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PHASE 1: PRELIMINARY SITE INVESTIGATION

2-4 Rothwell Avenue, Concord West, New South Wales

21/09/2015

Quality Management

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2-4 Rothwell Avenue, Concord West, New South Wales

21/09/2015

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Executive Summary

WSP Environmental Pty Ltd (WSP) was engaged by George Concord Pty Ltd (the Client) to conduct a Phase I Preliminary Site Assessment, for 2, 2A and 4 Rothwell Avenue, Concord West NSW ('the Site'). The Site is known as Lot 1 DP 215341, Lot 2 DP 215341 and Lot X DP404807.

WSP understands that George Concord Pty Ltd is looking to redevelop the site for high density residential purposes.

Findings:

A summary of findings and observations are summarised below:

- The Site has a total area of approximately 6,084 m² and comprises industrial/ commercial warehouse buildings;
- The surrounding land to the south and east of the site has been residential throughout the reviewed history. North east of the site the land has been developed from cleared unsealed vacant storage land to industrial between 1951 and 1970. Land to the north and west of the site has historically and remains as Powells Creek reserve;
- The Site has historically been vacant land and was used for storage purposes prior to 1943; it remained undeveloped until sometime between 1943 and 1951 where a single industrial warehouse was developed. Sometime between 1951 and 1970 the site was fully developed for its current use of industrial warehousing. The site zoning is for industrial use and the current site buildings are commercial/industrial warehouses with grass and trees along the boundaries;
- The geology indicates the site is on the boundary between a geological group and man-made fill. The man-made fill lies on the western side of the site between the Site and Powells Creek. The man-made fill may comprise dredged estuarine sand and mud, demolition rubble and industrial and household waste. Groundwater is expected to be present at approximately 3m to 5m below grade and is likely to be of inherently low quality due to high salinity;
- Acid Sulfate Soils (ASS) Maps indicate the site comprises both Class 2 and Class 5 Acid sulfate soils, therefore hazards relating to ASS management must be considered during any potential excavation;
- The Site is **not included** on the New South Wales Environmental Protection Authority (NSW EPA) Search Response for NSW EPA Contaminated Land Management Register, Protection of the Environment Operations Acts (POEO) register or NSW EPA notified sites;
- The site appears to have been used for industrial warehousing, however based on the inspection and discussion with various owners and tenants it is unlikely that significant chemical or fuel stores in either aboveground or underground storage tanks has occurred. Fuel and chemical stores are likely to have been relatively minor;
- Current site activities represent a relatively low risk with respect to contamination;
- The construction of the current building on site was between 1951 and 1970. Therefore it is likely that Asbestos Containing Materials (ACM), lead paint and synthetic mineral fibres (SMF) would be present in the building fabric. These should be appropriately documented and managed during the demolition process;
- Based on the information obtained and reviewed as part of this Phase 1 assessment, it is the opinion of WSP Environmental Pty Ltd that the properties at 2, 2A and 4 Rothwell Avenue, Concord West NSW represents a LOW to MODERATE risk of environmental liability.
- As the proposed use is for high density residential land use, which is more sensitive than the current use, we recommend that a detailed site investigation be carried out to assess the risk of contamination on the site. If contamination is encountered during the DSI it should be remediated and the land validated prior to or during the development process;
- In WSP's opinion, provided the SEPP55 process is followed, the site can be made suitable for the proposed high density residential land use.

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1 Introduction

1.1 Background

WSP Environmental Pty Ltd (WSP) was engaged by George Concord Pty Ltd (the Client) to conduct a Phase I Preliminary Site Assessment for 2, 2A and 4 Rothwell Avenue, Concord West NSW ('the Site'). The Site is known as Lot 1 DP215341, Lot 2 DP215341 and Lot X DP404807. The Site comprises three separate properties and has an area of approximately 6,084m². The site is currently occupied with small industrial warehouses and associated offices with minor with grassed areas between the buildings. Mature trees and shrubs are present along the boundaries.

WSP understands that George Concord Pty Ltd is looking to redevelop the site for high density residential purposes.

1.2 Objectives

This project has been carried out to support an application for the development of the land for high density residential purposes. The preliminary site investigation seeks to address the requirements of State Environmental Planning Policy 55 – Remediation of Land, and specifically:

- Whether there have been any past or present site uses that would pose a significant risk of contamination that could render the site unsuitable for high density residential development;
- If risks are identified outline a protocol for addressing those risks through detailed site investigation so that the site condition can be appropriately understood, and remediation carried out (if needed) such that the site can be made suitable for the proposed future use.

1.3 Scope of Work

The following scope of works was completed as part of this Limited Phase I:

- Desktop study to review:
 - General Site details;
 - Site environmental setting;
 - Site history;
 - Groundwater bores; and
 - Regulatory notices;
- Site visit and inspection; and
- Preparation of this Desktop Limited Phase I Report.

2 Site Characteristics

2.1 Site Location

The site is located at 2, 2A and 4 Rothwell Ave, Concord West, NSW. Details of the Site location, ownership, zoning and current Site use are provided in Table 2.1 below (refer to Figure 1, **Appendix A** for Site location plan).

Table 2.1: Site Details

Parameter	Site Details
Street Address	2, 2A and 4 Rothwell Ave, Concord West, NSW
Legal Descriptor	Lot 1 DP215341, Lot 2 DP215341 and Lot X DP404807
Local Government Area	City of Canada Bay
Zoning	Zone IN1 General Industrial (City of Canada Bay Local Environmental Plan (LEP) 2013)
Current Land use	Warehouses and industrial buildings
Proposed Land use(s)	Medium density residential dwellings and units
Site Area	6,084 sq m approx.

2.2 Site Layout and Operations

The site covers a total area of approximately 6,084 sq m and is located at 2, 2A and 4 Rothwell Ave, Concord West, NSW. The site is bound to the north by Powells Creek Reserve and Lt D DP366672, to the south by Conway Avenue, to the east by Rothwell Avenue and to the west by Powells Creek Reserve.

WSP conducted a site inspection on 17th September 2015. A site layout plan and a survey of the property is provided in **Appendix A**. At the time of the site inspection the site was fully occupied.

In general the site is located on the lower slopes of a north-south oriented ridge. In order to form level building pads all three properties have been developed by cutting into the natural slope on the east and possibly filling on the western side. Access laneways are present between the buildings that are consistent with the natural slope of the land. Land to the west of the site is level and appears to have been filled.

Observations made during the investigation of each allotment are provided in the following sections.

2.2.1 Lot 1 DP215341 (2 Rothwell Avenue)

The inspection of this site was facilitated by Mr Richard Menck (owner).

The site is predominantly covered by a large split level warehouse complex taking up the northern 2/3 of the lot with an adjoining administration building in the south. The southern portion of the site comprises a loading bay, and bitumen or concrete car parking areas. These pavements appeared in degraded condition but no spills were noted on the surface. The only unpaved section of the site was the road verge on Rothwell Avenue. Midway along this boundary was a kiosk style transformer that, according to Mr Menck, formerly was required by a tenant who tested water heating units and required a large amount of power for this activity.

The western side of the site contained a bitumen access driveway. A stormwater pit was noted. The water in the pit appeared quite dark in colour and the walls and an inlet pipe to the pit were stained but no odours were emanating from the pit and no sheen was observed on the water.

The northern boundary of the site contained an open unpaved access pathway between Rothwell Avenue and the parkland to the rear.

The eastern half of the warehouse was constructed as a “slab on grade” on the topographically high side of the site. It is currently leased to a pharmaceutical manufacturing and research company. At the time of the inspection no staff were onsite but a non-intrusive tour of accessible areas was provided by Mr Menck. The warehouse contained various laboratories and small scale manufacturing equipment and some palletted laboratory chemical stores. A detailed inventory of all chemicals stored on the site was beyond the scope of this investigation but where observed chemicals generally appeared to be stored in small vessels (<20L) on concrete sealed floors within the warehouse. A few 200L drums of sodium hydroxide were noted on a pallet in a loading area. There was also a room at the northern end of the site in which a pallet of 20L methanol drums was located, with additional drums on the floor as well (approximately 20 drums in total). An above ground stainless steel tank/vessel was labelled “Waste Methanol”. Generally the chemical stores were not provided with secondary containment, though no spills or leaks were noted in the area.

The western half of the warehouse had its floor level lower than the eastern side of the site, due to the slope of the land. Its slab was suspended. The warehouse was used for cardboard boxed storage on pallet racks. No liquids were noted in the inspection. Two LPG bottles were located near the loading bay presumably for forklift refuelling.

Mr Menck confirmed that there were no underground or above ground fuel stored present on the site, nor had there been any during his tenure of the property.

2.2.2 Lot 2 DP215341 (2A Rothwell Avenue)

The inspection of this site was facilitated by Mr John Robins (current tenant of ground floor).

The site comprises one two storey warehouse. Mr Robins and one of his tenants used the basement level for storage. Access to the northern third of that basement was not available at the time of the inspection. The accessible area comprised a bitumen or concrete paved area where a range of building products, timber and furniture was stored. Access to this area was provided by a driveway from Rothwell Avenue.

No access to the upper level of the warehouse was provided at the time of the inspection. It was understood to be a building company specialising in granny flats. Access to the upper warehouse level was also from driveways on Rothwell Avenue.

Mr Robins noted that formerly the site had contained an air conditioning duct works manufacturing company. He confirmed that there were no underground or above ground fuel stored present on the site, nor had there been any during his tenure.

2.2.3 Lot X DP404807 (4 Rothwell Avenue)

The inspection of this site was facilitated by Mr David Carson (owner) and Mr Brian Miller (tenant of ground floor).

The site comprised a mixed warehouse and office complex generally with two levels. The lower level was tenanted by Coffey and used as a geotechnical and concrete testing laboratory. The site appeared to contain various above ground water tanks for soaking of samples and machinery for testing strength parameters. Areas of the site were set aside for sample storage as well.

The floor of the site was dusty with concrete slurry powder but no evidence of staining were noted.

No chemicals were used in the laboratory processes or stored onsite. Solid wastes were segregated for disposal by contractors in a courtyard at the northern end of the site. All liquid wastes (water with minor sediments) were suitable for disposal to sewer.

Access to the upper levels of warehouse was not available, other than a quick view of the northern section from the doorway. It is understood the current tenants (CTI Consultants) are concrete repair and coating specialist who use the site predominantly for warehouse storage.

Mr Carson noted that formerly the site had been occupied by OPSM and was used for manufacture of glasses cases. He confirmed that there were no underground or above ground fuel or solvent stores present on the site, nor had there been any to his knowledge.

2.3 Surrounding Land Use

The site is surrounded by the following land uses:

- North: Industrial properties to the North east and Powells Creek Reserve to the north west;
- East: Rothwell Avenue with residential properties beyond;
- South: Conway Avenue with residential properties beyond; and
- West: Powells Creek Reserve with Powells Creek Tennis Centre and Powells Creek beyond.

2.4 Topography and Hydrology

Overall the Site topography appears relatively flat with gentle slope towards Powells Creek to the west. The Site elevation is approximately 8 mAHD (Google Earth).

The closest natural water body, Powells Creek, is located 80m west of the Site. Powells Creek discharges to Haslams Creek approximately 1.8km north of the site, which in turn drains to the Parramatta River approximately 3.4km north of the Site.

The majority of the site rainfall is expected to run-off in the direction of site topography in a westerly direction towards Powells Creek.

2.5 Soils and Geology

The NSW Environment and Heritage eSPADE resource information system (based Bannerman and Hazelton 1990) indicates the site is located on the boundaries between Blacktown, Birrong and Disturbed Terrain Soil Landscapes. The site itself is located on the Blacktown Soil Landscape with the Disturbed Terrain to the west and Birrong Soil Landscape west of Powells Creek.

Blacktown Soil Landscape is formed on shale bedrock and characterised by shallow to moderately deep red, brown podzolic soils on crests, upper slopes and well - drained areas; deep yellow podzolic soils and soloths on lower slopes and in areas of poor drainage. The soil on this landscape is typically moderately reactive highly plastic subsoil, low fertility, and poor soil drainage.

Disturbed Terrain Landscape, as described on the map is characterised by fill areas commonly capped with sandy loam or compacted clay over fill or waste materials. The soil on this landscape is typically level plain hummocky terrain, extensively disturbed by human activity, including complete disturbance, removal or burial of soil. Landfill includes soil, rock, building and waste materials, original vegetation is completely cleared and replaced with turf or grassland. Landscapes have a mass movement hazard with unconsolidated low wet strength materials, impermeable soil, poor drainage, localised very low fertility and toxic materials.

According to the Sydney 1:100,000 Geological Series Sheets 9130 (Edition 1, 1983), the site is on the boundary between Wianamatta Group Ashfield Shale and man-made fill. The site itself appears to be on the shale, which is described in the map as black to dark grey shale and laminate. The man-made fill abuts the western boundary extending to Powells Creek. The man-made fill is described on the map as potentially comprising dredged estuarine sand and mud, demolition rubble and industrial and household waste. To the

south east of this material is quaternary alluvium of Powells Creek comprising silty to peaty quartz sand, silt and clay with ferruginous and humic cementation in places and common shell layers.

2.6 Hydrogeology

As the site's underlying geology is Ashfield Shale it is likely that groundwater has high salinity and low production rates making the water unsatisfactory for domestic or agricultural use (Wooley, 1983).

Thus shallow groundwater immediately beneath the subject Site is likely to be of low quality and unlikely to be suitable for any foreseeable purpose.

A search of the Bureau of Meteorology – Groundwater Database within 0.5 km of the Site identified four registered groundwater bores the details of these bores are summarised in Table 2.2; refer to **Appendix E** for NSW Office of Water registered information. The closest registered groundwater bore was located 350m north west of the site.

Table 2.2: Ground Water Bore Search

Bore Number	Approximate Distance from Site	Authorised Purpose	Installed depth (mbgl)	Standing Water Level (mbgl)
GW102557	350 NW	Monitoring Bore	4.0	-
GW102558	400 NW	Monitoring Bore	4.0	1.830
GW102559	410 W	Monitoring Bore	4.0	1.830
GW102556	450 NW	Monitoring Bore	4.0	1.830

Notes:

* mbgl – metres below ground level.

The Standing Water Level (SWL) may not be representative of the aquifer occurrence.

- Information not provided

2.7 Sensitive Receptors and Environments

Potential environmental receptors on the site and surrounds include:

- Current and future site occupants;
- Local residential properties located to the east and south, and recreational users of parkland to the west;
- On-site vegetation;
- Nearby surface water receptors: Powells Creek; and
- Groundwater beneath the site.

2.8 Government Database Searches

WSP reviewed publically available NSW Government databases on 16 September 2015 to determine if the site is subject to any environmental constraints. These are summarised as follows (see **Appendix D** for further details):

2.8.1 Environment Protection and Biodiversity Conservation (EPBC) Act Protected Matters search

A search of the Department of Sustainability, Environment, Water, Population and Communities Protected matters search reported the following were possibly located within a 1km radius of the site:

- Five Listed Threatened Ecological Communities with;
 - 33 Threatened Species; and
 - 22 Migratory Species.

The report identified none of the following in the vicinity of the site:

- World Heritage Properties;
- National Heritage Places;
- Wetlands of International Importance; or
- Commonwealth Marine Areas.

2.8.2 Contaminated Land Management (CLM) Act 1997 Search

A search of the EPA register of contaminated sites revealed the site and immediately adjacent sites are not registered on the NSW EPA's contaminated land public record made under the *Contaminated Land Management (CLM) Act, 1997*. In addition the site and surrounds are not on the list of sites notified to the NSW EPA for which determination has not yet been made.

2.8.3 Protection of the Environment Operations (PoEO) Act 1997 Search

A search of the PoEO public register revealed there are no facilities on the site, immediately adjacent sites and within a 1km radius of the site that possess a licence under the *Protection of the Environment Operations (PoEO) Act 1997*.

2.8.4 WorkCover NSW Search (SCID Database)

A WorkCover Dangerous Goods Licences database search has been requested as part of this investigation however the results from this had not been received at the time of reporting and will be added upon receipt.

2.9 Local Government Records – City of Canada Bay Council

The following information in regards to environmental planning matters was obtained from the City of Canada Bay Council Local Environmental Plan 2013 (see **Appendix D** for further details);

- The site is zoned IN1 – General Industrial;
- Heritage Map (sheet HER_002) identified no heritage items located on the site, however the land immediately adjacent to the west of the site (Powells Reserve) is identified as general heritage item I467;
- Acid Sulfate Soils Map (Sheet ASS_002) identifies the site as comprising both Class 2 and Class 5 Acid sulfate soils. Acid sulfate soils are only an issue when:
 - Class 2: works are below the natural ground surface and works by which the water table is likely to be lowered.
 - Class 5: when works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum by which the water table is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

- The site is not located in a Terrestrial Biodiversity Area (BIO_002) however the nearest Terrestrial Biodiversity area is located 100m to the west from the site;
- There are no areas of wetlands in the vicinity of the site;
- The site does not contain any Groundwater Dependent Ecosystems;
- The land is not bushfire prone land; and
- The land is not affected by Land Reservation Acquisition.

2.10 Site History

2.10.1 Historical Title Deeds

Historical Certificates of Title for Lot 1 DP 215341, Lot 2 DP 215341 and Lot X DP404807 were obtained by WSP. The Certificates of Title are summarised in Table 2.3. Certificates of Title for the Site are present in **Appendix C**. The site is comprised of three separate properties which are currently individually privately owned. It appears all three Lots were originally owned as a group until 1958 when they were split into three individual proprietorships.

Table 2.3: Summary of Certificates of Title for Lot 1 DP 215341

Year Note (a)	Proprietor
	(Lot 1 DP 215341)
1988 – to date	Cawsey Menck Pty Limited
(1993 – to date)	(various current leases shown on folio identifier 1/215341)
1988 – to date)	(various leases shown on historical folio 1/215341)
	(Lot 1 DP 215341 – Area 2 Roods ¾ Perch – CTVol 9302 Fol 79)
1987 – 1988	Cawsey Menck Pty Limited
1982 – 1987	Ben Boulken Pty Limited
1970 – 1982	Braylon Bros. Pty Limited
1962 – 1970	Barton Staggs Pty Limited
(1962 – 1988)	(various leases shown on CTVol 9302 Fol 79)
	(Part of Lot B DP 403099 – Area 3 Roods 4 ½ Perches – CTVol 7806 Fol 236)
1959 – 1962	Barton Staggs Pty Limited
	(Lots 22 to 31 DP 15973 – Area 1 Acre 1 Rood 39 Perches – CTVol 5747 Fol 98)
1950 – 1959	Barton Staggs Pty Limited
1949 – 1950	Eric Barton Staggs, manufacturer
1947 – 1949	Elsie Hazel Watts, ladies hairdresser
	(Lots 22 to 31 DP 15973, with other lands – Area 5 Acres 1 Rood 35 Perches – CTVol 5027 Fol 100)
1947 – 1947	Elsie Hazel Watts, ladies hairdresser
1929 – 1947	Robert James Conway, speculator

Year Note (a)	Proprietor
	(That piece of land, lying between portions 184, 186 & 118, Parish of Concord – Area 11 Acres 2 Roods 16 Perches – CTVol 3877 Fol 229)
1928 – 1929	Robert James Conway, speculator
1926 – 1928	Edith Campbell Walker, spinster
	(That piece of land, Parish of Concord – Area 12 Acres 2 Roods 1 ½ Perches – Conv Bk 836 No. 275)
1907 – 1926	Edith Campbell Walker, spinster
1907 – 1907	The Most Reverend William Saumarez Smith, Archbishop of Sydney

Table 2.4: Summary of Certificates of Title for Lot 2 DP 215341

Year Note (a)	Proprietor
	(Lot 2 DP 215341)
2013 – to date	Concord Partners Holdings Pty Limited
2007 – 2013	Patricia Margaret Partynski
2001 – 2007	John Partynski
1998 – 2001	John Partynski Peter Franzeskow
1987 – 1998	Graham James Maclean James Saxelby
	(Lot 2 DP 215341 – Area 1 Rood 12 ½ Perches – CTVol 9302 Fol 80)
1986 – 1987	Graham James Maclean James Saxelby
1973 – 1986	A Maurebeth Investments Pty Limited
1970 – 1973	Ardrossan Holdings Pty Limited
1962 – 1970	Art Glass Pty Limited
1962 – 1962	Barton Staggs Pty Limited Eric Barton Staggs, company director
(1962 – 1988)	(various leases shown on CTVol 9302 Fol 80)

Note (a)

	(Part of Lot B DP 403099 – Area 3 Roods 4 1½ Perches – CTVol 7806 Fol 236)
1959 – 1962	Barton Staggs Pty Limited
	(Lots 22 to 31 DP 15973 – Area 1 Acre 1 Rood 39 Perches – CTVol 5747 Fol 98)
1950 – 1959	Barton Staggs Pty Limited
1949 – 1950	Eric Barton Staggs, manufacturer
1947 – 1949	Elsie Hazel Watts, ladies hairdresser

	(Lots 22 to 31 DP 15973, with other lands – Area 5 Acres 1 Rood 35 Perches – CTVol 5027 Fol 100)
1947 – 1947	Elsie Hazel Watts, ladies hairdresser
1929 – 1947	Robert James Conway, speculator
	(That piece of land, lying between portions 184, 186 & 118, Parish of Concord – Area 11 Acres 2 Roods 16 Perches – CTVol 3877 Fol 229)
1928 – 1929	Robert James Conway, speculator
1926 – 1928	Eadith Campbell Walker, spinster
	(That piece of land, Parish of Concord – Area 12 Acres 2 Roods 1 ½ Perches – Conv Bk 836 No. 275)
1907 – 1926	Eadith Campbell Walker, spinster
1907 – 1907	The Most Reverend William Saumarez Smith, Archbishop of Sydney

