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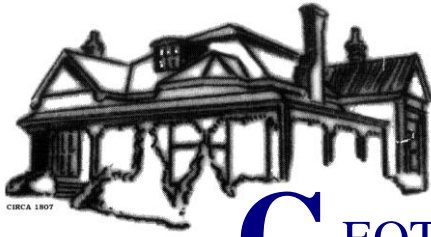
ABN 64 002 841 063



PRELIMINARY CONTAMINATION ASSESSMENT

**LOTS 1-3 IN DP5982
235 & 237 MARSDEN ROAD, CARLINGFORD**

REPORT NO 13811/1-AAR1 28 NOVEMBER 2016



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Job No: 13811/1
Our Ref: 13811/1-AAR1
28 November 2016

Gaiset Pty Ltd
c/- Architex
Level 3, 7K Parkes & Wigram Streets
PARRAMATTA NSW 2150
Email: dennis@architex.com.au

Attention: Mr D Wimmer

Dear Sir

re: **Proposed Residential (Townhouses) Development
Lot 1-3 in DP5982 – 235 & 237 Marsden Road, Carlingford
Preliminary Contamination Assessment**

Please find herewith the preliminary contamination assessment report.

A brief of the outcome of the assessment was summarised in the Executive Summary.

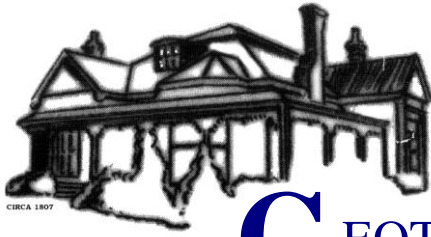
If you have any questions, please do not hesitate to contact the undersigned.

Yours faithfully
GEOTECHNIQUE PTY LTD

Reviewed by

JUSTIN HOFMANN
Environmental Scientist

JOHN XU
Associate



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EXECUTIVE SUMMARY

A preliminary contamination assessment (PCA) was carried out for the site currently registered as Lots 1-3 in DP5982, located at 235 & 237 Marsden Road, Carlingford.

It is understood that the site is proposed for residential (townhouses), i.e., residential (with garden/accessible soil) use.

The objectives of the assessment are to identify any areas of potential contamination and to assess if the site is likely to present a risk of harm to human health and the environment under the conditions of the proposed residential (townhouse) use.

In order to achieve the objectives, a site reconnaissance and review of site historical and geological information were carried out.

Based on this assessment, it is considered that the site would be suitable for the proposed use subject to sampling (after removal of the site features) and testing to address the potential contamination listed in Section 7.0 of the report. If any contaminants are identified the site can be made suitable for the proposed residential (townhouses) use following successful remediation and validation.

It is considered reasonable for conditional development consent to be issued to require the sampling and testing. Based on the results of the testing to determine the need or otherwise for remediation. It is considered that based on this approach, Council can be satisfied that the site can be made suitable for the proposed use subject to the imposition of appropriate conditions of consent.

A geophysical surveyor should be engaged to determine the location of the Underground Storage Tank (UST) noted in the SafeWork NSW records and to identify the presence of any other UST within the site. The UST and any other identified UST and associated infrastructure are to be removed and disposed of at an appropriate facility by a licensed contractor. Following removal/disposal, validation of the UST pit(s) is to be carried out.

Reference should be made to Section 8.0 of the report for details of the recommendations regarding any materials to be excavated and removed from the site, and any fill to be imported to the site.

Reference should also be made to Section 9.0 of the report for the limitations of this assessment.

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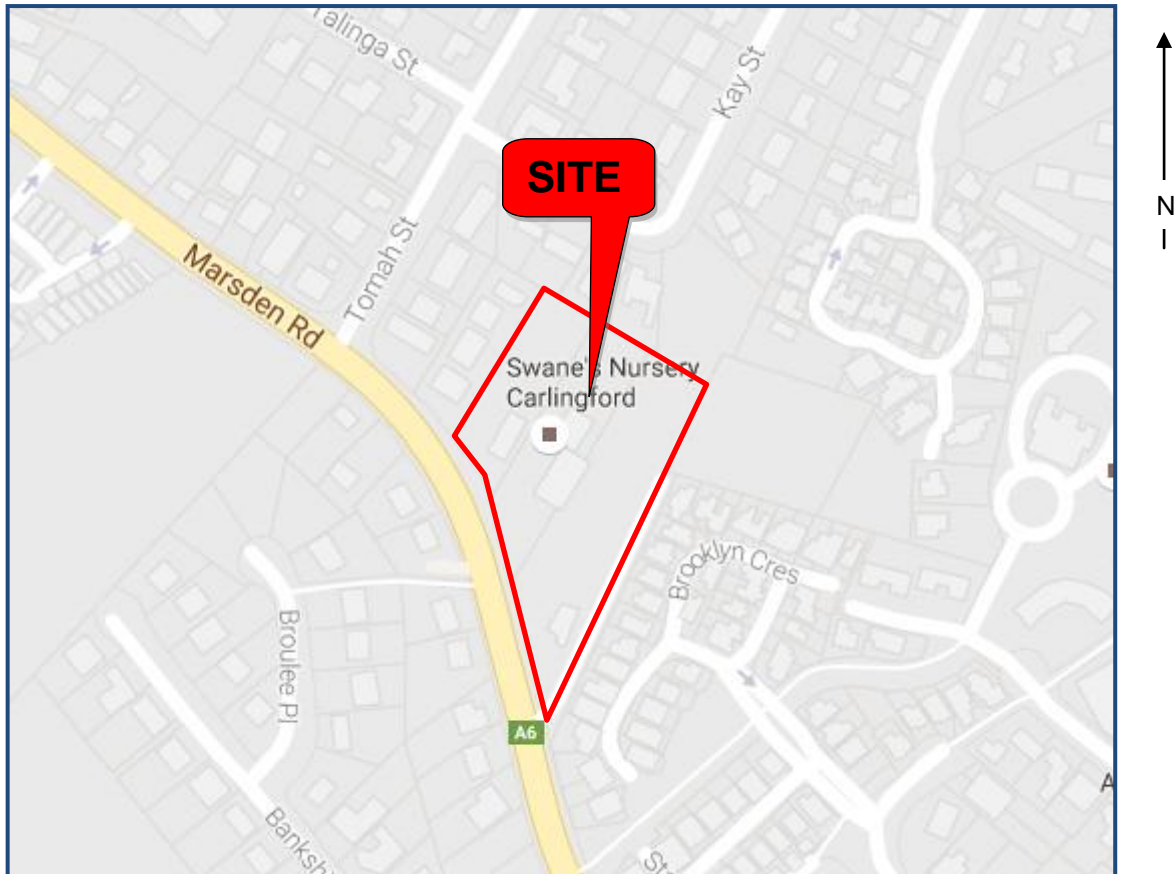
13811/1-AAR1

Lot 1-3 in DP5982 – 235 & 237 Marsden Road, Carlingford

1.0 INTRODUCTION

This report presents the results of a preliminary contamination assessment (PCA) for the site currently registered as Lots 1-3 in DP5982, located at 235 & 237 Marsden Road, Carlingford, in the local government area of City of Parramatta, as indicated on Figure 1 below.

FIGURE 1



Map Data ©2016 Google

It is understood that the site is proposed for residential (townhouses), i.e., residential (with garden/accessible soil) use.

The objectives of the assessment are to identify any areas of potential contamination and to assess if the site is likely to present a risk of harm to human health and the environment under the conditions of the proposed residential (townhouses) use.

This report was prepared generally in accordance with the NSW Environment Protection Authority (EPA), "Guidelines for Consultants Reporting on Contaminated Sites" – 2011, and to satisfy Managing Land Contamination: Planning Guidelines, State Environmental Planning Policy No. 55 – Remediation of Land.

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Lot 1-3 in DP5982 – 235 & 237 Marsden Road, Carlingford

2.0 SCOPE OF WORK

In order to achieve the objective of this assessment, the following scope of work was conducted:

- A desktop study of;
 - Historical aerial photographs
 - NSW Department of Lands (DOL) records
 - Section 149 (2) planning certificates
 - Council records
 - NSW EPA records
 - SafeWork NSW records
 - Soil and geological maps
- An inspection to observe present site conditions and any areas of environmental concern based on visual and olfactory indicators of potential contamination.

3.0 SITE IDENTIFICATION

The site is located on the northern side of Marsden Road, Carlingford, in the local government area of City of Parramatta and is registered as Lot 1-3 in DP5982.

As shown on Drawing No 13881/1-AA1, the site is irregular in shape, covering an area of 12,873 square metres (m²).

Reference may be made to the cadastral and deposited plans in Appendix A for details of the site location and dimensions.

4.0 SITE HISTORY

In order to formulate a picture of the site history and to assist in identification of any potential contamination, Geotechnique Pty Ltd (Geotechnique) reviewed available information, including historical aerial photographs, DOL records, Planning Certificates under Section 149 (2) of the Environmental Planning and Assessment Act 1979, Council records, NSW Office of Environment and Heritage (OEH) records of EPA Notices for contaminated land and records of Protection of Environment Operations (POEO) public register, as well as WorkCover NSW information on potential licensing for storage of hazardous chemicals.

The results of the information review are presented in the following sub-sections.

4.1 Aerial Photographs

Aerial photographs taken in 1951, 1961, 1970, 1982, 1994, 2002 and 2016 were examined. Copies of the aerial photographs are kept in the offices of Geotechnique and are available for examination upon request. The writer made the following observations. Due to scale, some of the listed observations are best interpretations only.

All the aerial photographs indicate that Marsden Road, which is adjacent to the southern boundary of the site.

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<p>1951</p>	<p>Buildings (house and shed), possibly associated with rural residential, are evident in the western portion of the site. The remainder of the site is vacant.</p> <p>Buildings (houses and shed), possibly associated with rural residential, are also evident in the adjoining northern property. A cemetery is noted and located to the north east of the site. The properties to the north of the cemetery appear to be rural residential. The adjacent western and south eastern properties are vacant. The neighbouring property to the south of Marsden Road appears to be rural residential covered with dense trees.</p>
<p>1961</p>	<p>The site has become disturbed, possibly associated with nursery activities.</p> <p>A building, possibly associated with residential, is noted in the adjacent south western property. The remaining adjoining properties remain essentially unchanged since 1951.</p>
<p>1970</p>	<p>The site remains relatively unchanged since 1961.</p> <p>The adjacent southern (across the Marsden Road), western and northern properties, as well as the region to the west and north west of the site have been developed into urban residential. The adjoining eastern properties are essentially unchanged.</p>
<p>1982</p>	<p>The site and neighbouring properties appear to remain essentially unchanged since 1970.</p>
<p>1994</p>	<p>The site appears to remain essentially unchanged, except for the growth of trees and vegetation in the middle portion and along the eastern boundary of the site since 1982.</p> <p>Moore urban development is noted in the region to the south, west and north west of the site. The immediately neighbouring properties are essentially unchanged.</p>
<p>2002</p>	<p>There is no significant change in the appearance of the site since 1994.</p> <p>The neighbouring land to the south east appears to be a recently constructed small neighbourhood. The properties to the north of the cemetery are under residential subdivision development. The remaining neighbouring properties appear to remain essentially unchanged.</p>
<p>2016</p>	<p>The site appears to remain essentially unchanged since 2002.</p> <p>The neighbouring properties appear to remain essentially unchanged, except for the properties in the region to the north of the cemetery, which have been further subdivided and developed for residential purposes.</p>

In summary, the aerial photographs reveal that the site might have been used for residential purposes in 1950s. The site had been used for nursery activities since the early 1960s.

The adjacent properties to the south (across Marsden Road), west and north of the site were rural residential prior to 1951 and developed into urban residential the early 1970s. The adjoining south eastern property was vacant prior to the early 2000s and had been developed into residential dwellings. The properties to the north of the cemetery were rural residential prior to the early 2000s and had been gradually developed into urban residential.

4.2 NSW Department of Lands Records

Reference should be made to Appendix A for the chronological list of proprietors for the site and details of the Land Titles information obtained.

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NSW Department of Lands records indicate various current and past owners (either private or commercial) of the site. Gaiset Pty Limited has owned the site since 1986. Based on the occupation and nature of site owners, nursery/horticulture related activities might have occurred since 1956.

4.3 Section 149 (2) Planning Certificates and Council Records

Planning Certificates No. 2016/4052 and 2016/4051, under Section 149 of the Environmental Planning and Assessment Act 1979, both issued on 12 August 2016 by City of Parramatta Council, indicated the following:

- The site is zoned R2 Low Density Residential in accordance with The Parramatta Local Environmental Plan 2011.
- The site is affected by SEPP No. 55 - Remediation of Land.
- An item of environmental heritage is not situated on the site.
- The site is not located in a heritage conservation area.
- The site is not affected by any of the matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997.
- The site does not include or comprise critical habitat.

Publicly available records of City of Parramatta Council focus primarily on Development Applications (DA), Building Applications (BA) and application approvals. This information can sometimes include complaints or comments from neighbouring persons or companies, which might be relevant to the contamination status of the site.

