



Douglas Partners

Geotechnics | Environment | Groundwater

Report on
Preliminary Site Investigation (Contamination)

Inner West Phase 2A LEP
604-610 Parramatta Road, Croydon

Prepared for
Inner West Council

Project 200501.00
June 2021

Integrated Practical Solutions





Douglas Partners

Geotechnics | Environment | Groundwater

Document History

Document details

Project No.	200501.00	Document No.	R.005.Rev0
Document title	Report on Preliminary Site Investigation Inner West Phase 2A LEP		
Site address	604-610 Parramatta Road, Croydon		
Report prepared for	Inner West Council		
File name	200501.00.R.005.Rev0		

Document status and review

Status	Prepared by	Reviewed by	Date issued
Draft A	Celine Li	Paul Gorman	10 March 2021
Revision 0	Celine Li	Paul Gorman	08 June 2021

Distribution of copies

Status	Electronic	Paper	Issued to
Draft A	1	-	Alan Chen , Inner West Council
Revision 0	1	-	Alan Chen , Inner West Council

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.

	Signature	Date
Author	<i>Celine Li</i>	08 June 2021
Reviewer	<i>P Gorman</i>	08 June 2021



Douglas Partners Pty Ltd
ABN 75 053 980 117
www.douglaspartners.com.au
96 Hermitage Road
West Ryde NSW 2114
PO Box 472
West Ryde NSW 1685
Phone (02) 9809 0666

Executive Summary

This report presents the results of a Preliminary Site Investigation (Contamination) (PSI) at 604-610 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 vacant shops and a tyre repair business. 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 observed asbestos containing materials and the age of the buildings).

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.

Table of Contents

	Page
1. Introduction.....	1
2. Scope of Works.....	2
3. Site Information	2
4. Environmental Setting.....	3
4.1 Topography	3
4.2 Site Geology	4
4.3 Acid Sulphate Soils and Salinity	4
4.4 Surface Water and Groundwater	4
5. Site History	5
5.1 Title Deeds.....	5
5.2 Historical Aerial Photography	7
5.3 Public Registers and Planning Records	8
5.4 Other Sources.....	10
5.5 Site History Integrity Assessment	10
5.6 Summary of Site History	10
6. Site Walkover	10
7. Preliminary Conceptual Site Model.....	11
8. Risk Rating.....	13
9. Conclusions and Recommendations	14
10. References.....	15
11. Limitations	15
Appendix A: Drawings	
Appendix B: Notes About this Report	
Appendix C: Historical Title Deeds	
Appendix D: Historical Aerial Photographs	
Appendix E: SafeWork NSW Records [not available at the time of reporting], Council Records, Section 10.7 Planning Certificate	
Appendix F: Site Photographs	
Appendix G: Risk Matrix	

Report on Preliminary Site Investigation (Contamination) Inner West Phase 2A LEP 604-610 Parramatta Road, Croydon

1. Introduction

Douglas Partners Pty Ltd (DP) has been engaged by Inner West Council (Council) to complete this Preliminary Site Investigation (Contamination) (PSI) at 604-610 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 [not available at the time of reporting].
- A site walkover from publicly accessible areas only to identify current site features and land uses, signs of historical uses, hydrogeological features (i.e., streams, dams, water wells, catchments and drainage), presence of fill, waste disposal practices, etc.;
- Based on the above information, identification of potential sources of contamination (areas of environmental concern - AEC) and contaminants of potential concern (CoPCs) at the site;
- Preparation of a Conceptual Site Model (CSM) for the site;
- Nominate a contamination risk rating for the site; and
- Provision of this draft PSI report for submission to the Council for comment.

3. Site Information

Site Address	604-610 Parramatta Road, Croydon
Legal Description	Lots 3, 4, 5 and 6, Deposited Plan 14354
Area	960 m ²
Zoning	Zone B6 Enterprise Corridor (current)
Local Council Area	Inner West Council
Current Use	Commercial - vacant shops and tyre repair business

Surrounding Uses	North-west - Croydon Road, then commercial (used car dealers, tyre shop and hotel) North-east - Parramatta Road, then commercial (Audi car dealer, car repair business) South-west - Residential South-east - Commercial (fast food outlets)
------------------	---

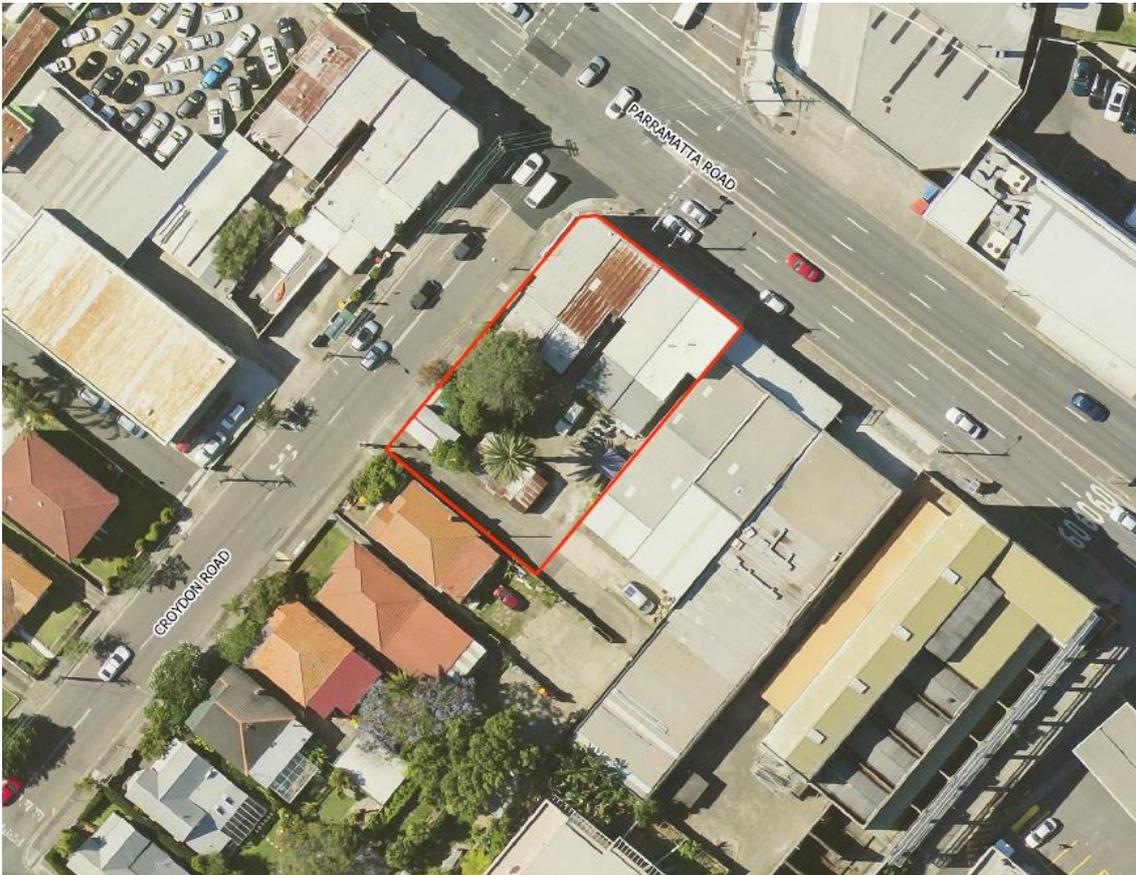


Figure 1: Site Location

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

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

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

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

5. Site History

5.1 Title Deeds

A historical title deeds search was used to obtain ownership and occupancy information including company names and the occupations of individuals. The title information can assist in the identification of previous land uses by the company names or the site owners and can, therefore, assist in establishing whether there were potentially contaminating activities occurring at the site. A summary of the title deeds and possible land uses (with reference to the aerial photographs and other historical searches) is presented in Table 2, 3 and 4.

Table 2: Historical Title Deeds (Lots 3&4, DP14354)

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations Where Available	Inferred Land Use
12.07.1927 (1927 to 1956)	Walter James (Gentleman)	Residential / retail
14.06.1956 (1956 to 2007)	Mary Agnes Honeyman (Married Woman) Margaret Isobel Gibson (Married Woman) (Section 94 Application not investigated)	Residential / retail
27.07.2007 (2007 to 2007)	Margaret Isobel Gibson (Married Woman)	Residential / retail
22.11.2007 (2007 to 2010)	Margaret Isobel Gibson (Married Woman) Angus Gibson	Residential / retail
11.01.2010 (2010 to date)	# Angus Gibson	Residential / retail

Table 3: Historical Title Deeds (Lot 5, DP14354)

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations Where Available	Inferred Land Use
12.07.1927 (1927 to 1956)	Walter James (Gentleman)	Residential / retail
14.06.1956 (1956 to 2007)	Mary Agnes Honeyman (Married Woman) Margaret Isobel Gibson (Married Woman) (Section 94 Application not investigated)	Residential / retail
27.07.2007 (2007 to 2007)	Margaret Isobel Gibson (Married Woman)	Residential / retail
22.11.2007 (2007 to 2008)	Margaret Isobel Gibson (Married Woman) Angus Gibson	Residential / retail
02.12.2008 (2008 to 2010)	Margaret Isobel Gibson (Married Woman) Angus Gibson Marianne Deidre Odium	Residential / retail
11.01.2010 (2010 to date)	# Angus Gibson # Marianne Deidre Odium	Residential / retail

Table 4: Historical Title Deeds (Lot 6, DP14354)

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations Where Available	Inferred Land Use
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
29.11.2010 (2010 to date)	# Antonino Sidoti	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 Table 5.

Table 5: Summary of Historical Aerial Photographs

Year	Site	Surrounding Land Use
1930	Approximately half of the site (the north-east portion) was covered by apparent shop (retail) buildings fronting Parramatta Road. The south-west portion of the site appeared 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 building fronting Parramatta Road. Major roads surrounded the site (including Parramatta Road to the north-east, and Croydon Road to the north-west) in an orientation consistent with their current layout.
1951	The site layout is more apparent (clearer photograph) and is consistent with that described for 1930. No observable changes since 1930, a big tree appears to be present at the south of the site.	The appearance of neighbouring sites is similar to that observed on the 1930 aerial photograph. Additional residential or small commercial buildings were constructed north 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. The south western part of the site appears to have been amalgamated into a single open space, possibly concreted in part with additional trees.	A new (or extended) likely commercial / retail building was constructed adjacent to the south-west site boundary.

