



# **Douglas Partners**

*Geotechnics | Environment | Groundwater*

Report on  
Preliminary Site Investigation (Contamination)

Inner West Phase 2A LEP  
600 Parramatta Road, Croydon

Prepared for  
Inner West Council

Project 200501.00  
June 2021

**Integrated Practical Solutions**





# Douglas Partners

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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

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## Executive Summary

This report presents the results of a Preliminary Site Investigation (Contamination) (PSI) at 600 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 retail building with a furniture shop.

Based on the available history information the site appears to have been developed for a combined retail / residential use since at least 1930. The nearby surrounding land use appears to be relatively similar in nature, apart from public roads.

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; however an assumption can be made that hazardous building materials are present (given the age of the building).

Potential sources of contamination identified from the site history information reviewed herein and the site walkover include imported fill, and hazardous building materials from the current and (potentially) former site buildings.

Based on the review of results of this PSI, and in accordance with the process outlined in Appendix G, the site has been assigned a contamination risk rating of 8, corresponding to a medium risk.

Based on the results of this PSI, it is recommended that an intrusive investigation of soils within the site be undertaken to assess the presence and characteristics of the fill, and therefore 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 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

### 600 Parramatta Road, Croydon

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#### 1. Introduction

Douglas Partners Pty Ltd (DP) has been engaged by Inner West Council (Council) to complete this Preliminary Site Investigation (Contamination) (PSI) at 600 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

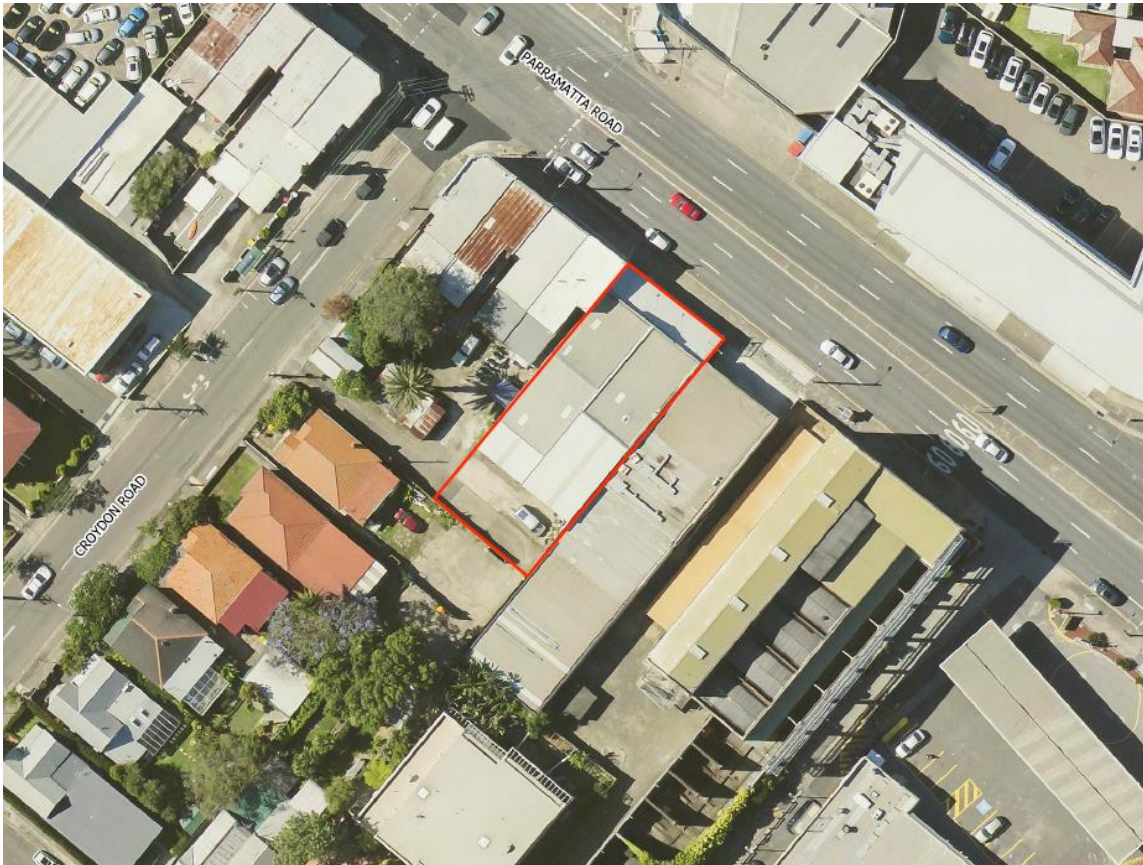
The scope of work for the PSI comprised the following:

- 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.
- 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.
- 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	600 Parramatta Road, Croydon
Legal Description	Lots 1 and 2, Deposited Plan14354
Area	650 m <sup>2</sup>
Zoning	Zone B6 Enterprise Corridor (current)
Local Council Area	Inner West Council
Current Use	Commercial - Furniture shop

Surrounding Uses	North-west - Commercial (vacant shops, tyre shop, hotel and used car dealer) North-east - Parramatta Road, then commercial (Audi car dealer, smash repair business) South-west - Residential South-east - Commercial (a vacant shop and then an electrical substation)
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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).

## 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**

<b>Bore ID Authorised Purpose</b>	<b>Location Relative to Site</b>	<b>Final Depth (m)</b>	<b>Standing Water Level (m bgl)</b>
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, 3 and 4.

**Table 2: Historical Title Deeds (Lots 1&2, DP14354)**

<b>Date of Acquisition and Term Held</b>	<b>Registered Proprietor(s) &amp; Occupations Where Available</b>	<b>Inferred Land Use</b>
12.07.1927 (1927 to 1956)	Walter James (Gentleman)	Residential / retail
14.06.1956 (1956 to 2005)	Mary Agnes Honeyman (Married Woman) Margaret Isobel Gibson (Married Woman) (Section 94 Application not investigated)	Residential / retail
19.01.2005 (2005 to 2008)	Mary Agnes Honeyman (Married Woman)	Residential / retail
23.10.2008 (2008 to 2010)	Thomas James Gibson Carol Isabella Gibson Julienne Gibson Webb (Executors of Mary Agnes Honeyman)	Residential / retail
06.12.2010 (2010 to date)	# Jiang Shen Cai # Qinzhi Zhang	Residential / retail

## 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 3.

**Table 3: Summary of Historical Aerial Photographs**

<b>Year</b>	<b>Site</b>	<b>Surrounding Land Use</b>
1930	Approximately half of the site (the north-east portion) was covered by an apparent shop (retail) building fronting Parramatta Road. The south-west portion of the site appears to be vacant (probably lawns or gardens associated with the shop fronts). Low photograph resolution precluded any detailed site observations.	Retail buildings border the site to the south-east and residential properties border the site to the south-west. The surrounding land was largely developed with residential buildings, with commercial / retail buildings fronting Parramatta Road.  The site is bordered to the north west by Parramatta Road.
1951	The site layout is more apparent (clearer photograph) and is consistent with that described for 1930. Additional buildings were constructed at the south western portion of the site. The buildings on the site appear consistent with the current site buildings.	The land to the south-east of the site appears to have a commercial use, whilst commercial uses are also evident to the north-west (opposite Parramatta Road) and south-west of the site. The existing electrical substation was observed a short distance to the south-east of the site.  Additional residential or small commercial buildings were constructed north-east of the site (across Parramatta Road).
1961	No significant changes to the site were observed when compared with the 1951 aerial photograph.	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	No significant changes to the surrounding land use were observed when compared with the 1965 aerial photograph.

Year	Site	Surrounding Land Use
1986	No significant changes to the site were observed when compared with the 1978 aerial photograph.	A new commercial building is present to the south west of the site. No other significant changes to the nearby properties are apparent.
1994	No significant changes to the site were observed when compared with the 1986 aerial photograph.	The large commercial / industrial building approximately 130 m south-east of the site was demolished.
1998	No significant changes to the site were observed when compared with the 1994 aerial photograph.	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.  Several high density residential buildings were constructed at the property approximately 130 m south-east of the site.
2002	No significant changes to the site were observed when compared with the 1998 aerial photograph.	Two apartment buildings were constructed a short distance from the south-west site boundary.
2011	No significant changes to the site were observed when compared with the 2002 aerial photograph. The grassed area appears to be concrete paved. The site appears to be consistent with the current site layout.	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 contaminated sites under Section 58 of the <i>Contaminated Land Management Act</i> 1997 (CLM Act) indicated that the site was not listed as a contaminated site notified to the EPA.
Sites notified to EPA under Section 60 of the CLM Act	<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"> <li>• BP Ashfield Service Station [60 m east];</li> <li>• Caltex Five Dock Service Station [520 m north-east]; and</li> <li>• 7-Eleven Five Dock Service Station [1 km north-east].</li> </ul> <p>Regulation under the CLM Act is not required for the three properties listed above.</p>

<p>EPA Licences  [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>A search was undertaken of the SafeWork NSW records on 14 February 2021. No records were located for the site. The letter summarising the results of the search is included in Appendix E.</p>
<p>Planning Certificate [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"> <li>• Declared to be significantly contaminated land;</li> <li>• Subject to a management order;</li> <li>• Subject of an approved voluntary management proposal;</li> <li>• Subject of an ongoing maintenance order; or</li> <li>• Subject to a site audit statement.</li> </ul> <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 received on 15 March 2021 via email composed by the Strategic Planner, Alan Qi Chen of Inner West Council. Review of relevant council records is summarised below:</p> <p>The site owner at the time, Gutnik Design Group Pty Ltd, was granted approval from the Council<sup>1</sup> in 2013 to alter and add to commercial premises including replacement of the front awning and its use as a shop. Other works included: construction of a new storage room and a new staircase, completion of the new roof/wall sheets and stormwater works. The works had been partially commenced at the time of receiving the approval in 2013.</p>

<sup>1</sup> Ashfield Council (now Inner West Council)

## 5.4 Other Sources

A search of publicly available google maps for the area located two potentially contaminating operating activities within a 500 km buffer zone of the site which did not have EPA notices or licences:

- Haberfield Speedway Service Station [320 m east]; and
- Quality Dry Cleaners Five Dock [470 m north-east].

## 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 suggest that the site had been developed since at least 1930, and likely earlier and the site layout has been relatively consistent with the current layout since between 1951 and 1961. Over this period the site appears to have been used for retail and likely combined residential purposes. Council records indicated alterations and addition to commercial premises were carried out in 2013. The alterations and addition included: replacement of the front awning; construction of a new storage room and a new staircase; completion of the new roof / wall sheets and stormwater works.

The aerial photographs suggest that the site's surrounding land use has been mixed residential and commercial (retail) 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.

## 6. Site Walkover

A site walkover was undertaken by an environmental scientist on 18 February 2021 from publicly accessible areas around the site. The site layout observed appeared consistent with the 2011 aerial photograph and the 2020 aerial photograph on Drawing 1. The following key site features pertinent to the PSI were observed (refer to photographs in Appendix F):

- The majority of the site was covered by a commercial/retail building, with hardstand on the north-east boundary (photographs 2 and 3). The interior of the building could not be seen;
- The building appeared to be relatively new and in a well-kept condition;
- Signage suggested that the site was used for a furniture store with frontage along Parramatta Road;
- 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 1);
- The hardstand at the front and rear of the site appeared to be in a moderate to good condition with minor cracks and staining; and
- Adjacent building was occupied by vacant shops including print shop, plumber shop and property investment business (photograph 4).

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-west - Commercial (vacant shops, tyre shop, hotel and used car dealer);
- North-east - Parramatta Road, then commercial (Audi car dealer, smash repair business);
- South-west - Residential; and
- South-east - Commercial (a vacant shop and then an electrical substation).

At the time of the inspection suspected asbestos containing material (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.

### **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 3.

**Table 3: Summary of Potentially Complete Exposure Pathways**

Potential Source (AEC) and Contaminants of Concern	Pathway	Receptor	Action Recommended
<b>S1: Fill</b> Metals, TRH, BTEX, PAH, OCP, OPP, PCB, phenols, and asbestos.	P1: Ingestion and dermal contact P2: Inhalation of dust and / or vapours	R1: Current site users [commercial] R2: Construction and maintenance workers R3: End site users [sensitive land use]	An intrusive investigation 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	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	
<b>S2: Former buildings / structures on the site</b> 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]	



## 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	3	2	6
S2	4	2	8
		<b>Site Risk Rating</b>	<b>8</b>

## 9. Conclusions and Recommendations

Based on the available history information the site appears to have been developed for a combined retail / residential use since at least 1930. The nearby surrounding land use appears to relatively similar in nature, apart from public roads.

