



Douglas Partners

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Report on
Preliminary Site Investigation (Contamination)

Inner West Phase 2A LEP
596-598 Parramatta Road, Croydon

Prepared for
Inner West Council

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Integrated Practical Solutions





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Executive Summary

This report presents the results of a Preliminary Site Investigation (Contamination) (PSI) at 596-598 Parramatta Road, Croydon (the site). The PSI was undertaken to assist a planning proposal for rezoning of sites that may introduce sensitive land uses including residential, educational, recreational, childcare or a hospital.

The investigation included a desktop review of site history and environs, a site walkover, and development of a conceptual site model.

At the time of preparing this report the site was occupied by a large warehouse building. The reviewed site history sources indicate that the site was developed for a commercial and / or residential land use since at least 1930, if not earlier, and has likely been used for commercial purposes since between 1973 and 1981. The building which currently occupies the site was likely reconstructed between 1998 and 2011. Historical and current surrounding land uses include commercial, industrial and low to high density residential.

Identified potential sources of contamination at the site include imported fill, hazardous building materials from the former site building, current and former commercial / industrial site uses, and a nearby service station and commercial / industrial land uses. Based on the risk rating matrix used for the investigation, the site is considered to have a medium-high risk of contamination.

For a more conclusive evaluation, it is recommended that a detailed site investigation for contamination (DSI) is undertaken. The purpose of the DSI is to evaluate the potential contamination status of the site, by addressing the identified potential sources of contamination, and assess the site's suitability (from a site contamination standpoint) for a sensitive land use.

A hazardous building materials survey of the current building within the site is also recommended to assess the presence of otherwise of hazardous building materials.

Subject to the implementation of the recommendations outlined above, and subsequent contamination management and / or remediation as deemed necessary on the basis of those investigations, it is considered that the site can be made suitable for the proposed rezoning.

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Report on Preliminary Site Investigation (Contamination)

Inner West Phase 2A LEP

596-598 Parramatta Road, Croydon

1. Introduction

Douglas Partners Pty Ltd (DP) has been engaged by Inner West Council (Council) to complete this Preliminary Site Investigation (Contamination) (PSI) at 596-598 Parramatta Road, Croydon (the site). The site is shown on Drawing 1, Appendix A.

The investigation was undertaken in accordance with DP's proposal P200501.00 dated 5 February 2021.

Council is preparing a planning proposal to amend the draft Inner West LEP for the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) area. The PRCUTS is given statutory weight by a Ministerial Direction under section 9.1(2) of the *Environmental Planning and Assessment Act 1979*.

Ministerial Direction 2.6 (Remediation of Contaminated Land) requires Council to consider the findings of a PSI where the planning proposal it is preparing may introduce sensitive land uses including residential, educational, recreational, childcare or a hospital on certain sites. As this site has been nominated by Council for rezoning to a sensitive land use, the current PSI is required to address Ministerial Direction 2.6.

The objectives of the PSI are to:

- Address Ministerial Direction 2.6 (Remediation of Contaminated Land);
- Based on site history searches and a brief inspection from publicly accessible areas, identify potential sources of contamination on the site;
- Assess potential contamination risks that may preclude rezoning of the site;
- Nominate a contamination risk rating for the site; and
- Comment on the need for further detailed investigation where contamination may be present.

This report must be read in conjunction with all appendices including the notes provided in Appendix B.

The following key guidelines were consulted in the preparation of this report:

- NEPC *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013)* [NEPM] (NEPC, 2013); and
- NSW EPA *Guidelines for Consultants Reporting on Contaminated Land* (NSW EPA, 2020).

2. Scope of Works

The scope of work for the PSI comprised the following:

- Review of site / history information, provided to DP by Council:
 - o Section 10.7 (2&5) Planning Certificates; and
 - o Council records pertinent to potential contamination issues [not available at the time of reporting].
- Review of the following site history and environs information / records, obtained by DP:
 - o Regional geological, soil and hydrogeological mapping;
 - o Acid sulphate soil and salinity risk maps;
 - o Registered groundwater bores for the site and surrounding properties;
 - o Historical title deeds;
 - o Historical aerial photographs;
 - o NSW EPA databases held under the *Contaminated Land Management (CLM)* and *Protection of the Environment Operations (POEO)* Acts for the site and surrounding properties; and
 - o SafeWork NSW records of dangerous goods licences registered to the site [not available at the time of reporting].
- A site walkover from publicly accessible areas only to identify current site features and land uses, signs of historical uses, hydrogeological features (i.e., streams, dams, water wells, catchments and drainage), presence of fill, waste disposal practices, etc.;
- Based on the above information, identification of potential sources of contamination (areas of environmental concern - AEC) and Contaminants of Potential Concern (CoPCs) at the site;
- Preparation of a Conceptual Site Model (CSM) for the site;
- Nominate a contamination risk rating for the site; and
- Provision of this draft PSI report for submission to the Council for comment.

3. Site Information

Site Address	596-598 Parramatta Road, Croydon
Legal Description	Lot 1, Deposited Plan 743076
Area	683 m ²
Zoning	Zone B6 Enterprise Corridor (current)
	Zone B6 Business Park (proposed)
Local Council Area	Inner West Council
Current Use	Commercial / industrial warehouse - shop fitting business

Surrounding Uses	<p>North-west - Commercial (furniture store, tyre shop and hotel)</p> <p>North-east - Parramatta Road, then commercial (Audi car dealer, car repair business)</p> <p>South-west - Residential</p> <p>South-east - Commercial (electrical substation, BP service station and fast-food outlets)</p>
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Figure 1: Site Location

4. Environmental Setting

4.1 Topography

Regional topography slopes downwards towards to south-east.

Site topography is relatively flat, sitting at an approximate level of 7.5 m relative to Australian Height Datum (AHD).

The regional topography (through ground contours) is shown in Figure 2.



Figure 2: Regional Topography with 2 m Elevation Contours

4.2 Site Geology

The Sydney 1:100,000 Soils Landscape Sheet indicates that the site is underlain by Gymea erosional soils. The Gymea soils landscape group comprises shallow to moderately deep yellow earths and earthy sands on crests and inside of benches, shallow siliceous sands on leading edges of benches, localised gleyed podzolic soils and yellow podzolic sands on shale lenses, and shallow to moderately deep siliceous sands and leached sands along drainage lines.

The Sydney 1:100,000 Geology Sheet indicates that the site is on the border between Ashfield Shale (on the north side of the site) and Hawkesbury Sandstone (on the south side of the site). Ashfield Shale comprises black to dark-grey shale and laminite. Hawkesbury Sandstone comprises medium to coarse grained quartz sandstone with very minor shale and laminite lenses.

4.3 Acid Sulphate Soils and Salinity

Published acid sulphate soils (ASS) risk mapping indicates that the site has an extremely low probability of having ASS.

There are no mapped areas of ASS occurrence within 1 km of the site.

Published salinity risk mapping indicates that the site is not mapped for salinity hazard.

4.4 Surface Water and Groundwater

The closest watercourse to the site is Iron Cove Creek, located 120 m south (down gradient) of the site. With respect to surface water, given the highly urbanised nature of the area, most surface water is anticipated to be collected by the local stormwater network.

A search of the publicly available registered groundwater bore database indicated that there are four registered groundwater bores within 1 km of the site. The groundwater bores are summarised in Table 1.

Table 1: Summary of Available Information from Nearby Registered Groundwater Bores

Bore ID Authorised Purpose	Location Relative to Site	Final Depth (m)	Standing Water Level (m bgl)
GW112144 Monitoring Bore	143 m south-east (down gradient)	57.10	Not recorded
GW112143 Monitoring Bore	300 m north-west (up gradient)	67.16	Not recorded
GW112142 Monitoring Bore	896 m north-west (up gradient)	76.10	Not recorded
GW112145 Monitoring Bore	988 m east (down-gradient)	29.75	Not recorded

Based on the regional topography and the inferred flow direction of nearby water courses, the anticipated flow direction of groundwater beneath the site is to the south, towards Iron Cove Creek, the likely receiving surface water body for the groundwater flow path. Iron Cove Creek is a stormwater channel that ultimately flows into the Parramatta River.

Given the local geology (i.e., Ashfield Shale and Hawkesbury Sandstone), the groundwater in the fractured rock beneath the site could be relatively fresh or saline with very low yield. Accordingly, it is considered unlikely that there are significant potential beneficial uses of the groundwater. Furthermore, the search of the groundwater bore database found no domestic, recreational or irrigational bores within 1 km of the site, and the use of the groundwater for these purposes in the vicinity of the site is considered unlikely given the urban setting.

5. Site History

5.1 Title Deeds

A historical title deeds search was used to obtain ownership and occupancy information including company names and the occupations of individuals. The title information can assist in the identification of previous land uses by the company names or the site owners and can, therefore, assist in establishing whether there were potentially contaminating activities occurring at the site. A summary of the title deeds and possible land uses (with reference to the aerial photographs and other historical searches) is presented in Table 2.

Table 2: Historical Title Deeds

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
06.02.1930 (1930 to 1953)	Eliza Mary Cambourn (Married Woman) (# & her deceased estate)	Residential and / or commercial
15.12.1953 (1953 to 1956)	Walter James (Grocer) Keith Escott Napper (Newsagent) Doreen Molly Napper (Married Woman)	Residential and / or commercial
24.05.1956 (1956 to 1973)	Keith Escott Napper (Newsagent) Doreen Molly Napper (Married Woman)	Residential and / or commercial
30.05.1973 (1973 to 1973)	Michael Constantinoudis (Shopkeeper) Mary Constantinoudis (Married Woman)	Commercial
30.05.1973 (1973 to 1981)	Con Laris (Shopkeeper) George Laris (Shopkeeper)	Commercial
18.08.1981 (1981 to 2016)	George Laris (Shopkeeper)	Commercial
07.07.2016 (2016 to 2019)	Baldacchino Automotive Services Pty Limited	Commercial
24.06.2019 (2019 to date)	# 596-598 Parramatta Road Croydon Pty Ltd	Commercial

#: Denotes current registered proprietor.

