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Report on
Preliminary Site Investigation (Contamination)

Inner West Phase 2A LEP
2-10 Crystal Street, Petersham

Prepared for
Inner West Council

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Integrated Practical Solutions





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Executive Summary

This report presents the results of a Preliminary Site Investigation (Contamination) (PSI) at 2-10 Crystal Street, Petersham (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 from publicly accessible areas, and development of a conceptual site model.

The reviewed site history sources indicate that the site had a residential and / or small scale commercial land use from at least 1930, if not earlier, continuing until the mid to late 1950s when the site was converted into a service station. Historical and current surrounding land uses include residential, commercial, and educational.

Identified potential sources of contamination at the site include imported fill, current and former site buildings / structures (including the electrical transformer box), and current and former site uses (including mechanical repairs garage and service station). Based on the contamination risk rating matrix used for the investigation, the site is considered to have a high risk of contamination.

For a more conclusive evaluation, it is recommended that a detailed site investigation for contamination (DSI), including soil sampling and groundwater / soil vapour sampling, and a hazardous building materials (HAZMAT) survey for the site buildings / structures is undertaken. The purpose of the DSI is to evaluate the potential contamination status of the site, by addressing the identified potential sources of contamination, and assess the site's suitability (from a site contamination standpoint) for a sensitive land use. The purpose of the HAZMAT survey is to identify and advise on appropriate management of hazardous building materials at the site (if present).

Based on the results of the PSI, it is considered that the site can be made suitable for the proposed land use subject to implementation of the recommended investigations and remediation and/or management of contamination that may be identified from the investigations.

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Report on Preliminary Site Investigation (Contamination)

Inner West Phase 2A LEP

2-10 Crystal Street, Petersham

1. Introduction

Douglas Partners Pty Ltd (DP) has been engaged by Inner West Council (Council) to complete this preliminary site investigation (contamination) (PSI) at 2-10 Crystal Street, Petersham (the site). The site is shown on Drawing 1, Appendix A.

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

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

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

The objectives of the PSI are to:

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

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

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

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

2. Scope of Works

The scope of work for the PSI comprised the following:

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

3. Site Information

Site Address	2-10 Crystal Street, Petersham
Legal Description	Lots 1 to 3, Deposited Plan (DP) 857008
Approximate Area	1200 m ²
Zoning	Zone B2 Local Centre
Local Council Area	Inner West Council
Current Use	Mechanical repairs garage and service station

Surrounding Uses

North: Queen Street, then commercial land use including a dog grooming business, an art salon and a vacant building (approximately 50 m north);
West: Petersham Lane, then low density residential;
East: Crystal Street, then low density residential and commercial - a building hardware store (approximately 15 m east); and
South: Commercial - a motor dealer ('CarTrade') office adjacent to the site boundary.

The site location and plan are shown on Drawing 1, Appendix A.

4. Environmental Setting

4.1 Topography

The regional topography is undulating and within the general site area, slopes downwards towards the north-east.

Site topography falls gently towards the north-west, with levels between 32 m in the north-west corner of the site and 34 m in the south-east corner of the site 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 Blacktown residual soils. The Blacktown soils landscape group comprises shallow to moderately deep red and brown podzolic soils on crests, upper slopes and well drained areas, and deep yellow podzolic soils and soloths on lower slopes and in areas of poor drainage.

The Sydney 1:100,000 Geology Sheet indicates that the site is underlain by Ashfield Shale. Ashfield Shale comprises black to dark-grey shale and laminite.

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 2 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 Johnston's Creek, located 1.2 km east (down gradient) of the site. Other watercourses located a similar distance from the site include Whites Creek (1.2 km north-east of the site) and Hawthorne Canal (1.2 km west 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 bores indicated that there were no registered monitoring wells located at the site. Three registered groundwater bores were within the 1 km search buffer of the site and were located on the adjacent property to the south (12 Crystal Street). The groundwater bores are summarised in Table 1.

Table 1: Summary of Available Information from Registered Groundwater Bores

Bore ID Authorised Purpose	Location Relative to the Site	Final Depth (m)	Standing Water Level (m bgl)
GW111087 Monitoring Bore	South, up gradient	8.7	Not recorded
GW111088 Monitoring Bore	South, up gradient	9.0	Not recorded
GW111089 Monitoring Bore	South, up gradient	9.0	Not recorded

Although no standing water is recorded in the records, given the bores are for monitoring purposes, it is likely that groundwater (perched or regional) is present at a depth of less than 10 m at the site.

Based on the regional topography, the anticipated flow direction of groundwater beneath the site is to the north-east, towards Whites Creek, the likely receiving surface water body for the groundwater flow path. Whites Creek is a stormwater channel that ultimately flows into Rozelle Bay, part of Sydney Harbour.

Given the local geology (i.e., Ashfield Shale), the groundwater in the fractured rock beneath the site is anticipated to be saline and very low yield. Accordingly, there would be no 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. The results of the title deeds search are included in Appendix C. A summary of the title deeds, with reference to the breakdown of lots as presented in Figure 1 and possible land uses (with reference to the aerial photographs and other historical searches) is presented in Tables 2 and 5.