Note (b)

	(Lot Y DP 404807 – Area 1 Rood 7 ½ Perches – CTVol 7865 Fol 82)
1960 – 1962	Eric Barton Staggs, company director
	(Lot A DP 15973 – Area 2 Roods 35 ¾ Perches – CTVol 7488 Fol 130)
1958 – 1960	Eric Barton Staggs, company director
	(Lots 22 to 31 DP 15973 – Area 1 Acre 1 Rood 39 Perches – CTVol 5747 Fol 98)
1949 – 1958	Eric Barton Staggs, company director
1947 – 1949	Elsie Hazel Watts, ladies hairdresser
	(Lots 22 to 31 DP 15973, with other lands – Area 5 Acres 1 Rood 35 Perches – CTVol 5027 Fol 100)
1947 – 1947	Elsie Hazel Watts, ladies hairdresser
1929 – 1947	Robert James Conway, speculator
	(That piece of land, lying between portions 184, 186 & 118, Parish of Concord – Area 11 Acres 2 Roods 16 Perches – CTVol 3877 Fol 229)
1928 – 1929	Robert James Conway, speculator
1926 – 1928	Eadith Campbell Walker, spinster
	(That piece of land, Parish of Concord – Area 12 Acres 2 Roods 1 ½ Perches – Conv Bk 836 No. 275)
1907 – 1926	Eadith Campbell Walker, spinster
1907 – 1907	The Most Reverend William Saumarez Smith, Archbishop of Sydney

Table 2.5: Summary of Certificates of Title for Lot X DP404807

Year Note (a)	Proprietor
	(Lot X DP 404807)
2011 – to date	Cardoh Pty Ltd
(2015 – to date)	(current lease to Coffey Testing Pty Limited, shown on folio identifier X/404807)
2011 – 2011	Tescof Pty Limited (formerly Testrite Coring Pty Ltd)
1992 – 2011	Testrite Coring Pty Ltd
1990 – 1992	Palmer Freeholds Pty Ltd
(1990 – to date)	(various leases shown on Historical Folio X/404807)
	(Lot X DP 404807 – Area 1 Rood 28 ¼ Perches – CTVol 7565 Fol 85)
1976 – 1990	Palmer Freeholds Pty Ltd
1970 – 1976	Ardrossan Holdings Pty Limited
1958 – 1970	Art Glass Pty Limited
	(Lots 22 to 31 DP 15973 – Area 1 Acre 1 Rood 39 Perches – CTVol 5747 Fol 98)
1958 – 1958	Art Glass Pty Limited
1958 – 1958	Eric Barton Staggs, company director
1947 – 1949	Elsie Hazel Watts, ladies hairdresser
	(Lots 22 to 31 DP 15973, with other lands – Area 5 Acres 1 Rood 35 Perches – CTVol 5027 Fol 100)
1947 – 1947	Elsie Hazel Watts, ladies hairdresser
1929 – 1947	Robert James Conway, speculator
	(That piece of land, lying between portions 184, 186 & 118, Parish of Concord – Area 11 Acres 2 Roods 16 Perches – CTVol 3877 Fol 229)
1928 – 1929	Robert James Conway, speculator
1926 – 1928	Eadith Campbell Walker, spinster
	(That piece of land, Parish of Concord – Area 12 Acres 2 Roods 1 ½ Perches – Conv Bk 836 No. 275)
1907 – 1926	Eadith Campbell Walker, spinster
1907 – 1907	The Most Reverend William Saumarez Smith, Archbishop of Sydney

2.10.2 Historical Aerial Photographs

A review of historical aerial photography covering the Site and surrounding area was undertaken by WSP, with a summary of the observed land use changes described in Table 2.4. Historical aerial photographs with the Site annotated are presented in **Appendix B**.

Table 2.4 Historical Aerial Photograph Review

Year	On-Site	Surroundings
1943	In 1943 the site appears to be cleared unsealed land used for storage purposes. It is unclear from the photograph what is being stored onsite; possibly vehicles, machinery or containers.	North of the site is Powells Creek Reserve largely unchanged to the present day with the exception of more sporadic tree growth across the reserve. To the East of the site is Rothwell Avenue with four residential properties. Additionally to the north east and east is further cleared unsealed land used for storage purposes, although it is unclear from the photograph what is being stored. South of the Site is Conway Avenue which appears unsealed at the time of the photograph, with vacant land and a few sporadic residential properties beyond. To the west is vacant land, possibly marshland along Powells creek.
1951	The site appears to have been cleared of all storage. A building which appears to be a warehouse has been developed along the central eastern boundary of the site.	The land to the east of the site beyond Rothwell Avenue and to the south beyond Conway Avenue has been further developed with residential properties. The land to the north east has been cleared of stored objects and appears to be unsealed vacant land. The land to the north and west is relatively unchanged. It is possible some filling had occurred on land to the west by this stage.
1970	The site appears to have been developed with what appears to be industrial/commercial warehouse buildings in the southern half and the northern corner of the site. The central portion of the site appears to be undeveloped possibly used for storage purposes, although unclear from the photograph.	The land to the north east appears to have been developed with what appears to be industrial/commercial warehouse buildings. The industrial area beyond the residential properties to the east appears to have been developed further with a change of infrastructure but still appear to be industrial/commercial warehouses. The remainder of the surrounding areas appear to be unchanged from the previous photograph. There appears to have been a change in the vegetation to the west with the cover now appearing more uniform consistent with maintained parkland.
1978	The site appears to have been further developed with the addition of an industrial/commercial warehouse building in the central portion of the site. The site appears as it does to the present day.	The surrounding areas appear relatively unchanged.
1986	The site was unchanged	Land immediately to the west of the site has been developed into Powells Creek Tennis centre with development of four tennis courts and a car park. The rest of the surrounding areas appear unchanged. The surrounding area now appears as it does to the present day.
1994	The site was unchanged	The surrounding areas appear unchanged.
2002	The site was unchanged	The surrounding areas appear unchanged.

2.10.3 Section 149 Certificates

WSP obtained planning certificates for 2, 2A and 4 Rothwell Avenue prepared by Canada Bay Council under Section 149 (2&5) of the Environmental Planning and Assessment Act 1979 (issued on 15th September 2015).

The following information in regards to environmental planning matters was obtained from the Section 149 Planning Certificate (Refer to **Appendix D** for the full Section 149 certificates):

- The land does not include or comprise critical habitat within the meaning of the Threatened Species Conservation Act 1995;
- The land is not within a Heritage Conservation area nor contains any heritage items, however land adjoining the property is subject to Heritage considerations under the LEP;
- The land has not been proclaimed to be a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act 1961;
- The development of the land **is restricted** by reason of the likelihood of **Acid Sulfate Soils** under the Canada Bay LEP. The land is classified as Class 2 on the Acid Sulfate Soils Map under the Canada Bay LEP;
- The development of the land **is restricted** by reason of the likelihood of **contaminated land** under the Canada Bay LEP. All land within the City of Canada Bay is subject to this policy however is not a statement on whether the property is affected by contamination or potential contamination;
- The development of the land is not restricted by reason of the likelihood of land slip, tidal inundation, subsidence or flooding;
- The Site is not located on bush fire prone land;
- The land is not affected by the Coastal protection Act 1979;
- The land is not subject to a Biobanking Agreement under the Threatened Species Conservation Act 1995, property vegetation plan under the Native Vegetation Act 2003 or an order under the Trees (Disputes between Neighbours) Act 2006.

2.10.4 Summary of site history

The history of the site and surrounding area was reviewed by WSP from aerial photographs dating back to 1943, review of reports and a review of available Council and NSW Government records.

Based on the information reviewed and obtained, WSP concluded the following:

- The site appears to be cleared unsealed land used for storage purposes until at least 1943. Between 1943 and 1951 it was developed with a single warehouse building. Sometime between 1951 and 1970 the site was developed for its current use, which based on aerial photographs, historical titles and the site zoning appears commercial/ industrial warehousing. The site was fully developed and appears as it does to the present day sometime between 1970 and 1978. The site does not appear to have been subject to significant land surface changes (cutting or filling) and does not appear to have been used for intensive agriculture during its history;
- The site is comprised of three separate properties which are currently individually privately owned. It appears all three Lots were originally owned as a group until approximately 1958 when they were split into three individual proprietorships;
- Surrounds to the south and east of the site have been residential throughout the reviewed history. North east of the site the land has been developed from cleared unsealed vacant storage land to industrial between 1951 and 1970. Land to the north and west of the site has and remains Powells Creek reserve;
- A search council records indicate:
 - There are no heritage items located on the site, however the land immediately adjacent to the west of the site (Powells Reserve) is identified as general heritage item I467;

- The site is not located in a Terrestrial Biodiversity Area (BIO_002) however the nearest Terrestrial Biodiversity area is located 100m to the west from the site;
- Acid Sulfate Soils Map (Sheet ASS_002) identifies the site as comprising both Class 2 and Class 5 Acid sulfate soils.
- The section 149 (2&5) certificates indicate the development of the land is restricted by reason of the likelihood of Acid Sulfate Soils and contaminated land under the Canada Bay LEP. All land within the City of Canada Bay is subject to the contaminated land policy however is not a statement on whether the property is affected by contamination or potential contamination. No other restrictions were highlighted under the Canada Bay LEP;
- A search of the NSW EPA website indicated that no Licences or Notices have been issued for the site or surrounds under the Protection of the Environment Operations Act, 1997 and no Notices or Orders to investigate or remediate the site or surrounds are reported to have been issued under the Contaminated Land Management (CLM) Act, 1997.

3 Discussion

3.1 Environmental Compliance

Based on the limited desktop information reviewed and the history of the site it is unlikely that the site activities would have required environmental licencing.

3.2 Potential Soil and Groundwater Contamination

3.2.1 Historical On-Site Contamination Sources

Based on the information reviewed as part of this assessment, including government databases, titles and historical aerial photographs, WSP consider that there is a moderate potential for soil and groundwater impacts to have occurred as a result of historical land uses.

The Site has historically been vacant land and was used for storage purposes prior to 1943; it remained undeveloped until sometime between 1943 and 1951 where a single industrial warehouse was developed. Sometime between 1951 and 1970 the site was developed for its current use of industrial warehousing. The site zoning is for industrial use and the current site buildings are commercial/industrial warehouses with grass and trees along the boundaries.

Assuming the site was used for industrial warehousing only, it is unlikely that significant chemical or fuel sources would have been required to maintain the site or its operations. It is possible that the site contained small fuel or solvent supplies for small scale industrial use.

The current tenants on all sites represent a relatively low risk of residual chemicals being present due to their activities. However historical manufacturing that has occurred could have involved use of solvents, hydrocarbons and heavy metals (and potentially other chemicals of concern) in the processes or as waste products. The variety of historical manufacturing across the site, and the length of time over which it has occurred generally increases the risk of residues of manufacturing chemicals being present in the underlying ground. However, the absence of known underground storage tanks is good in that leaks or spills on the site, if they occurred, would have been surficial, easily identified at the time and more readily contained compared to leakages that typically occur in underground storage structures.

Based on the site topography and site inspection, the land surface at the site appears to generally follow a natural grade which corroborates historical aerial photographic review that indicated a low risk of significant filling having occurred on the subject Site itself. Given that all buildings on the site have been cut into the hillside, if filling has occurred on the Site during development, it is likely that it would be of cut/fill origin rather than imported from offsite.

3.2.2 Existing On-Site Contamination Sources

Based on the review of available relevant information, it is considered unlikely that current site use would cause significant contamination of the land. Nevertheless, as the proposed landuse is for a more sensitive use investigation of this risk by intrusive testing and laboratory analyses is warranted.

3.2.3 Historical and Existing Off-Site Contamination Sources

Surrounding land has historically been open undeveloped reserve land to the west and north. Vacant grassland giving way to industrial/commercial warehousing to the northwest and residential to the east and south.

To the west of the site the Powells Creek reserve is classified as Disturbed Terrain (see section 2.5) comprising of manmade fill possibly containing demolition rubble and industrial and household waste used to "reclaim" the historical wetlands that would have been present on either side of Powells Creek.

Of the potential offsite sources, this reclaimed land to the west is identified as a potential contamination source as the quality of fill used is uncertain. It is known that filling of marsh land surrounding Powells Creek and areas of Homebush Bay and the Rhodes Peninsula has frequently contained significant contamination issues. If contaminated materials were imported to the neighbouring site there is a possibility some could have been deposited on the subject property and this risk should be addressed by intrusive testing on the western site boundary.

We expect groundwater would flow towards the west, in sympathy with the local topography, discharging to Powells Creek. Therefore if contamination was present to the west it is unlikely that it would migrate in groundwater beneath the subject Site.

3.2.4 Site Vulnerability and Sensitivity

Groundwater vulnerability is a measure of the potential for contamination to reach the groundwater table following a contaminant release. Groundwater is likely to be located in close proximity to the ground level at the site (approximately 3 to 5 metres below ground level), therefore representing relatively high groundwater vulnerability.

Groundwater sensitivity (the measure of the potential impact of contamination on a groundwater receptor) is considered to be low as no beneficial use of groundwater was recorded within the vicinity of the Site and the quality of the groundwater is likely to render it unsuitable for use due to elevated salts.

Surface water sensitivity (the measure of the potential impact of contamination on a receptor) is considered to be high. The distance to the closest down gradient natural water body (Powells Creek) is 80m to the west from the site.

3.2.5 Acid sulfate soil

Acid Sulfate Soils Maps indicate the site comprises both Class 2 and Class 5 Acid sulfate soils, therefore consideration needs to be given to the following during any potential excavation:

- Class 2: works are below the natural ground surface and works by which the water table is likely to be lowered.
- Class 5: when works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum by which the water table is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

Acid sulfate soils represent a medium risk level at the site.

3.3 Hazardous Materials

The construction of the building onsite between 1951 and 1970 means that it is likely that asbestos containing materials (ACMs) and/or lead based paints were used in the original construction. Some refurbishments to some warehouses has occurred since that time (eg replacement of some roofing materials) but we have not been provided any information to that effect. If poorly maintained these could have resulted in localised impact to surface soils in the vicinity of the buildings. An asbestos register should be prepared for the site (if not already available) and should be referred to prior to demolition to ensure that where any remains in the building fabric it is managed appropriately during future development.

WSP consider that it is likely that Synthetic Mineral Fibre (SMF) containing materials would be used in the building particularly for insulation. Where SMF is present in a good condition (encapsulated) it represents a low risk. However, it should be noted that SMF has been identified as a potential irritant to the respiratory tract. The Code of Practice for Safe Use of Synthetic Mineral Fibre, issued by the National Occupational Health and Safety Commission, includes procedures for working with SMF products and monitoring requirements when disturbing SMF containing materials.

4 Conclusions and recommendations

WSP Environmental Pty Ltd (WSP) was engaged by George Concord Pty Ltd (the Client) to conduct a Phase I Preliminary Site Assessment, for 2, 2A and 4 Rothwell Avenue, Concord West NSW ('the Site'). The Site is known as Lot 1 DP 215341, Lot 2 DP 215341 and Lot X DP404807.

The Site comprises three separate warehouse buildings constructed between 1950 and 1978. During its history these warehouses have been used for small scale industrial manufacturing and warehousing uses. Current uses are unlikely to result in significant environmental liability. However, it is possible that historical uses could have involved storage and use of chemicals with the potential to contaminate sections of the site.

The surrounding site use includes standard residential to the east and south, and industrial and reclaimed parkland to the north and west respectively. The quality of fill used in the parkland to the west is uncertain and it could potentially be contaminated. The extent and quality of fill beneath the subject site (if any) is unknown at present.

Based on the information reviewed WSP | Parsons Brinkerhoff is of the opinion that the site represents a LOW to MODERATE risk of environmental liability.

The proposed future use is for high density residential purposes which is a more sensitive use than the current landuse. For this reason we recommend that a detailed site investigation be carried out to provide intrusive assessment of ground conditions beneath and surrounding the buildings.

The assessment should be carried out with the objective of assessing the nature and extent of contamination (if any) beneath the site.

The results should be reported in accordance with relevant NSW EPA guidelines made and endorsed under Section 105 of the *Contaminated Land Management Act 1997* and *State Environmental Planning Policy 55 – Remediation of Land*.

If contamination is encountered during the DSI it should be remediated and the land validated prior to or during the development process. Provided this approach is followed we are confident that the site can be made suitable for the proposed high density residential landuse.

5 Report Limitations

The findings of this report are governed by the Objectives and Scope outlined within Sections 1.2 and 1.3. As with any type of investigation the confidence in the findings, and the reliance that can be placed on this report, is limited by the Scope. WSP was engaged by the clients as an independent consultant to conduct the Scope outlined in this report and to objectively present the results of the investigation conducted. WSP does not have any commercial interest in the Site and has not been engaged to advertise, promote or endorse any client interests.

This report has been prepared for a specific purpose (stated within) for the client. Any other party, who intends to rely on this report, or any data presented in this report, must contact WSP prior to doing so. WSP will advise such parties in writing on the extent that they may rely on this report, or data presented in this report. WSP's advice for any such reliance will be based on the available knowledge and the expressed purpose for which the report is to be relied upon. Any party who relies on this report without written advice from WSP does so entirely at their own risk.

The findings of this investigation are based on information provided by the client and obtained by WSP, and by other referenced sources outside of WSP. WSP trusts that the information provided by these sources is accurate, complete and is not misleading and, unless the Scope states otherwise, we have not been engaged to audit the veracity of any information provided to us. So, while normal assessments of data reliability are made during the course of our work, we assume no responsibility or liability for any errors or any omissions in any information provided by sources outside of WSP. Where inaccurate, incomplete or misleading information is provided to us by external parties there could be significant impacts on the integrity of this report. As such no warranties, expressed or implied, can be made.

This report must not be reproduced or referenced unless in full.

6 References

The Australian Soil Resource Information System (ASRIS) - <http://www.asris.csiro.au/index.html>

Sydney 1:100,000 Geological Series Sheets 9130 (Edition 1, 1983)

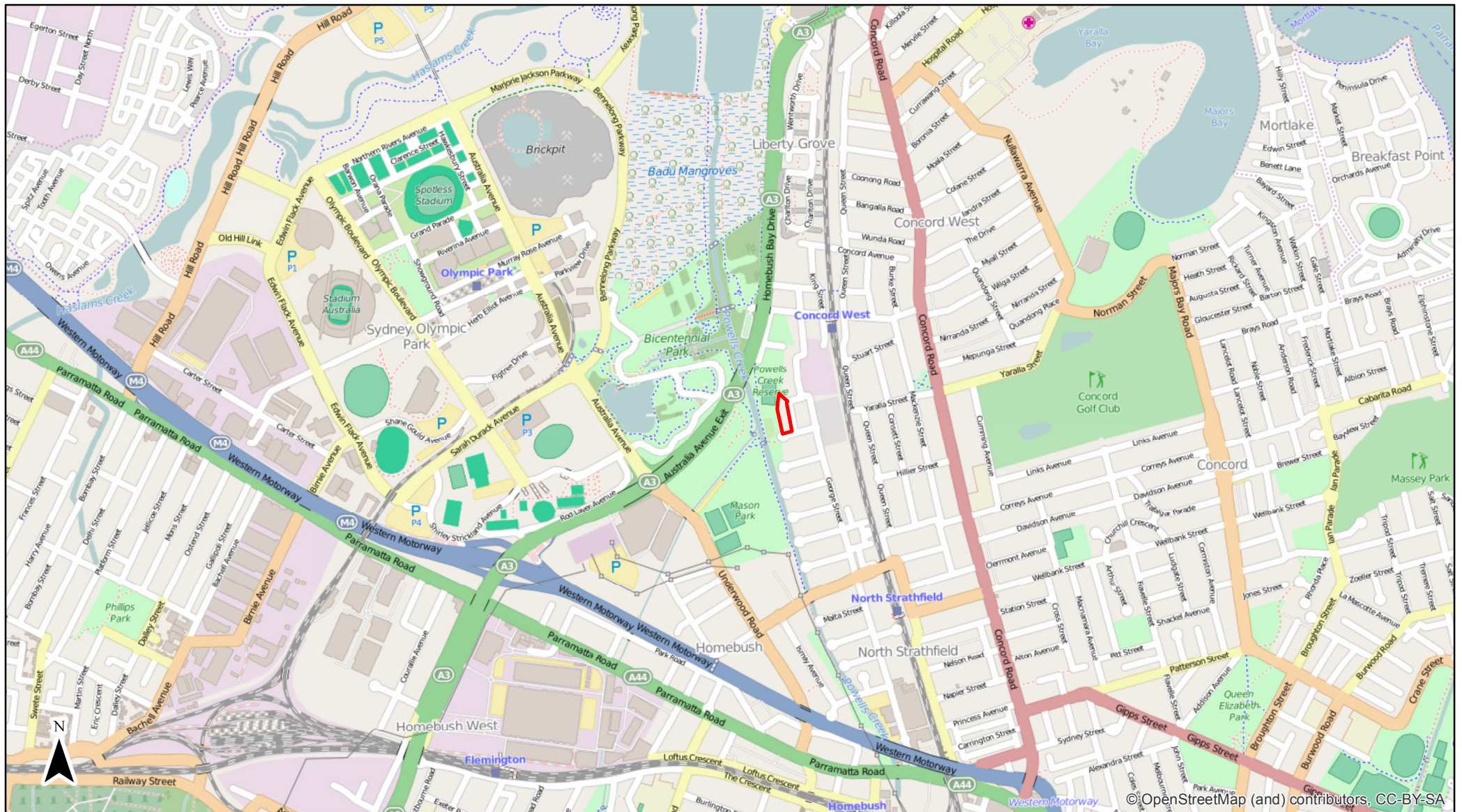
NSW Environment and Heritage eSPADE resource - <http://www.environment.nsw.gov.au/eSpadeWebApp/>;

Bannerman S.M. and Hazelton P.A., 1990, *Soil Landscapes of the Sydney 1:100,000 Sheet* map and report, Soil Conservation Service of NSW, Sydney

Old, A.N., 1942 *The Wianamatta shallow waters of the Sydney District – their salinity and a suggested geological explanation*. The Agricultural Gazette, May 1 1942, pp 215-221

Wooley D, 1983 *Groundwater in Geology* of the Sydney 1:100,000 Sheet 9130 (accompanying notes for the map).