Additionally, three leases were available for the site:

- 25.06.1968 - Michael Constantinoudis (Shopkeeper) and Mary Constantinoudis (Married Woman) for 3 years;
- 15.12.2010 - expired, not investigated; and
- 13.02.2012 - expired, not investigated.

5.2 Historical Aerial Photography

Several historical aerial photographs were obtained from public databases as means of assessing site and surrounding features in the past. Extracts of the aerial photographs are included in Appendix D. A summary of key features observed for the site and surrounding land is presented in Table 3.

Table 3: Summary of Historical Aerial Photographs

Year	Site	Surrounding Land Use
1930	Approximately half of the site (the north-east portion) was covered by a rectangular shaped building. Low photograph resolution precluded any detailed site observations.	The surrounding land was largely developed with residential buildings, with apparent commercial or industrial developments to the immediate boundaries of the site. A few vacant lots were present in the vicinity of the site. Major roads surrounded the site (including Parramatta Road to the north) in an orientation consistent with their current layout.
1951	The building in the north-east is more apparent. The south-west portion of the site was covered by grass and vegetation.	The land to the south-east of the site appeared to have a commercial / industrial use, whilst commercial uses are also evident to the north-west and south-west of the site. Additional residential or small commercial buildings were constructed north of the site (across Parramatta Road).
1961	A small structure was constructed in the south corner of the site. Otherwise no observable changes since 1951.	No significant changes to the surrounding land use were observed when compared with the 1951 aerial photograph.
1965	No significant changes to the site were observed when compared with the 1961 aerial photograph.	No significant changes to the surrounding land use were observed when compared with the 1961 aerial photograph.
1971	No significant changes to the site were observed when compared with the 1965 aerial photograph. Low photograph resolution precluded any detailed site observations.	No significant changes to the surrounding land use were observed when compared with the 1965 aerial photograph.
1978	No significant changes to the site were observed when compared with the 1971 aerial photograph.	A new likely commercial building was constructed adjacent to the south-west site boundary.
1986	A new building or expansion of the former building was constructed, covering the entire site footprint. The site appears to be consistent with the current site layout	The majority of commercial / industrial buildings at the property approximately 60 m south-east of the site were demolished.

Year	Site	Surrounding Land Use
1994	No significant changes to the site were observed when compared with the 1986 aerial photograph.	The large commercial / industrial building approximately 125 m south-east of the site was demolished.
1998	No significant changes to the site were observed when compared with the 1994 aerial photograph.	<p>A commercial building and possible service station, consistent with the current BP and commercial buildings, were constructed on the property approximately 60 m south-east of the site.</p> <p>Several high density residential buildings were constructed at the property approximately 125 m south-east of the site.</p>
2002	The building on the site appears to be undergoing some renovations or reconstruction. The middle part of the building may have been removed.	Two apartment buildings were constructed adjacent to the south-west site boundary.
2011	The building on the site appears consistent with the current site building.	A new commercial building was constructed approximately 30 m north-east of the site, consistent with the current Audi car dealership layout.

5.3 Public Registers and Planning Records

EPA Notices available under Section 58 of the Contaminated Lands Management Act (CLM Act)

[accessed 14/02/2021]

The results of a search of the public database of records of notices for contaminated sites indicated that there were no records of notices for the site.

<p>Sites notified to EPA under Section 60 of the CLM Act</p> <p>[accessed 14/02/2021]</p>	<p>The results of a search of the public database of contaminated sites notified to the EPA indicated that the site was not listed as a notified contaminated site.</p> <p>Three properties notified as contaminated were located within a 1 km buffer zone of the site, all of which have been contaminated through use as automobile service stations:</p> <ul style="list-style-type: none"> • BP Ashfield Service Station [35 m east]; • Caltex Five Dock Service Station [520 m north-east]; and • 7-Eleven Five Dock Service Station [1 km north-east]. <p>Regulation under the CLM Act is not required for the three properties listed above.</p>
<p>Licences listed under Section 308 of the Protection of the Environment Operations Act 1997 (POEO Act)</p> <p>[accessed 14/02/2021]</p>	<p>The results of a search of the public database of records of environmental protection licenses under Section 308 of the <i>Protection of the Environment Operations Act 1997</i> (POEO Act) indicated that there are no current Environment Protection Licences issued to the site or any properties within a 1 km buffer zone of the site.</p>
<p>SafeWork NSW</p>	<p>SafeWork NSW records were not available at the time of reporting.</p>
<p>Planning Certificate</p> <p>[dated 14 February 2021]</p>	<p>The certificate states that, as prescribed by Section 59 (2) of the <i>Contaminated Land Management Act 1997</i>, the land to which the certificate relates <u>is not</u>:</p> <ul style="list-style-type: none"> • Declared to be significantly contaminated land; • Subject to a management order; • Subject of an approved voluntary management proposal; • Subject of an ongoing maintenance order; or • Subject to a site audit statement. <p>The certificate states that '<i>Council has adopted a policy which may restrict the development of the land if the potential for the risk of land contamination exists</i>'.</p> <p>The certificate states that the land is not affected by a policy adopted by the Council or another public authority that restricts development of the land because of the likelihood of ASS.</p> <p>A copy of the planning certificates is included in Appendix E.</p>
<p>Council Records</p>	<p>Council records were not available at the time of reporting.</p>

5.4 Other Sources

A brief search of google maps for the site surroundings was undertaken on 26 February 2021. The search located several potentially contaminating operating businesses within a 500 m buffer zone of the site, including:

- Haberfield Speedway Service Station [270 m south-east]; and
- Quality Dry Cleaners Five Dock [445 m north-east].

An online real estate listing search found that the site was purchased by its current proprietors on 26 March 2019. Based on photographs of the building's interior included on the listing, the building appeared to be recently constructed or renovated (*circa* 2000-2010). The search also found that the site is currently occupied by 'G Tech Shopfitting', a shop fitting business.

5.5 Site History Integrity Assessment

The information used to establish the history of the site was sourced from reputable and reliable reference documents, many of which were official records held by Government departments / agencies. The databases maintained by various Government agencies potentially can contain high quality information, but some of these do not contain any data at all.

In particular, aerial photographs provide high quality information that is generally independent of memory or documentation. They are only available at intervals of several years, so some gaps exist in the information from this source. The observed site features are open to different interpretations and can be affected by the time of day and / or year at which they were taken, as well as specific events, such as flooding. Care has been taken to consider different possible interpretations of aerial photographs and to consider them in conjunction with other lines of evidence.

5.6 Summary of Site History

The aerial photographs and title deeds suggest that the site has been developed since at least 1930, if not earlier. The site layout has been relatively consistent with the current layout since between 1978 and 1986. This change in layout could have occurred with a transition from a residential to a commercial land use, which based on the title deeds, may have occurred between 1973 and 1981. Historical site uses included an automotive business between 2016 and 2019 and is currently used for a shopfitting business. The aerial photographs show renovations or reconstruction of the site building between 1998 and 2011. This is supported by the photographs of the site building interior listed online, in which the building appeared to be relatively new.

The aerial photographs suggest that the site's surrounding land use has been mixed residential and commercial / industrial since at least 1930, with an increasingly commercial and higher density residential land use since the 1970's.

Whilst the search of properties with EPA notices and licenses identified several contaminated properties within a 1 km search buffer of the site, none of them were located up-gradient of the site. The BP Ashfield Service Station is, however, still of interest due to its close proximity to the site (located 35 m east of the site).

6. Site Walkover

A site walkover was undertaken by an environmental scientist on 18 February 2021. The general site topography was consistent with that described in Section 4.1, with the site being relatively level. The site was bound by a brick substation building to the south, commercial buildings to the west and a footpath along Parramatta Road to the north and east. The site layout observed appeared consistent with the 2011 aerial photograph. The following key site features pertinent to the PSI were observed (refer to photographs in Appendix F):

- The site was covered by a commercial / industrial warehouse building, with hardstand on the north boundary (photograph 6). The interior of the building could not be seen;
- The building appeared to be relatively new and in a well-kept condition;
- The rear (south-west) part of the site contained two parking garages and a hardstand driveway. A general rubbish bin was placed beside the garage door (photograph 5); and
- The hardstand at the front and rear of the site appeared to be in a moderate to good condition with minor cracks and staining.

It is noted that the walkover was undertaken from publicly accessible areas and did not comprise a detailed walkover within the premises. In particular, the interior parts of the site building were not inspected. Detailed observations of the site were precluded by limited access.

The following surrounding site uses were observed:

- North: Commercial, including a car dealership and auto repair shop (photographs 2 and 4);
- East: Commercial, including a brick electrical substation (photograph 1) and service station approximately 60 m east;
- South: Commercial and high density residential; and
- West: Residential and commercial, including 'French Accent' furniture shop (photograph 3).

A creek line (Iron Cove Creek) was observed approximately 120 m south of the site.

At the time of the inspection suspected ACM was not apparent on the external areas of the building. Notwithstanding as the site could only be inspected from publicly accessible areas, access into the site or the building was not possible. Therefore, the potential for ACM (from current or previous site buildings) cannot be completely ruled out.

7. Preliminary Conceptual Site Model

A Conceptual Site Model (CSM) is a representation of site-related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The CSM provides the framework for identifying how the site became contaminated and how potential receptors may be exposed to contamination either in the present or the future i.e., it enables an assessment of the potential source - pathway - receptor linkages (complete pathways).

