact Statement	✓			Not affected
Plan of proposed subdivision including A4's			✓	Subdivision and demolition plans submitted
Site Stormwater Management Plan			✓	Satisfactory
Statement of Environmental Effects	✓			Satisfactory
Statement of Flora and Fauna Impact			✓	No bushland affected
Survey Plan	✓			Survey Plan submitted
Other (specify)				

### 3. STATUTORY REQUIREMENTS

<b>Planning Instruments:</b>	PLEP 2001	<b>Zoning:</b>	Employment 4
<b>Draft Instruments:</b>	NA	<b>Draft Zoning:</b>	NA
<b>DCP:</b>	PDCP 2001	<b>BCA Class:</b>	NA
<b>SEPP:</b>	NA	<b>SREP:</b>	NA
<b>Is the site a Heritage Item?</b>	Yes	<b>Is the site within a Conservation Area?</b>	No
<b>Is the site flood affected?</b>	No	<b>Section 94 payable?</b>	No

Permissible with consent

Nominated Integrated

Integrated

Designated

Crown

## DEVELOPMENT APPLICATION ASSESSMENT

### 1. THE PROPOSAL

The applicant seeks approval for the use of an existing building for the purposes of a warehouse / distribution centre with associated office facilities.

The proposal does not involve any alterations or additions to the existing premises but relates to the use of the buildings.

No manufacturing or retailing is carried out within the premises; all goods are distributed to retail outlets and are assembled at those outlets.

\* It is noted that the site is currently being used for the purpose in which consent is sought. ✓

### 2. THE SUBJECT SITE

#### Site Description

- The site is known as 59 Kirby Street (Lot 20 in Deposited Plan 855339). The site is located on the eastern side of Kirby Street between Patterson Street and Upjohn Park.

**Current Use** – Warehouse and distribution centre and associated offices, operated by Pfizer Australia Pty Ltd.

**Surrounding Development** – residential and open space.

### 3. SITE HISTORY

- The building was construction in accordance with Development Consent No. 94/739, issued on 18 July 1995, which approved the construction of two (2) warehouse buildings and associated office space.
- Development consent No. 630/98 was issued on 24 March 1999 for the enclosure of an open deck on Level 3 of the building to create an extension of the office.

### 4. PARRAMATTA LEP 2001

#### **Permissibility**

- The subject site has Employment 4 zoning applying to the land under the provisions of Parramatta Local Environmental Plan apply. Warehouse and distribution centres are permissible with consent.

#### **Zoning Objectives**

- The proposal complies with the zoning objectives of Employment 4 including encouraging a range of employment enterprises that are compatible with existing land uses within the zone and surrounding areas.

### 5. NUMERICAL REQUIREMENTS

The application is for the use of an existing use, the previous applications would have addressed the proposals compliance with the numerical controls.

### 6. LIKELY IMPACT OF THE DEVELOPMENT

#### **Siting & Design**

The applicant seeks approval for the continued use of the approved buildings as a warehouse and distribution centre with associated office space. It is considered that the proposal would not impact upon the relationship of the dwelling houses to the site and the streetscape or to the amenity of adjoining properties.

**Heritage** – Councils heritage adviser raises no objections to the proposal, the occupation of existing buildings will not impact upon the Heritage item Upjohn House. The Development Application is for the continued use of the existing buildings.

**The Use** – the warehouse areas are separated into four areas as outlined below:

- Area 1 – R and D Development – this area is for the development and analysis of retails products and display methods.

- Area 2 – Warehouse storage – storage of products contained within shelving systems.
- Area 3 – It Development and Build, Test area – test, design and formulate in store point of sale computer systems.
- Area 4 – Archives / Storage – secure storage of Archives and records on a rolling 7 year process.
- The office area includes a call centre, management and administrative functions and staff support facilities.

The use employs a total of 165 people, operating hours are proposed to be 7:00am to 6:00pm Monday to Friday; the site has provision of 107 on site car parking spaces. In addition 96 spaces are located within the adjoining car park in Upjohn Park. Loading arrangements will involve an average of 10 ~~truck~~ <sup>trucks</sup> movements / week.

The use currently operates on the site, the current application does not change any operational issues associated with the use, the operating hours remain unaltered. No additional impacts will result from the proposal. It is therefore considered appropriate to recommend approval subject to the imposition of appropriate conditions.

**Access, Traffic & Parking** – The access arrangements remain unaltered. Access is provided via a roundabout on a bend in Kirby Street.

**Utilities/Infrastructure** - No augmentation of existing utilities is envisaged to be necessary as a result of the proposal.

**BCA Compliance** - The application was referred to Council's Building Certification Team for comment, no objections were raised. A condition of consent requires that the proposed development comply with the applicable requirements of the Building Code of Australia.

**Social & Economic Impact** - The proposed development is not expected to have an adverse social or economic impact.

**Noise & Vibration** - Noise and vibration are expected during the demolition and construction of the development. A condition of consent restricts the working hours and noise levels during demolition and construction works to protect the amenity of the surrounding area.

**Water Management** - The application was referred to the Engineers for comment, they raised no objection to the proposal subject to conditions.

**Soil Management** - The proposed development is not expected to have an adverse impact in regard to soil erosion or sedimentation. A condition of consent requires the applicant to ensure the proposal is carried out in compliance with the approved erosion and sedimentation control plan.

**Contamination** - The site is not identified as a contaminated site and there is not evidence to suggest that the site has previously been used for any potentially contaminating activity.

**Waste Minimisation/Management** - The application was referred to Council's Waste Management Officer for comment and raised no objection to the proposal subject to conditions. The proposal is not expected to generate any significant amounts of waste.

**Crime Prevention Through Environmental Design** - The proposal does not contribute to the provision of any increased opportunity for criminal or anti-social behaviour to occur.

**Impacts During Construction** - The potential for demolition and construction related impacts can be adequately monitored and controlled by way of conditions of consent as recommended.

**ESD & The Cumulative Impact** - The proposal is not expected to have any cumulative impacts. The proposal is not considered to inhibit the ability of future generations to use or further develop the subject site.

## 7. SUITABILITY OF THE SITE FOR THE DEVELOPMENT

### (a) Suitability:

Matter for consideration	Compliance			Comments
	Yes	No	N/A	
Does the proposal integrate into the locality?	✓			The proposal will not have a detrimental impact on amenity or quality of the built environment. The proposal integrates appropriately into the locality.
Is the proposal appropriate for the site? Are there other feasible solutions to correct design failures/ non-compliances?	✓			The proposal has no major design failures and non-compliances or adverse impacts on the surrounding area. The proposal is considered to be appropriate for the subject site.

### (b) Contaminated Land:

Circumstance	Notes
1. Does the application involve re- development of the site?	YES – The proposal involves redeveloping the site for construction of the proposed structures.
2. In the development going to be used for a sensitive landuse eg: residential, educational, recreational, childcare or hospital-land?	YES – The development is going to be used for residential purposes. The site has a history of residential use and no evidence of likely contamination on the site.
3. Does information available to you indicate that an activity such as/or similar to those listed in Table 1 has ever been approved, or occurred at the site.	NO
4. Is the site listed on Council's database?	NO

If "yes" consider issues such as: <ul style="list-style-type: none"> <li>• Table 1 and similar activities</li> <li>• EPA restrictions on site eg: investigation order</li> <li>• Pollution incidents or illegal dumping</li> <li>• Adjoins site which is contaminated</li> <li>• Remediated or investigated without sufficient information relating to level of contamination</li> </ul>	
5. Based on your answers to the above, do you consider that a preliminary site audit statement is warranted?	NO – preliminary investigation is not considered to be required for the proposed development.

## 8. PUBLIC INTEREST

Advertised (newspaper)  Mail  Sign  Not Required

Notification Period from..... to .....

Have amended plans been submitted? NO

Issue	Submissions			Comments
	Yes	No	N/A	
Submissions received? No. of submissions received?	✓			1 Submission was received.
Do the objections warrant refusal of the application or amendments?		✓		
Is approval of the application in the public interest?	✓			

To consider and approve Development Applications where not more than three (3) objections have been received and such objections have been satisfied by appropriate conditions or alternatively where such objections either cannot be substantiated or are irrelevant to the consideration by Council in terms of the requirements of the Environmental Planning and Assessment Act or other related Acts.

Georgia Armstrong – 88 Patterson Street Rydalmere NSW 2116

The table below is a summary of the issues raised during the exhibition period:

Issues	Comment	Outcome
Increase in traffic, leading to safety impacts	The proposal is not considered to increase traffic levels, the	Does not warrant amendment or refusal of the application.

	application is for the continued use of the buildings, no additional vehicle movements are proposed.	
--	--	--

## 9. SUMMARY OF NUMERICAL NON-COMPLIANCES

The proposal achieves compliance with Parramatta Local Environmental Plan.

## 10. CONCLUSION

The proposed development achieves compliance with the design and environmental performance objectives of both LEP and DCP 2001.

The concerns raised by objectors have been considered in the assessment of the application and it is not considered that the concerns raised warrant redesign of the proposal or warrant refusal of the application. Overall, the development will not result in any significant adverse impacts on the amenity of the area and approval of the application is recommended.

All matters required to be considered in accordance with Section 79C of the Environmental Planning and Assessment Act 1979 have been considered in the assessment of the application and in the preparation of this report.

## 11. RECOMMENDATION

The application be approved subject to conditions.

**Refer to attached sheet.**

Delegated Authority Nos: PB 001

**Sara Matthews**  
**Senior Town Planner**  
**DA Assessment Team**

.....  


.....  
 24/9/04

## 12. PEER REVIEW

- There are no significant issues raised in regard to the proposed development.
- I have read the Section 79C assessment report and validate the manner in which the development application has been assessed. I concur with the attached recommendation.

- The proposal is considered to satisfy the objectives of Parramatta Local Environmental Plan 2001 and Parramatta Development Control Plan 2001.

**Brad Delapierre**  
**Team Leader**  
**DA Assessment Team**

*Brad Delapierre*  
.....

*28/9/04*  
.....

**Louise Connolly**  
**Program Manager**  
**DA Assessment Team**

*Louise Connolly*  
.....

*28/9/04*  
.....

**Stephen Kerr**  
**Manager**  
**Development Services**

*Stephen Kerr*  
.....

*30/9/04*  
.....

# Statement of Environmental Effects

Commencement of Use -  
Warehouse and Distribution  
Centre and Associated Office  
Space.

59 Kirby Street  
RYDALMERE

Prepared for:



**Project Control Group Pty Ltd**  
Level 4, 37 Bligh Street  
SYDNEY NSW 2000

Prepared by:

**Ludvik & Associates Pty Ltd**  
**Consultant Town Planners**  
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July 2004

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## Figures

Figure 1      Locality Plan

## Appendices

- Appendix 1    Building Layout Plans
- Appendix 2    Form 15A – Fire Services (Office and Warehouse)
- Appendix 3    Waste Management Plan
- Appendix 4    Correspondence between Council & Owner relating to Upjohn Park Carpark

## 1.0 Introduction

This report examines the issues associated with an application for development consent to be submitted to Parramatta City Council for the use of the contemporary warehouse/office building on 59 Kirby Street, Rydalmere, as a warehouse and distribution centre and associated office space.

The building was constructed in accordance with Development Consent No.94/739, issued on 18 July 1995, which approved the construction of two (2) warehouse buildings with associated office buildings on the land known as 55-73 Kirby Street.

This report:

- examines the issues associated with the use of the premises;
- analyses the impact of the proposal in the context of development on surrounding properties; and
- undertakes a summary assessment of the proposal in light of the environmental planning legislation applying to the land.

## 2.0 Site Details

### 2.1 The Site

The site, known as 59 Kirby Street, Rydalmere, is located on the eastern side of Kirby Street between Patterson Street and Upjohn Park.

A locality plan is contained in **Figure 1**.

5  
V

The site comprises the whole of the land contained in Lot 20, DP 85339.

The property contains a contemporary one (1)/part three (3) storey warehouse/office building comprising:

- a single storey warehouse with a floor area of 3,038m<sup>2</sup>, including a mezzanine level within the warehouse;
- a three (3) storey office component with a floor area of 4,197m<sup>2</sup>;
- a two (2) storey free-standing dwelling house, known as *Upjohn House*, and an associated single storey brick building with a total floor area of 358m<sup>2</sup>; and
- off-street parking for one hundred and seven (107) vehicles.

The building was constructed in accordance with Development Consent No.94/739, issued on 18 July 1995, which approved the construction of two (2) warehouse buildings and associated office space on the land known as 55-73 Kirby Street.

In addition, Development Consent No.630/98 was issued by Council on 24 March 1999 for the enclosure of an open deck on Level 3 of the building to create an extension of the office.

The site is currently occupied by Pfizer Australia Pty Ltd.

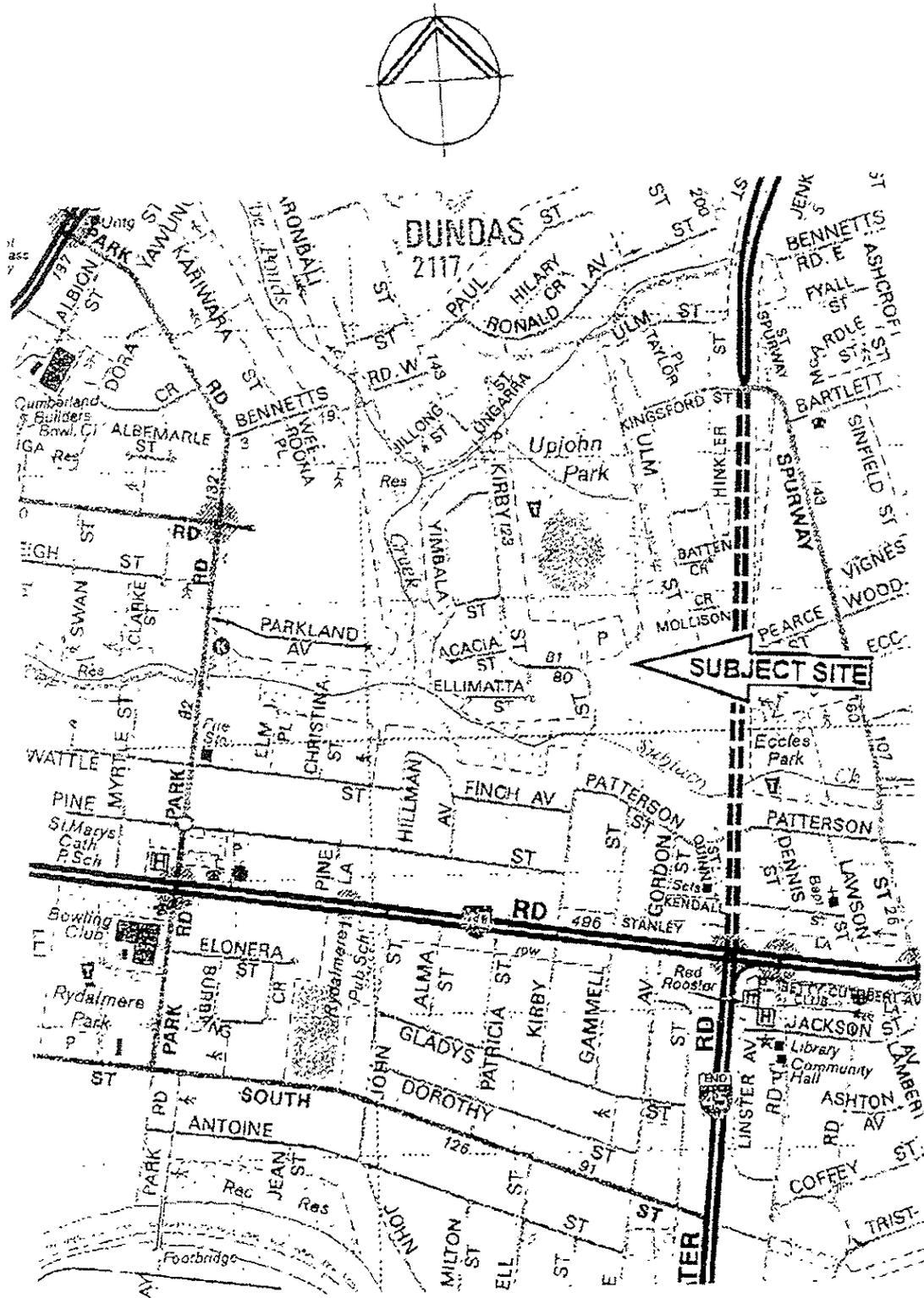
Vehicular access to the site is via a roundabout on a bend in Kirby Street.

The vegetation on the site represents a landscape contrived as part of the development of the land in 1995-96. This vegetation is not significant in a local or district context.

The site experiences a moderate fall from its northern side boundary to its southern side boundary.

There are no easements or rights of carriageway affecting the property.

FIGURE 1  
Locality Plan



## 2.2 Site Context

The site is situated in an area with a degree of diversity in the nature, height and scale of development.

The land immediately to the north of the site comprises Upjohn Park. The park is used for sporting activities and passive recreational purposes. There is a paved car parking area at the interface the Park's common boundary with the site.

The car park was constructed by the owners of 59 Kirby Street on Council's behalf on the basis that it could be used on a complementary basis by employees of the warehouse/office and park users. (refer appendix 4 and correspondence between Council and the owner)

The land immediately to the south of the site comprises the property 55-57 Kirby Street. This property contains a contemporary one (1)/part two (2) storey warehouse/office development used by the Mayne Health Services Group. The building was constructed in accordance with Development Consent No.94/739, issued on 18 July 1995.

The land immediately to the north-east of the site comprises the properties known as 2-26 Ulm Street. These properties predominantly contain single storey brick dwelling houses constructed circa 1950. The buildings are of brick, weatherboard and fibro construction.

The land immediately to the east to the site is Silverwater Road.

The infrastructure associated with Silverwater Road functionally and visually isolates the land from the residential precinct to the east of Silverwater Road.

The land to the west, on the opposite side of Kirby Street, comprises the properties known as 50-58 Kirby Street. These properties contain one (1) and two (2) storey dwelling houses constructed circa 1950. The buildings are of brick, weatherboard and fibro construction.

The vegetation and topography of the site effectively screen the warehouse/office buildings on the eastern side of Kirby Street from view from the western side of the street.