Appendix A - Figures



 Site Boundary

0 125 250 500 750 1,000
Metres

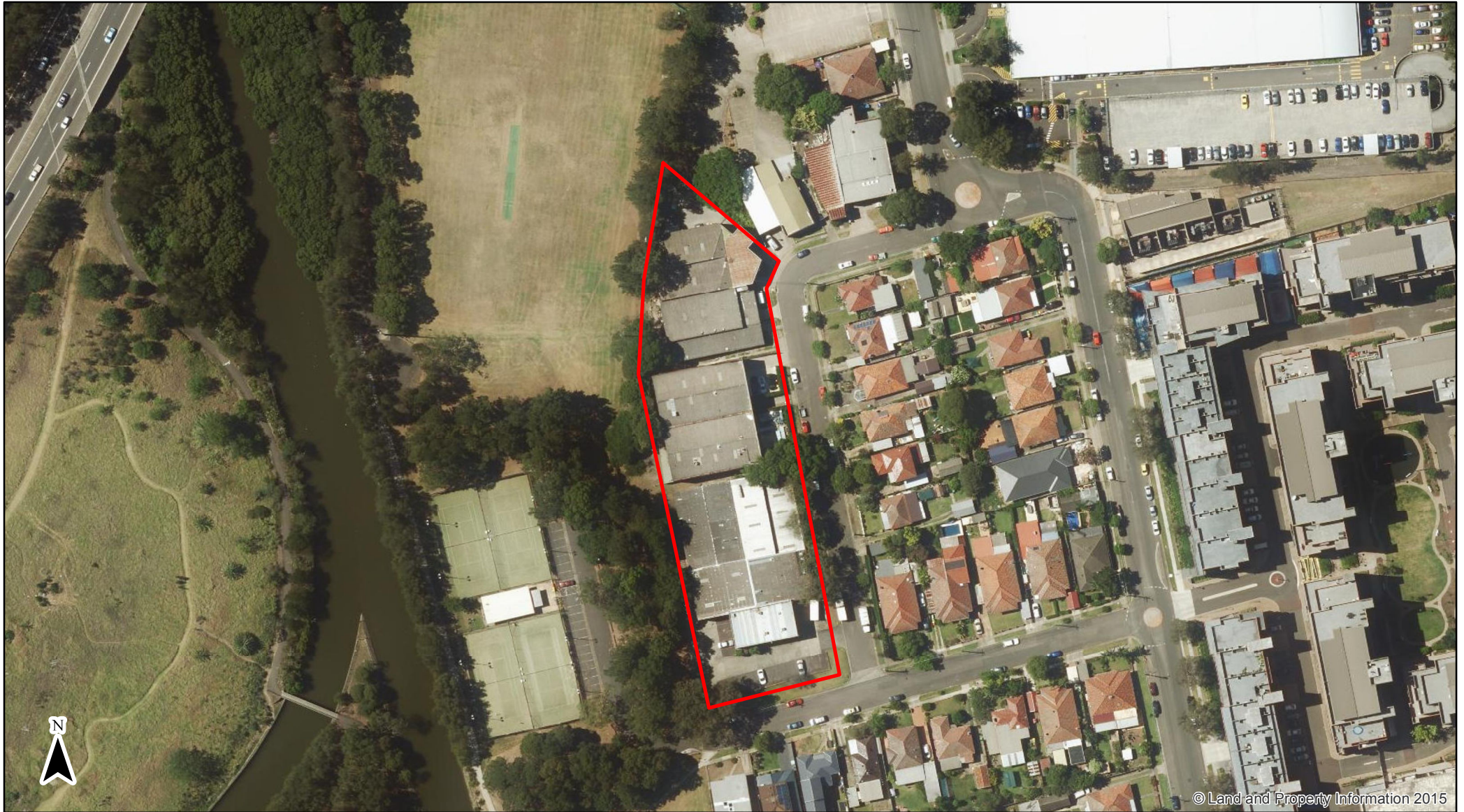
Figure 1 - Site Location

Image Source: Open Street Map



Project 201510081.1
2, 2A, & 4 Rothwell Ave, Concord West NSW

Figure created ML 11/09/2015



© Land and Property Information 2015

 Site Boundary

0 10 20 40 60 80
Metres

Figure 2 - Site Layout

Image Source: NSW Land & Property Information



Project 201510081.1
2, 2A, & 4 Rothwell Ave, Concord West NSW

Figure created ML 11/09/2015

NO INVESTIGATION OF UNDERGROUND SERVICES HAVE BEEN MADE. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE

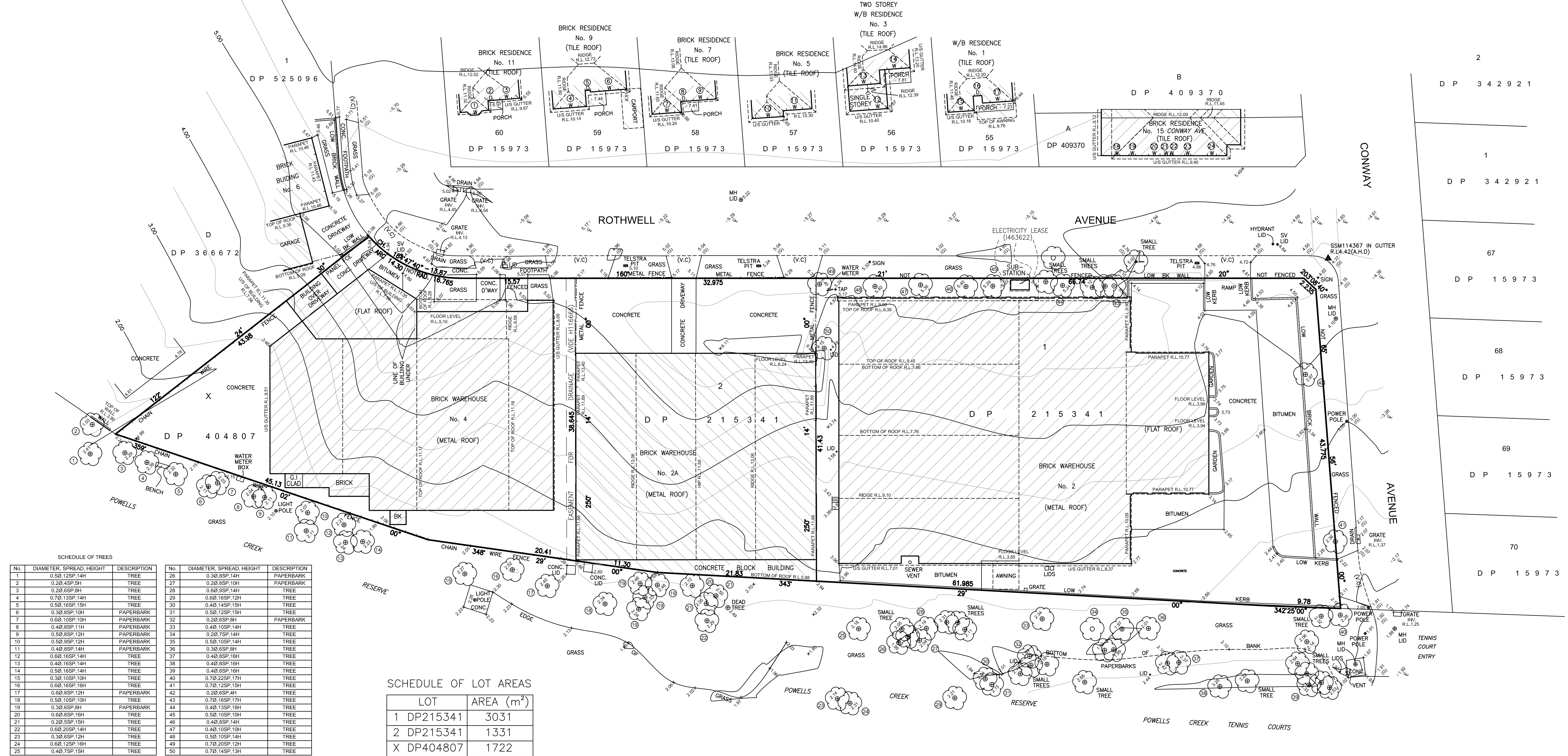
DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS

CARELESS DIGGING CAN:
- CAUSE DEATH OR SERIOUS INJURY TO WORKERS & THE GENERAL PUBLIC
- INCONVENIENCE USERS OF ELECTRICITY, GAS, WATER & COMMUNICATIONS
- LEAD TO CRIMINAL PROSECUTION & DAMAGES CLAIMS
- CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESS
- CUT OFF EMERGENCY SERVICES
- DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED

MINIMISE YOUR RISK & DIAL BEFORE YOU DIG
TELEPHONE: 1100

NOTES:

- 1) TITLE BEARINGS AND DIMENSIONS ARE SHOWN. BOUNDARY REDEFINITION HAS NOT BEEN UNDERTAKEN.
- 2) ORIGIN OF LEVELS: SSM114369 R.L 7.608 (A.H.D.) (L.I.C 2014)
- 3) SITE COMPRISES LOT 1 & 2 D.P.215341 LOT X D.P.404807
- 4) SITE AREA 6084.0m² BY TITLE DIMENSIONS.
- 5) UNDERGROUND SERVICES HAVE NOT BEEN INVESTIGATED.
- 6) (G) DENOTES GUTTER LEVEL.
- 7) TREE NAMES SHOWN CONSTITUTE OUR OPINION ONLY. IF TREE SPECIES IDENTIFICATION IS IMPORTANT FOR DESIGN OR HERITAGE REASONS THEY SHOULD BE DETERMINED BY A QUALIFIED ARBORIST.
- 8) CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE



SCHEDULE OF TREES				SCHEDULE OF LOT AREAS			
No.	DIAMETER, SPREAD, HEIGHT	DESCRIPTION		LOT	AREA (m ²)		
1	0.50, 12SP, 14H	TREE	27	0.20, 8SP, 10H	PAPERBARK	1	DP215341
2	0.20, 4SP, 8H	TREE	28	0.30, 8SP, 14H	PAPERBARK	2	DP215341
3	0.20, 6SP, 8H	TREE	29	0.60, 8SP, 12H	TREE	X	DP404807
4	0.70, 13SP, 14H	TREE	30	0.40, 14SP, 15H	TREE		
5	0.50, 16SP, 15H	TREE	31	0.50, 12SP, 15H	TREE		
6	0.30, 8SP, 10H	PAPERBARK	32	0.20, 6SP, 8H	PAPERBARK		
7	0.60, 10SP, 10H	PAPERBARK	33	0.40, 10SP, 14H	TREE		
8	0.40, 8SP, 11H	PAPERBARK	34	0.20, 7SP, 14H	TREE		
9	0.50, 8SP, 12H	PAPERBARK	35	0.50, 10SP, 14H	TREE		
10	0.50, 9SP, 12H	PAPERBARK	36	0.30, 6SP, 8H	TREE		
11	0.40, 8SP, 14H	PAPERBARK	37	0.40, 8SP, 10H	TREE		
12	0.60, 10SP, 16H	TREE	38	0.40, 8SP, 16H	TREE		
13	0.40, 16SP, 14H	TREE	39	0.40, 8SP, 16H	TREE		
14	0.50, 16SP, 14H	TREE	40	0.70, 22SP, 17H	TREE		
15	0.30, 10SP, 10H	TREE	41	0.70, 12SP, 15H	TREE		
16	0.60, 10SP, 16H	TREE	42	0.20, 7SP, 4H	TREE		
17	0.60, 8SP, 12H	PAPERBARK	43	0.70, 16SP, 17H	TREE		
18	0.50, 10SP, 10H	TREE	44	0.40, 13SP, 16H	TREE		
19	0.30, 6SP, 8H	PAPERBARK	45	0.50, 10SP, 10H	TREE		
20	0.60, 8SP, 16H	TREE	46	0.40, 8SP, 14H	TREE		
21	0.20, 5SP, 15H	TREE	47	0.40, 10SP, 10H	TREE		
22	0.60, 20SP, 14H	TREE	48	0.50, 10SP, 14H	TREE		
23	0.30, 6SP, 12H	TREE	49	0.70, 20SP, 12H	TREE		
24	0.60, 12SP, 16H	TREE	50	0.70, 14SP, 13H	TREE		
25	0.40, 7SP, 15H	TREE					

SCHEDULE OF WINDOWS & DOORS					
No.	HEAD	SILL	No.	HEAD	SILL
①	9.40	8.17	⑬	13.23	12.07
②	9.33	7.26	⑭	13.23	12.07
③	9.40	8.17	⑮	9.52	8.23
④	9.53	8.34	⑯	9.52	7.23
⑤	9.70	7.57	⑰	9.52	8.23
⑥	9.53	8.34	⑱	8.72	7.62
⑦	9.64	8.37	⑲	8.72	7.62
⑧	9.64	7.53	⑳	8.72	7.36
⑨	9.64	8.37	㉑	8.47	7.62
⑩	10.01	8.65	㉒	8.47	7.62
⑪	10.01	8.65	㉓	8.72	7.36
⑫	9.93	8.81	㉔	8.72	7.36

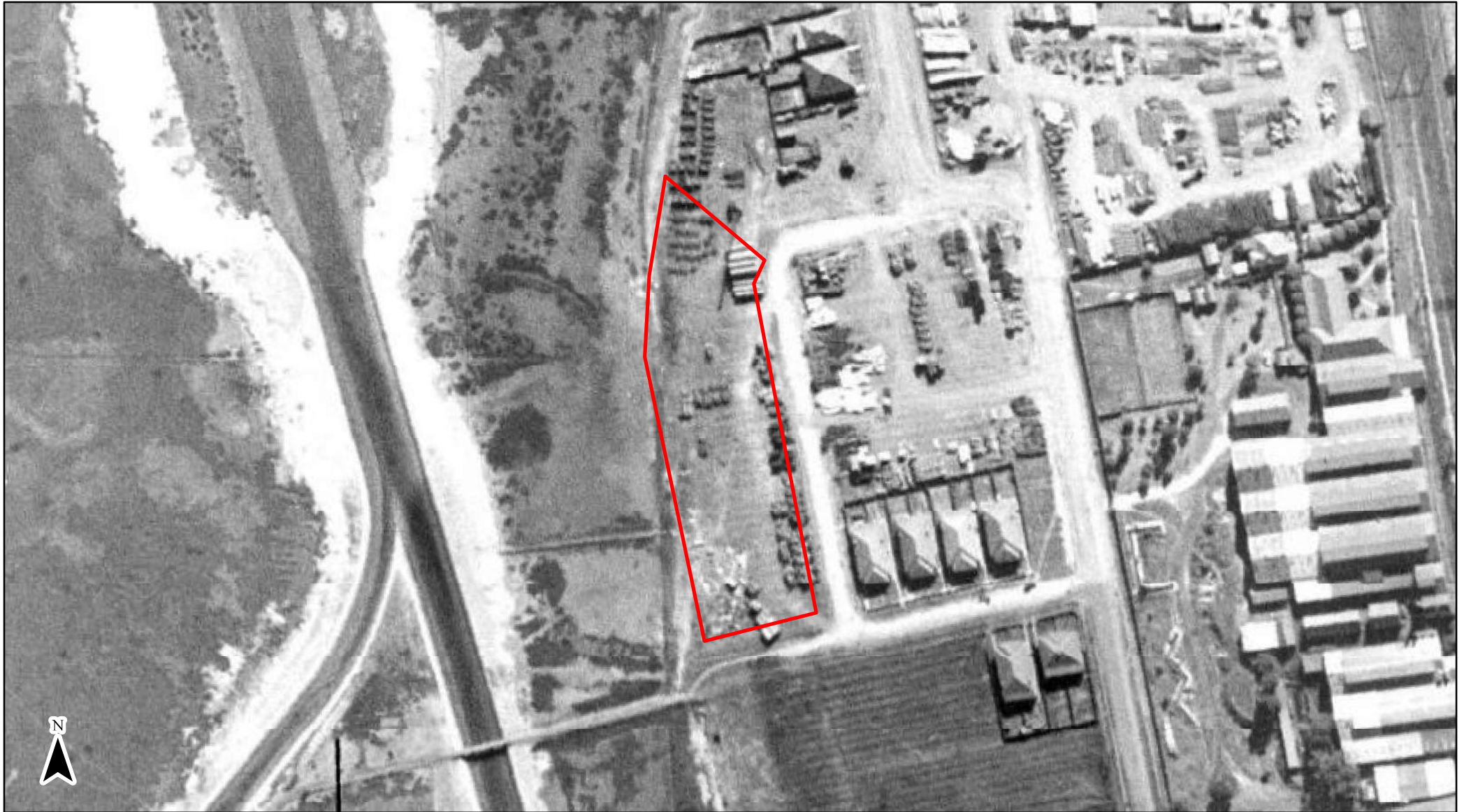
ISSUE A B	DATE 17-02-14 04-06-14	AMENDMENT BOUNDARIES BETWEEN SUBJECT LOTS ADDED TABLE WITH SEPARATE AREAS FOR EACH LOT ADDED	TITLE: PLAN SHOWING SELECTED DETAIL & LEVELS OVER No. 2, 2A & 4 ROTHWELL AVENUE, CONCORD WEST	
			LGA: CANADA BAY	REFERENCE: 12205
			CLIENT: CONCORD PARTNERS HOLDINGS	DATE: 06-02-14 SHEET
			SCALE (AT A1) 1:300 DATUM: AHD	SURVEYOR: RH 1