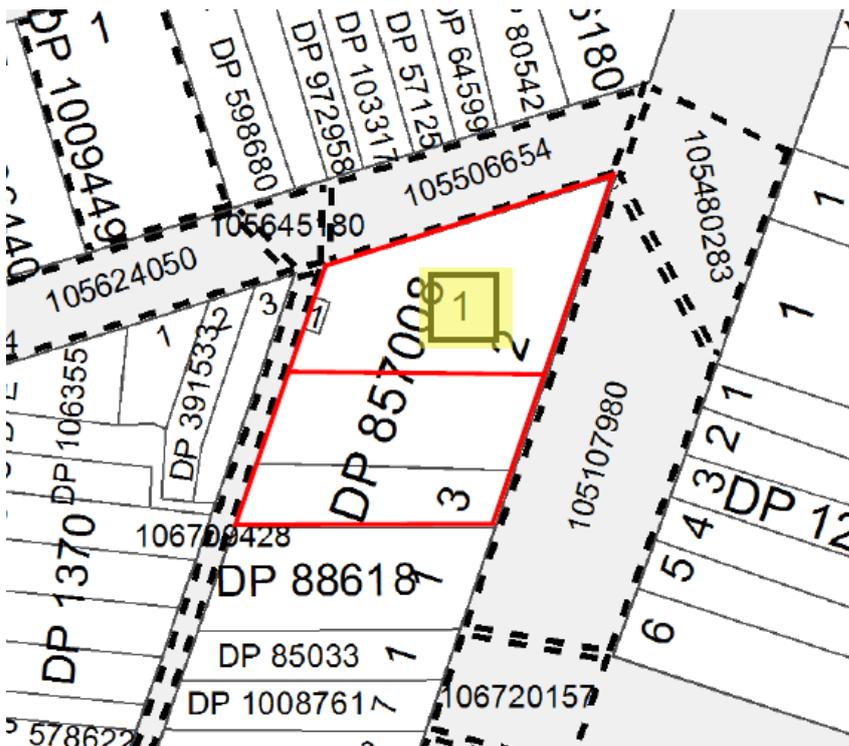


Figure 1: Breakdown of site areas as referenced by the historical title deeds.

Table 2: Historical Title Deeds - As regards the part numbered (1) on Figure 1

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
08.11.1897 (1897 to	William Neilson (Wood and Coal Merchant)	Unknown- possibly residential or commercial
21.09.1954 (1954 to 1978)	Ampol Petroleum Limited	Service Station

Table 3: Historical Title Deeds - As regards the part numbered (2) on Figure 1

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
20.06.1924 (1924 to 1950)	George William Foster (Fruiterer)	Unknown- possibly residential or commercial
18.01.1950 (1950 to 1954)	Edward Thomas Francis Leaney (Driver) Albert George Foster (Driver)	Unknown- possibly residential or commercial
01.10.1954 (1954 to 1978)	Ampol Petroleum Limited	Service Station

Table 4: Historical Title Deeds - As regards the part numbered (3) on Figure 1

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
22.05.1922 (1922 to 1941)	Louisa Powe (Married Woman)	Unknown- possibly residential
22.09.1941 (1941 to 1941)	Jarosalv Zelinka (Painter)	Unknown- possibly residential
18.10.1941 (1941 to 1956)	Mary Queeney (High School Teacher)	Unknown- possibly residential
12.07.1956 (2956 to 1961)	Robert Francis Bowne (Machinist)	Unknown- possibly residential
01.09.1960 (1960 to 1978)	Ampol Petroleum Limited	Service Station

Table 5: Historical Title Deeds - Continued as regards the whole site

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
22.07.1978 (1978 to 1996)	Luigi Pezzano (Service Station Proprietor) Santina Pezzano (Married Woman)	Service Station
21.03.1996 (1996 to date)	# Dewkelp Pty Limited Now # Balmain Rentals Pty Limited	Service Station

#Denotes current registered proprietor

Easements: - NIL

Leases: -

- 21.01.1963 (Book 2653 No. 225) to Sydney County Council – term of 20 years.
- 08.04.2003 (9409668) to Ausgrid of Substation no. No. 1902 – expires 30.04.2049.
 - Lessee now Alpha Distribution Ministerial Holding Corporation.
 - 28.02.2017 (AK 971351) Lease of Lease to Blue Asset Partner Pty Ltd, Eric Alpha Asset Corporation 1 Pty Ltd, Eric Alpha Asset Corporation 2 Pty Ltd, Eric Alpha Asset Corporation 3 Pty Ltd Eric Alpha Asset Corporation 4 Pty Ltd.
 - 28.02.2017 (AK 971352) Sub Lease to Blue Op Partner Pty Ltd, Eric Alpha Operator Corporation 1 Pty Ltd, Eric Alpha Operator Corporation 2 Pty Ltd, Eric Alpha Operator Corporation 3 Pty Ltd Eric Alpha Operator Corporation 4 Pty Ltd.
- 07.02.2005 (AB 607682 – AB 607683, Leases & Sub Lease) – surrendered 08.01.2009, not investigated.
- 08.01.2009 (AE 433711) to Kleenheat Autogas Pty Limited & Elgas Autogas Pty Limited - expires 25.02.2017, also 5 year option.
 - 18.06.2009 (AE 468669 – Sub Lease) to 7-Eleven Stores Pty Limited, of Service Station and Convenience Store- expires 24.02.2017, also 5 year option.
- Various leases and subleases were found from 07.02.2005 that have since expired or have been surrendered – not investigated.

5.2 Historical Aerial Photography

Several historical aerial photographs were obtained from public databases in order to assess changes in site and surrounding property features in recent history. 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 6.

Table 6: Summary of Historical Aerial Photographs

Year	Site	Surrounding Land Use
1930	The site appears to comprise of several buildings across the site, however, low photograph resolution precluded any detailed site observations.	The surrounding area is largely developed with residential and likely commercial buildings. Few vacant lots are present in the vicinity of the site. Major roads surrounded the site (including Crystal Street, Paddington Lane and Elswick Street) in an orientation consistent with their current layout.
1951	Similar to the 1930 photograph, however with more detail visible in the image, the site appears to comprise several possibly residential and/ or small scale commercial buildings with some open space / garden areas in some parts of the site.	The surrounding area appears to have undergone gradual development from low density residential and commercial to higher density residential and some expansion of the commercial buildings.
1961	The majority of the site appears to have been demolished and replaced with a commercial development (possibly service station). The structures present on the southern boundary of the site appear to remain unchanged since 1951.	The surrounding area appears to have undergone gradual development from low density residential and commercial to higher density residential and some expansion of the commercial buildings.
1965	The southern side of the service station appears to have been extended whilst the structures previously observed on the southern boundary have been demolished.	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, however, 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, however, low photograph resolution precluded any detailed site observations.
1978	No significant changes to the site were observed when compared with the 1971 aerial photograph. Several cars appear to be parked along the northern boundary of the site.	No significant changes to the surrounding land use were observed when compared with the 1971 aerial photograph. Of note, a large new possibly educational building with some surrounding fields / landscaped areas, consistent with the layout of the current childcare centre, was constructed approximately 55 m west of the site.