Potential Sources (or Areas of Environmental Concern - AEC)

Based on the current preliminary investigation, the following potential sources of contamination and associated contaminants of potential concern (COPC) have been identified.

- S1: Fill: Associated with general levelling and backfilling (a common characteristic of inner Sydney suburbs):
 - o CoPC: metals, total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), polychlorinated biphenyls (PCB), organochlorine pesticides (OCP), phenols and asbestos. These are the more common contaminants associated with fill of an unknown source.
- S2: Former and existing buildings / structures on the site:
 - o CoPC: Hazardous building materials including lead (in paint), asbestos containing materials (ACM), synthetic mineral fibres ('SMF') and PCB.
- S3: Current and former commercial / industrial land uses (largely unknown, apart from the current use as a shop fitting business and a former automotive business):
 - o CoPC: Metals, TRH, BTEX, PAH, phenols, volatile organic compounds - VOC (more likely contaminants associated with general commercial / industrial uses, associated with commonly used products such as fuels, oils, and solvents).
- S4: Nearby service station and commercial / industrial land uses (largely unknown, apart from the furniture shop, hotel, food outlets, car dealership, car repair business and service station):
 - o CoPC: Metals, TRH, BTEX, PAH, phenols, VOC (more likely contaminants associated with general commercial / industrial uses, associated with commonly used products such as fuels, oils, and solvents).

Potential Receptors

The following potential human receptors have been identified:

- R1: Current users [commercial];
- R2: Construction and maintenance workers;
- R3: End users [possibly residential, educational, recreational, childcare or hospital]; and
- R4: Adjacent site users [commercial, residential].

The following potential environmental receptors have been identified:

- R5: Surface water [Iron Cove Creek, freshwater];
- R6: Groundwater; and
- R7: Terrestrial ecology.

Potential Pathways

The following potential pathways have been identified:

- P1: Ingestion and dermal contact;
- P2: Inhalation of dust and / or vapours;

- P3: Surface water run-off;
- P4: Lateral migration of groundwater providing base flow to water bodies;
- P5: Leaching of contaminants and vertical migration into groundwater; and
- P6: Contact with terrestrial ecology.

Summary of Potentially Complete Exposure Pathways

A 'source - pathway - receptor' approach has been used to assess the potential risks of harm being caused to human or environmental receptors from contamination sources on or in the vicinity of the site, via exposure pathways (potential complete pathways). The possible pathways between the above sources (S1 to S4) and receptors (R1 to R7) are provided in below Table 4.

Table 4: Summary of Potentially Complete Exposure Pathways

Potential Source (AEC) and Contaminants of Concern	Pathway	Receptor	Action Recommended
S1: Fill Metals, TRH, BTEX, PAH, OCP, OPP, PCB, phenols, and asbestos. S3: Current and former commercial / industrial site uses Metals, TRH, BTEX, PAH, phenols, VOC	P1: Ingestion and dermal contact	R1: Current site users [commercial]	An intrusive investigation (soil, groundwater and soil vapour) to identify the presence or otherwise of the potential source and/or contaminants associated with each source. A hazardous building materials assessment for the existing site buildings. Hazardous materials, if present, will need to be removed in accordance with relevant legislation and guidelines prior to demolition.
	P2: Inhalation of dust and / or vapours	R2: Construction and maintenance workers R3: End site users [sensitive land use]	
	P2: Inhalation of dust and / or vapours	R4: Adjacent site users [commercial and residential]	
	P3: Surface water run-off P4: Lateral migration of groundwater providing base flow to water bodies	R5: Surface water [Iron Cove Creek]	
	P4: Lateral migration of groundwater providing base flow to water bodies P5: Leaching of contaminants and vertical migration into groundwater	R6: Groundwater	
	P6: Contact with terrestrial ecology	R7: Terrestrial ecology	
S2: Former buildings / structures on the site Hazardous building materials including lead, asbestos, SMF and PCB.	P1: Ingestion and dermal contact P2: Inhalation of dust and / or vapours	R1: Current site users [commercial] R2: Construction and maintenance workers R4: Adjacent site users [commercial, residential]	

Potential Source (AEC) and Contaminants of Concern	Pathway	Receptor	Action Recommended
S4: Nearby service station and commercial / industrial land uses Lead, TRH, BTEX, PAH, phenols and VOC	P5: Leaching of contaminants and vertical migration into groundwater	R1: Current site users [commercial] R2: Construction and maintenance workers R3: End site users [sensitive land use] R6: Groundwater	

8. Risk Rating

The method of assigning a contamination risk rating to the site is included in Appendix G.

The following Table 5 presents the results of the application of the risk matrix (Appendix G) to each identified potential AEC.

Table 5: Application of Risk Matrix

Potential AEC	Probability	Consequence	Risk Number
S1	4	3	12
S2	2	2	4
S3	2	4	8
S4	2	4	8
		Site Risk Rating	12

9. Conclusions and Recommendations

Based on the available history information the site appears to have been developed for a residential and / or commercial use since at least 1930, with a commercial use since between 1973 and 1981. The building which currently occupies the site was likely reconstructed between 1998 and 2011, although it was preceded by another building that covered the site footprint. The site building was used for an automotive business prior to its current use for a shopfitting business. The surrounding land use appears to have been commercial and residential since at least 1930, with an increasingly commercial and higher density residential land use since the 1970's.

Due to access constraints, a detailed inspection of the site and interior of the existing building was not possible during the walkover. This is considered to be a data gap in the investigation.

SafeWork NSW records pertinent to potential contamination issues at the site were not obtained at the time of reporting. This is considered to be a data gap in the investigation, however based on the apparent history it is unlikely that dangerous goods requiring notification were stored at the site. A SafeWork NSW records search should form part of further investigations as recommended below.

Potential sources of contamination identified from the site history information reviewed herein and the site walkover include imported fill, hazardous building materials from the current and former site buildings, current and former commercial / industrial site uses, and a nearby service station and commercial / industrial land uses.

In accordance with the process outlined in Appendix G, the site has been assigned a contamination risk rating of 12, corresponding to a medium to high risk.

Based on the results of this PSI, it is recommended that an intrusive soil and groundwater (and possibly soil vapour) investigation should be undertaken to assess the site's suitability (from a contamination standpoint) for a sensitive land use. In addition, the investigation should provide recommendations on the need for any further targeted investigation(s) and / or site remediation if deemed necessary. A hazardous building materials survey of the current building within the site is also recommended to assess the presence or otherwise of hazardous building materials.

Given the current limited site access for intrusive investigation, the intrusive investigation may be more readily completed following demolition of current site structures.

Subject to the implementation of the recommendations outlined above, and subsequent contamination management and / or remediation as deemed necessary on the basis of those investigations, it is considered that the site can be made suitable for the proposed rezoning.

10. References

NEPC. (2013). *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]*. Australian Government Publishing Services Canberra: National Environment Protection Council.

NSW EPA. (2020). *Guidelines for Consultants Reporting on Contaminated Land*. Contaminated Land Guidelines: NSW Environment Protection Authority.

11. Limitations

Douglas Partners (DP) has prepared this report for this project at 596-598 Parramatta Road, Crowdon in accordance with DP's proposal dated 5 February 2021 and acceptance received from Alan Chen dated 9 February 2021. The work was carried out Inner West Consultancy Agreement, Contract No. 95-20. This report is provided for the exclusive use of Inner West Council for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

DP's advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by DP in this report may be affected by undetected variations in ground conditions across the site between and beyond the sampling and/or testing locations. The advice may also be limited by budget constraints imposed by others or by site accessibility.

The assessment of atypical safety hazards arising from this advice is restricted to the environmental components set out in this report and based on known project conditions and stated design advice and assumptions. While some recommendations for safe controls may be provided, detailed 'safety in design' assessment is outside the current scope of this report and requires additional project data and assessment.

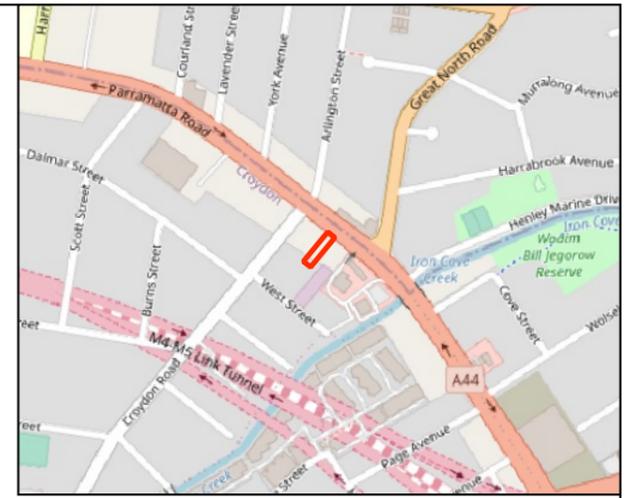
This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by DP. This is because this report has been written as advice and opinion rather than instructions for construction.

Douglas Partners Pty Ltd

Appendix A

Drawings

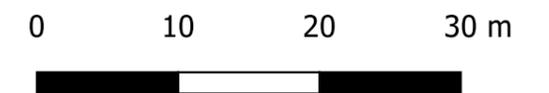


LOCALITY MAP

Notes:
 1. Basemap from metromap.com.au dated 4/12/2020

Legend

 Site Boundary



Appendix B

Notes About this Report

About this Report

Douglas Partners



Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

Copyright

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;

- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.