Higgins Surveyors
PROPERTY & DEVELOPMENTS CONSULTANTS

A.B.N. 39 003 853 094
LEVEL 1, SUITE 1.02
8 WEST STREET NORTH SYDNEY
PO BOX 1269
QVB SYDNEY 1230

PH +61 2 9264 8044
FAX +61 2 9267 5468
admin@higginsurveyors.com.au

Appendix B – Historical Aerial Photographs



 Site Boundary

0 12.5 25 50 75 100
Metres

Historical Aerial - 1943

Image Source: Google Earth



Project 201510081.1
2, 2A, & 4 Rothwell Ave, Concord West NSW

Figure created ML 11/09/2015



 Site Boundary

0 10 20 40 60 80
Metres

Historical Aerial - 1951

Image Source: NSW Land & Property Information



Project 201510081.1
2, 2A, & 4 Rothwell Ave, Concord West NSW

Figure created ML 11/09/2015



 Site Boundary

0 10 20 40 60 80
Metres

Historical Aerial - 1970

Image Source: NSW Land & Property Information



Project 201510081.1
2, 2A, & 4 Rothwell Ave, Concord West NSW

Figure created ML 11/09/2015



 Site Boundary

0 10 20 40 60 80
Metres

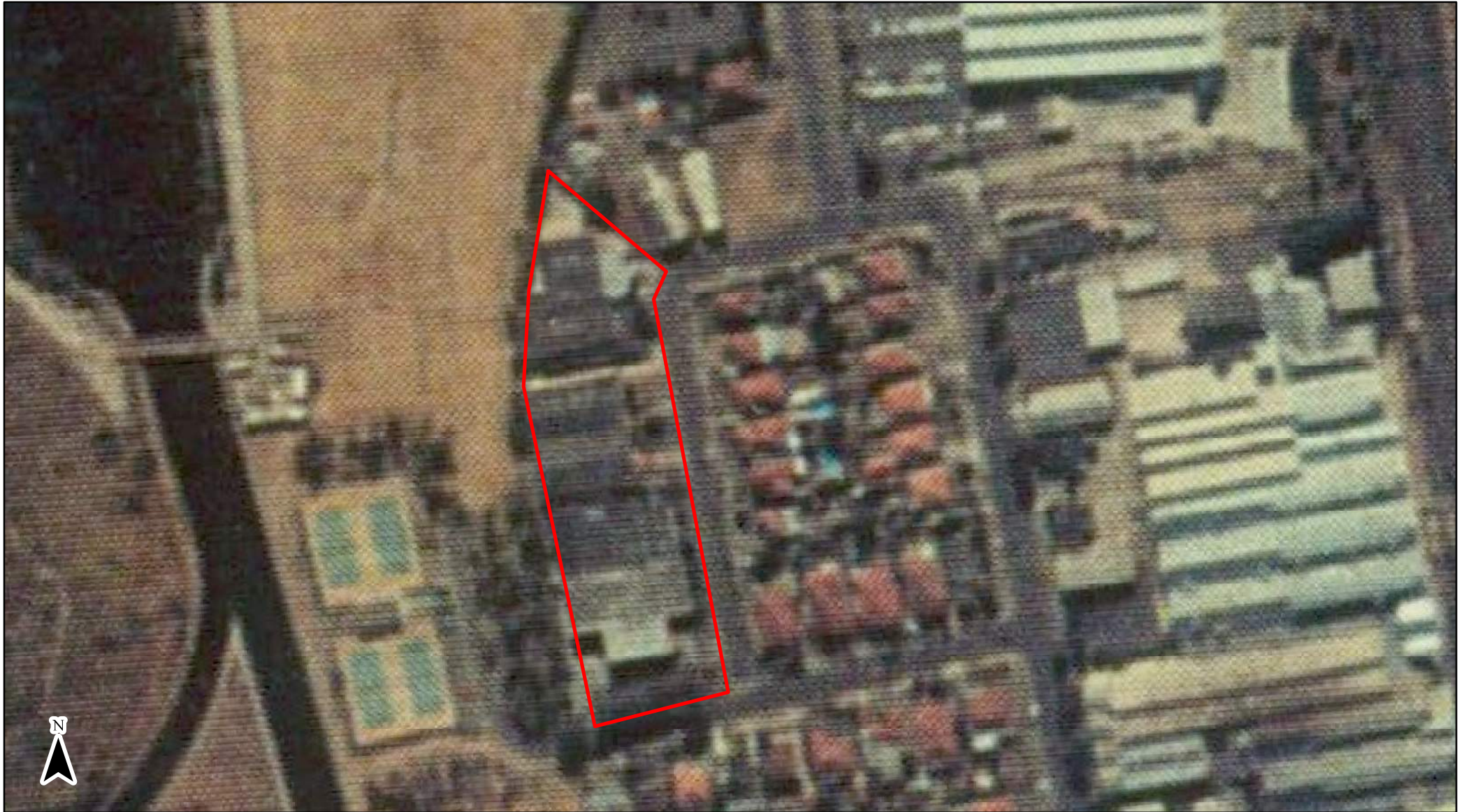
Historical Aerial - 1978

Image Source: NSW Land & Property Information



Project 201510081.1
2, 2A, & 4 Rothwell Ave, Concord West NSW

Figure created ML 11/09/2015



 Site Boundary

0 10 20 40 60 80
Metres

Historical Aerial - 1986

Image Source: NSW Land & Property Information



Project 201510081.1
2, 2A, & 4 Rothwell Ave, Concord West NSW

Figure created ML 11/09/2015



 Site Boundary

0 10 20 40 60 80
Metres

Historical Aerial - 1994

Image Source: NSW Land & Property Information



Project 201510081.1
2, 2A, & 4 Rothwell Ave, Concord West NSW

Figure created ML 11/09/2015



 Site Boundary

0 12.5 25 50 75 100
Metres

Historical Aerial - 2002

Image Source: Google Earth



Project 201510081.1
2, 2A, & 4 Rothwell Ave, Concord West NSW

Figure created ML 11/09/2015

Appendix C – Certificates of Title

ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 147 943 842)

ABN 82 147 943 842

PO Box 149
Yagoona NSW 2199

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

14th September, 2015

WSP PARSONS BRINCKERHOFF

Level 1,

41 McLaren Street

NORTH SYDNEY, NSW 2080

Attention: Megan Ling,

RE: 2, 2A & 4 Rothwell Avenue, Concord

Note 1: Lot 1 DP 215341 (page 1)

Note 2: Lot 2 DP 215341 (page 4)

Note 3: Lot X DP 404807 (page 8)

Note 1:

Current Search

Folio Identifier 1/215341 (title attached)

DP 215341 (plan attached)

Dated 10th September, 2015

Registered Proprietor:

CAWSEY MENCK PTY LIMITED

Title Tree
Lot 1 DP 215341

Folio Identifier 1/215341

Certificate of Title Volume 9302 Folio 79

Certificate of Title Volume 7806 Folio 236

Certificate of Title Volume 5747 Folio 98

Certificate of Title Volume 5027 Folio 100

Certificate of Title Volume 3877 Folio 229

PA 27265

Conveyance Book 836 No. 275

Summary of Proprietors Lot 1 DP 215341

Year	Proprietor
	(Lot 1 DP 215341)
1988 – todate	Cawsey Menck Pty Limited
<i>(1993 – todate)</i>	<i>(various current leases shown on folio identifier 1/215341)</i>
<i>1988 – todate)</i>	<i>(various leases shown on historical folio 1/215341)</i>
	(Lot 1 DP 215341 – Area 2 Roods ¾ Perch – CTVol 9302 Fol 79)
1987 – 1988	Cawsey Menck Pty Limited
1982 – 1987	Ben Boulken Pty Limited
1970 – 1982	Braylon Bros. Pty Limited
1962 – 1970	Barton Staggs Pty Limited
<i>(1962 – 1988)</i>	<i>(various leases shown on CTVol 9302 Fol 79)</i>
	(Part of Lot B DP 403099 – Area 3 Roods 4 ½ Perches – CTVol 7806 Fol 236)
1959 – 1962	Barton Staggs Pty Limited
	(Lots 22 to 31 DP 15973 – Area 1 Acre 1 Rood 39 Perches – CTVol 5747 Fol 98)
1950 – 1959	Barton Staggs Pty Limited
1949 – 1950	Eric Barton Staggs, manufacturer
1947 – 1949	Elsie Hazel Watts, ladies hairdresser
	(Lots 22 to 31 DP 15973, with other lands – Area 5 Acres 1 Rood 35 Perches – CTVol 5027 Fol 100)
1947 – 1947	Elsie Hazel Watts, ladies hairdresser
1929 – 1947	Robert James Conway, speculator
	(That piece of land, lying between portions 184, 186 & 118, Parish of Concord – Area 11 Acres 2 Roods 16 Perches – CTVol 3877 Fol 229)
1928 – 1929	Robert James Conway, speculator
1926 – 1928	Eadith Campbell Walker, spinster
	(That piece of land, Parish of Concord – Area 12 Acres 2 Roods 1 ½ Perches – Conv Bk 836 No. 275)
1907 – 1926	Eadith Campbell Walker, spinster
1907 – 1907	The Most Reverend William Saumarez Smith, Archbishop of Sydney

Note 2:

Current Search

Folio Identifier 2/215341 (title attached)

DP 215341 (plan attached)

Dated 10th September, 2015

Registered Proprietor:

CONCORD PARTNERS HOLDINGS PTY LIMITED

Title Tree
Lot 2 DP 215341

Folio Identifier 2/215341

Certificate of Title Volume 9302 Folio 80

/

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(a)

(b)

Certificate of Title Volume 7806 Folio 236 Certificate of Title Volume 7865 Folio 82

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Certificate of Title Volume 7488 Folio 130

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Certificate of Title Volume 5747 Folio 98

Certificate of Title Volume 5027 Folio 100

Certificate of Title Volume 3877 Folio 229

PA 27265

Conveyance Book 836 No. 275

Summary of Proprietors Lot 2 DP 215341

Year	Proprietor
	(Lot 2 DP 215341)
2013 – todate	Concord Partners Holdings Pty Limited
2007 – 2013	Patricia Margaret Partynski
2001 – 2007	John Partynski
1998 – 2001	John Partynski Peter Franzeskow
1987 – 1998	Graham James Maclean James Saxelby
	(Lot 2 DP 215341 – Area 1 Rood 12 ½ Perches – CTVol 9302 Fol 80)
1986 – 1987	Graham James Maclean James Saxelby
1973 – 1986	A Maurbeth Investments Pty Limited
1970 – 1973	Ardrossan Holdings Pty Limited
1962 – 1970	Art Glass Pty Limited
1962 – 1962	Barton Staggs Pty Limited Eric Barton Staggs, company director
(1962 – 1988)	(various leases shown on CTVol 9302 Fol 80)

See Notes (a) & (b)

Note (a)

	(Part of Lot B DP 403099 – Area 3 Roods 4 1½ Perches – CTVol 7806 Fol 236)
1959 – 1962	Barton Staggs Pty Limited
	(Lots 22 to 31 DP 15973 – Area 1 Acre 1 Rood 39 Perches – CTVol 5747 Fol 98)
1950 – 1959	Barton Staggs Pty Limited
1949 – 1950	Eric Barton Staggs, manufacturer
1947 – 1949	Elsie Hazel Watts, ladies hairdresser
	(Lots 22 to 31 DP 15973, with other lands – Area 5 Acres 1 Rood 35 Perches – CTVol 5027 Fol 100)
1947 – 1947	Elsie Hazel Watts, ladies hairdresser
1929 – 1947	Robert James Conway, speculator
	(That piece of land, lying between portions 184, 186 & 118, Parish of Concord – Area 11 Acres 2 Roods 16 Perches – CTVol 3877 Fol 229)
1928 – 1929	Robert James Conway, speculator
1926 – 1928	Eadith Campbell Walker, spinster
	(That piece of land, Parish of Concord – Area 12 Acres 2 Roods 1 ½ Perches – Conv Bk 836 No. 275)
1907 – 1926	Eadith Campbell Walker, spinster
1907 – 1907	The Most Reverend William Saumarez Smith, Archbishop of Sydney

Note (b)

	(Lot Y DP 404807 – Area 1 Rood 7 ½ Perches – CTVol 7865 Fol 82)
1960 – 1962	Eric Barton Staggs, company director
	(Lot A DP 15973 – Area 2 Roods 35 ¾ Perches – CTVol 7488 Fol 130)
1958 – 1960	Eric Barton Staggs, company director
	(Lots 22 to 31 DP 15973 – Area 1 Acre 1 Rood 39 Perches – CTVol 5747 Fol 98)
1949 – 1958	Eric Barton Staggs, company director
1947 – 1949	Elsie Hazel Watts, ladies hairdresser
	(Lots 22 to 31 DP 15973, with other lands – Area 5 Acres 1 Rood 35 Perches – CTVol 5027 Fol 100)
1947 – 1947	Elsie Hazel Watts, ladies hairdresser
1929 – 1947	Robert James Conway, speculator
	(That piece of land, lying between portions 184, 186 & 118, Parish of Concord – Area 11 Acres 2 Roods 16 Perches – CTVol 3877 Fol 229)
1928 – 1929	Robert James Conway, speculator
1926 – 1928	Eadith Campbell Walker, spinster
	(That piece of land, Parish of Concord – Area 12 Acres 2 Roods 1 ½ Perches – Conv Bk 836 No. 275)
1907 – 1926	Eadith Campbell Walker, spinster
1907 – 1907	The Most Reverend William Saumarez Smith, Archbishop of Sydney

Note 3:

Current Search

Folio Identifier X/404807 (title attached)

DP 404807 (plan attached)

Dated 10th September, 2015

Registered Proprietor:

CARDOH PTY LTD

Title Tree
Lot X DP 404807

Folio Identifier X/404807

Certificate of Title Volume 7565 Folio 85

Certificate of Title Volume 7488 Folio 130

Certificate of Title Volume 5747 Folio 98

Certificate of Title Volume 5027 Folio 100

Certificate of Title Volume 3877 Folio 229

PA 27265

Conveyance Book 836 No. 275

Summary of Proprietors Lot X DP 404807

Year	Proprietor
	(Lot X DP 404807)
2011 – todate	Cardoh Pty Ltd
(2015 – todate)	<i>(current lease to Coffey Testing Pty Limited, shown on folio identifier X/404807)</i>
2011 – 2011	Tescof Pty Limited <i>(formerly Testrite Coring Pty Ltd)</i>
1992 – 2011	Testrite Coring Pty Ltd
1990 – 1992	Palmer Freeholds Pty Ltd
(1990 – todate)	<i>(various leases shown on Historical Folio X/404807)</i>
	(Lot X DP 404807 – Area 1 Rood 28 ¼ Perches – CTVol 7565 Fol 85)
1976 – 1990	Palmer Freeholds Pty Ltd
1970 – 1976	Ardrossan Holdings Pty Limited
1958 – 1970	Art Glass Pty Limited
	(Lots 22 to 31 DP 15973 – Area 1 Acre 1 Rood 39 Perches – CTVol 5747 Fol 98)
1958 – 1958	Art Glass Pty Limited
1958 – 1958	Eric Barton Staggs, company director
1947 – 1949	Elsie Hazel Watts, ladies hairdresser
	(Lots 22 to 31 DP 15973, with other lands – Area 5 Acres 1 Rood 35 Perches – CTVol 5027 Fol 100)
1947 – 1947	Elsie Hazel Watts, ladies hairdresser
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	(That piece of land, lying between portions 184, 186 & 118, Parish of Concord – Area 11 Acres 2 Roods 16 Perches – CTVol 3877 Fol 229)
1928 – 1929	Robert James Conway, speculator
1926 – 1928	Eadith Campbell Walker, spinster
	(That piece of land, Parish of Concord – Area 12 Acres 2 Roods 1 ½ Perches – Conv Bk 836 No. 275)
1907 – 1926	Eadith Campbell Walker, spinster
1907 – 1907	The Most Reverend William Saumarez Smith, Archbishop of Sydney

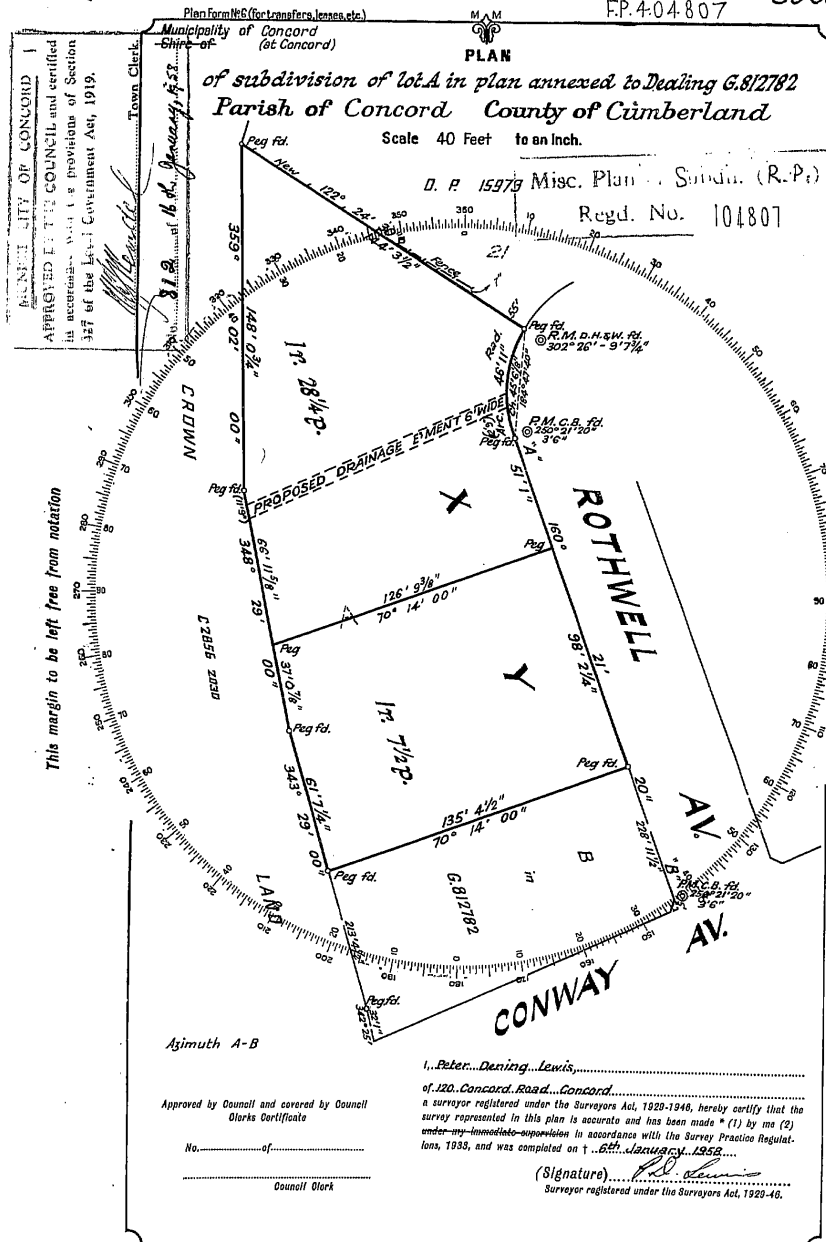
1

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 28th day of March, 1980



CONVERSION TABLE ADDED IN
DEPARTMENT OF LANDS

DP 404807		
FEET	INCHES	METRES
3	6	1.067
6	-	1.829
9	7 3/4	2.940
11	9	3.581
12	9	3.886
32	1	9.779
37	0 7/8	11.300
45	6 1/8	13.872
46	11	14.300
51	1	15.570
55	-	16.764
61	7 1/4	18.777
66	11 5/8	20.412
98	2 1/4	29.928
126	9 3/8	38.643
135	4 1/4	41.256
135	4 1/2	41.262
144	2 1/2	43.955
144	3 1/2	43.980
148	0 3/4	45.129
184	0 3/4	56.102
213	4 1/2	65.037
228	11 1/2	69.787
AC	RD	P
-	1	-
-	1	7 1/2
-	1	28 1/4
AC	RD	P
1750	1	28.22
		SG M
		1012
		1201
		1726
		HA
		708.4



Signatures of parties to be made in this margin.

This is the plan marked " " referred to in
Dated _____

Appendix D – Regulatory Searches

APPLICANT: WSP Environmental Pty Ltd
Level 1 41 McLaren Street
NORTH SYDNEY NSW 2060

PLANNING CERTIFICATE - under section 149
Environmental Planning and Assessment Act 1979

Property: 2 Rothwell Avenue CONCORD WEST NSW 2138

Title: Lot 1 DP 215341

Certificate No: PC2015/2252

Certificate Date: 15/09/2015

Receipt No: 1371004

Certificate Fee: \$133.00

Land No: 22025

Applicant's Ref: 20151008/1

SECTION 149(2)

In accordance with the requirements of section 149(2) of the Environmental Planning and Assessment Act (1979) ("the Act"), the following prescribed matters relate to the land at the date of this certificate.

ITEM 1 - Names of relevant planning instruments and DCPs**1. *The following environmental planning instruments apply to the carrying out of development on the land:***

Canada Bay Local Environmental Plan 2013

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

State Environmental Planning Policy No. 19 – Bushland in Urban Areas

State Environmental Planning Policy No. 21 – Caravan Parks

State Environmental Planning Policy No. 30 – Intensive Agriculture

State Environmental Planning Policy No. 32 – Urban Consolidation (Redevelopment of Urban Land)

State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

State Environmental Planning Policy No. 50 – Canal Estates

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 – SEPP (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 (Infrastructure) 2007

State Environment Planning Policy (Temporary Structures) 2007

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

State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2008

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (Urban Renewal) 2010

2. *The following proposed environmental planning instruments apply to the carrying out of development on the land and are or have been the subject of community consultation or on public exhibition under the Environmental Planning and Assessment Act 1979:*

Draft State Environmental Planning Policy (Competition) 2010

3. *The following development control plans apply to the carrying out of development on the land:*

City of Canada Bay Development Control Plan

ITEM 2 - Zoning and land use under relevant environmental planning instrument or proposed instrument referred to in Item 1 (other than a SEPP or proposed SEPP).

1. (a) Zoning details in the instruments identified in item 1(1) above

Zone IN1 General Industrial

1 Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Depots; Freight transport facilities; General industries; Industrial training facilities; Light industries; Neighbourhood shops; Roads; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Commercial premises; Community facilities; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Places of public worship; Public administration buildings; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Sex services premises; Tourist and visitor accommodation; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Additional permitted uses

No additional uses apply

(b) Are there development standards applying to the land, which fix minimum land dimensions for the erection of a dwelling house on the land?

No fixed minimum land dimensions apply to this land

(c) Does the land include or comprise critical habitat?

The land does not include or comprise critical habitat under an EPI

Is the land within a heritage conservation area?

The land is not within a heritage conservation area

Is there a heritage item situated on the land?

There are no heritage items situated on the land

2. (a) Zoning details in the instruments identified in item 1(2) above

No draft zoning applies to the land

Additional permitted uses

No draft additional uses apply

(b) Are there development standards applying to the land, which fix minimum land dimensions for the erection of a dwelling house on the land?

No fixed minimum land dimensions apply to the land under a draft environmental planning instrument

(c) Does the land include or comprise critical habitat?

The land does not include or comprise critical habitat under a draft EPI

Is the land within a draft heritage conservation area?

The land is not within a draft heritage conservation area

Is there a draft heritage item situated on the land?

There are no draft heritage items situated on the land

ITEM 2A - Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Is the land identified within any zone under Part 3 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006, a Precinct Plan, or a Proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act?

No

ITEM 3 – Complying Development Exclusions

Is the land, land on which complying development may be carried out under clauses 1.17A(1)(c) to (e),(2),(3) and (4) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008?

General Housing Code

No, to the extent that the land is affected by specific land exemptions listed below. You should consult the relevant local environmental plan maps to determine the extent of affection over the land.

Land that is identified as Class 1 or 2 on the Canada Bay Acid Sulfate Soils Maps.

Housing Alterations Code

Yes, under the Housing Alterations Code complying development may be carried out on the land.

General Development Code

Yes, under the General Development Code complying development may be carried out on the land.