Year	Site	Surrounding Land Use
1986	The site appears to remain mostly unchanged when compared to the 1978 aerial photograph with the exception of an additional extension to the southern end of the building onsite.	<p>The surrounding area appears to have undergone gradual development from low density residential and commercial to higher density residential and some expansion of the commercial buildings.</p> <p>The site adjacent to the south of the site appears to have undergone significant change with extensions around the existing residential house constructed, filling the footprint of the property.</p> <p>Additionally, a large building consistent with the layout of the current TAFE NSW was constructed approximately 60 m south east of the site (across Crystal Street).</p>
1994	No significant changes to the site were observed when compared with the 1986 aerial photograph.	No significant changes to the surrounding land use were observed when compared with the 1986 aerial photograph.
1998	No significant changes to the site were observed when compared with the 1994 aerial photograph, with the exception of some possibly minor renovation works to the central portion of the building on site.	No significant changes to the surrounding land use were observed when compared with the 1994 aerial photograph.
2002	The majority of the site appears to remain mostly unchanged with the exception of an additional building (likely covered awning over the bowzers as currently present today on site). The layout of the site is consistent with the current 7-eleven and mechanical repairs garage layout.	No significant changes to the surrounding land use were observed when compared with the 1998 aerial photograph.
2011	No significant changes to the site were observed when compared with the 2002 aerial photograph.	No significant changes to the surrounding land use were observed when compared with the 2002 aerial photograph.

5.3 Public Registers and Planning Records

<p>EPA Notices available under Section 58 of the Contaminated Lands Management Act (CLM Act)</p>	<p>The results of a search of the public database of records of notices for contaminated sites indicated that there were no records of notices for the site.</p> <p>Three properties were listed with records of notices within the 1 km search buffer of the site, including:</p> <ul style="list-style-type: none"> • SRA Land - 10-11 Balmain Road, Leichhardt [150 m north] - five former notices; • Former Kolotex Site - 22 George Street, Leichhardt [925 m west] – one current notice and eight former notices; and • Former Labelcraft Site - 30-40 George Street, Leichhardt [915 m west] - four current and three former notices. <p>Accessed 1/3/2021.</p>
<p>Sites notified to EPA under Section 60 of the CLM Act</p>	<p>The results of a search of the public database of contaminated sites notified to the EPA indicated that the site was not listed as a notified contaminated site.</p> <p>Five properties notified as contaminated were located within a 1 km search buffer of the site, including:</p> <ul style="list-style-type: none"> • SRA Land - 10-11 Balmain Road, Leichhardt [150 m north] - other industry- Contamination formerly regulated under the CLM Act; • 125 Corunna Road, Stanmore [550 m east] - unclassified - Regulation under CLM Act not required; • Fanny Durack Aquatic Centre, Station Street, Petersham [670 m south-west] - unclassified - Regulation under CLM Act not required; • Former Kolotex Site - 22 George Street, Leichhardt [925 m west] - other industry- Contamination currently regulated under CLM Act; and • Former Labelcraft Site - 30-40 George Street, Leichhardt [915 m west] - chemical industry- Contamination currently regulated under CLM Act. <p>Accessed 1/3/2021.</p>
<p>Licences listed under Section 308 of the Protection of the Environment Operations Act 1997 (POEO Act)</p>	<p>The results of a search of the public database of records of environmental protection licenses, applications, notices or audits under POEO Act indicated that there are no current records issued to the site.</p> <p>Two sites, however, were identified within the 1 km search buffer of the site including;</p> <ul style="list-style-type: none"> • Marrickville Council- 113 Station Street, Petersham [560 south west] - Miscellaneous licensed discharge to waters (at any time)- Licence surrendered 24 April 2001; and

	<ul style="list-style-type: none"> Marrickville Council - 2-14 Fisher Street, Petersham [680 m south west] - Miscellaneous licensed discharge to waters (at any time)- Licence surrendered 7 April 2003. <p>Accessed 1/3/2021.</p>
<p>SafeWork NSW</p>	<p>A search of the SafeWork NSW records was undertaken on 6 May 2021. The results of the search included the following:</p> <p>A review of the site plan dated in 2005 indicated that the site comprised of the following underground tanks:</p> <ul style="list-style-type: none"> A 50,000L C3 tank - petrol (Tank 1); A 50,000L C3 tank - petrol (Tank 2); A 20,000L C3 tank - petrol (Tank 3); A 30,000L C3 tank - petrol (Tank 4); A 27,000L C1 tank - diesel (Tank 5); A 2500L tank - kerosene (Tank 6); and, A 30,000L C3 tank - LPG (Tank 7). <p>Additionally, the search indicates that the first underground tank was installed on site in May 1970. By 1975, four underground storage tanks (ranging in size between 5000 to 20,000L) were present on site. In 1998, these original tanks were removed and replaced by the tanks in the current layout.</p> <p>It should be noted that the records indicated inconsistent capacities in the tank volumes over the various years of records.</p> <p>The results of the Safework NSW search are included in Appendix E.</p>
<p>Planning Certificates [dated 14 February 2021]</p>	<p>The certificates state that, as prescribed by Section 59 (2) of the <i>Contaminated Land Management Act 1997</i>, the land to which the certificates relate <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 certificates 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 certificates state 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 are included in Appendix F.</p>

Council Records

A review of the available council records indicated a number of development applications (DA) for site including:

- An approval (22 T/P 7/79, dated 2 May 1979) and later recall of the approval (23/79, dated June 1979) for the extension of the service station onto the adjoining premises (12 Crystal Street) for use as an office and extension of the auto electrician and motor vehicle workshop associated with the existing service station. The DA was recalled due to breaches in the zoning requirements;
- A disapproved DA (2/1992) for the operation of a take-away food caravan within the existing petrol station (dated 26 February 1992); and,
- A DA (No 416/96) and conditional approval to carry out alterations and additions to the existing service station including the replacement of an existing underground storage tank (UST) with a type 40 tank, the installation of 43,000L underground LPG tank, extension of the covered forecourt and replacement of the fuel dispensers.