Year	Site	Surrounding Land Use
1986	No significant changes to the site were observed when compared with the 1978 aerial photograph.	The majority of commercial / industrial buildings at the property approximately 100 m south-east of the site were demolished.
1994	No significant changes to the site were observed when compared with the 1986 aerial photograph. The southern part of the site was covered with grass.	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.	<p>A commercial building and possible service station, consistent with the current BP and commercial buildings, were constructed on the property approximately 60 m south-east of the site.</p> <p>Several high density residential buildings were constructed at the property approximately 130 m south-east of the site.</p>
2002	No significant changes to the site were observed when compared with the 1998 aerial photograph.	Two apartment buildings were constructed adjacent to the south-west site boundary.
2011	Additional small structure was constructed near the south boundary of the site. 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 *Contaminated Land Management Act* 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

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:

- BP Ashfield Service Station [100 m east];
- Caltex Five Dock Service Station [540 m north-east]; and
- 7-Eleven Five Dock Service Station [1 km north-east].

	Regulation under the CLM Act is not required for the three properties listed above.
EPA Licences [accessed 14/02/2021]	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.
SafeWork NSW	SafeWork NSW records were not available at the time of reporting.
Planning Certificate [dated 14 February 2021]	<p>The certificate states that, as prescribed by Section 59 (2) of the <i>Contaminated Land Management Act 1997</i>, the land to which the certificate relates <u>is not</u>:</p> <ul style="list-style-type: none"> • Declared to be significantly contaminated land; • Subject to a management order; • Subject of an approved voluntary management proposal; • Subject of an ongoing maintenance order; or • Subject to a site audit statement. <p>The certificate states that '<i>Council has adopted a policy which may restrict the development of the land if the potential for the risk of land contamination exists</i>'.</p> <p>The certificate states that the land is not affected by a policy adopted by the Council or another public authority that restricts development of the land because of the likelihood of ASS.</p> <p>A copy of the planning certificates is included in Appendix E.</p>
Council Records	<p>DA consent shows that the site has been used as the following:</p> <ul style="list-style-type: none"> • 604-606 Parramatta Rd: Retail of handcraft and dwelling in 1976; Retail and wholesale sale of plumbing supplies in 1978; shop selling furniture and clothing in 1986. • 608 Parramatta Rd: Shop as an office and showroom for an electrical contracting company in 1976; kitchen and bathroom showroom and retail outlet for accessories in 1980; restoration and repairs of crystal and chinaware and glass engraving in 1991.

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 then, apart from the amalgamation of the rear portions into a combined open space *circa* 1978.

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 north-east portion of the site was covered by a commercial / retail building, with shop fronts along Parramatta Road (photographs 6 and 7). The Croydon Road frontage is shown on photograph 5. The interior of the building could not be seen;

- Signage suggested that the site was used for a business development centre, plumbing supply business, print shop and property investment business;
- The building appeared to be in a relatively well-kept condition;
- The rear (south-west) part of the site contained a shared backyard / open space which was partially concrete covered (photograph 10) and an alleyway access to Parramatta Road (photograph 1);
- Part of the backyard appeared to be used as a tyre repair shop with chemicals and tyres stored and motor bikes parked in the backyard (photographs 2 and 3);
- Potential asbestos containing materials were observed at the rear of the building (photograph 8); and
- The hardstand at the front and rear of the site appeared to be in a moderate to good condition with minor cracks and staining.

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

The following surrounding site uses were observed:

- North-west - Croydon Road, then commercial (used car dealers, tyre shop and hotel);
- North-east - Parramatta Road, then commercial (Audi car dealer, car repair business);
- South-west - Residential; and
- South-east - Commercial (fast food outlets).

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:
 - 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 S2) and receptors (R1 to R7) are provided in below Table 6.

Table 6: Summary of Potentially Complete Exposure Pathways

Potential Source (AEC) and Contaminants of Concern	Pathway	Receptor	Action Recommended
S1: Fill Metals, TRH, BTEX, PAH, OCP, OPP, PCB, phenols, and asbestos.	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 soil 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	
S2: Former buildings / structures on the site Hazardous building materials including lead, asbestos, SMF and PCB.	P1: Ingestion and dermal contact P2: Inhalation of dust and / or vapours	R1: Current site users [commercial] R2: Construction and maintenance workers R4: Adjacent site users [commercial, residential]	

8. Risk Rating

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

The following Table 7 presents the results of the application of the risk matrix (Appendix G) to each identified potential AEC.

Table 7: Application of Risk Matrix

Potential AEC	Probability	Consequence	Risk Number
S1	3	2	6
S2	4	2	8
		Site Risk Rating	8

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 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.

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

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

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 or 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 604-610 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.

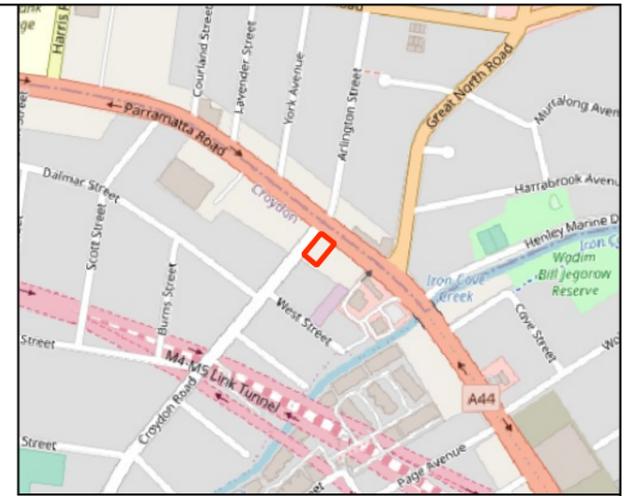
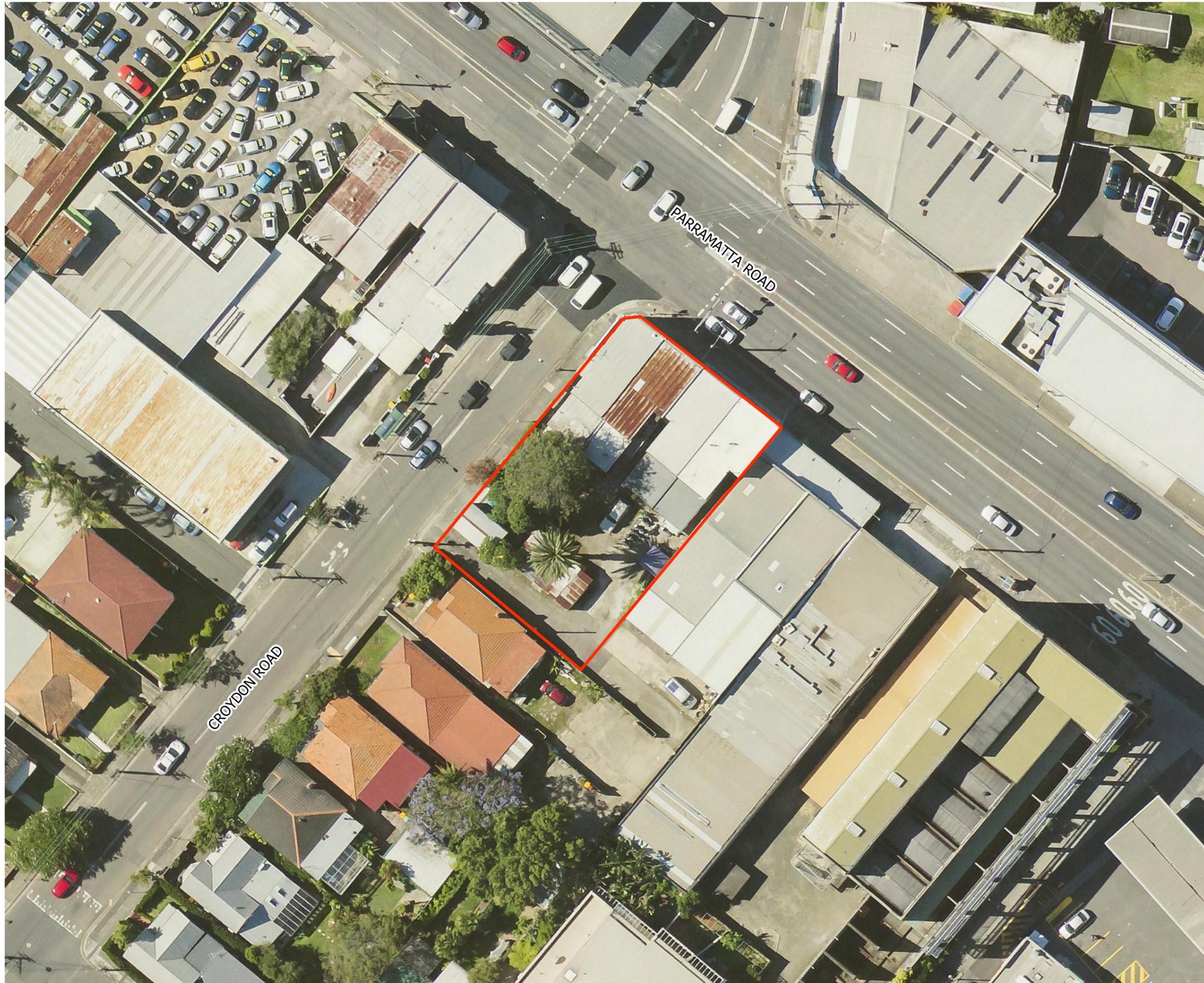
This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation,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

Douglas Partners Pty Ltd

Appendix A

Drawings



LOCALITY MAP

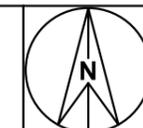
Notes:

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

Legend

 Site Boundary

0 10 20 30 m



Appendix B

Notes About this Report

About this Report

Douglas Partners



Introduction

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

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

Copyright

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

Borehole and Test Pit Logs

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

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

Groundwater

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

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

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

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

Reports

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

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

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

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

About this Report

Site Anomalies

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

Information for Contractual Purposes

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

Site Inspection

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

Appendix C

Historical Title Deeds

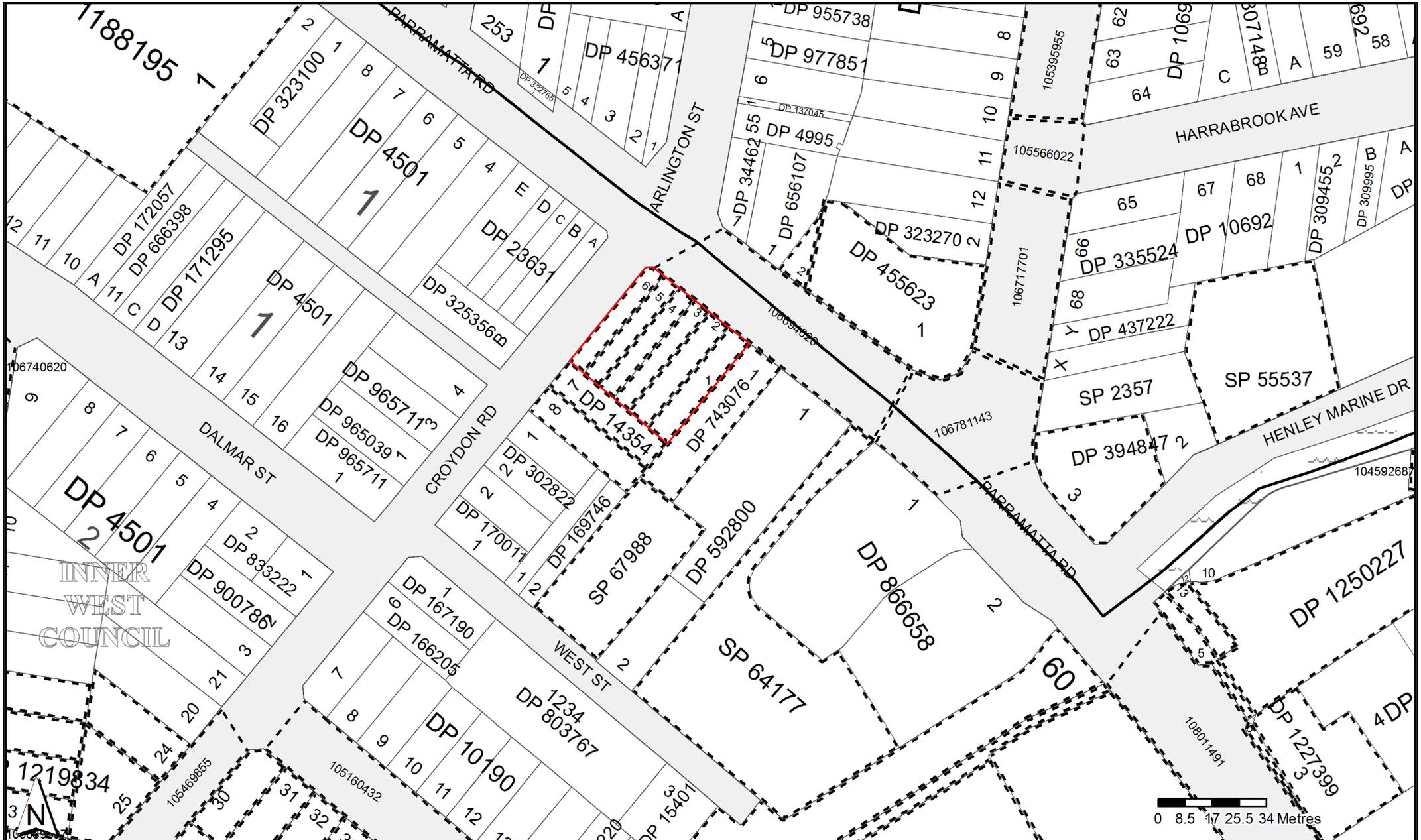
Cadastral Records Enquiry Report : Lot 1 DP 743076

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 4870 6144	Name, Address or DX and Telephone Harris Hyde Page BROCK PARTNERS DX 1269 Sydney DX 172 PH: (02) 9231 2466 SYDNEY REFERENCE (max. 15 characters): 9299-2931
--------------------------------	--

(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)

T TS (s713 LGA) TW (Sheriff)	Mary Agnes Honeyman TENANCY:
---	---

(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

[Signature]
Name of Witness (BLOCK LETTERS)

25 Blight St Sydney
Address of Witness

Mia Honeyman

[Signature]
Signature of Transferor

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

[Signature]
.....
Signature of Witness

[Signature]
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

Julienne Gibson 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



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 312D 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**

T TS (s713 LGA) TW (Sheriff)	Margaret Isobel Gibson TENANCY:
---	--

(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) *[Signature]*

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 T
---------------------------	--	------------------

(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 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 ***



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL 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

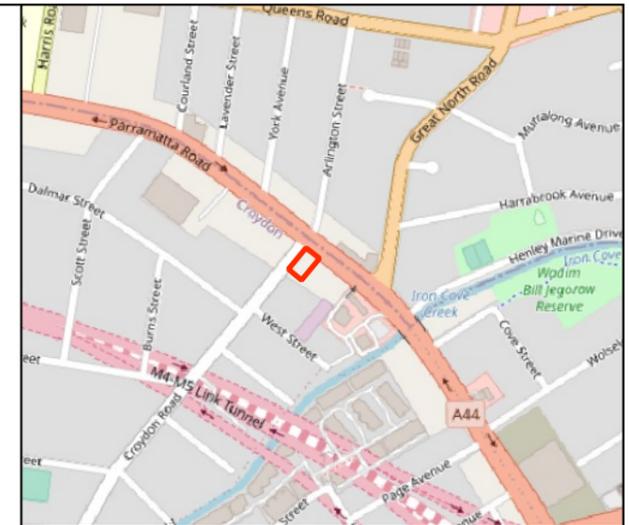
NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Appendix D