Commercial and Industrial Alterations Code

Yes, under the General Commercial and Industrial Code complying development may be carried out on the land.

Subdivisions Code

Yes, under the Subdivisions Code complying development may be carried out on the land.

Demolition Code

Yes, under the Demolition Code complying development may be carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

No, to the extent that the land is affected by specific land exemptions listed below. You should consult the relevant local environmental plan maps to determine the extent of affection over the land.

Land that is identified as Class 1 or 2 on the Canada Bay Acid Sulfate Soils Maps.

Fire Safety Code

Yes, under the Fire Safety Code complying development may be carried out on the land.

ITEM 4 – Coastal protection

To the extent that the council has been so notified by the Department of Services, Technology and Administration is the land affected by the operation of section 38 or 39 of the Coastal Protection Act 1979?

No

ITEM 4A – Certain information relating to beaches and coasts

- (a) *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 that Act) on the land (or on public land adjacent to that land)?*

No

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

No

ITEM 4B – Annual charges for coastal protection services under the Local Government Act 1993

Has the owner (or any previous owner) of the land 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

ITEM 5 – Mine subsidence

Is the land proclaimed to be in a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961?

No

ITEM 6 – Road widening and road realignment

Is the land affected by any road widening or road realignment under:

- (a) *Division 2 of Part 3 of the Roads Act 1993; or*
(b) *Any environmental planning instrument; or*
(c) *Any resolution of the Council?*

No

ITEM 7 – Council and other public authority policies on hazard risk restrictions

- (a) *Whether or not the land is affected by a policy adopted by the council that restricts the development of the land because of the likelihood of:-*

- | | | |
|-------|-----------|----|
| (i) | land slip | No |
| (ii) | bushfire | No |
| (iii) | flooding | No |

- | | | |
|------|---------------------|-----|
| (iv) | tidal inundation | No |
| (v) | subsidence | No |
| (vi) | acid sulphate soils | Yes |

The land is identified as being within Class 2 on the Acid Sulfate Soil Map under the Canada Bay LEP 2013. Works prohibited without Council approval (except as provided by subclause 4 of clause 6.1 of the Canada Bay LEP 2013) include:

- Works below the natural ground surface
- Works by which the watertable is likely to be lowered.

- | | | |
|-------|--------------------|-----|
| (vii) | land contamination | Yes |
|-------|--------------------|-----|

Council has adopted by resolution a policy on contaminated land that applies to all land within the City of Canada Bay. Please note that this statement refers to whether or not Council has a policy regarding contamination and is not a statement on whether the property is affected by contamination or potential contamination.

- (b) *Whether or not the land is affected by a policy adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council that restricts the development of the land because of the likelihood of:-***

- | | | |
|-------|---------------------|----|
| (i) | land slip | No |
| (ii) | bushfire | No |
| (iii) | tidal inundation | No |
| (iv) | subsidence | No |
| (v) | acid sulphate soils | No |
| (vi) | land contamination | No |

ITEM 7A – Flood related development controls information

- 1. *Whether or not development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.***

No

- 2. *Whether or not development on the land or part of the land for any other purpose is subject to flood related development controls.***

No

ITEM 8 – Land reserved for acquisition

Is there an environmental planning instrument, or proposed environmental planning instrument referred to in clause 1 which makes provision in relation to the acquisition of

the land by a public authority, as referred to in section 27 of the Environmental Planning and Assessment Act 1979?

No

ITEM 9 – Contributions plans

The name of each contribution plan applying to the land is:-

The City of Canada Bay Section 94A Levy Contributions Plan.
City of Canada Bay s94 Development Contributions Plan.

ITEM 9A - Biodiversity certified land

Is the land biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995)?

No

ITEM 10 – Biobanking agreements

Has Council been notified that the land, is land to which a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates?

No

ITEM 11 – Bush fire prone land

- | | | |
|-----|---|-----|
| (a) | All of the land is bush fire prone land. | No |
| (b) | Some of the land is bush fire prone land. | No |
| (c) | None of the land is bush fire prone land. | Yes |
-

ITEM 12 – Property vegetation plans

Is there a Property vegetation plan under the Native Vegetation Act 2003 applying to the land?

No

ITEM 13 – Orders under Trees (Disputes Between Neighbours) Act 2006

Has Council been notified that an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land?

No

ITEM 14 – Directions under Part 3A

Is there a direction by the Minister in force under section 75P (2) (c1) of the Environmental Planning and Assessment Act 1979 that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect?

No

ITEM 15 – Site compatibility certificates and conditions for seniors housing

- (a) ***Has a current site compatibility certificate (of which the Council is aware), been issued under clause 25 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land?***

No

- (b) ***Have any terms of a kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?***

No

ITEM 16 – Site compatibility certificates for infrastructure

Has a valid site compatibility certificate (of which the Council is aware), been issued under clause 19 of State Environmental Planning Policy (Infrastructure) 2007 in respect of proposed development on the land?

No

ITEM 17 – Matters arising under the Contaminated Land Management Act 1997

Section 59(2) of the Contaminated Land Management Act 1997 prescribes the following additional matters to be specified in planning certificates:-

- (a) ***At the date of this certificate, is the land to which this certificate relates significantly contaminated land?***

No

- (b) ***At the date of this certificate, is the land to which this certificate relates subject to a management order?***

No

- (c) ***At the date of this certificate, is the land to which this certificate relates the subject of an approved voluntary management proposal?***

No

- (d) ***At the date of this certificate, is the land to which this certificate relates subject to an ongoing maintenance order?***

No

- (e) *At the date of this certificate, is the land to which this certificate relates the subject of a site audit statement and a copy of such a statement has been provided to the Council?*

No

ITEM 18 – Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009

Has an Order under Section 23 or an Authorisation under Section 24 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009 been issued for the carrying out of development on the land?

No

ITEM 19 – Site compatibility certificates and conditions for affordable rental housing

- (a) *Has a current site compatibility certificate (of which the Council is aware), been issued under clause 37 of State Environmental Planning Policy (Affordable Rental Housing) 2009 in respect of proposed development on the land?*

No

- (b) *Have any terms of a kind referred to in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 been imposed as a condition of consent to a development application in respect of the land?*

No

ITEM 20 – Paper subdivision information

Has a development plan been adopted that applies to the land or that is proposed to be subject to a consent ballot?

No

ITEM 21 – Site verification certificates

Has Council been made aware of a current site verification certificate that has been issued in respect of the land?

No

SECTION 149(5) ADVICE

In accordance with section 149(5) of the Act the following advice is given on other relevant matters affecting the land.

1. Demolition

Under the local environmental plan applying to the land, development consent is required for the demolition of any building on the land except where the demolition complies with the exempt development requirements specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and the Canada Bay Local Environmental Plan, 2013.

2. Foreshore Building Line

Is the land affected by a foreshore building line?

No

Other Heritage considerations

Is the land adjoining or opposite a heritage item under the provisions of the Local Environmental Plan applying to the land?

Yes

Is the land adjoining or opposite a heritage conservation area under the provisions of the Local Environmental Plan applying to the land?

No

Does the land contain an item of environmental heritage identified within the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005?

No

3. Other Advice

The property could be affected by aircraft noise. For further details contact Airservices Australia or visit www.airservices.gov.au.

The Council commissioned a flood study which is currently in draft form which indicates that the land may be subject to flooding. Any development application will need to address the risk of flooding and, in particular, address the flood levels relative to building floor levels. The Council is also in the process of considering flood related development controls which may apply to the land in the future. A copy of the draft flood study may be obtained from Council.

GENERAL INFORMATION

The absence of any reference to a matter affecting the land shall not imply that the land is not affected by that matter not referred to in this certificate.

Information provided under section 149(2) is in accordance with the matters prescribed under schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is provided only to the extent that the Council has been notified by the Department of Public Works or Department of Planning.

When advice in accordance with section 149(5) is requested the Council is under no obligation to furnish any advice. If advice is provided Council draws your attention to section 149(6) and section 145B of the *Environmental Planning and Assessment Act 1979* which have the effect that Council shall not incur any liability in respect of advice provided in good faith pursuant to section 149(5), including the furnishing of advice in respect of contaminated land.

Any enquiries regarding State and Regional Environmental Planning Policies should be directed to the Department of Planning at **[http:// www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)**

Please contact Council's Strategic Planning section for further information about this Planning Certificate.



Gary Sawyer
General Manager

APPLICANT: WSP Environmental Pty Ltd
Level 1 41 McLaren Street
NORTH SYDNEY NSW 2060

PLANNING CERTIFICATE - under section 149
Environmental Planning and Assessment Act 1979

Property: 2A Rothwell Avenue CONCORD WEST NSW 2138

Title: Lot 2 DP 215341

Certificate No:	PC2015/2253	Certificate Date:	15/09/2015
Receipt No:	1371004	Certificate Fee:	\$133.00
Land No:	22026	Applicant's Ref:	201510081

SECTION 149(2)

In accordance with the requirements of section 149(2) of the Environmental Planning and Assessment Act (1979) ("the Act"), the following prescribed matters relate to the land at the date of this certificate.

ITEM 1 - Names of relevant planning instruments and DCPs**1. *The following environmental planning instruments apply to the carrying out of development on the land:***

Canada Bay Local Environmental Plan 2013

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

State Environmental Planning Policy No. 19 – Bushland in Urban Areas

State Environmental Planning Policy No. 21 – Caravan Parks

State Environmental Planning Policy No. 30 – Intensive Agriculture

State Environmental Planning Policy No. 32 – Urban Consolidation (Redevelopment of Urban Land)

State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

State Environmental Planning Policy No. 50 – Canal Estates

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 – SEPP (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 (Infrastructure) 2007

State Environment Planning Policy (Temporary Structures) 2007

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

State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2008

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (Urban Renewal) 2010

2. *The following proposed environmental planning instruments apply to the carrying out of development on the land and are or have been the subject of community consultation or on public exhibition under the Environmental Planning and Assessment Act 1979:*

Draft State Environmental Planning Policy (Competition) 2010

3. *The following development control plans apply to the carrying out of development on the land:*

City of Canada Bay Development Control Plan

ITEM 2 - Zoning and land use under relevant environmental planning instrument or proposed instrument referred to in Item 1 (other than a SEPP or proposed SEPP).

1. (a) Zoning details in the instruments identified in item 1(1) above

Zone IN1 General Industrial

1 Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Depots; Freight transport facilities; General industries; Industrial training facilities; Light industries; Neighbourhood shops; Roads; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Commercial premises; Community facilities; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Places of public worship; Public administration buildings; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Sex services premises; Tourist and visitor accommodation; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Additional permitted uses

No additional uses apply

(b) Are there development standards applying to the land, which fix minimum land dimensions for the erection of a dwelling house on the land?

No fixed minimum land dimensions apply to this land

(c) Does the land include or comprise critical habitat?

The land does not include or comprise critical habitat under an EPI

Is the land within a heritage conservation area?

The land is not within a heritage conservation area

Is there a heritage item situated on the land?

There are no heritage items situated on the land

2. (a) Zoning details in the instruments identified in item 1(2) above

No draft zoning applies to the land

Additional permitted uses

No draft additional uses apply

(b) Are there development standards applying to the land, which fix minimum land dimensions for the erection of a dwelling house on the land?

No fixed minimum land dimensions apply to the land under a draft environmental planning instrument

(c) Does the land include or comprise critical habitat?

The land does not include or comprise critical habitat under a draft EPI

Is the land within a draft heritage conservation area?

The land is not within a draft heritage conservation area

Is there a draft heritage item situated on the land?

There are no draft heritage items situated on the land

ITEM 2A - Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Is the land identified within any zone under Part 3 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006, a Precinct Plan, or a Proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act?

No

ITEM 3 – Complying Development Exclusions

Is the land, land on which complying development may be carried out under clauses 1.17A(1)(c) to (e),(2),(3) and (4) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008?

General Housing Code

No, to the extent that the land is affected by specific land exemptions listed below. You should consult the relevant local environmental plan maps to determine the extent of affection over the land.

Land that is identified as Class 1 or 2 on the Canada Bay Acid Sulfate Soils Maps.

Housing Alterations Code

Yes, under the Housing Alterations Code complying development may be carried out on the land.

General Development Code

Yes, under the General Development Code complying development may be carried out on the land.

Commercial and Industrial Alterations Code

Yes, under the General Commercial and Industrial Code complying development may be carried out on the land.

Subdivisions Code

Yes, under the Subdivisions Code complying development may be carried out on the land.

Demolition Code

Yes, under the Demolition Code complying development may be carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

No, to the extent that the land is affected by specific land exemptions listed below. You should consult the relevant local environmental plan maps to determine the extent of affection over the land.

Land that is identified as Class 1 or 2 on the Canada Bay Acid Sulfate Soils Maps.

Fire Safety Code

Yes, under the Fire Safety Code complying development may be carried out on the land.

ITEM 4 – Coastal protection

To the extent that the council has been so notified by the Department of Services, Technology and Administration is the land affected by the operation of section 38 or 39 of the Coastal Protection Act 1979?

No

ITEM 4A – Certain information relating to beaches and coasts

- (a) *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 that Act) on the land (or on public land adjacent to that land)?*

No

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

No

ITEM 4B – Annual charges for coastal protection services under the Local Government Act 1993

Has the owner (or any previous owner) of the land 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

ITEM 5 – Mine subsidence

Is the land proclaimed to be in a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961?

No

ITEM 6 – Road widening and road realignment

Is the land affected by any road widening or road realignment under:

- (a) *Division 2 of Part 3 of the Roads Act 1993; or*
(b) *Any environmental planning instrument; or*
(c) *Any resolution of the Council?*

No

ITEM 7 – Council and other public authority policies on hazard risk restrictions

- (a) *Whether or not the land is affected by a policy adopted by the council that restricts the development of the land because of the likelihood of:-*

- | | | |
|-------|-----------|----|
| (i) | land slip | No |
| (ii) | bushfire | No |
| (iii) | flooding | No |

- | | | |
|------|---------------------|-----|
| (iv) | tidal inundation | No |
| (v) | subsidence | No |
| (vi) | acid sulphate soils | Yes |

The land is identified as being within Class 2 on the Acid Sulfate Soil Map under the Canada Bay LEP 2013. Works prohibited without Council approval (except as provided by subclause 4 of clause 6.1 of the Canada Bay LEP 2013) include:

- Works below the natural ground surface
- Works by which the watertable is likely to be lowered.

- | | | |
|-------|--------------------|-----|
| (vii) | land contamination | Yes |
|-------|--------------------|-----|

Council has adopted by resolution a policy on contaminated land that applies to all land within the City of Canada Bay. Please note that this statement refers to whether or not Council has a policy regarding contamination and is not a statement on whether the property is affected by contamination or potential contamination.

- (b) *Whether or not the land is affected by a policy adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council that restricts the development of the land because of the likelihood of:-***

- | | | |
|-------|---------------------|----|
| (i) | land slip | No |
| (ii) | bushfire | No |
| (iii) | tidal inundation | No |
| (iv) | subsidence | No |
| (v) | acid sulphate soils | No |
| (vi) | land contamination | No |

ITEM 7A – Flood related development controls information

- 1. *Whether or not development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.***

No

- 2. *Whether or not development on the land or part of the land for any other purpose is subject to flood related development controls.***

No

ITEM 8 – Land reserved for acquisition

Is there an environmental planning instrument, or proposed environmental planning instrument referred to in clause 1 which makes provision in relation to the acquisition of

the land by a public authority, as referred to in section 27 of the Environmental Planning and Assessment Act 1979?

No

ITEM 9 – Contributions plans

The name of each contribution plan applying to the land is:-

The City of Canada Bay Section 94A Levy Contributions Plan.
City of Canada Bay s94 Development Contributions Plan.

ITEM 9A - Biodiversity certified land

Is the land biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995)?

No

ITEM 10 – Biobanking agreements

Has Council been notified that the land, is land to which a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates?

No

ITEM 11 – Bush fire prone land

- | | | |
|-----|---|-----|
| (a) | All of the land is bush fire prone land. | No |
| (b) | Some of the land is bush fire prone land. | No |
| (c) | None of the land is bush fire prone land. | Yes |
-

ITEM 12 – Property vegetation plans

Is there a Property vegetation plan under the Native Vegetation Act 2003 applying to the land?

No

ITEM 13 – Orders under Trees (Disputes Between Neighbours) Act 2006

Has Council been notified that an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land?

No

ITEM 14 – Directions under Part 3A

Is there a direction by the Minister in force under section 75P (2) (c1) of the Environmental Planning and Assessment Act 1979 that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect?

No

ITEM 15 – Site compatibility certificates and conditions for seniors housing

- (a) ***Has a current site compatibility certificate (of which the Council is aware), been issued under clause 25 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land?***

No

- (b) ***Have any terms of a kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?***

No

ITEM 16 – Site compatibility certificates for infrastructure

Has a valid site compatibility certificate (of which the Council is aware), been issued under clause 19 of State Environmental Planning Policy (Infrastructure) 2007 in respect of proposed development on the land?

No

ITEM 17 – Matters arising under the Contaminated Land Management Act 1997

Section 59(2) of the Contaminated Land Management Act 1997 prescribes the following additional matters to be specified in planning certificates:-

- (a) ***At the date of this certificate, is the land to which this certificate relates significantly contaminated land?***

No

- (b) ***At the date of this certificate, is the land to which this certificate relates subject to a management order?***

No

- (c) ***At the date of this certificate, is the land to which this certificate relates the subject of an approved voluntary management proposal?***

No

- (d) ***At the date of this certificate, is the land to which this certificate relates subject to an ongoing maintenance order?***

No

- (e) *At the date of this certificate, is the land to which this certificate relates the subject of a site audit statement and a copy of such a statement has been provided to the Council?*

No

ITEM 18 – Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009

Has an Order under Section 23 or an Authorisation under Section 24 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009 been issued for the carrying out of development on the land?

No

ITEM 19 – Site compatibility certificates and conditions for affordable rental housing

- (a) *Has a current site compatibility certificate (of which the Council is aware), been issued under clause 37 of State Environmental Planning Policy (Affordable Rental Housing) 2009 in respect of proposed development on the land?*

No

- (b) *Have any terms of a kind referred to in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 been imposed as a condition of consent to a development application in respect of the land?*

No

ITEM 20 – Paper subdivision information

Has a development plan been adopted that applies to the land or that is proposed to be subject to a consent ballot?

No

ITEM 21 – Site verification certificates

Has Council been made aware of a current site verification certificate that has been issued in respect of the land?

No

SECTION 149(5) ADVICE

In accordance with section 149(5) of the Act the following advice is given on other relevant matters affecting the land.

1. Demolition

Under the local environmental plan applying to the land, development consent is required for the demolition of any building on the land except where the demolition complies with the exempt development requirements specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and the Canada Bay Local Environmental Plan, 2013.

2. Foreshore Building Line

Is the land affected by a foreshore building line?

No

Other Heritage considerations

Is the land adjoining or opposite a heritage item under the provisions of the Local Environmental Plan applying to the land?

Yes

Is the land adjoining or opposite a heritage conservation area under the provisions of the Local Environmental Plan applying to the land?

No

Does the land contain an item of environmental heritage identified within the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005?

No

3. Other Advice

The property could be affected by aircraft noise. For further details contact Airservices Australia or visit www.airservices.gov.au.

The Council commissioned a flood study which is currently in draft form which indicates that the land may be subject to flooding. Any development application will need to address the risk of flooding and, in particular, address the flood levels relative to building floor levels. The Council is also in the process of considering flood related development controls which may apply to the land in the future. A copy of the draft flood study may be obtained from Council.

GENERAL INFORMATION

The absence of any reference to a matter affecting the land shall not imply that the land is not affected by that matter not referred to in this certificate.

Information provided under section 149(2) is in accordance with the matters prescribed under schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is provided only to the extent that the Council has been notified by the Department of Public Works or Department of Planning.

When advice in accordance with section 149(5) is requested the Council is under no obligation to furnish any advice. If advice is provided Council draws your attention to section 149(6) and section 145B of the *Environmental Planning and Assessment Act 1979* which have the effect that Council shall not incur any liability in respect of advice provided in good faith pursuant to section 149(5), including the furnishing of advice in respect of contaminated land.

Any enquiries regarding State and Regional Environmental Planning Policies should be directed to the Department of Planning at **[http:// www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)**

Please contact Council's Strategic Planning section for further information about this Planning Certificate.



Gary Sawyer
General Manager

APPLICANT: WSP Environmental Pty Ltd
Level 1 41 McLaren Street
NORTH SYDNEY NSW 2060

PLANNING CERTIFICATE - under section 149
Environmental Planning and Assessment Act 1979

Property: 4 Rothwell Avenue CONCORD WEST NSW 2138

Title: Lot X DP 404807

Certificate No:	PC2015/2251	Certificate Date:	15/09/2015
Receipt No:	1371004	Certificate Fee:	\$133.00
Land No:	23015	Applicant's Ref:	201510081

SECTION 149(2)

In accordance with the requirements of section 149(2) of the Environmental Planning and Assessment Act (1979) ("the Act"), the following prescribed matters relate to the land at the date of this certificate.