A copy of the council records is included in Appendix F.

5.4 Other Sources

A brief search of Google maps on 26 February 2021 for potentially contaminating activities (such as 'dry cleaners' or 'mechanic' etc.) in the surrounding area located five potentially contaminating operating activities within a 500 m buffer zone of the site:

- Sydney Dry Cleaning [210 m south];
- Premier La Ghia Drycleaners [280 m north];
- Hangout Drycleaners [310 m north];
- 101 Dry Cleaning Laundry [470 m north-west]; and,
- Budget Petrol Station [280 m south].

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 was developed and likely used for residential and/ or commercial purposes from at least 1930 and possibly even earlier (1897, based on the historical title deeds), until the mid-1950s when the site was purchased by Ampol Petroleum Limited. The site was developed into a service station by 1961.

During the site walkover, the site was in use as a service station and a mechanical repairs garage. Additionally, a small portion of the site (Lot 1) on the western boundary (on Petersham Lane) contained an electrical transformer box which, as indicated on the historical title deeds, was leased to Ausgrid in 2003.

The aerial photographs suggest that the site's surrounding land use has been mixed residential and commercial since at least 1930, with some educational developments west and south-east since 1978.

A search of properties with EPA notices and licenses and review of the Section 10.7 Planning Certificate did not identify the site to be notified to the EPA as contaminated, be regulated under the CLM Act, hold a licence or have received any EPA notices. However, several contaminated properties were identified in the searches located within a 1 km search buffer of the site. The majority were located down-gradient and / or over 600 m away from the site.

Additionally, a brief Google maps search of the local area however, located potentially contaminating activities up-gradient from the site including a dry cleaner (210 m south) and a service station (280 m south). Given the relatively impermeable nature of soils mapped for the region, it is unlikely that contaminants sourced from these locations would impact on 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 general site topography was consistent with that described in Section 4.1, sloping down towards to the north-west. The site was bound by Queen Street to the north, a building to the south, a back-alley road to the west, and a sidewalk and Crystal Street to the east. The site layout appears to have remained unchanged from the 2020 aerial photograph. The following key site features pertinent to the PSI were observed (refer to site photographs in Appendix G):

- The site was occupied by a 7-Eleven service station and a mechanical repairs garage (photograph 1);
- An electrical transformer box was observed on the western boundary of the site, on Petersham Lane;
- Liquefied petroleum gas (LPG) canisters with a 'Flammable Gas' sign were located adjacent to the entrance the 7-Eleven store (photograph 2);
- An emergency oil and fuel spill kit was located beside the LPG canisters (photograph 3);
- An air and water hose was present on the north site boundary (photograph 4), adjacent to a stormwater drainage pit;
- Eight bowsers were located at the service station (photograph 5);
- The pavement across the site was in a generally good condition, however some cracking was observed in some areas (photograph 5);
- Several groundwater or gas well gatic covers were present across the site;
- Two garden beds were present on the east site boundary beside the sidewalk. The garden beds had gravel fill at the surface and a 'HAZCHEM' sign on the sidewall (photograph 6);
- A storage drum and a metal shed were present adjacent to the mechanical repairs garage, along the south site boundary (photograph 7);
- An empty engine oil container, along with general rubbish and some building materials (such as corrugated steel sheeting) was observed on the ground in the south-east corner of the site (photograph 8). An unused hot water system was also present in the south-east corner of the site (photograph 9). The materials / general rubbish located in the area of the site may have potentially been fly tipped, however was located on hard stand concrete;

- Car tyres were placed on the ground around the mechanical repairs garage; and,
- No signs of significant cutting or filling were observed during the site walkover.

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

Additionally, observations from inside the mechanical repairs garage were precluded by limited access to the site, although it is considered likely that motor oil fluids, hydraulic fluids and degreaser chemicals may have been in use.

The following surrounding site uses were observed:

- North: Queen Street, then commercial land use including a dog grooming business, an art salon and a vacant building (approximately 50 m north);
- West: Petersham lane, then low density residential;
- East: Crystal Street, then low density residential and commercial - a building hardware store (approximately 15 m east, photographs 11 and 12); and
- South: Commercial - a motor dealer ('CarTrade') office adjacent to the site boundary.

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):
 - 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 (including the electrical transformer box):
 - CoPC: Hazardous building materials including lead (in paint), asbestos containing materials (ACM), synthetic mineral fibres ('SMF') and PCB.

- S3: Current land uses as a mechanical repairs garage and service station (and possible former commercial land uses):
 - CoPC: Metals, TRH, BTEX, PAH, phenols, volatile organic compounds - VOC (associated with commonly used products such as fuels, oils, and solvents).

Potential Receptors

The following potential human receptors have been identified:

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

The following potential environmental receptors have been identified:

- R5: Surface water [Whites 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 S3) and receptors (R1 to R7) are provided in below Table 7.

Table 7: Summary of Potentially Complete Exposure Pathways

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

8. Risk Rating

Based upon the preliminary CSM and utilising the methodology outlined in Appendix H, a qualitative risk rating for the identified contamination sources has been developed.

The following Table 8 presents the results of the application of the risk matrix (Appendix H) to each identified potential AEC.

Table 8: AEC Risk Rating

AEC	AEC Description	Probability	Consequence	Risk Number
S1	Fill	3	3	9
S2	Current and former site buildings	2	2	4
S3	Current and former site use (mechanical repairs garage and service station)	3	5	15
			Site Risk Rating	15

9. Conclusions and Recommendations

Based on the available history information the site appears to have had a possibly residential and / or commercial land use from at least 1930. The aerial photographs and historical title deeds suggest that the site was developed and likely used for residential and / or commercial purposes until the mid to late 1950s when it was purchased by Ampol Petroleum Limited and converted in to a service station. At the time of the site walkover, the site was in use as a service station and a mechanical repairs garage. Additionally, a small portion of the site (Lot 1) on the western boundary (on Petersham Lane) contained an electrical transformer box which, as indicated on the historical title deeds, was leased to Ausgrid in 2003.

The aerial photographs suggest that the site's surrounding land use has been mixed residential and commercial since at least 1930, with some educational developments west and south east since 1978.