Historical Aerial Photographs



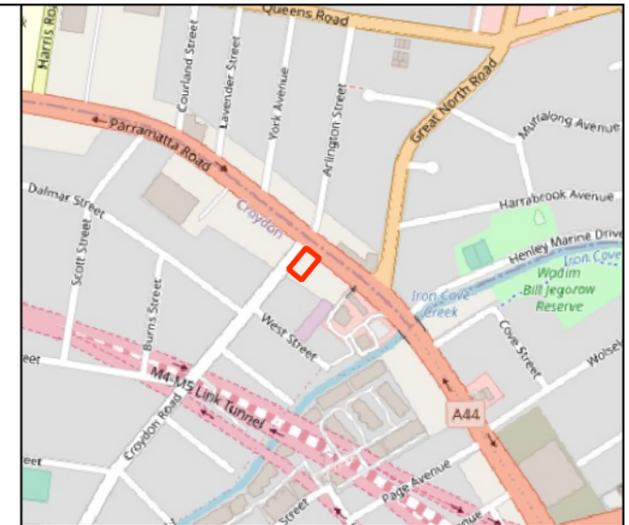
LOCALITY MAP

Notes:
 Basemap sourced from NSW Spatial Services

Legend

 Site Boundary





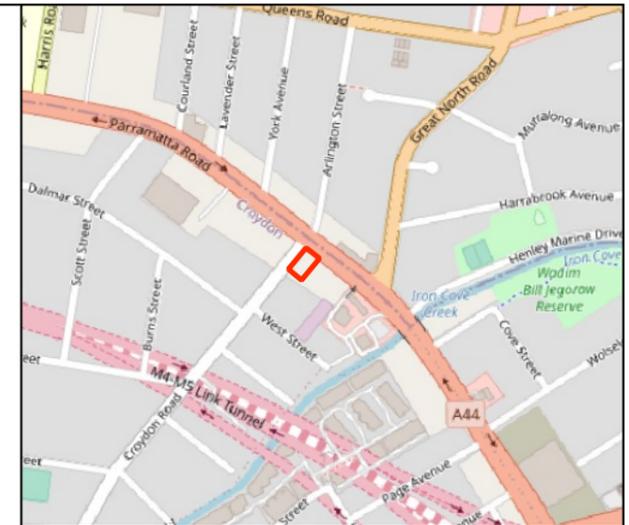
LOCALITY MAP

Notes:
 Basemap sourced from NSW Spatial Services

Legend

 Site Boundary





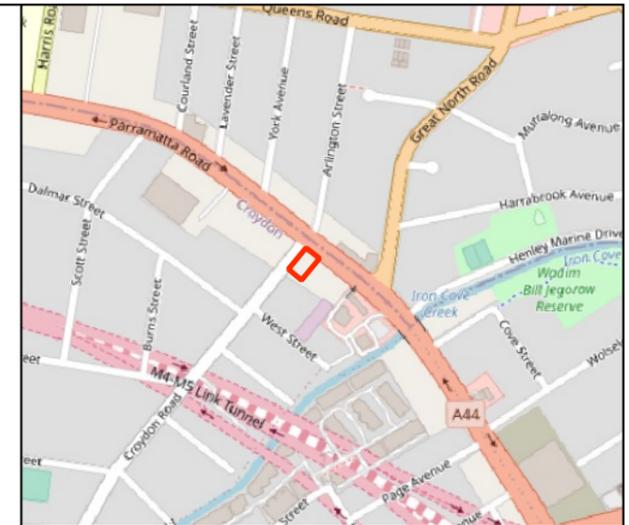
LOCALITY MAP

Notes:
 Basemap sourced from NSW Spatial Services

Legend

 Site Boundary





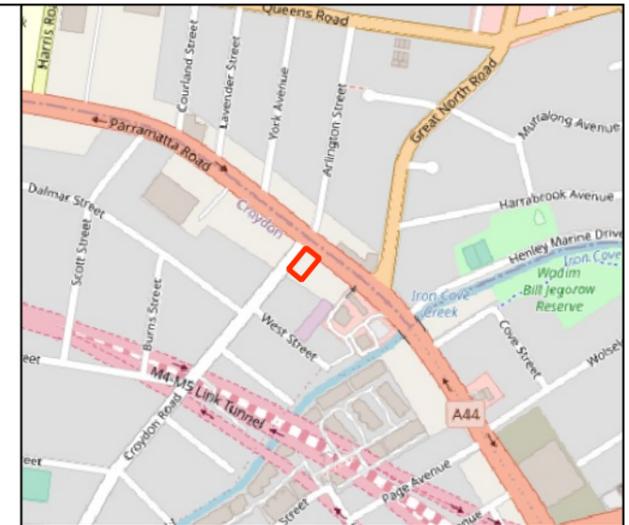
LOCALITY MAP

Notes:
 Basemap sourced from NSW Spatial Services

Legend

 Site Boundary





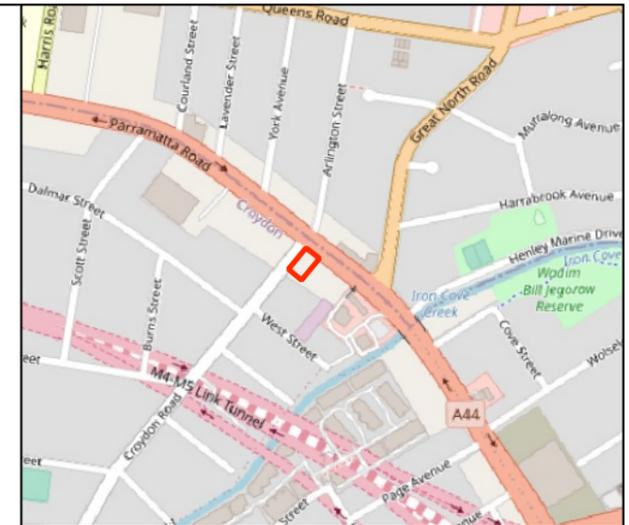
LOCALITY MAP

Notes:
 Basemap sourced from NSW Spatial Services

Legend

 Site Boundary



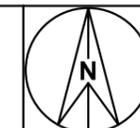


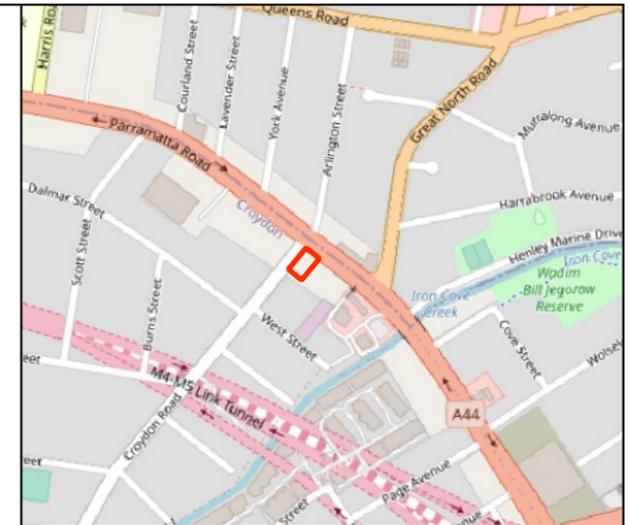
LOCALITY MAP

Notes:
 Basemap sourced from NSW Spatial Services

Legend

 Site Boundary





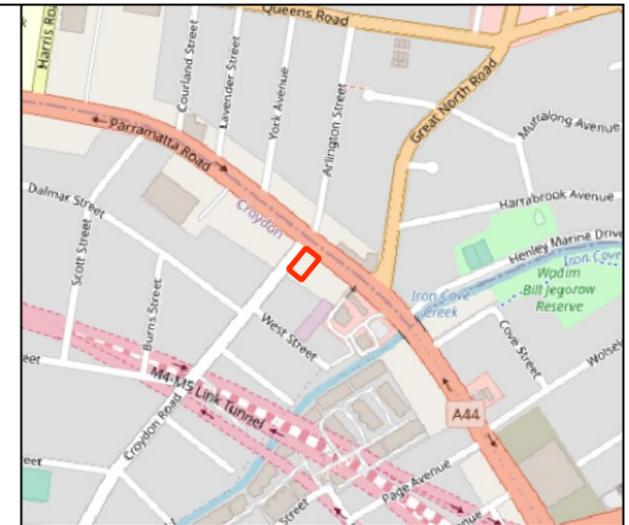
LOCALITY MAP

Notes:
 Basemap sourced from NSW Spatial Services

Legend

 Site Boundary





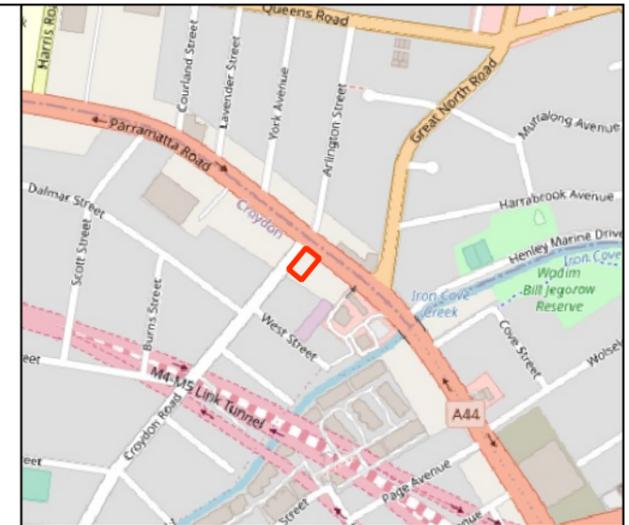
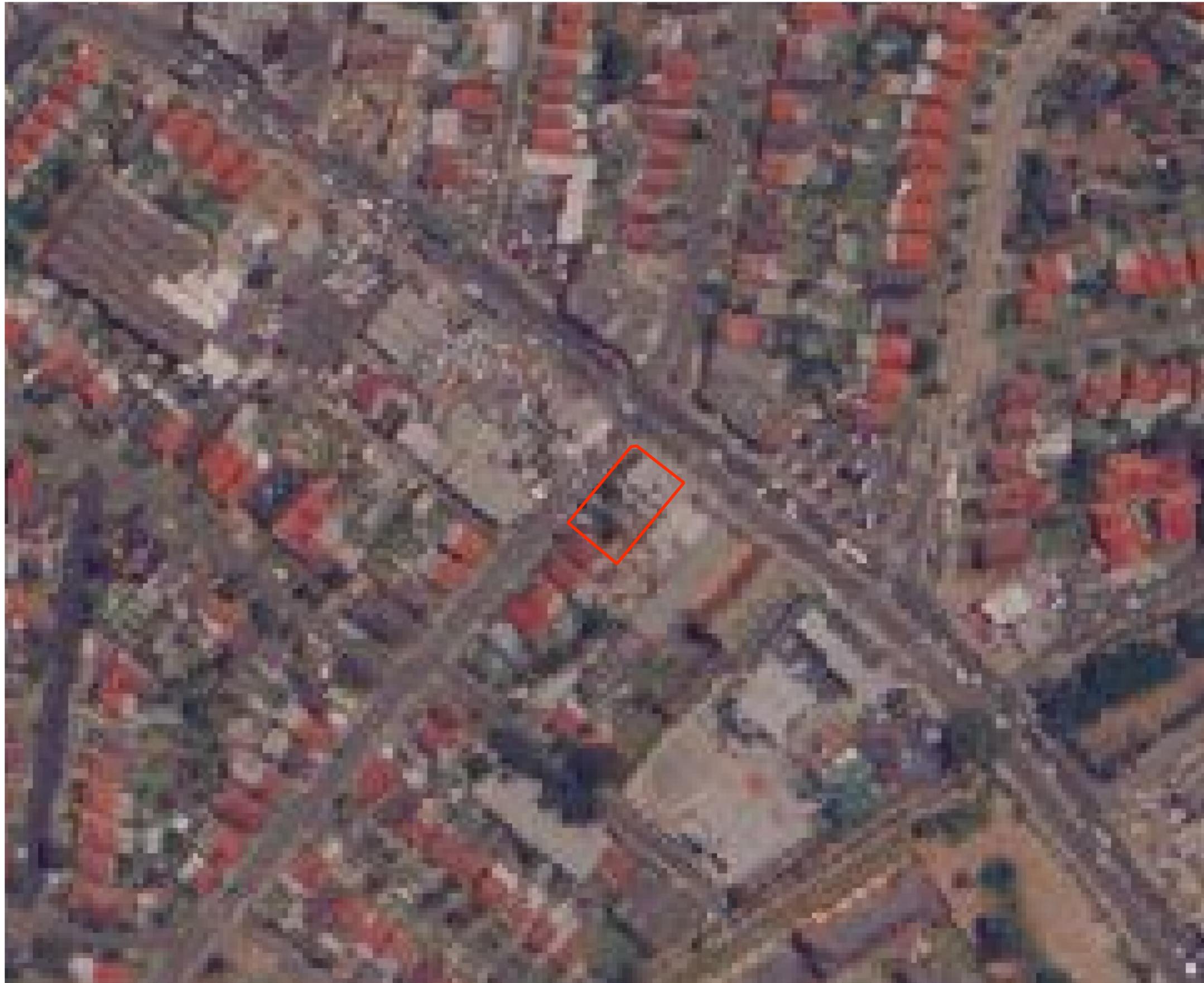
LOCALITY MAP

Notes:
 Basemap sourced from NSW Spatial Services

Legend

 Site Boundary





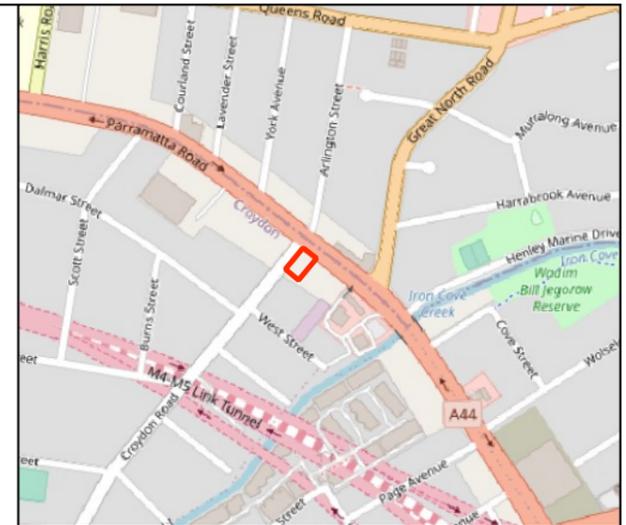
LOCALITY MAP

Notes:
 Basemap sourced from NSW Spatial Services

Legend

 Site Boundary





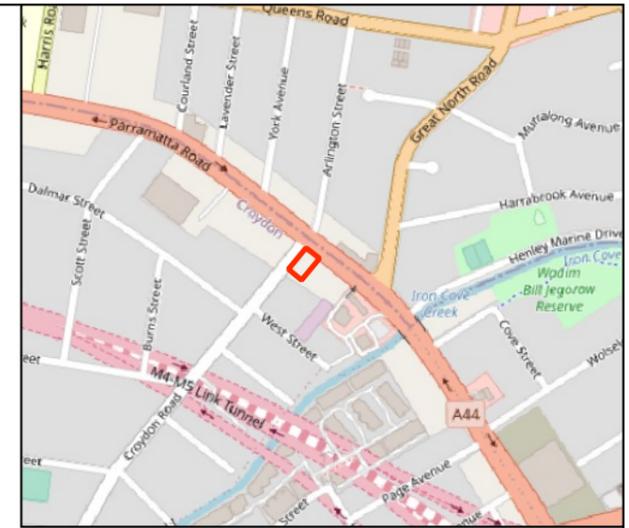
LOCALITY MAP

Notes:
 Basemap sourced from NSW Spatial Services

Legend

 Site Boundary





LOCALITY MAP

Notes:
 Basemap sourced from NSW Spatial Services

Legend

 Site Boundary

0 25 50 75 m



Appendix E

SafeWork NSW Records [not available at the time of reporting]