ITEM 1 - Names of relevant planning instruments and DCPs**1. *The following environmental planning instruments apply to the carrying out of development on the land:***

Canada Bay Local Environmental Plan 2013

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

State Environmental Planning Policy No. 19 – Bushland in Urban Areas

State Environmental Planning Policy No. 21 – Caravan Parks

State Environmental Planning Policy No. 30 – Intensive Agriculture

State Environmental Planning Policy No. 32 – Urban Consolidation (Redevelopment of Urban Land)

State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

State Environmental Planning Policy No. 50 – Canal Estates

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 – SEPP (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 (Infrastructure) 2007

State Environment Planning Policy (Temporary Structures) 2007

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

State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2008

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (Urban Renewal) 2010

2. *The following proposed environmental planning instruments apply to the carrying out of development on the land and are or have been the subject of community consultation or on public exhibition under the Environmental Planning and Assessment Act 1979:*

Draft State Environmental Planning Policy (Competition) 2010

3. *The following development control plans apply to the carrying out of development on the land:*

City of Canada Bay Development Control Plan

ITEM 2 - Zoning and land use under relevant environmental planning instrument or proposed instrument referred to in Item 1 (other than a SEPP or proposed SEPP).

1. (a) Zoning details in the instruments identified in item 1(1) above

Zone IN1 General Industrial

1 Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Depots; Freight transport facilities; General industries; Industrial training facilities; Light industries; Neighbourhood shops; Roads; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Commercial premises; Community facilities; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Places of public worship; Public administration buildings; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Sex services premises; Tourist and visitor accommodation; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Additional permitted uses

No additional uses apply

(b) Are there development standards applying to the land, which fix minimum land dimensions for the erection of a dwelling house on the land?

No fixed minimum land dimensions apply to this land

(c) Does the land include or comprise critical habitat?

The land does not include or comprise critical habitat under an EPI

Is the land within a heritage conservation area?

The land is not within a heritage conservation area

Is there a heritage item situated on the land?

There are no heritage items situated on the land

2. (a) Zoning details in the instruments identified in item 1(2) above

No draft zoning applies to the land

Additional permitted uses

No draft additional uses apply

(b) Are there development standards applying to the land, which fix minimum land dimensions for the erection of a dwelling house on the land?

No fixed minimum land dimensions apply to the land under a draft environmental planning instrument

(c) Does the land include or comprise critical habitat?

The land does not include or comprise critical habitat under a draft EPI

Is the land within a draft heritage conservation area?

The land is not within a draft heritage conservation area

Is there a draft heritage item situated on the land?

There are no draft heritage items situated on the land

ITEM 2A - Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Is the land identified within any zone under Part 3 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006, a Precinct Plan, or a Proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act?

No

ITEM 3 – Complying Development Exclusions

Is the land, land on which complying development may be carried out under clauses 1.17A(1)(c) to (e),(2),(3) and (4) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008?

General Housing Code

No, to the extent that the land is affected by specific land exemptions listed below. You should consult the relevant local environmental plan maps to determine the extent of affection over the land.

Land that is identified as Class 1 or 2 on the Canada Bay Acid Sulfate Soils Maps.

Housing Alterations Code

Yes, under the Housing Alterations Code complying development may be carried out on the land.

General Development Code

Yes, under the General Development Code complying development may be carried out on the land.

Commercial and Industrial Alterations Code

Yes, under the General Commercial and Industrial Code complying development may be carried out on the land.

Subdivisions Code

Yes, under the Subdivisions Code complying development may be carried out on the land.

Demolition Code

Yes, under the Demolition Code complying development may be carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

No, to the extent that the land is affected by specific land exemptions listed below. You should consult the relevant local environmental plan maps to determine the extent of affection over the land.

Land that is identified as Class 1 or 2 on the Canada Bay Acid Sulfate Soils Maps.

Fire Safety Code

Yes, under the Fire Safety Code complying development may be carried out on the land.

ITEM 4 – Coastal protection

To the extent that the council has been so notified by the Department of Services, Technology and Administration is the land affected by the operation of section 38 or 39 of the Coastal Protection Act 1979?

No

ITEM 4A – Certain information relating to beaches and coasts

- (a) *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 that Act) on the land (or on public land adjacent to that land)?*

No

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

No

ITEM 4B – Annual charges for coastal protection services under the Local Government Act 1993

Has the owner (or any previous owner) of the land 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

ITEM 5 – Mine subsidence

Is the land proclaimed to be in a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961?

No

ITEM 6 – Road widening and road realignment

Is the land affected by any road widening or road realignment under:

- (a) *Division 2 of Part 3 of the Roads Act 1993; or*
(b) *Any environmental planning instrument; or*
(c) *Any resolution of the Council?*

No

ITEM 7 – Council and other public authority policies on hazard risk restrictions

- (a) *Whether or not the land is affected by a policy adopted by the council that restricts the development of the land because of the likelihood of:-*

- | | | |
|-------|-----------|----|
| (i) | land slip | No |
| (ii) | bushfire | No |
| (iii) | flooding | No |

- | | | |
|------|---------------------|-----|
| (iv) | tidal inundation | No |
| (v) | subsidence | No |
| (vi) | acid sulphate soils | Yes |

The land is identified as being within Class 2 on the Acid Sulfate Soil Map under the Canada Bay LEP 2013. Works prohibited without Council approval (except as provided by subclause 4 of clause 6.1 of the Canada Bay LEP 2013) include:

- Works below the natural ground surface
- Works by which the watertable is likely to be lowered.

- | | | |
|-------|--------------------|-----|
| (vii) | land contamination | Yes |
|-------|--------------------|-----|

Council has adopted by resolution a policy on contaminated land that applies to all land within the City of Canada Bay. Please note that this statement refers to whether or not Council has a policy regarding contamination and is not a statement on whether the property is affected by contamination or potential contamination.

- (b) *Whether or not the land is affected by a policy adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council that restricts the development of the land because of the likelihood of:-***

- | | | |
|-------|---------------------|----|
| (i) | land slip | No |
| (ii) | bushfire | No |
| (iii) | tidal inundation | No |
| (iv) | subsidence | No |
| (v) | acid sulphate soils | No |
| (vi) | land contamination | No |

ITEM 7A – Flood related development controls information

- 1. *Whether or not development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.***

No

- 2. *Whether or not development on the land or part of the land for any other purpose is subject to flood related development controls.***

No

ITEM 8 – Land reserved for acquisition

Is there an environmental planning instrument, or proposed environmental planning instrument referred to in clause 1 which makes provision in relation to the acquisition of

the land by a public authority, as referred to in section 27 of the Environmental Planning and Assessment Act 1979?

No

ITEM 9 – Contributions plans

The name of each contribution plan applying to the land is:-

The City of Canada Bay Section 94A Levy Contributions Plan.
City of Canada Bay s94 Development Contributions Plan.

ITEM 9A - Biodiversity certified land

Is the land biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995)?

No

ITEM 10 – Biobanking agreements

Has Council been notified that the land, is land to which a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates?

No

ITEM 11 – Bush fire prone land

- | | | |
|-----|---|-----|
| (a) | All of the land is bush fire prone land. | No |
| (b) | Some of the land is bush fire prone land. | No |
| (c) | None of the land is bush fire prone land. | Yes |
-

ITEM 12 – Property vegetation plans

Is there a Property vegetation plan under the Native Vegetation Act 2003 applying to the land?

No

ITEM 13 – Orders under Trees (Disputes Between Neighbours) Act 2006

Has Council been notified that an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land?

No

ITEM 14 – Directions under Part 3A

Is there a direction by the Minister in force under section 75P (2) (c1) of the Environmental Planning and Assessment Act 1979 that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect?

No

ITEM 15 – Site compatibility certificates and conditions for seniors housing

- (a) ***Has a current site compatibility certificate (of which the Council is aware), been issued under clause 25 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land?***

No

- (b) ***Have any terms of a kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?***

No

ITEM 16 – Site compatibility certificates for infrastructure

Has a valid site compatibility certificate (of which the Council is aware), been issued under clause 19 of State Environmental Planning Policy (Infrastructure) 2007 in respect of proposed development on the land?

No

ITEM 17 – Matters arising under the Contaminated Land Management Act 1997

Section 59(2) of the Contaminated Land Management Act 1997 prescribes the following additional matters to be specified in planning certificates:-

- (a) ***At the date of this certificate, is the land to which this certificate relates significantly contaminated land?***

No

- (b) ***At the date of this certificate, is the land to which this certificate relates subject to a management order?***

No

- (c) ***At the date of this certificate, is the land to which this certificate relates the subject of an approved voluntary management proposal?***

No

- (d) ***At the date of this certificate, is the land to which this certificate relates subject to an ongoing maintenance order?***

No

- (e) *At the date of this certificate, is the land to which this certificate relates the subject of a site audit statement and a copy of such a statement has been provided to the Council?*

No

ITEM 18 – Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009

Has an Order under Section 23 or an Authorisation under Section 24 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009 been issued for the carrying out of development on the land?

No

ITEM 19 – Site compatibility certificates and conditions for affordable rental housing

- (a) *Has a current site compatibility certificate (of which the Council is aware), been issued under clause 37 of State Environmental Planning Policy (Affordable Rental Housing) 2009 in respect of proposed development on the land?*

No

- (b) *Have any terms of a kind referred to in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 been imposed as a condition of consent to a development application in respect of the land?*

No

ITEM 20 – Paper subdivision information

Has a development plan been adopted that applies to the land or that is proposed to be subject to a consent ballot?

No

ITEM 21 – Site verification certificates

Has Council been made aware of a current site verification certificate that has been issued in respect of the land?

No

SECTION 149(5) ADVICE

In accordance with section 149(5) of the Act the following advice is given on other relevant matters affecting the land.

1. Demolition

Under the local environmental plan applying to the land, development consent is required for the demolition of any building on the land except where the demolition complies with the exempt development requirements specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and the Canada Bay Local Environmental Plan, 2013.

2. Foreshore Building Line

Is the land affected by a foreshore building line?

No

Other Heritage considerations

Is the land adjoining or opposite a heritage item under the provisions of the Local Environmental Plan applying to the land?

Yes

Is the land adjoining or opposite a heritage conservation area under the provisions of the Local Environmental Plan applying to the land?

No

Does the land contain an item of environmental heritage identified within the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005?

No

3. Other Advice

The property could be affected by aircraft noise. For further details contact Airservices Australia or visit www.airservices.gov.au.

The Council commissioned a flood study which is currently in draft form which indicates that the land may be subject to flooding. Any development application will need to address the risk of flooding and, in particular, address the flood levels relative to building floor levels. The Council is also in the process of considering flood related development controls which may apply to the land in the future. A copy of the draft flood study may be obtained from Council.

GENERAL INFORMATION

The absence of any reference to a matter affecting the land shall not imply that the land is not affected by that matter not referred to in this certificate.

Information provided under section 149(2) is in accordance with the matters prescribed under schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is provided only to the extent that the Council has been notified by the Department of Public Works or Department of Planning.

When advice in accordance with section 149(5) is requested the Council is under no obligation to furnish any advice. If advice is provided Council draws your attention to section 149(6) and section 145B of the *Environmental Planning and Assessment Act 1979* which have the effect that Council shall not incur any liability in respect of advice provided in good faith pursuant to section 149(5), including the furnishing of advice in respect of contaminated land.

Any enquiries regarding State and Regional Environmental Planning Policies should be directed to the Department of Planning at **[http:// www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)**

Please contact Council's Strategic Planning section for further information about this Planning Certificate.



Gary Sawyer
General Manager



EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about [Environment Assessments](#) and the EPBC Act including significance guidelines, forms and application process details.

Report created: 16/09/15 00:33:55

[Summary](#)

[Details](#)

[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

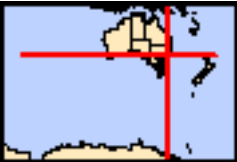
[Acknowledgements](#)



This map may contain data which are
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[Coordinates](#)

[Buffer: 1.0Km](#)



Summary

Matters of National Environmental Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance:	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	5
Listed Threatened Species:	33
Listed Migratory Species:	22

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <http://www.environment.gov.au/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Land:	1
Commonwealth Heritage Places:	None
Listed Marine Species:	25
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Commonwealth Reserves Marine:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have nominated.

State and Territory Reserves:	None
Regional Forest Agreements:	None
Invasive Species:	50
Nationally Important Wetlands:	1
Key Ecological Features (Marine)	None

Details

Matters of National Environmental Significance

Listed Threatened Ecological Communities

[Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Name	Status	Type of Presence
Castlereagh Scribbly Gum and Agnes Banks Woodlands of the Sydney Basin Bioregion	Endangered	Community may occur within area
Coastal Upland Swamps in the Sydney Basin Bioregion	Endangered	Community may occur within area
Cooks River/Castlereagh Ironbark Forest of the Sydney Basin Bioregion	Critically Endangered	Community may occur within area
Shale Sandstone Transition Forest of the Sydney Basin Bioregion	Critically Endangered	Community likely to occur within area
Western Sydney Dry Rainforest and Moist Woodland on Shale	Critically Endangered	Community may occur within area

Listed Threatened Species

[Resource Information]

Name	Status	Type of Presence
Birds		
Anthochaera phrygia Regent Honeyeater [82338]	Critically Endangered	Foraging, feeding or related behaviour likely to occur within area
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat known to occur within area
Dasyornis brachypterus Eastern Bristlebird [533]	Endangered	Species or species habitat may occur within area
Diomedea epomophora epomophora Southern Royal Albatross [25996]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Diomedea epomophora sanfordi Northern Royal Albatross [82331]	Endangered	Foraging, feeding or related behaviour likely to occur within area
Grantiella picta Painted Honeyeater [470]	Vulnerable	Species or species habitat may occur within area
Lathamus discolor Swift Parrot [744]	Endangered	Species or species habitat likely to occur within area
Numenius madagascariensis Eastern Curlew [847]	Critically Endangered	Species or species habitat likely to occur within area
Pachyptila turtur subantarctica Fairy Prion (southern) [64445]	Vulnerable	Species or species habitat known to occur

Name	Status	Type of Presence
within area		
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area
Thalassarche cauta cauta Shy Albatross, Tasmanian Shy Albatross [82345]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Thalassarche cauta salvini Salvin's Albatross [82343]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Thalassarche cauta steadi White-capped Albatross [82344]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Thalassarche eremita Chatham Albatross [64457]	Endangered	Foraging, feeding or related behaviour likely to occur within area
Frogs		
Heleioporus australiacus Giant Burrowing Frog [1973]	Vulnerable	Species or species habitat likely to occur within area
Litoria aurea Green and Golden Bell Frog [1870]	Vulnerable	Species or species habitat likely to occur within area
Mammals		
Chalinolobus dwyeri Large-eared Pied Bat, Large Pied Bat [183]	Vulnerable	Species or species habitat likely to occur within area
Dasyurus maculatus maculatus (SE mainland population) Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat likely to occur within area
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT) Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Vulnerable	Species or species habitat may occur within area
Pteropus poliocephalus Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour known to occur within area
Plants		
Acacia pubescens Downy Wattle, Hairy Stemmed Wattle [18800]	Vulnerable	Species or species habitat likely to occur within area
Allocasuarina glareicola [21932]	Endangered	Species or species habitat may occur within area
Caladenia tessellata Thick-lipped Spider-orchid, Daddy Long-legs [2119]	Vulnerable	Species or species habitat likely to occur within area
Cryptostylis hunteriana Leafless Tongue-orchid [19533]	Vulnerable	Species or species habitat may occur within area
Genoplesium baueri Yellow Gnat-orchid [7528]	Endangered	Species or species habitat likely to occur within area
Melaleuca biconvexa Biconvex Paperbark [5583]	Vulnerable	Species or species habitat may occur within area

Name	Status	Type of Presence
Pelargonium sp. Striatellum (G.W.Carr 10345) Omeo Stork's-bill [84065]	Endangered	Species or species habitat may occur within area
Pimelea curviflora var. curviflora [4182]	Vulnerable	Species or species habitat may occur within area
Pimelea spicata Spiked Rice-flower [20834]	Endangered	Species or species habitat may occur within area
Pterostylis saxicola Sydney Plains Greenhood [64537]	Endangered	Species or species habitat may occur within area
Syzygium paniculatum Magenta Lilly Pilly, Magenta Cherry, Pocket-less Brush Cherry, Scrub Cherry, Creek Lilly Pilly, Brush Cherry [20307]	Vulnerable	Species or species habitat likely to occur within area
Thesium australe Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat may occur within area
Reptiles		
Hoplocephalus bungaroides Broad-headed Snake [1182]	Vulnerable	Species or species habitat likely to occur within area
Listed Migratory Species		[Resource Information]
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
Name	Threatened	Type of Presence
Migratory Marine Birds		
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Diomedea epomophora (sensu stricto) Southern Royal Albatross [1072]	Vulnerable*	Foraging, feeding or related behaviour likely to occur within area
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered*	Foraging, feeding or related behaviour likely to occur within area
Thalassarche cauta (sensu stricto) Shy Albatross, Tasmanian Shy Albatross [64697]	Vulnerable*	Foraging, feeding or related behaviour likely to occur within area
Thalassarche eremita Chatham Albatross [64457]	Endangered	Foraging, feeding or related behaviour likely to occur within area
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable*	Foraging, feeding or related behaviour likely to occur within area
Thalassarche steadi White-capped Albatross [64462]	Vulnerable*	Foraging, feeding or related behaviour likely to occur within area
Migratory Terrestrial Species		
Hirundapus caudacutus White-throated Needletail [682]		Species or species habitat known to occur within area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area

Name	Threatened	Type of Presence
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat known to occur within area
Monarcha trivirgatus Spectacled Monarch [610]		Species or species habitat may occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat known to occur within area
Migratory Wetlands Species		
Ardea alba Great Egret, White Egret [59541]		Species or species habitat known to occur within area
Ardea ibis Cattle Egret [59542]		Species or species habitat may occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Foraging, feeding or related behaviour may occur within area
Gallinago megala Swinhoe's Snipe [864]		Foraging, feeding or related behaviour likely to occur within area
Gallinago stenura Pin-tailed Snipe [841]		Foraging, feeding or related behaviour likely to occur within area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within area
Numenius madagascariensis Eastern Curlew [847]	Critically Endangered	Species or species habitat likely to occur within area
Numenius minutus Little Curlew, Little Whimbrel [848]		Foraging, feeding or related behaviour likely to occur within area
Pandion haliaetus Osprey [952]		Species or species habitat known to occur within area

Other Matters Protected by the EPBC Act

Commonwealth Land		[Resource Information]
The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.		
Name		
Commonwealth Land - Australian Postal Commission		
Listed Marine Species		[Resource Information]
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
Name		Threatened
Type of Presence		
Birds		

Name	Threatened	Type of Presence
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Ardea alba Great Egret, White Egret [59541]		Species or species habitat known to occur within area
Ardea ibis Cattle Egret [59542]		Species or species habitat may occur within area
Diomedea epomophora (sensu stricto) Southern Royal Albatross [1072]	Vulnerable*	Foraging, feeding or related behaviour likely to occur within area
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered*	Foraging, feeding or related behaviour likely to occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Foraging, feeding or related behaviour may occur within area
Gallinago megala Swinhoe's Snipe [864]		Foraging, feeding or related behaviour likely to occur within area
Gallinago stenura Pin-tailed Snipe [841]		Foraging, feeding or related behaviour likely to occur within area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area
Hirundapus caudacutus White-throated Needletail [682]		Species or species habitat known to occur within area
Lathamus discolor Swift Parrot [744]	Endangered	Species or species habitat likely to occur within area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat known to occur within area
Monarcha trivirgatus Spectacled Monarch [610]		Species or species habitat may occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area
Numenius madagascariensis Eastern Curlew [847]	Critically Endangered	Species or species habitat likely to occur within area
Numenius minutus Little Curlew, Little Whimbrel [848]		Foraging, feeding or related behaviour likely to occur within area

Name	Threatened	Type of Presence
Pandion haliaetus Osprey [952]		Species or species habitat known to occur within area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat known to occur within area
Rostratula benghalensis (sensu lato) Painted Snipe [889]	Endangered*	Species or species habitat likely to occur within area
Thalassarche cauta (sensu stricto) Shy Albatross, Tasmanian Shy Albatross [64697]	Vulnerable*	Foraging, feeding or related behaviour likely to occur within area
Thalassarche eremita Chatham Albatross [64457]	Endangered	Foraging, feeding or related behaviour likely to occur within area
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable*	Foraging, feeding or related behaviour likely to occur within area
Thalassarche steadi White-capped Albatross [64462]	Vulnerable*	Foraging, feeding or related behaviour likely to occur within area

Extra Information

Invasive Species	[Resource Information]
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Weeds reported here are the 20 species of national significance (WoNS), along with other introduced plants that are considered by the States and Territories to pose a particularly significant threat to biodiversity. The following feral animals are reported: Goat, Red Fox, Cat, Rabbit, Pig, Water Buffalo and Cane Toad. Maps from Landscape Health Project, National Land and Water Resouces Audit, 2001.