Due to access constraints and the existing structures, a thorough inspection of the site surface (soil) and interior of buildings was not possible during the walkover. This is considered to be a data gap in the investigation. At the time of the inspection suspected ACM was not apparent on the external areas of the building. Based on the inferred age of buildings, it is considered likely that at least some of the site buildings were built at a time when ACM were widely used in construction. Therefore, the potential for ACM cannot be completely ruled out.

Potential sources of contamination identified from the site history information reviewed herein and the site walkover include imported fill, current and former site buildings / structures (including the electrical transformer box) and current and former site uses (including the mechanical repairs garage and service station).

Based on the review of results of this PSI, and in accordance with the process outlined in Appendix H, the site has been assigned a contamination risk rating of 15, corresponding to a high risk.

Based on the results of this PSI, the following is recommended:

- **Detailed Site Investigation** - A detailed site investigation (DSI) for contamination with intrusive soil and groundwater / soil vapour sampling to evaluate the potential contamination status of the site and assess the site's suitability (from a contamination standpoint) for a sensitive land use. In addition, the DSI should provide recommendations on the need for any further targeted investigation(s) and / or site remediation if deemed necessary; and
- **Hazardous Building Materials Survey** - A hazardous building (HAZMAT) materials survey should be undertaken for the buildings on site. Hazardous building materials must be appropriately managed prior to demolition or refurbishment. Once completed (if warranted), an occupational hygienist must confirm that all hazardous materials have been removed (including a clearance of the site surface post completion of demolition).

Given the current limited site access for intrusive investigation, the DSI may be more readily completed following demolition of current site structures or in stages (e.g., where access around the service station permits).

Based on the results of the PSI, it is considered that the site can be made suitable for the proposed land use subject to implementation of the recommended investigations and remediation and/or management of contamination that may be identified from the investigations.

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 2-10 Crystal Street, Petersham in accordance with DP's proposal P200501.00 dated 5 February 2021 and acceptance received from Alan Chen dated 9 February 2021. The work was carried out under 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.

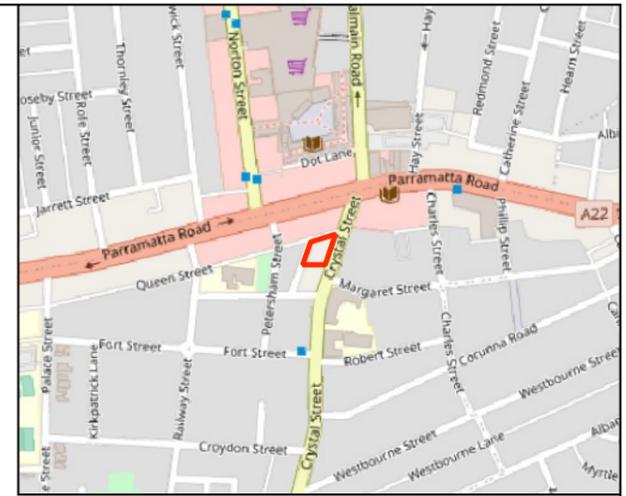
This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation,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

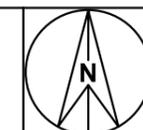
Notes:

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

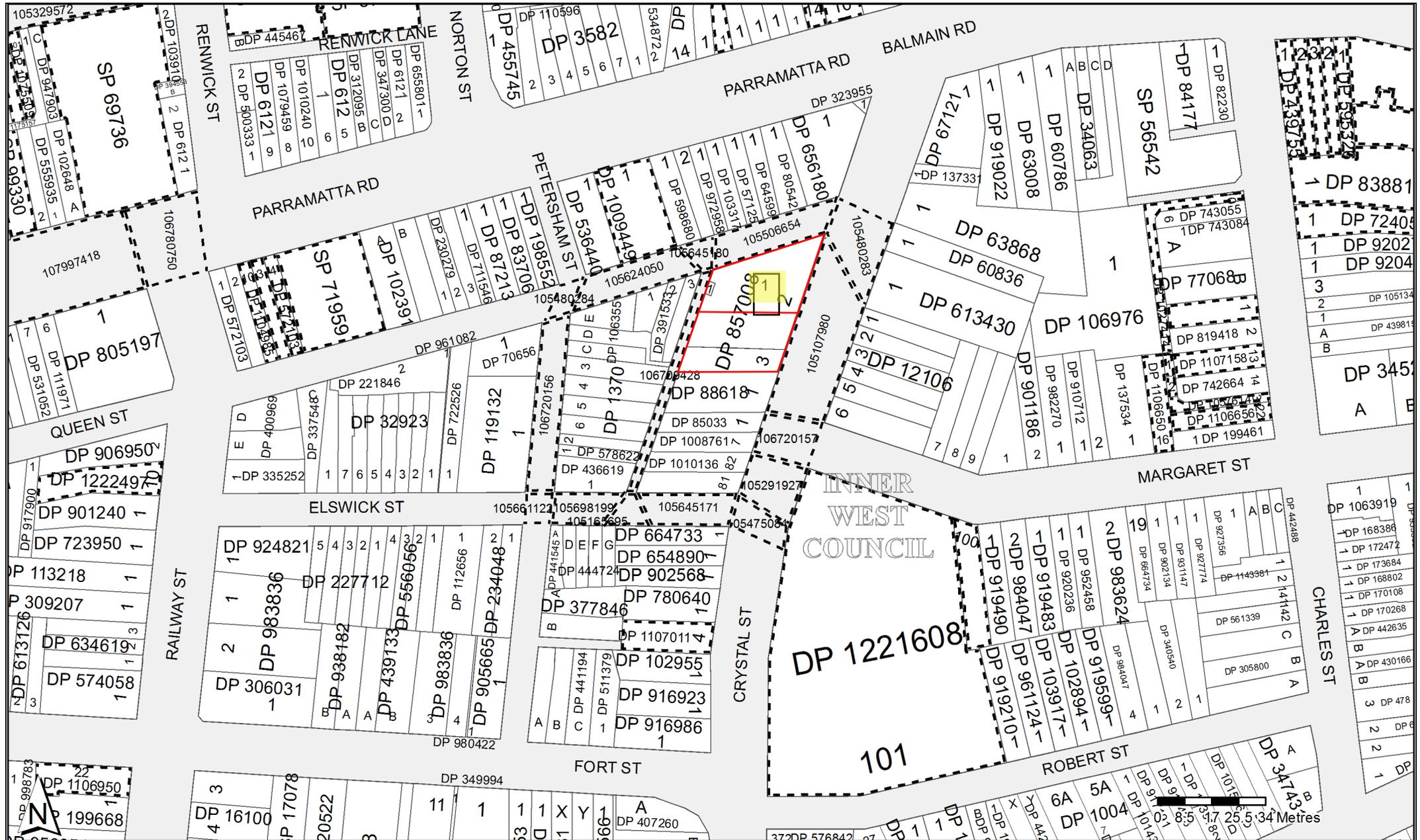
Cadastral Records Enquiry Report : Lot 1 DP 85033