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, however and assumption can be made that hazardous building materials are present.

SafeWork NSW records and council records pertinent to potential contamination issues at the site were not yet available 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, and hazardous building materials from the current and potentially former site buildings.

Based on the review of results of this PSI, and in accordance with the process outlined in Appendix G, the site has been assigned a contamination risk rating of 8, corresponding to a medium risk.

Based on the results of this PSI, it is recommended that an intrusive investigation of soils within the site be undertaken to assess the presence and characteristics of the fill, and therefore 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 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.

## 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 600 Parramatta Road, Croydon 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.

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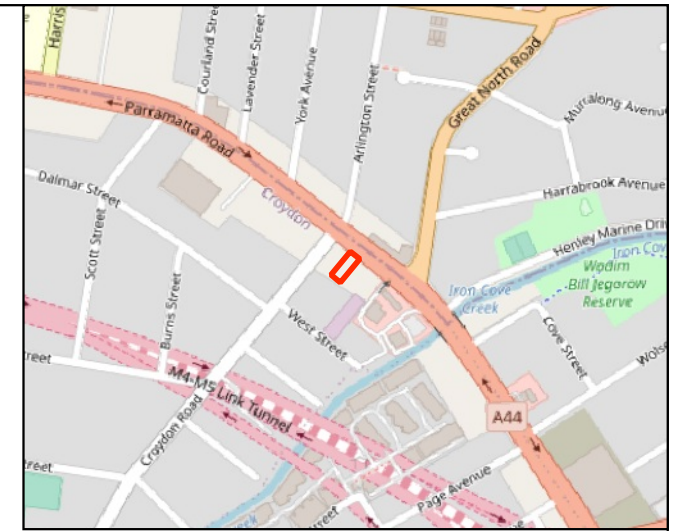
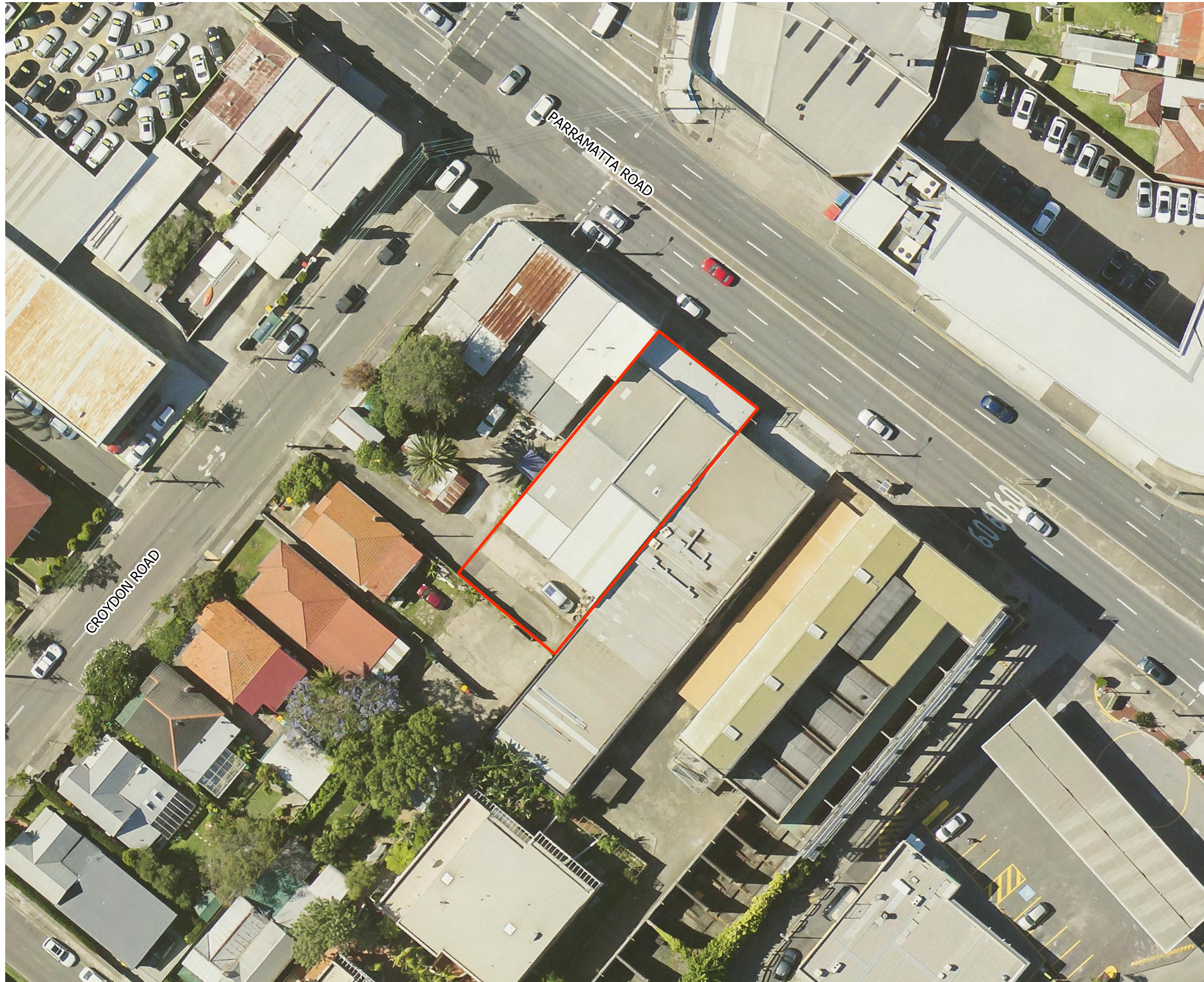
**Douglas Partners Pty Ltd**

---

## **Appendix A**

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Drawings



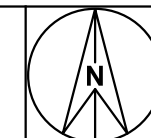
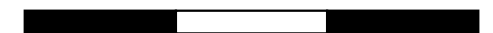
LOCALITY MAP

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

Legend

 Site Boundary

0 10 20 30 m



---

## **Appendix B**

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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.



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## **Appendix C**

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Historical Title Deeds

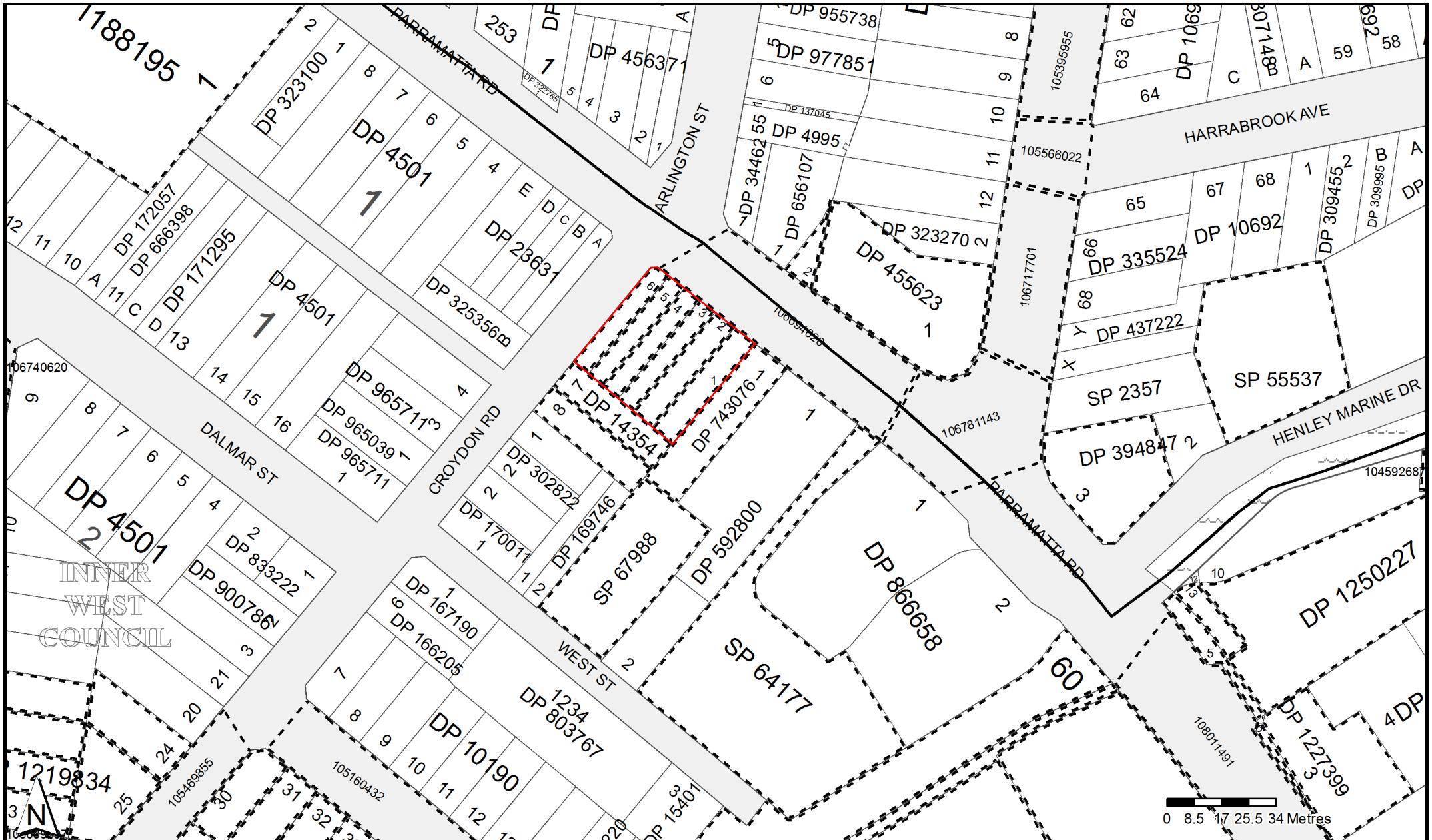
# Cadastral Records Enquiry Report : Lot 1 DP 743076

Locality : CROYDON

Parish : CONCORD

LGA : INNER WEST

County : CUMBERLAND





NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

28/2/2021 5:02PM

FOLIO: AUTO CONSOL 4001-78

Recorded	Number	Type of Instrument	C.T. Issue
9/6/1993		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 4001-78	

PARCELS IN CONSOL ARE:  
1-6/14354.

28/9/1999	6232301	LEASE	EDITION 1
22/11/2002	9151519	LEASE	EDITION 2
30/8/2004	AA707623	UNNECESSARY - APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	
30/8/2004	AA918497	PARCELS EXCISED. CONSOL BROKEN UP	

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



SEARCH DATE

28/2/2021 5:00PM

FOLIO: 1/14354

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 4001 FOL 78

Recorded	Number	Type of Instrument	C.T. Issue
9/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
9/6/1993		CONVERTED TO AUTO CONSOL 4001-78	CONSOL CREATED CT NOT ISSUED
30/8/2004	AA918497	EXCISED FROM AUTO CONSOL 4001-78	
30/8/2004	AA707624	REQUEST	EDITION 1
25/10/2004	AB43912	TRANSFER	EDITION 2
19/1/2005	AB43912	DE-REGISTERED - TRANSFER	
19/1/2005	AB229969	DEPARTMENTAL DEALING	
19/1/2005	AB43912	TRANSFER	EDITION 2
23/10/2008	AE283433	TRANSMISSION APPLICATION	EDITION 3
11/6/2010	DP1152536	DEPOSITED PLAN	EDITION 4
6/12/2010	AF920465	TRANSFER	
6/12/2010	AF920466	MORTGAGE	EDITION 5
30/3/2016	AK320990	DISCHARGE OF MORTGAGE	
30/3/2016	AK320991	MORTGAGE	EDITION 6
9/9/2018	AN695392	DEPARTMENTAL DEALING	EDITION 7 CORD ISSUED

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

Form number: 97-01T  
Licence number: 015CN/0331/96

(2)

# TRANSFER

New South Wales Real Property Act 19



## AB43912K

Office of State Revenue use only

NEW SOUTH WALES DUTY  
05-03-2003 0001308715-001  
TRANSFER- PARTITION  
DUTIABLE AMOUNT \$ \*\*\*\*\*7,300.00  
DUTY \$ \*\*\*\*\*91.25

**Folio Identifier 12/16777 and Part Auto Consol 4001-78 being Lots 1, 2 & 6 in Deposited Plan 14354 NOW BEING FOLIO IDENTIFIERS 1/14354, 2/14354 and 6/14354**

(A) **LAND TRANSFERRED**

If appropriate, specify the share transferred.