A summary of the available records of City of Parramatta Council is listed below:

- 1 July 1975; Council approval of consent for DA (permit number 657/K/163/940) for F.D. Catt Pty Limited for installation of 1000 gallons above ground fuel oil tank at 237 Marsden Road, Carlingford.
- 4 August 1982; Council approval of consent for DA (permit number 2040/W/163/940) for Bara Consolidated Industries Pty Ltd for continuation of existing property usage as a nursery at 233-237 Marsden Road, Carlingford. It should also be noted that inclusive to this Development Application were multiple documents stating the premises has been used as a nursery by F.D Catt Pty Ltd since 1929.
- 4 May 1984; Council approval of consent for DA (permit number D144/84) for Catt's Nursery / Bara Consolidated Industries Pty Ltd for addition of glass covered demountable building used for sale of nursery goods at Lot 2/3 DP5982, at 237 Marsden Road, Carlingford.

Reference may be made to Appendices B and C for the Section 149 (2) Certificates and council records respectively.

4.4 NSW EPA Record of Notices and POEO Public Register

The NSW EPA publishes record of notices for contaminated land under Section 58 of the Contaminated Land Management (CLM) Act 1997. 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.

A search of the EPA records on 16 August 2016 revealed no notices issued for the site.

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It should be noted that the EPA record of notices for contaminated land does not provide a record of all contaminated land in NSW.

The EPA issues environment protection licences to owners or operators of various industrial premises under the POEO Act to control the air, noise, water and waste impacts of an activity.

A search of the POEO Public Register on 16 August 2016 found no records for the site.

Reference may be made to Appendix D for the details of the NSW EPA record of notices and the POEO Public Register.

4.5 SafeWork NSW Records

A request was made to SafeWork NSW to search for any information on storage of hazardous chemicals.

Documents held by SafeWork NSW on record number 35/000231 located some records relating to the storage of hazardous chemicals at the site occupied by Catt's Nursery in the past. The results are presented in Appendix E of this report and summarised below:

Occupier	Date of Application	Holding Facility	Storage Location	Content	Storage Capacity / Quantity
Catt's Nursery	08/01/1962	Underground Storage Tank (UST)	North western portion of the site	Mineral spirit	500 Gallons
	09/12/1982	UST		Petrol	2200 Litres (L)

5.0 SITE CONDITION AND SURROUNDING ENVIRONMENT

5.1 Site Condition

An Environmental Engineer from Geotechnique made the following observations during a site inspection for this PCA on 9 August 2016:

- The site was used as a nursery and occupied with a number of site features.
- The northern and central portion of the site is dedicated to propagating and maintaining plants to sell with plants presented in pots to the northern portion and garden supplies including potting mix, and fertilizers etc were stored in the central portion of the site. Some crates of potting mix were also stored within the southern portion of the site.
- The site had different type's buildings including a partially constructed greenhouse and a possible fibro building, and 2 metal sheds to the northern corner of the site. To western portion there was a timber house built on stilts with a corrugated metal roof, a possible fibro building with tiled roof and a small fabric structure. At the central portion of the site there was a main building that was constructed of cinder blocks, timber, metal mesh, glass with plastic roofing, and to the southern portion there was a possible fibro house built on stilts with a tiled roof and small fibro shed with tiled roof.

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- Other site features include scrap metals, two rusted metal water tanks and water outlet metal pipe on ground within the northern portion, as well as a small shipping container and scrap metals on the southern portion of the site.
- The ground surface consisted of gravel, bitumen, bare ground and pavers in the northern and central portion, grass surface would cover random small areas to the centre of the site, the majority of the ground surface in the southern and eastern portion of the site consisted of grass, and asphalt concrete covered a portion of the ground surface within the southern portion.

5.2 Surrounding Environment

At the time of undertaking the inspection, observations of the neighbouring properties were as follows:

To the north	Residential land
To the west	Residential land
To the south	Marsden Road, further south residential land
To the east	Residential land and a cemetery

The site features, as well as the layout of the lot/site and surrounding properties are indicated on Drawing No 13811/1-AA1.

6.0 TOPOGRAPHY, GEOLOGY & HYDROGEOLOGY

In general the site and surrounding land sloped from the north west downhill to south east.

The Geological Map of Sydney (Geological Series Sheet 9130, Scale 1:100,000, 1983), published by the Department of Mineral Resources indicates the residual soils within the site to be underlain by Triassic Age Shale of the Wianamatta Group, comprising shale, carbonaceous claystone, claystone, laminite, fine to medium grained lithic sandstone and rare coal.

The Soil Landscape Map of Sydney (Soil Landscape Series Sheet 9130, Scale 1:100,000, 2002), prepared by the Soil Conservation Service of NSW, indicates that the site is located within the Glenorie landscape area and typically consists of highly plastic and impermeable residual soil.

There is no waterbody such as a creek, river or wetland close to the site. Vineyard Creek is located approximately 2.0 kilometres (km) to the south west of the site. Obvious local depressions that might capture or divert stormwater run-off were not observed within the site.

A site-specific groundwater analysis is outside the scope of this assessment. However, a search and review for any registered groundwater bore data within a 500m radius of the site was carried out for this assessment by Geotechnique, using the on-line Real-time data, which is managed and updated by the NSW Office of Water. However, information was not available (Appendix F of the report).

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7.0 CONCEPTUAL SITE MODEL / POTENTIAL AREAS OF ENVIRONMENTAL CONCERN

Based on the preceding sections, potential Areas of Environmental Concern (AEC) and associated contaminants have been identified and are presented in the following table:

Potential AEC	Rational / Details	Potential Contaminants ¹
The site	<ul style="list-style-type: none"> ➤ Nursery activities since 1929. ➤ The use of agricultural chemicals and fertilisers for the nursery activities could lead to contamination of soil 	<ul style="list-style-type: none"> ➤ Heavy metals ➤ Organochlorine Pesticides (OCP)
Underground and above ground fuel storage tanks	<ul style="list-style-type: none"> ➤ Potential leakage of fuel (oil, mineral spirit and/or petrol) into soil and groundwater. ➤ Corrosion of the tanks. 	<ul style="list-style-type: none"> ➤ Heavy Metals ➤ Total Petroleum Hydrocarbons (TPH) ➤ Benzene, Toluene, Ethyl Benzene and Xylenes (BTEX) ➤ Polycyclic Aromatic Hydrocarbons (PAH)
At and in the close vicinity of buildings	<ul style="list-style-type: none"> ➤ Due to the age of the buildings, features / structures, concealed pipes (water, sewer or stormwater), roofing materials, walls etc., in the building might contain asbestos. ➤ Degradation of metal features. ➤ Possible pest control activities in the vicinity of the wooden/fibro buildings. 	<ul style="list-style-type: none"> ➤ Asbestos ➤ Heavy Metals ➤ OCP
Asphaltic concrete covered area & bitumen driveway	<ul style="list-style-type: none"> ➤ Potentially contaminated material 	<ul style="list-style-type: none"> ➤ Coal Tar
At and in the close vicinity of metals features	<ul style="list-style-type: none"> ➤ Degradation of metals in the features including scrap metals, rusted metal water tanks, water outlet and metal pipe, shipping container, etc. 	<ul style="list-style-type: none"> ➤ Heavy Metals
The site	<ul style="list-style-type: none"> ➤ Potential for filling to have taken place. ➤ Fill materials could have been imported from unknown sources, therefore, there is potential for the fill materials to be contaminated. 	<ul style="list-style-type: none"> ➤ Heavy Metals ➤ TPH and BTEX ➤ PAH ➤ OCP ➤ Polychlorinated Biphenyls (PCB) ➤ Phenols ➤ Cyanides ➤ Asbestos

¹ The suite of potential contaminants identified will be reviewed subject to the findings of the excavated materials and added to if considered appropriate.

Off-site impacts of contaminants in soil are generally governed by the transport media available and likely receptor(s). The most common transport medium is water and wind, whilst receptors include initially uncontaminated soils, groundwater, surface water bodies, humans, flora and fauna.

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Migration of soil contaminants to the deeper soils and/or groundwater regime would generally be via leaching from the surface soil or fill, facilitated by infiltration of surface water. Given that the natural sub-surface soil is relatively impermeable (refer to Section 6.0 for the regional geology information) and the majority of the site is currently covered with the buildings, hardstand (concrete pavement and asphaltic concrete) and grass/trees, the potential for any contaminants migrating from the contaminated soil to the groundwater table below is considered low. Furthermore, the relatively impermeable clay layer would have minimised the potential for any contaminants migrating to deeper soils.

There is no waterbody such as a creek, river or wetland close to the site. Obvious local depressions that might capture or divert stormwater run-off were not observed within the site. Surface water run-off from within the site would generally be deposited in the stormwater drainage pits of the region. Again, as the majority of the site is currently covered with the buildings, hardstand and grass/trees, the potential for significant impact of site soils, if contaminated, on the waterbodies collecting surface water run-off from the region is considered to be low.

Any potential off-site impacts of contaminants on groundwater and water bodies will be addressed upon completion of the proposed sampling and testing plan.

8.0 CONCLUSION AND RECOMMENDATIONS

Based on this assessment, it is considered that the site would be suitable for the proposed use subject to sampling (after removal of the site features) and testing to address the potential contamination listed in Section 7.0 of the report. If any contaminants are identified the site can be made suitable for the proposed residential (townhouses) use following successful remediation and validation.

It is considered reasonable for conditional development consent to be issued to require the sampling and testing. Based on the results of the testing to determine the need or otherwise for remediation. It is considered that based on this approach Council can be satisfied that the site can be made suitable for the proposed use subject to the imposition of appropriate conditions of consent.

A geophysical surveyor should be engaged to determine the location of the UST noted in the NSW SafeWork records and to identify the presence of any other UST within the site. The UST and any other identified UST and associated infrastructure are to be removed and disposed of at an appropriate facility by a licensed contractor. Following removal/disposal, validation of the UST pit(s) is to be carried out.

For any materials to be excavated and removed from the site, it is recommended that waste classification of the materials, in accordance with the "Waste Classification Guidelines Part 1: Classifying Waste" NSW EPA 2014; NSW EPA resource recovery exemptions and orders under the Protection of the Environment Operations (Waste) Regulation 2014, or NSW EPA Certification: Virgin excavated natural material is undertaken prior to disposal at a facility that can lawfully accept the materials.

Any imported soil (fill) must be assessed by a qualified environmental consultant, prior to importation, to ensure suitability for the proposed use. In addition, the imported fill must not contain asbestos and ash, be free of unusual odour, not be discoloured and not acid sulphate soil or potential acid sulphate soil. The imported fill should either be virgin excavated natural material (VENM) or excavated natural material (ENM).

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Lot 1-3 in DP5982 – 235 & 237 Marsden Road, Carlingford

9.0 LIMITATIONS

Within the scope of work outlined in our proposal (Ref. Q7707R1) dated 2 August 2016, the services performed by Geotechnique in preparing this report were conducted in a manner consistent with the level of quality and skill generally exercised by members of the profession and consulting practice.

To the best of our knowledge, all information obtained and contained in this report is true and accurate. No further investigation has been carried out to authenticate the information provided. Supporting documentation was obtained where possible, some of which is contained in this report.

This report has been prepared for the purpose stated within. City of Parramatta Council may rely on the report in making development and/or construction application determinations. Any reliance on this report by other parties shall be at such parties' sole risk, as the report might not contain sufficient information for other purposes.

This report shall only be presented in full and may not be used to support any other objective than those set out in the report, except where written approval is provided by Geotechnique.

The information in this report is considered accurate at the completion of site inspection (9 August 2016) in accordance with the current conditions of the site. Any variations to the site form or use beyond this date could nullify the conclusion stated.

Presented in Appendix G is a document entitled "Environmental Notes", which should be read in conjunction with this report.