In summary, the contemporary warehouse/office development on 55-73 Kirby Street represents a vital employment precinct situated in an area largely dominated by residential development and the arterial road network in this locality, in the form of Silverwater Road.

## **3.0 The Proposal**

### **3.1 Nature of Use**

This application seeks development consent for the commencement of the use of the existing premises as a warehouse and distribution centre with associated office space.

The proposal does not involve any alterations or additions to the existing premises but relates solely to the use of the premises.

No manufacture or retailing is carried out within the premises.

The goods are distributed to retail outlets and are assembled at those outlets.

The warehouse is fitted out with high bay pallet racking with in-rack fire sprinklers which is to be used for the storage the goods.

The following describes the proposed use for the warehouse as illustrated on Plan No DA-06 in Appendix 1.

#### **Area 1 : R&D Development**

This area is for the development and analysis of retail products and display methods. Products are displayed and set out to formalize new ranges and current ranges allowing the following,

- Product Volumes required to fill assigned areas
- Appropriate packaging to minimize flow on costs at store level
- Evaluation of all aspects of the products / ranges, quantities and pack sizes
- Pack sizes are then decided upon from these levels to assign initial orders

#### **Area 2 : Warehouse Storage**

The Warehouse storage area will store parts of in store shelving systems. These are consolidated imports from various worldwide locations, these are distributed to an Australian retail network on an ongoing basis. In addition it is proposed to warehouse a varying range of consumer goods for use in the R&D development activity. On completion of the R&D process, the consumables are distributed throughout the retail network. This process is continuous throughout the year.

The goods stored will include the following:

- Shelving
- Point of Sale Material/Systems
- Multiple forms of shop fitting
- Trolleys
- Brackets
- Signage
- Display systems
- Manchester
- Housewares
- Electronics
- Consumables
- Toys

**Note:** there will be no flammable or hazardous materials stored on site.

**Area 3 : IT Development and Build, Test Area**

The main focus of this area is to test, design and formulate in store point of sale computer systems.

- Software is created and tested
- Full shop computer systems built and tested
- Upgrades completed
- A working environment is created prior to allocation to stores

**Area 4 : Archives / Storage**

This area is designated for storage of Archives and records on a rolling 7 year process. This is a secure area.

**The following describes the proposed use of the associated office space:**

The associated office space is to be used to facilitate the warehouse's logistical support, including:

- information technology facilities;
- shipping control functions;
- compliance functions;
- a call centre/help desk;
- management and administrative functions, including:
  - financial management;
  - inventory management;
  - sales and marketing;
  - human resource management; and
  - purchasing;
- support facilities, such a boardroom, meeting rooms, reception areas and the like; and
- staff facilities, such as a staff canteen, kitchens, staff rooms, toilets and the like.

The staff canteen is located at the ground floor level of the part three (3) storey building at its south-eastern corner.

*Upjohn House* is to be used for office facilities associated with the warehouse operations.

### **3.2 Employees**

The use will require the employment of a total of one hundred and sixty five (165) people.

### **3.3 Machinery Used**

The use will not require the installation of any plant or equipment, other than computers, office equipment and two (2) battery-powered forklifts used for the loading and unloading of shop fittings.

This equipment will have no impact in terms of noise and vibration and will be imperceptible from outside the premises.

### **3.4 Emissions**

The use will not involve the carrying out of any activities that would result in the emission of smells, odours, particulate matter or otherwise as a consequence of the use.

### **3.5 Waste Products**

The wastes associated with the use will involve packaging and normal office wastes.

All wastes associated with the use are to be collected and stored in waste containers to be located within the warehouse.

The wastes are to be regularly disposed of using normal waste removal contractors.

A waste management plan is to be submitted with the application.

### **3.6 Hours of Operation**

The use is to operate between 7.00am and 6.00pm on Mondays to Fridays.

### 3.7 Off-Street Car Parking

The one hundred and seven (107) off-street car parking spaces on the site were established in connection with the relevantly recent construction of the building in 1995-96.

The car parking was provided on the basis of the *Roads and Traffic Authority of NSW's* guidelines which require 1 space/300m<sup>2</sup> for warehouse space and 1 car space/40m<sup>2</sup> for associated office space.

In addition, the ninety-six (96) spaces in the car park in Upjohn Park, which have been constructed on land transferred to Council by the owners of 59 Kirby Street, are available for co-use by park users and employees of the building in accordance with arrangements that were entered into between Council and the previous owners when the car park was constructed on Council's behalf in 1998 (Refer Appendix 4).

The proposal does not involve any increase in the floor area of the building nor any change to the proportion of the building to be used for warehouse and ancillary office purposes.

Consequently, the use will not create any additional demand for off-street parking nor could any additional parking be required in connection with this proposal.

Condition 26 of Development Consent No.94/739, issued on 18 July 1995, for the construction of the two (2) warehouse buildings and associated office space on 55-73 Kirby Street required a monetary contribution of \$340,000 to be paid to Council for the construction of traffic management facilities in Kirby Street between Finch and Acacia Streets.

In addition to this contribution, Condition 27 of the consent required splay corners to be constructed to accommodate a roundabout at the entrance to 61-73 Kirby Street.

Consequently, the use of the premises will not raise any relevant issues relating to access, traffic and parking and the proposal will not have any adverse effects on the efficiency, effectiveness, safety or congestion on the surrounding road network.

### 3.8 Loading Operations

The site activities will involve the use of the established on-site loading facilities.

It is anticipated that the use will involve an average of ten (10) truck movements/week.

### 3.9 Building Considerations

The building was constructed as a warehouse/office building under the terms of the *Local Government (Approvals) Regulation 1993* and the *Building Code of Australia*.

An *Annual Fire Safety Statement* was issued in respect to the building by D A Fire Services on 8 October 2003.

Consequently, there are no issues raised regarding the appropriateness of the building to accommodate the proposed use.

### 3.10 Amenity Considerations

The use will have no undue or unreasonable affect on the amenity of any surrounding and nearby residential property in terms of:

- noise;
- privacy; or
- visual impact.

The proposal will not have any adverse affect on the natural environment.

In summary, the development does not raise any relevant consideration in terms of its affect on the environment or amenity enjoyed by residents of surrounding or nearby residential properties.

## 4.0 Parramatta Local Environmental Plan 2001

### 4.1 Zoning

The land is zoned Employment 4 under the terms of *Parramatta Local Environmental Plan 2001 (PLEP 2001)*, which was made on 7 December 2001.

The aim of the *Plan*, as expressed in Clause 3(1), is to introduce planning controls that will encourage ecologically sustainable development which satisfies the following principles:

- the precautionary principle;
- intergenerational equity;
- conservation of biological diversity and ecological integrity; and
- improved valuation pricing and incentive mechanisms.

The relevant objectives of *PLEP 2001*, as expressed in Clause 3(2), include:

- to simplify planning controls;
- to outline planning controls which are clear and specific but also provide flexibility in their application;
- to encourage a range of development, including employment, which accommodates the needs of existing and future residents;
- to foster environmental, economic, social and physical well-being so that the City of Parramatta develops as an integrated, balanced and sustainable city;
- to provide planning controls which contribute to, and facilitate economic growth and employment opportunities;
- to protect and conserve localities which contribute to the cultural heritage of the City of Parramatta; and
- to create one integrated planning framework for more detailed controls to be contained in development control plans.

Clause 10 of *PLEP 2001* adopts the Dictionary to define the terms used in it.

The Dictionary defines “warehouse or distribution centre” as “a building or place used mainly for storing, handling or displaying items (whether goods or materials) which have been produced or manufactured for sale, but not for the retail sale of items to the public from the building or place”.

The use would represent development for the purpose of a “warehouse or distribution centre” under the terms of the *Plan*.

Clause 16(3) of *PLEP 2001* provides that development consent should not be granted unless Council is of the opinion that the proposal is consistent with the objectives of the zone within which the development is to be carried out.

The objectives for the Employment 4 zone expressed in Clause 16 are:

- to encourage a range of employment enterprises that are compatible with existing land uses within the zone and surrounding areas;
- to limit the extent of commercial development in the employment zone so as to ensure the viability of nearby business centres;
- to retain the predominant role of the City of Parramatta’s industrial areas;
- to encourage contemporary industrial development opportunities in Rydalmere recognising the size, centrality and transportation linkages of land holdings in this area in accordance with *Sydney Regional Environmental Plan No.28C - Parramatta*;
- to ensure that development improves the environmental quality of the City and that industries conform with best practice, environmental and hazard reduction standards; and
- to ensure that development is carried out in a manner which does not detract from the amenity enjoyed by residents in adjoining localities or from the operation of local or regional road systems.

The proposed use is clearly consistent with the objectives for the Employment 4 zone.

Development for the purpose of a “warehouse or distribution centre” is permissible, with Council’s consent, within the Employment 4 zone under *PLEP 2001*.

The dwelling house on the site has been identified as a *heritage item* under *Parramatta Local Environmental Plan 1996 (Heritage and Conservation)*.

The land is not situated in a heritage conservation area.

## 4.2 Provisions of the Plan

A summary assessment of the application under the relevant provisions of *PLEP 2001* is as follows.

### Provisions of the Parramatta Local Environmental Plan 2001

Clause	Consideration	Proposed	Compliance
3(1)	The aim of the <i>Plan</i>	The proposal is consistent with the aim of the <i>Plan</i> . See Section 4.1	✓
3(2)	The objectives of the <i>Plan</i>	The proposal is consistent with the objectives of the <i>Plan</i> . See Section 4.1	✓
10	The definitions contained in the Dictionary of the <i>Plan</i> are adopted	The proposal would constitute development for the purpose of a "warehouse or distribution centre" under the terms of the <i>Plan</i>	✓
16(1)	Land use provisions for the Employment 4 zone	Development for the purpose of a "warehouse or distribution centre" is permissible, with Council's consent, within the Employment 4 zone under the terms of the <i>Plan</i>	✓
16(3)	Development is to be consistent with the objectives of the Employment 4 zone	The proposal is consistent with the objectives of the Employment 4 zone. See Section 4.1	✓
21(1)	Development on flood liable land requires Council's consent	The land does not represent flood liable land	✓
22(1)	Council is required to assess whether remediation is to be carried out in relation to development on land which has previously been used for an activity which is likely to have contaminated the site	The application relates solely to the use of a contemporary warehouse/ office building and does not involve any site works	✓
23(1)	Excavation and filling of land requires consent	The application relates solely to the use of a contemporary warehouse/ office building and does not involve any site works	✓
33	Consent is required for the removal of trees	The application relates solely to the use of a contemporary warehouse/ office building and does not involve any site works	✓
34	Limitations are to be observed in relation to development on land classified as containing acid sulfate soils	The application relates solely to the use of a contemporary warehouse/ office building and does not involve any site works	✓
44	Consent is not to be granted for the use of premises in the Employment 4 zone for the purposes of "commercial premises" or "offices" unless those purposes are ancillary to a permissible use	The section of the premises to be used for offices is ancillary to the predominant use of the building for a "warehouse or distribution centre" and is, therefore, an integral part of that use and not a separate or severable land use in its own right	✓

The proposal complies with all of the relevant provisions of *PLEP 2001*.

### 4.3 Parramatta Local Environmental Plan 1996 (Heritage)

*Parramatta Local Environmental Plan 1996 (Heritage and Conservation)*, (*PLEP 1996*), made on 21 February 1997 and as amended by *PLEP 1996 (Amendment No.2)* on 20 April 2001, applies to this proposal.

The existing dwelling house on the site, known as *Upjohn House*, is identified as a "heritage item of local significance" in Schedule 2 of *PLEP 1996*.

Clause 14 of *PLEP 1996* requires Council to assess the impact of any development on the heritage significance, curtilage and setting of a heritage item and on any significant views to and from it before granting consent to development that may affect it.

The proposal does not involve any alterations or additions to the existing buildings on the site and solely relates to the use of the contemporary warehouse/office building on the land for a purpose for which the land is zoned.

In these circumstances, the proposal will not have any adverse impact on the values that are considered to constitute the heritage significance of the house.

## 5.0 Parramatta Development Control Plan 2001

*Parramatta Development Control Plan 2001 (DCP 2001)* applies to the site.

Section 1.5 of *DCP 2001* states that the guidelines and controls contained in the *Plan* are focussed on:

- context and compatibility - so that new development responds to its context, is compatible with the existing and desired neighbourhood character and contributes to the quality of the built environment and the public domain;
- choice and diversity - encouraging a range of building types to provide increased housing choice and availability;
- heritage - respecting and enhancing the heritage resources of the area;
- environmental responsibility - to ensure new development is sustainable and environmentally responsible and takes into account its social, economic and amenity impacts; and
- innovation and flexibility - to provide a comprehensive and flexible approach to the development process, encourage innovative design and promote results consistent with community expectations.

Part 4 of *DCP 2001* provides general controls for development, while Part 5 provides specific controls for certain development types.

The provisions of *DCP 2001* largely relate to the construction of new buildings rather than to the use of buildings.

Section 4.3 specifies off-street car parking requirements.

There is no specific requirement for warehouses.

However, the requirement for industries is 1 car space/70m<sup>2</sup> and 1 loading bay/800m<sup>2</sup> of gross floor area.

On the basis of a gross floor area of 7,593m<sup>2</sup>, one hundred and eight (108) off-street car parking spaces and nine (9) loading bays would be required.

One hundred and seven (107) off-street car parking spaces and two (2) loading bays exist in the building and there is sufficient area on the land to accommodate additional service vehicles in the manoeuvring area to those loading bays.

Additional car parking facilities are available for use in connection with the property within the car park in Upjohn Park. See Section 3.7.

Having regard to the fact that only an average of ten (10) truck movements/week are anticipated, the existing loading facilities are satisfactory and adequate.

Section 5.9 of *DCP 2001* applies to industrial development.

A summary assessment of the proposal under the provisions of Section 5.9 is as follows.

Provisions of the Section 5.9 - Parramatta Development Control Plan 2001		
Consideration	Proposed	Compliance
Relevant objectives: <ul style="list-style-type: none"> <li>▪ to ensure that proposed land uses and activities do not result in the pollution of stormwater runoff</li> <li>▪ to encourage the recycling of waste generated by new employment development</li> </ul>	The use will not involve any activities which are likely to pollute stormwater runoff  Waste is to be minimised in accordance with the waste management plan to be submitted with the application	✓  ✓
Site Planning and Layout	The application does not propose any alterations or additions to the contemporary warehouse/office building on the land and solely relates to the use of that building	✓
Building Height, Bulk and Scale Maximum Height: 12m Maximum FSR: 1:1	The application does not propose any alterations or additions to the contemporary warehouse/office building on the land and solely relates to the use of that building	✓
Setbacks 0.9m minimum from residential	The application does not propose any alterations or additions to the contemporary warehouse/office building on the land and solely relates to the use of that building	✓
Facade Design and Appearance	The application does not propose any alterations or additions to the contemporary warehouse/office building on the land and solely relates to the use of that building	✓
Energy Efficiency	The application does not propose any alterations or additions to the contemporary warehouse/office building on the land and solely relates to the use of that building	✓
Landscaping	The application does not propose any alterations or additions to the contemporary warehouse/office building on the land and solely relates to the use of that building	✓
Access, Circulation and Parking	The application does not propose any alterations or additions to the contemporary warehouse/office building on the land and solely relates to the use of that building. See Section 3.7	✓
Waste Management	A waste management plan is to be submitted with the application	✓
Stormwater	The application does not propose any alterations or additions to the contemporary warehouse/office building on the land and solely relates to the use of that building	✓
Signage	A separate application is to be submitted to and approved by Council prior to the erection and display of any signage	✓

The proposal complies with the relevant provisions of *DCP 2001*.

## **6.0 Statutory Compliance Assessment**

The following is a summary assessment of the use under the heads of consideration contained in Section 79C(1) of the *Environmental Planning and Assessment Act 1979*.

### **Section 79C(1)(a)(i) - The provisions of any environmental planning instrument**

The proposal is permissible, with Council's consent, and conforms with the relevant provisions of the environmental planning instruments applying to this land. See Section 4.0.

### **Section 79C(1)(a)(ii) - The provisions of any draft environmental planning instrument**

There are no relevant draft environmental planning instruments applicable to this proposal.

### **Section 79C(1)(a)(iii) - The provisions of any development control plans**

The proposal is consistent with the relevant development control plan applicable to this proposal. See Section 5.0.

### **Section 79C(1)(a)(iv) - Matters prescribed by the Regulations**

There are no relevant matters prescribed by the *Regulations* applicable to this matter.

### **Section 79C(1)(b) - Likely impacts of the development**

The proposal will have no adverse or identifiable impact in terms of:

- context and setting;
- access, transport and traffic;
- the public domain;
- utilities;
- heritage;
- other land resources;
- water;
- soils;
- air and microclimate;
- flora and fauna;
- waste;
- energy;
- noise and vibration;
- natural hazards;
- technological hazards;
- safety, security and crime prevention;
- social impact;
- economic impact;
- site design and internal design;
- construction; or
- cumulative impacts.

**Section 79C(1)(c) - Suitability of the site for the development**

The site is suitable for use in accordance with the requirements of *Parramatta Local Environmental Plan 2001*.

**Section 79C(1)(d) - Submissions**

Any submission received by Council following the notification of the application in accordance with Council's notification policy is to be considered in the determination of this application.

**Section 79C(1)(e) - Public interest**

There is no issue, which is in the public interest, that should preclude the approval of this proposal.

In fact, the public interest would best be served by the approval of this proposal in light of the community benefits that flow from the employment opportunities that would be created in the operational phase of the use.

**Development Consent 94/739**

This application is consistent with the purpose approved by the above consent.

## 7.0 Conclusion

The use of the building on 59 Kirby Street, Rydalmere, for a warehouse / distribution centre and associated office space is permissible, with Council's consent, within the Employment 4 zoning of the land under the terms of *Parramatta Local Environmental Plan 2001* and conforms with all of the relevant provisions of the *Plan*.

The proposal is consistent with the relevant development control plan applying to it.

The use is compatible and consistent with the established contemporary character of development in this locality.

The use will not, by virtue of the processes conducted nor the hours of operation, have any adverse environmental effects and will not compromise traffic safety in this locality and adequately satisfies the off-street parking needs generated by the development.

The public interest would best be served by the approval of this proposal in light of the community benefits from the employment opportunities that would be created in the operational phase of the use.

The proposal conforms with the statutory heads of considerations contained in Section 79C of the *Environmental Planning and Assessment Act 1979*.