Locality : PETERSHAM

LGA : INNER WEST

Parish : PETERSHAM

County : CUMBERLAND





SEARCH DATE

28/2/2021 1:16PM

FOLIO: 1/216586

First Title(s): OLD SYSTEM

Prior Title(s): CA47346

Recorded	Number	Type of Instrument	C.T. Issue
22/12/1992	CA47346	CONVERSION ACTION	FOLIO CREATED EDITION 1
18/1/1996	0849839	DEPARTMENTAL DEALING	
15/2/1996	0910677	REQUEST	EDITION 2
27/2/1996	DP857008	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



SEARCH DATE

28/2/2021 1:15PM

FOLIO: 1/857008

First Title(s): OLD SYSTEM

Prior Title(s): 1/216586

Recorded	Number	Type of Instrument	C.T. Issue
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27/2/1996	DP857008	DEPOSITED PLAN	FOLIO CREATED EDITION 1
21/3/1996	2030066	TRANSFER	
21/3/1996	2030067	MORTGAGE	EDITION 2
3/9/1999	6163352	DISCHARGE OF MORTGAGE	
3/9/1999	6163353	CHANGE OF NAME	
3/9/1999	6163355	MORTGAGE	EDITION 3
12/9/2000	7086440	DEPARTMENTAL DEALING	EDITION 4
3/4/2001	7518119	CAVEAT	
8/4/2003	9409668	LEASE	EDITION 5
22/4/2003	9546659	DISCHARGE OF MORTGAGE	
22/4/2003	9546663	MORTGAGE	EDITION 6
29/6/2005	AB561839	VARIATION OF MORTGAGE	EDITION 7
7/7/2005	AB607682	LEASE	
7/7/2005	AB607683	SUB-LEASE	EDITION 8
15/8/2005	AB694673	VARIATION OF MORTGAGE	EDITION 9
10/10/2005	AB825183	VARIATION OF MORTGAGE	EDITION 10
5/4/2006	AC224291	VARIATION OF MORTGAGE	EDITION 11
4/12/2008	AE348803	VARIATION OF MORTGAGE	EDITION 12
8/1/2009	AE433711	SURRENDER OF LEASE	
8/1/2009	AE433712	SURRENDER OF LEASE	
8/1/2009	AE433713	LEASE	EDITION 13
18/6/2009	AE468669	SUB-LEASE	
27/9/2011	AG521718	DISCHARGE OF MORTGAGE	
27/9/2011	AG521719	MORTGAGE	EDITION 14

END OF PAGE 1 - CONTINUED OVER

2 to 10 crystal

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FOLIO: 1/857008

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
11/3/2015	AJ323750	DEPARTMENTAL DEALING	
23/3/2015	AJ71566	CHANGE OF NAME	
28/2/2017	AK971351	LEASE	
28/2/2017	AK971352	SUB-LEASE	
28/2/2017	AK971502	MORTGAGE OF LEASE	
28/2/2017	AK971571	CHANGE OF NAME	
28/2/2017	AK986297	DEPARTMENTAL DEALING	
14/6/2017	AM473909	DISCHARGE OF MORTGAGE	
14/6/2017	AM473910	MORTGAGE	EDITION 15
24/1/2020	AP852078	CAVEAT	
11/3/2020	AP955694	CAVEAT	
5/6/2020	AQ140588	WITHDRAWAL OF CAVEAT	
5/6/2020	AQ140589	WITHDRAWAL OF CAVEAT	
5/6/2020	AQ140592	DISCHARGE OF MORTGAGE	
5/6/2020	AQ140593	MORTGAGE	EDITION 16

*** END OF SEARCH ***

2 to 10 crystal

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97-01T

TRANSFER

Real Property Act, 1900



2030066 W



③

Office of State Revenue use only

OFFICE OF STATE REVENUE
STAMP DUTY (N.S.W. TREASURY) PSU
1996/97
DUTY \$12-00 1ST REC N^o 201032418

(A) LAND TRANSFERRED

Show no more than 20 References to Title.
If appropriate, specify the share transferred.

FOLIO IDENTIFIERS 1/216586 2/216586 1/198074
Now being folio identifiers 1/857008 2/857008 &
3/857008

(B) LODGED BY

L.T.O. Box 40L	Name, Address or DX and Telephone STATE BANK OF NEW SOUTH WALES LIMITED DX 1334 SYDNEY 841 6196 REFERENCE (max. 15 characters): DEWKELP
-----------------------	--

(C) TRANSFEROR

Luigi Pezzano and Santina Pezzano

(D) acknowledges receipt of the consideration of

\$918,750.00

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) TRANSFEREE

T TS (s713 LGA) TW (Sheriff)	<u>DEWKELP PTY LIMITED ACN 003 971 622</u> TENANCY:
--	--

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

DATED 11/MARCH/1996

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

[Signature]
Signature of Witness

SAM BRUNDO
Name of Witness (BLOCK LETTERS)

6 WYNYARD AVE BASS HILL
Address of Witness

[Signature]
x LP

[Signature]
Signature of Transferor

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

.....
Signature of Witness

.....
Name of Witness (BLOCK LETTERS)

.....
Address of Witness

[Signature]
Signature of ~~Transferor~~
Peter Colquhoun, Solicitor for Transferee