LIST OF REFERENCES

Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites – NSW Environment Protection Authority (EPA) / Office of Environment and Heritage (OEH), 2011

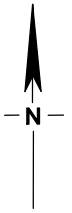
Geology of Sydney 1:100,000 Sheet (9130) – Geological Survey of New South Wales, Department of Mineral Resources 1983

Managing Land Contamination: Planning Guidelines SEPP 55 – Remediation of Land – Department of Urban Affairs and Planning / NSW Environment Protection Authority 1998

Soil Landscape of Sydney 1:100,000 Sheet (9130) – Department of Land & Water Conservation 2002

DRAWING

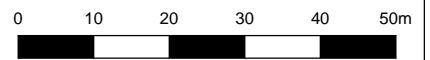
**DRAWING NO 13811/1-AA1
SITE FEATURES**



Imagery ©2016 NearMap.com

LEGEND

—▶ Ground Slope



Scale 1:1000

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 Lots 1-3 in DP5982
 233-237 Marsden Road
 Carlingford

Drawing No: 13811/1-AA1
 Job No: 13811/1
 Drawn By: MH
 Date: 6 October 2016
 Checked By: SS/DS/JX

Lot Layout and Site Features

File No: 13811-1
 Layers: 0, AA1

APPENDIX A

NSW DEPARTMENT OF LANDS RECORDS

13811/1

Summary of Proprietors**Lot 1 DP5982**

Year	Proprietor
1986 - 2016	Gaiset Pty Limited
1980 - 1986	Bara Consolidated Industries Pty Ltd
1956 - 1980	Barry Douglas Catt, nurseryman

Lots 2 & 3 DP5982

Year	Proprietor
1986 - 2016	Gaiset Pty Limited
1980 - 1986	Bara Consolidated Industries Pty Ltd
1959 - 1980	F D Catt Pty Limited
1956 - 1959	Frank Douglas Catt, nurseryman

Advance Legal Searchers Pty Ltd 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

FOLIO: 1/5982

SEARCH DATE	TIME	EDITION NO	DATE
16/8/2016	12:55 PM	2	4/6/2016

LAND

LOT 1 IN DEPOSITED PLAN 5982
AT CARLINGFORD
LOCAL GOVERNMENT AREA CITY OF PARRAMATTA
PARISH OF FIELD OF MARS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP5982

FIRST SCHEDULE

GAISSET PTY LIMITED (T W426538)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 A725574 COVENANT
- 3 G8477 EASEMENT FOR DRAINAGE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN 1.525 METRES WIDE IN DP437951

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

13811/1

PRINTED ON 16/8/2016

*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.

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: AUTO CONSOL 7147-71

SEARCH DATE	TIME	EDITION NO	DATE
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16/8/2016	12:58 PM	-	-

VOL 7147 FOL 71 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
AT CARLINGFORD
LOCAL GOVERNMENT AREA CITY OF PARRAMATTA
PARISH OF FIELD OF MARS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP5982

FIRST SCHEDULE

GAISSET PTY. LIMITED (T W426538)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 A725574 COVENANT
- 3 G8477 EASEMENT AFFECTING THE PART OF THE LAND ABOVE
DESCRIBED SHOWN SO BURDENED IN VOL 7147 FOL 71
- 4 W426539 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOTS 2-3 IN DP5982.

*** END OF SEARCH ***



This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day.
 3rd November, 1987

10	20	30	40	50	60	70	Table of mm	110	120	130	140
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AMENDMENTS AND/OR ADDITIONS MADE ON
 PLAN IN THE LAND TITLES OFFICE



of subdivision of part of Wilson's 155ac Cr & part of Dunlop's 427ac Cr at Carlingford
 Parish of Field of Mars
 County of Cumberland

Plan

M. DUNDAS

14. 12. 10
 15/11/14. 12. 10

D B 2482

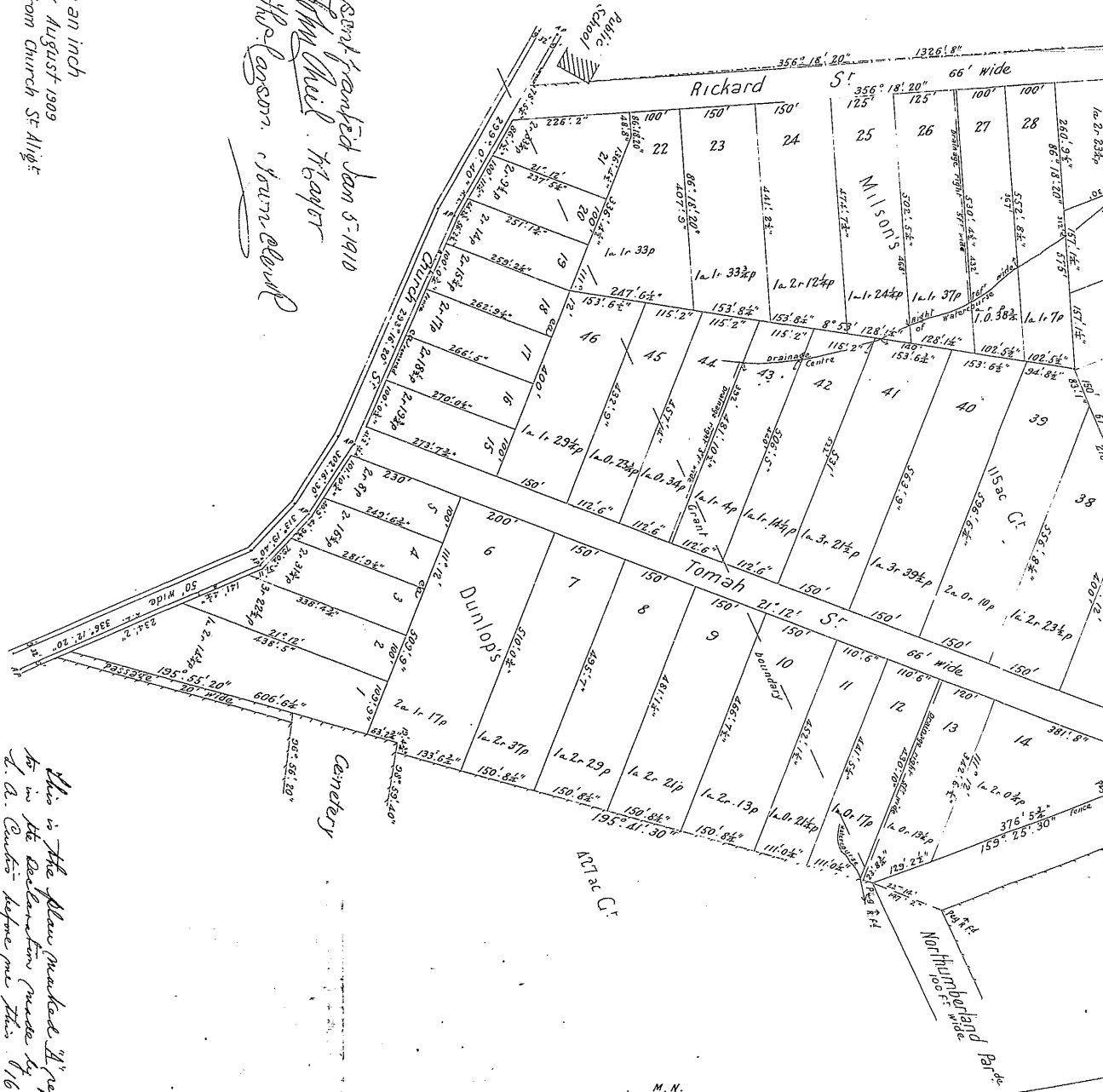
DP 5982

5982

Scale 160 ft to an inch
 Date of Survey August 1909
 Azimuth taken from Church St. High

*Original plan filed Jan 5-1910
 John Paul Hooper
 John Larson, Town Clerk*

*Amended with 21
 2nd August 1909*



This is the plan made at the request of the Registrar made by J. P. Hooper before me this 16th day of September 1909

John Paul Hooper

AMENDMENTS AND/OR ADDITIONS MADE ON PLAN IN THE LAND TITLES OFFICE

10 20 30 40 50 60 70 Table of mm 110 120 130 140

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day.

3rd November, 1987

2

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 5982		
FEET	INCHES	METRES
1	9	0.23
1	12	0.355
1	5	1.525
1	9	2.745
1	5 1/2	5.015
1	19 4 3/4	5.91
1	20	6.095
1	23 8 3/4	7.235
1	25 4	7.72
1	32	9.755
1	34 11	10.645
1	37 11	11.555
1	40 9	12.42
1	41 2	12.55
1	44	13.41
1	44 2 3/4	13.48
1	48 8	14.835
1	49 6	15.09
1	50 6	15.24
1	51 4	15.645
1	56 2 1/2	17.13
1	63 2 3/4	19.27
1	64 9 1/2	19.75
1	66 9	20.115
1	70 11 1/2	21.63
1	76 1 1/2	23.205
1	78 5	23.9
1	78 5 1/4	23.91
1	79 0 1/4	24.085
1	81 1 1/4	24.72
1	83 1	25.325
1	86 1 1/2	26.25
1	94 8 1/2	28.865
1	98 1 3/4	29.915
1	100	30.48
1	100 0 3/4	30.5
1	100 11 1/4	30.765
1	101 10 3/4	31.06
1	102 5 1/2	31.23
1	109 9	33.45
1	110 6	33.68
1	111 0 1/4	33.84
1	112 6	34.29
1	115 2	35.105
1	120	36.575
1	128 1 1/4	39.045
1	129 2 1/2	39.385
1	133 6 3/4	40.71
1	133 10 1/4	40.8
1	136 4 1/4	41.56
1	136 4 1/2	41.565
1	137 5 1/4	41.89
1	140	42.67
1	141 4 3/4	43.095
1	143 6 3/4	43.76
1	147 2	44.855
1	150	45.72
1	150 7 7/8	45.92
1	150 8 1/4	45.93
1	153 6 1/2	46.8
1	153 6 3/4	46.805
1	153 8 1/4	46.845
1	154 2 3/4	47.01
1	157 1 1/4	47.885
1	200	60.96
1	216 11	66.12
1	226 2	68.94
1	230	70.1
1	234 2	71.37
1	237 5 1/4	72.37
1	247 6 1/4	75.44
1	249 6 3/4	76.07
1	251 1 3/4	76.55
1	259 2 1/4	79
1	260 9 1/4	79.48
1	260 9 1/2	79.49
1	262 9 1/2	80.1

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 5982		CONTINUED	
FEET	INCHES	METRES	
266	5	81.2	
270	0 1/2	82.31	
273	7 3/4	83.41	
281	9 1/2	85.89	
312	-	95.1	
318	10 1/2	97.19	
336	4 1/2	102.53	
338	4 3/4	103.14	
342	6 1/2	104.41	
345	3 3/4	105.25	
359	0 1/2	109.44	
376	5 3/4	114.75	
376	5 7/8	114.75	
381	8	116.33	
392	-	119.48	
393	5 1/4	119.92	
400	-	121.92	
407	9	124.28	
430	10	131.32	
432	9	131.9	
438	5	133.63	
440	-	134.11	
441	2 1/2	134.48	
441	5 1/4	134.55	
450	6 3/4	137.33	
452	1 1/2	137.81	
457	4	139.4	
466	7 1/2	142.23	
474	7 3/4	144.67	
481	1 1/4	146.64	
481	10 1/2	146.88	
495	7	151.05	
501	4	152.81	
502	5 1/4	153.14	
506	5	154.36	
509	9	155.37	
510	0 3/4	155.47	
522	-	159.11	
528	5	161.06	
530	4 1/2	161.66	
531	-	161.85	
552	8 1/4	168.46	
556	8 1/4	169.68	
563	9	171.83	
575	-	175.26	
596	6 1/4	181.82	
606	6 1/4	184.87	
1326	8	404.37	

AC	RD	P	SQ M
-	1	31 3/4	1815
-	2	8	2226
-	2	9 1/2	2264
-	2	14	2378
-	2	15 3/4	2422
-	2	16 1/2	2441
-	2	17	2453
-	2	18 1/2	2491
-	2	19 3/4	2523
-	2	31 3/4	2826
-	2	33 3/4	2877
-	3	22 1/2	3604
1	-	13 1/2	4388
1	-	17	4477
1	-	21 1/4	4584
1	-	23 3/4	4648
1	-	33 1/2	4894
1	-	34	4907
1	-	38 3/4	5027
1	1	.4	5069
1	1	3.3	5142
1	1	4	5160
1	1	7	5236
1	1	14 1/4	5419
1	1	24 1/4	5672
1	1	29 1/4	5798

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 5982		CONTINUED	
AC	RD	P	SQ M
1	1	32 1/2	5881
1	1	33	5893
1	1	33 3/4	5912
1	1	37	5994
1	2	3/4	6089
1	2	12 1/4	6380
1	2	13	6399
1	2	14 3/4	6443
1	2	21	6601
1	2	22	6627
1	2	23 1/2	6665
1	2	23 3/4	6671
1	2	29	6804
1	2	36	6981
1	2	37	7006
1	3	11	7360
1	3	21 1/2	7626
1	3	39 1/2	8081
2	-	10	8347
2	1	17	9535
2	1	19 1/2	9599

Requested Parcel : Lot 1 DP 5982

Identified Parcel : Lot 1 DP 5982

Locality : CARLINGFORD

LGA : PARRAMATTA

Parish : FIELD OF MARS

County : CUMBERLAND



APPENDIX B

SECTION 149 (2) PLANNING CERTIFICATES



PLANNING CERTIFICATE

CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979 as amended

Geotechnique Pty Ltd
PO Box 880
PENRITH NSW 2751

Certificate No: 2016/4052
Fee: \$53.00
Issue Date: 12 August 2016
Receipt No: 4719563
Applicant Ref:

DESCRIPTION OF LAND

Address: 235 Marsden Road
CARLINGFORD NSW 2118
Lot Details: LOT 1 DP 5982

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: R2 Low Density Residential 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 for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that non-residential land uses are located in a context and setting that minimises impacts on the amenity of a low density residential environment.
- To allow for a range of community facilities to be provided to serve the needs of residents, workers and visitors in residential neighbourhoods.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Hostels; Neighbourhood shops; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Roads; Seniors housing; Water recycling facilities

4 Prohibited

Any development not specified in item 2 or 3

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 affected by a minimum lot size of 600 square metres on the Minimum Lot Size for Dual Occupancy map of Parramatta Local Environmental Plan 2011.