Appendix C

Historical Title Deeds



SEARCH DATE

1/3/2021 3:11PM

FOLIO: 1/743076

First Title(s): OLD SYSTEM

Prior Title(s): CA14749

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
26/5/1987	CA14749	CONVERSION ACTION	FOLIO CREATED EDITION 1
7/2/1997	DP266903	DEPOSITED PLAN	
16/5/1997	2841669	DISCHARGE OF MORTGAGE	
16/5/1997	2841671	MORTGAGE	EDITION 2
16/6/1998	5056754	DISCHARGE OF MORTGAGE	
16/6/1998	5056755	MORTGAGE	EDITION 3
1/12/1999	6386168	CAVEAT	
4/9/2001	7909202	CAVEAT	
9/11/2001	8101695	WITHDRAWAL OF CAVEAT	
9/11/2001	8101696	WITHDRAWAL OF CAVEAT	
9/11/2001	8101698	DISCHARGE OF MORTGAGE	
9/11/2001	8101701	MORTGAGE	EDITION 4
31/5/2004	AA680280	DISCHARGE OF MORTGAGE	
31/5/2004	AA680281	MORTGAGE	EDITION 5
11/1/2008	AD694480	DISCHARGE OF MORTGAGE	
11/1/2008	AD694481	MORTGAGE	EDITION 6
15/12/2010	AF946977	LEASE	EDITION 7
24/2/2011	AF980059	TRANSFER GRANTING EASEMENT	EDITION 8
13/2/2012	AG805108	LEASE	EDITION 9
19/12/2014	AJ128066	CAVEAT	
1/6/2016	AK472308	CAVEAT	
7/7/2016	AK577133	WITHDRAWAL OF CAVEAT	
7/7/2016	AK577134	TRANSFER BY MORTGAGEE UNDER POWER OF SALE	
7/7/2016	AK577135	MORTGAGE	EDITION 10

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

1/3/2021 3:11PM

FOLIO: 1/743076

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
6/4/2018	AN238418	DISCHARGE OF MORTGAGE	EDITION 11
30/4/2019	AP218638	CAVEAT	
24/6/2019	AP311369	TRANSFER	
24/6/2019	AP311370	MORTGAGE	EDITION 12 CORD ISSUED

*** END OF SEARCH ***

croydon site

PRINTED ON 1/3/2021

InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Received: 01/03/2021 15:11:37

Form: 01TP
Licence: 01-05-047
Licensee: LEAP Legal Software Pty Limited
Firm name: Day Legal

**TRANSFER BY MORTGAGEE
UNDER POWER OF SALE**



AK577134E

New South Wales
Section 58 Real Property Act 1900

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar-General to make available to any person for search upon payment of a fee, if any, the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

Office of State Revenue
NSW Treasury
Client No: 119874788 3582
Duty: \$10 - Trans No: 8736452-001
Asst details:

(A) TORRENS TITLE

1/743076

(B) LODGED BY

Document Collection Box 599D	Name, Address or DX, Telephone, and Customer Account Number if any Minter Ellison Governor Macquarie Tower 1 Farrer Place, Sydney Ph (02) 9921 8888 Reference: <u>IP 1135181</u>	CODE TP
--	---	-----------------------

(C) REGISTERED PROPRIETOR

George Laris

(D) TRANSFEROR (MORTGAGEE)

National Australia Bank ABN 12 004 044 937

(E) The transferor being the mortgagee in **MORTGAGE AD694481** dated 26 October 2007 from the registered proprietor of the above land, acknowledges receipt of the consideration of \$1,800,000.00 and in exercise of power of sale under that mortgage transfers an estate in fee simple in the above land to the transferee.
(F) Encumbrances (if applicable):

(G) TRANSFEE

Baldacchino Automotive Services Pty Limited ABN 50 055 685 071

TENANCY:

DATE

OFF X AK 472308

(I) I certify that I am an eligible witness and that the transferor's attorney signed this dealing in my presence. [See note* below].

Certified correct for the purposes of the Real Property Act 1900 by the transferor's attorney who signed this dealing pursuant to the power of attorney specified.

Signature of witness:

Signature of attorney:

Name of witness:

AMIT CHANDRA

Attorney's name:

MELISSA MOLLUSO

Address of witness:

255 GEORGE ST
SYDNEY NSW

Signing on behalf of:

National Australia Bank Limited
(ABN 12 004 044 937)

Power of attorney-Book:

4512

-No.: 39

Certified correct for the purposes of the Real Property Act 1900 on behalf of the transferee by the person whose signature appears below.

Signature:

Signatory's name:

Michelle Gold

Signatory's capacity:

Licensed Conveyancer for the Transferee

(J) The transferee's agent certifies that the eNOS data relevant to this dealing has been submitted and stored under

eNOS ID No.

1072311

Full name:

Michelle Gold

Signature:

* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

OFF M AD 694481



FOLIO: 1/743076

SEARCH DATE	TIME	EDITION NO	DATE
28/2/2021	8:14 AM	12	24/6/2019

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO. CONTROL OF THE RIGHT TO DEAL IS HELD BY ING BANK (AUSTRALIA) LIMITED.

LAND

LOT 1 IN DEPOSITED PLAN 743076
AT CROYDON
LOCAL GOVERNMENT AREA INNER WEST
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP743076

FIRST SCHEDULE

596-598 PARRAMATTA ROAD CROYDON PTY LTD (T AP311369)

SECOND SCHEDULE (6 NOTIFICATIONS)

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- DP266903 RIGHT OF CARRIAGEWAY 3.05 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- DP266903 RIGHT OF CARRIAGEWAY 3.05 WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
- AF980059 RIGHT OF CARRIAGEWAY 13 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART DESIGNATED (A) IN PLAN WITH AF980059
- AP311370 MORTGAGE TO ING BANK (AUSTRALIA) LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Summary of Owners Report

Address: - 596 to 598 Parramatta Road, Croydon

Description: - Lot 1 D.P. 743076

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
06.02.1930 (1930 to 1953)	Eliza Mary Cambourn (Married Woman) (# & her deceased estate)	Book 1591 No. 630
15.12.1953 (1953 to 1956)	Walter James (Grocer) Keith Escott Napper (Newsagent) Doreen Molly Napper (Married Woman)	Book 2273 No. 951
24.05.1956 (1956 to 1973)	Keith Escott Napper (Newsagent) Doreen Molly Napper (Married Woman)	Book 2372 No. 301
30.05.1973 (1973 to 1973)	Michael Constantinoudis (Shopkeeper) Mary Constantinoudis (Married Woman)	Book 3099 No. 373
30.05.1973 (1973 to 1981)	Con Laris (Shopkeeper) George Laris (Shopkeeper)	Book 3099 No. 374
18.08.1981 (1981 to 2016)	George Laris (Shopkeeper)	Book 3482 No. 266 Now 1/743076
07.07.2016 (2016 to 2019)	Baldacchino Automotive Services Pty Limited	1/743076
24.06.2019 (2019 to date)	# 596-598 Parramatta Road Croydon Pty Ltd	1/743076

Denotes current registered proprietor

Leases: -

- 25.06.1968 (Book 2908 No. 405) to Michael Constantinoudis (Shopkeeper) and Mary Constantinoudis (Married Woman) for 3 years.
- 15.12.2010 (AF 946977) – expired, not investigated.
- 13.02.2012 (AG 805108) – expired, not investigated.

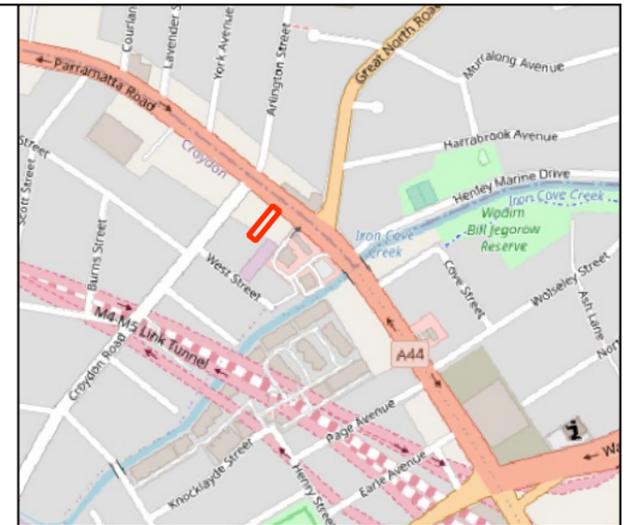
Easements: - NIL

Yours Sincerely
Mark Groll
1 March 2021

Email: mark.groll@infotrack.com.au

Appendix D

Historical Aerial Photographs



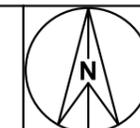
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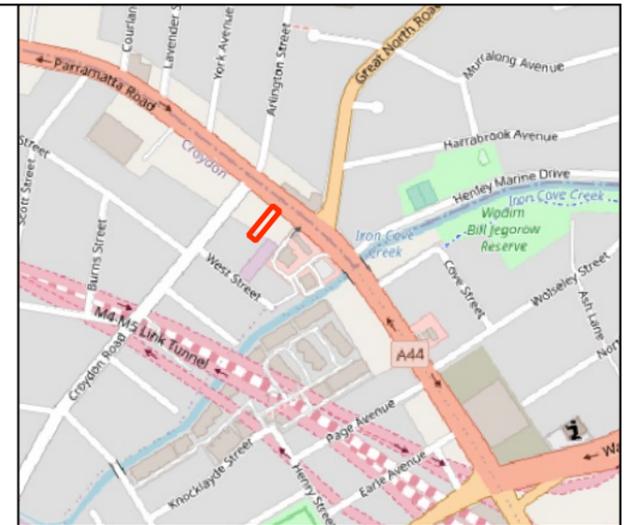
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Basemap sourced from NSW Spatial Services