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
4870 6144	<del>Harris Hyde Page</del> <b>BROCK PARTNERS</b> <del>DX 1269 Sydney</del> <b>DX 172</b> <b>PH: (02) 9231 2466 SYDNEY</b> REFERENCE (max. 15 characters): <b>9299-2931</b>

(C) **TRANSFEROR**

**Mary Agnes Honeyman & Margaret Isobel Gibson**

(D) acknowledges receipt of the consideration of **1959 DEED OF ARRANGEMENT**

and as regards the land specified above transfers to the Transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** 1. .... 2. .... 3. ....

(F) **TRANSFEEE**

(G)

<b>T</b> <b>TS</b> (s713 LGA) <b>TW</b> (Sheriff)	<b>Mary Agnes Honeyman</b>  <b>TENANCY:</b>
---	---

(H) We certify this dealing correct for the purposes of the Real Property Act 1900.

DATE **4-2-01**

Signed in my presence by the transferor who is personally known to me.

*[Signature]*  
.....  
Signature of Witness

**Clinton T Hyde-Page**  
Name of Witness (BLOCK LETTERS)

**25 Blight St Sydney**  
Address of Witness

*Mia Honeyman*  
*Margaret Gibson*  
.....  
Signature of Transferor

Signed in my presence by the transferee who is personally known to me.

*[Signature]*  
.....  
Signature of Witness

**Clinton T Hyde-Page**  
Name of Witness (BLOCK LETTERS)

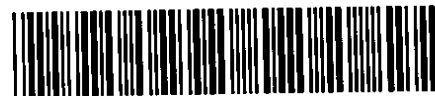
**25 Blight St Sydney**  
Address of Witness

*Mia Honeyman*  
.....  
Signature of Transferee

CHECKED BY (Office use only) .....

Form: 03TA  
Release: 2.1  
www.lands.nsw.gov.au

# TRANSMISSION APPLICATION



New South Wales  
Section 93 Real Property Act 1900

## AE283433G

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect 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

(A) **FOLIO OF THE REGISTER**

~~3/409606~~, 1/14354, 2/14354 and 6/14354

(B) **REGISTERED DEALING**

Number

Folio of the Register

(C) **LODGED BY**

Document Collection Box  
248K

Name, Address or DX, Telephone, and LLPN if any

**DIAMONDS CONWAY**  
LLPN 123164E

Reference:

**HOW 084228**

CODE

**TA**

(D) **DECEASED REGISTERED PROPRIETOR**

MARY AGNES HONEYMAN

(E) **APPLICANT**

THOMAS JAMES GIBSON, CAROL ISABELLA GIBSON AND JULIENNE GIBSON WEBB

(F) I, the applicant, being entitled as executors of the estate of the deceased registered proprietor (who died on 9 May 2006) pursuant to probate No. 103811/07 granted on 16 September 2008 to Thomas James Gibson, Carol Isabella Gibson & Julienne Gibson Webb (a certified copy of which is lodged herewith) apply to be registered as proprietor of the estate or interest of the deceased registered proprietor in the abovementioned folio of the Register.

**DATE** \_\_\_\_\_

(G) I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the Applicant.

Signature of witness: *Josephine Pignataro*

Signature of Applicant: *Thomas James Gibson*

Name of witness: *Josephine Pignataro*

Address of witness: *Level 7, 9 Hunter Street Sydney*

*Joseph Webb*  
*J. Gibson*

(H) **CONSENT OF EXECUTOR, ADMINISTRATOR OR TRUSTEE**

I, \_\_\_\_\_ of the estate of the deceased registered proprietor, consent to this application.

Signature of witness: \_\_\_\_\_

Signature of \_\_\_\_\_

Name of witness: \_\_\_\_\_

Address of witness: \_\_\_\_\_

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

Office use only—

Evidence sighted/sighted and returned: */* Page 1 of *1*

DEPARTMENT OF LANDS  
LAND AND PROPERTY INFORMATION DIVISION  
0702



SEARCH DATE

28/2/2021 5:01PM

FOLIO: 2/14354

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 4001 FOL 78

Recorded	Number	Type of Instrument	C.T. Issue
9/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
9/6/1993		CONVERTED TO AUTO CONSOL 4001-78	CONSOL CREATED CT NOT ISSUED
30/8/2004	AA918497	EXCISED FROM AUTO CONSOL 4001-78	
30/8/2004	AA707624	REQUEST	EDITION 1
25/10/2004	AB43912	TRANSFER	EDITION 2
19/1/2005	AB43912	DE-REGISTERED - TRANSFER	
19/1/2005	AB229969	DEPARTMENTAL DEALING	
19/1/2005	AB43912	TRANSFER	EDITION 2
23/10/2008	AE283433	TRANSMISSION APPLICATION	EDITION 3
11/6/2010	DP1152536	DEPOSITED PLAN	EDITION 4
6/12/2010	AF920465	TRANSFER	
6/12/2010	AF920466	MORTGAGE	EDITION 5
30/3/2016	AK320990	DISCHARGE OF MORTGAGE	
30/3/2016	AK320991	MORTGAGE	EDITION 6
9/9/2018	AN695392	DEPARTMENTAL DEALING	EDITION 7 CORD ISSUED

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



FOLIO: 1/14354

SEARCH DATE	TIME	EDITION NO	DATE
28/2/2021	8:14 AM	7	9/9/2018

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

LAND

LOT 1 IN DEPOSITED PLAN 14354  
LOCAL GOVERNMENT AREA INNER WEST  
PARISH OF CONCORD COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP14354

FIRST SCHEDULE

JIANG SHEN CAI  
QINZHI ZHANG

AS JOINT TENANTS

(T AF920465)

SECOND SCHEDULE (6 NOTIFICATIONS)

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- B472341 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN VOL 4001 FOL 78 (COLOURED BROWN)
- B476301 RIGHT OF WAY AFFECTING THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN VOL 4001 FOL 78 (COLOURED BLUE)
- B472341 RIGHT OF WAY AFFECTING THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN VOL 4001 FOL 78 (COLOURED BLUE)
- DP1152536 RIGHT OF WAY 3.66 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- AK320991 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

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





FOLIO: 2/14354

SEARCH DATE	TIME	EDITION NO	DATE
28/2/2021	8:14 AM	7	9/9/2018

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

LAND

LOT 2 IN DEPOSITED PLAN 14354  
LOCAL GOVERNMENT AREA INNER WEST  
PARISH OF CONCORD COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP14354

FIRST SCHEDULE

JIANG SHEN CAI  
QINZHI ZHANG

AS JOINT TENANTS

(T AF920465)

SECOND SCHEDULE (7 NOTIFICATIONS)

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- B472341 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE  
DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN VOL  
4001 FOL 78 (COLOURED BROWN)
- B476301 RIGHT OF WAY AFFECTING THE LAND ABOVE DESCRIBED  
SHOWN SO BURDENED IN VOL 4001 FOL 78 (COLOURED BLUE)
- B472341 RIGHT OF WAY AFFECTING THE LAND ABOVE DESCRIBED  
SHOWN SO BURDENED IN VOL 4001 FOL 78 (COLOURED BLUE)
- DP1152536 RIGHT OF WAY 3.66 METRE(S) WIDE AFFECTING THE PART(S)  
SHOWN SO BURDENED IN DP1152536
- DP1152536 RIGHT OF WAY 3.66 METRE(S) WIDE APPURTENANT TO THE  
LAND ABOVE DESCRIBED
- AK320991 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

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



SEARCH DATE

28/2/2021 5:01PM

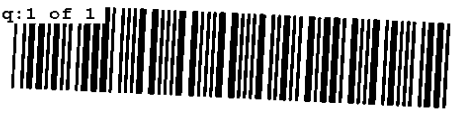
FOLIO: 3/14354

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 4001 FOL 78

Recorded	Number	Type of Instrument	C.T. Issue
9/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
9/6/1993		CONVERTED TO AUTO CONSOL 4001-78	CONSOL CREATED CT NOT ISSUED
30/8/2004	AA918497	EXCISED FROM AUTO CONSOL 4001-78	
30/8/2004	AA707624	REQUEST	EDITION 1
21/4/2005	AB427733	LEASE	EDITION 2
13/10/2006	AC666245	TRANSFER	EDITION 3
27/7/2007	AD302173	DEPARTMENTAL DEALING	
27/7/2007	AC666245	DE-REGISTERED - TRANSFER	
27/7/2007	AC666245	TRANSFER	EDITION 3
22/11/2007	AD583462	TRANSFER	EDITION 4
11/1/2010	AF241265	NOTICE OF DEATH	EDITION 5
11/6/2010	DP1152536	DEPOSITED PLAN	EDITION 6

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



Form number: 97-01T  
Licence number: 015CN/0331/96

①

# TRANSFER

## AC666245Y

New South Wales Real Property Act 1900

Office of State Revenue use only  
NEW SOUTH WALES DUTY  
05-03-2003 0001308715-002  
SECTION 30  
DUTY \$ \*\*\*\*\*10.00  
*607,000*  
*Parawatta Rd.*

(A) **LAND TRANSFERRED**

If appropriate, specify the share transferred.

**Part Auto Consol 4001-78 being Lots 3, 4 & 5 in Deposited Plan 14354**

(B) **LODGED BY**

L.T.O. Box  <del>312D</del> 312D	Name, Address or DX and Telephone <i>Lawagents</i> <i>1232024</i>  REFERENCE (max. 15 characters): <i>Johnsharp / Gibson</i>
---	--

(C) **TRANSFEROR**

**Mary Agnes Honeyman & Margaret Isobel Gibson**

(D) acknowledges receipt of the consideration of **1959 DEED OF ARRANGEMENT** and as regards the land specified above transfers to the Transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** 1. .... 2. .... 3. ....

(F) **TRANSFEEE**

<b>T</b> <b>TS</b> (s713 LGA) <b>TW</b> (Sheriff)	<b>Margaret Isobel Gibson</b>  <b>TENANCY:</b>
---	--

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 4-2-01

Signed in my presence by the transferor who is personally known to me.

*[Signature]*  
.....  
Signature of Witness  
*Sydney*  
.....  
Name of Witness (BLOCK LETTERS)  
*Sydney*  
.....  
Address of Witness

*M.A. Honeyman*  
*Margaret Gibson*  
.....  
Signature of Transferor

Signed in my presence by the transferee who is personally known to me.