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE

CHECKED BY (office use only) *[Signature]*



FOLIO: 1/857008

SEARCH DATE	TIME	EDITION NO	DATE
25/2/2021	3:48 PM	16	5/6/2020

LAND

LOT 1 IN DEPOSITED PLAN 857008
 AT PETERSHAM
 LOCAL GOVERNMENT AREA INNER WEST
 PARISH OF PETERSHAM COUNTY OF CUMBERLAND
 TITLE DIAGRAM DP857008

FIRST SCHEDULE

BALMAIN RENTALS PTY LIMITED (CN 6163353)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 9409668 LEASE TO AUSGRID (SEE AJ71566) OF SUBSTATION NO 1902 BEING THE WHOLE OF THE LAND ABOVE DESCRIBED. EXPIRES: 30/4/2049.
 - AK971351 LEASE OF LEASE 9409668 TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE 2.3 (b) (ii).
 - AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE 12.1
 - AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD
 - AK971571 CHANGE OF NAME AFFECTING LEASE 9409668 LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDING CORPORATION
- 3 AE433713 LEASE TO KLEENHEAT AUTOGAS PTY LIMITED & ELGAS AUTOGAS PTY LIMITED EXPIRES: 25/2/2017. OPTION OF RENEWAL: 5 YEARS.
 - AE468669 LEASE OF LEASE AE433713 TO 7-ELEVEN STORES PTY LIMITED OF THE SERVICE STATION AND CONVENIENCE STORE AS SHOWN HATCHED IN PLAN (PAGE 82) WITH AE468669. EXPIRES: 24/2/2017. OPTION OF RENEWAL: 5 YEARS.

END OF PAGE 1 - CONTINUED OVER

FOLIO: 1/857008

PAGE 2

SECOND SCHEDULE (4 NOTIFICATIONS) (CONTINUED)

4 AQ140593 MORTGAGE TO RF ECLIPSE LIMITED

NOTATIONS

NOTE: SUB STATION PREMISES: SEE SYDNEY ELECTRICITY (SUPPLY)
REGULATIONS 1992, REGULATION NO.16

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Petersham 12 to 14 Crystal Street

PRINTED ON 25/2/2021

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.



SEARCH DATE

28/2/2021 1:16PM

FOLIO: 2/216586

First Title(s): OLD SYSTEM
Prior Title(s): CA47346

Recorded	Number	Type of Instrument	C.T. Issue
22/12/1992	CA47346	CONVERSION ACTION	FOLIO CREATED EDITION 1
18/1/1996	0849839	DEPARTMENTAL DEALING	
15/2/1996	0910677	REQUEST	EDITION 2
27/2/1996	DP857008	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



SEARCH DATE

28/2/2021 1:13PM

FOLIO: 2/857008

First Title(s): OLD SYSTEM

Prior Title(s): 2/216586

Recorded	Number	Type of Instrument	C.T. Issue
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21/3/1996	2030066	TRANSFER	
21/3/1996	2030067	MORTGAGE	EDITION 2
3/9/1999	6163352	DISCHARGE OF MORTGAGE	
3/9/1999	6163353	CHANGE OF NAME	
3/9/1999	6163355	MORTGAGE	EDITION 3
22/4/2003	9546659	DISCHARGE OF MORTGAGE	
22/4/2003	9546663	MORTGAGE	EDITION 4
29/6/2005	AB561839	VARIATION OF MORTGAGE	EDITION 5
7/7/2005	AB607682	LEASE	
7/7/2005	AB607683	SUB-LEASE	EDITION 6
15/8/2005	AB694673	VARIATION OF MORTGAGE	EDITION 7
10/10/2005	AB825183	VARIATION OF MORTGAGE	EDITION 8
5/4/2006	AC224291	VARIATION OF MORTGAGE	EDITION 9
4/12/2008	AE348803	VARIATION OF MORTGAGE	EDITION 10
8/1/2009	AE433711	SURRENDER OF LEASE	
8/1/2009	AE433712	SURRENDER OF LEASE	
8/1/2009	AE433713	LEASE	EDITION 11
18/6/2009	AE468669	SUB-LEASE	
27/9/2011	AG521718	DISCHARGE OF MORTGAGE	
27/9/2011	AG521719	MORTGAGE	EDITION 12
14/6/2017	AM473909	DISCHARGE OF MORTGAGE	
14/6/2017	AM473910	MORTGAGE	EDITION 13
24/1/2020	AP852078	CAVEAT	

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2 to 10 crystal

PRINTED ON 28/2/2021

SEARCH DATE

28/2/2021 1:13PM

FOLIO: 2/857008

PAGE 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
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5/6/2020	AQ140590	WITHDRAWAL OF CAVEAT	
5/6/2020	AQ140592	DISCHARGE OF MORTGAGE	
5/6/2020	AQ140593	MORTGAGE	EDITION 14

*** END OF SEARCH ***

2 to 10 crystal

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Received: 28/02/2021 13:14:51



FOLIO: 2/857008

SEARCH DATE	TIME	EDITION NO	DATE
25/2/2021	3:48 PM	14	5/6/2020

LAND

LOT 2 IN DEPOSITED PLAN 857008
AT PETERSHAM
LOCAL GOVERNMENT AREA INNER WEST
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP857008

FIRST SCHEDULE

BALMAIN RENTALS PTY LIMITED (CN 6163353)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AE433713 LEASE TO KLEENHEAT AUTOGAS PTY LIMITED & ELGAS
AUTOGAS PTY LIMITED EXPIRES: 25/2/2017. OPTION OF
RENEWAL: 5 YEARS.
AE468669 LEASE OF LEASE AE433713 TO 7-ELEVEN STORES PTY
LIMITED OF THE SERVICE STATION AND CONVENIENCE
STORE AS SHOWN HATCHED IN PLAN (PAGE 82) WITH
AE468669. EXPIRES: 24/2/2017. OPTION OF RENEWAL: 5
YEARS.
- 3 AQ140593 MORTGAGE TO RF ECLIPSE LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