The land is affected by a minimum lot size of 550 square metres on the Minimum Lot Size map 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 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** 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** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

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

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.



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

General Development Code

Complying Development pursuant to the General Development 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 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.

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

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.

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

A handwritten signature in black ink, appearing to read 'M. Dyer', with a line extending from the end of the signature towards the date.

dated 12 August 2016



PLANNING CERTIFICATE

CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979 as amended

Geotechnique Pty Ltd
PO Box 880
PENRITH NSW 2751

Certificate No: 2016/4051
Fee: \$53.00
Issue Date: 12 August 2016
Receipt No: 4719563
Applicant Ref: 13811/1

DESCRIPTION OF LAND

Address: 237 Marsden Road
CARLINGFORD NSW 2118
Lot Details: LOTS 2/3 DP 5982

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: R2 Low Density Residential 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.

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- To ensure that non-residential land uses are located in a context and setting that minimises impacts on the amenity of a low density residential environment.
- To allow for a range of community facilities to be provided to serve the needs of residents, workers and visitors in residential neighbourhoods.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Hostels; Neighbourhood shops; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Roads; Seniors housing; Water recycling facilities

4 Prohibited

Any development not specified in item 2 or 3

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

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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 affected by a minimum lot size of 600 square metres on the Minimum Lot Size for Dual Occupancy map of Parramatta Local Environmental Plan 2011.

The land is affected by a minimum lot size of 550 square metres on the Minimum Lot Size map 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 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** 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** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

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

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.



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

General Development Code

Complying Development pursuant to the General Development 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 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.

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

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.

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

A handwritten signature in black ink, appearing to read 'M. Dyer', with a line extending from the end of the signature towards the date.

dated 12 August 2016

APPENDIX C

COUNCIL RECORDS

657/K/163/940 HRS/ED

FILE

-1. JUL 1975

The Manager,
F.D. Catt Pty. Limited,
237 Marsden Road,
CARLINGFORD. 2118.

Dear Sir,

Development Application - Installation of Oil Tank
Premises 237 Marsden Road, Carlingford.

I refer to your application dated June 3, 1975, seeking approval to install an oil tank at the abovementioned site, and wish to advise that your application has been approved by the Council subject to the following conditions:-

- (a) The development to be carried out to the satisfaction of the Explosives Department and Council's Health Department.
- (b) The installation to be screened from public view where necessary.
- (c) The proposed development to meet all the requirements of the City Health Surveyor and Principal Building Inspector with particular emphasis on the requirements of Ordinance 70 to the Local Government Act and this aspect to be discussed with the Health and Building Department prior to submission of detail working drawings.

Yours faithfully,

(F. W. WILLIS)
Town Clerk.

Copy Dec. H/1

4-1 JUL 1975

REFERRED TO

COMMISSIONER OF ICER

Per:



Consents Card - Entered 3/7/75

DTC - Noted 3/7/75

REFERRED TO HEALTH SURVEYOR
PRINCIPAL BUILDING INSPECTOR

27 JUL 1975

Noted. Q. 9/7/75

4

29/5 H/1

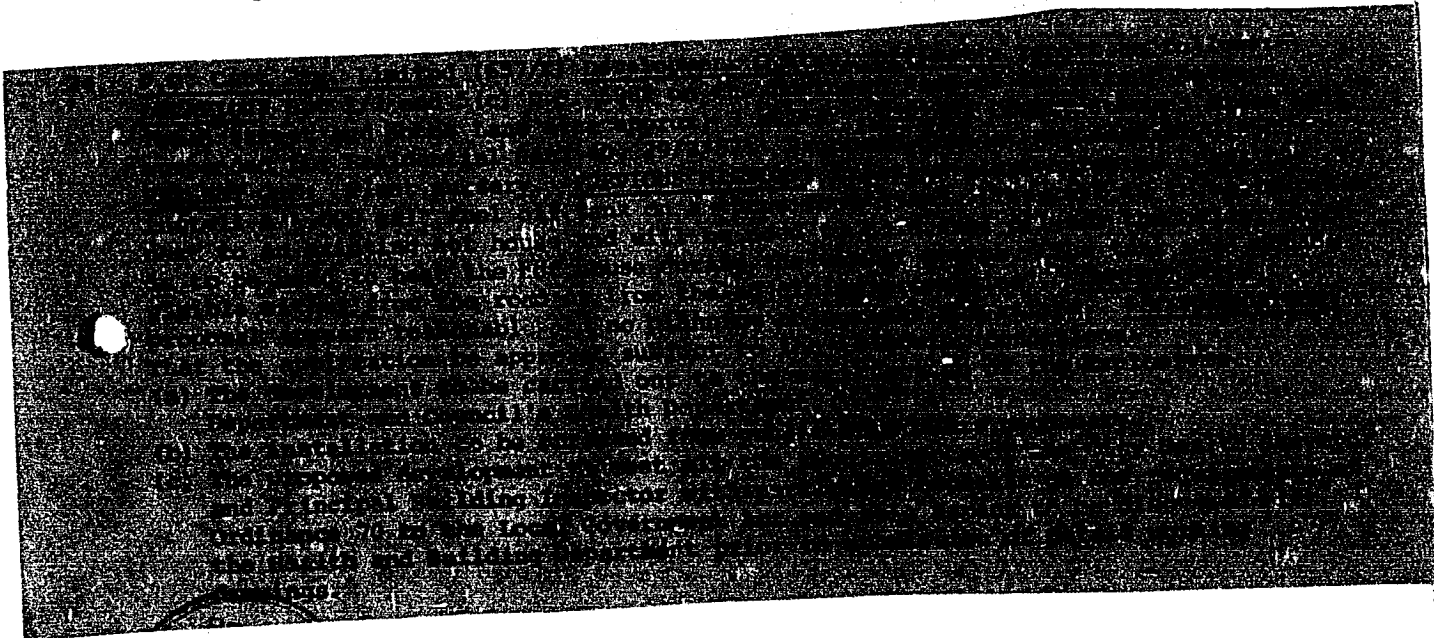
PLANNING DEPARTMENT COMMITTEE

25 JUN 1975

24. F.D. Catt Pty. Limited (657/K, 3/6/75) seeking approval to install an oil tank at premises 237 Marsden Road, Carlingford.

Recommendation: That the application be approved subject to the following conditions:

- (a) The development to be carried out to the satisfaction of the Explosives Department and Council's Health Department.
- (b) The installation to be screened from public view where necessary.
- (c) The proposed development to meet all the requirements of the City Health Surveyor and Principal Building Inspector with particular emphasis on the requirements of Ordinance 70 to the Local Government Act and this aspect to be discussed with the Health and Building Department prior to submission of detail working drawings.



REPORT TO DEVELOPMENT CONTROL OFFICER

X 237 MARSDEN RD. CARLINGFORD X

657/K/163/940

24

F.D. CATT P/L.,

FILED

PROPOSED OIL TANK

PROPOSAL: X To install an oil tank. X

X LOCATION: Lot 1/3 & 5(c) D.P.5982 on the northern side of the street between Tomah Street and Mobbs Lane, area approx. 3 acres.

ZONING: County Scheme: Green Belt suspended for Resid. Haz. 40, 29/3/57.
Proposed Scheme: Residential 2(a5)

PRESENT USE: Plant nursery.

PREVIOUS HISTORY: Existing plant nursery.

DETAILS: To install a 1,000 gal. fuel oil tank on a three foot stand. The tank is to be installed next to an existing hot house and will be used to hold fuel oil for the boiler which is to be used to heat the hot house during the winter months. The tank will not be visible either from the road or from the adjoining properties.

COMMENTS: The proposal appears reasonable and no planning objections are raised.

RECOMMENDATION: That the application be approved subject to the following conditions

- (a) The development to be carried out to the satisfaction of the Explosives Department and Council's Health Department.
- (b) The installation to be screened from public view where necessary.
- (c) The proposed development to meet all the requirements of the G.H.S. & P.B.I. with particular emphasis on the requirements of Ordinance 70 to the Local Government Act and this aspect to be discussed with the District Health & Building Inspector prior to submission of detail working drawings.

P.S. Atwal
(P.S. ATWAL)
TOWN PLANNING ASSISTANT

4th June 1975

REPORT OF DEVELOPMENT CONTROL OFFICER

Report and recommendation above acceptable as report and recommendation of Development Control Officer.

John J. Madden
(J. J. MADDEN)
Development Control Officer

4th June 1975

6 JUN 1975

REFERRED TO ADM.

SEA

1000 gallon oil tank is a minor addition to the existing development. No Health - Building Dept. Objections to the proposal. Approval is recommended.

Iconor Thompson
23.6.75
23.6.75

CATT F.D. PTY LTD

D/A, 237 Marsden Rd. Carlingford.

018759

CITY OF PARRAMATTA	
Regd. No.	File
57/K	163/940

PARRAMATTA CITY COUNCIL

CUMBERLAND COUNTY PLANNING SCHEME
(Local Government (Amendment) Act 1951)

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT/OR USE APPROVAL

FULL NAME F.D. CATT P/L (BLOCK LETTERS)
 ADDRESS 237 MARSDEN RD.
CARLINGFORD Telephone Number 861317

THE OWNER OF THE SUBJECT PROPERTY MUST PROVIDE SIGNATURE HERUNDER OR ALTERNATIVELY WRITTEN CONSENT TO THIS APPLICATION:

SIGNATURE: [Signature] NAME S.A. TINKER

PARTICULARS OF LAND: Locality: CARLINGFORD Lot No

Section Deposited Plan

Street No 237 Name of Street MARSDEN RD

Situated on NORTH side of street. Dimensions 2 ACRES

Area CARLINGFORD Situated between TOMAH ST and

MOBBS LANE Street. Date of acquisition 1-6-75

Use of land or building on 27/6/51 PLANT NURSERY

Improved or Unimproved capital value

Present use of land or building PLANT NURSERY

PARTICULARS OF ADJACENT LAND IN SAME OWNERSHIP

Name of St & No Date of acquisition

Lot No Section Deposited Plan

Full Description of proposed development: (inc. number of employees, type of use etc).

+ ERECTION OF ONE OFF 1,000 GAL OIL TANK ON THREE FOOT STAND NEXT TO EXISTING HOT HOUSE

JUN 1975 REFERRED TO DEVELOPMENT CONTROL

Date: 1-6-75 Signature [Signature]
(SKETCH MUST BE SUPPLIED IN THE SPACE PROVIDED OVERLEAF, TOGETHER WITH PLANS in metric of PROPOSED DEVELOPMENT)

20 00
3-6-75
14154

220

SR

See also 867/W

2040/W/163/940 BG:KE

Mr. B.R. Cole,
Director,
Bara Consolidated Industries Pty. Ltd.,
237 Marsden Road,
CARLINGFORD. 2118

August 4, 1982.

Dear Sir,

The Council at its meeting on August 3, 1982, gave consideration to your letter dated July 17, 1982, writing with regard to the use of property 233/237 Marsden Road, Carlingford, as a Nursery.

The Council resolved you be advised that Council's acknowledges receipt of the documentary items submitted as evidence that existing use rights pertain to the subject property.

Accordingly, the existing use may lawfully continue pursuant to the provisions of Sections 106-109 (inclusive) of the Environmental Planning and Assessment Act, 1979, and the regulations thereto.

Yours faithfully,

R.G.M.

(R. G. MIDDLE)
Town Clerk.

*uld please
mm 4/8/82*

CTP

FILED

26 JUL 1982

30. Bara Consolidating Industries Pty. Ltd. (2040/W) Copy of Chief Town Planner's Report No. 695/82 and Appendices "A" to "H" - attached.

30. Bara Consolidated Industries Pty. Ltd. (2040/W, 17/7/82) Trading as Catt's Nursery, writing with regard to the use of property 233-237 Marsden Road, Carlingford, as a Nursery.

Recommendation: That:-

- (a) The Council accept the documentary items submitted as evidence that existing use rights pertain in the use of the property known as 233-237 Marsden Road, Carlingford, as a Nursery.
- (b) The applicants/owners of the subject property be advised in the following terms:-
 - (i) Council acknowledge receipt of the documentary items submitted as evidence that existing use rights pertain to the subject property.
 - (ii) Accordingly, the existing use may lawfully continue pursuant to the provisions of Sections 106-109 (inclusive) of the Environmental Planning and Assessment Act, 1979, and the Regulations thereto.