Accordingly, the application is suitable for approval.

# **APPENDIX 1**

## **Building Layout Plans**

# **APPENDIX 2**

## **Form 15A – Fire Services (Office and Warehouse)**



ABN 97 072 517 929

**FIRE PROTECTION SERVICES  
AND MAINTENANCE**



D A Design Pty Ltd T/A **D A FIRE SERVICES**

4 Clarke St, PO Box 1117, Crows Nest NSW 1585

Telephone: 9437-0011 Fax: 9437-0220

Email: [steve@dadesign.com.au](mailto:steve@dadesign.com.au)

Our Ref. SD/DS/T0039-F15A-03 dcc

**Annual/Supplementary Fire Safety Statement**  
(Form 15A)  
under the Environmental Planning and Assessment Act 1979

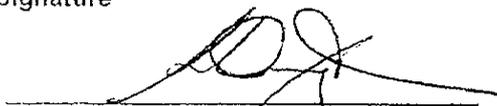
Type of Statement	<input checked="" type="checkbox"/> annual	<input type="checkbox"/> supplementary	(Tick One)
* annual statement	I <u>Steve Dwyer</u>		
name owner/ agent	of <u>D A Design Pty Ltd 4 Clarke Street, Crows Nest.</u>		
address	certify:		
	(a) that each essential fire safety measure specified in this statement has been assessed by a properly qualified person and was found, when it was assessed, to be capable of performing:-		
	(i) in the case of an essential fire safety measure applicable by virtue of a fire safety schedule, to a standard no less than that specified in the schedule,		
	or		
	(ii) in the case of an essential fire safety measure applicable otherwise than by virtue of a fire safety schedule, to a standard no less than that to which the measure was originally designed and implemented,		
	and		
	(b) that a properly qualified person (whether the person referred to in paragraph (a) or another person) has inspected the building and has certified that, as at the date of the inspection, the condition of the building did not disclose any grounds for a prosecution under Division 4C of Part 7B of the Environment Planning and Assessment Regulation 1994,		
	and		
	(c) the information contained in this certificate is, to the best of my knowledge and belief, true and accurate.		
* supplementary statement	I _____		
	of _____		
	certify:		
	(a) that each critical fire safety measure specified in this statement has been assessed by a properly qualified person and was found, when it was assessed to be capable of performing to a standard not less than that required by the current fire safety schedule for the building for which the statement is issued,		
	and		
	(b) the information contained in this certificate is to the best of my knowledge and belief, true and accurate.		
* Delete if this does not apply	Identification of building		
location	street <u>59 Kirby</u>		
	side of street <u>North</u>		
	nearest cross street <u>Victoria rd</u>		
	house/ unit no or name <u>59 Pfizer</u>		

Date of assessment 8th October 2003

Owner's details  
 name Agebale Pty Ltd  
 address \_\_\_\_\_  
 \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_

* Essential/ critical fire safety measures	Standard of Performance	
* Emergency Lighting		BCA E4.4, E4.8, AS 2293.1
* Exit Signs		BCA E4.5, E4.6, E4.8 AS 2293.1
* Hose Reels		BCA E1.4, AS 2441.1
* Fire Hydrants		BCA E1.3, AS 2419.1
* Occupant Warning System		BCA E4.9, AS 2220.2
* Portable Fire Extinguishers		BCA E1.6, AS 2444
* Smoke Detectors		BCA E2.2, AS 1670
* Warning and Operational Signs		BCA D2.23, E3.3
* Paths of Travel		Part D of the BCA
* Fire Sprinklers		BCA Spec E1.5, AS 2118
* Fire Detection & Alarm		Spec E2.2a, AS 1670
* Fire Doors		BCA Spec C3.4, AS 1905.1

Signature



Owner/Agent

- \* A copy of this certificate together with the relevant fire safety schedule must be forwarded to Council and the Commissioner of the New South Wales Fire Brigades.
- \* A copy of this certificate together with the relevant fire safety schedule must be prominently displayed in the building

# **APPENDIX 3**

## **Waste Management Plan**

## SECTION ONE – Demolition Stage

MATERIALS ON-SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
Type of Material	Estimated Volume (m3)	ON-SITE specify proposed reuse or on-site recycling methods	OFF-SITE specify contractor and recycling outlet	specify contractor and landfill site
Excavation Material				
Green Waste				
Bricks				
Concrete				
Timber - Please specify				
Plasterboard				
Metals - Please specify				
Other- Please specify				

AS THERE IS NO DEMOLITION.  
NOT APPLICABLE.

Note: Details of site area to be used for on-site separation, treatment and storage, including weather protection, should be provided on the plan drawings accompanying your application

## SECTION TWO – Construction Stage

MATERIALS ON-SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
Expected Waste Materials	Estimated Volume (m3)	ON-SITE specify proposed reuse or on-site recycling methods	OFF-SITE specify contractor and recycling outlet	see contractor and landfill site
Excavation Material				
Green Waste				
Bricks				
Concrete				
Timber – Please specify				
Plasterboard				
Metals – Please specify				
Other- Please specify				

AS THERE IS NO CONSTRUCTION. NOT APPLICABLE.

Note: Details of site area to be used for on-site separation, treatment and storage, including weather protection, should be provided on the plan drawings accompanying your application

## SECTION THREE – Use of Premises

TYPE OF WASTE TO BE GENERATED	EXPECTED VOLUME PER WEEK	PROPOSED ON-SITE STORAGE AND TREATMENT FACILITIES	DESTINATION
Please specify, e.g. glass, paper, food waste, offcuts	Litres or m3	Please specify, e.g. waste storage and recycling area, garbage chute, on-site composting, compaction equipment	Recycling Disposal Specify Contractor
PAPER	10 m <sup>3</sup>	RECYCLING BIN.	VIST.
GENERAL INERT WASTE.	15 m <sup>3</sup>	WASTE STORAGE BIN.	VIST.

Note: Details of on-site waste management facilities should be provided on the plan drawings accompanying your application

# 5.9

## Industrial Development

### Performance Criteria

### Design Solutions and Controls

#### Waste Management

- Provision is to be made for the storage, separation, recycling and reuse of waste material generated by new employment development
- The design of new development incorporates an area(s) for waste storage, separation, recycling and reuse
- These areas are sufficient to cater for waste generation needs of the business and accessible by waste removal vehicles
- All waste material, including paper, plastic, rubber, and oil, is separated and stored on-site for collection by recycling and waste disposal contractors

#### Stormwater

- Pollution is to be managed in accordance with the applicable requirements of the EPA
- To provide efficient and safe stormwater drainage it may be necessary to dedicate a drainage easement — minimum width of 1.2 metres — on the development site, in Council's favour
- Where a drainage easement is required, written agreement from the downstream owner shall be submitted with the DA, and the easement shall be registered prior to Construction Certificate approval
- The discharge of polluted waters from the site is prohibited. Discharges from premises of any matter whether solid, liquid or gaseous is required to conform to the Clean Waters Act and its Regulations, or a Pollution Control Approval issued by the Environment Protection Authority for Scheduled Premises
- In the interests of safety and amenity, ponded water depths should not usually exceed
  - parking/paved areas: 150 mm desirable, 150 mm maximum
  - landscaping: 300 mm desirable
  - covered/fenced storage: no limit
  - roof area: as required by structural integrity

In certain circumstances, however, these ponding depths may be exceeded where it can be demonstrated that no damage to persons or property would result.

### SECTION FOUR – On Going Management

Describe how you intend to ensure on-going management of waste on-site (e.g. lease conditions, caretaker/manager on-site)

THE INTEGRITY OF THE ON-GOING WASTE MANAGEMENT PLAN WILL BE UNDERPINNED BY THE AGREED SCOPE OF SERVICES PROVIDED BY THE WASTE CONTRACTOR IN CONCEPT WITH THE OFFICE AND WAREHOUSE FACILITIES MANAGEMENT TEAM.

THE RECYCLING BIN AND GENERAL WASTE BINS WILL BE HOUSED WITHIN THE LOADING DOCK AREA OF THE WAREHOUSE AND MOVED OUT OF THE WAREHOUSE FOR PICK-UP AND EMPTYING.

# **APPENDIX 4**

## **Correspondence between Council & Owner relating to Upjohn Park Carpark**



PARRAMATTA CITY COUNCIL

Your Reference  
Our Reference PK/050/02  
Contact Mr G Jensen  
Telephone 9806 5717  
Fax No 9806 5953

Michelle Pollard  
Corporate Services Co-ordinator  
Pharmacia and Upjohn Pty Ltd  
59 Kirby Street  
RYDALMERE NSW 2116

1 October 1998

COPY

Dear Michelle

**Upjohn Park, Parking Area.**

Council has resolved to accept Pharmacia and Upjohns proposal to construct the southern carpark area as per the submitted plans at no cost to Council.

The sponsorship arrangement will provide a much improved facility for park users and will solve your need for daytime Monday to Friday overflow parking into the future.

A number of conditions need to be agreed between Council and Pharmacia and Upjohn before work commences which are detailed below

- 1 Plans and Specifications for all works to be approved by council prior to commencement. Plans are to include all engineering details including soil tests and drainage design.
2. All works to be carried out to Councils satisfaction Council will have a project manager overseeing the project
3. Works to be carried out in a maximum 2 month construction period and within the following times  
7.30 - 4.30 Monday to Friday  
7.30 - 3.30 Saturday  
No Sunday work
- 4 Interference to park users to be kept to a minimum
- 5 All excavated material to be moved off-site. Council is able to provide a convenient disposal site for clean fill which is to be spread at the direction of the project manager
- 6 Pharmacia and Upjohn to be responsible for work defects and maintenance for a 6 month period after completion of work Responsibility will then revert to Parramatta City Council

- 7 Any damage to areas adjoining the work-site to be made good by contractor

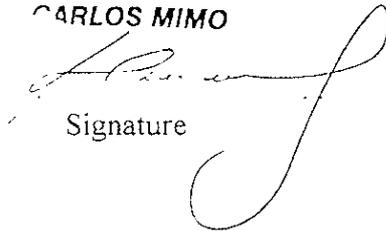
Management issues after the Carpark is constructed:

- 8 No access is to be allowed through the carpark of Pharmacia and Upjohn delivery or service vehicles.
- 9 Carparking on weekends and public holidays by Pharmacia and Upjohn Vehicles on special occasions to be allowed with Council approval.
- 10 Discussions to take place on procedures for opening and closing the park gates

Please sign this letter in the space provided and return to Council to indicate your agreement with the above conditions

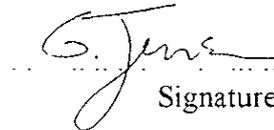
Agreed for Pharmacia & Upjohn

**CARLOS MIMO**



Signature

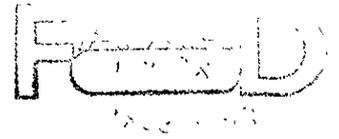
Garry Jensen  
Park Management Co-ordinator



Signature



Pharmacia & Upjohn



30 June, 1998

COPY

The General Manager  
Parramatta City Council  
PO Box 32  
PARRAMATTA NSW 2124

Attention: Ms. Ursula Oldfield  
Recreation Planner/Community Liaison Officer  
Open Space & Recreation

Dear Ms Oldfield

**Re: Proposed Car Park - Upjohn Park, Rydalmere**

As per your recent discussions with Carlos Mimo and Michelle Pollard in relation to the abovementioned matter, this letter is to confirm the following:

Stage 1

Stage 1 relates to 48 proposed car parking spaces and associated landscaping, drainage, as per formal plans submitted to Council by Peter Hunt Architect on 1st May, 1998

Pharmacia & Upjohn Pty. Limited will absorb all costs associated with Stage 1 of the abovementioned proposed car park. There will be no cost to Council at any time in relation to Stage 1.

Stage 2

Stage 2 relates to doubling the size of Car park (from 48 spaces to 96 spaces), again as per the formal plans submitted to Council by Peter Hunt, Architect, on 1st May, 1998.

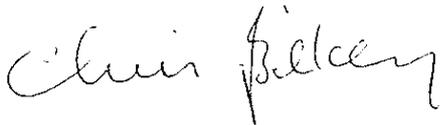
As discussed with you previously, Pharmacia & Upjohn is willing to fund the second stage following a request from Council. As per Stage 1, there will be no cost to Council for the construction of Stage 2.

..2./

As previously communicated, at no time will Pharmacia & Upjohn seek exclusive rights to the parking bays as we fully understand this will be a facility shared between ourselves and the public. Furthermore, there will be no requirement for our staff to access the Reserve on weekends.

Ms Oldfield, we assure you of our intent to remain good corporate neighbours and as you are aware this proposal has local residents' support

Yours faithfully



CHRIS BILKEY  
President, Australasia

cc: Michelle Pollard, Pharmacia & Upjohn  
Carlos Mimo, Pharmacia & Upjohn Pty

22 August 1996

Mr Ian Lucas  
Fauldings Distribution Pty Ltd  
91 Hardys Road  
UNDERDALE SA 5032

Dear Sir,

Development Application: 96/00244/DI

Property: Lot 21, DP 855339, 55 Kirby Street, Rydalmere

Reference is made to your development application for the abovementioned premises seeking Council approval for the development detailed below:-

**Occupation of the proposed industrial building for the purpose of warehousing pharmaceutical products and associated office facilities.**

You are advised that the application is approved subject to the following conditions:-

1. All vehicles associated with the use are to be parked on the site at all times.  
**Reason:** To ensure all vehicles generated by the development are located off-street.
2. All loading and unloading is to be conducted within the site at all times.  
**Reason:** To ensure loading actions do not cause on-street congestion.
3. No goods to be stored outside the building.  
**Reason:** To ensure the amenity of neighbourhood is preserved.
4. No retail sales are permissible from this site at any time.  
**Reason:** To ensure compliance with a statutory planning instrument.
5. The proposed use of the site shall be restricted to the hours between 6.00am and 6.00pm Monday to Friday and 6.00am to 5.00pm Saturday.  
**Reason:** To preserve the amenity of the surrounding area.

6. Semi trailer movements to and from the site shall be restricted to the hours between 7.00am and 5.00pm.  
**Reason:** To preserve the amenity of the surrounding residential area.
7. Deliveries to or from the site are not permitted prior to 7.00am.  
**Reason:** To preserve the amenity of the area.
8. Semi trailer movements to or from the site are limited to Monday to Friday except in unusual circumstances such as mechanical breakdown and in these circumstances only from 7.30am to 1.00pm on Saturday.  
**Reason:** To preserve the amenity of the area.
9. A redesign of the car parking area near the Kirby Street frontage in order that the landscape screening be widened from 5 metres to 10 metres. Screen planting in this area is to be completed by Spring 1996 and 20% of all trees planted on the whole site are to be of advanced growth. Suitable landscaping and fencing shall also be provided at the rear of the site to screen the development from the houses in Ulm Street. All details are to be included with the Building Application and shall be to the satisfaction of Council.  
**Reason:** To ensure adequate screening of adjoining buildings and to further reduce the emission of vehicular noise from the site.
10. The entrance drive to the development is to be located as far south as possible subject to the concurrence of Council's Traffic Division and Telstra. Details are to be included on the Building Application. In this regard, it is suggested that discussions be held with Council's Traffic Section prior to submission of the Building Application.  
**Reason:** To ensure the amenity of the residents opposite the subject site is not adversely affected.
11. The erection of any advertising structures shall be subject to separate consideration by Council.  
**Reason:** To ensure compliance with Council's requirements and the statutory provisions.

You are also advised that the consent shall lapse if the development to which it refers is not substantially commenced within five (5) years of the date of notification of the consent.

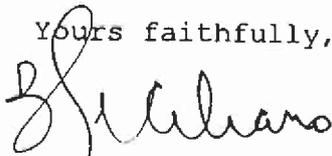
It should be clearly understood that this consent in no way relieves the owner or applicant from the obligation to obtain any other approval which may be required under the Local Government Act, 1993, or any other Act,

ordinance, regulation or by-law. In particular, this consent is not an approval to carry out any works whatsoever. If it is intended to carry out building work a formal building application is to be submitted to and approved by Council prior to commencement of such works.

If you are dissatisfied with this decision, section 97 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you received this notice.

Should you have any enquiries, please contact Mr Bruno Siciliano of Council's Environmental Services Department, during normal office hours.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Bruno Siciliano', written in a cursive style.

Bruno Siciliano  
Town Planner

Peter Hunt Architect  
Suite 8/100 Bay Road  
NAVERTON NSW 2060

Dear Sir/Madam,

Notice of Determination of Building Application

Under the provisions of the Local Government Act 1993, the following application and plans have been approved subject to the conditions listed below.

Application No: 97/00996/CX

Address: 55 Kirby Street, RYDALMERE NSW 2116

Proposal: a storage shed

Conditions:

1. Council requires 48 hours notice when the following are ready for inspection:
- \* Steel reinforcement in position and prior to the pouring of all reinforced concrete work including footings, columns, concrete slabs and stairs
  - \* Stormwater drainage lines, disposal trenches and on site detention systems prior to covering
  - \* Framework complete
  - \* Building work complete

NOTE: No building shall be occupied or used prior to a satisfactory final inspection by the Council's Building Surveyor.

Reason: Such inspections being necessary so as to ensure compliance with the requirements of Clause 39 of the Local Government (Approvals) Regulation 1993, the Building Code of Australia and Council.

2. Work may only be carried out six (6) days a week, Monday to Friday between the hours of 7.00am to 8.00pm and Saturday 8.00am to 8.00pm. No work is permitted to be carried out on Sundays or Public Holidays.  
Reason: To ensure that no injury or nuisance is caused to the amenity of the adjoining area.
3. Duplicate copies of structural details are to be submitted to and approved by Council prior to commencement of building work.  
Reason: To ensure the structural integrity of the building and as required by Clause 31 of the Local Government (Approvals) Regulation.
4. This approval is subject to the terms and conditions of Council's issued Development Consent Reference D496/736.  
Reason: To ensure compliance.
5. Prior to the commencement of any works that involve the physical disturbance of the site a suitable surface water and sediment control plan is to be submitted to and be approved by Council. Such plan shall include all necessary measures to ensure that no other land, waterway or Council property (including any road, footpath or drainage service) is damaged or likely to be damaged or adversely affected by surface waters and/or sediment run-off. No work is to commence until such approved measures are fully implemented on the site. The approved measures are to be maintained during the development at all times to the satisfaction of Council and shall not be removed or altered without the prior written consent of Council.  
Reason: To ensure that such surface waters and sediment waters and sediment do not affect the natural and/or built environment.
6. Details of the intended measures to protect the proposed structures from subterranean termites shall be submitted to Council and approved prior to the commencement of any building works.  
Reason: To ensure compliance with Part B1.1 of the Building Code of Australia.