Legend

 Site Boundary

0 25 50 75 m





LOCALITY MAP

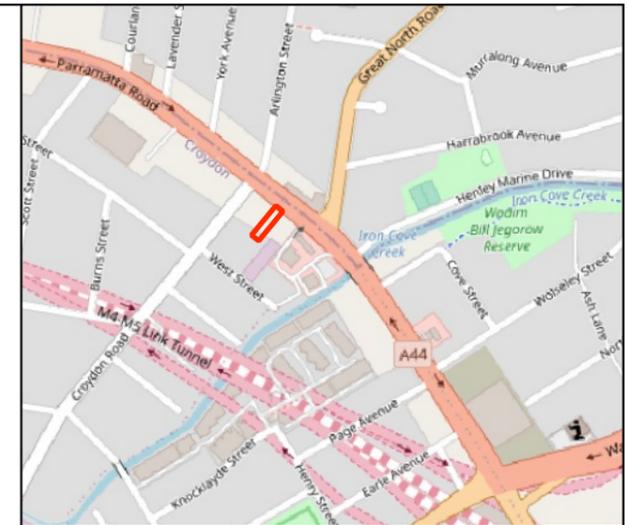
Notes:
 Basemap sourced from NSW Spatial Services

Legend

 Site Boundary

0 25 50 75 m





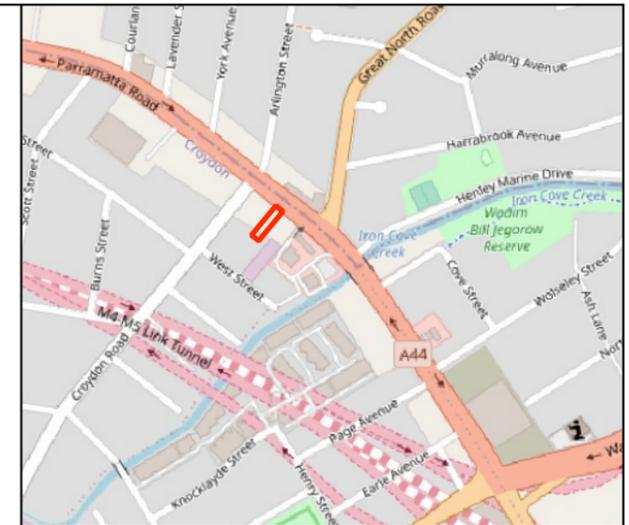
LOCALITY MAP

Notes:
 Basemap sourced from NSW Spatial Services

Legend

 Site Boundary



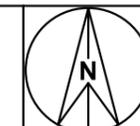


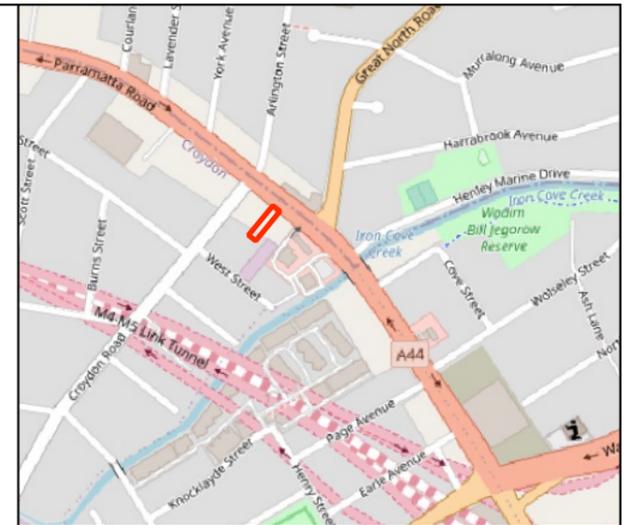
LOCALITY MAP

Notes:
 Basemap sourced from NSW Spatial Services

Legend

 Site Boundary



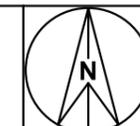


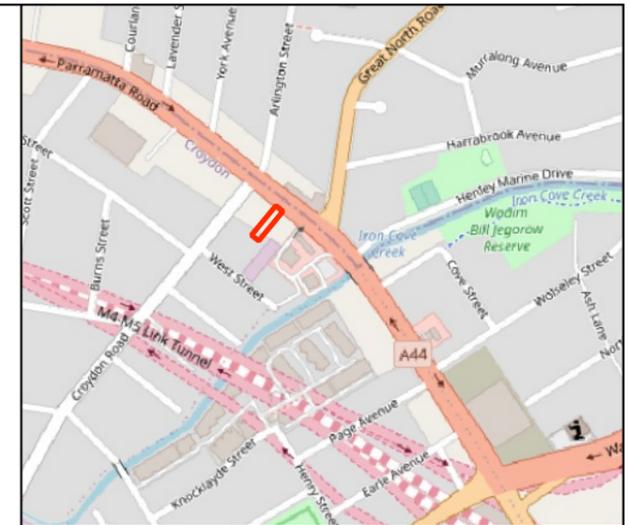
LOCALITY MAP

Notes:
 Basemap sourced from NSW Spatial Services

Legend

 Site Boundary



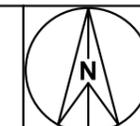


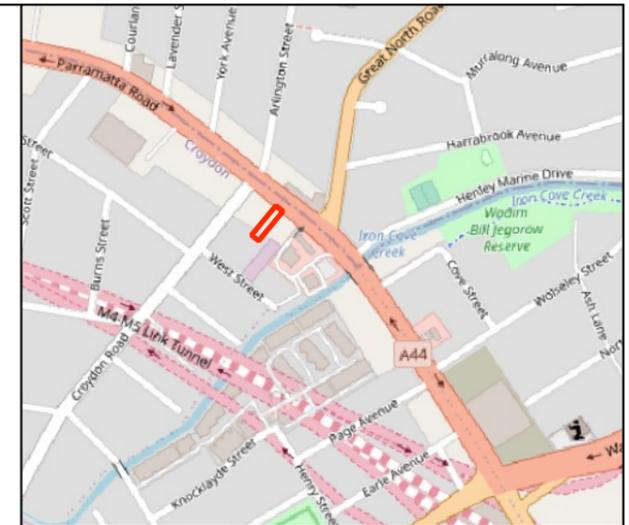
LOCALITY MAP

Notes:
Basemap sourced from NSW Spatial Services

Legend

 Site Boundary





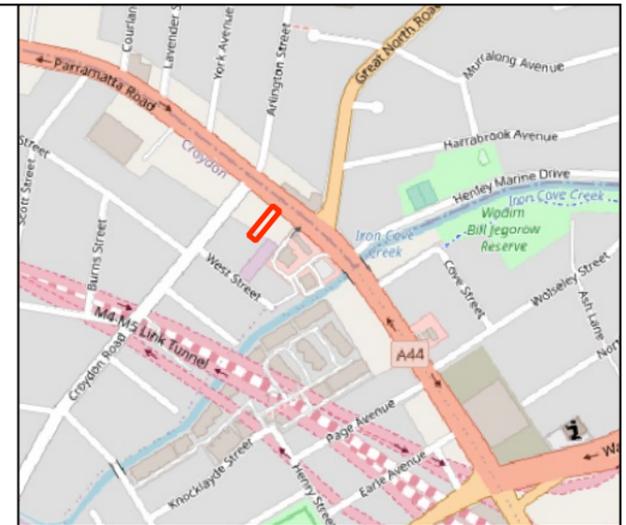
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Notes:
Basemap sourced from NSW Spatial Services