BEFORE
COUNCIL
- 3 AUG 1982
MINC

FILED

THE PARRAMATTA CITY COUNCIL



30

CHIEF TOWN PLANNER'S REPORT No: 695/82

SUBJECT: 233-237 MARSDEN ROAD, CARLINGFORD - CATT'S NURSERY.
LETTER OF ENQUIRY REQUESTING EVIDENCE OF FORMAL CONSENT TO USE.

FILE REFERENCE: 867/W/163/940 and 2040/W/163/940.

1. The following letter from Bara Consolidated Industries Pty. Ltd., trading as Catt's Nursery, was received by Council on July 8, 1982:-

"For legal reasons, we are required to obtain from Council written evidence of permission to use property at 233 to 237 Marsden Road, Carlingford, as a Nursery and residence.

In its letter of November 30, 1979, (ref: 3293/V/163/940 BG/EB) Council indicated to solicitors, M.D. Jeffernan & Co. that although there was no record of any development approval having been granted, such approval would be necessary only if existing use rights did not pertain to the subject property.

Prior to our purchase of Catt's Nursery in early 1980, the Catt family had operated the nursery at the subject address since 1929, this putting beyond question the existing use rights.

To satisfy our present legal requirement, will you kindly let us have a letter evidencing Council's permission for us to use the property as a nursery and residence, at the same time stating any conditions which may attach to such permission.

We will be grateful for your assistance."
2. Perusal of Council's records revealed no record of any development approval having been granted for use of the subject land as a Nursery, nor any record as to the receipt of any formal documentary evidence to establish "existing use rights" in respect thereof.
3. A reply was sent to the applicant's letter, dated July 13, 1982, advising that Council is unable to acknowledge any consent as to the use of the subject land as a Nursery until such time as -
 - (i) Formal documentary evidence to support existing use rights is submitted by the applicant/owner and is favourably considered by Council, OR
 - (ii) A development application is submitted by the applicant/owner, and is favourably considered by Council.
4. A further letter has now been received from the applicants/owners, dated July 17, 1982, which advises as follows:-

"Thank you for your letter of July 13, 1982 (your reference 867/W/163/940 BG:KE).

To support our request for a letter from Council evidencing its permission for us to continue to use property at 233-237 Marsden Road, Carlingford, as a nursery and residence (under existing use rights) we enclose the following documentary items:

 - a letter from Mr. Doron A. Catt, former Managing Director of F.D. Catt Pty. Ltd. (previous owners of the property and nursery) stating that the nursery was in operation prior to 1930;
 - letters from suppliers, Neil Armstrong of Glenorie, and L. Cuthbert & Son Pty. Ltd. of Ermington, indicating their knowledge of the nursery's existence prior to 1946 and 1940 respectively;
 - and Statutory Declarations from long-time residents of the district stating the length of time to their knowledge that the nursery has been in operation at this address.

22 JUL 1982

REFERRED TO ADMIN. OFFICER

.....2

FILED

Ad.

CHIEF TOWN PLANNER'S REPORT No: 695/82

FILE REFERENCE: 867/S/163/940 and 2040/W/163/940

"We will now look forward to Council's favourable reply to the request contained in this, and our earlier July 7, 1982, letter."

5. The "evidence" now submitted and enclosed with the abovementioned letter is considered to be adequate in establishing that in fact, "existing use rights" do pertain to the subject land.

Copies of the documentary "items" submitted are attached hereto as Appendices "A" to "H" inclusive.

6. RECOMMENDATION: It is recommended that:-

- (a) The Council accept the documentary items submitted as evidence that existing use rights pertain in the use of the property known as 233-237 Marsden Road, Carlingford, as a Nursery.
- (b) The applicants/owners of the subject property be advised in the following terms:-
- (i) Council acknowledge receipt of the documentary items submitted as evidence that existing use rights pertain to the subject property.
- (ii) Accordingly, the existing use may lawfully continue pursuant to the provisions of Sect. 106-109 (inclusive) of the Environmental Planning and Assessment Act, 1979, and the Regulations thereto.

July 21, 1982.
ER:JP
Attach: Appendices "A" to "H".


(W.D. HYNES)
Chief Town Planner.

FILED

THE PARRAMATTA CITY COUNCIL	
REGISTRATION N ^o	FILE N ^o
2040	W/163/940

0013398 163/940

GROWING SINCE 1929
Catt's Nursery
GARDEN CENTRE

237 MARSDEN ROAD, CARLINGFORD, N.S.W., 2118
 Telephone: 86 1317



July 17, 1982

The Town Clerk,
 The Parramatta City Council,
 PO Box 32,
 Parramatta, NSW 2150

Dear Sir:

re: PERMISSION TO CONTINUE NURSERY OPERATIONS

Thank you for your letter of July 13, 1982 (your reference 867/W/163/940 BG:KE).

To support our request for a letter from Council evidencing its permission for us to continue to use property at 233-237 Marsden Road, Carlingford, as a nursery and residence (under existing use rights) we enclose the following documentary items:

- a letter from Mr. Doron A. Catt, former Managing Director of F. D. Catt Pty. Ltd. (previous owners of the property and nursery) stating that the nursery was in operation prior to 1930;
- letters from suppliers, Neil Armstrong of Glenorie, and L. Cuthbert & Son Pty. Ltd. of Ermington, indicating their knowledge of the nursery's existence prior to 1946 and 1940 respectively;
- and Statutory Declarations from long-time residents of the district stating the length of time to their knowledge that the nursery has been in operation at this address.

We will now look forward to Council's favourable reply to the request contained in this, and our earlier July 7, 1982, letter.

Yours faithfully,
 BARA CONSOLIDATED INDUSTRIES PTY. LTD.
 trading as CATT'S NURSERY

[Signature]

B. R. Cole,
 Director

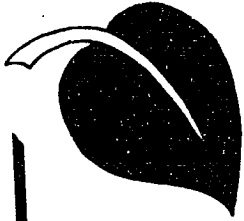
20 JUL 1982 REFERRED TO CHIEF TOWN PLANNER

Mr ER [Signature] 21/7/82

brc/rjf

CTP- PRe

Specialists in Roses, Fruit Trees & Shrubs



Telephone:
(02) 679-1608

D. & M. Catt
... Quality House Plants

2 SHOPLANDS ROAD,
ANNANGROVE, N.S.W., 2154

16-7-82

To whom it may concern

The property of 233-237 Marsden Rd
has been in operation as a nursery
in the Catt family long before
1930, until sold in 1980 to
Bassa Consolidated Industry.

yours faithfully
Doron A Catt
Former Managing
Director
of above nursery

Phones: 86-2177
869-1479



E. I. & R. D. ENGALL

WEONA NURSERY

155 CARLINGFORD ROAD, EPPING, N.S.W., AUSTRALIA 2121

17th July, 1982.

- Bush Roses
- Climbing Roses
- Florabunda Roses
- Novelty Roses
- Polyantha Roses
- Standard Roses
- Citrus Fruits
- Summer Fruits
- Grapes
- Flowering and
Ornamental Fruit Trees

TO WHOM IT MAY CONCERN

This is to verify that we have known, that
Catts Nursery of Marsden Road, Carlingford
have conducted a Retail and Wholesale Nursery
for at least 45 years.

Over that period we have associated with them
in many business transactions.

Yours faithfully,

R.D. Engall.

**L. CUTHBERT & SON
PTY. LTD.**

RIVERVIEW NURSERY, 736 VICTORIA ROAD, ERMINGTON, N.S.W. PHONE 26 541

16th July, 1982.

TO WHOM IT MAY CONCERN.

I Leslie Gordon Cuthbert trading as Riverview Nursery, situated at 736 Victoria Road, Ermington, have been in the Horticultural Nursery Trade since nineteen forty ~~five~~ ^{two} (1940) and since then and up until the present time. We have traded with horticultural produce with the nursery known as Catt Nursery situated at Marsden Road, Carlingford.

I declare this statement to be solemnly true.

Witness.....

Justice of the Peace..... J.P.

Signature. L. G. Cuthbert.....



WHOLESALE & RETAIL SUPPLIERS. AZALEAS, CAMELIAS, FLOWERING SHRUBS, ETC.

34 HARRISON'S LANE
GLENORIE
17/7/46

I, Neil Connors, hereby certify that Battle Mountain
of 237 - 237 Macaulay Rd has been in operation
since the 1946

Witnessed
WITNESS: *Neil Connors*
O'Meara J.P.

VR

R/S CTR. 5/8/82.

See also 2040/W.

2828/100
1828/100

867/W/163/940 BG:KE

Mr. A.P. Mangioni,
Director,
Bara Consolidated Industries Pty. Ltd.,
237 Marsden Road,
CARLINGFORD. 2118

July 13, 1982.

Dear Sir,

Reference is made to your letter dated July 7, 1982, advising that you are required to obtain written evidence of permission to use property at 233/237 Marsden Road, Carlingford, as a Nursery for legal reasons.

As advised in Council's previous letter dated November 30, 1979, under ref. 3293/V/163/940 to Messrs. M.D. Heffernan and Co., Solicitors, there is no record of any development approval having been granted for use of the subject properties as a Nursery and there is also no record of formal documentary evidence having been received to satisfy the Council that existing use rights pertain to the subject properties.

The onus is on the owner/applicant to establish existing use rights to the satisfaction of the Council.

Accordingly, Council is unable to acknowledge any consent as to the use of the subject properties as a Nursery until such time as:-

- (i) Formal documentary evidence to support existing use rights is submitted by the applicant/owner and is favourably considered by the Council; or
- (ii) A development application is submitted by the applicant/owner, and is favourably considered by Council.

Yours faithfully,

R.G.M.
(R. G. MIDDLE)
Town Clerk

14 JUL 1982 REFERRED TO CHIEF TOWN PLANNER

R/s 3 sheets
mm 14/7/82

CTR

FILED



The Parramatta City Council

Registration No.	File No.
867 / W	163 / 940

MINUTE PAPER

To: Chief Town Planner / A.O.
 From: E. G. Penhance
 Subject: 233 - 237 Marsden Road, Carlingford. - Catti's Nursery.

1. Reference is made to the letter herewith dated July 7, 1982, in respect of the abovementioned property.

2. It is recommended that a reply be sent to the applicant in the following terms -

(a) As advised in Council's previous letter dated November 30, 1979, (Ref: 3293/V.) there is no record of any development approval having been granted for use of the subject properties as a nursery, nor is there any record of formal documentation evidence having been received to satisfy the Council the existing use rights pertain to the subject properties.

(b) The onus is on the owner/applicant to establish existing use rights to the satisfaction of the Council.

(c) Accordingly, Council is unable to acknowledge any claim to the use of the subject properties as a nursery until such time as -

(1) Formal documentary evidence to support "existing use rights" is submitted by the applicant/owner, and is favourably considered by Council; or -

(2) A development application is submitted by the applicant/owner, and is favourably considered by Council.

12/7/82.

12 JUL 1982

REFERRED TO ADMIN. OFFICER

A.O.

FILE

0088065
12 JUL 1982

THE PARRAMATTA CITY COUNCIL		
REGISTRATION N°		FILE N°
867.	W	163/940

BARA CONSOLIDATED INDUSTRIES PTY. LTD.

237 MARSDEN ROAD, CARLINGFORD, N.S.W., 2118
Telephone: 86 1317

July 7, 1982

The Town Clerk,
The Parramatta City Council,
PO Box 32,
Parramatta, NSW 2150

Dear Sir:
re: CATT'S NURSERY

For legal reasons, we are required to obtain from Council written evidence of permission to use property at 233 to 237 Marsden Road, Carlingford, as a Nursery and residence.

In its letter of November 30, 1979, (ref: 3293/V/163/940 BG/EB) Council indicated to solicitors, M. D. Heffernan & Co. that although there was no record of any development approval having been granted, such approval would be necessary only if existing use rights did not pertain to the subject property.

Prior to our purchase of Catt's Nursery in early 1980, the Catt family had operated the nursery at the subject address since 1929, this putting beyond question the existing use rights.

To satisfy our present legal requirement, will you kindly let us have a letter evidencing Council's permission for us to use the property as a nursery and residence, at the same time stating any conditions which may attach to such permission.

We will be grateful for your assistance.

Yours faithfully,
BARA CONSOLIDATED INDUSTRIES PTY. LTD.
trading as CATT'S NURSERY

Anthony P Mangioni
Anthony P Mangioni,
Director

apm/rjf

RECEIVED
THE AMOUNT OF
\$ 25.00
DATE 8-7-82
REC. No. 15054

8 JUL 1982

REFERRED TO CHIEF TOWN PLANNER
Mr. [Signature]

R. G. MUDDLE
Town Clerk

99A 08JL82 15054 *****25.000 07

Per.....
Received as per printed figures

THE PARRAMATTA CITY COUNCIL

P.O. BOX 32 PARRAMATTA. 2150
OFFICIAL RECEIPT FOR MISCELLANEOUS REVENUE

Received from Mr. Catts Nursery
by 237 Marsden Rd
Cheque/Cash Carlingford 2118

the sum printed for Revenue as follows:-

A/C No.	Particulars	\$	c
12112.00	Certificates Section 160 L.G.A.		
12146.00	Sundry Sales and Services		
14217.00	Licenses and Fees L.G.A.		
14274.00	Mobile Nursing - Donations		
15818.00	Development Application Fees		
15 .00	Subdivision Fees		
15834.00	Certificate Section 149 E.P. & A. Act		
16014.00	Charges & Fees - Library		
16113.00	Photocopying - Library		
17640.00	Gutter Bridges		
17715.00	Road Opening Permits		
18119.00	Building Permits		
18135.00	Advertising Signs Licenses		
18143.00	Certificates Section 3 17A		
31310.00	SDRS - Sundries		
31344.00	" - Rent of Properties		
31351.00	" - Town Hall Rents		
31427.00	" - Park - Rents & Fees		
	Other Moneys as under:-		
	Town planning enquiry fee	25	00
	Catts Nursery 237 Marsden Rd		
	TOTAL \$	25	00

NOTE:-Where payment is made by cheque, this receipt is given subject to the cheque being paid.
E. & O. E.