7. Prior to a request for a final inspection of the building the following matters shall be complied with:-

- (A) Submission to Council of certificates from the installer stating that the nominated territe management system has been installed as required by the relevant standards.
- (B) A durable notice shall be permanently fixed to the building in a prominent location (eg the meter box, indicating:-
  - (i) the method of protection,
  - (ii) the date of installation of the system,
  - (iii) where a chemical barrier has been used, its life expectancy as listed on the National Registration Authority label, and
  - (iv) a statement informing the need to maintain and regularly inspect the installed system.

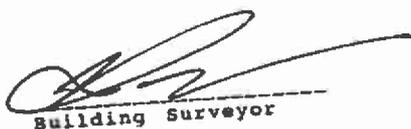
Reason: To ensure that the approved method has been installed and capable of performing to the required standards.

Please Note: Attached is a list of GENERAL REQUIREMENTS that is to be read as part of this approval.

Your attention is drawn to Section 100 of the Local Government Act 1993 which permits an applicant to request a review of this determination, such request must be made within twenty eight (28) days of the determination date.

In accordance with Section 176 of the Local Government Act 1993, an applicant who is dissatisfied with this determination within twelve (12) months of the date of this notification may appeal to the Land and Environment Court.

This approval operates from the date of determination.

  
Building Surveyor

24 OCT 1997  
Date of Determination

Peter Hunt Architect  
Suite 8/100 Bay Road  
WAVERTON NSW 2060

Dear Sir/Madam,

**Notice of Determination of Building Application**

Under the provisions of the Local Government Act 1993, the following application and plans have been approved subject to the conditions listed below.

**Application No:** 97/00640/CK

**Address:** 55 Kirby Street, RYDALMERE NSW 2116

**Proposal:** a fire sprinkler pump room

**Conditions:**

1. Council requires 48 hours notice when the following are ready for inspection:
  - \* Steel reinforcement in position and prior to the pouring of all reinforced concrete work including footings, columns, concrete slabs and stairs
  - \* Stormwater drainage lines, disposal trenches and on site detention systems prior to covering
  - \* Framework complete
  - \* Building work complete

**NOTE:** No building shall be occupied or used prior to a satisfactory final inspection by the Council's Building Surveyor.

**Reason:** Such inspections being necessary so as to ensure compliance with the requirements of Clause 39 of the Local Government (Approvals) Regulation 1993, the Building Code of Australia and Council.

2. Work may only be carried out six (6) days a week, Monday to Friday between the hours of 7.00am to 8.00pm and Saturday 8.00am to 8.00pm. No work is permitted to be carried out on Sundays or Public Holidays.  
Reason: To ensure that no injury or nuisance is caused to the amenity of the adjoining area.
3. Duplicate copies of structural details are to be submitted to and approved by Council prior to commencement of building work.  
Reason: To ensure the structural integrity of the building and as required by Clause 31 of the Local Government (Approvals) Regulation.
4. Prior to the commencement of any works that involve the physical disturbance of the site a suitable surface water and sediment control plan is to be submitted to and be approved by Council. Such plan shall include all necessary measures to ensure that no other land, waterway or Council property (including any road, footpath or drainage service) is damaged or likely to be damaged or adversely affected by surface waters and/or sediment run-off. No work is to commence until such approved measures are fully implemented on the site. The approved measures are to be maintained during the development at all times to the satisfaction of Council and shall not be removed or altered without the prior written consent of Council.  
Reason: To ensure that such surface waters and sediment waters and sediment do not affect the natural and/or built environment.
5. Construction is to be carried out, such that no damage is caused to trees within the vicinity of that building.  
Reason: To protect the surrounding environment.

Please Note: Attached is a list of GENERAL REQUIREMENTS that is to be read as part of this approval.

Your attention is drawn to Section 100 of the Local Government Act 1993 which permits an applicant to request a review of this determination, such request must be made within twenty eight (28) days of the determination date.

In accordance with Section 176 of the Local Government Act 1993, an applicant who is dissatisfied with this determination within twelve (12) months of the date of

Peter Hunt Architect  
Suite 8/100 Bay Road  
WAVERTON NSW 2060

Dear Sir/Madam,

**Notice of Determination of Building Application**

Under the provisions of the Local Government Act 1993, the following application and plans have been approved subject to the conditions listed below.

**Application No:** 97/00641/CE

**Address:** 55 Kirby Street, RYDALMERE NSW 2116

**Proposal:** an office fitout

**Conditions:**

1. Council requires 48 hours notice when the following are ready for inspection:
  - \* Building work complete

**NOTE:** No building shall be occupied or used prior to a satisfactory final inspection by the Council's Building Surveyor.

**Reason:** Such inspections being necessary so as to ensure compliance with the requirements of Clause 39 of the Local Government (Approvals) Regulation 1993, the Building Code of Australia and Council.
2. Work may only be carried out six (6) days a week, Monday to Friday between the hours of 7.00am to 8.00pm and Saturday 8.00am to 8.00pm. No work is permitted to be carried out on Sundays or Public Holidays.

**Reason:** To ensure that no injury or nuisance is caused to the amenity of the adjoining area.

3. A continuous balustrade must be provided to the stairway at a height of not less than 865mm above the nosings of the stair treads and any opening does not permit a 125mm sphere to pass through it (the space is tested above the nosings).  
Reason: To ensure compliance with Part D2.16 of the Building Code of Australia.
4. A continuous balustrade must be provided to the lobby/landing at a height of not less than 1 metre above the floor and any opening does not permit a 125mm sphere to pass through it.  
Reason: To ensure compliance with Part D2.16 of the Building Code of Australia.
5. Continuously illuminated exit and directional exit signs are required to be provided to the building. A suitable drawing showing the proposed location of the exit signs shall be submitted to and be approved by Council prior to installation.  
Reason: To ensure compliance with the Building Code of Australia, Part E4.
5. A system of emergency lighting is required to be provided to the building. A suitable drawing showing the proposed layout of the system shall be submitted to and be approved by Council prior to installation.  
Reason: To ensure compliance with the Building Code of Australia Parts E4.2 and E4.4.
7. Portable fire extinguishers containing an extinguishing agent suitable for the risk being protected shall be installed in accordance with AS 2444 and where directed by Council's Building Surveyor. (Note:- water-type extinguishers need not be provided in a Class 2 building, or in a building or portion served by a fire hose reel).  
Reason: To ensure compliance with the Building Code of Australia.

8. Upon completion of the erection of the building, and prior to occupation, the owner of the building shall cause the Council to be furnished with a Certificate with respect to each essential service in the building. Such certificate shall state in respect to each service that:-
- (a) That the service has been inspected and tested by a person who is competent to carry out such an inspection and test, and
  - (b) That the service was or was not (as at the date on which it was inspected) found:-
    - (i) in the case of an existing service - to have been maintained, and to be capable of operating, at a standard not less than that to which it was originally designed and installed; and
    - (ii) in the case of a new service - to have been designed and installed, and to be capable of operating, to a standard not less than that required by the Local Government (Approvals) Regulation, and the Building Code of Australia; or by the Council, as the case may be with respect to the service.

**NOTE:** The Local Government (Approvals) Regulation 1993 also requires that at least once in each period of twelve months the owner of a building shall cause the Council to be furnished with a further certificate with respect to each essential service installed in the building and your particular attention is drawn to the abovementioned requirement. Council has standard forms which maybe used in regard to this condition.

**Reason:** In accordance with the requirements of Clause 27 of the Local Government (Approvals) Regulations 1993.

9. Openings in the fire wall are to be protected in accordance with Part C3 of the Building Code of Australia.

**Reason:** To ensure the FRL of the fire wall is maintained.

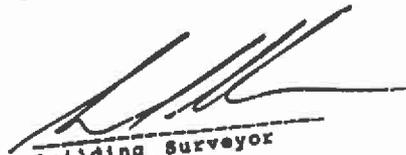
**Please Note:** Attached is a list of **GENERAL REQUIREMENTS** that is to be read as part of this approval.

Your attention is drawn to Section 100 of the Local Government Act 1993 which permits an applicant to request a review of this determination, such request must be made within twenty eight (28) days of the determination date.

In accordance with Section 176 of the Local Government Act 1993, an applicant who is dissatisfied with this

determination within twelve (12) months of the date of  
this notification may appeal to the Land and Environment  
Court.

This approval operates from the date of determination.

  
\_\_\_\_\_  
Building Surveyor

26.6.97  
Date of Determination

Peter Hunt Architect  
Suite 8/100 Bay Road  
WAVERTON NSW 2060

Dear Sir/Madam,

**Notice of Determination of Building Application**

Under the provisions of the Local Government Act 1993, the following application and plans have been approved subject to the conditions listed below.

**Application No:** 96/00999/GJ A  
**Address:** 55 Kirby Street, RYDALMERE NSW 2116  
**Proposal:** office and factory/warehouse building

**Conditions:**

1. Council requires 48 hours notice when the following are ready for inspection:
  - pier holes prior to placing of concrete
  - steel reinforcement in position and prior to the pouring of all reinforced concrete work including footings, columns, concrete slabs and stairs
  - stormwater drainage lines, disposal trenches and on site detention systems prior to covering
  - framework complete
  - wet area flashings and waterproofing
  - building work complete

**NOTE:** No building shall be occupied or used prior to a satisfactory final inspection by the Council's Building Surveyor.

**Reason:** Such inspections being necessary so as to ensure compliance with the requirements of Clause 39 of the Local Government (Approvals) Regulation 1993, the Building Code of Australia and Council.

2. Work may only be carried out six (6) days a week, Monday to Friday between the hours of 7.00am to 8.00pm and Saturday 8.00am to 8.00pm. No work is permitted to be carried out on Sundays or Public Holidays.

Reason: To ensure that no injury or nuisance is caused to the amenity of the adjoining area.

3. Compliance with the "summary of recommendations" listed at p.31 of the Stephen Grubits & Associates Pty Ltd., Report 96/104R1.

Reason: To ensure compliance with the conditions of approval of the Director General - Department of Local Government.

4. Observance for the life of the building of all the parameters, conclusions and recommendations as to use of the building and its safety features as detailed in the reports of Stephen Grubits & Associates Pty Ltd (96/104R1) and Derek Hendry (NSW) Pty Ltd (96216/2168EC02.OBJ-Revision 1).

Reason: To ensure compliance with the conditions of approval of the Director General - Department of Local Government.

5. The proposed evacuation training scheme proposed in the Stephen Grubits & Associates Pty Ltd Report shall be developed, implemented and maintained to the satisfaction of Council and the building shall not be occupied until the training scheme is acceptable to and approved by Council.

Reason: To ensure compliance with the conditions of approval of the Director General - Department of Local Government.

6. The sprinkler systems shall be as proposed at page 14 of the Derek Hendry (NSW) Pty Ltd Report (Ref: 96216/2168EC02.OBJ-Revision 1) dated 24 March, 1997.

Reason: To ensure compliance with the conditions of approval of the Director General - Department of Local Government.

7. An appropriate system for monitoring both authorised and unauthorised shutdown of the Sprinkler Systems shall be established and maintained for the life of the building to the satisfaction of the Council.

a) During authorised shutdown or failure of the Sprinkler Systems suitable precautions shall be implemented to:

- i) restrict the likelihood of fire outbreak in the area served by the system(s); and
- ii) limit the effect to the occupants of the building, of any fire that may occur in the building.

b) Suitable precautions, referred to in (a) above, during authorised shutdown or failure of the system(s) shall include:

- i) restricting access to the area served by the system(s) to maintenance or construction personnel only;
- ii) provision of suitably trained staff to continuously monitor for fire starts;
- iii) provision of additional portable fire extinguishers relevant to the risk to the subject area; and
- iv) suitable restrictions to ensure authorised shutdown is kept to a minimum and return to normal operation without delay.

c) The monitoring system for unauthorised shutdown shall include:

- i) initiation of appropriate audible and visual warning signals upon unauthorised shutdown of the system(s) to a personnel area which shall be staffed at all times whilst the building is occupied; and
- ii) procedures to ensure that upon unauthorised shutdown there will be an immediate investigation of the system(s) by suitably trained personnel and immediate restoration of the system(s).

Reason: To ensure compliance with the conditions of approval of the Director General - Department of Local Government.

8. The installation of roof mounted exhaust fans with manual controls adjacent to the fire control panel.

Reason: To ensure compliance with the conditions of approval of the Director General - Department of Local Government.

9. The fire shutter shall have an FRL of -/90/- and shall be installed in the position of the fire wall as indicated in Drawing A2C03.  
Reason: To ensure compliance with the conditions of approval of the Director General - Department of Local Government.
10. An automatic wall-wetting sprinkler system complying with AS2118 shall be provided to both sides of the opening to the fire roller shutter.  
Reason: To ensure compliance with the conditions of approval of the Director General - Department of Local Government.
11. There shall be no storage of combustible items within 4m of either side of the opening in the fire wall where the -/90/- roller shutter is to be located.  
Reason: To ensure compliance with the conditions of approval of the Director General - Department of Local Government. *Stannely? check*
12. The audible warning device to be provided for the fire roller shutter shall be located near the doorway and be activated upon closure of the shutter, to the satisfaction of Council.  
Reason: To ensure compliance with the conditions of approval of the Director General - Department of Local Government.
13. An early warning system (EWS) shall be installed, capable of delivering a warning signal with a minimum Sound Pressure Level (SPL) of the greater of either 65dB(A) or 10dB(A) above the background sound pressure levels within the proposed warehouse.  
Reason: To ensure compliance with the conditions of approval of the Director General - Department of Local Government.
14. The EWS shall operate automatically upon the activation of the proposed sprinkler system.  
Reason: To ensure compliance with the conditions of approval of the Director General - Department of Local Government.
15. The smoke baffle arrangements shall be provided as at Chapter 6.6, p30 of the Stephen Grubis & Associates report (06/10421 Revision 1).  
Reason: To ensure compliance with the conditions of approval of the Director General - Department of Local Government.

16. The matters referred to in the aforementioned conditions 5 to 15 above shall be listed as essential services and shall be subject to the provisions of clause 27 of the Local Government (Approvals) Regulation 1993.

Reason: To ensure compliance with the conditions of approval of the Director General - Department of Local Government.

17. That the sprinkler heads be installed in the building as specified in Appendix F of Stephen Grubits & Associates report 96/104 Revision 1.

Reason: To ensure compliance with the conditions of approval of the Director General - Department of Local Government.

18. Magnamatics shall be installed on all horizontal exit doorways so doors will close automatically on the operation of a fire alarm. - self closing doors

Reason: To comply with Fire Brigade recommendation.

19. Continuously illuminated exit and directional exit signs are required to be provided to the building. A suitable drawing showing the proposed location of the exit signs shall be submitted to and be approved by Council prior to installation.

Reason: To ensure compliance with the Building Code of Australia, Part E4 and the Fire Brigade recommendation.

20. A system of emergency lighting is required to be provided to the building. A suitable drawing showing the proposed layout of the system shall be submitted to and be approved by Council prior to installation.

Reason: To ensure compliance with the Building Code of Australia Parts E4.2 and E4.4.

21. Additional signage and painted directional lines on the floor to clearly designate required egress paths to the satisfaction of Council.

Reason: To assist in evacuation of occupants in the event of an emergency after the installation of racking systems etc.

22. Openings within fire walls shall be protected by -/90/30 self closing fire doors (exits) or -/90/30 automatic sliding fire doors.

Reason: To ensure the integrity of all fire walls.

*See 12-13  
to provide  
detail  
of  
occupancy*

23. Fire hose reels shall be provided to the building in accordance with the requirements of Part E1.4 of the Building Code of Australia and AS 1221 and AS 2441.  
Reason: To ensure compliance with the Building Code of Australia.
24. Hydrants shall be installed to the building as required by Part E1.3 of the Building Code of Australia and must comply with the relevant parts of AS 2419.1. Such hydrants shall not be provided until Council has been furnished with a report issued by the N.S.W. Fire Brigades, indicating that the proposed hydrants are readily accessible and are suitable for use with the fire hoses and appliances of the Brigades.  
Reason: To ensure compliance with the Local Government (Approvals) Regulation and the Building Code of Australia.
25. Manual call points shall be installed in areas where there is maximum occupancy to ensure early warning on the sighting of fire.  
Reason: To comply with Fire Brigade Recommendations.
26. In accordance with Factory Mutual requirements, the racking system shall be designed and installed so that shelving is open and such that any containers and boxes will not prevent the sprinkler system discharge from reaching all contents stored within the racks.  
Reason: To ensure the effective operation of sprinklers.
27. Portable fire extinguishers containing an extinguishing agent suitable for the risk being protected shall be installed in accordance with AS 2444 and where directed by Council's Building Surveyor. (Note:- water-type extinguishers need not be provided in a Class 2 building, or in a building or portion served by a fire hose reel).  
Reason: To ensure compliance with the Building Code of Australia.
28. The fire doors within the office/toilet area fire wall shall achieve a minimum fire resistance level of -/90/30 and be self-closing or automatic closing.  
Reason: To comply with the Building Code of Australia, Clause 3.8.

29. The external stairs/access bridges shall be of non-combustible construction throughout. The doors opening to the external stairs/access bridges shall be protected with -/60/30 self closing fire doors.  
Reason: To comply with the Building Code of Australia, Clause D1.8.

30. The space below fire isolated stairs shall not be enclosed. The space below non-fire isolated stairs shall not be enclosed unless the enclosing walls and ceiling have a Fire Resistance Level of not less than 60/60/60 and any access door is fitted with a self-closing -/60/30 fire door.  
Reason: To comply with the Building Code of Australia Part D2.8.

31. The following schedule specifies the essential services required (or permitted) to be installed to the building in accordance with the Local Government (Approvals) Regulation 1993.