Legend

 Site Boundary



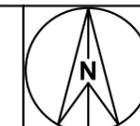


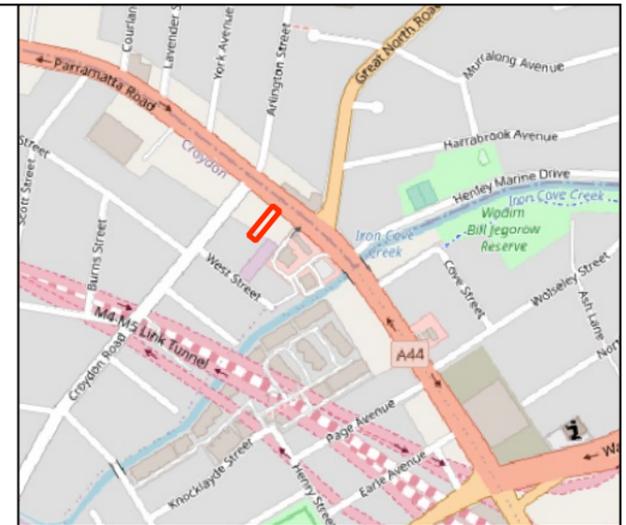
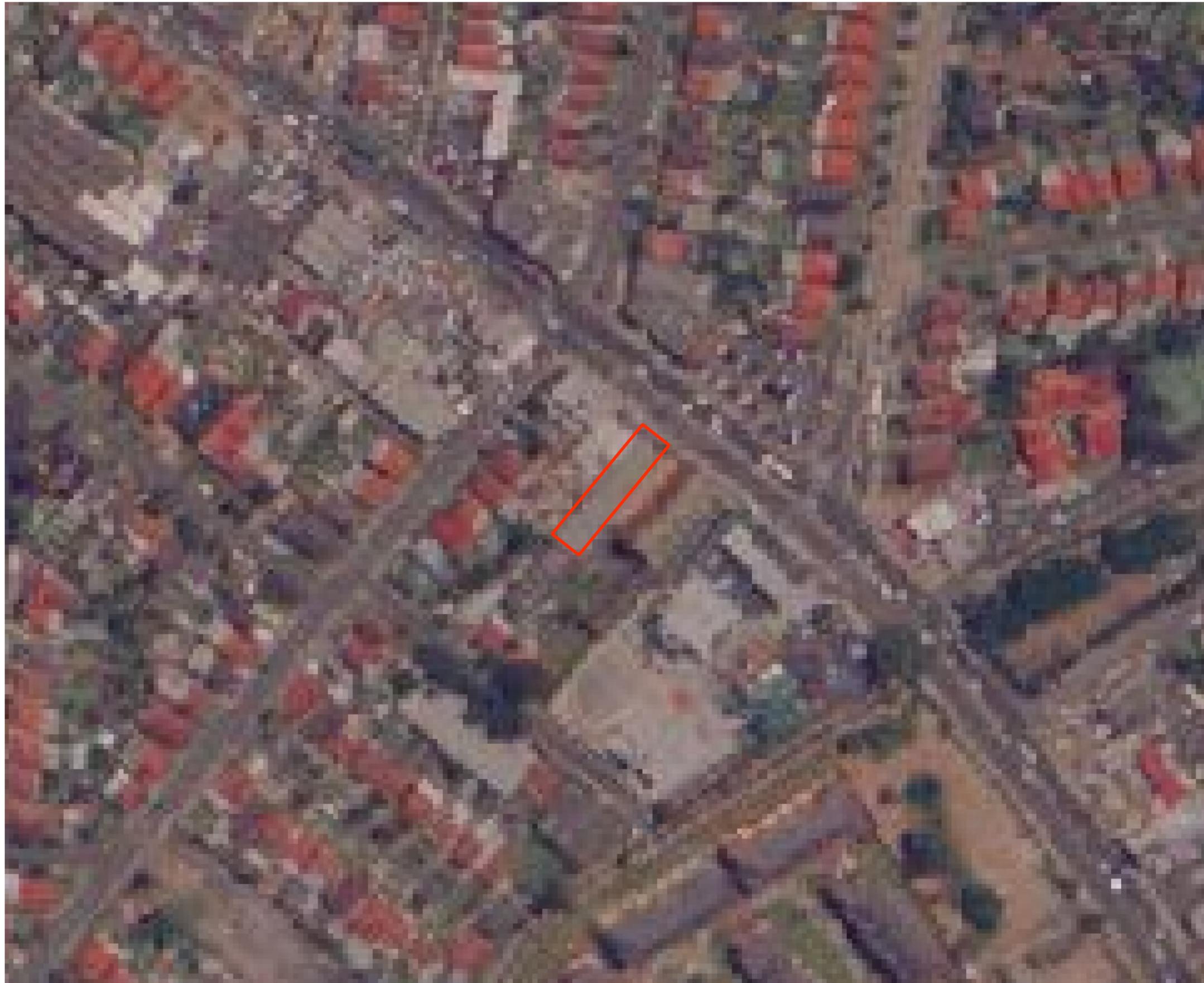
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Legend

 Site Boundary



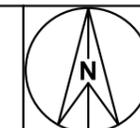


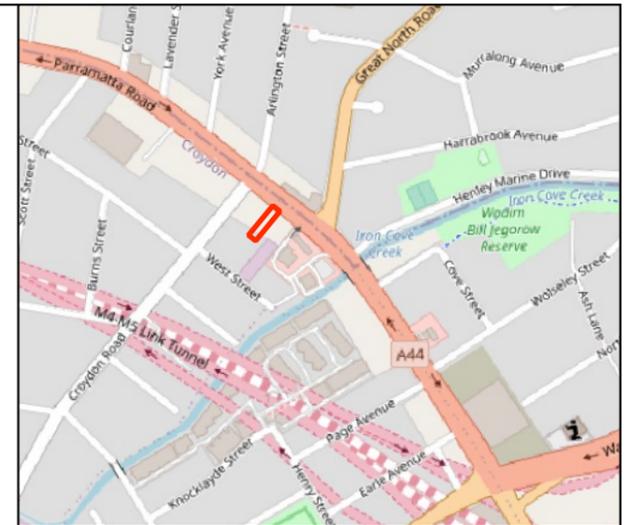
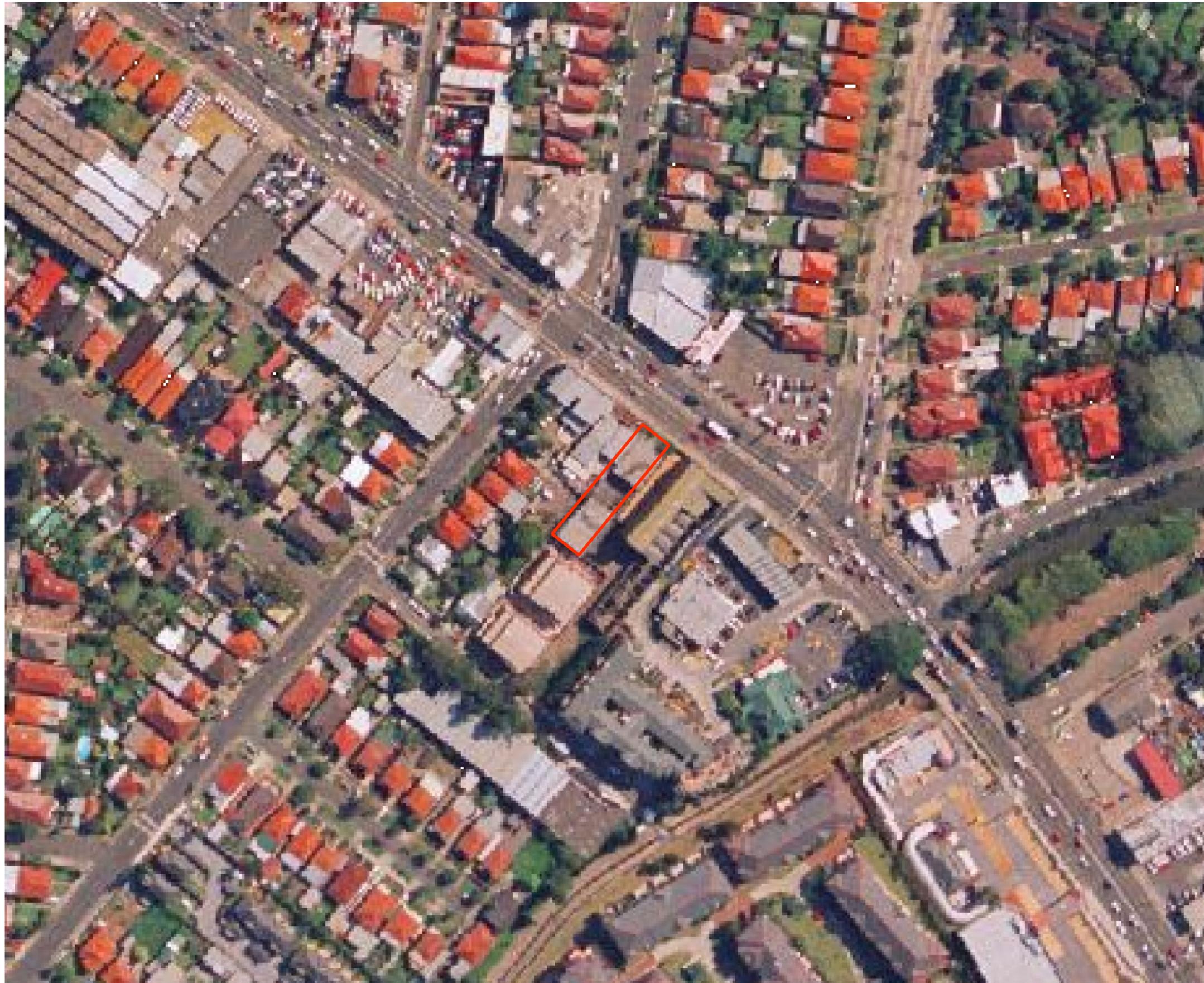
LOCALITY MAP

Notes:
Basemap sourced from NSW Spatial Services

Legend

 Site Boundary



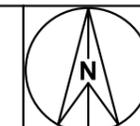


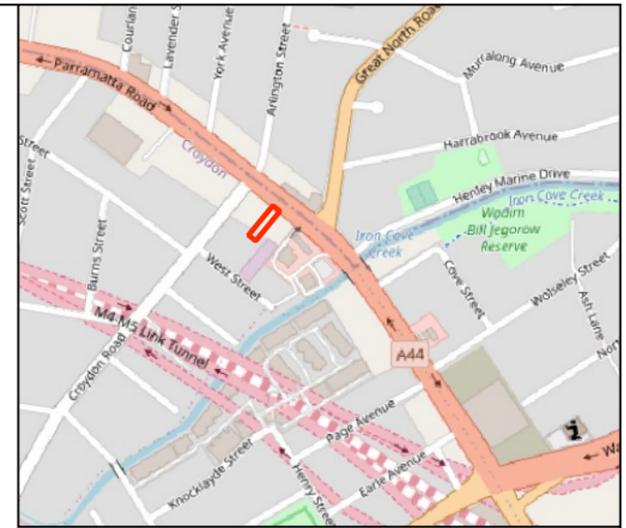
LOCALITY MAP

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Legend

 Site Boundary





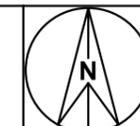
LOCALITY MAP

Notes:
Basemap sourced from NSW Spatial Services

Legend

 Site Boundary

0 25 50 75 m



Appendix E

Section 10.7 Planning Certificate

PLANNING CERTIFICATE

UNDER SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Cert. No.: PCT/2021/3704

Fee: \$133.00

Application Date: 14 February 2021

Issued Date: 14 February 2021

Applicant's Reference: PRCUTS10

Applicant	Owner (as recorded by Council)
<p>Name: Katie Miles</p> <p>Address: Staff 7-15 Wetherill St LEICHHARDT NSW 2040</p> <p>Email: katie.miles@innerwest.nsw.gov.au</p> <p>Phone: InsertMobilePhoneHer</p>	<p>Name: 596-598 Parramatta Road Croydon Pty Ltd</p>