Council Records

Section 10.7 Planning Certificate

[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	Former Unilever Detergent Factory	18 former
CAMPERDOWN	Salisbury LANE	O'Dea Reserve	1 former
HABERFIELD	25-35 Parramatta ROAD	7-Eleven Haberfield	3 current and 1 former
LEICHHARDT	22 George STREET	Former Kolotex site	1 current and 8 former
LEICHHARDT	30-40 George STREET	Former Labelcraft Site	4 current and 3 former
LEICHHARDT	10-11 Balmain ROAD	SRA Land	5 former
MARRICKVILLE	Thornley STREET	Cooks River Aqueduct	1 former
MARRICKVILLE	Smidmore STREET	Former Dry Cleaners and Loading Dock	2 current
MARRICKVILLE	22-28 Carrington ROAD	TRW Steering and Suspension	1 current and 1 former
ROZELLE	Reynolds Street and Buchanan STREET	Ampol Balmain	8 former
ROZELLE	Terry STREET	Balmain Power Station	5 former
ROZELLE	35 Terry STREET	Former Chemplex Factory	10 former
ROZELLE	Reynolds STREET	Former Unilever Sulphonation Plant	4 former
ROZELLE	Robert STREET	White Bay Power Station	7 former
ST PETERS	53 Barwon Park ROAD	Former Tidyburn Facility	4 former
TEMPE	775 Princes HIGHWAY	Caltex Service Station	2 current
TEMPE	South STREET	Former Tempe Tip	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>)

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/>)

Find us on

M U N I C I P A L I T Y O F A S H F I E L D
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979
ASHFIELD LOCAL ENVIRONMENTAL PLAN, 1985

C O N S E N T

File Number 86/285/83358
Permit Number 86/287
Date - 5th November, 1986
MJT:LV

APPLICANT'S FULL NAME & ADDRESS

Marie Christine Sulla
2/27 Denning Street,
Drummoyne 2047

PROPERTY

604/606 Parramatta Road, Croydon
Lot 3/4 D.P. 14354
Dimensions - 12.12 x 39.57/39.95

APPROVAL:-

The Council of the Municipality of Ashfield as the responsible authority hereby permits the use of the ground floor shop of the subject premises as an Opportunity shop, selling furniture and clothing.

CONDITIONS (IF ANY):

1. Any extension of the development, either in size or intensity, shall be the subject of a further Development Application to be submitted to Council for consideration.
2. The hours of operation shall be in accordance with those stated in the Development Application; that is
9.00 a.m. - 5.30 p.m. Seven (7) days a week
3. The submission of a Building Application in the prescribed manner for all alterations and additions proposed.
4. By virtue of the premises being located within a Primary Fire Zone and having a rise in storeys of two the building for the classification as proposed shall be of at least Type 2 construction.
5. A separate application being made to Council for any proposed advertising sign.
6. Arrangements being made to the satisfaction of the Principal Health and Building Surveyor for the storage and removal of all trade waste arising on the premises.
7. Occupation of the subject building shall not commence until a Certificate of Classification has been issued, in respect of the building. (Current Application Fee \$55).

K. D. SPITTLE
Per TOWN CLERK

Per

8. Property protection and intruder alarms shall be fitted with time clock controls that limits to a ten (10) minute maximum at any one occasion, the period for which the alarm can emit noise in accordance with Regulation Clause 12A of the Noise Control Act.

9. The required exit doorway shall -

(a) be held fully opened by means of an approved device at all times the premises is open, in use, or occupied OR,

(b) be capable of being opened from within without recourse to a key and by a single handed action on a single device which -

(i) is located between 900mm and 1,200mm above the floor; and

(ii) does not comprise a bolt or a padlock or a separately operated deadlock,

from the side that would face any person seeking egress from the building.

10. The building as a whole is required to be upgraded to provide for adequate fire safety by:

i. The ceiling immediately below the floor shall be provided with a ceiling system that has a resistance to the incipient spread of fire to the space above of one (1) hour, as determined by the Standard Fire Test by:

ii. Electrical meterboards to be within a non-combustible enclosure.

iii. Openings that are within an effective distance of 3m from the fire source feature (the side/rear boundary of the allotment) shall be protected as follows:-

(a) Doorways - approved external automatic sprinklers; or approved external automatic drenchers; or one-hour fire doors (self-closing or automatic);

(b) Windows and other glazed areas - approved external automatic sprinklers; or approved external automatic drenchers; or one hour fire windows (automatic or permanently fixed in closed position); or one hour automatic fire shutters;

(c) Other openings - approved external automatic sprinklers; or approved external automatic drenchers; or construction having a fire resistance rating of not less than one hour.

K. D. SPITTLE

TOWN CLERK

Per

iv The roof space is to be fire protected and/or separated from that of the adjoining premises. This may be accomplished by:-

- * Extending the party wall in construction having a Fire Resistance Rating of at least one hour to the underside of the non-combustible roof cladding.
- * The ceiling immediately below the roof of each premises being provided with a ceiling system that has a resistance to the incipient spread of fire to the space above of one (1) hour, as determined by the standard Fire Test. Such as two layers of 16mm fire resistant grade plasterboard fixed to manufacturers specifications.

The method to fire protect the roof space to be certified by the installer upon installation.

11. The detached garage in the rear yard area is required to be put into a good state of decoration and repair or be demolished.

N.B. This approval does not relieve the applicant of the obligation to obtain any other approval required under the Local Government Act, 1919 and Ordinances (including the submission to and approval by the Council of a Building Application, plans and specifications complying with the Local Government Act and Ordinances, and the Council's requirements), or any other Act.
The building line fixed by the Council must be observed.

NOTE:

IMPORTANT!

- (a) All statements and limitations contained or implied in the Development Application, and/or covering letters referred to therein, unless amended are to be regarded as conditions of approval whether or not specifically or partly listed as separate conditions of approval on the consent.
- (b) Any plans whether sketch plans or detailed plans, accompanying Development Applications are not to be regarded as considered or approved in detail with respect to any consent issued; and subsequent plans and specifications submitted as a building application are required to comply with the Act, the Ordinances and any code or requirement of Council at the time of determination.

K. D. SPITTLE

TOWN CLERK

Per

MUNICIPALITY OF ASHFIELD
(AMENDMENT) ACT, 1951
CUMBERBURN PLANNING SCHEME ORDINANCE

File No. 78/285/54223
Permit No. 1846
Date 28/2/78

APPLICANT'S FULL NAME & ADDRESS

Roy Albert [redacted],
 4 Brays Road
CONCORD N.S.W. 2137

PROPERTY:

604-606 Parramatta Road, Croydon
 Lots 3/4 D.P. 14354
 Dimensions 12.12 x 39.57/39.95

APPROVAL:—

The Council of the Municipality of Ashfield as the responsible authority hereby permits

The use of the premises for the retail and wholesale sale of plumbing supplies.

CONDITIONS (IF ANY):

1. Any extension of the use shall be the subject of a further Development Application to be submitted for Council's consideration.
2. The shop front shall be aesthetically treated to the satisfaction of the Municipal Engineer/Town Planner and the Municipal Health Surveyor.
3. All loading and unloading of vehicles shall be carried out at the rear of the property.
4. No machinery is to be installed on the premises without the prior approval of Council.
5. In accordance with the provision of Part 6 of Ordinance 70 the building has the following classifications: Ground floor - shop portion - Class VI, Upper floor - rear portion - Class IV.
6. A separate application being made to Council for any proposed advertising sign.
7. Arrangements shall be made to the satisfaction of the Municipal Health Surveyor for the storage and removal of all trade waste arising on the premises.
8. Occupation of the subject building shall not commence until a certificate of classification has been issued in respect of the building.
9. Existing shop awning being placed in a state of good repair, to the satisfaction of Council's Municipal Health Surveyor.

N.B. This approval does not relieve the applicant of the obligation to obtain any other approval required under the Local Government Act, 1919, and Ordinances (including the submission to and approval by the Council of a Building Application, plans and specifications complying with the Local Government Act and Ordinances, and the Council's requirements), or any other Act.
The building line fixed by the Council must be observed.

TOWN CLERK

LOCAL GOVERNMENT (AMENDMENT) ACT, 1951
CUMBERLAND COUNTY PLANNING SCHEME ORDINANCE

CONSENT
PAGE 2.

File No. 76/285/54223
Permit No. 1727
Date 14th October, 1976.

APPLICANT'S FULL NAME & ADDRESS

Mr Kevin Christopher Malone,
118 Smith Street,
SUMMER HILL. N.S.W. 2130.

PROPERTY:

604/606 Parramatta Road, Croydon.
Lots 3/4 D.P. 14354
Dimensions 12.12 x 39.57/39.95

APPROVAL:—

The Council of the Municipality of Ashfield as the responsible authority hereby permits
use of the premises as a retail handicrafts business and dwelling.

CONDITIONS (IF ANY): (cont'd)

7. A separate application being made to Council for any proposed advertising sign.
8. Occupation of the subject building shall not commence until a certificate of classification has been issued, in respect of the building.
9. Arrangements being made to the satisfaction of the Municipal Health Surveyor for the storage and removal of all trade waste arising on the premises.

N.B. This approval does not relieve the applicant of the obligation to obtain any other approval required under the Local Government Act, 1919, and Ordinances (including the submission to and approval by the Council of a Building Application, plans and specifications complying with the Local Government Act and Ordinances, and the Council's requirements), or any other Act.