- (a) Automatic sprinkler systems
- (b) Emergency lighting
- (c) Illuminated exit signs
- (d) Fire dampers
- (e) Fire doors
- (f) Fire hydrants
- (g) Hose reels
- (h) Portable fire extinguishers
- (i) Pressurising systems
- (j) Roof mounted exhaust fans
- (k) Racking system installation & use
- (l) Evacuation training scheme
- (m) Sprinkler shutdown precautions
- (n) Wall wetting sprinklers
- (o) Storage areas adjacent to fire shutters
- (p) Early warning system
- (q) Smoke baffles

- (r) Automatic fire doors - *not installed, replaced with self closing fire doors.*
- (s) Painted directional exit lines
- (t) Manual call points
- (u) Fire Shutters

32. Upon completion of the erection of the building, and prior to occupation, the owner of the building shall cause the Council to be furnished with a Certificate with respect to each essential service in the building. Such certificate shall state in respect to each service that:-

- (a) That the service has been inspected and tested by a person who is competent to carry out such an inspection and test, and
- (b) That the service was or was not (as at the date on which it was inspected) found:-
  - (i) in the case of an existing service - to have been maintained, and to be capable of operating, at a standard not less than that to which it was originally designed and installed; and
  - (ii) in the case of a new service - to have been designed and installed, and to be capable of operating, to a standard not less than that required by the Local Government (Approvals) Regulation, and the Building Code of Australia; or by the Council, as the case may be with respect to the service.

**NOTE:** The Local Government (Approvals) Regulation 1993 also requires that at least once in each period of twelve months the owner of a building shall cause the Council to be furnished with a further certificate with respect to each essential service installed in the building and your particular attention is drawn to the abovementioned requirement. Council has standard forms which maybe used in regard to this condition.

**Reason:** In accordance with the requirements of Clause 17 of the Local Government (Approvals) Regulations 1993.

33. The building shall be divided by 90/90/90 FRL fire walls to form three separate fire compartments as follows:

- 2 storey office compartment;
- 2 storey warehouse compartment;
- 1 storey warehouse compartment.

**Reason:** To comply with the recommendations of the Beadry Group.

34. The mezzanine and level 1 office floor structure shall have an FRL of 90/-/- .

Reason: To provide intermediate support to the two storey high precast panel fire walls.

*35,  
R-10-3,  
to provide*

Details of the "fire approved conveyor gate" which appear to obstruct the paths of travel to exits, shall be submitted to Council for approval prior to their installation.

Reason: To ensure compliance with the Building Code of Australia, Clause D1.6.

36. In a required exit, or in path of travel to a required exit (except for doorways), a minimum unobstructed vertical clearance of 2 metres and a minimum unobstructed width throughout of 1 metre shall be provided.

Reason: To ensure a reasonable level of fire safety within the building as completed.

37. A door in a required exit, forming part of a required exit or in the path of travel to a required exit, must be readily openable without a key from the side that faces a person seeking egress. Such shall be by a single-hand action device which is located between 900mm and 1200mm from the floor. Dead-locks shall not be installed.

Reason: To ensure a reasonable level of fire safety within the building as completed.

38. The factory/warehouse building elements shall achieve the following minimum fire resistance levels:-

- External walls - -/-/--

- Fire walls - 90/90/90

Documentary evidence demonstrating compliance shall be submitted to Council prior to works commencing.

Reason: To ensure compliance with the Building Code of Australia Specification C1.1.

39. The building shall be provided with a 6 metre wide perimeter vehicle access for emergency vehicles.

Reason: To comply with the Building Code of Australia, Clause C2.3.

40. The fire wall between the office/toilet area and the warehouse/factory portion shall achieve a minimum fire resistance level of 90/90/90  
Reason: To comply with the Building Code of Australia, Specification C1.1, Table 4.
41. Provide documentary evidence that the requirements of the Workcover Authority of NSW have been met, in relation to the flammable goods store.  
Reason: To ensure the safety of people using this building.
42. Details of mechanical ventilation and comfort air conditioning are to be submitted to Council for approval prior to installation.  
Reason: To ensure compliance with the Local Government (Approvals) Regulation 1993 & the Building Code of Australia.
43. Written notice of completion shall be given to Council. The building (or portion) shall not be occupied prior to the issue of a Certificate of Classification by Council.  
Reason: In accordance with the requirements of the Local Government Act 1993 and Approvals Regulation thereunder.
44. Suitable surface water and sediment controls including all necessary measures to ensure that no other land, waterway or Council property (including any road, footpath or drainage service) is damaged or likely to be damaged or adversely affected by surface waters and/or sediment run-off are to be fully implemented on the site. The measures are to be maintained during the development at all times to the satisfaction of Council and shall not be removed or altered without the prior written consent of Council.  
Reason: To ensure that such surface waters and sediment waters and sediment do not affect the natural and/or built environment.
45. Upon completion and prior to occupation of the building a certificate from a practising structural engineer shall be submitted to Council certifying that the building has been erected in compliance with the approved Structural Drawings and relevant S.A.A. Codes and is structurally adequate.  
Reason: To ensure the structural integrity of the building.

46. This approval is subject to the terms and conditions of Council's issued Development Consent Reference DA94/739.  
Reason: To ensure compliance.
47. The building shall be set out by a Registered Surveyor. A survey certificate shall be submitted when the building is constructed to damp proof course level and shall not progress beyond that point until approval has been granted by Council's Building Surveyor.  
Reason: To ensure compliance with the Local Government Act, 1993.
48. Access for people with disabilities shall be provided to the building in accordance with Part D3 of the Building Code of Australia and Council's "Physical Access Policy".  
Reason: To ensure that the City of Parramatta becomes an accessible community to all people regardless of their abilities.
49. A continuous balustrade must be provided to the stairway, mezzanine, access bridge or the like at a height of not less than 1 metre above the floor and any opening does not permit a 125mm sphere to pass through it.  
NOTE: Balustrades within the fire isolated stairway and factory/warehouse portion may be constructed as follows:  
(a) the space between balustrade or the width of any opening in the balustrade is not more than 300mm; or  
(b) where rails are used, a rail is provided at a height of not more than 150mm above the nosings of the stair treads or floor of the landing, balcony or the like and the space between the rails is not more than 460mm.  
Reason: To comply with the Building Code of Australia, Clause D2.16.
50. The creation of a Positive Covenant (under the provisions of the Conveyancing Act) on the property title to ensure the maintenance of the on-site detention facilities on the property. A copy of a typical covenant may be obtained from the Development Control Unit. Prior to occupation the covenant is to be submitted to Council for approval before registration with the Land Titles Office.  
Reason: To reduce flooding throughout the catchment.

51. Prior to occupation the applicant's Engineer is to certify that the detention system has been inspected during construction and will function as designed and will sustain appropriate traffic loadings.  
Reason: To reduce flooding and to ensure public safety.
52. The applicant is to locate any utility services affected by the proposal and is to be responsible for any damage to, or relocation of, the services required by the proposal including adjustment to the levels of pit lids etc. All works to be carried out to the satisfaction of the relevant Authority at no cost to the Authority or Council.  
Reason: To protect utility services.
53. Work-As-Executed plans of the stormwater drainage system giving grate, invert and ground or surface levels, certified by a suitably qualified person, are to be submitted to Council prior to occupation for ensuring compliance with approved plans. This submission is to state whether the system will function as designed and is to certify the volume of on site detention provided and the structural adequacy of the detention system.  
Reason: To ensure works comply to approved plans.
54. Construction of a heavy duty vehicular crossing in accordance with Council's Standard Plan No. 5426. Disused crossings are to be removed and the kerb reconstructed.  
Reason: To ensure access is structurally adequate.
55. The minimum fire resisting construction required is:  
- Office portion - Type Construction  
- Factory/Warehouse portion - Type C Construction.  
Reason: To comply with the Building Code of Australia, Part C1.

Please Note: Attached is a list of GENERAL REQUIREMENTS that is to be read as part of this approval.

Your attention is drawn to Section 100 of the Local Government Act 1993 which permits an applicant to request a review of this determination, such request must be made within twenty eight (28) days of the determination date.

In accordance with Section 176 of the Local Government Act 1993, an applicant who is dissatisfied with this determination within twelve (12) months of the date of this notification may appeal to the Land and Environment Court.

This approval operates from the date of determination.

  
\_\_\_\_\_  
Building Surveyor

29-7-97  
Date of Determination

**Approval Conditions - 55 Kirby Street, RYDALMERE NSW 2116**

**Application No: 739/94/DK**

**(Reference: 9418891/DA94/739)**

1. A building application, including 3 copies of appropriate plans and specifications shall be submitted for consideration and be approved prior to the commencement of any building works. Such application and plans shall comply with the relevant statutory requirements, in particular the Building Code of Australia (NSW amended);

(i) for site 1:

- The class 1a building shall comply with the requirements of Specification C1.9.
- The class 5 part shall have a minimum construction type of B.
- The class 7 part shall have a minimum construction type of C.

**NOTE:** The above construction types are established provided that the class 5 & 7 parts are appropriately fire isolated from one another.

(ii) for site 2:

- The class 5 part shall have a minimum construction type of C.
- The class 7 part shall have a minimum construction type of A, provided the requirements for 'large isolated buildings' is met.

**NOTE:** The above construction types are established provided that the class 5 & 7 parts are appropriately fire isolated from one another.

**Reason:** To ensure compliance with requirements of the Local Government Act 1993 and the Building Code of Australia.

2. Provision of two hundred and thirteen (213) car parking spaces. All areas to be used for car parking and accessways are to be suitably marked and signposted and constructed of a hardstanding all-weather material drained to the satisfaction of Council.

**Reason:** To ensure satisfactory maintenance of required car parking facilities.

**NOTE:** With regard to this condition, the applicant is advised that carparking has been assessed in terms of the RTA guidelines of one (1) space per 300m<sup>2</sup> for warehouse development and one (1) space per 40m<sup>2</sup> for associated office development. In line with this, any proposed subdivision of the site will require the appropriate distribution of carspaces.

3. Separate development consent is to be obtained in respect of the buildings prior to occupation or use thereof.

**Reason:** To ensure compliance with requirements of the relevant planning instrument.

4. External glazing and cladding of the building are to be of minimal reflectance (maximum of 15%) so as to avoid nuisance in the form of glare or reflections to the occupants of nearby buildings, pedestrians and motorists. In this regard, it will be necessary for samples of the glazing and external cladding to be submitted, together with a detailed report in respect of the glare and reflection effects of the development. Such report and samples are to be submitted for approval of the Director of Environmental Services prior to the issue of a building permit.

**Reason:** To ensure any glazing used in the building will have minimal impact on the surrounding area.

5. Samples or brochures of the proposed materials to be used on the building are to be submitted with the building application and shall be to the satisfaction of the Manager - Approvals.

**Reason:** To ensure the development is sympathetic with the surrounding open space and residential developments.

6. The proposed landscaping on the site shall be in accordance with the submitted landscpae plans prepared by Urban Landscape Planners - Drawing No. 001214/TM.  
**Reason:** To ensure the development provides a good standard of landscaping on the site.
7. The submission with the building application of detailed plans showing the method proposed for the disposal of stormwater from the development site and the effect, (if any), of the erection of the proposed development on drainage of adjoining sites. The proposed disposal of stormwater shall comply as closely as practically possible with the provisions of Council's Code for the Disposal of Roof and Surface Waters from Building Developments, 1988. Particular attention is drawn to Section 2.2.8 of the code concerning stormwater flow from adjoining properties and Section (5) concerning on-site detention.  
**Reason:** To control stormwater drainage.
8. The drainage system is to include the provision of on-site detention of stormwater in accordance with Council's policy. The site storage volume (SSR) will be a minimum of  $330\text{m}^3/\text{ha}$  and the maximum permitted site discharge (PSD) will be  $130\text{ l/s/ha}$ . These values will only be obtained if high early discharge is achieved and the detention system is off-line. The design should be carried out in accordance with the On-site Detention Handbook prepared by the Upper Parramatta River Catchment Trust.  
**Reason:** To meet Council's standard and reduce flooding throughout catchment.
9. Provision is to be made for the collection and disposal in an approved manner of any overland flow entering the subject property, or concentrated as a result of the proposed works.  
**Reason:** To prevent damage by overland flow on public/private land.

10. The submission with the stormwater drainage drawings of detailed plans showing the proposed method(s) for erosion and sediment control, including the measure(s) to limit the impact of proposed works on all surrounding properties in the vicinity. Details of sediment control are to be generally consistent with the "Pollution Control Manual for Urban Stormwater", August 1989, State Pollution Control Commission, (ISBN 0 7305 0702 5), and/or the Draft Techniques for Soil & Water Management at Building Sites, Department of Housing, March 1992, (ISBN 0 7305 9623 0), and/or the Soil Conservation Service of NSW.  
**Reason:** To minimise impact on environment.
11. The creation of a Positive Covenant (under the provisions of the Conveyancing Act) on the property title to ensure that the on-site detention facilities will be adequately maintained. A copy of a typical covenant may be obtained from the Development Control Unit. The covenant is to be submitted to Council for approval prior to registration with the Land Titles Office. (Note: Building plans will not be released prior to proof of lodgement of the covenant with the Land Titles Office.)  
**Reason:** To reduce flooding throughout the catchment.
12. During construction, adequate provision is to be made for the positioning of cranes, if to be used, wholly within the site. Cranes are not to be positioned on Council's roadway or footpath areas, unless specific approval for same has been granted, in writing, by Council.  
**Reason:** To minimise disruption to traffic.
13. No building waste container or skip may be stored, placed or otherwise permitted to stand on any public street, inclusive of the footpath, nor in any public place, whilst there is sufficient space for the storage of the container within the user's premises.  
**Reason:** To ensure public safety and to minimise disruptions to traffic.

14. Such containers will only be permitted with the written consent of Council and upon payment of the prescribed fee, and shall comply with all requirements of the guidelines for the placement of building waste containers within the Parramatta City Council Area. Application forms and copies of the Guidelines are available from Council's Manager - Traffic during the hours of 8.30am to 4.30pm.  
**Reason:** To ensure compliance with Council's requirements and to ensure public safety.
15. Provision of safe pedestrian access along the footpaths adjacent to the site at all stages during the works associated with the development, the developer accepting full public risk and liability at all times during the project.  
**Reason:** To ensure public safety.
16. A cash bond or bank guarantee of \$10,000 is to be lodged prior to any site works, to cover any damage to Council's assets as a result of the demolition of existing buildings, excavation of the site below ground level, or the disposal of material from the site. The bond will be refunded upon receipt of written application, on the satisfactory completion of excavation works and the completion of construction works to no less than footpath level.  
**Reason:** To protect Council's assets.
17. Submission, in conjunction with the building application, of a geotechnical report showing that the proposed fill is suitable for the intended development of the site.  
**Reason:** To ensure geotechnical stability of development.
18. The applicant is to locate any utility services affected by the proposal and is to be responsible for any damage to, or relocation of, the services required by the proposal including adjustment to the levels of pit lids etc. All works to be carried out to the satisfaction of the relevant Authority at no cost to the Authority or Council.  
**Reason:** To protect public assets.

19. Submission, in conjunction with the Building Application, of a fee of \$400 to cover the costs of checking the drainage plans and facilities. Further, a penalty fee of \$50 may be imposed, at the discretion of the Manager - Design Services, for repeated rechecking of plans for which insufficient detail has been provided.  
**Reason:** To help cover the costs of the additional checking required for on-site detention.
20. The excavation of a trench and the laying of ducts under the driveway slab for future use by Prospect Electricity, in accordance with Prospect Electricity Plan No. 049759H (Note: Contact Prospect Electricity a minimum of three (3) working days prior to requiring the ducting).  
**Reason:** To prevent future excavation of the slab.
21. Construction of a heavy duty vehicular crossing in accordance with Council's Standard Plan No. 5426. Disused crossings are to be removed and the kerb reconstructed.  
**Reason:** To ensure access is structurally adequate.
22. Disturbed Areas of Council's nature strip are to be regraded, topsoiled and turfed upon completion of the development.  
**Reason:** To maintain Council's assets.
23. Provision of a 1.2m wide by 0.07m thick concrete footpath across the whole street frontage, 0.3m off the property line, or on an alignment directed by the Manager - Design Services.  
**Reason:** To provide pedestrian passage.
24. The existing council stormwater drainage system within the Kirby Street site frontage is to be upgraded as necessary to handle a 1 in 20 year stormwater event.  
**Reason:** To provide adequate drainage.
25. Erosion control measures are to be provided in conjunction with the stormwater drainage plans at the proposed headwall outlets discharging into Subiaco Creek.  
**Reason:** To prevent erosion of the creek.

26. A monetary contribution of \$340,000 is to be paid to Council towards the construction of traffic management facilities in Kirby Street between Finch Street and Acacia Street. An initial payment of \$96,000 shall be paid prior to the release of the Building Application for the proposed building construction on the lot adjoining to Upjohn Park. The balance of \$244,000 shall be paid prior to the release of the Building Application for the proposed warehouse construction adjoining Subiaco Creek, in any event the time for payment shall not exceed a period of twelve (12) months from the date of this development consent. Failure to comply with this requirement may result in the contribution amount being re-assessed by the Manager - Traffic.

**Reason:** To implement preferred Traffic Management measures in Kirby Street, to improve accessibility and road safety and to complement the Kirby Street Traffic Calming Scheme previously approved by Council.

27. In addition to the required contribution of \$340,000, splay corners to accommodate the proposed roundabout at the entrance to the proposed lot adjoining Subiaco Creek shall be dedicated to Council. The amount of land is to be generally in accordance with the preliminary concept plan prepared by Upjohns. The final detail as to the required dedication shall be to the satisfaction of the Manager - Traffic.

**Reason:** To implement preferred Traffic Management measures in Kirby Street, to improve accessibility and road safety and to complement the Kirby Street Traffic Calming Scheme previously approved by Council.

Mayne Group Limited  
PO Box 1671N  
MELBOURNE VIC 3000

Dear Sir/Madam,

Notice of Determination of a Development Application issued under the Environmental Planning and Assessment Act 1979 Section 81 (1) (a)

Development Application No.: 96/00244/DI A

Property Address: Lot 21 DP 855339,  
55 Kirby Street,  
RYDALMERE NSW 2116

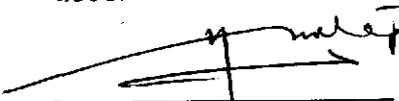
Proposed Development: Modification of development consent to increase the hours of operation to between 5.00am and 6.00pm Monday to Friday and 5.00am to 5.00pm Saturday.