Subject property address	Legal description
<p>Street address: 596-598 Parramatta Road CROYDON NSW 2132</p>	<p>Lot 1 DP 743076</p>

Information provided pursuant to Section 10.7(2) of the EP&A Act
<p>In accordance with the requirements of section 10.7(2) of the <i>Environmental Planning and Assessment Act 1979</i>, the following prescribed matters relate to the land at the date of this certificate.</p>

1. Names of relevant planning instruments and DCPs

In accordance with Section 1 (1) & (2) of Schedule 4 of the *Environmental Planning and Assessments Regulations 2000*, the following is a list of State Environmental Planning Policies (SEPPs) & proposed SEPPs that may apply to the carrying out of development on the land:

- State Environmental Planning Policy No.19 – Bushland in Urban Areas
- State Environmental Planning Policy No. 21 – Caravan Parks
- State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy No. 64 – Advertising and Signage
- State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development
- State Environmental Planning Policy No. 70 – Affordable Housing (Revised Schemes)
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
- State Environmental Planning Policy (Primary Production and Rural Development) 2019
- State Environmental Planning Policy (COVID-19 Response) 2020
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- Draft State Environmental Planning Policy (Environment) 2017
- Draft State Environmental Planning Policy (Remediation of Land) 2017
- Draft State Environmental Planning Policy (Short-term Rental Accommodation) 2019
- Draft Housing Diversity State Environmental Planning Policy 2020

Note: As part of improvements to simplify the State's planning system, as of 1 July 2009, regional environmental plans (REPs) are no longer part of the hierarchy of environmental planning instruments in NSW. All existing REPs are now deemed State environmental planning policies (SEPPs). Any enquiries regarding these State Planning Policies should be directed to the Department of Planning and Environment. Find contact details on the Department's website at <http://www.planning.nsw.gov.au>

In accordance with Section 1 (1) of Schedule 4 of the *Environmental Planning and Assessments Regulations 2000*, the following Local Environmental Plan applies to the land:

- Ashfield Local Environmental Plan 2013

In accordance with Section 1 (2) of Schedule 4 of the *Environmental Planning and Assessments Regulations 2000*, the following proposed Local Environmental Plan(s) applies to the land. The following proposed Local Environmental Plan has been the subject of community consultation or has been placed on public exhibition:

- Draft Inner West Local Environment Plan 2020

In accordance with Section 1 (3) of Schedule 4 of the *Environmental Planning and Assessments Regulations 2000*, The following Development Control Plan applies to the land:

- Inner West Comprehensive Development Control Plan 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill

2. Zoning and land use under relevant environmental planning instruments referred to in clause 1 (other than a SEPP or proposed SEPP)

Ashfield Local Environmental Plan 2013

Zone B6 Enterprise Corridor

1 Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.

2 Permitted without consent

Home occupations

3 Permitted with consent

Business identification signs; Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Markets; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Pubs; Roads; Shops; Specialised retail premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water recycling facilities; Any other development not specified in item 2 or 4

4 Prohibited

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

Draft Inner West Local Environmental Plan 2020

Proposed Zone B6 Business Park

1 Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.
- To encourage urban services and other development types requiring large floor areas.
- To enhance the visual appearance of the area by ensuring new development achieves high architectural, urban design and landscape standards.

2 Permitted without consent

Home occupations

3 Permitted with consent

Business premises; Community facilities; Entertainment facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Kiosks; Landscaping material supplies; Light industries; Markets; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Pubs; Registered Clubs; Resource recovery facilities; Roads; Self storage units; Service stations; Specialised retail premises; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Wharf or boating facilities; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industries; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (Sex Services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Residential accommodation; Resource Recovery facilities; Restricted premises; Retail

2. Zoning and land use under relevant environmental planning instruments referred to in clause 1 (other than a SEPP or proposed SEPP)

premises; Road side stalls; Rural industries; Rural supplies; Sewage treatment plants; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Waste disposal facilities; Water recreation structures; Water supply systems

Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land, and if so, the minimum land dimensions so fixed: **NO**

Whether the land includes or comprises critical habitat: **NO**

Whether the land is in a conservation area (however described): **NO**

Whether an item of environmental heritage (however described) is situation on the land: **NO**

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

The land **IS NOT** land to which *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* applies.

Note: In accordance with 2A of Schedule 4 of the *Environmental Planning and Assessment Regulation 2000*, *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* **DOES NOT** apply to any land in the Inner West Council.

3. Complying Development - State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
<p>Housing Code YES Complying Development under <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.</p>
<p>Inland Code NO, the Inland Code does not apply to land within the Inner West Local Government Area.</p>
<p>Low Rise Medium Density Housing Code YES Complying Development under <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.</p>
<p>Rural Housing Code NO, the Rural Housing Code does not apply to land within the Inner West Local Government Area.</p>
<p>Greenfield Housing Code NO, the Greenfield Housing Code does not apply to land within the Inner West Local Government Area.</p>
<p>Commercial and Industrial (New Buildings and Additions) Code YES Complying Development under <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.</p>
<p>Housing Alterations Code YES Complying Development under <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.</p>
<p>General Development Code YES Complying Development under <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.</p>
<p>Commercial and Industrial Alterations Code YES Complying Development under <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.</p>
<p>Container Recycling Code YES Complying Development under <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.</p>
<p>Subdivisions Code YES Complying Development under <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.</p>

Demolition Code

YES

Complying Development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

Fire Safety Code

YES

Complying Development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.



4B Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

Whether the owner (or any previous owner) of the land has 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).

The land **IS NOT** subject to any annual charges under Section 496B of the *Local Government Act 1993*.

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the *Local Government Act 1993*.

5. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the *Coal Mine Compensation Act 2017*: **NO**

6. Road widening and road realignment

Whether or not the land is 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.

The land **IS NOT** affected by a road widening or road realignment.

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:

Land Slip	NO
Bushfire	NO
Tidal Inundation	NO
Subsidence	NO
Acid Sulphate Soils	NO
Any Other Risk (Other than Flooding)	YES. Council has adopted a policy which may restrict the development of the land if the potential for the risk of land contamination exists. This policy is the Comprehensive Inner West DCP 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill refer to Section A14 Contaminated Land in Ashfield. Persons relying on this certificate should refer to this Development Control Plan to satisfy themselves that the land is suitable for the intended use.

- (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:

Land Slip	NO
Bushfire	NO
Tidal Inundation	NO
Subsidence	NO
Acid Sulphate Soils	NO
Any Other Risk (Other than Flooding)	NO

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.

(3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*.

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in Item 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act:

The land **IS NOT** reserved, in part or whole, for acquisition by a public authority, as referred to in section 3.15 of the *Environmental Planning and Assessment Act 1979*.

9. Contributions plans

The name of each contributions plan applying to the land:

- Ashfield Section 94 and Ashfield Section 94A Contributions Plans

Note: The former Section 94 and 94A Development Contributions Plans are now known as Section 7.11 and Section 7.12 Local Infrastructure Contribution Plans under the *Environmental Planning and Assessment Act 1979*.

9A. Biodiversity certified land

If the land is biodiversity certified land (within the meaning of Part 8 of the *Biodiversity Conservation Act 2016*) a statement to that effect.

The land **IS NOT** biodiversity certified land as defined under Part 8 of the *Biodiversity Conservation Act 2016*.

Note: Biodiversity certified land includes land certified under Part 7AA of the *Threatened Species Conservation Act 1995* that is taken to be certified under Part 8 of the *Biodiversity Conservation Act 2016*.

10. Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).

The land **IS NOT** biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*.

Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the *Threatened Species Conservation Act 1995* that are taken to be biodiversity stewardship agreements under Part 5 of the *Biodiversity Conservation Act 2016*.

10A. Native vegetation clearing set asides

If the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013*, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).

There are **NO** set asides areas on the land under section 60ZC of the *Local Land Services Act 2013*.

11. Bush fire prone land

If any of the land is bush fire prone land (as defined in section 4.14 of the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.

The land **IS NOT** bush fire prone land as defined under the *Environmental Planning and Assessment Act, 1979*.

12. Property vegetation plans

If the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

The land **DOES NOT** have an applicable property vegetation plan under the *Native Vegetation Act 2003*.

13. Orders under Tree (Disputes Between Neighbours) Act 2006

Whether 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 (but only if the Council has been notified of the order):

An order **HAS NOT** been made under the *Trees (Disputes Between Neighbours) Act 2006*.

14. Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act 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, a statement to that effect identifying the provision that does not have effect.

There **IS NOT** 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.

Note: Developments may no longer be lodged under Part 3A of the Act and must now be processed via the State Significant pathways of Part 4.7 for State Significant Development and Part 5.2 for State Significant Infrastructure.

15. Site compatibility certificates and conditions for seniors housing

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 **DOES** apply to this land.

There **IS NOT** a current site compatibility (of which the Council is aware), issued under clause 25 of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* in respect of proposed development on the land.

16. Site compatibility certificates for infrastructure, schools or TAFE establishments

There **IS NOT** a valid site compatibility certificate (of which Council is aware) issued under clause 19 of *State Environmental Planning Policy (Infrastructure) 2007* in respect of proposed development on the land.

There **IS NOT** a valid site compatibility certificate (of which Council is aware) issued under clause 15 of *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* in respect of proposed development on the land.

17. Site compatibility certificates for affordable rental housing

There **IS NOT** a valid site compatibility certificate (of which the Council is aware), issued under clause 37 of *State Environmental Planning Policy (Affordable Rental Housing) 2009* in respect of proposed development on the land.

18. Paper subdivision information

- (1) There **IS NOT** any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.
- (2) There **IS NOT** any subdivision order that applies to the land.
- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of the *Environmental Planning and Assessment Regulation 2000*.