19/4/84

THE COUNCIL OF THE CITY OF PARRAMATTA

No. DA4/84

BUILDING APPLICATION

LOCAL GOVERNMENT ACT, 1919 (ORDINANCE 70)

OFFICE USE ONLY
APPLICATION NO.
CENSUS DISTRICT CODE (NEW DWELLINGS ONLY)
DATE APPROVED
CLASS OF BUILDING

I, ANTHONY MANGIONI (M.D.R.)
 OF CATT'S NURSERY 237 MARSDEN Rd Carlingford

the undersigned, hereby make application for the Council's approval of the Plans and Specifications of a Building which I propose to erect and complete within twelve months from date of approval, and I hereby agree to comply with all the requirements of Local Government Act 1919, Ordinance No. 70.

LOCATION OF PROPOSED BUILDING

HOUSE NO., UNIT NO., OR NAME <u>237</u>	STREET <u>MARSDEN Rd</u>	TOWN OR SUBURB <u>CARLINGFORD</u>	POSTCODE <u>2118</u>
LOT OR PORTION NO. <u>2/3</u>	SECTION <u>1</u>	DEPOSITED PLAN, STRATA PLAN OR ESTATE <u>5982</u>	
FRONTAGE (M)	DEPTH (M)	PARISH	

OWNER

MR, MRS, MISS, MS <u>BARA CONSOLIDATED IND. P/L</u>	FAMILY NAME <u>CATT'S NURSERY</u>	ADDRESS <u>237 MARSDEN Rd CARLINGFORD</u>	POSTCODE <u>2118</u>	PHONE <u>861312</u>
--	--------------------------------------	--	-------------------------	------------------------

BUILDER

NAME <u>Commercial Glasshouses</u>	LICENCE NO.	
ADDRESS <u>39 BARRY Rd Kellyville</u>	POSTCODE <u>2153</u>	PHONE

BUILDER LICENSING BOARD INSURANCE PAID YES <input type="checkbox"/> NO <input type="checkbox"/>	OWNER BUILDER PERMIT NO.
--	--------------------------

PARTICULARS OF PROPOSED BUILDING

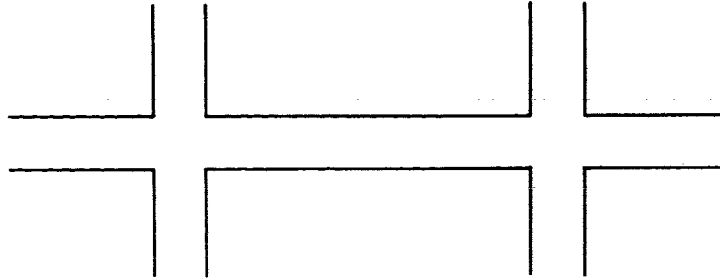
STATE WHETHER NEW OR ALTERATION OR ADDITION <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ALTERATION <input type="checkbox"/> ADDITION		FOR STATISTICAL USE CDC OWN BSN WRK BLD DWL VOA MAT ROF MOF FLA
TYPE OF BUILDING (e.g. House, Home Units, Town Houses, Flat, Factory, Shop, Offices, etc.) <u>DEMOUNTABLE GLASS COVERING.</u>		
PURPOSE FOR WHICH BUILDING IS TO BE USED <u>SALES NURSERY GOODS ETC</u>		
NUMBER OF NEW OR ADDITIONAL SELF-CONTAINED DWELLING UNITS	TOTAL NEW OR ADDITIONAL FLOOR AREA (M ²)	
CONTRACT PRICE OR COUNCIL'S VALUATION OF WORK <u>528000</u>	NUMBER OF SETS OF PLANS AND SPECIFICATIONS LODGED <u>3</u>	
STATE WHETHER MATERIALS USED ARE NEW OR SECOND HAND <u>NEW.</u>	MATERIAL OF FLOOR(S) <u>PAPER.</u>	
MATERIAL OF OUTER WALLS (e.g. Brick Veneer, Cavity Brick, Timber, Fibro etc.) <u>GLASS+METAL</u>	MATERIAL OF ROOF (e.g. Concrete or Terra Cotta Tiles, Steel etc.) <u>GLASS+METAL</u>	
*SIGNATURE <u>[Redacted]</u>	DATE <u>19/4/84</u>	
*STATE WHETHER OWNER, BUILDER, ARCHITECT OR STRUCTURAL ENGINEER <u>MANGIONI D. RECEIVED (OWNER)</u>		

NOTE BUILDERS LICENSING BOARD HOUSEHOLDERS INSURANCE RECEIPT OR OWNER BUILDERS PERMIT MUST BE SIGHTED BEFORE APPROVED PLANS CAN BE RELEASED.

OFFICE USE ONLY	OFFICE USE ONLY
B.L.B Insurance	Serial No. <u>18208-2</u> Level Fees
	Building Fee Amount <u>\$94.00.</u> Level Book No.
	Paid On <u>19-4-84</u> Rec. No. <u>12759</u> Road Opening Fee
	Deposit <u>\$390</u> Rec. No. <u>12758</u> Deposit No. <u>5577</u>
Cashiers Stamp	CROSSING REQUIRED Yes <input type="checkbox"/> No <input type="checkbox"/> Paid
	Rec. No.

Crossing Stamp

Locality Sketch if Required



To Council or Delegated Authority

"THIS PLANNING APPLICATION HAS BEEN APPROVED UNDER DELEGATED AUTHORITY".

27/4/24
Date

[Signature]
Signature

Referred to City Engineer

Refer to Town Planning

REFER TO TOWN PLANNING DEPT.

27/4/24
Date

[Signature]
Signature

CHIEF TOWN PLANNERS REPORT

C.T.P. / C.H.S. This B/A provides for the erection of a demountable glass house over the existing open plant display/water area and office area and accordingly is considered not to be 'development' in terms of definition under the Act.
Otherwise, and in any event, it would qualify for 'development without consent' pursuant to Clause 10(1)(b) of S.E.P.P.4. (as amended)
Recommend no T/P objection to release of B/A. 3/5/24

Chief Town Planner

[Signature]
354

Date

Contributions Paid
(Give Details)

Receipt No.
Date

S P E C I F I C A T I O N

PROPOSED **Glasshouse DEMOUNTABLE**
FOR: **Catts Nursery,**
AT: **237 Marsden Road, Carlingford, N.S.W. 2118.**

TO THE SHIRE ENGINEERS:

BUILDER: **Commercial Glasshouses,**
ADDRESS: **39 Barry Road, Kellyville, N.S.W. 2153.**

This Specification is to be read in conjunction with Plan No.206.

SIZE: **Length 27.16M**
 Width 19.418M

COLUMNS: **2 rows on the western side 2.65M high and 2 rows on the eastern side 3.25M, embedded 600mm into concrete bases - of:- 50mm NB Galvanised pipe.**

CENTRE TRUSSES: **6.858M span, spaced at 3.0M centres**
 20° pitch
 Top chord - 42mm OD x 2.6mm pipe
 Bottom chord - 34mm OD x 2.6mm pipe
 Webbing - 27mm OD x 2.3mm pipe

SIDE TRUSSES: **6.2M span spaced at 3.0M centres.**
 20° pitch (no spec.)
 Top chord - 42mm OD x 2.6mm pipe
 Bottom chord - 34mm OD x 2.6mm pipe
 Webbing - 27mm OD x 2.6mm pipe

STRUCTURAL GUTTER SECTIONS:

Span 3M from 1.25mm thick galvabond.
Fix to 3mm cleats with 12mm bolts.

PURLINS: **RIDGE PURLINS - 'C' sections from 2mm material 85mm high top flange 30mm bottom flange. Fix to 3mm cleats with a 12mm diameter bolt at each end.**

GIRTS: **'Z' Sections with the same dimensions as centre purlins.**

CONCRETE FOOTINGS: **740 deep x 350mm diameter at each column. Bear on firm ground.**

SIDES & ENDS: **Horticultural glass 1650x740x 4mm in vertical glazing rafters with lower side of 6mm hardiflex.**

BRACING: **34.0mm OD x 2.6mm pipe**
 Provide a kneebrace at each row of columns as shown on drawing.
 End Walls - diagonal brace at each end.
 Side Walls - diagonal brace at each end.
 Roof - diagonal brace ridge to both eaves.

WELDS: **Minimum 4.5mm continuous fillet, MIG process.**

FINISH: **To be completely Zinc protected.**

DOORS: **1 only Galvabond 2.1M x 1.1M**
 3 only Colourbond Rolling doors 2.8M x 3.0M

GLAZING BARS: **Span - 1.645M, spacing a 750mm supporting 4mm Horticultural glass panels. Bars 34mm x 30mm boxed section from 0.8mm galvabond. Fix with teks each end.**



PERMIT NO... D144-80

APPROVED BY COUNCIL SUBJECT TO:

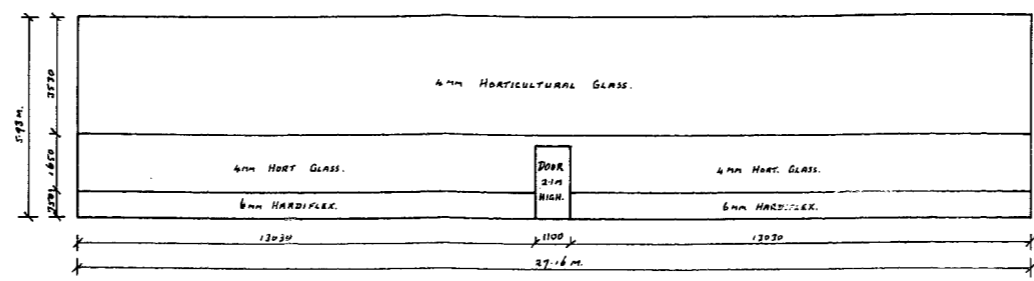
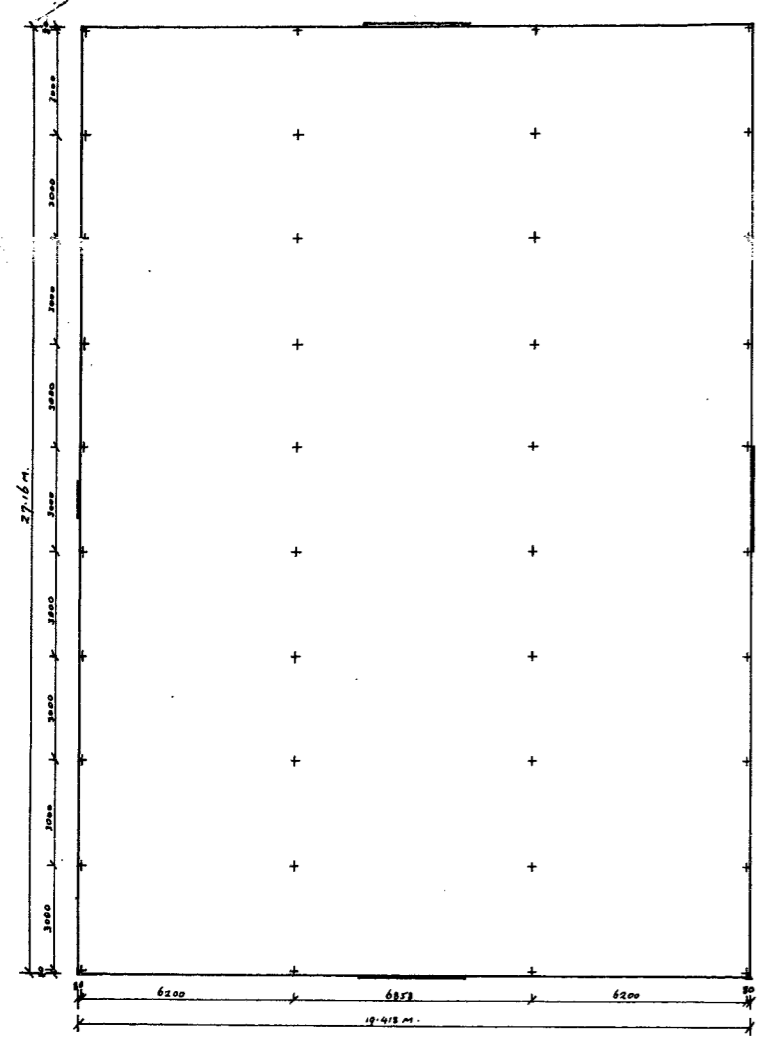
1. Council being given 48 hours' notice in writing when the following are ready for inspection:
 - (a) reinforcing for trenches, columns and concrete slabs;
 - (b) foundations and dampcourse;
 - (c) (i) drainage layout;
 - (ii) drainage complete;
 - (d) framework complete;
 - (e) building complete.
2. Work being in accordance with Ordinance 70, Local Government Act.
3. Hand written alterations (endorsed in ink) on the plans & specifications.
4. Provision of toilet facilities connected to the sewer where available, or provision and maintenance of an approved chemical toilet to the satisfaction of Council, prior to the commencement of work on the site. Non compliance will render the builder liable to prosecution without notice.
5. An approved dampcourse being inserted in all walls and in or on all pier.
6. Plans must be submitted to the Metropolitan Water, Sewerage and Drainage Board, 341 Pitt Street, Sydney, at least 14 days prior to commencement of work. Failure to submit these plans before commencing work will render the owner liable to a penalty and may result in the demolition of the work at the builder's expense.
7. Temporary wooden crossings being provided over footways and kerb and gutter at all vehicle entrances.
8. Work to be done only six (6) days a week (Monday to Friday between the hours of 7.00 a.m. to 8.00 p.m. and Saturdays 8.00 a.m. to 8.00 p.m.). Any extraordinary circumstances being considered upon application to the Council for variation.
9. This approval is limited to the provisions of Part XI of the Local Government Act, 1919, as amended.
10. The structure when erected shall not encroach upon or overhang any easement or water course on the lot.