You are advised that the abovementioned development application has been **REFUSED**, under Section 80(1)(b) of the Act, for the following reason(s):-

1. The proposal will result in an increase of parking in local streets.
2. The proposal will result in an increase of noise in the early hours of the morning.
3. The proposal will result in an increase in traffic in the early hours of the morning.

In accordance with Section 97 of the Environmental Planning and Assessment Act, 1979 an applicant who is dissatisfied with this determination may appeal to the Land and Environment Court within 12 months of the date of receipt of this notification.

Your attention is drawn to Section 82A of the Environmental Planning and Assessment Act 1979 which permits an applicant to request a review of this determination, such request must be made within 12 months after the date of determination.

  
Mr Shakeeb Mushtaq  
Authorised Officer

10/2/04  
Date of Determination

**PART A**

**EXECUTIVE SUMMARY**

**ENVIRONMENTAL SERVICES COMMITTEE**

**16 September 1996**

<b>SITE</b>	55 Kirby Street, Rydalmere (Elizabeth Macarthur Ward). (Location map is provided at page 3)
<b>PROPOSAL</b>	Installation of an underground fire sprinkler water storage tank within the Upjohn industrial warehouse site.
<b>APPLICANT</b>	Peter Hunt Architect
<b>OWNER</b>	Pharmacia & Upjohn
<b>REFERENCE</b>	DA 96/466 9616774 (Previous Report ES 504/96)
<b>SUBMITTED DATE</b>	7 August 1996
<b>REASON FOR REPORT</b>	This matter is referred to Council because the proposal relates to an industrial development adjoining a Reserve and because of Council's previous consideration in respect of the subject site.
<b>REPORT OF</b>	Manager - Approvals (ES 585/96)
<b>PUBLIC PARTICIPATION</b>	The application was advertised from 21 August to 4 September. No submissions have been received in respect of this proposal.
<b>ZONING OF LAND</b>	Industrial 4 - Parramatta Local Environmental Plan 1993 Dundas Ward.
<b>RECOMMENDATION</b>	
(a)	The application to construct an underground water tank be approved subject to the following conditions:-
(1)	DP0001 (Building Application)
(2)	DP0034 Prior to the commencement of any works that involve the physical disturbance of the site, a suitable surface water and sediment control plan is to be submitted to and be approved by Council. Such plan shall include all necessary measures to ensure that no other land, waterway or Council property (including any road, footpath or drainage service) is damaged or likely to be

CL ..... ENVIRONMENTAL SERVICES

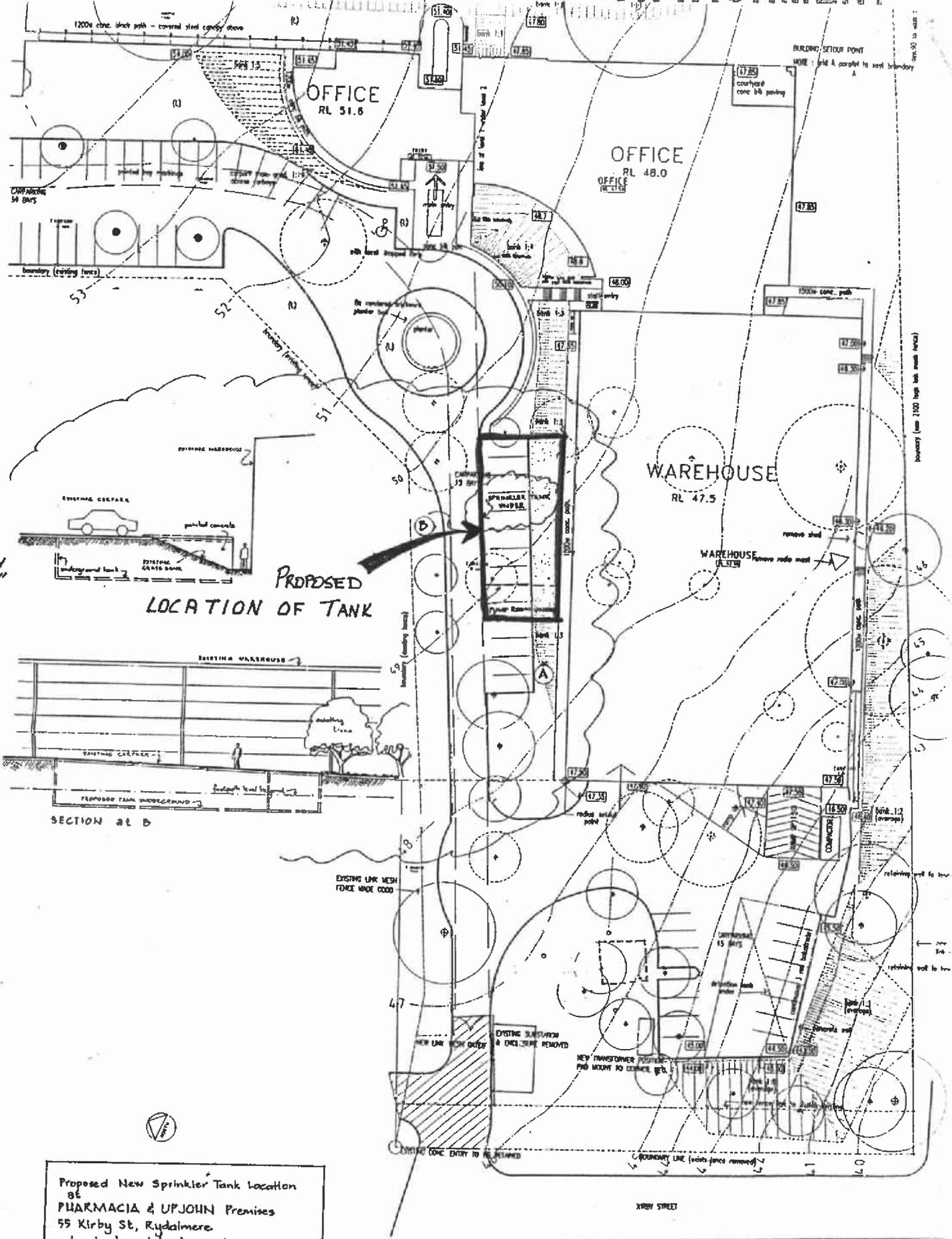
damaged or adversely affected by surface waters and/or sediment run-off. No work is to commence until such approved measures are fully implemented on the site. The approved measures are to be maintained during the development at all times to the satisfaction of Council and shall not be removed or altered without the prior written consent of Council.

**Reason:** To ensure that such surface waters and sediment waters and sediment do not affect the natural and/or built environment.

- (3) The exposed section of the structure shall be painted in a colour or colours which complement the warehouse building. Details of the proposed colour scheme/schemes are to be included with the building application.

**Reason:** To ensure that the structure does not create a strong visual impact.

- (b) The applicant be advised of the right of appeal to the Land and Environment Court against Council's decision in the matter.



SECTION AT "A"

PROPOSED LOCATION OF TANK

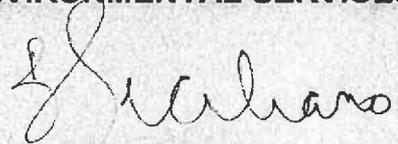
SECTION AT B

Proposed New Sprinkler Tank Location  
 at  
 PHARMACIA & UPJOHN Premises  
 55 Kirby St, Rydalmere  
 peter hunt architect . July 29 . 1996

DWG N° SP-01



Ken Ferris  
Manager - Approvals



Bruno Siciliano  
Town Planner

2 September 1996

bs:jp

**ATTACHMENTS**

1. Plan depicting location of proposed water tank



**PART B**

**ENVIRONMENTAL SERVICES COMMITTEE**

**16 September 1996**

**SITE** 55 Kirby Street, Rydalmere (Elizabeth Macarthur Ward).  
Lot 20 DP 855339

**COMMENTS AND DISCUSSION**

1. Councillors will be aware that the subject site previously contained an unauthorised water tank structure within the front building alignment.
2. The unauthorised structure has subsequently been removed as a result of Councils resolution at its meeting on 29 July 1996, at which time Council considered a Section 102 application for amendments to the proposed Fauldings warehouse building. (Refer Manager - Approvals Report ES 504/96).
3. The current application seeks approval to construct an underground water tank beneath existing carparking spaces within the site. The plan included as Attachment 1 indicates the proposed location.
4. The proposed location of the tank will marginally expose the tank structure. (refer Section at A on attached plan). It is not considered that the minimal concrete section will create a strong visual impact from within the site and should not be visible from outside the site. A condition regarding the appropriate treatment of the concrete section is included as Condition 3.
5. The proposal is considered satisfactory from a planning viewpoint and is, therefore, recommended for approval.

**OPTIONS**

6. Council may approve the application subject to the conditions of consent

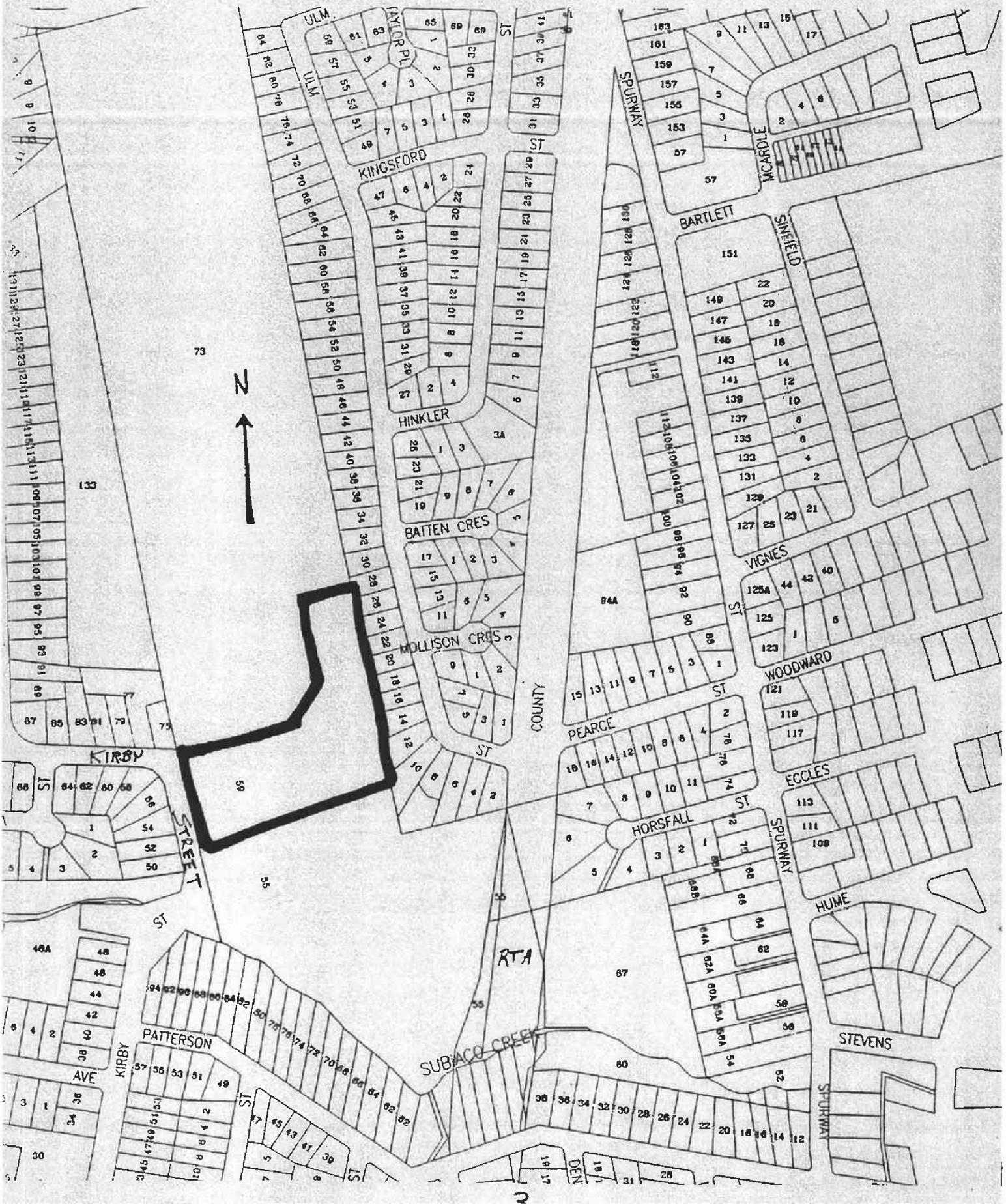
OR

Council may refer the matter back to the Manager - Approvals for a further report.

**SECTION 90 COMMENTS**

7. All the matters required to be considered in accordance with Section 90(1) of the Environmental Planning and Assessment Act 1979 have been considered in the preparation of this report.

LOCATION MAP



## **APPENDIX E - DANGEROUS GOODS LICENSE REVIEW**

---



6. STORAGE DETAILS (must be completed for both new notifications and further notifications)

If space is insufficient please provide details on a separate sheet of paper.

Storage facility identifier

0001

Type of storage facility

WAREHOUSE

Class or division

002

Maximum storage capacity

18805

Unit (L or kg or number)

L

UN number

1950

Class or division

2

Typical quantity

12932

Unit (L or kg or number)

L

Packing group

III

Proper shipping name

AEROSOLS

Product or common name

UN number

1950

Class or division

2

Typical quantity

2023

14855

Unit (L or kg or number)

L

Packing group

III

Proper shipping name

AEROSOLS

Product or common name

UN number

1293

Class or division

3

Typical quantity

855

Unit (L or kg or number)

L

Packing group

III

Proper shipping name

TINCTURES MEDICINAL

Product or common name

UN number

1170

Class or division

3

Typical quantity

677

Unit (L or kg or number)