Name	Status	Type of Presence
Birds		
Acridotheres tristis Common Myna, Indian Myna [387]		Species or species habitat likely to occur within area
Alauda arvensis Skylark [656]		Species or species habitat likely to occur within area
Anas platyrhynchos Mallard [974]		Species or species habitat likely to occur within area
Carduelis carduelis European Goldfinch [403]		Species or species habitat likely to occur within area
Carduelis chloris European Greenfinch [404]		Species or species habitat likely to occur within area

Name	Status	Type of Presence
Columba livia Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species habitat likely to occur within area
Lonchura punctulata Nutmeg Mannikin [399]		Species or species habitat likely to occur within area
Passer domesticus House Sparrow [405]		Species or species habitat likely to occur within area
Passer montanus Eurasian Tree Sparrow [406]		Species or species habitat likely to occur within area
Pycnonotus jocosus Red-whiskered Bulbul [631]		Species or species habitat likely to occur within area
Streptopelia chinensis Spotted Turtle-Dove [780]		Species or species habitat likely to occur within area
Sturnus vulgaris Common Starling [389]		Species or species habitat likely to occur within area
Turdus merula Common Blackbird, Eurasian Blackbird [596]		Species or species habitat likely to occur within area
Frogs		
Rhinella marina Cane Toad [83218]		Species or species habitat likely to occur within area
Mammals		
Bos taurus Domestic Cattle [16]		Species or species habitat likely to occur within area
Canis lupus familiaris Domestic Dog [82654]		Species or species habitat likely to occur within area
Felis catus Cat, House Cat, Domestic Cat [19]		Species or species habitat likely to occur within area
Lepus capensis Brown Hare [127]		Species or species habitat likely to occur within area
Mus musculus House Mouse [120]		Species or species habitat likely to occur within area
Oryctolagus cuniculus Rabbit, European Rabbit [128]		Species or species habitat likely to occur within area
Rattus norvegicus Brown Rat, Norway Rat [83]		Species or species habitat likely to occur within area
Rattus rattus Black Rat, Ship Rat [84]		Species or species habitat likely to occur within area
Vulpes vulpes Red Fox, Fox [18]		Species or species habitat likely to occur

Name	Status	Type of Presence
		within area
Plants		
Alternanthera philoxeroides Alligator Weed [11620]		Species or species habitat likely to occur within area
Anredera cordifolia Madeira Vine, Jalap, Lamb's-tail, Mignonette Vine, Anredera, Gulf Madeiravine, Heartleaf Madeiravine, Potato Vine [2643]		Species or species habitat likely to occur within area
Asparagus aethiopicus Asparagus Fern, Ground Asparagus, Basket Fern, Sprengi's Fern, Bushy Asparagus, Emerald Asparagus [62425]		Species or species habitat likely to occur within area
Asparagus asparagoides Bridal Creeper, Bridal Veil Creeper, Smilax, Florist's Smilax, Smilax Asparagus [22473]		Species or species habitat likely to occur within area
Asparagus plumosus Climbing Asparagus-fern [48993]		Species or species habitat likely to occur within area
Asparagus scandens Asparagus Fern, Climbing Asparagus Fern [23255]		Species or species habitat likely to occur within area
Cabomba caroliniana Cabomba, Fanwort, Carolina Watershield, Fish Grass, Washington Grass, Watershield, Carolina Fanwort, Common Cabomba [5171]		Species or species habitat likely to occur within area
Chrysanthemoides monilifera Bitou Bush, Boneseed [18983]		Species or species habitat may occur within area
Chrysanthemoides monilifera subsp. monilifera Boneseed [16905]		Species or species habitat likely to occur within area
Chrysanthemoides monilifera subsp. rotundata Bitou Bush [16332]		Species or species habitat likely to occur within area
Cytisus scoparius Broom, English Broom, Scotch Broom, Common Broom, Scottish Broom, Spanish Broom [5934]		Species or species habitat likely to occur within area
Dolichandra unguis-cati Cat's Claw Vine, Yellow Trumpet Vine, Cat's Claw Creeper, Funnel Creeper [85119]		Species or species habitat likely to occur within area
Eichhornia crassipes Water Hyacinth, Water Orchid, Nile Lily [13466]		Species or species habitat likely to occur within area
Genista linifolia Flax-leaved Broom, Mediterranean Broom, Flax Broom [2800]		Species or species habitat likely to occur within area
Genista monspessulana Montpellier Broom, Cape Broom, Canary Broom, Common Broom, French Broom, Soft Broom [20126]		Species or species habitat likely to occur within area
Genista sp. X Genista monspessulana Broom [67538]		Species or species habitat may occur within area
Lantana camara Lantana, Common Lantana, Kamara Lantana, Large-leaf Lantana, Pink Flowered Lantana, Red Flowered Lantana, Red-Flowered Sage, White Sage, Wild Sage [10892]		Species or species habitat likely to occur within area
Lycium ferocissimum African Boxthorn, Boxthorn [19235]		Species or species

Name	Status	Type of Presence
Opuntia spp. Prickly Pears [82753]		habitat likely to occur within area
		Species or species habitat likely to occur within area
Pinus radiata Radiata Pine Monterey Pine, Insignis Pine, Wilding Pine [20780]		Species or species habitat may occur within area
Protasparagus densiflorus Asparagus Fern, Plume Asparagus [5015]		Species or species habitat likely to occur within area
Protasparagus plumosus Climbing Asparagus-fern, Ferny Asparagus [11747]		Species or species habitat likely to occur within area
Rubus fruticosus aggregate Blackberry, European Blackberry [68406]		Species or species habitat likely to occur within area
Sagittaria platyphylla Delta Arrowhead, Arrowhead, Slender Arrowhead [68483]		Species or species habitat likely to occur within area
Salix spp. except S.babylonica, S.x calodendron & S.x reichardtii Willows except Weeping Willow, Pussy Willow and Sterile Pussy Willow [68497]		Species or species habitat likely to occur within area
Salvinia molesta Salvinia, Giant Salvinia, Aquarium Watermoss, Kariba Weed [13665]		Species or species habitat likely to occur within area
Senecio madagascariensis Fireweed, Madagascar Ragwort, Madagascar Groundsel [2624]		Species or species habitat likely to occur within area

Nationally Important Wetlands		[Resource Information]
Name		State
Bicentennial Park		NSW

Caveat

The information presented in this report has been provided by a range of data sources as acknowledged at the end of the report.

This report is designed to assist in identifying the locations of places which may be relevant in determining obligations under the Environment Protection and Biodiversity Conservation Act 1999. It holds mapped locations of World and National Heritage properties, Wetlands of International and National Importance, Commonwealth and State/Territory reserves, listed threatened, migratory and marine species and listed threatened ecological communities. Mapping of Commonwealth land is not complete at this stage. Maps have been collated from a range of sources at various resolutions.

Not all species listed under the EPBC Act have been mapped (see below) and therefore a report is a general guide only. Where available data supports mapping, the type of presence that can be determined from the data is indicated in general terms. People using this information in making a referral may need to consider the qualifications below and may need to seek and consider other information sources.

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

For species where the distributions are well known, maps are digitised from sources such as recovery plans and detailed habitat studies. Where appropriate, core breeding, foraging and roosting areas are indicated under 'type of presence'. For species whose distributions are less well known, point locations are collated from government wildlife authorities, museums, and non-government organisations; bioclimatic distribution models are generated and these validated by experts. In some cases, the distribution maps are based solely on expert knowledge.

Only selected species covered by the following provisions of the EPBC Act have been mapped:

- migratory and
- marine

The following species and ecological communities have not been mapped and do not appear in reports produced from this database:

- threatened species listed as extinct or considered as vagrants
- some species and ecological communities that have only recently been listed
- some terrestrial species that overfly the Commonwealth marine area
- migratory species that are very widespread, vagrant, or only occur in small numbers

The following groups have been mapped, but may not cover the complete distribution of the species:

- non-threatened seabirds which have only been mapped for recorded breeding sites
- seals which have only been mapped for breeding sites near the Australian continent

Such breeding sites may be important for the protection of the Commonwealth Marine environment.

Coordinates

-33.85177 151.08321

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [-Office of Environment and Heritage, New South Wales](#)
- [-Department of Environment and Primary Industries, Victoria](#)
- [-Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [-Department of Environment, Water and Natural Resources, South Australia](#)
- [-Parks and Wildlife Commission NT, Northern Territory Government](#)
- [-Department of Environmental and Heritage Protection, Queensland](#)
- [-Department of Parks and Wildlife, Western Australia](#)
- [-Environment and Planning Directorate, ACT](#)
- [-Birdlife Australia](#)
- [-Australian Bird and Bat Banding Scheme](#)
- [-Australian National Wildlife Collection](#)
- Natural history museums of Australia
- [-Museum Victoria](#)
- [-Australian Museum](#)
- [-South Australian Museum](#)
- [-Queensland Museum](#)
- [-Online Zoological Collections of Australian Museums](#)
- [-Queensland Herbarium](#)
- [-National Herbarium of NSW](#)
- [-Royal Botanic Gardens and National Herbarium of Victoria](#)
- [-Tasmanian Herbarium](#)
- [-State Herbarium of South Australia](#)
- [-Northern Territory Herbarium](#)
- [-Western Australian Herbarium](#)
- [-Australian National Herbarium, Atherton and Canberra](#)
- [-University of New England](#)
- [-Ocean Biogeographic Information System](#)
- [-Australian Government, Department of Defence](#)
- [Forestry Corporation, NSW](#)
- [-Geoscience Australia](#)
- [-CSIRO](#)
- Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the [Contact Us](#) page.



Canada Bay Local Environmental Plan 2013

Active Street Frontages Map - Sheet ASF_002

Active Street Frontage

Cadastre

Cadastre 19/04/2013
© LPI

Auburn LGA

Strathfield LGA

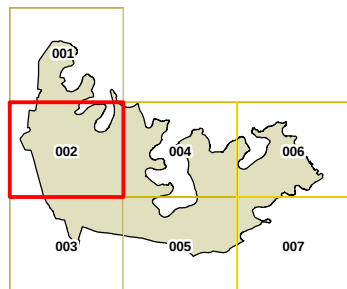
CONCORD WEST

CONCORD

MORTLAKE

LIBERTY GROVE

NORTH



0 200 400 Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1: 10,000 @ A3

Map identification number: 1520_COM_ASF_002_010_20130419



Canada Bay Local Environmental Plan 2013

Acid Sulfate Soils Map - Sheet ASS_002

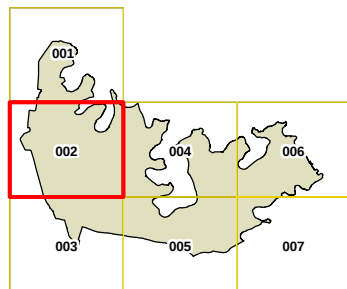
Acid Sulfate Soils

-  Class 2
-  Class 3
-  Class 4
-  Class 5

Cadastre



Cadastre 22/04/2013
© LPI

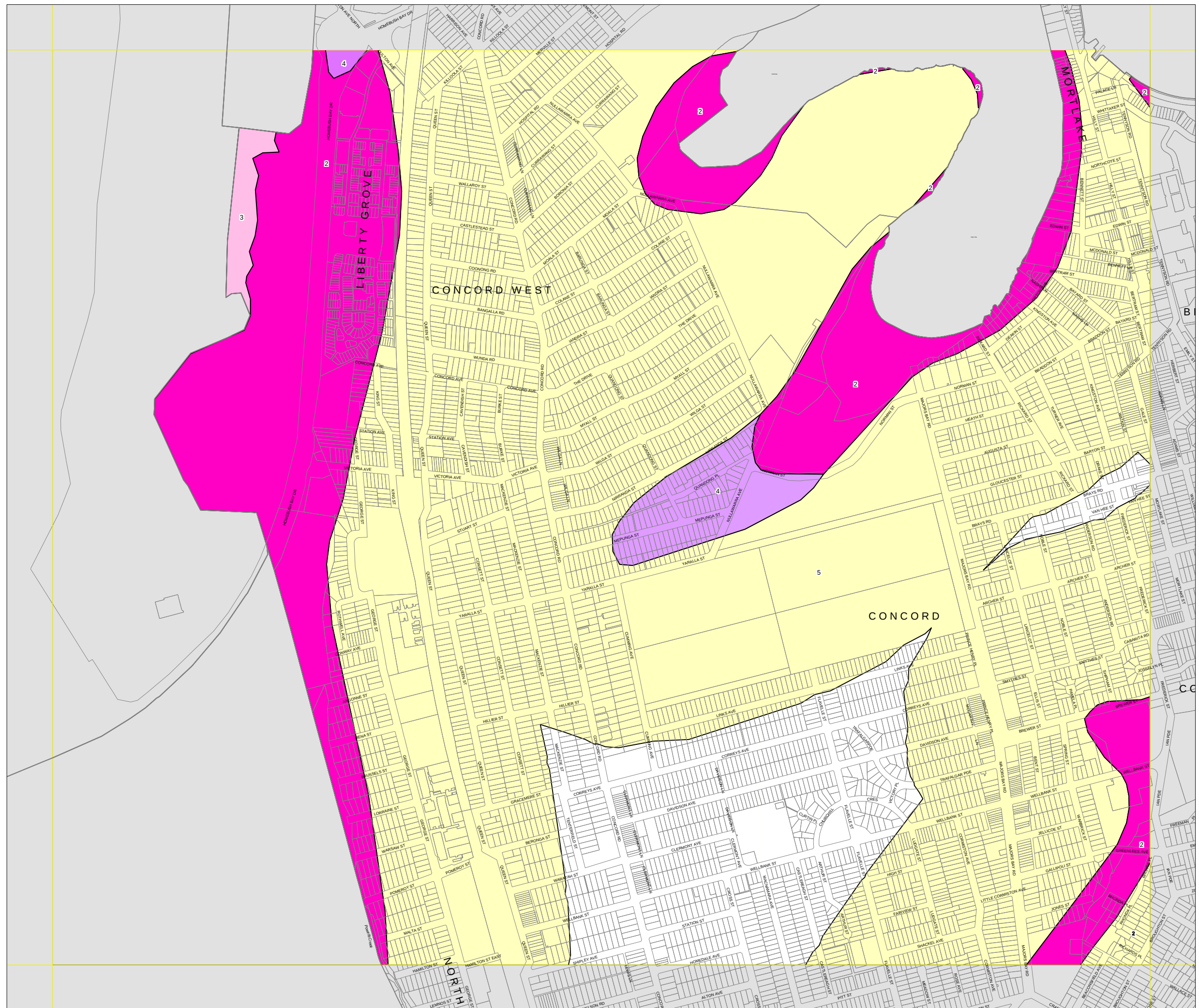


0 200 400 Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1: 10,000 @ A3

Map identification number: 1520_COM_ASS_002_010_20130422





Canada Bay Local Environmental Plan 2013

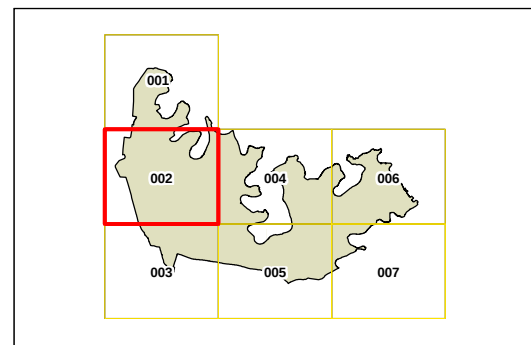
Terrestrial Biodiversity Map Sheet BIO_002

Terrestrial Biodiversity

 Biodiversity

Cadastre

 Cadastre 22/04/2013 © LPI



0 200 400 Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1: 10,000 @ A3

Map identification number: 1520_COM_BIO_002_010_20130422



Canada Bay Local Environmental Plan 2013

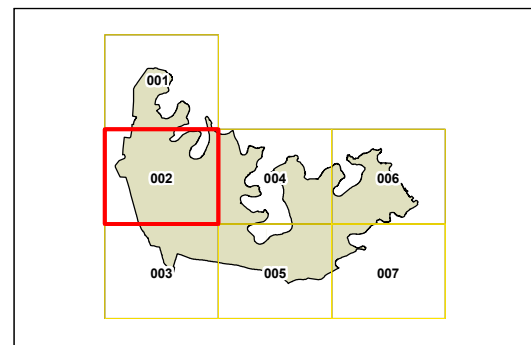
Heritage Map Sheet HER_002

Heritage

-  Conservation Area
-  Item - General

Cadastre

-  Cadastre 23/04/2013
© LPI

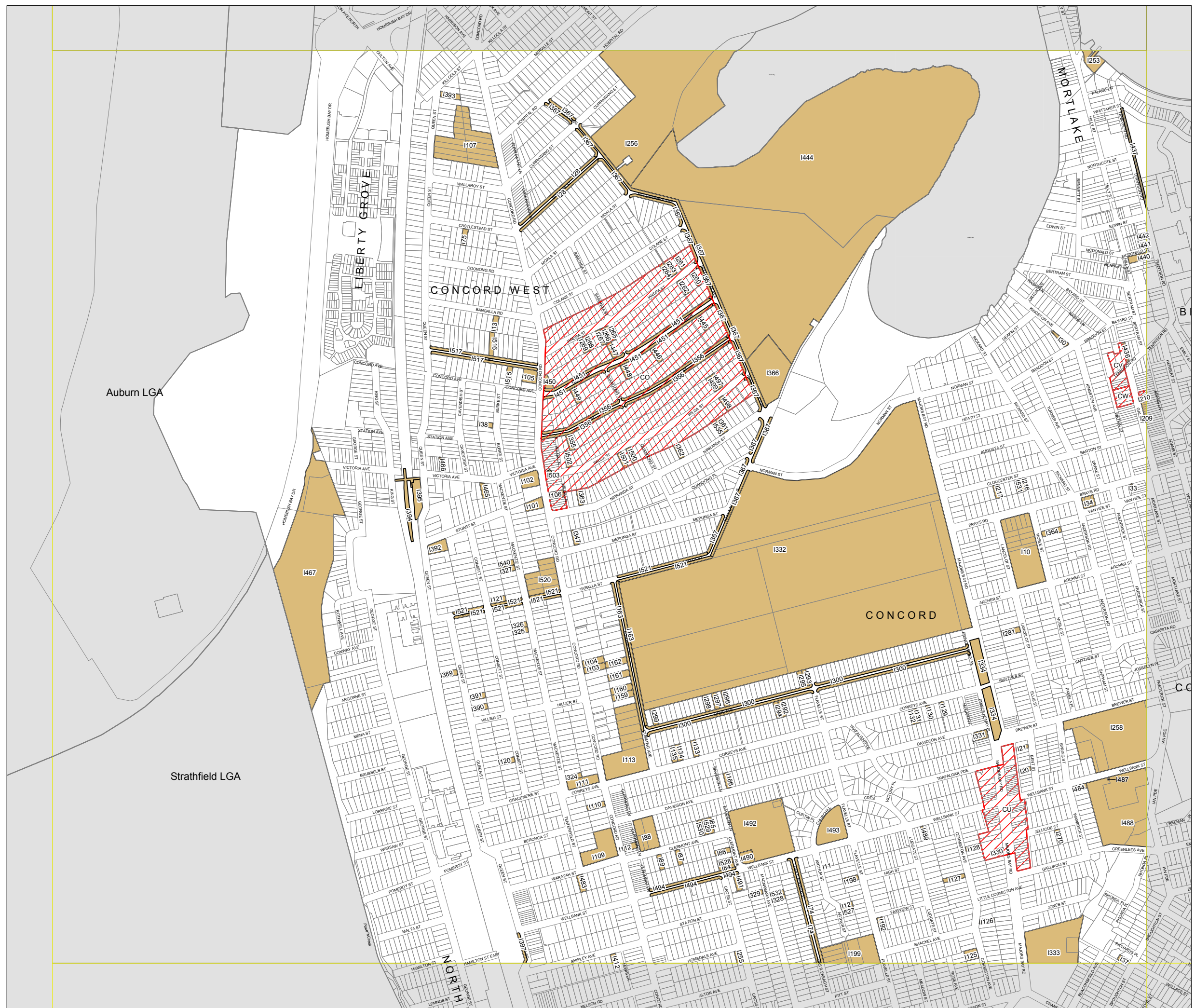


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MGA Zone 56

Scale: 1: 10,000 @ A3

Map identification number: 1520_COM_HER_002_010_20130618



Canada Bay Local Environmental Plan 2013

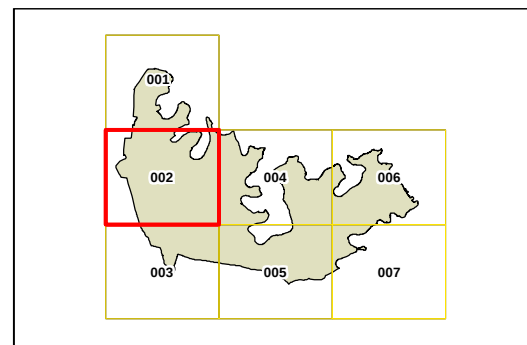
Land Zoning Map Sheet LZN_002

Zone

- B1 Neighbourhood Centre
- B3 Commercial Core
- B4 Mixed Use
- B6 Enterprise Corridor
- B7 Business Park
- E2 Environmental Conservation
- IN1 General Industrial
- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- SP2 Infrastructure
- SEPP SEPP (Major Development) 2005
- DM Deferred Matter