19. Site verification certificates

A statement of whether there is a current site verification certificate, of which council is aware, in respect of the land and, if there is a certificate, the statement is to include:

- a) the matter certified by the certificate, and

Note: A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of the *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

- a) the date on which the certificate ceases to be current (if any), and
- b) that a copy may be obtained from the head office of the Department

There **IS NOT** a current site verification certificate, of which the Council is aware, in respect of the land.

20. Loose-fill asbestos insulation

If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division, a statement to that effect.

Council **IS NOT** aware of whether the land includes residential premises listed on the register maintained under Division 1A of Part 8 of the *Home Building Act 1989*.

21. Affected building notices and building product rectification orders

- (1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.
NO
- (2) A statement of:
 - a. Whether there is any building rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with:
NO
 - b. Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding:
NO
- (3) In this clause:

Affected building notice has the same meaning as in part 4 of the *Building Products (Safety) Act 2017*.

Building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*.

Note. the following matters are prescribed by section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

NO

(b) that the land to which the certificate relates is subject to a management order within the meaning of the Act – if it is subject to such an order at the date when the certificate issued,

NO

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of the Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

NO

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act – if it is subject to such an order at the date when the certificate is issued,

NO

(e) that the that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act - if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

NO

THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO SECTION 10.7(5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.

Boarding House

This property is **NOT** registered with Council as a boarding house. Nevertheless the provisions of *State Environmental Planning Policy (Affordable Rental Housing) 2009* may apply.

State Environmental Planning Policy (Concurrences) 2018

In February 2019, the NSW State Government introduced *State Environmental Planning Policy (Concurrences) 2018* that allows the Secretary of the Department of Planning, Industry and Environment (the Planning Secretary) to act on behalf of an approval body that requires concurrence under the following environmental planning instruments: *State Environmental Planning Policy (Infrastructure) 2007*, *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) (2017)*, and *State Environmental Planning Policy (Sydney Region Growth Centres) (2006)*.

For more information go to: <https://www.legislation.nsw.gov.au/#/view/EPI/2018/764>

Draft Inner West Development Control Plan 2020

The Draft Inner West Development Control Plan 2020 is being exhibited concurrently with the Draft Inner West Local Environmental Plan 2020 and applies to land.

Additional Information

AUSTRALIAN NOISE EXPOSURE FORECAST (A.N.E.F.)

- The subject land is below the 20 ANEF contour.

Refer to Australian Noise Exposure Forecast (ANEF) Map available on Sydney Airport's website (<http://www.sydneyairport.com.au>).

For more information please contact:

Airservices Australia

Noise Enquiry Lines
The national number rings at the nearest local noise enquiry office.
National Noise Enquiry Line: 1800 802 584

Head Office Address:
Alan Woods Building
25 Constitution Avenue
Canberra ACT 2601

Postal Address:
GPO Box 367
Canberra ACT 2601

Phone: 02 6268 4111 or 1300 301 120

Fax: 02 6268 5683

ANEF information can be found under the Airservices Australia web site: <http://www.airservicesaustralia.com>

Information regarding outstanding notices and orders

For information regarding outstanding notices and orders a Certificate for outstanding notices or intention and/or an Order under section 735A of the *Local Government Act 1993* may be applied for at any of the Inner West Council's Service Centres in Ashfield, Leichhardt or Petersham.

General Message on matters not able to be included in this Certificate

The s10.7 Certificate provides information relating to the land itself. Persons should make their own enquiries into external matters which may affect the enjoyment of the land such as development consents on adjacent land, Park Plans of Management etc.

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 10.7(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 relevant departments or public authorities.

When advice in accordance with section 10.7(5) is requested, the Council is under no obligation to furnish any advice. If advice is provided Council draws your attention to section 10.7(6) and section 2 of schedule 6 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 10.7(5), including the furnishing of advice in respect of contaminated land.

Any enquiries regarding State Environmental Planning Policies should be directed to NSW Department of Planning, Industry and Environment.

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



HARJEET ATWAL
SENIOR MANAGER PLANNING

Appendix F

Site Photographs



Photo 1: Substation building adjacent to the south site boundary

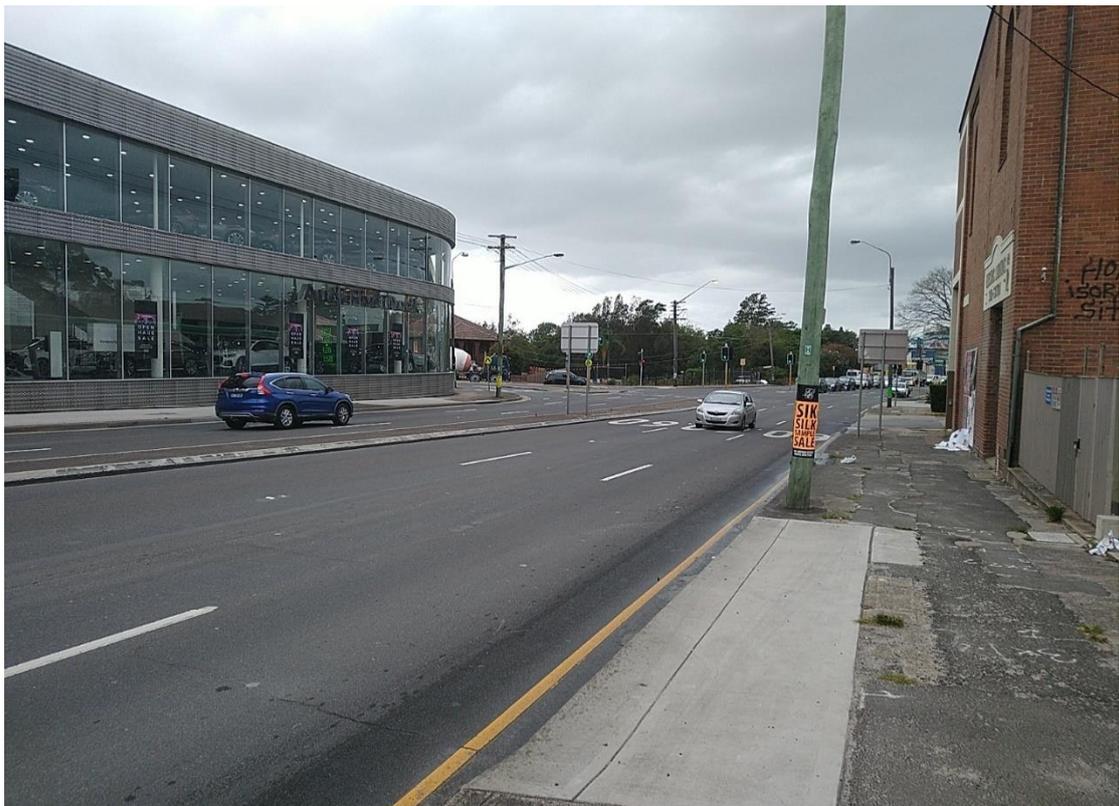


Photo 2: Commercial buildings along Parramatta Road north of site (photograph taken facing south)

 Douglas Partners Geotechnics Environment Groundwater	Site Photographs		PROJECT:	200501.00
	Preliminary Site Investigation		PLATE No:	1
	596-598 Parramatta Road, Croydon		REV:	0
	CLIENT	Inner West Council	DATE	23/02/2021



Photo 3: Commercial buildings along Parramatta Road north of site (photograph taken facing north)



Photo 4: Commercial buildings along Parramatta Road north-east of the site

	Site Photographs		PROJECT:	200501.00
	Preliminary Site Investigation		PLATE No:	2
	596-598 Parramatta Road, Croydon		REV:	0
	CLIENT	Inner West Council	DATE	23/02/2021



Photo 5: Rear of building along south-west laneway access



Photo 6: Site building frontage along Parramatta Road

	Site Photographs		PROJECT:	200501.00
	Preliminary Site Investigation		PLATE No:	3
	596-598 Parramatta Road, Croydon		REV:	0
	CLIENT	Inner West Council	DATE	23/02/2021

Appendix G

Risk Matrix

Appendix G

Risk Rating Matrix

The overall risk rating for the site has been determined by using the approach outlined in Tables G1 and G2 below. The risk matrix is based on:

- Probability of occurrence of each potential area of environmental concern (AEC), and / or contamination resulting from the potential AEC, based on the desktop site history and characterisation review, and
- Consequences of the AEC and / or contamination resulting from the AEC, which have been estimated on the basis of the contaminant type(s), likely impacted media, contaminant migration potential and prior project experience for similar sites. For the purpose of the risk rating, the contamination affects on human health and ecology have not been considered.

The risk rating is calculated using the formula: Risk Rating = Probability x Consequence. The final risk rating for the site has then been given by the maximum risk rating of all AECs. If contamination has already occurred, the risk rating is considered high irrespective of probability and consequence.

Table G1: Qualitative Probabilities and Consequences

Item	Description	Value
Probability	AEC / contamination unlikely to occur	1
	AEC / contamination may occur	2
	AEC / contamination likely to occur	3
	AEC / contamination will occur	4
Consequence	Minimal impact not felt at source	1
	Impact limited to soil, and localised	2
	Widespread soil impact	3
	Impacts on multiple media (soil, groundwater, and soil vapour) but limited to site boundary	4
	Impacts on multiple media (soil, groundwater, and soil vapour) beyond the site boundary	5

Table G2: Risk Matrix

		Consequence				
		1	2	3	4	5
Probability	1	1	2	3	4	5
	2	2	4	6	8	10
	3	3	6	9	12	15
	4	4	8	12	16	20
Risk 1-6=		Low				
Risk 7-12=		Medium	≥9 = medium-high risk			
Risk 13-20=		High				

Douglas Partners Pty Ltd