L

Packing group

III

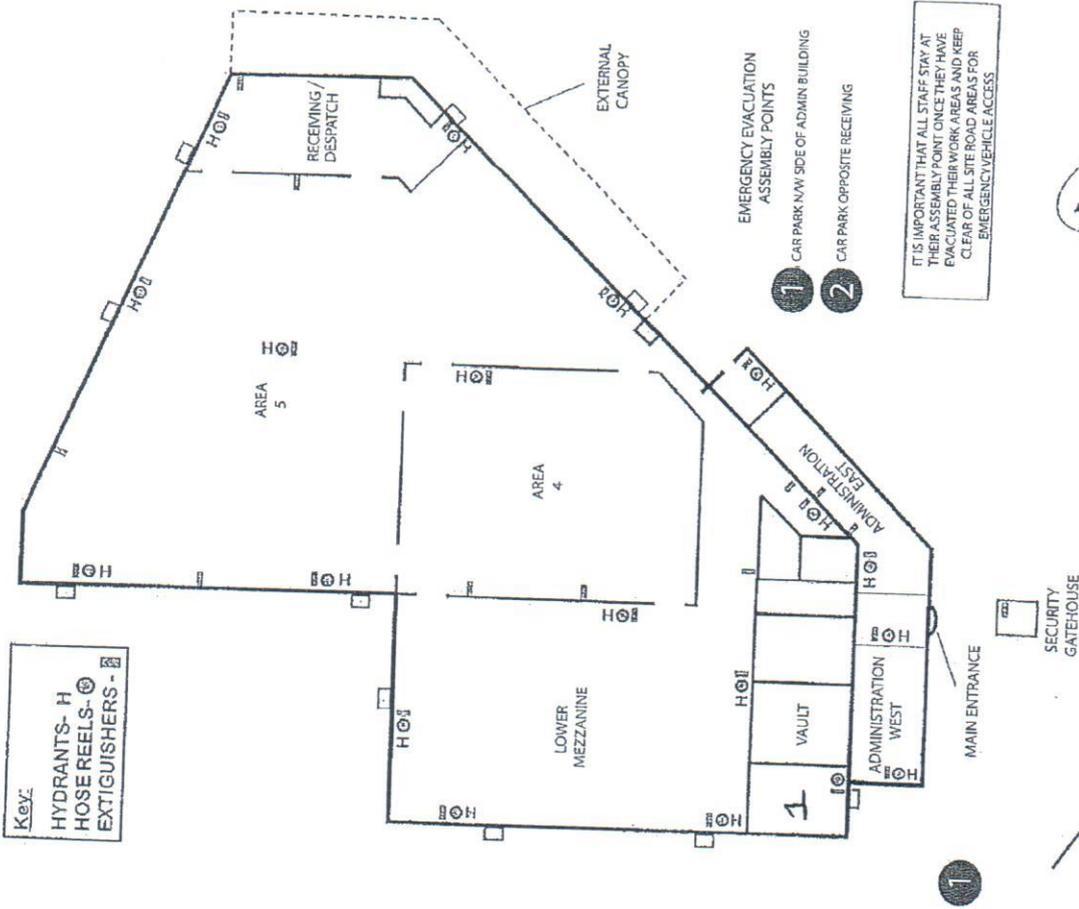
Proper shipping name

ETHANOL

Product or common name

GROUND FLOOR

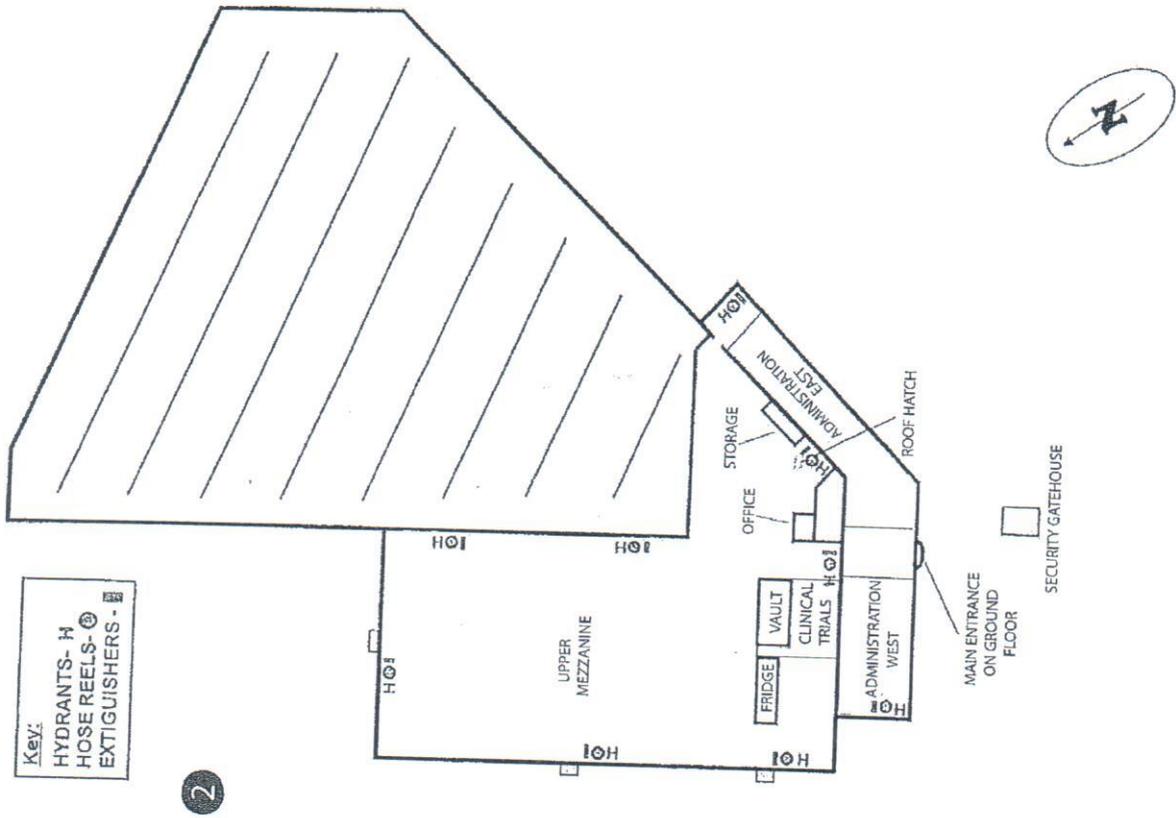
HYDRANTS, HOSE REELS & EXTINGUISHERS  
EXTERNAL FIRE ESCAPE DOORS: □



Key:  
HYDRANTS - H  
HOSE REELS - H  
EXTINGUISHERS - E

1ST FLOOR

HYDRANTS, HOSE REELS & EXTINGUISHERS  
EXTERNAL FIRE ESCAPE DOORS: □



Key:  
HYDRANTS - H  
HOSE REELS - H  
EXTINGUISHERS - E

**Dangerous Goods Detailed Quantities - Rydalmere (Snap shot as of 01/10/2010)**

UN No	UN Description	Haz Class	PG (I, II, III)	Product/Common Name	Total Qty Units	Units L
1950	Flammable Gas	2.1	Not specified	Aerosols Flammable	47538	10339
1950	Non Flammable Non Toxic	2.2	Not specified	Aerosol, Non Flammable	40788	2234
1090	Flammable & Combustible Liq	3	II	Acetone	137	18
1170	Flammable & Combustible Liq	3	III	Ethanol	6084	1131
1170	Flammable & Combustible Liq	3	II	Ethanol	13611	3609
1170	Flammable & Combustible Liq	3	I	Ethanol	9	18
1170	Flammable & Combustible Liq	3	Not specified	Ethanol	4266	588
1193	Flammable & Combustible Liq	3	III	Methyl ethyl ketone	114	6
1204	Flammable & Combustible Liq	3	II	Nitroglycerin solution in alcohol	708	44
1219	Flammable & Combustible Liq	3	II	Isopropyl alcohol	16	8
1266	Flammable & Combustible Liq	3	Not specified	Perfumery Products	1066	85
1266	Flammable & Combustible Liq	3	II	Perfumery Products	2083	165
1293	Flammable & Combustible Liq	3	II	Tinctures, medicinal	360	2
1987	Flammable & Combustible Liq	3	II	Alcohol	951	138
1993	Flammable & Combustible Liq	3	III	Flammable Liquid	3665	370
1993	Flammable & Combustible Liq	3	II	Flammable Liquid	650	24
1993	Flammable & Combustible Liq	3	Not specified	Flammable Liquid	962	134
2319	Flammable & Combustible Liq	3	III	Terpene hydrocarbons	83	3
3175	Flammable Solids	4.1	II	Solids containing Flammable liq	161	15
2984	Oxidising Substance	5.1	III	Hydrogen Peroxide, aqueous solution	3081	534
1544	Toxic Substance	6.1	III	Alkaloids, liquids	260	13
1544	Toxic Substance	6.1	I	Alkaloids, liquids	79	1
1561	Toxic Substance	6.1	II	Arsenic trioxide	2	0
2811	Toxic Substance	6.1	II	Toxic solid, organic	118	6
3249	Toxic Substance	6.1	III	Medicine, solid, toxic	2457	112
3249	Toxic Substance	6.1	II	Medicine, solid, toxic	361	7
1719	Corrosives - Liquids	8	III	Caustic alkali liquid	642	87
1839	Corrosives - Liquids	8	II	Trichloroacetic acid	15	0
3077	Miscellaneous Dangerous	9	III	Environmentally hazardous substance, solid	251	10
3334	Miscellaneous Dangerous	9	Not specified	Aviation regulated liquid	6	2
8000	Miscellaneous Dangerous	9	Not specified	Consumer commodity	5	0

12512 litres

6343 litres

1  
2  
3  
4  
5  
6



Resub:

D02/033362



WorkCover New South Wales, 400 Kent Street, Sydney 2000. Tel: 9370 5000 Fax: 9370 5999 ALL MAIL TO G.P.O. BOX 5364 SYDNEY 2001

Licence No. 35/006312

# APPLICATION FOR RENEWAL OF LICENCE TO KEEP DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

**DECLARATION:** Please renew licence number 35/006312 to 21/06/2003. I confirm that all the licence details shown below are correct (amend if necessary).

.....  
(Signature)

for: FAULDING HEALTHCARE PTY LTD

.....  
RJ MENZ  
.....  
(Please print name)

.....  
31/5/02  
.....  
(Date signed)

**THIS SIGNED DECLARATION SHOULD BE RETURNED TO: (please do not fax)**

WorkCover New South Wales  
Dangerous Goods Licensing Section  
GPO BOX 5364  
SYDNEY 2001

Enquiries: ph (02) 9370 5187  
fax (02) 9370 6104

### Details of licence on 20 May 2002

Licence Number 35/006312

Expiry Date 21/06/2002

Licensee FAULDING HEALTHCARE PTY LTD

ABN  
~~ACN 000 875 034~~ 25 000 575 034

Postal Address: ~~BOX 46 PO~~ RYDALMERE NSW 2116

Locked Bag 20, Rydalmere BC, NSW, 2116.

Licensee Contact ~~SHARON SMITH Ph. 638 0531 Fax. 638 0837~~

Jeff Menz  
Ph: 9860 6000  
Fax: 9860 6040

Premises Licensed to Keep Dangerous Goods  
FAULDING HEALTHCARE PTY LTD  
55 KIRBY ST RYDALMERE 2116

Nature of Site STORAGE N.E.C.

Major Supplier of Dangerous Goods NOT APPLICABLE

Emergency Contact for this Site ~~SHARON SMITH (AH 018 215 914) Ph. 638 0531~~

Jeff Menz

Site staffing 13HRS 5DAYS

### Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	ROOFED STORE	Class 3	1800 L
		UN 1170 ETHANOL (ETHYL ALCOHOL)	300 L
		UN 1203 PETROL	100 L
		UN 1219 ISOPROPANOL (ISOPROPYL ALCOHOL)	60 L
		UN 1223 KEROSENE	20 L
		UN 1268 PETROLEUM PRODUCTS, N.O.S.	20 L
		UN 1294 TOLUENE	20 L
		UN 1300 TURPENTINE SUBSTITUTE	40 L
2	ROOFED STORE	Class 3	240 L
		UN 1170 ETHANOL (ETHYL ALCOHOL)	240 L
3	ROOFED STORE	Class 3	240 L
		UN 1170 ETHANOL (ETHYL ALCOHOL)	240 L



A17

Reference



## APPLICATION FOR RENEWAL OF LICENCE TO KEEP DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

**DECLARATION:** *Please renew licence number 35/006312 to 1997. I confirm that all the licence details shown below are correct (amend if necessary).*

*Sharon Smith*  
.....  
(Signature)  
for: UPJOHN P/L

SHARON SMITH  
.....  
(Please print name)

29.7.96  
.....  
(Date signed)

**THIS SIGNED DECLARATION SHOULD BE RETURNED TO:**

WorkCover New South Wales  
Dangerous Goods Licensing Section (Level 3)  
Locked Bag 10  
P O CLARENCE STREET 2000

**Details of licence on 20 May 1996**

Licence Number 35/006312      Expiry Date 22/06/96

Licensee ~~UPJOHN P/L~~ ACN 000 185 526  
*Pharmacia & Upjohn Pty Limited*

Postal Address BOX 46 P O, RYDALMERE 2116

Licensee Contact ~~Peter Haegens~~ Ph. 638 0531 Fax. 638 0837  
*Sharon Smith*

Premises Licensed to Keep Dangerous Goods  
55-73 KIRBY ST  
RYDALMERE 2116

Nature of Site STORAGE N.E.C      Major Supplier of Dangerous Goods NOT APPLICABLE

Emergency Contact for this Site ~~Peter Haegens~~ (ah 636 3116) ph. 638 0531  
*Sharon Smith 018 215 914*

Site staffing 13hrs 5days

**Details of Depots**

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	ROOFED STORE	Class 3	1800 L
		UN 1170 ETHANOL	300 L
		UN 1294 TOLUENE	20 L
		UN 1271 PETROLEUM SPIRIT	20 L
		UN 1219 ISOPROPANOL (ISOPROPYL	60 L
		UN 1203 PETROL	100 L
		UN 1300 TURPENTINE SUBSTITUTE	40 L
		UN 1223 KEROSENE	20 L
2	ROOFED STORE	Class 3	240 L
		UN 1170 ETHANOL	240 L
3	ROOFED STORE	Class 3	240 L
		UN 1170 ETHANOL	240 L

*Sent 7/8/96*

DATA  
- 9 OCT 1992  
ENTERED  
Reference

3 JUN 1992



# WORKCOVER AUTHORITY

Chemical Safety Unit  
Locked Bag 10, P O CLARENCE STREET NSW 2000  
Ph. (02) 370 5191 OR (02) 370 5192  
Fax (02) 370 6105

Licensee

UPJOHN P/L  
55 KIRBY ST  
RYDALMERE 2116

25 MAY 1992

SCIENTIFIC SERVICES  
BRANCH  
10 JUN 1992  
DANGEROUS  
GOODS

Dear Sir/Madam,

RE APPLICATION FOR RENEWAL OF LICENCE FOR THE KEEPING OF DANGEROUS GOODS

Our records indicate you hold licence number 35/006312 for keeping dangerous goods at 55 KIRBY ST RYDALMERE 2116.

Details of depots at site.

Depot No.	Depot type	Goods stored in depot	Quantity kg/litres/no.
1	<del>UNDERGROUND TANK</del>	<del>FLAMMABLE LIQUIDS</del>	<del>10 000</del>
2	ROOFED STORE	FLAMMABLE LIQUIDS	1 800

*Underground tank removed - returned to B.P. Australia*

This licence is now due for renewal. **TO RENEW YOUR LICENCE.** Please carefully check the details shown in this letter and make any required corrections. Then, **SIGN and DATE** the declaration below and return this letter to the WorkCover Authority, Chemical Safety Unit. **Fees for these licences have been abolished. DO NOT SEND ANY MONIES.**

*Declaration: I wish to renew this licence to 15/06/93. I certify that the licence details shown in this letter are correct.*

*S Shields*

(Signature)

*3 June 1992*

(Date)

If you do not wish to renew the licence. Please provide the Chemical Safety Unit with a signed statement giving the reason why it is not to be renewed. If you have sold/vacated the site please provide the name and address of the new owner/occupier so we may contact them.

Yours faithfully

Chief Inspector of Dangerous Goods.

PART A  
SCIENTIFIC SERVICES  
BRANCH  
3 MAR 1994  
DANGEROUS  
GOODS



# WORKCOVER AUTHORITY

## LICENCE TO KEEP DANGEROUS GOODS

(Dangerous Goods Act 1975)

### Application for new licence, amendment or transfer

~~EXPIRY: 22.6.~~

1. Name of applicant	ACN	
UPJOHN PTY. LIMITED	000 185 526	
2. Site to be licensed		
No	Street	
.55 - 73	KIRBY STREET	
Suburb/Town	Postcode	
RYDALMERE	2116	
3. Previous licence number (if known)	35/006312	
4. Nature of site	OFFICE and WAREHOUSE	
5. Emergency contact on site:		
Phone	Name	
638 0531	MR PETER HAEGENS	
6. Site staffing:	Hours per day	Days per week
	13	5
7. Major supplier of dangerous goods		
8. If new site or significant modification		
Plan stamped by:	Accredited consultant's name:	Date stamped
		10 OCT 1994
9. Number of dangerous goods depots at site	1	
10. Trading name or occupier's name	UPJOHN PTY. LIMITED	
11. Postal address of applicant	Suburb/Town	Postcode
P.O. BOX 46	RYDALMERE	2116
12. Contact for licence enquiries:		
Phone	Fax	Name
638 0531	638 0837	MR PETER HAEGENS A/H 686 3116
I certify that the details contained in this application (or the accompanying computer disk) are true and correct		
13. Signature of applicant		Date 12.05.93

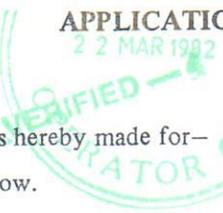
RECEIVED  
SCIENTIFIC SERVICES  
BRANCH  
06 DEC 1995  
DANGEROUS  
GOODS

DATA  
10 OCT 1994  
ENTERED





**APPLICATION FOR LICENCE (or AMENDMENT or TRANSFER of LICENCE)  
FOR THE KEEPING OF DANGEROUS GOODS**



Application is hereby made for— ~~the transfer of the licence~~ <sup>\*a licence (or amendment of the licence)</sup> for the keeping of dangerous goods in or on the premises described below.

FEE: \$10.00 per Depot for new licence.  
\$10.00 for amendment or transfer.

(\*delete whichever is not required)

Name of Applicant in full (see over)	UPJOHN PTY. LIMITED		
Trading name or occupier's name (if any)	<del>UPJOHN PTY. LIMITED</del> 5056 29/03/82 03A		
Postal address	P.O. BOX 138, PARRAMATTA, N.S.W.	Postcode	2150
Address of the premises including street number (if any)	55-73 KIRBY STREET, RYDALMERE, N.S.W.	Postcode	2116
Nature of premises (see over)	FACTORY		
Telephone number of applicant	STD Code 02	Number	638.0531

Particulars of type of depots and maximum quantities of dangerous goods to be kept at any one time.

Depot number	Type of depot (see over)	Storage capacity	Dangerous goods	C & C Office use only
			Product being stored	
1	<i>Underground</i>	<i>10,000</i>	<i>PETROL</i>	<i>DD 002 020 0</i> <i>2 020 1</i>
2	<i>Package Store</i>	<i>1,800</i>	<i>3.1</i>	<i>6 020 2</i>
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

Has site plan been approved?  Yes  No If yes, no plans required. If no, please attach site plan.

Have premises previously been licensed?  Yes  No If yes, state name of previous occupier. *UPJOHN PTY LIMITED*

Name of company supplying flammable liquid (if any) *CSR.*

Signature of applicant *James Bowe* Date *16/3/82*

For external explosives magazine(s), please fill in side 2.

**FOR OFFICE USE ONLY CERTIFICATE OF INSPECTION**

I, being an Inspector under the Dangerous Goods Act, 1975, do hereby certify that the premises described above do comply with the requirements of the Dangerous Goods Act, 1975, and the Dangerous Goods Regulation with regard to their situation and construction for the keeping of dangerous goods of the nature and in the quantity specified.

Signature of Inspector ..... Date .....

alteration or amendment of any such registration or license, for the keeping of inflammable liquid and/or Dangerous Goods, in accordance with the provisions of the Inflammable Liquid Act, 1915 (as amended), for the ensuing year.

**EXPLANATORY**

*Rev. the Inflam. Act by 1915*

**Inflammable Liquid—**

- Mineral Oil—includes kerosene, mineral turpentine and white spirit (for cleaning), and compositions containing same.
- Mineral Spirit—includes petrol, benzene, benzolene, benzol and naphtha, and compositions containing same.

**Dangerous Goods—**

- Class 1.—Acetone, amyl acetate, butyl acetate, carbon bisulphide; any combination of substances of an inflammable character suitable for use as an industrial solvent and having a true flashing point of less than 73 degrees Fahrenheit.
- Class 2.—Nitro-cellulose (also known as "pyroxylin" and "collodion cotton") moistened with an alcohol, butyl alcohol (also known as "butanol"), methylated spirits, vegetable turpentine; and any liquid or solid containing methylated spirits, having a true flashing point of less than 150 degrees Fahrenheit.
- Class 3.—Nitro-cellulose product.
- Class 4.—Compressed or dissolved acetylene contained in a porous substance.

**DIRECTIONS**

1. Applications must be forwarded to the Chief Inspector of Inflammable Liquid, Explosives Department, No. 16 Grosvenor Street, Sydney (Box 48, G.P.O.), and must be accompanied by the prescribed fee, as set out hereunder:—

**Registration of Premises (Fee £1 10s. 0d. p.a.)**—For quantities not exceeding 300 gallons of mineral oil and 100 gallons of mineral spirit, if kept together; or 800 gallons of mineral oil and 100 gallons of mineral spirit, if kept in separate depots; or 500 gallons of mineral spirit, if kept in an underground tank depot; or 800 gallons of mineral oil and 500 gallons of mineral spirit, if mineral spirit is kept in an underground tank depot.

In addition to, or in lieu of the above, similar quantities of Dangerous Goods of Classes 1 and 2 may be kept under the like conditions; reading Dangerous Goods of Class 1 for the words Mineral Spirit and Dangerous Goods of Class 2 for the words Mineral Oil.

**Store License, Div. A (Fee, £3 5s. 0d. p.a.)**—For quantities in excess of those stated above, but not exceeding 4,000 gallons mineral oil and/or mineral spirit, and/or Dangerous Goods of Classes 1 and 2.

**Store License, Div. B (Fees, See Regulation 7)**—For quantities exceeding 4,000 gallons of mineral and/or mineral spirit, and/or dangerous goods of Classes 1 and 2, and/or dangerous goods of Class 3. For the keeping of Dangerous Goods of Classes 3 and/or 4. (£7 10s. 0d. p.a.).