Date of Approval: 4. MAY 1984 R.G. MUDDLE.
Town Clerk, per

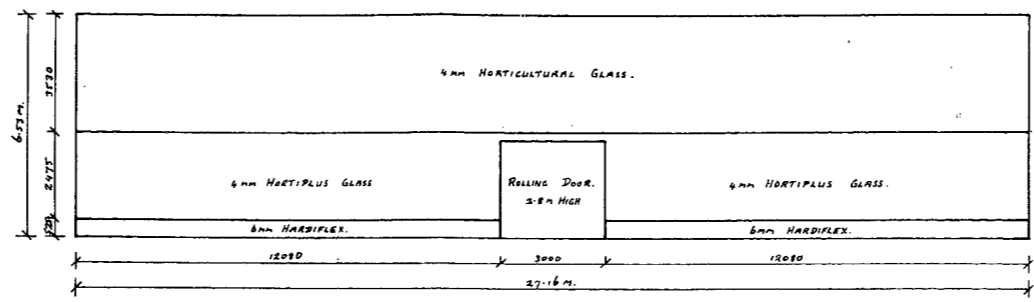
53H/1/82

ROOF WATER TO BE DISPOSED OF TO THE SATISFACTION OF THE CITY HEALTH & BUILDING SURVEYOR.

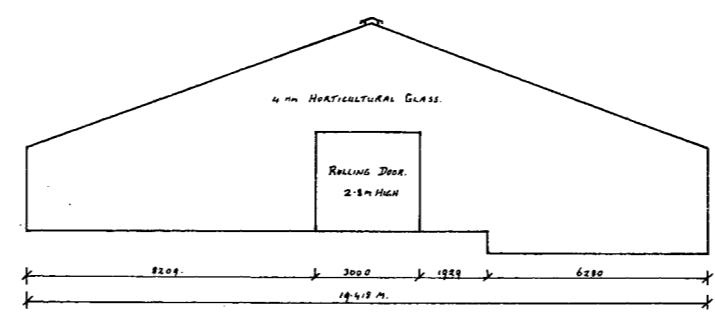
12. Personal access to be provided on each side either adjacent to or through the roller doors.



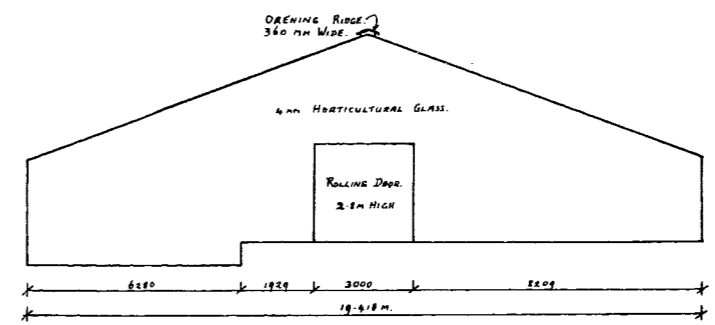
WESTERN SIDE ELEVATION



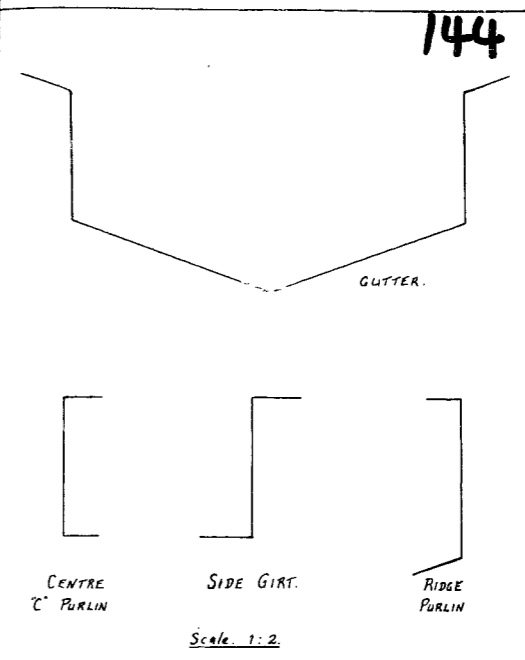
EASTERN SIDE ELEVATION



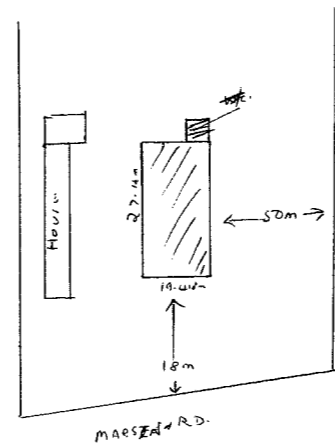
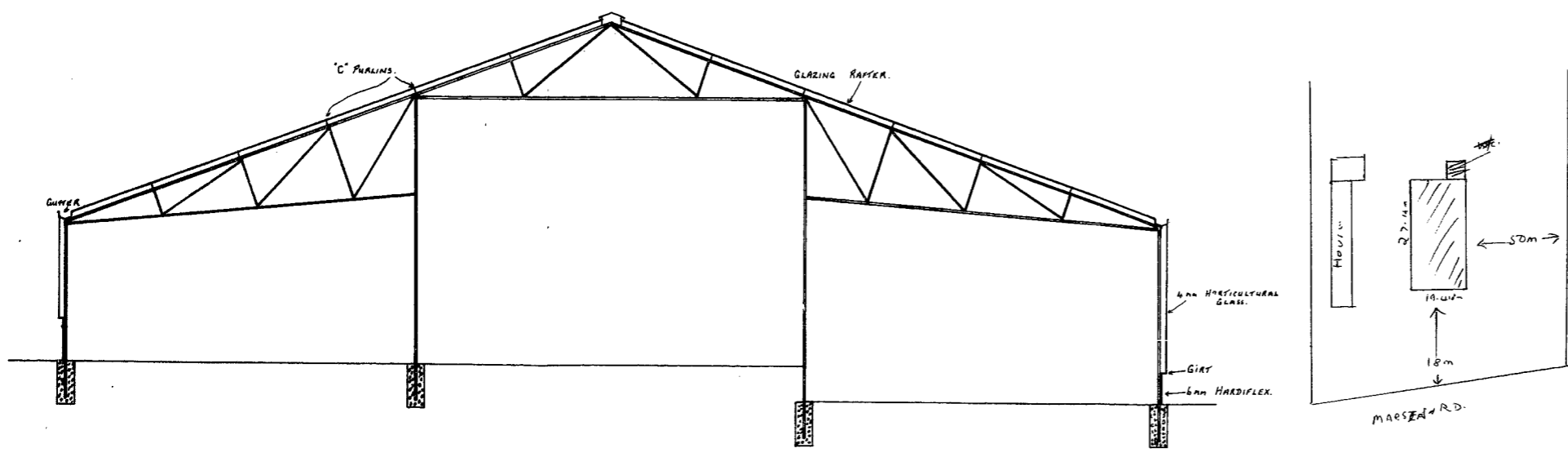
SOUTHERN END ELEVATION



NORTHERN END ELEVATION



144



PROPOSED GLASSHOUSE		
FOR: CATT'S NURSERY, 237 MARSDEN ROAD, CARLINGFORD, N.S.W.		
PREFABRICATED & CONSTRUCTED BY: COMMERCIAL GLASSHOUSES, 39 BARRY ROAD, KELLYVILLE, N. S. W.		
DATE: 11-4-84	DRN. BY: D.L.	NO. 206
SCALE: PLAN & ELEVATIONS 1:100 STRUCTURAL ELEVATION 1:50		

APPENDIX D

NSW EPA RECORD OF NOTICES & POEO PUBLIC REGISTER

Contaminated land - record of notices

Record under section 58 of the Contaminated Land Management Act 1997

This record is maintained by OEH in accordance with Part 5 of the [Contaminated Land Management Act 1997](#) (CLM Act).

The record **does** provide

- ✓ a record of written notices issued by OEH under the CLM Act, including preliminary investigation orders.
- ✓ the names of the sites, owners or occupiers **at the time of OEH action** in relation to the site
- ✓ copies of site audit statements (SAS) provided to OEH under section 52 of the CLM Act and relating to significantly contaminated land.

The record **does not** provide

- ✗ a record of **all** contaminated land in NSW. [See frequently asked questions](#)
- ✗ a list of [notifications of contamination](#) that OEH receives.
- ✗ the names of the sites, owners or occupiers if it changes **after OEH action** in relation to the site.
- ✗ some [personal information](#).

... [more about the CLM record of notices](#)

From 1 July 2009 there were changes to the terminology of certain OEH actions under the CLM Act. See the [list of these changes](#).

The record includes notices issued under sections 35 and 36 of the Environmentally Hazardous Chemicals Act 1985. These sections have been repealed. These notices are treated by the CLM Act as management orders.

Before using the record of notices see the [Disclaimer and terms of use](#).

As at Tuesday, 16 August 2016 there are 1298 notices in the record relating to 349 sites.

[Show me the entire record](#) or [Search the record](#)

16 August 2016

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

Search results

Your search for: LGA: Parramatta City Council

Matched 78 notices
relating to 13 sites.

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
CAMELLIA	6 Grand AVENUE	Akzo	5 current and 7 former
CAMELLIA	12 Grand AVENUE	Bitumen Manufacturer	2 current and 7 former
CAMELLIA	39 Grand AVENUE	Former Asciano Properties	7 current and 4 former
CAMELLIA	Durham STREET	Former Shell Clyde Refinery	2 current
CAMELLIA	14 Grand AVENUE	Hymix Concrete	1 current and 2 former
CAMELLIA	1 Grand AVENUE	James Hardie Factory (former, eastern portion)	1 former
CAMELLIA	41 Grand AVENUE	Sydney Water	3 former
CAMELLIA	37 Grand AVENUE	Veolia	7 current and 3 former
GRANVILLE	2B Factory STREET	Evans Deacon Ind	1 current and 2 former
ROSEHILL	2 Ritchie STREET	2 Ritchie Street, Rosehill	2 former
ROSEHILL	Devon STREET	James Hardie	4 current and 6 former
RYDALMERE	348 Victoria ROAD	Mitsubishi Electric	2 current and 5 former
RYDALMERE	1 Alan STREET	Rheem Australia	5 former

[Home](#) > [Environment protection licences](#) > [POEO Public Register](#) > [Search for licences, applications and notices](#)

Search results

Your search for: **General Search** with the following criteria

Suburb - CARLINGFORD

returned 0 result

[Search Again](#)

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Feedback

[Web support](#)
[Public consultation](#)

Contact

[Contact us](#)
[Offices](#)
[Report pollution](#)

Government

[NSW Government](#)
[jobs.nsw](#)

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APPENDIX E

SAFEWORK NSW RECORDS



Our Ref: D16/654232
Your Ref: Frances Kuipers

16 August 2016

Attention: Frances Kuipers
Geotechnique
PO BOX 880
Penrith NSW 2750

13811/1

Dear Ms Kuipers,

RE SITE: 235-237 Marsden Rd Carlingford NSW

I refer to your site search request received by SafeWork NSW on 12 August 2016 requesting information on Storage of Hazardous Chemicals for the above site.