*[Signature]*  
.....  
Signature of Witness  
*Sydney*  
.....  
Name of Witness (BLOCK LETTERS)  
*Sydney*  
.....  
Address of Witness

*Margaret Gibson*  
.....  
Signature of Transferee

CHECKED BY (Office use only) *UM*

Form: 01TWC  
Release: 1  
www.lpi.nsw.gov.au

5

**TRANSFER**  
without monetary consideration  
New South Wales  
Real Property Act 1900



**AD583462B**

**PRIVACY NOTE: this information is legally required and will become part of the public record**

**STAMP DUTY**

Office of State Revenue use only	NEW SOUTH WALES DUTY 05-11-2007 0004668930-001 TRANSFER- TRANSFER DUTABLE AMOUNT \$ *****1,335,000.00 DUTY \$ *****60,111.70 (5.25)
----------------------------------	---

**(A) TORRENS TITLE**

3/14354 & 4/14354 & 5/14354 & 1/409606

**(B) LODGED BY**

Delivery Box <u>10</u>	Name, Address or DX and Telephone ANGUS GIBSON 33 TURRIELL BAY ROAD CARINGBAH 2229 Reference (optional): <u>95245724</u>	CODE <b>T</b>
---------------------------	--	------------------

**(C) TRANSFEROR**

Margaret Isobel GIBSON

**(D)**

**(E) ESTATE** and as regards the land specified above transfers to the transferee an estate in fee simple

**(F) SHARE YEAR TRANSFERRED** ~~AS TO ONE HALF OF WHOLE PROPERTY~~

**(G) ENCUMBRANCES** Encumbrances (if applicable):

**(H) TRANSFEREE**

Margaret Isabel GIBSON & Angus GIBSON


**TENANCY:** Joint Tenants

**(I)**

**DATE** 7th July 2007

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the transferor.  
*Margaret Gibson*

Signature of witness: 

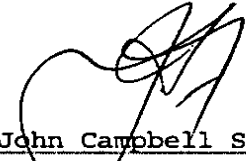
Name of witness: John Campbell SHARP

Address of witness: 16 Allambie Avenue  
Caringbah NSW 2229

Signature of transferor:


I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the transferee.  
*Margaret Gibson*

Signature of witness: 

Name of witness: John Campbell SHARP

Address of witness: 16 Allambie Avenue  
Caringbah NSW 2229

Signature of transferee: 

RE 1/409606  
**CT SIGHTED**  
**CANC. & RET.**  
22/11/07



SEARCH DATE

28/2/2021 4:59PM

FOLIO: 4/14354

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 4001 FOL 78

Recorded	Number	Type of Instrument	C.T. Issue
9/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
9/6/1993		CONVERTED TO AUTO CONSOL 4001-78	CONSOL CREATED CT NOT ISSUED
30/8/2004	AA918497	EXCISED FROM AUTO CONSOL 4001-78	
30/8/2004	AA707624	REQUEST	EDITION 1
21/4/2005	AB427733	LEASE	EDITION 2
13/10/2006	AC666245	TRANSFER	EDITION 3
27/7/2007	AD302173	DEPARTMENTAL DEALING	
27/7/2007	AC666245	DE-REGISTERED - TRANSFER	
27/7/2007	AC666245	TRANSFER	EDITION 3
22/11/2007	AD583462	TRANSFER	EDITION 4
11/1/2010	AF241265	NOTICE OF DEATH	EDITION 5
11/6/2010	DP1152536	DEPOSITED PLAN	EDITION 6

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



FOLIO: 3/14354

SEARCH DATE	TIME	EDITION NO	DATE
28/2/2021	8:14 AM	6	11/6/2010

LAND

LOT 3 IN DEPOSITED PLAN 14354  
LOCAL GOVERNMENT AREA INNER WEST  
PARISH OF CONCORD COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP14354

FIRST SCHEDULE

ANGUS GIBSON

(ND AF241265)

SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 B472341 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN VOL 4001 FOL 78 (COLOURED BROWN)
- 3 B476301 RIGHT OF WAY AFFECTING THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN VOL 4001 FOL 78 (COLOURED BLUE)
- 4 B472341 RIGHT OF WAY AFFECTING THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN VOL 4001 FOL 78 (COLOURED BLUE)
- 5 AB427733 LEASE TO ALI OZYIGIT OF GROUND FLOOR SHOP, 604 PARRAMATTA RD, CROYDON TOGETHER WITH SHED NO 1 & CAR PARKING SPACES NUMBERED P1 & P2. COMMENCES 7/6/2005. EXPIRES: 6/6/2008. OPTION OF RENEWAL: 3 YEARS.
- 6 DP1152536 RIGHT OF WAY 3.66 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1152536
- 7 DP1152536 RIGHT OF WAY 3.66 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED

NOTATIONS

UNREGISTERED DEALINGS: NIL

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



FOLIO: 4/14354

SEARCH DATE	TIME	EDITION NO	DATE
28/2/2021	8:14 AM	6	11/6/2010

LAND

LOT 4 IN DEPOSITED PLAN 14354  
LOCAL GOVERNMENT AREA INNER WEST  
PARISH OF CONCORD COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP14354

FIRST SCHEDULE

ANGUS GIBSON

(ND AF241265)

SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 B472341 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN VOL 4001 FOL 78 (COLOURED BROWN)
- 3 B476301 RIGHT OF WAY AFFECTING THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN VOL 4001 FOL 78 (COLOURED BLUE)
- 4 B472341 RIGHT OF WAY AFFECTING THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN VOL 4001 FOL 78 (COLOURED BLUE)
- 5 AB427733 LEASE TO ALI OZYIGIT OF GROUND FLOOR SHOP, 606 PARRAMATTA RD, CROYDON TOGETHER WITH SHED NO 2 & CAR PARKING SPACE P6. COMMENCES 7/6/2005. EXPIRES: 6/6/2008. OPTION OF RENEWAL: 3 YEARS.
- 6 DP1152536 RIGHT OF WAY 3.66 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1152536
- 7 DP1152536 RIGHT OF WAY 3.66 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED

NOTATIONS

UNREGISTERED DEALINGS: NIL

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



SEARCH DATE

28/2/2021 5:00PM

FOLIO: 5/14354

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 4001 FOL 78

Recorded	Number	Type of Instrument	C.T. Issue
9/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
9/6/1993		CONVERTED TO AUTO CONSOL 4001-78	CONSOL CREATED CT NOT ISSUED
30/8/2004	AA918497	EXCISED FROM AUTO CONSOL 4001-78	
30/8/2004	AA707624	REQUEST	EDITION 1
27/7/2007	AC666245	TRANSFER	
27/7/2007	AD302219	DEPARTMENTAL DEALING	EDITION 2
22/11/2007	AD583462	TRANSFER	EDITION 3
2/12/2008	AE359353	TRANSFER	EDITION 4
11/1/2010	AF241278	NOTICE OF DEATH	EDITION 5
11/6/2010	DP1152536	DEPOSITED PLAN	EDITION 6

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



Form: 01TWC  
Release: 2.2  
www.lands.nsw.gov.au

**TRANSFER**  
without monetary consideration  
New South Wales  
Real Property Act 1900



**AE359353J**

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar-General to collect 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	NEW SOUTH WALES DUTY 01-12-2008 0005229356-001 TRANSFER- TRANSFER DUTIABLE AMOUNT \$ *****83,333.00 DUTY \$ *****1,499.00
----------------------------------	---

**(A) TORRENS TITLE**

5/14354
---------

**(B) LODGED BY**

Document Collection Box 110	Name, Address or DX, Telephone, and LLPN if any ANGUS GIBSON 33 TURRIELL BAY ROAD LILLI PILLI 2229 TEL. 0427049792 Reference:	CODES T TW (Sheriff)
--------------------------------	---	-------------------------------

**(C) TRANSFEROR**

MARGARET ISABEL GIBSON AND ANGUS GIBSON
---

**(D)**

**(E) ESTATE**

and as regards the land specified above transfers to the transferee an estate in fee simple

**(F) SHARE TRANSFERRED**

**(G) Encumbrances (if applicable):**

**(H) TRANSFEREE**

MARGARET ISABEL GIBSON, ANGUS GIBSON AND MARIANNE DEIDRE ODLUM
--

**(I) TENANCY: Joint Tenants**

**DATE** 01 December 2007

**(J)** I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of witness: *Lindsay D Hyde Page*

Signature of transferor:

Name of witness: LINDSAY D HYDE PAGE  
Address of witness: 26 BECKTON PL  
LILLI PILLI

*Margaret Isabel Gibson*  
*Angus Gibson*

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the transferee.

Signature of witness: *Lindsay D Hyde Page*  
Name of witness: LINDSAY D HYDE PAGE  
Address of witness: 26 BECKTON PL LILLI PILLI

Signature of transferee:  
*Margaret Isabel Gibson*  
*Angus Gibson*  
*M Odlum*



FOLIO: 5/14354

SEARCH DATE	TIME	EDITION NO	DATE
28/2/2021	8:14 AM	6	11/6/2010

LAND

LOT 5 IN DEPOSITED PLAN 14354  
LOCAL GOVERNMENT AREA INNER WEST  
PARISH OF CONCORD COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP14354

FIRST SCHEDULE

ANGUS GIBSON  
MARIANNE DEIDRE ODLUM  
AS JOINT TENANTS

(ND AF241278)

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 B472341 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE  
DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN VOL  
4001 FOL 78 (COLOURED BROWN)
- 3 B476301 RIGHT OF WAY AFFECTING THE LAND ABOVE DESCRIBED  
SHOWN SO BURDENED IN VOL 4001 FOL 78 (COLOURED BLUE)
- 4 B472341 RIGHT OF WAY AFFECTING THE LAND ABOVE DESCRIBED  
SHOWN SO BURDENED IN VOL 4001 FOL 78 (COLOURED BLUE)
- 5 DP1152536 RIGHT OF WAY 3.66 METRE(S) WIDE AFFECTING THE PART(S)  
SHOWN SO BURDENED IN DP1152536
- 6 DP1152536 RIGHT OF WAY 3.66 METRE(S) WIDE APPURTENANT TO THE  
LAND ABOVE DESCRIBED

NOTATIONS

UNREGISTERED DEALINGS: NIL

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



SEARCH DATE

28/2/2021 5:00PM

FOLIO: 6/14354

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 4001 FOL 78

Recorded	Number	Type of Instrument	C.T. Issue
9/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
9/6/1993		CONVERTED TO AUTO CONSOL 4001-78	CONSOL CREATED CT NOT ISSUED
30/8/2004	AA918497	EXCISED FROM AUTO CONSOL 4001-78	
30/8/2004	AA707624	REQUEST	EDITION 1
25/10/2004	AB43912	TRANSFER	EDITION 2
19/1/2005	AB43912	DE-REGISTERED - TRANSFER	
19/1/2005	AB229969	DEPARTMENTAL DEALING	
19/1/2005	AB43912	TRANSFER	EDITION 2
23/10/2008	AE283433	TRANSMISSION APPLICATION	EDITION 3
11/6/2010	DP1152536	DEPOSITED PLAN	EDITION 4
29/11/2010	AF906487	TRANSFER	EDITION 5

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



FOLIO: 6/14354

SEARCH DATE	TIME	EDITION NO	DATE
28/2/2021	8:14 AM	5	29/11/2010

LAND

LOT 6 IN DEPOSITED PLAN 14354  
LOCAL GOVERNMENT AREA INNER WEST  
PARISH OF CONCORD COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP14354

FIRST SCHEDULE

ANTONINO SIDOTI (T AF906487)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 B472341 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE  
DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN VOL  
4001 FOL 78 (COLOURED BROWN)
- 3 B476301 RIGHT OF WAY AFFECTING THE LAND ABOVE DESCRIBED  
SHOWN SO BURDENED IN VOL 4001 FOL 78 (COLOURED BLUE)
- 4 B472341 RIGHT OF WAY AFFECTING THE LAND ABOVE DESCRIBED  
SHOWN SO BURDENED IN VOL 4001 FOL 78 (COLOURED BLUE)
- 5 DP1152536 RIGHT OF WAY 3.66 METRE(S) WIDE AFFECTING THE PART(S)  
SHOWN SO BURDENED IN DP1152536

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: - 600 to 610 Parramatta Road, Croydon**

**Description: - Lots 1 to 6 D.P. 14354**

**As regards Lots 1 & 2 D.P. 14354**

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
12.07.1927 (1927 to 1956)	Walter James (Gentleman)	Vol 4001 Fol 78
14.06.1956 (1956 to 2005)	Mary Agnes Honeyman (Married Woman) Margaret Isobel Gibson (Married Woman) (Section 94 Application not investigated)	Vol 4001 Fol 78 Now 1/14354 & 2/14354
19.01.2005 (2005 to 2008)	Mary Agnes Honeyman (Married Woman)	1/14354 & 2/14354
23.10.2008 (2008 to 2010)	Thomas James Gibson Carol Isabella Gibson Julienne Gibson Webb (Executors of Mary Agnes Honeyman)	1/14354 & 2/14354
06.12.2010 (2010 to date)	# Jiang Shen Cai # Qinzhi Zhang	1/14354 & 2/14354

**# Denotes current registered proprietors**

**Leases, excluding premises: -**

- Various leases were found from 28.09.1999, not investigated.

**Easements: -**

- Pre 1927 (B 472341 & B 476301) Rights of Way
- 11.06.2010 (D.P. 1152536) Right of Way 3.66 metres wide, affecting Lot 2.