2. The certificate of inspection at foot hereof must be signed by an Inspector under the Inflammable Liquid Act, 1915 (as amended), or Police Officer, or other officer duly authorised in that behalf, and where the premises are situated outside the Metropolitan Area of Sydney, it is requested that such certificate be obtained prior to forwarding application.

1. Name in full of occupier	UPTON PTY LIMITED
2. Occupation	55 KIRBY ST RYDALMERE
3. Locality of the premises in which the depot or depots are situated	No. or Name _____ Street _____ Town _____
4. Nature of premises (Dwelling, Garage, Store, etc.)	FACTORY
5. Will mineral spirit be kept in a prescribed underground tank depot?	YES

*16*

6. Particulars of construction of depots and maximum quantities of inflammable liquid and/or Dangerous Goods to be kept at any one time.

Depot No.	Construction of Depots			Inflammable Liquid		Dangerous Goods			
	Walls	Roof	Floor	Mineral Spirit Gallons	Mineral Oil Gallons	Class 1 Gallons	Class 2 Gallons	Class 3 lb.	Class 4 cub. ft.
1	Underground Tank			2000					
2									
3									
4									
5									
6									
7									
8									
9									
10									

Signature of Applicant: *[Signature]*

Date of Application: 4-11-1964

Postal Address: Engineer  
P.O. Box 46 Rydalmere

**CERTIFICATE OF INSPECTION**

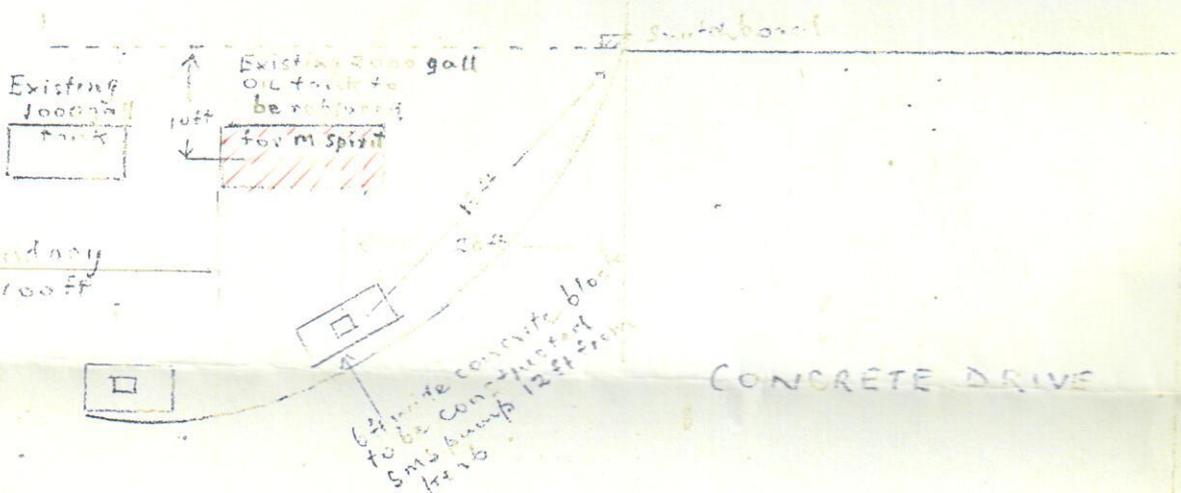
I, Raymond B. Ballson being an Inspector under the Inflammable Liquid Act, 1915 (as amended), do hereby certify that the premises or store herein referred to and described is suitable with regard to its situation and construction for the safe keeping of inflammable liquid and/or dangerous goods in quantity and nature specified.

Place: Sydney

Signature of Inspector: *[Signature]*

Proposed Building  
Extension  
Not a Protected Work

Existing Building



SCALE	AS SHOWN	Esso Standard Oil (Australia) Limited UPJOHN CO (AUST) PT. LTD 58 KIRBY ST RYDALMERE	REVISIONS	By	Chd	Date
DATE	1/1/64					
DRAWN BY						
CHECKED BY						
APPROVED BY						
			SKETCH No.			



**DANGEROUS GOODS BRANCH**  
 PASSED  
*[Signature]*  
 FOR CHIEF INSPECTOR  
 15/1/82  
 SUBJECT TO COMPLIANCE WITH  
 REGULATIONS





WorkCover New South Wales, 400 Kent Street, Sydney 2000. Tel: 9370 5000 Fax: 9370 5999 ALL MAIL TO G.P.O. BOX 5364 SYDNEY 2001

Licence No. 35/032739



## APPLICATION FOR RENEWAL OF LICENCE TO KEEP DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

**DECLARATION:** Please renew licence number 35/032739 to 12/08/2003. I confirm that all the licence details shown below are correct (amend if necessary).

*[Signature]*  
.....  
(Signature)  
for: PHARMACIA & UPJOHN P/L

*ANDREW DOWNNEY*  
.....  
(Please print name)

*18/09/02*  
.....  
(Date signed)

**THIS SIGNED DECLARATION SHOULD BE RETURNED TO: (please do not fax)**

WorkCover New South Wales  
Dangerous Goods Licensing Section  
GPO BOX 5364  
SYDNEY 2001

Enquiries: ph (02) 9370 5187  
fax (02) 9370 6104

### Details of licence on 20 May 2002

Licence Number 35/032739      Expiry Date 12/08/2001  
Licensee PHARMACIA & UPJOHN P/L <sup>AUSTRALIA</sup> ACN 000 185 526

Postal Address: BOX 46 P O RYDALMERE NSW 2116

Licence Contact ~~STANLEY J NELLIS Ph. 9848 3016 Fax. 9848 3333~~ *ANDREW J DOWNNEY*  
*ph. 98483236 Fax 98483333*

Premises Licensed to Keep Dangerous Goods  
PHARMACIA & UPJOHN P/L <sup>AUSTRALIA</sup> P/L  
59-73 KIRBY ST RYDALMERE 2116

Nature of Site PHARMACEUTICAL AND TOILETRY WHOLESALING

Major Supplier of Dangerous Goods UNKNOWN OR OTHER

Emergency Contact for this Site ~~STANLEY J NELLIS (0411 134 930) Ph. 9848 3004~~ *ANDREW J DOWNNEY*  
*ph. 98483236*

Site staffing ~~10~~ HRS 5 DAYS

### Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	ROOFED STORE	Class 3	16000 L
		UN 1170 ETHANOL (ETHYL ALCOHOL)	10000 L
CC2	ROOFED STORE	Class 6.1	1000 L
		UN 2810 TOXIC LIQUID, ORGANIC, N.O.S.,	500 L
CD3	ROOFED STORE	Class 6.1	2000 KG
		UN 2811 TOXIC SOLID, ORGANIC, N.O.S.	1000 KG



782.

## APPLICATION FOR RENEWAL OF LICENCE TO KEEP DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

**DECLARATION:** Please renew licence number 35/032739 to 12/08/2001. I confirm that all the licence details shown below are correct (amend if necessary).

  
 (Signature)  
 for: PHARMACIA & UPJOHN P/L

STAN NELLIS  
 (Please print name)

4/8/00  
 (Date signed)

**THIS SIGNED DECLARATION SHOULD BE RETURNED TO: (please do not fax)**

WorkCover New South Wales  
 Dangerous Goods Licensing Section  
 GPO BOX 5364  
 SYDNEY 2001

Enquiries: ph (02) 9370 5187  
 fax (02) 9370 6104

### Details of licence on 22 June 2000

Licence Number 35/032739 Expiry Date 12/08/2000  
 Licensee PHARMACIA & UPJOHN P/L ACN 000 185 526

Postal Address: BOX 46 P O RYDALMERE NSW 2116

Licensee Contact STANLEY J NELLIS Ph. 9848 3016 Fax. 9848 3333

Premises Licensed to Keep Dangerous Goods  
 PHARMACIA & UPJOHN P/L  
 59-73 KIRBY ST RYDALMERE 2116

Nature of Site PHARMACEUTICAL AND TOILETRY WHOLESALING

Major Supplier of Dangerous Goods UNKNOWN OR OTHER

Emergency Contact for this Site STANLEY J NELLIS Ph. 9848 3016<sup>04</sup> or 0411-134-930

*Data Completed  
 12/12/00*

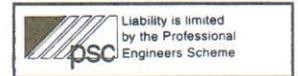
### Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	ROOFED STORE	Class 3 UN 1170 ETHANOL (ETHYL ALCOHOL)	16000 L
CC2	ROOFED STORE	Class 6.1 UN 2810 TOXIC LIQUID, ORGANIC, N.O.S.,	10000 L
			1000 L
			500 L
CD3	ROOFED STORE	Class 6.1 UN 2811 TOXIC SOLID, ORGANIC, N.O.S.	2000 KG
			1000 KG

**DATA  
 18 DEC 2000  
 ENTERED**



# Safety Engineering & Technical Services Pty. Ltd.



A.C.N. 003 112 945

10 THE BOULEVARDE, CHELTENHAM, N.S.W. 2119 • PHONE: (02) 9876 6828 • FAX: (02) 9876 3827

12 June 1997

The Chief Inspector of Dangerous Goods  
WorkCover NSW  
400 Kent Street  
SYDNEY NSW 2000

Attention: Dangerous Goods Licence Records



Dear Sir,

re: **Dangerous Goods Matters - Application for a Licence to Keep Dangerous Goods - Submitted on Behalf of Pharmacia & Upjohn Pty Limited of 59 Kirby Street, Rydalmere (New Application).**

We enclose a completed application for a licence to keep dangerous goods on behalf of our client Pharmacia & Upjohn Pty Limited of 59 Kirby Street, Rydalmere.

The plans have been stamped on the basis that an exemption will be granted from the bunding requirements of Clause 169 (5)(b), in respect of the storage of cytotoxic drugs in small vials whose individual contents range from 10mL to 50mL.

We are advised that the premises previously occupied by Pharmacia & Upjohn Pty. Limited (55-73 Kirby Street, Rydalmere) which were previously licensed to keep dangerous goods (35/006312), have been demolished.

The site has been subdivided and redeveloped as separate occupancies, one being held by Pharmacia & Upjohn Pty Limited and the other by Faulding Healthcare. These occupiers are separate corporate entities and Faulding Healthcare will be submitting their own application for a licence to keep dangerous goods.

We have assumed that given the significant rearrangement of the site, it would be simpler to issue a new licence to each of the occupiers for their respective portions of the subdivided site.

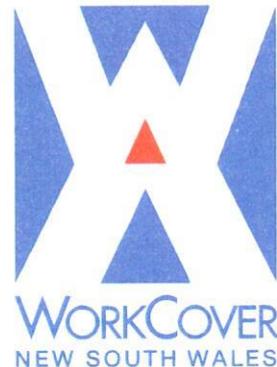
Should there be any problem processing this application, please contact me.

I thank you for your assistance in this matter.

Yours faithfully,  
Safety Engineering & Technical Services Pty Ltd

Ross Underwood MIEAust CPEng  
General Manager

# Application for Licence to Keep Dangerous Goods



Application for  new licence  amendment  transfer  renewal of expired licence

Exp date 13/8/98

## PART A - Applicant and site information

1 Name of applicant LIMITED ACN  
 PHARMACIA & UPJOHN PTY LTD 000 185 526

2 Postal address of applicant Suburb/Town Postcode  
 PO Box 46 RYDALMERE 2116

3 Trading name or site occupier's name  
 PHARMACIA & UPJOHN PTY LIMITED

4 Contact for licence inquiries  
 Phone Fax Name  
 9848 3016 9848 3333 DAVID SWIFT

5 Previous licence number (if known) 35/ 032739

6 Previous occupier (if known)

7 Site to be licensed  
 No Street  
 59 -73 KIRBY STREET  
 Suburb / Town Postcode  
 RYDALMERE 2116

8 Main business of site PHARMACEUTICAL MARKETING, WAREHOUSING & DISTRIBUTION

9 Site staffing: Hours per day 14 1/2 Days per week 5

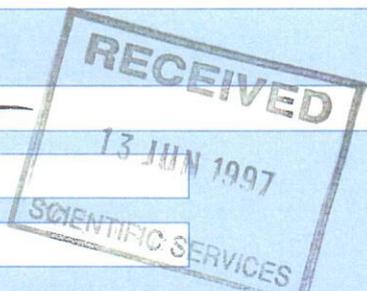
10 Emergency contact  
 Phone Name  
 9848 3016 DAVID SWIFT

11 Major supplier of dangerous goods DELTA WEST

12 If a new site or for amendments to depots  
 Plan stamped by: Name of Accredited Consultant Date stamped  
 Ross Underwood (SETS. PL) 10/6/97

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  
 M. Mawdsley 6/6/97



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.

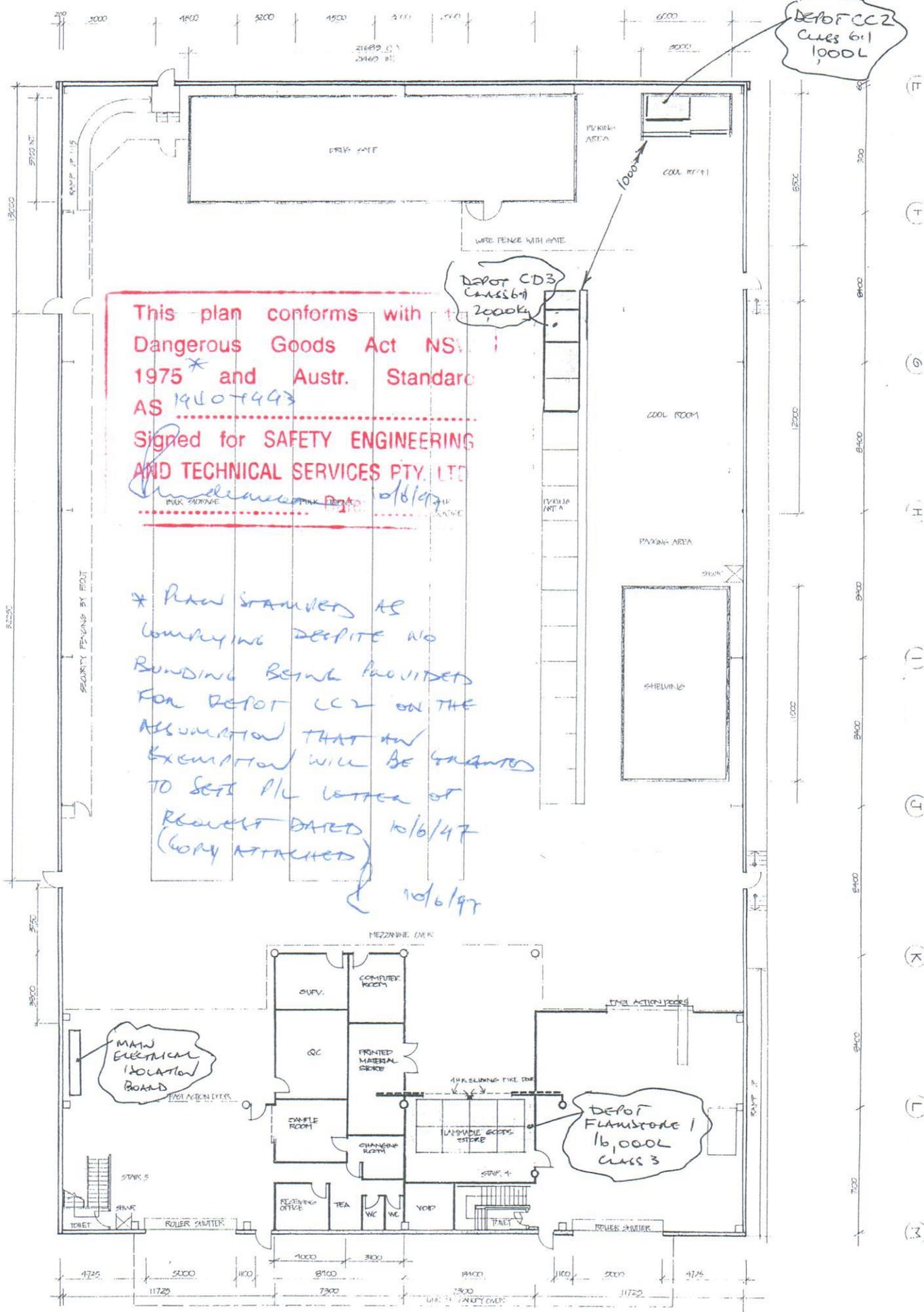
Depot Number	Type of depot	Depot Class	Maximum storage capacity		
FLAM STORE 1	to add Roofed Package Store	3	16 000 L		
UN Number	Correct Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m <sup>3</sup>
1170	ETHANOL SOLUTION	3 II	HOSPITAL GRADE METHYLATED SPIRIT	10000	L

Depot Number	Type of depot	Depot Class	Maximum storage capacity		
CC2	Roofed Package store <del>Refrigerated Cabinet</del>	6.1	1000 L		
UN Number	Correct Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m <sup>3</sup>
2810	POISONOUS LIQUID NOS (CYTOTOXIC DRUG)	6.1(a) #	LIQUID CYTOTOXIC DRUGS.	500	L

Depot Number	Type of depot	Depot Class	Maximum storage capacity		
CD3	Roofed Package store	6.1(a)	2000 Kg		
UN Number	Correct Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m <sup>3</sup>
2811	POISONOUS SOLID NOS (CYTOTOXIC DRUG)	6.1(a) #	powder (Solid) CYTOTOXIC DRUGS	1000	Kg

Depot Number	Type of depot	Depot Class	Maximum storage capacity		
UN Number	Correct Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m <sup>3</sup>





Depot CC2  
Class 6:1  
1000L

This plan conforms with  
 Dangerous Goods Act NSW  
 1975\* and Austr. Standard  
 AS 1940+443  
 Signed for SAFETY ENGINEERING  
 AND TECHNICAL SERVICES PTY. LTD  
 10/6/97

Depot CD3  
 Class 6:1  
 2000L

\* Law standard as  
 complying despite no  
 bunding being provided  
 for depot CC2 on the  
 assumption that an  
 exemption will be granted  
 to S&T PLC letter of  
 request dated 10/6/97  
 (copy attached)  
 10/6/97

MAIN ELECTRICAL  
 ISOLATION BOARD

Depot Flammable 1  
 16,000L  
 Class 3