Cadastre

Cadastre 11/08/2014 © LPI

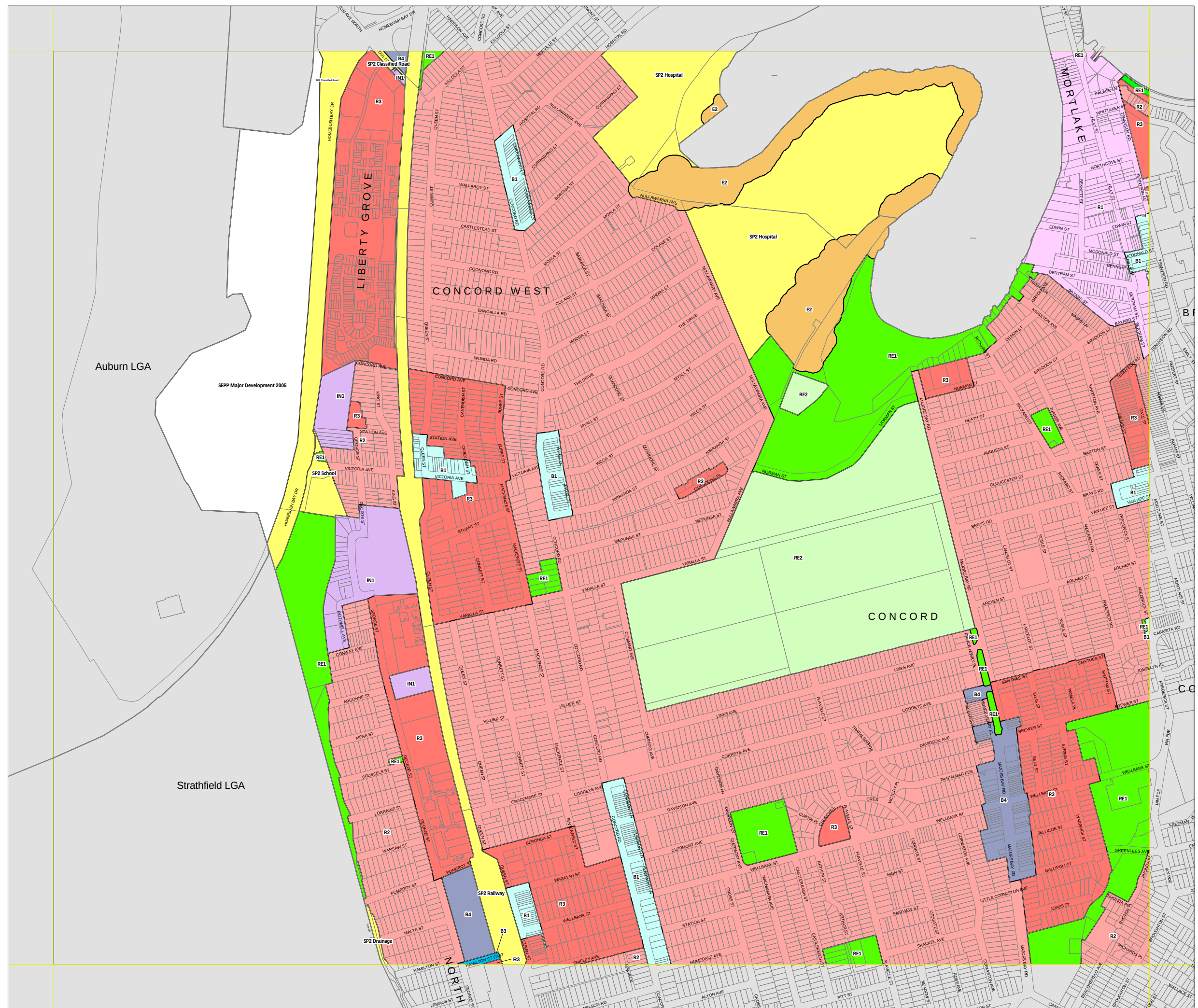


0 200 400 Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1: 10,000 @ A3

Map identification number: 1520_COM_LZN_002_010_20140811



DECCW | Search results

www.epa.nsw.gov.au/prclmapp/searchresults.aspx?&LGA=&Suburb=CONCORD%20WEST&Notice=33&Name=&Text=&DateFrom=&DateTo=

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NEPM amendment

+ Further guidance

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Notice Type: Declaration of Significantly Contaminated Land

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did not find any records in our database.

If a site does not appear on the record it may still be affected by contamination. For example:

- Contamination may be present but the site has not been regulated by the EPA under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985.
- The EPA may be regulating contamination at the site through a licence or notice under the Protection of the Environment Operations Act 1997 (POEO Act).
- Contamination at the site may be being managed under the [planning process](#).

More information about particular sites may be available from:

- The [POEO public register](#)
- The appropriate planning authority: for example, on a planning certificate issued by the local council under [section 149 of the Environmental Planning and Assessment Act](#).

See [What's in the record and What's not in the record](#).

If you want to know whether a specific site has been the subject of notices issued by the EPA under the CLM Act, we suggest that you

Search TIP

To search for a specific site, search by LGA (local government area) and carefully review all sites listed.

[... more search tips](#)

DECCW | Search results

North Strathfield NSW 21

www.epa.nsw.gov.au/prclmapp/searchresults.aspx?&LGA=&Suburb=NORTH%20STRATHFIELD&Notice=33&Name=&Text=&DateFrom=&DateTo=

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Your search for: Suburb: NORTH STRATHFIELD
Notice Type: Declaration of Significantly Contaminated Land

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did not find any records in our database.

If a site does not appear on the record it may still be affected by contamination. For example:

- Contamination may be present but the site has not been regulated by the EPA under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985.
- The EPA may be regulating contamination at the site through a licence or notice under the Protection of the Environment Operations Act 1997 (POEO Act).
- Contamination at the site may be being managed under the [planning process](#).

More information about particular sites may be available from:

- The [POEO public register](#)
- The appropriate planning authority: for example, on a planning certificate issued by the local council under [section 149 of the Environmental Planning and Assessment Act](#).

See [What's in the record and What's not in the record](#).

If you want to know whether a specific site has been the subject of notices issued by the EPA under the CLM Act, we suggest that you

Search TIP

To search for a specific site, search by LGA (local government area) and carefully review all sites listed.

[... more search tips](#)

Homebush:

DECCW | Search results

Concord NSW - Google

www.epa.nsw.gov.au/prclmapp/searchresults.aspx?&LGA=&Suburb=HOMEBUSH&Notice=33&Name=&Text=&DateFrom=&DateTo=

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Home > Contaminated land > Record of notices

Search results

Your search for: Suburb: HOMEBUSH
Notice Type: Declaration of Significantly Contaminated Land

Search Again

Refine Search

did not find any records in our database.

If a site does not appear on the record it may still be affected by contamination. For example:

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- The EPA may be regulating contamination at the site through a licence or notice under the Protection of the Environment Operations Act 1997 (POEO Act).
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More information about particular sites may be available from:

- The [POEO public register](#)
- The appropriate planning authority: for example, on a planning certificate issued by the local council under [section 149 of the Environmental Planning and Assessment Act](#).

See [What's in the record and What's not in the record](#).

If you want to know whether a specific site has been the subject of notices issued by the EPA under the CLM Act, we suggest that you

Search TIP

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[... more search tips](#)

POEO search: accessed 16/09/2015

Concord west:

Environment & Heritage | PRPOEO - Windows Internet Explorer provided by WSP Group Asia-Pacific

http://www.epa.nsw.gov.au/prpoeoapp/SearchResult.aspx?SearchTag=all&searchrange=general&range=general

concord west council

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Environment protection licences

- + Licensing under the POEO Act
 - Guide to licensing
 - Licence forms
 - Licence fees
- + Risk-based licensing
- + Load-based licensing
- + Emissions trading
- POEO Public Register
 - Terms of use: POEO public register
 - Search for licences, applications and notices
 - Search for penalty notices
 - Search for prosecutions and civil proceedings
 - Enforceable undertakings
 - Exemptions and approvals
 - Licensing FAQs
 - List of licences
 - Unlicensed premises still regulated by the EPA

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 - CONCORD WEST

returned 5 results

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Number	Name	Location	Type	Status	Issued date
6839	FRED HOSKING PTY LTD	STATION AVE, CONCORD WEST, NSW 2138	POEO licence	No longer in force	26 Jun 2000
1048723	FRED HOSKING PTY LTD	STATION AVE, CONCORD WEST, NSW 2138	s.58 Licence Variation	Issued	16 Oct 2005
11269	SYDNEY SOUTH WEST AREA HEALTH SERVICE	HOSPITAL ROAD, CONCORD WEST, NSW 2138	POEO licence	No longer in force	12 Oct 2001
1038371	SYDNEY SOUTH WEST AREA HEALTH SERVICE	HOSPITAL ROAD, CONCORD WEST, NSW 2138	s.58 Licence Variation	Issued	25 Jun 2004
485	WESTINGHOUSE BRAKES AUSTRALIA PTY LIMITED	27-29 GEORGE STREET, CONCORD WEST, NSW 2138	POEO licence	Surrendered	21 Mar 2000

16 September 2015

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North Strathfield:

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Search for licences, applications and notices

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Enforceable undertakings

Exemptions and approvals

Licensing FAQs

List of licences

Unlicensed premises still regulated by the EPA

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 - NORTH STRATHFIELD

returned 2 results

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1 of 1 Pages

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Number	Name	Location	Type	Status	Issued date
20241	JOHN HOLLAND PTY LTD	Main North Line Corridor - 11km section located between Parramatta Road and Homebush Bay Drive, NORTH STRATHFIELD, NSW 2137	POEO licence	Surrendered	16 Apr 2013
1516527	JOHN HOLLAND PTY LTD	Main North Line Corridor - 11km section located between Parramatta Road and Homebush Bay Drive, NORTH STRATHFIELD, NSW 2137	s.58 Licence Variation	Issued	22 Aug 2013

16 September 2015

Done

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Homebush:

Environment & Heritage | PRPOEO - Windows Internet Explorer provided by WSP Group Asia-Pacific

http://www.epa.nsw.gov.au/prpoeoapp/SearchResult.aspx?SearchTag=all&searchrange=general&range=general

concord west council

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Licence fees

- + Risk-based licensing
- + Load-based licensing
- + Emissions trading
- POEO Public Register
 - Terms of use: POEO public register
 - Search for licences, applications and notices
 - Search for penalty notices
 - Search for prosecutions and civil proceedings
 - Enforceable undertakings
 - Exemptions and approvals
 - Licensing FAQs
 - List of licences
 - Unlicensed premises still regulated by the EPA
- National Pollutant Inventory
- + Compliance audit program
- + Reporting and managing incidents
- + Wind farm regulation
- NSW Gas Plan Regulation

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

Suburb - HOMEBUSH

returned 10 results

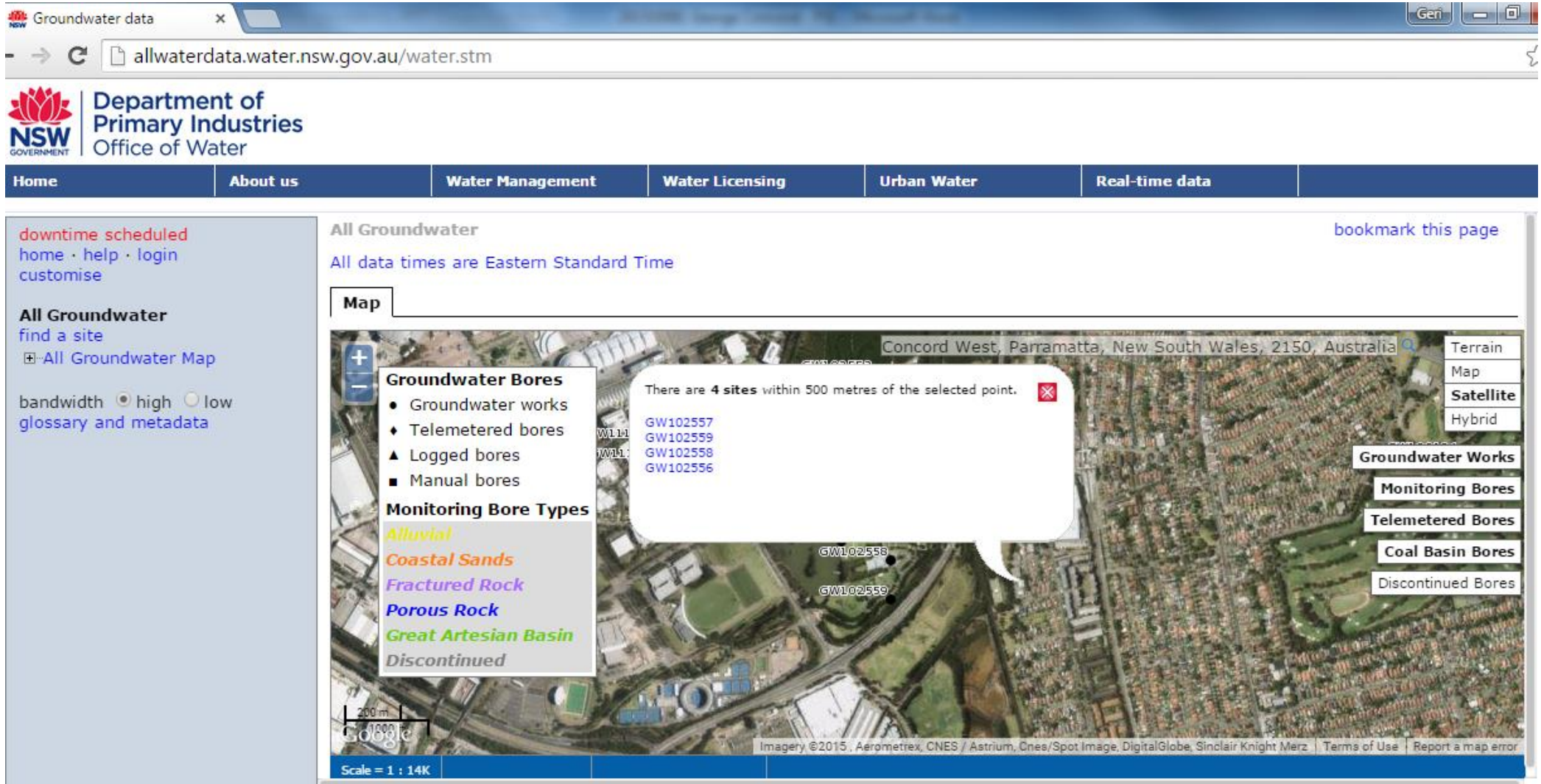
[Export to excel](#) 1 of 1 Pages [Search Again](#)

Number	Name	Location	Type	Status	Issued date
2005	ALLIED MILLS QUEENSLAND PTY LIMITED	2A HAMILTON STREET EAST, HOMEBUSH, NSW 2140	POEO licence	Surrendered	14 Feb 2000
11426	AUSGRID	25-27 Pomeroy Street, HOMEBUSH, NSW 2140	POEO licence	Issued	31 Jan 2002
1042771	AUSGRID	25-27 Pomeroy Street, HOMEBUSH, NSW 2140	s.58 Licence Variation	Issued	24 Jan 2005
1077298	AUSGRID	25-27 Pomeroy Street, HOMEBUSH, NSW 2140	s.58 Licence Variation	Issued	29 Aug 2007
1079830	AUSGRID	25-27 Pomeroy Street, HOMEBUSH, NSW 2140	s.58 Licence Variation	Issued	02 Nov 2007
1093228	AUSGRID	25-27 Pomeroy Street, HOMEBUSH, NSW 2140	s.58 Licence Variation	Issued	16 Dec 2008
2862	FLETCHER INSULATION (VIC) PTY LTD	161 ARTHUR STREET, HOMEBUSH, NSW 2140	POEO licence	No longer in force	30 Mar 2000
1044219	FLETCHER INSULATION (VIC) PTY LTD	161 ARTHUR STREET, HOMEBUSH, NSW 2140	s.58 Licence Variation	Issued	08 Feb 2005
7509	PEREGRINE SEMICONDUCTOR AUSTRALIA PTY LIMITED	8 HERB ELLIOTT AVE, HOMEBUSH, NSW 2140	POEO licence	No longer in force	28 Apr 2000
1044297	PEREGRINE SEMICONDUCTOR AUSTRALIA PTY LIMITED	8 HERB ELLIOTT AVE, HOMEBUSH, NSW 2140	s.58 Licence Variation	Issued	09 Feb 2005

16 September 2015

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Appendix E – Groundwater Bore Search



Accessed 16/09/2015

NSW Office of Water

Work Summary

GW102556

Licence: 10BL157703		Licence Status: ACTIVE	
Authorised Purpose(s): MONITORING BORE Intended Purpose(s): MONITORING BORE			
Work Type: Bore			
Work Status:			
Construct.Method:			
Owner Type:			
Commenced Date:		Final Depth: 4.00 m	
Completion Date: 01/01/1996		Drilled Depth:	
Contractor Name: Macquarie Drilling			
Driller:			
Assistant Driller:			
Property: N/A		Standing Water Level: 1.830	
GWMA: -		Salinity:	
GW Zone: -		Yield:	

Site Details

Site Chosen By:			
County		Parish	
Form A:		Cadastre	
Licensed: CUMBERLAND		CONCORD	
Whole Lot //			
Region: 10 - Sydney South Coast			
CMA Map:			
River Basin: - Unknown		Grid Zone:	
Area/District:		Scale:	
Elevation: 0.00 m (A.H.D.)		Northing: 6252900.0	
Elevation Source: Unknown		Easting: 322371.0	
Latitude: 33°50'57.3"S		Longitude: 151°04'48.2"E	
GS Map: -		MGA Zone: 0	
Coordinate Source: Unknown			

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	4.00	0			Unknown
1	1	Casing	P.V.C.	0.00	0.00	50			

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
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Remarks

01/01/1996: Form A Remarks:
DATA FROM AG APPLICATION ONLY

*** End of GW102556 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW102557

Licence: 10BL157703		Licence Status: ACTIVE	
Authorised Purpose(s): MONITORING BORE Intended Purpose(s): MONITORING BORE			
Work Type: Bore			
Work Status:			
Construct.Method:			
Owner Type:			
Commenced Date:		Final Depth: 4.00 m	
Completion Date: 01/01/1996		Drilled Depth:	
Contractor Name: Macquarie Drilling			
Driller:			
Assistant Driller:			
Property: N/A		Standing Water Level:	
GWMA: -		Salinity:	
GW Zone: -		Yield:	

Site Details

Site Chosen By:					
County		Parish		Cadastre	
Form A:		.			
Licensed: CUMBERLAND		CONCORD		Whole Lot //	
Region: 10 - Sydney South Coast				CMA Map:	
River Basin: - Unknown		Grid Zone:		Scale:	
Area/District:					
Elevation: 0.00 m (A.H.D.)		Northing: 6252778.0		Latitude: 33°51'01.3"S	
Elevation Source: Unknown		Easting: 322425.0		Longitude: 151°04'50.2"E	
GS Map: -		MGA Zone: 0		Coordinate Source: Unknown	

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	4.00	0			Unknown
1	1	Casing	P.V.C.	0.00	0.00	50			

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
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Remarks

01/01/1996: Form A Remarks:
DATA FROM AG APPLICATION ONLY

*** End of GW102557 ***

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NSW Office of Water

Work Summary

GW102558

Licence: 10BL157703		Licence Status: ACTIVE	
Authorised Purpose(s): MONITORING BORE Intended Purpose(s): MONITORING BORE			
Work Type: Bore			
Work Status:			
Construct.Method:			
Owner Type:			
Commenced Date:		Final Depth: 4.00 m	
Completion Date: 01/01/1996		Drilled Depth:	
Contractor Name: Macquarie Drilling			
Driller:			
Assistant Driller:			
Property: N/A		Standing Water Level: 1.830	
GWMA: -		Salinity:	
GW Zone: -		Yield:	

Site Details

Site Chosen By:			
County		Parish	
Form A:		Cadastre	
Licensed: CUMBERLAND		CONCORD	
Whole Lot //			
Region: 10 - Sydney South Coast			
CMA Map:			
River Basin: - Unknown		Grid Zone:	
Area/District:		Scale:	
Elevation: 0.00 m (A.H.D.)		Northing: 6252682.0	
Elevation Source: Unknown		Easting: 322272.0	
Latitude: 33°51'04.3"S		Longitude: 151°04'44.2"E	
GS Map: -		MGA Zone: 0	
Coordinate Source: Unknown			

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	4.00	0			Unknown
1	1	Casing	P.V.C.	0.00	0.00	50			

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
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Remarks

01/01/1996: Form A Remarks:
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*** End of GW102558 ***

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NSW Office of Water

Work Summary

GW102559

Licence: 10BL157703		Licence Status: ACTIVE	
Authorised Purpose(s): MONITORING BORE Intended Purpose(s): MONITORING BORE			
Work Type: Bore			
Work Status:			
Construct.Method:			
Owner Type:			
Commenced Date:		Final Depth: 4.00 m	
Completion Date: 01/01/1996		Drilled Depth:	
Contractor Name: Macquarie Drilling			
Driller:			
Assistant Driller:			
Property: N/A		Standing Water Level: 1.830	
GWMA: -		Salinity:	
GW Zone: -		Yield:	

Site Details

Site Chosen By:			
County		Parish	
Form A:		Cadastre	
Licensed: CUMBERLAND		CONCORD	
Whole Lot //			
Region: 10 - Sydney South Coast			
CMA Map:			
River Basin: - Unknown		Grid Zone:	
Area/District:		Scale:	
Elevation: 0.00 m (A.H.D.)		Northing: 6252559.0	
Elevation Source: Unknown		Easting: 322275.0	
Latitude: 33°51'08.3"S		Longitude: 151°04'44.2"E	
GS Map: -		MGA Zone: 0	
Coordinate Source: Unknown			

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	4.00	0			Unknown
1	1	Casing	P.V.C.	0.00	0.00	50			

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
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Remarks

01/01/1996: Form A Remarks:
DATA FROM AG APPLICATION ONLY

*** End of GW102559 ***

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