**As regards Lots 3 & 4 D.P. 14354**

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
12.07.1927 (1927 to 1956)	Walter James (Gentleman)	Vol 4001 Fol 78
14.06.1956 (1956 to 2007)	Mary Agnes Honeyman (Married Woman) Margaret Isobel Gibson (Married Woman) (Section 94 Application not investigated)	Vol 4001 Fol 78 Now 3/14354 & 4/14354
27.07.2007 (12007 to 2007)	Margaret Isobel Gibson (Married Woman)	3/14354 & 4/14354
22.11.2007 (2007 to 2010)	Margaret Isobel Gibson (Married Woman) Angus Gibson	3/14354 & 4/14354



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

Continued as regards Lots 3 & 4 D.P. 14354

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
11.01.2010 (2010 to date)	# Angus Gibson	3/14354 & 4/14354

# Denotes current registered proprietor

Leases, excluding premises: -

- Various leases were found from 28.09.1999, not investigated.

Easements: -

- Pre 1927 (B 472341 & B 476301) Rights of Way
- 11.06.2010 (D.P. 1152536) Right of Way 3.66 metres wide.

---

As regards Lot 5 D.P. 14354

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
12.07.1927 (1927 to 1956)	Walter James (Gentleman)	Vol 4001 Fol 78
14.06.1956 (1956 to 2007)	Mary Agnes Honeyman (Married Woman) Margaret Isobel Gibson (Married Woman) (Section 94 Application not investigated)	Vol 4001 Fol 78 Now 5/14354
27.07.2007 (12007 to 2007)	Margaret Isobel Gibson (Married Woman)	5/14354
22.11.2007 (2007 to 2008)	Margaret Isobel Gibson (Married Woman) Angus Gibson	5/14354
02.12.2008 (2008 to 2010)	Margaret Isobel Gibson (Married Woman) Angus Gibson Marianne Deidre Odlum	5/14354
11.01.2010 (2010 to date)	# Angus Gibson # Marianne Deidre Odlum	5/14354

# Denotes current registered proprietors

Leases, excluding premises: -

- Various leases were found from 28.09.1999, not investigated.

Easements: -

- Pre 1927 (B 472341 & B 476301) Rights of Way
  - 11.06.2010 (D.P. 1152536) Right of Way 3.66 metres wide.
-



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

**As regards Lot 6 D.P. 14354**

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
12.07.1927 (1927 to 1956)	Walter James (Gentleman)	Vol 4001 Fol 78
14.06.1956 (1956 to 2005)	Mary Agnes Honeyman (Married Woman) Margaret Isobel Gibson (Married Woman) (Section 94 Application not investigated)	Vol 4001 Fol 78 Now 6/14354
19.01.2005 (2005 to 2008)	Mary Agnes Honeyman (Married Woman)	6/14354
23.10.2008 (2008 to 2010)	Thomas James Gibson Carol Isabella Gibson Julienne Gibson Webb (Executors of Mary Agnes Honeyman)	6/14354
29.11.2010 (2010 to date)	# Antonino Sidoti	6/14354

**# Denotes current registered proprietor**

**Leases, excluding premises: -**

- Various leases were found from 28.09.1999, not investigated.

**Easements: -**

- Pre 1927 (B 472341 & B 476301) Rights of Way
- 11.06.2010 (D.P. 1152536) Right of Way 3.66 metres wide.

---

Yours Sincerely  
Mark Groll  
28 February 2021

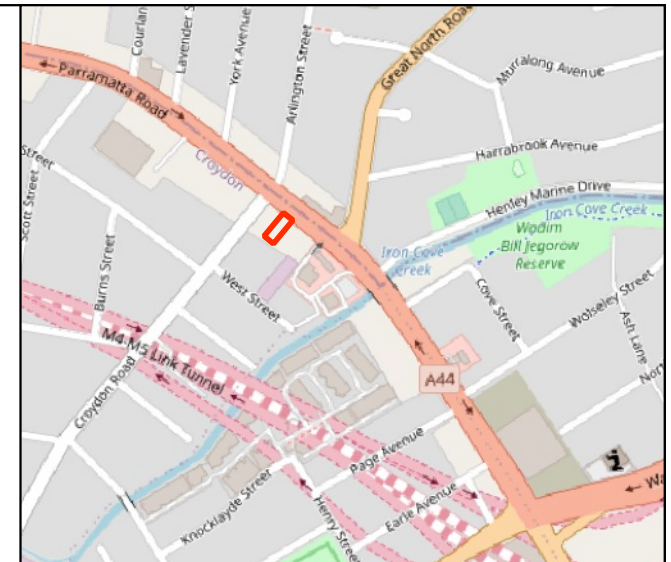
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## **Appendix D**

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Historical Aerial Photographs





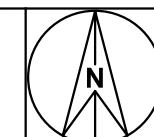
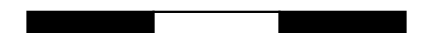
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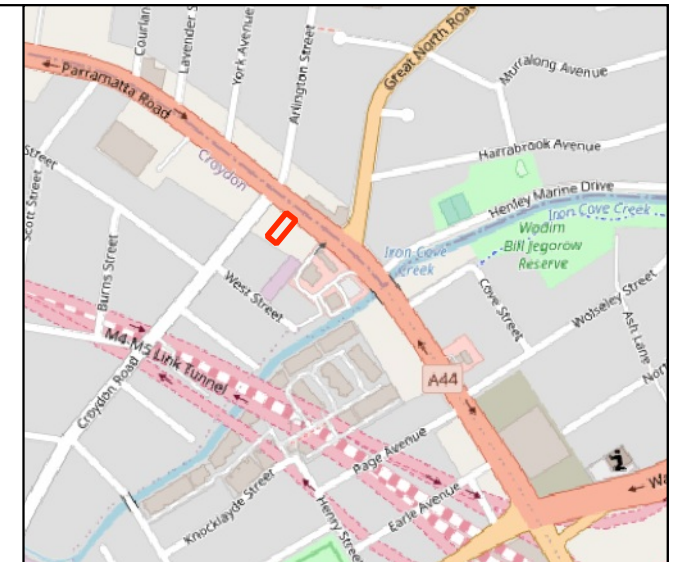
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 Basemap sourced from NSW Spatial Services

Legend

 Site Boundary

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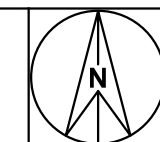
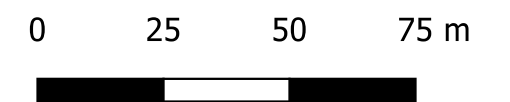


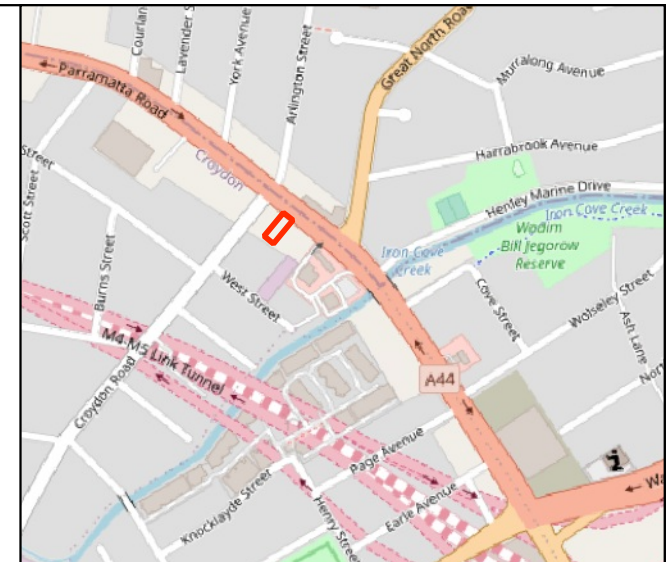
LOCALITY MAP

Notes:  
 Basemap sourced from NSW Spatial Services

Legend

 Site Boundary





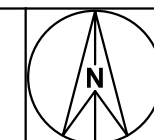
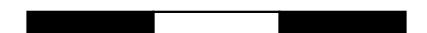
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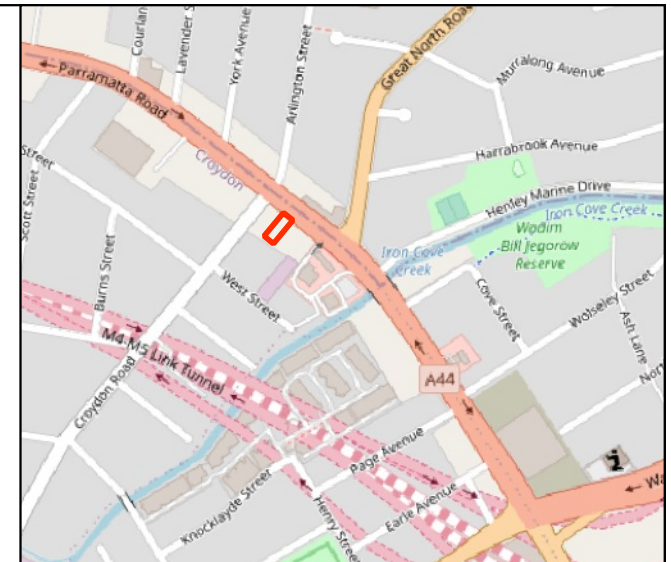
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Legend

 Site Boundary

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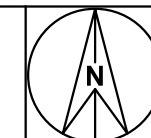
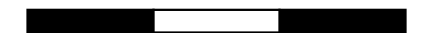
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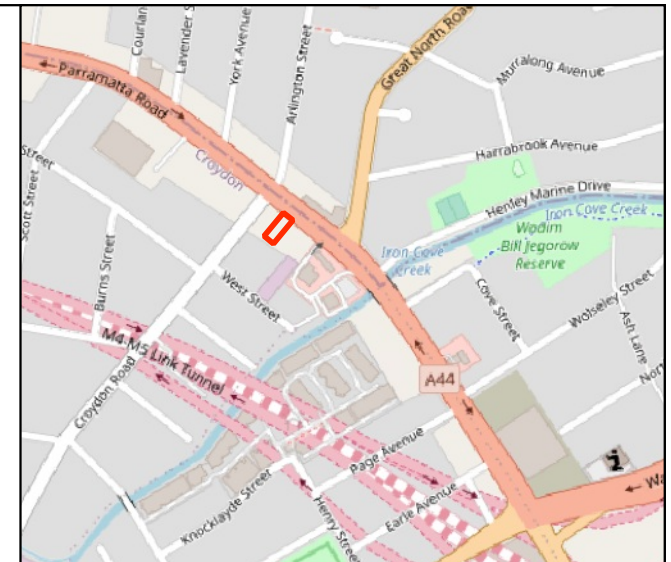
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Legend

 Site Boundary

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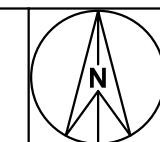
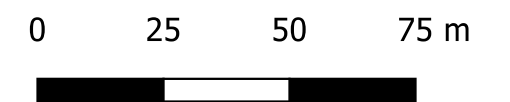