NOTE:

IMPORTANT!

(a) All statements and limitations contained or implied in the Development Application, and/or covering letters referred to therein, unless amended are to be regarded as conditions of approval whether or not specifically or partly listed as separate conditions of approval on the consent.
(b) Any plans whether sketch plans or detailed plans, accompanying Development Applications are not to be regarded as considered in detail.

K. Spence
TOWN CLERK

LOCAL GOVERNMENT (AMENDMENT) ACT, 1951
CUMBERLAND COUNTY PLANNING SCHEME ORDINANCE

CONSENT

File No. 76/285/54223
Permit No. 1727
Date 14th October, 1976

APPLICANT'S FULL NAME & ADDRESS

Mr Kevin Christopher Malone
118 Smith Street,
SUMMER HILL. N.S.W. 2130.

PROPERTY:

604/606 Parramatta Road, Croydon.
Lots 3/4 D.P. 14354
Dimensions 12.12 x 39.57/39.95

APPROVAL:—

The Council of the Municipality of Ashfield as the responsible authority hereby permits
use of the premises as a retail handicrafts business and dwelling.

CONDITIONS (IF ANY):

1. Any extensions of the commercial use shall be the subject of a further Development Application.
2. The shop front shall be aesthetically treated to the satisfaction of the Municipal Engineer and Municipal Health Surveyor.
3. All loading and unloading of vehicles shall be carried out at the rear of the property.
4. No machinery to be installed on the premises without the prior approval of Ashfield Council.
5. In accordance with the provisions of Part 6 of Ordinance 70 the building has the following classifications:
Ground Floor : Class VI retail
 : Class VIII work area
 : Class IV dwelling portion
Upper Floor : Class IV dwelling portion.
6. The submission of a building application in the prescribed manner for all alterations and additions proposed, including alterations necessary to bring the building into conformity with the Act and Ordinance where a change in classification occurs. (Note: a change of classification occurs with the class VIII portion).

N.B. This approval does not relieve the applicant of the obligation to obtain any other approval required under the Local Government Act, 1919, and Ordinances (including the submission to and approval by the Council of a Building Application, plans and specifications complying with the Local Government Act and Ordinances, and the Council's requirements), or any other Act.

NOTE:

IMPORTANT!

(a) All statements and limitations contained or implied in the Development Application, and/or covering letters referred to therein, unless amended are to be regarded as conditions of approval whether or not specifically or partly listed as separate conditions of approval on the consent.
(b) Any plans whether sketch plans or detailed plans, accompanying Development Applications are not to be regarded as considered in detail.

K. Spence
TOWN CLERK

MUNICIPALITY OF ASHFIELD

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
ASHFIELD LOCAL ENVIRONMENTAL PLAN 1985

C O N S E N T

File Number: 222101
Permit Number: 91/200
19 August 1991
MJT:DLH WPPDLH/71/16

APPLICANT'S FULL NAME & ADDRESS:

Scott Jackson Glassware, 2 Sloane Street Summer Hill

PROPERTY:

608 Parramatta Road Croydon
Lot 5 DP 14354
Dimensions: 6.05 x 39.37/39.57

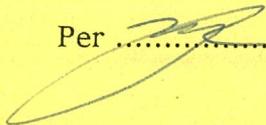
APPROVAL:

The Council of the Municipality of Ashfield as the responsible authority hereby permits the use of the premises for restoration and repairs of Crystal and chinaware and glass engraving.

CONDITIONS (IF ANY):

1. The proposed use being carried out in accordance with the plans date stamped 22 July 1991 submitted with the Development Application, except where amended by the conditions hereunder.
2. A separate Development Application is required for any proposed advertising structure that may be erected on the site.
3. The shop front is to be aesthetically treated to the satisfaction of the Council.
4. Any extension of the development either in the hours of operation, number of employees or the area occupied by the subject development shall be the subject of a further Development Application being submitted to Council for consideration.

B C NETTLETON
Town Clerk

Per 

5. The hours of operation are to be restricted to those indicated on the Development Application, being;
- Monday to Friday 8.00 am to 6.00 pm
- Saturday 8.00 am to 2.00 pm
- Any variation to these hours is to be the subject of a further Development Application.
6. All loading and unloading of goods is to be carried out wholly within the property and not from Parramatta Road.
7. The reception counter area and work area are to be separated by screening to the satisfaction of Council.
- NOTE:** The Council has also resolved that the following Health and Building matters must be complied with in respect of Ordinance 70 requirements.
8. By virtue of the premises being located within a Primary Fire Zone and having a rise in storeys of two the building for the classification as proposed shall be of at least type 2 construction.
9. The ceiling immediately below the floor shall be provided with a ceiling system that has a resistance to the incipient spread of fire to the space above of one (1) hour, as determined by the Standard Fire Test.
10. Openings that are within an effective distance of 3m from the fire source feature (the side/rear boundary of the allotment) shall be protected as follows:-
- (a) Doorways - approved external automatic sprinklers; or approved external automatic drenchers; or one-hour fire doors (self-closing or automatic);
- (b) Windows and other glazed areas - approved external automatic sprinklers; or approved external automatic drenchers; or one hour fire windows (automatic or permanently fixed in closed position); or one hour automatic fire shutters;
- (c) Other openings - approved external automatic sprinklers; or approved external automatic drenchers; or construction having a fire resistance rating of not less than one hour.
11. The submission of a Building Application in the prescribed manner for all alterations and additions proposed.
12. Property protection and intruder alarms where installed shall be fitted with time clock controls that limits to a ten (10) minute maximum at any one occasion, the period for which the alarm can emit noise in accordance with Regulation Clause 12A of the Noise Control Act.

B C NETTLETON
Town Clerk

Per

13. Arrangements being made to the satisfaction of the Council for the storage and removal of all trade waste arising on the premises.
14. A separate application being made to Council for any proposed advertising sign.
15. The required exit doorway shall –
 - (a) be held fully opened by means of an approved device at all times the premises is open, in use, or occupied OR,
 - (b) be capable of being opened from within without recourse to a key and by a single handed action on a single device which –
 - (i) is located between 900mm and 1,200mm above the floor; and
 - (ii) does not comprise a bolt or a padlock or a separately operated deadlock, from the side that would face any person seeking egress from the building.

* * *

NB: This approval does not relieve the applicant of the obligation to obtain any other approval required under the Local Government Act, 1919 and Ordinances (including the submission to and approval by the Council of a Building Application, plans and specifications complying with the Local Government Act and Ordinances, and the Council's requirements), or any other Act.
The building line fixed by the Council must be observed.

NOTE: IMPORTANT!

- (a) All statements and limitations contained or implied in the Development Application, and/or covering letters referred to therein, unless amended by this consent, are to be regarded as conditions of approval whether or not specifically or partly listed as separate conditions of approval on the consent.
- (b) Any plans whether sketch plans or detailed plans, accompanying Development Applications are not to be regarded as considered or approved in detail with respect to any consent issued; and subsequent plans and specifications submitted as a Building Application are required to comply with the Act, the Ordinances and any code or requirement of Council at the time of determination.

B C NETTLETON
Town Clerk

Per



CUMBERLAND COUNTY PLANNING SCHEME ORDINANCE

File No. 76/285/54223

Permit No. 1708

Date 21/7/76

CONSENT

APPLICANT'S FULL NAME & ADDRESS

BRUCE JAMES SCRINSHAW,
7 WEST STREET,
FIVE DOCK, N.S.W. 2046.

PROPERTY:

603 PARRAMATTA ROAD, CROYDON

Lot 5, D.P. 14354

Dimensions: 6.05m x 39.57m/39.57m Incl. 3.66m R.O.W.

APPROVAL:—

The Council of the Municipality of Ashfield as the responsible authority hereby permits

The use of the shop as an office and showroom for an electrical contracting company.

21/7/76

CONDITIONS (IF ANY):

1. Any extensions of the commercial use shall be the subject of a further Development Application.
2. The shop front shall be aesthetically treated to the satisfaction of the Municipal Engineer and Municipal Health Surveyor.
3. A separate application shall be made for all signs.
4. Materials, goods and chattels shall not be displayed, placed or stored upon Council's footpath.
5. Arrangements shall be made to the satisfaction of Council and the Municipal Health Surveyor for the storage and removal of all trade waste arising on the premises.
6. In accordance with the provisions of Part 6 of Ordinance 70 the building has the following conditions:

Portion Ground Floor	Class VI (shop)
Portion Ground Floor	Class IV (residence)
Whole of Upper Floor	Class IV (residence)

N.B. This approval does not relieve the applicant of the obligation to obtain any other approval required under the Local Government Act, 1919, and Ordinances (including the submission to and approval by the Council of the Local Government Act and

NOTE:

IMPORTANT!

(a) All statements and limitations contained or implied in the Development Application, and/or covering letters referred to therein, unless amended are to be regarded as conditions of approval whether or not specifically or partly listed as separate conditions of approval on the consent.

(b) Any plans whether sketch plans or detailed plans, accompanying Development Applications are not to be regarded as considered or approved in detail with respect to any consent issued; and subsequent plans and specifications submitted as a building application are required to comply with the Act, the Ordinances and any code or requirement of Council at

[Signature]
TOWN CLERK

LOCAL GOVERNMENT (AMENDMENT) ACT, 1951
CUMBERLAND COUNTY PLANNING SCHEME ORDINANCE

CONSENT

File No. 80/285/54223
Permit No. 2041
Date 12th May, 1980.

APPLICANT'S FULL NAME & ADDRESS Samuel Joseph Aquilina,
615 The Boulevard,
WEST STRATHFIELD.

PROPERTY: 608 Parramatta Road, Croydon.
Lot 5 DP 14354
Dimensions 6.05 x 39.37/39.57 Inc. 3.66 R.O.W.

APPROVAL:—

The Council of the Municipality of Ashfield as the responsible authority hereby permits

The use of the existing shop as a kitchen and bathroom showroom and retail outlet for accessories.