Enclosed are copies of the documents that SafeWork NSW holds on record number 35/000231 relating to the storage of Hazardous Chemicals at the above-mentioned premises.

For further information or if you have any questions, please call our Customer Service Centre on 13 10 50 or email licensing@safework.nsw.gov.au

Yours sincerely,


Brent Jones
Customer Service Officer
Customer Service Centre - Operations
SafeWork NSW

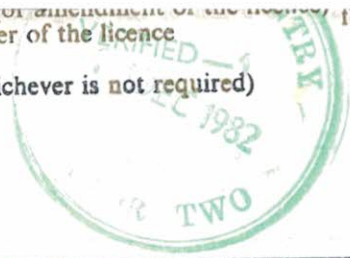
RECEIVED
19 AUG 2016

BY:

Application is hereby made for the transfer of the licence for the keeping of dangerous goods in or on the premises described below.

(*delete whichever is not required)

FEE: \$10.00 per Depot



Name of Applicant in full (see over)	BARA CONSOLIDATED INDUSTRIES P/L	
	Surname	Given Names
		THE CARLINGTON NURSERY
Trading name or occupier's name (if any)	CATT'S NURSERY	
Postal address	237 MARSDEN RD CARLINGFORD 2118.	
Telephone number of applicant	STD Code 02	Number 861317
Address of the premises in or on which the depot or depots are situated (including street number, if any)	As above.	
Nature of premises (see over)	NURSERY.	

PLEASE ATTACH SITE PLAN

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	
			Product being stored	C & C Office use only
1	Underground	2200	PETROL	
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

Name of company supplying flammable liquid (if any)

Have premises previously been licensed? Yes.

If known, state name of previous occupier F.D. CATT Licence No. 231

Signature of applicant [Signature] Date 9/12/82.

For external explosives magazine(s), please fill in side 2.

LICENCE No. FOR OFFICE USE ONLY CERTIFICATE OF INSPECTION

I, [Signature] 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 [Signature]

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.

<p>1. Name in full of occupier</p> <p>2. Occupation</p> <p>3. Locality of the premises in which the depot or depots are situated</p> <p>4. Nature of premises (Dwelling, Garage, Store, etc.)</p> <p>5. Will mineral spirit be kept in a prescribed underground tank depot?</p>	<p>T.A.D. Catt Pty. Limited.</p> <p>CATT'S NURSERY</p> <p>Nurserymen</p> <p>No. or Name _____</p> <p>Street 237, Marsden Road,</p> <p>Town Carlingford. N.S.W.</p> <p>Nursery.</p> <p>Yes</p>
---	--

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	<i>Underground Tank</i>			500					
2									
3									
4									
5									
6									
7									
8									
9									
10									

FOR AND ON BEHALF OF **F. D. CATT PTY. LIMITED**

Signature of Applicant *F. D. Catt*

Date of Application 8th January, 1962. Postal Address P.O. Box 40, Carlingford.

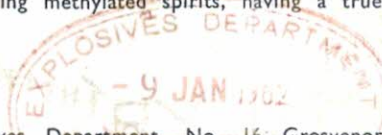
CERTIFICATE OF INSPECTION

I, _____ 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 _____ Signature of Inspector _____

Date _____ [PLEASE TURN OVER]

01A



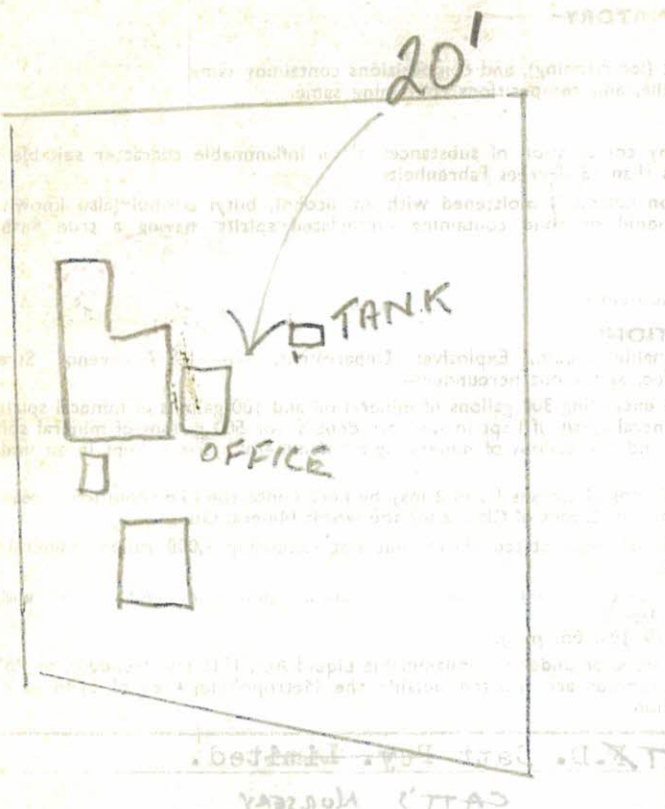
P.

Make Rough Sketches showing—

Ground plans of premises showing position of depot or depots and adjacent buildings, also distances separating depots and buildings.

Sketch of depot or depots showing provision made for ventilation, also inside dimensions (length, width, and depth) of the pit or lower portion, designed to prevent outflow.

This sketch is not required for underground tanks.



TABLES SHOWING DISTANCES WHICH UNDER LICENSE MUST SEPARATE PROTECTED WORKS FROM DEPOTS

Table I.—Where Mineral Spirit and/or Dangerous Goods of Class I (with or without Mineral Oil and/or Dangerous Goods of Class 2) are kept or to be kept:—

In an underground Tank Depot, in quantity exceeding 500 gallons, but not exceeding—	In an aboveground Tank Depot or other Depot, separated from protected works by a screen wall, in quantity exceeding 100 gallons, but not exceeding—	In an aboveground Tank Depot or other Depot not separated from protected works by a screen wall, in quantity exceeding 100 gallons, but not exceeding—	Distance not less than—
Gallons	Gallons	Gallons	Feet
2,000	1,000	250	10
2,400	1,200	300	11
2,800	1,400	350	12
3,200	1,600	400	13
3,600	1,800	450	14
4,000	2,000	500	15
7,200	3,600	900	16
10,400	5,200	1,300	17
13,600	6,800	1,700	18
16,800	8,400	2,100	19
20,000	10,000	2,500	20
22,000	11,000	2,750	21
24,000	12,000	3,000	22
26,000	13,000	3,250	23
28,000	14,000	3,500	24
30,000	15,000	3,750	25
32,000	16,000	4,000	26
40,000	20,000	5,000	30
80,000	40,000	10,000	40
100,000 and over	80,000	20,000	50
	160,000	40,000	75
	320,000 and over	80,000	100
		120,000	115
		240,000	130
		400,000 and over	150

Table II.—Where Mineral Oil and/or Dangerous Goods of Class 2 only are kept or to be kept:—

In an underground Tank Depot, in quantity exceeding 800 gallons, but not exceeding—	In an aboveground Tank Depot or other Depot, separated from protected works by a screen wall, in quantity exceeding 800 gallons, but not exceeding—	In an aboveground Tank Depot or other Depot not separated from protected works by a screen wall, in quantity exceeding 800 gallons, but not exceeding—	Distance not less than—
Gallons	Gallons	Gallons	Feet
4,000	2,000	1,000	10
8,000	4,000	2,000	15
14,400	7,200	3,600	16
20,800	10,400	5,200	17
40,000	20,000	10,000	20
80,000	40,000	20,000	30
160,000	80,000	40,000	40
320,000 and over	160,000	80,000	50
	320,000 and over	160,000	75
		320,000 and over	100

Provided that the distances shown above may be altered proportionately for intermediate quantities.

Protected Work means:—

APPENDIX F

GROUNDWATER BORE MAP

Real-time data close this window

+ All Groundwater

bookmark this page

All Groundwater Map

All data times are Eastern Standard Time

No results returned for the search [Marsden Road, Carlingford, Sydney, Parramatta, NSW, 2118, Australia 1]

OK

Map Info

- Groundwater Bores**
 - Groundwater works
 - ◆ Telemetered bores
 - ▲ Logged bores
 - Manual bores
- Monitoring Bore Types**
 - Alluvial
 - Coastal Sands
 - Fractured Rock
 - Porous Rock
 - Great Artesian Basin
 - Discontinued



APPENDIX G

ENVIRONMENTAL NOTES

IMPORTANT INFORMATION REGARDING YOUR ENVIRONMENTAL SITE ASSESSMENT

These notes have been prepared by Geotechnique Pty Ltd, using guidelines prepared by the ASFE (Associated Soil and Foundation Engineers). The notes are offered to assist in the interpretation of your environmental site assessment report.

REASONS FOR AN ENVIRONMENTAL ASSESSMENT

Environmental site assessments are typically, though not exclusively, performed in the following circumstances:

- As a pre-acquisition assessment on behalf of a purchaser or a vendor, when a property is to be sold
- As a pre-development assessment, when a property or area of land is to be redeveloped, or the land use has changed, e.g. from a factory to a residential subdivision
- As a pre-development assessment of greenfield sites, to establish baseline conditions and assess environmental, geological and hydrological constraints to the development of e.g. a landfill
- As an audit of the environmental effects of previous and present site usage

Each circumstance requires a specific approach to assessment of soil and groundwater contamination. In all cases the objective is to identify and if possible quantify the risks that unrecognised contamination poses to the ongoing proposed activity. Such risks may be financial (clean-up costs or limitations in site use) and physical (health risks to site users or the public).

ENVIRONMENTAL SITE ASSESSMENT LIMITATIONS

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

AN ENVIRONMENTAL SITE ASSESSMENT REPORT IS BASED ON A UNIQUE SET OF PROJECT SPECIFIC FACTORS

In the following events and in order to avoid cost problems, you should ask your consultant to assess any changes in the conclusion and recommendations made in the assessment:

- When the nature of the proposed development is changed e.g. if a residential development is proposed, rather than a commercial development
- When the size or configuration of the proposed development is altered e.g. if a basement is added
- When the location or orientation of the proposed structure is modified
- When there is a change of land ownership, or
- For application to an adjacent site

ENVIRONMENTAL SITE ASSESSMENT FINDINGS ARE PROFESSIONAL ESTIMATES

Site assessment identifies actual sub-surface conditions only at those points where samples are taken, when they are taken. Data obtained from the sampling and subsequent laboratory analyses are interpreted by geologists, engineers or scientists and opinions are drawn about the overall sub-surface conditions, the nature and extent of contamination, the likely impact on any proposed development and appropriate remediation measures. Actual conditions may differ from those inferred, because no professional, no matter how qualified and no sub-surface exploration program, no matter how comprehensive, can reveal what is hidden by earth, rock and time. The actual interface between materials may be far more gradual or abrupt than an assessment indicates. Actual conditions in areas not sampled may differ from predictions. Nothing can be done to prevent the unanticipated, however, steps can be taken to help minimise the impact. For this reason site owners should retain the services of their consultants throughout the development stages of the project in order to identify variances, conduct additional tests that may be necessary and to recommend solutions to problems encountered on site.

Soil and groundwater contamination is a field in which legislation and interpretation of legislation by government departments is changing rapidly. Whilst every attempt is made by Geotechnique Pty Ltd to be familiar with current policy, our interpretation of the investigation findings should not be taken to be that of the relevant authority. When approval from a statutory authority is required for a project, approval should be directly sought.

Environmental Notes continued

STABILITY OF SUB-SURFACE CONDITIONS

Sub-surface conditions can change by natural processes and site activities. As an environmental site assessment is based on conditions existing at the time of the investigation, project decisions should not be based on environmental site assessment data that may have been affected by time. The consultant should be requested to advise if additional tests are required.

ENVIRONMENTAL SITE ASSESSMENTS ARE PERFORMED FOR SPECIFIC PURPOSES AND CLIENTS

Environmental site assessments are prepared in response to a specific scope of work required to meet the specific needs of specific individuals e.g. an assessment prepared for a consulting civil engineer may not be adequate to a construction contractor or another consulting civil engineer.

An assessment should not be used by other persons for any purpose or by the client for a different purpose. No individual, other than the client, should apply an assessment, even for its intended purpose, without first conferring with the consultant. No person should apply an assessment for any purpose other than that originally contemplated, without first conferring with the consultant.

MISINTERPRETATION OF ENVIRONMENTAL SITE ASSESSMENTS

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

LOGS SHOULD NOT BE SEPARATED FROM THE REPORT

Borehole and test pit logs are prepared by environmental scientists, engineers or geologists, based upon interpretation of field conditions and laboratory evaluation of field samples. Logs are normally provided in our reports and these would not be redrawn for inclusion in site remediation or other design drawings, as subtle but significant drafting errors or omissions may occur in the transfer process. Photographic reproduction can eliminate this problem, however, contractors can still misinterpret the logs during bid preparation if separated from the text of the assessment. Should this occur, delays and disputes, or unanticipated costs may result.

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

READ RESPONSIBILITY CLAUSES CLOSELY

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