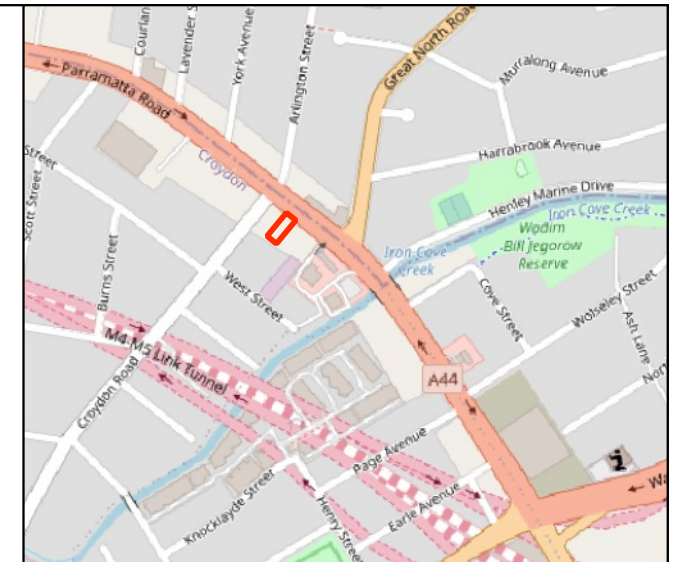
LOCALITY MAP

Notes:  
 Basemap sourced from NSW Spatial Services

Legend

 Site Boundary





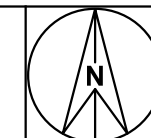
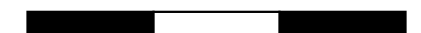
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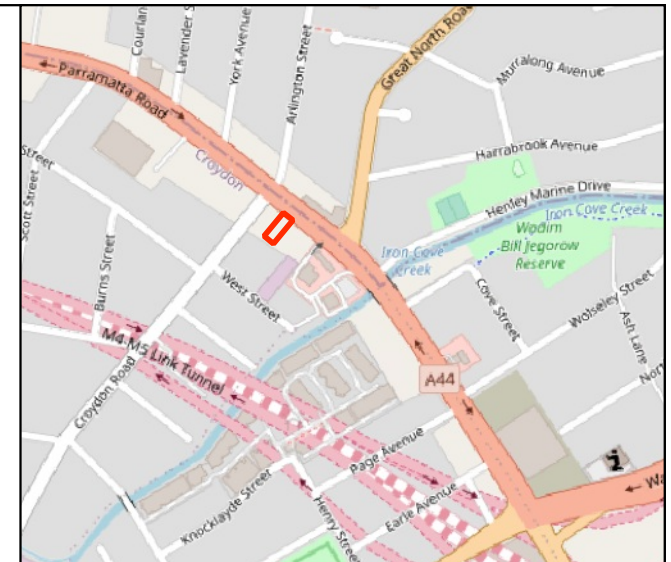
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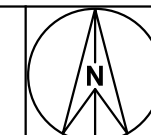
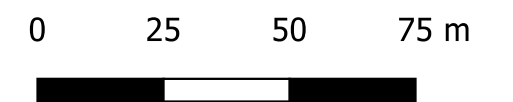


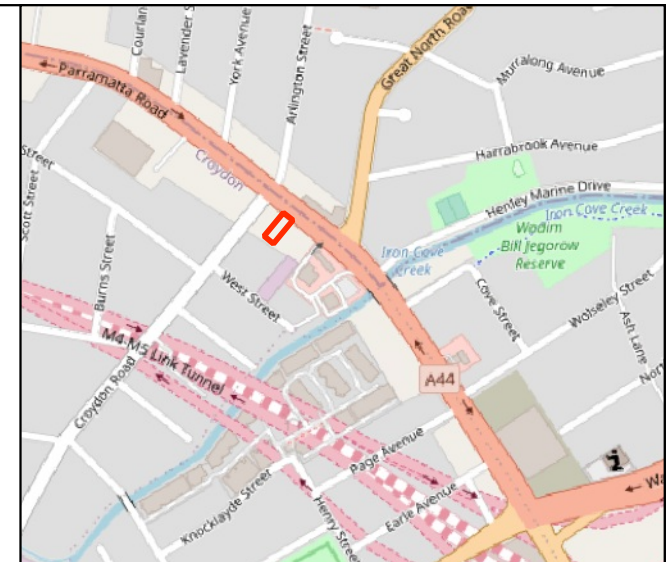
LOCALITY MAP

Notes:  
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Legend

 Site Boundary





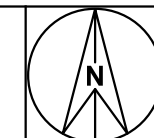
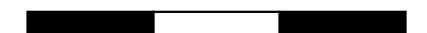
LOCALITY MAP

Notes:  
 Basemap sourced from NSW Spatial Services

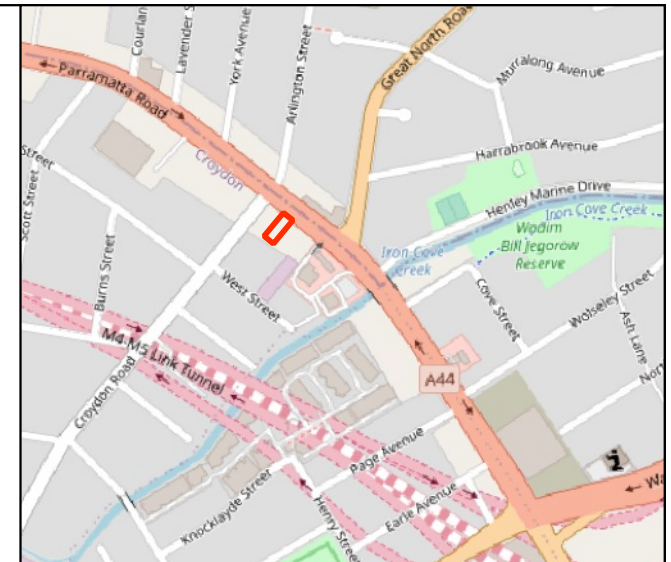
Legend

 Site Boundary

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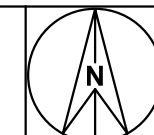
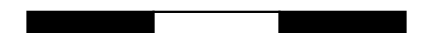
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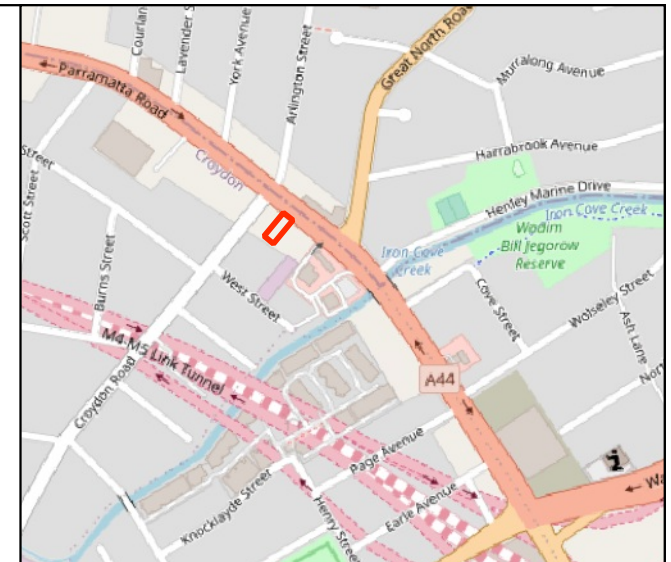
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Legend

 Site Boundary

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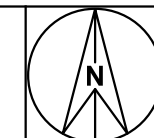
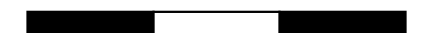
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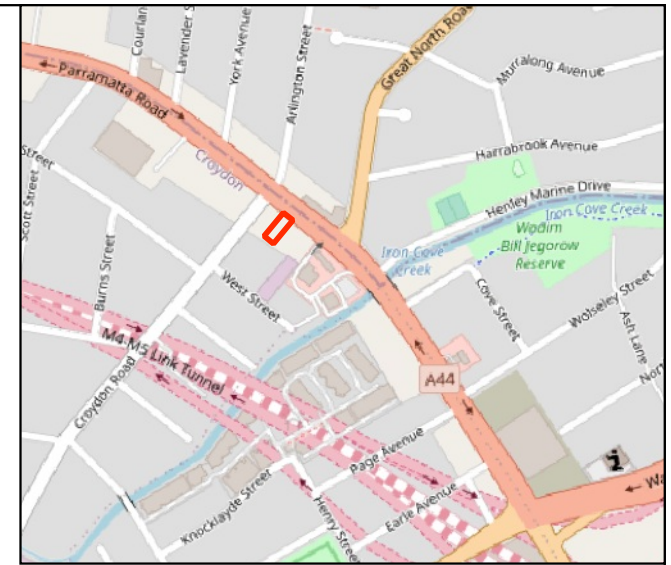
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Legend

 Site Boundary

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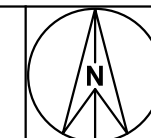
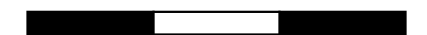
LOCALITY MAP

Notes:  
 Basemap sourced from NSW Spatial Services

Legend

 Site Boundary

0 25 50 75 m



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## **Appendix E**

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Council Records

Section 10.7 Planning Certificate



**DEVELOPMENT CONSENT**  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979  
ASHFIELD LOCAL ENVIRONMENTAL PLAN, 1985, AS AMENDED  
(SECTION 81(1)(A))  
**Ashfield Council**

Consent No. 10.2013.168.1  
Date of Determination 14 October 2013  
Lapse Date: Five (5) years from date of determination

**APPLICANT:**

GUTNIK DESIGN GROUP  
PO BOX 1936  
MAROUBRA NSW 2035

**PREMISES:** 600 PARRAMATTA ROAD, CROYDON  
**BUILDING CLASSIFICATION:** LOT: 1 DP: 14354 & LOT: 2 DP: 14354  
Class 6

**APPROVAL:**

Ashfield Council, as the responsible authority, hereby consents to:

**Alterations and addition to commercial premises including replacement of the front awning and its use as a shop. The works have partially commenced and the proposal also includes completion of unfinished works.**

**Works to be completed:-**

- Replacement of front awning;
- New storage room on the mezzanine level;
- New staircase leading to the storage room;
- Completion of the new roof and wall sheeting to the rear extension;
- New fire rated blade walls; and
- Stormwater works

**CONDITIONS:**

**A General Conditions**

**(1) Approved plans stamped by Council**

The development must be carried out only in accordance with the plans and specifications set out on drawing numbers DA934-02, DA934-07, DA934-08, DA934-09 prepared by gutnik design group and date stamped by Council 03 September 2013 and any supporting documentation received with the application, except as amended by the conditions specified hereunder.

Per.....*Hmichael*.....  
Phil Sarin  
**Director Planning and Environment**

**(2) Compliance with BCA**

All works are to comply with the Building Code of Australia and relevant Australian Standard requirements.

**(3) The consent**

This approval is not to be construed as approving the unauthorised works/structures listed below:

- Enclosing of rear section of property with metal cladding walls and roofing.
- Enclosed areas (unauthorised sections) being used as a loading/unloading areas.

**(4) Right of way**

This consent does not modify or alter the restrictions on the right way to which the subject site is burdened by.

**B Design Changes****(1) Amended plans to be submitted**

Amended plans and specifications incorporating the following amendments are to be submitted with the application for a construction certificate

- (a) The internal wall (as marked in red on the approved plans) to the loading area is to be deleted.
- (b) The loading/unloading area on Lot 1 is to be used for car parking for staff and visitors/customers.

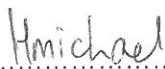
**C Conditions that must be satisfied prior to issuing/releasing a Construction Certificate****(1) Construction and Site Management Plan**

Prior to the issue of a Construction Certificate the applicant shall submit to Council or the accredited certifier a construction and site management plan that clearly sets out the following:

- (a) what actions and works are proposed to ensure safe access to and from the site and what protection will be provided to the road and footpath area from building activities, crossings by heavy equipment, plant and materials delivery, or static loads from cranes, concrete pumps and the like,
- (b) the proposed method of loading and unloading excavation machines, building materials, formwork and the erection of any part of the structure within the site,
- (c) the proposed areas within the site to be used for the storage of excavated material, construction materials and waste and recycling containers during the construction period,
- (d) how it is proposed to ensure that soil/excavated material is not transported on wheels or tracks of vehicles or plant and deposited on surrounding roadways,
- (e) the proposed method of support to any excavation adjacent to adjoining properties, or the road reserve. The proposed method of support is to be designed by a chartered Civil Engineer or an accredited certifier.

Where it is proposed to:

- pump concrete from within a public road reserve or laneway, or
- stand a mobile crane within the public road reserve or laneway, or
- use part of Council's road/footpath area,
- pump stormwater from the site to Council's stormwater drains, or

Per.....  
 Phil Sarin  
 Director Planning and Environment

- store waste and recycling containers, skip, bins, and/or building materials on part of Council's footpath or roadway,

An Activity Application for a construction zone, a pumping permit, an approval to stand a mobile crane or an application to pump water into a public road, together with the necessary fee shall be submitted to Council and approval obtained before a Construction Certificate is issued.

Note: A separate application to Council must be made for the enclosure of a public place (hoarding).

**(2) Damage deposit/footpath, road, kerb and gutter**

A Damage Deposit of **\$4,000** is to be submitted prior to the release of the Construction Certificate covering repair and/or replacement of adjoining footpath, road shoulder, road pavement, kerbing and guttering both outside the subject site and the surrounding area. This is to be paid to Council and may be refunded subject to satisfactory completion of construction or demolition.

This Damage Deposit covers unforeseen damage to the above property by construction vehicles, skip bins, construction methods etc. Note: Should repair works or maintenance be required on Council land, a Road Opening Permit must be obtained before those works take place.