CONDITIONS (IF ANY):

- 1) The approval relates to the use of the shop only and any extension of the development shall be the subject of a further development application to be submitted to Council for consideration.
- 2) The shop front shall be aesthetically treated to the satisfaction of the Municipal Engineer/Town Planner and the Municipal Health Surveyor.
- 3) All Loading and unloading of goods shall be carried out at the rear of the property.
- 4) The hours of operation shall be in accordance with the provisions of the Factories, Shops and Industries Act, 1962.
- 5) The submission of a building application in the prescribed manner for all alterations and additions proposed, including the unauthorised glazed aluminium shopfront.
- 6) A separate application being made to Council for any proposed advertising sign.
- 7) Arrangements being made to the satisfaction of the Municipal Health Surveyor for the storage and removal of all trade waste arising on the premises.

...2/

N.B. This approval does not relieve the applicant of the obligation to obtain any other approval required under the Local Government Act, 1919, and Ordinances (including the submission to and approval by the Council of a Building Application, plans and specifications complying with the Local Government Act and

NOTE:

IMPORTANT!

(a) All statements and limitations contained or implied in the Development Application, and/or covering letters referred to therein, unless amended are to be regarded as conditions of approval whether or not specifically or partly listed as separate conditions of approval on the consent.

(b) Any plans whether sketch plans or detailed plans, accompanying Development Applications are not to be regarded as considered or approved

L. Shindle

LOCAL GOVERNMENT (AMENDMENT) ACT, 1951
CUMBERLAND COUNTY PLANNING SCHEME ORDINANCE

CONSENT

File No. 80/285/54223
Permit No. 2041
Date 12th May, 1980.

PAGE 2.

APPLICANT'S FULL NAME & ADDRESS Samuel Joseph Aquilina,
615 The Boulevard,
WEST STRATHFIELD.

PROPERTY: 608 Parramatta Road, Croydon.
Lot 5 DP 14354
Dimensions 6.05 x 39.37/39.57 Inc. 3.66 R.O.W.

APPROVAL:—

The Council of the Municipality of Ashfield as the responsible authority hereby permits

The use of the existing shop as a kitchen and bathroom showroom and retail outlet for accessories.

CONDITIONS (IF ANY):

- 8) Occupation of the subject building shall not commence until a certificate of classification has been issued in respect of the building.
- 9) In accordance with the provisions of Part 6 of Ordinance 70 the building has the following classifications:

Class VI
Class IV
- 10) Attention is drawn to the need for a time clock control to be installed in all cases where property protection alarms are installed.

N.B. This approval does not relieve the applicant of the obligation to obtain any other approval required under the Local Government Act, 1919, and Ordinances (including the submission to and approval by the Council of a Building Application, plans and specifications complying with the Local Government Act and

NOTE:

IMPORTANT!

(a) All statements and limitations contained or implied in the Development Application, and/or covering letters referred to therein, unless amended are to be regarded as conditions of approval whether or not specifically or partly listed as separate conditions of approval on the consent.

(b) Any plans whether sketch plans or detailed plans, accompanying Development Applications are not to be regarded as considered or approved

L. Shindle

PLANNING CERTIFICATE

UNDER SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Cert. No.: PCT/2021/3702

Fee: \$133.00

Application Date: 14 February 2021

Issued Date: 14 February 2021

Applicant's Reference: PRCUTS8

Applicant	Owner (as recorded by Council)
<p>Name: Katie Miles</p> <p>Address: Staff 7-15 Wetherill St LEICHHARDT NSW 2040</p> <p>Email: katie.miles@innerwest.nsw.gov.au</p> <p>Phone: InsertMobilePhoneHer</p>	<p>Name: Mr A Sidoti</p>

Subject property address	Legal description
<p>Street address: 610 Parramatta Road CROYDON NSW 2132</p>	<p>Lot 6 DP 14354</p>

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

1. Names of relevant planning instruments and DCPs

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

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

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

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

- Ashfield Local Environmental Plan 2013

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

- Draft Inner West Local Environment Plan 2020

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

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

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

Ashfield Local Environmental Plan 2013

Zone B6 Enterprise Corridor

1 Objectives of zone

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

2 Permitted without consent

Home occupations

3 Permitted with consent

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

4 Prohibited

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

Draft Inner West Local Environmental Plan 2020

Proposed Zone B6 Business Park

1 Objectives of zone

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

2 Permitted without consent

Home occupations

3 Permitted with consent

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

4 Prohibited

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

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

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

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

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

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

Whether an item of environmental heritage (however described) is 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.

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

Demolition Code

YES

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

Fire Safety Code

YES

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



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

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

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

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

5. Mine subsidence

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

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993, or
- (b) any environmental planning instrument, or
- (c) any resolution of the council.

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

7. Council and other public authority policies on hazard risk restrictions

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

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

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

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

7A. Flood related development controls information

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

NO.

(2) Whether or not development on the land or part of the land for any other purpose is subject to flood related development controls:

NO.

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

8. Land reserved for acquisition

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

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

9. Contributions plans

The name of each contributions plan applying to the land:

- Ashfield Section 94 and Ashfield Section 94A Contributions Plans

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

9A. Biodiversity certified land

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

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

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

10. Biodiversity stewardship sites

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

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

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

10A. Native vegetation clearing set asides

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

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

11. Bush fire prone land

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

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

12. Property vegetation plans

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

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

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

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the Council has been notified of the order):

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

14. Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

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

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

15. Site compatibility certificates and conditions for seniors housing

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

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

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

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

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

17. Site compatibility certificates for affordable rental housing

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

18. Paper subdivision information

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

19. Site verification certificates

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

- a) the matter certified by the certificate, and

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

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

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

20. Loose-fill asbestos insulation

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

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

21. Affected building notices and building product rectification orders

- (1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.

NO

- (2) A statement of:

- a. Whether there is any building rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with:

NO

- b. Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding:

NO

- (3) In this clause:

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

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

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

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

NO

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

NO

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

NO

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

NO

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

NO

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

Boarding House

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

State Environmental Planning Policy (Concurrences) 2018

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

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

Draft Inner West Development Control Plan 2020

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

Additional Information

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

- The subject land is below the 20 ANEF contour.

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

For more information please contact:

Airservices Australia

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

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

Postal Address:
GPO Box 367
Canberra ACT 2601

Phone: 02 6268 4111 or 1300 301 120
Fax: 02 6268 5683

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

Information regarding outstanding notices and orders

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

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

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

General Information

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

Information provided under section 10.7(2) is in accordance with the matters prescribed under schedule 4 of the *Environmental Planning and Assessment Regulation 2000* and is provided only to the extent that the Council has been notified by relevant departments or public authorities.

When advice in accordance with section 10.7(5) is requested, the Council is under no obligation to furnish any advice. If advice is provided Council draws your attention to section 10.7(6) and section 2 of schedule 6 of the *Environmental Planning and Assessment Act 1979* which have the effect that Council shall not incur any liability in respect of advice provided in good faith pursuant to section 10.7(5), including the furnishing of advice in respect of contaminated land.

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

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



HARJEET ATWAL
SENIOR MANAGER PLANNING



PLANNING CERTIFICATE

UNDER SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Cert. No.: PCT/2021/3703

Fee: \$133.00

Application Date: 14 February 2021

Issued Date: 14 February 2021

Applicant's Reference: PRCUTS9

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 A Gibson

Subject property address	Legal description
Street address: 606 Parramatta Road CROYDON NSW 2132	Lot 4 DP 14354 Lot 3 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; Recreation facilities (major); Residential accommodation; Resource Recovery facilities; Restricted premises; Retail

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

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

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

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

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

Whether an item of environmental heritage (however described) is 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.

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

Demolition Code

YES

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

Fire Safety Code

YES

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



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

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

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

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

5. Mine subsidence

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

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993, or
- (b) any environmental planning instrument, or
- (c) any resolution of the council.

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

7. Council and other public authority policies on hazard risk restrictions

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

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

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

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

7A. Flood related development controls information

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

NO.

(2) Whether or not development on the land or part of the land for any other purpose is subject to flood related development controls:

NO.

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

8. Land reserved for acquisition

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

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

9. Contributions plans

The name of each contributions plan applying to the land:

- Ashfield Section 94 and Ashfield Section 94A Contributions Plans

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

9A. Biodiversity certified land

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

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

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

10. Biodiversity stewardship sites

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

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

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

10A. Native vegetation clearing set asides

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

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

11. Bush fire prone land

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

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

12. Property vegetation plans

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

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

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

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the Council has been notified of the order):

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

14. Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

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

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

15. Site compatibility certificates and conditions for seniors housing

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

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

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

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

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

17. Site compatibility certificates for affordable rental housing

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

18. Paper subdivision information

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

19. Site verification certificates

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

- a) the matter certified by the certificate, and

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

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

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

20. Loose-fill asbestos insulation

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

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

21. Affected building notices and building product rectification orders

- (1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.

NO

- (2) A statement of:

- a. Whether there is any building rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with:

NO

- b. Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding:

NO

- (3) In this clause:

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

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

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

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

NO

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

NO

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

NO

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

NO

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

NO

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

Boarding House

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

State Environmental Planning Policy (Concurrences) 2018

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

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

Draft Inner West Development Control Plan 2020

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

Additional Information

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

- The subject land is below the 20 ANEF contour.

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

For more information please contact:

Airservices Australia

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

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

Postal Address:
GPO Box 367
Canberra ACT 2601

Phone: 02 6268 4111 or 1300 301 120

Fax: 02 6268 5683

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

Information regarding outstanding notices and orders

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

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

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

General Information

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

Information provided under section 10.7(2) is in accordance with the matters prescribed under schedule 4 of the *Environmental Planning and Assessment Regulation 2000* and is provided only to the extent that the Council has been notified by relevant departments or public authorities.

When advice in accordance with section 10.7(5) is requested, the Council is under no obligation to furnish any advice. If advice is provided Council draws your attention to section 10.7(6) and section 2 of schedule 6 of the *Environmental Planning and Assessment Act 1979* which have the effect that Council shall not incur any liability in respect of advice provided in good faith pursuant to section 10.7(5), including the furnishing of advice in respect of contaminated land.

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

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



HARJEET ATWAL
SENIOR MANAGER PLANNING

PLANNING CERTIFICATE

UNDER SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Cert. No.: PCT/2021/3705
Fee: \$133.00
Application Date: 14 February 2021
Issued Date: 14 February 2021
Applicant's Reference: PRCUTS11

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 A Gibson & Ms M D Odlum

Subject property address	Legal description
Street address: 608 Parramatta Road CROYDON NSW 2132	Lot 5 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; Recreation facilities (major); Residential accommodation; Resource Recovery facilities; Restricted premises; Retail

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

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

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

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

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

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

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

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

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

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

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

Demolition Code

YES

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

Fire Safety Code

YES

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



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

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

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

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

5. Mine subsidence

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

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993, or
- (b) any environmental planning instrument, or
- (c) any resolution of the council.