Bank Guarantees are accepted in lieu of any Council security deposit/bond subject to the following:

It must be an original with no end date and issued in favour of Council, details of the proponent's address shall be included.

A charge equal to the value multiplied by the current "overdue rates interest charge" be levied, per month or part thereof, with a minimum charge of three months is to be paid upon lodgement.

Any remaining charge is to be calculated at the prevailing "overdue rates interest rate" for each month or part thereof beyond the original three months that the Bank Guarantee was held, and paid prior to its release.

Any costs incurred in the acceptance, administration or release of such Bank Guarantees be on-charged to the entity claiming the release of such Bank Guarantee, and that these amounts be paid prior to its release.

At the time of lodgement, Council will seek verification of the Bank Guarantee. Please provide contact details for the branch (phone number and officer) to assist with verification of the bona fides of the Bank Guarantee.

Until all items above are completed, no documents or usage sought from Council by the party lodging the Bank Guarantee can be issued. Please allow a minimum of 2 business days for this process.

**(3) Long service levy**

Compliance with Section 109F of the Environmental Planning and Assessment Act 1979 – payment of the long service levy under Section 34 of the Building and Construction Industry Long Service Payments Acts 1986 – is required. All building works in excess of \$25,000.00 are subject to the payment of a Long Service Levy fee. A copy of the receipt for the payment of the Long Service Levy shall be provided to the Principal Certifying Authority (PCA) prior to the issue of a Construction Certificate. Payments can be made at Long Service Payments Corporation offices or most Councils.

**(4) Footpath/laneway- photographs to be submitted**

Prior to the release of the Construction Certificate, the applicant shall lodge with Council photographs of the roadway and footpath at the property indicating the state of the relevant pavements. At the completion of construction, again at the expense of the applicant, a new set of photographs is to be taken to determine the extent, if any, of any damage, which has occurred to the relevant pavements. If any damage has occurred, the applicant shall meet the full cost to repair or reconstruct these damaged areas to Council's relevant standard. Failure to do this will result in the applicant being held accountable for the cost of all repair works in the area near / at the site.

Per.....*Hmichael*.....  
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 Director Planning and Environment

**(5) Erosion, dust, topsoil and sediment control**

Temporary measures shall be provided during construction e.g. bunding, shade cloth to prevent dust leaving the site, sandbags around Council/private stormwater pits etc. in order to prevent sediment, dust, topsoil and polluted waters discharging from the site. Plans showing such measures shall be submitted and approved by Council prior to the release of the Construction Certificate.

**(6) Roads and Maritime Services (RMS)**

The prior approval of the Roads and Maritime Services is to be sought for the construction of the stormwater pit along Parramatta Road prior to the issue of a Construction Certificate.

**(7) Access and services for people with a disability**

Detailed plans of the shop (including access into the ground floor area) drawn to the scale of 1:50 shall be submitted detailing compliance with the requirements of the Building Code of Australia (BCA), AS 1428.1 and the provisions of Council's Access and Mobility Development Control Plan prior to the issue of a Construction Certificate. Details of complying levels, ramp slopes, door widths and circulation spaces etc. shall be provided.

**D Conditions that must be complied with before work commences**

**(1) Notice of Commencement – Notification of Works**

Work must not commence until the Principal Certifying Authority or the person having the benefit of the development consent has given Notification in Writing to Council no later than two days before the building work commences.

**(2) Requirement for a Construction Certificate**


In accordance with the provisions of Section 81A of the *Environmental Planning and Assessment Act 1979* the erection of a building and/or construction works must not commence until:

- (a) detailed plans and specifications of the building have been endorsed with a Construction Certificate by:
  - (i) Council; or
  - (ii) an accredited certifier; and
- (b) a principal certifying authority (PCA) has been appointed and the Council has been notified in writing of the appointment, and
- (c) at least two days notice, in writing, has been given to Council of the intention to commence work.

The documentation required under this condition shall show that the proposal complies with all development consent conditions and the *Building Code of Australia*.

Note: If the principal certifying authority is the Council, the appointment will be subject to the payment of a fee for the service to cover the cost of undertaking building work and / or civil engineering inspections.

**WARNING:** Failure to obtain a Construction Certificate prior to the commencement of any building work is a serious breach of Section 81A(2) of the *Environmental Planning & Assessment Act 1979*. It is a criminal offence that attracts substantial penalties and may also result in action in the Land and Environment Court and orders for demolition.

Per.....  
 Phil Sarin  
**Director Planning and Environment**



**(3) Inspections required by Principal Certifying Authority**

Inspections shall be carried out at different stages of construction by Council or an accredited certifier. If Council is selected as the Principal Certifying Authority (PCA) the inspection fees must be paid for in advance which will be calculated at the rate applicable at the time of payment.

**(4) Building location - check survey certificate**

To ensure that the location of the building satisfies the provision of the approval, a check survey certificate shall be submitted to the Principal Certifying Authority either prior to the pouring of the ground floor slab or at dampcourse level, whichever is applicable or occurs first, indicating the: -

- (i) location of the building with respect to the boundaries of the site;
- (ii) level of the floor in relation to the levels on the site (all levels are to be shown relative to Australian Height Datum);
- (iii) site coverage of the buildings on the site.

**(5) Sydney Water approval**

The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements and if further requirements need to be met. Plans will be appropriately stamped. For Quick Check agent details please refer to the web site: [www.sydneywater.com.au](http://www.sydneywater.com.au), see Your Business then Building & Developing then Building & Renovating or telephone Sydney Water 13 20 92.

**(6) Structural engineer's certificate - superimposed loads**

A practising structural engineers certificate shall be submitted to the Principal Certifying Authority with the Construction Certificate application certifying that the existing unauthorised works, comprising of the rear additions is not only structurally adequate as constructed, but is also capable of supporting the new additional superimposed loads as a result of the fire upgrading required to be carried out.

**(7) Structural Engineering Details**

Structural engineer's details prepared and certified by a practising structural engineer for all reinforced concrete and structural members is to be submitted to the Principal Certifying Authority for approval.

**E Conditions that must be complied with during construction or demolition****(1) Plans to be available on site**

The Council stamped approved plans, Development Consent and Construction Certificate shall be held on site to be produced unobliterated to Council's officer at any time when required.

**(2) Locate structures within boundaries**

The proposed structure(s) to be erected must stand wholly within the boundaries of the allotment.

**(3) Encroachment on Council property prohibited**

No portion of the proposed structure, including gates and doors during opening and closing operations, shall encroach upon Council's footpath area.

Per.....*Hmichael*.....  
Phil Sarin  
Director Planning and Environment

**(4) Spoil and building materials on road and footpath**

All building materials shall be stored wholly within the property boundaries and shall not be placed on the footpath, grass verge or roadway without prior written approval of Council.

Bulk refuse bins shall not be placed on the grass verge, footpath or roadway without Council permission. Application forms and details of applicable fees are available from Council's One Stop Shop telephone 9716 1800.

**(5) Signs to be erected on building and demolition sites**

- (1) A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:
  - (a) stating that unauthorised entry to the work site is prohibited; and
  - (b) showing the name and address of the contractor for the building work and the person in charge of the work site and a telephone number at which the person may be contacted outside working hours; and
  - (c) showing the name, address and telephone number of the Principal Certifying Authority appointed for the building works.
- (2) Any-sign shall be maintained and not removed until work has been finished.

**(6) Demolition/excavation/construction - hours of work**

Demolition, excavation and construction work, including loading and unloading of materials and machinery, shall be restricted to between the hours of 7.00 am to 6.00 pm, Monday to Friday and from 7:00 am to 1.00 pm on Saturday. Work is prohibited on Sundays, and on public holidays.

**(7) Demolition requirements/standards**

Demolition is to be carried out in accordance with the following:

- (a) Australian Standard 2601 and any requirements of the Workcover Authority.
- (b) The Waste Management Plan submitted with the Development Application.
- (c) The property is to be secured to prohibit unauthorised entry.
- (d) All precautions are to be exercised in the handling, removal and disposal of all asbestos materials. Licensed contractors and the disposal of asbestos is to be carried out in accordance with the requirements of the Work Cover Authority.
- (e) All other materials and debris is to be removed from the site and disposed of to approved outlets.
- (f) Any demolition on the site is to be conducted in strict accordance with, but not limited to, sections 1.5, 1.6, 1.7, 3.1 and 3.9 of the AS 2601 - 1991, demolition of structures. The following measures must be undertaken for hazardous dust control:
- (g) Hazardous dust must not be allowed to escape from the site or contaminate the immediate environment. The use of fine mesh dust proof screens, wet-lead safe work practices, or other measures is required.

Per.....*Amichael*.....  
 Phil Sarin  
**Director Planning and Environment**

- (h) All contractors and employees directly involved in the removal of hazardous dusts and substances shall wear protective equipment conforming to AS 1716 Respiratory Protective Devices and shall adopt work practices in accordance with WorkSafe Requirements (in particular the WorkSafe standard for the Control of Inorganic Lead At Work (NOHSC: 1012, 1994) and AS 2641, 1998).
- (i) Any existing accumulations of dust (eg; ceiling voids and wall cavities must be removed by the use of an industrial vacuum fitted with a high efficiency particulate air (HEPA) filter and disposed of appropriately.
- (j) All dusty surfaces and dust created from work is to be suppressed by a fine water spray. Unclean water from the suppressant spray is not be allowed to enter the street gutter and stormwater systems.
- (k) Demolition is not to be performed during high winds that may cause dust to spread beyond the site boundaries without adequate containment.
- (l) All lead contaminated material is to be disposed of in accordance with the NSW Environment Protection Authorities requirements.
- (m) Construction and demolition waste, particularly timber, bricks and tiles, concrete and other materials need not be disposed of- they can be recycled and resold if segregated properly from any hazardous waste contamination.

**(8) Materials and colour schemes**

Materials of construction are to be as specified in the schedule of finishes submitted with the development application and on the approved plans, except where amended by the conditions hereunder.

**(9) Visitor car parking identification**

Visitor car parking shall be clearly identified by signposting and/or linemarking and must be accessible by the general public.

**(10) Parking spaces and loading areas - maintenance/ line marking/use**

The off-street car parking spaces and the loading/unloading areas provided on site shall be maintained and line marked in accordance with AS2890.1 (1993). Under no circumstances are such spaces to be used for the storage of goods or waste products.

**(11) Surface water flow - adjoining properties**

The surface of the land is to be drained in such a manner as to prevent the flow of surface water onto adjoining premises.

**(12) Footpath, kerb and gutter protection**

The applicant is to take all precautions to ensure footpaths and roads are kept in a safe condition and to prevent damage to Council's property.

Pedestrian access across this footpath must be maintained in good order at all times during work. Any damage caused will be made good by Council at Council's restoration rates, at the applicant's expense.

**(13) Road opening permit- Council controlled lands**

A road opening permit shall be obtained for all works carried out in public or Council controlled lands. Contact Council's Infrastructure Services Department for details.

Per..... *Hmichael* .....  
 Phil Sarin  
 Director Planning and Environment

**(14) Stormwater runoff-collection/discharge**

Stormwater runoff from all roof and paved surfaces shall be collected and discharged by means of a gravity pipe system to the nearest appropriate stormwater pit or drainage line in Parramatta Road at a maximum Permissible Site Discharge (PSD) where the Pre-development discharge is equal the Post-development discharge of a 1:100 ARI event

**F Conditions that must be complied with prior to installation of services**

nil

**G Conditions that must be complied with before the building is occupied****(1) Approval to use/occupy building**

The building or any part thereof must not be used or occupied until an Occupation Certificate has been obtained from the Principal Certifying Authority.

Note: If Council is chosen as the Principal Certifying Authority a fee is applicable prior to the release of the Construction Certificate.

**(2) Fire Upgrading & Classification**

We advise that the existing building, including the proposed works are required under the provisions of Section 94 of the Environmental Planning & Assessment Regulation 2000, to be brought into full compliance with regards to all the relevant Category 1 fire safety measures are brought into compliance with the Building Code of Australia 2013.

Compliance shall also be achieved by addressing the deficiencies as summarised in the Conclusion and Recommendations of the BCA Compliance Summary Report prepared by Paul Aramini Consulting P/L received on the 3 September 2013.

On completion, a Final Fire Safety Certificate shall be furnished to Council with all essential fire safety measures as required under the provisions of the Environmental Planning and Assessment Act 1979.

The statement should also include as part of the essential fire safety measures to be checked on an annual basis that the building is used as a United Building and that the existing measures need to be maintained.

**(3) Redundant vehicular crossings-removal and replacements**

The existing vehicular crossing located on Parramatta Road for the full site width shall be removed and replaced with concrete footpath, concrete kerb and concrete gutter at no cost to Council at the applicant's expense. This work shall be carried out prior to the release of the Occupation Certificate. Necessary approvals shall be obtained from the Roads and Maritime Services prior to commencement of this work.

**(4) Footpath, kerb and gutter reconstruction**

The public footpath, verge, and kerb and gutter outside the site shall be completely reconstructed to the requirements of Council's Works & Infrastructure Department at the applicant's expense. This work shall be carried out prior to the release of the Occupation Certificate.

**H Conditions that are ongoing requirements of development consents****(1) Storage of goods**

No goods associated with the use, advertising structures or machinery shall be stored or displayed outside the premises at any time.

Per.....*Michael*.....  
 Phil Sarin  
 Director Planning and Environment

**(2) Approved use**

The premises shall not be used for any purpose other than that stated in the Development Application, i.e. shop and associated storage without the prior consent of the Council.

**(3) Maximum number of employees**

The maximum number of employees on the premises is not to exceed four (4) at any time.

**(4) Retain amenity**

The use is to be conducted at all times without interference to the amenity of the area.

**(5) Hours of operation**

The hours of operation are limited to the following:

Monday- Friday	8:30am to 5:00pm
Saturday	Closed
Sunday & Public holidays	Closed

**(6) Lighting overspill – amenity**

No security or other lighting shall cause light overspill to adjoining property owners occupiers or residents.

**(7) Protection of the Environment Operations Act 1997 - offensive noise prohibited**

The premises shall operate so as not to give rise to 'Offensive Noise' nuisance as defined by the *Protection of the Environment Operations Act 1997*.

**(8) Deliveries on site**

All deliveries of to and/or from the site are to be conducted from vehicles standing wholly within the site and under no circumstances from delivery vehicles standing kerbside in adjacent streets. Permitted hours for deliveries are as follows:

Monday- Friday	8:30am to 5:00pm
Saturday	No deliveries
Sunday & Public holidays	No deliveries

**(9) Parking**

No parking or the unloading/loading of goods is permitted on the Parramatta Road frontage of the subject site.

**I Advisory Notes**

**(1) Modifications to your consent - prior approval required**

Works or activities other than those authorised by the approval including changes to building configuration or use will require the submission and approval of an application to modify the consent under Section 96 of the *Environmental Planning & Assessment Act 1979*. You are advised to contact Council immediately if you wish to alter your approved plans or if you cannot comply with other requirements of your consent to confirm whether a Section 96 modification is required.

**Warning:** There are substantial penalties prescribed under the *Environmental Planning and Assessment Act 1979* for breaches involving unauthorised works or activities.

Per.....*Michael*.....  
 Phil Sarin  
**Director Planning and Environment**

**(2) Compliance with the Disability Discrimination Act - liability**

This decision does not ensure compliance with the Disability Discrimination Act. The owner, lessee, operator and/or manager of the premises is advised that under the *Disability Discrimination Act 1992*, it is illegal to discriminate against a person with a disability by means of restricting access to or within the building. If access is restricted the owner, lessee, operator and/or manager of the premises may be liable for prosecution and/or a successful appeal to the Human Rights and Equal Opportunities Commission. You should therefore investigate your liability under that Act. Australian Standard 1428 - Design for Access and Mobility, Parts 2, 3 and 4 may assist in determining compliance with the *Disability Discrimination Act 1992*.

**(3) Signs –approval required**

A separate Development Consent or Complying Development Certificate must be obtained prior to the erection of any advertising signs.

**Reason for the imposition of conditions**

Unrestricted consent would be likely to cause injury:

- a) to the amenity of the neighbourhood
- b) to the heritage significance of the area
- c) to the heritage significance of the property
- d) to the amenity of the neighbourhood due to the emission of noise
- e) to the amenity of the neighbourhood due to the creation of a traffic hazard

and further, would not be in the public interest.


**Compliance with Building Code of Australia**

- (1) All building work (other than work relating to the erection of a temporary building) must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant construction certificate or complying development certificate was made).
- (2) This clause does not apply to the extent to which an exemption is in force under clause 187 or 188 of the Environmental Planning and Assessment Regulation 2000, subject to the terms of any condition or requirement referred to in clause 187 or 188.

**NOTES**

- (i) This approval does not relieve an applicant of the obligation to obtain any other approval required under Section 68 of the Local Government Act, 1993 and Ordinances or Section 78A of the Environmental Planning & Assessment Act, 1979 or any other Act or Regulation.
- (ii) Further approval(s) – see above, may be required in addition to this development consent. Plans and specifications submitted for building works must comply with the Building Code of Australia, any relevant condition of development consent and/or other code or requirement of Council at the time of approval.

Ask Council if you are unsure of what procedures you need to follow.

Per.....  
 Phil Sarin  
 Director Planning and Environment

**SECTIONS 82A, 97 AND 95 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979**

You are advised that:

- Under the provisions of Section 82A of the Environmental Planning and Assessment Act, 1979, an applicant may request Council to review a determination of the applicant's development application, other than an application for designated development. Any request for a review must be made within six (6) months of the date on which the applicant received notice, given in accordance with the regulations, of the determination of the application and be accompanied by the fee prescribed in Section 257 of the Regulations.
- If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act, 1979, gives you the right to appeal to the Land and Environment Court within six (6) months after the date on which you receive this notice.
- Under the provisions of Section 95 of the Environmental Planning and Assessment Act, 1979, unless the development, which is the subject of this consent, is commenced within five (5) years from the date of determination, the consent will lapse.

Per.....*Hmichael*.....  
Phil Sarin  
**Director Planning and Environment**



Our Ref: D21/042354

7 June 2021

Ms Celine Li  
Douglas Partners Pty Ltd  
[Celine.li@douglaspartners.com.au](mailto:Celine.li@douglaspartners.com.au)

Dear Ms Li

**RE SITE: 600 Parramatta RD, Croydon NSW**

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

A search of the records held by SafeWork NSW has not located any records pertaining to the above-mentioned premises.

For further information or if you have any questions, please call us on 13 10 50 or email [licensing@safework.nsw.gov.au](mailto:licensing@safework.nsw.gov.au)

Yours sincerely

Gabriela Draper

Licensing Representative  
Licensing and Funds, Better Regulation  
SafeWork NSW



[Home](#) [Public registers](#) [Contaminated land record of notices](#)

## Search results

Your search for: LGA: INNER WEST COUNCIL

Matched 97 notices  
relating to 17 sites.

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
BALMAIN	Hyam, Foy, Reynolds, Palmer, Booth STREET	<a href="#">Former Unilever Detergent Factory</a>	18 former
CAMPERDOWN	Salisbury LANE	<a href="#">O'Dea Reserve</a>	1 former
HABERFIELD	25-35 Parramatta ROAD	<a href="#">7-Eleven Haberfield</a>	3 current and 1 former
LEICHHARDT	22 George STREET	<a href="#">Former Kolotex site</a>	1 current and 8 former
LEICHHARDT	30-40 George STREET	<a href="#">Former Labelcraft Site</a>	4 current and 3 former
LEICHHARDT	10-11 Balmain ROAD	<a href="#">SRA Land</a>	5 former
MARRICKVILLE	Thornley STREET	<a href="#">Cooks River Aqueduct</a>	1 former
MARRICKVILLE	Smidmore STREET	<a href="#">Former Dry Cleaners and Loading Dock</a>	2 current
MARRICKVILLE	22-28 Carrington ROAD	<a href="#">TRW Steering and Suspension</a>	1 current and 1 former
ROZELLE	Reynolds Street and Buchanan STREET	<a href="#">Ampol Balmain</a>	8 former
ROZELLE	Terry STREET	<a href="#">Balmain Power Station</a>	5 former
ROZELLE	35 Terry STREET	<a href="#">Former Chemplex Factory</a>	10 former
ROZELLE	Reynolds STREET	<a href="#">Former Unilever Sulphonation Plant</a>	4 former
ROZELLE	Robert STREET	<a href="#">White Bay Power Station</a>	7 former
ST PETERS	53 Barwon Park ROAD	<a href="#">Former Tidyburn Facility</a>	4 former
TEMPE	775 Princes HIGHWAY	<a href="#">Caltex Service Station</a>	2 current
TEMPE	South STREET	<a href="#">Former Tempe Tip</a>	2 current and 6 former

Page 1 of 1

26 February 2021

and industry ^

For business

For local government ^

### Contact us

131 555 (tel:131555)

Online (<https://yoursay.epa.nsw.gov.au/epa-website-feedback>)

[info@epa.nsw.gov.au](mailto:info@epa.nsw.gov.au) (<mailto:info@epa.nsw.gov.au>)

EPA Office Locations (<https://www.epa.nsw.gov.au/about-us/contact-us/locations>)

Accessibility (<https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/help-index>)

Disclaimer (<https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/disclaimer>)

Privacy (<https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/privacy>)

Copyright (<https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/copyright>)

**in**  
(<https://au.in.environment-protection-authority-epa.gov.au/>)

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# PLANNING CERTIFICATE

UNDER SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

**Cert. No.:** PCT/2021/3706  
**Fee:** \$133.00  
**Application Date:** 14 February 2021  
**Issued Date:** 14 February 2021  
**Applicant's Reference:** PRCUTS12

Applicant	Owner (as recorded by Council)
Name: Katie Miles Address: Staff 7-15 Wetherill St LEICHHARDT NSW 2040 Email: katie.miles@innerwest.nsw.gov.au Phone: InsertMobilePhoneHer	Name: Mr J S Cai & Ms Q Zhang

Subject property address	Legal description
Street address: 600 Parramatta Road CROYDON NSW 2132	Lot 2 DP 14354 Lot 1 DP 14354

Information provided pursuant to Section 10.7(2) of the EP&A Act
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.

## 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;

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

Recreation facilities (major); Residential accommodation; Resource Recovery facilities; Restricted premises; Retail 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 situated 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.

<b>3. Complying Development - State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</b>
<p><b>Housing Code</b> <b>YES</b> 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><b>Inland Code</b> <b>NO</b>, the Inland Code does not apply to land within the Inner West Local Government Area.</p>
<p><b>Low Rise Medium Density Housing Code</b> <b>YES</b> 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><b>Rural Housing Code</b> <b>NO</b>, the Rural Housing Code does not apply to land within the Inner West Local Government Area.</p>
<p><b>Greenfield Housing Code</b> <b>NO</b>, the Greenfield Housing Code does not apply to land within the Inner West Local Government Area.</p>
<p><b>Commercial and Industrial (New Buildings and Additions) Code</b> <b>YES</b> 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><b>Housing Alterations Code</b> <b>YES</b> 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><b>General Development Code</b> <b>YES</b> 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><b>Commercial and Industrial Alterations Code</b> <b>YES</b> 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><b>Container Recycling Code</b> <b>YES</b> 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><b>Subdivisions Code</b> <b>YES</b> 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	<b>NO</b>
Bushfire	<b>NO</b>
Tidal Inundation	<b>NO</b>
Subsidence	<b>NO</b>
Acid Sulphate Soils	<b>NO</b>
Any Other Risk (Other than Flooding)	<b>YES.</b> 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	<b>NO</b>
Bushfire	<b>NO</b>
Tidal Inundation	<b>NO</b>
Subsidence	<b>NO</b>
Acid Sulphate Soils	<b>NO</b>
Any Other Risk (Other than Flooding)	<b>NO</b>



### 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**

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## **Appendix F**

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Site Photographs



Photo 1: Rear laneway access



Photo 2: Shop front along Parramatta road 2





Photo 3: Shop front along Parramatta road



Photo 4: Shop fronts

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## Appendix G

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Risk Matrix

## Appendix G

### Risk Rating Matrix

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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
<b>Probability</b>	AEC / contamination unlikely to occur	1
	AEC / contamination may occur	2
	AEC / contamination likely to occur	3
	AEC / contamination will occur	4
<b>Consequence</b>	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
<b>Probability</b>	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				

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**Douglas Partners Pty Ltd**