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

7. Council and other public authority policies on hazard risk restrictions

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

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

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

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

7A. Flood related development controls information

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

NO.

(2) Whether or not development on the land or part of the land for any other purpose is subject to flood related development controls:

NO.

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

8. Land reserved for acquisition

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

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

9. Contributions plans

The name of each contributions plan applying to the land:

- Ashfield Section 94 and Ashfield Section 94A Contributions Plans

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

9A. Biodiversity certified land

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

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

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

10. Biodiversity stewardship sites

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

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

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

10A. Native vegetation clearing set asides

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

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

11. Bush fire prone land

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

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

12. Property vegetation plans

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

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

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

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the Council has been notified of the order):

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

14. Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

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

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

15. Site compatibility certificates and conditions for seniors housing

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

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

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

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

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

17. Site compatibility certificates for affordable rental housing

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

18. Paper subdivision information

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

19. Site verification certificates

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

- a) the matter certified by the certificate, and

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

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

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

20. Loose-fill asbestos insulation

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

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

21. Affected building notices and building product rectification orders

- (1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.

NO

- (2) A statement of:

- a. Whether there is any building rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with:

NO

- b. Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding:

NO

- (3) In this clause:

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

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

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

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

NO

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

NO

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

NO

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

NO

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

NO

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

Boarding House

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

State Environmental Planning Policy (Concurrences) 2018

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

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

Draft Inner West Development Control Plan 2020

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

Additional Information

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

- The subject land is below the 20 ANEF contour.

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

For more information please contact:

Airservices Australia

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

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

Postal Address:
GPO Box 367
Canberra ACT 2601

Phone: 02 6268 4111 or 1300 301 120
Fax: 02 6268 5683

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

Information regarding outstanding notices and orders

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

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

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

General Information

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

Information provided under section 10.7(2) is in accordance with the matters prescribed under schedule 4 of the *Environmental Planning and Assessment Regulation 2000* and is provided only to the extent that the Council has been notified by relevant departments or public authorities.

When advice in accordance with section 10.7(5) is requested, the Council is under no obligation to furnish any advice. If advice is provided Council draws your attention to section 10.7(6) and section 2 of schedule 6 of the *Environmental Planning and Assessment Act 1979* which have the effect that Council shall not incur any liability in respect of advice provided in good faith pursuant to section 10.7(5), including the furnishing of advice in respect of contaminated land.

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

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



HARJEET ATWAL
SENIOR MANAGER PLANNING

Appendix F

Site Photographs



Photo 1: Alleyway access to Parramatta Road from rear of property



Photo 2: Caustic degreaser storage

 Douglas Partners Geotechnics Environment Groundwater	Site Photographs		PROJECT:	200501.00
	Preliminary Site Investigation		PLATE No:	1
	604-610 Parramatta Road, Croydon		REV:	0
	CLIENT	Inner West Council	DATE	23/02/2021



Photo 3: Chemical storage (degreaser), vehicles, and tires at rear

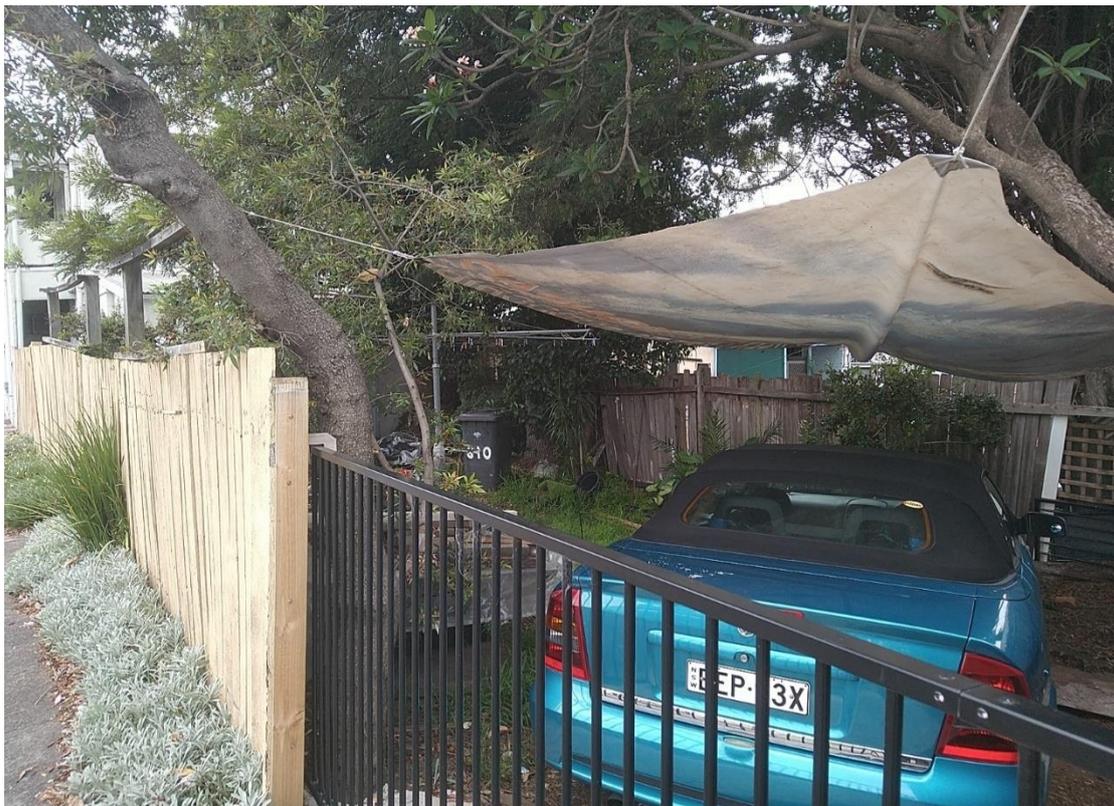


Photo 4: Croydon road access to 610 Parramatta Road

	Site Photographs		PROJECT:	200501.00
	Preliminary Site Investigation		PLATE No:	2
	604-610 Parramatta Road, Croydon		REV:	0
	CLIENT	Inner West Council	DATE	23/02/2021



Photo 5: Croydon road frontage



Photo 6: Frontage along Parramatta road facing south

 Douglas Partners Geotechnics Environment Groundwater	Site Photographs		PROJECT:	200501.00
	Preliminary Site Investigation		PLATE No:	3
	604-610 Parramatta Road, Croydon		REV:	0
	CLIENT	Inner West Council	DATE	23/02/2021



Photo 7: Frontage along Parramatta road



Photo 8: Potential asbestos containing materials at rear of property

 Douglas Partners Geotechnics Environment Groundwater	Site Photographs		PROJECT:	200501.00
	Preliminary Site Investigation		PLATE No:	4
	604-610 Parramatta Road, Croydon		REV:	0
	CLIENT	Inner West Council	DATE	23/02/2021



Photo 9: Rear laneway access

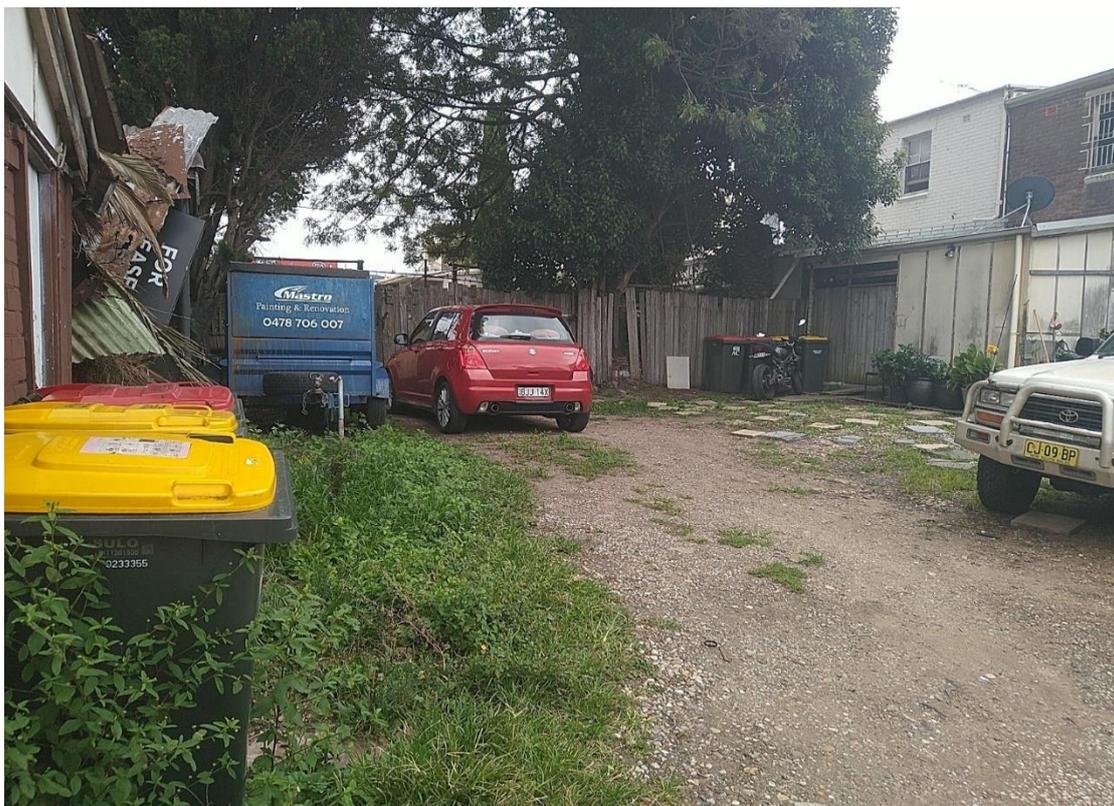


Photo 10: Rear of properties

	Site Photographs		PROJECT:	200501.00
	Preliminary Site Investigation		PLATE No:	5
	604-610 Parramatta Road, Croydon		REV:	0
	CLIENT	Inner West Council	DATE	23/02/2021

Appendix G

Risk Matrix

Appendix G

Risk Rating Matrix

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

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

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

Table G1: Qualitative Probabilities and Consequences

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

Table G2: Risk Matrix

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

Douglas Partners Pty Ltd