SEARCH DATE

28/2/2021 1:16PM

FOLIO: 1/198074

First Title(s): OLD SYSTEM

Prior Title(s): CA47346

Recorded	Number	Type of Instrument	C.T. Issue
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22/12/1992	CA47346	CONVERSION ACTION	FOLIO CREATED EDITION 1
18/1/1996	0849839	DEPARTMENTAL DEALING	
15/2/1996	0910677	REQUEST	EDITION 2
27/2/1996	DP857008	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



SEARCH DATE

28/2/2021 1:15PM

FOLIO: 3/857008

First Title(s): OLD SYSTEM

Prior Title(s): 1/198074

Recorded	Number	Type of Instrument	C.T. Issue
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21/3/1996	2030066	TRANSFER	
21/3/1996	2030067	MORTGAGE	EDITION 2
3/9/1999	6163352	DISCHARGE OF MORTGAGE	
3/9/1999	6163353	CHANGE OF NAME	
3/9/1999	6163355	MORTGAGE	EDITION 3
22/4/2003	9546659	DISCHARGE OF MORTGAGE	
22/4/2003	9546663	MORTGAGE	EDITION 4
29/6/2005	AB561839	VARIATION OF MORTGAGE	EDITION 5
7/7/2005	AB607682	LEASE	
7/7/2005	AB607683	SUB-LEASE	EDITION 6
15/8/2005	AB694673	VARIATION OF MORTGAGE	EDITION 7
10/10/2005	AB825183	VARIATION OF MORTGAGE	EDITION 8
5/4/2006	AC224291	VARIATION OF MORTGAGE	EDITION 9
4/12/2008	AE348803	VARIATION OF MORTGAGE	EDITION 10
8/1/2009	AE433711	SURRENDER OF LEASE	
8/1/2009	AE433712	SURRENDER OF LEASE	
8/1/2009	AE433713	LEASE	EDITION 11
18/6/2009	AE468669	SUB-LEASE	
27/9/2011	AG521718	DISCHARGE OF MORTGAGE	
27/9/2011	AG521719	MORTGAGE	EDITION 12
14/6/2017	AM473909	DISCHARGE OF MORTGAGE	
14/6/2017	AM473910	MORTGAGE	EDITION 13
24/1/2020	AP852078	CAVEAT	

END OF PAGE 1 - CONTINUED OVER

2 to 10 crystal

PRINTED ON 28/2/2021

SEARCH DATE

28/2/2021 1:15PM

FOLIO: 3/857008

PAGE 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
11/3/2020	AP955942	CAVEAT	
5/6/2020	AQ140588	WITHDRAWAL OF CAVEAT	
5/6/2020	AQ140591	WITHDRAWAL OF CAVEAT	
5/6/2020	AQ140592	DISCHARGE OF MORTGAGE	
5/6/2020	AQ140593	MORTGAGE	EDITION 14

*** END OF SEARCH ***

2 to 10 crystal

PRINTED ON 28/2/2021

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Received: 28/02/2021 13:14:52



FOLIO: 3/857008

SEARCH DATE	TIME	EDITION NO	DATE
25/2/2021	3:48 PM	14	5/6/2020

LAND

LOT 3 IN DEPOSITED PLAN 857008
AT PETERSHAM
LOCAL GOVERNMENT AREA INNER WEST
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP857008

FIRST SCHEDULE

BALMAIN RENTALS PTY LIMITED (CN 6163353)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AE433713 LEASE TO KLEENHEAT AUTOGAS PTY LIMITED & ELGAS
AUTOGAS PTY LIMITED EXPIRES: 25/2/2017. OPTION OF
RENEWAL: 5 YEARS.
AE468669 LEASE OF LEASE AE433713 TO 7-ELEVEN STORES PTY
LIMITED OF THE SERVICE STATION AND CONVENIENCE
STORE AS SHOWN HATCHED IN PLAN (PAGE 82) WITH
AE468669. EXPIRES: 24/2/2017. OPTION OF RENEWAL: 5
YEARS.
- 3 AQ140593 MORTGAGE TO RF ECLIPSE LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



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

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

Summary of Owners Report

Address: - 2 to 10 Crystal Street, Petersham

Description: - Lots 1 to 3 D.P. 857008.

As regards the part numbered (1) on the attached Cadastral Records Enquiry Report

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
08.11.1897 (1897 to	William Neilson (Wood and Coal Merchant)	Book 609 No. 609
21.09.1954 (1954 to 1978)	Ampol Petroleum Limited	Book 2314 No. 195 Now 1/857008 & 2/857008

As regards part numbered (2) on the attached Cadastral Records Enquiry Report

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
20.06.1924 (1924 to 1950)	George William Foster (Fruiterer)	Book 1351 No. 396
18.01.1950 (1950 to 1954)	Edward Thomas Francis Leaney (Driver) Albert George Foster (Driver)	Book 2117 No. 709
01.10.1954 (1954 to 1978)	Ampol Petroleum Limited	Book 2314 No. 194 Now 3/857008

As regards part numbered (3) on the attached Cadastral Records Enquiry Report

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
22.05.1922 (1922 to 1941)	Louisa Powe (Married Woman)	Book 1262 No. 751
22.09.1941 (1941 to 1941)	Jarosalv Zelinka (Painter)	Book 1901 No. 791
18.10.1941 (1941 to 1956)	Mary Queeney (High School Teacher)	Book 1903 No. 343
12.07.1956 (1956 to 1961)	Robert Francis Bowne (Machinist)	Book 2377 No. 494
01.09.1960 (1960 to 1978)	Ampol Petroleum Limited	Book 2583 No. 725 (Book 3318 No. 207)



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

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

Continued as regards the whole of the subject lands

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
22.07.1978 (1978 to 1996)	Luigi Pezzano (Service Station Proprietor) Santina Pezzano (Married Woman)	Book 3326 No. 598 Now 1/857008, 2/857008 & 3/857008
21.03.1996 (1996 to date)	# Dewkelp Pty Limited Now # Balmain Rentals Pty Limited	1/857008, 2/857008 & 3/857008

Denotes current registered proprietor

Leases: -

- 21.01.1963 (Book 2653 No. 225) to Sydney County Council – term of 20 years.
- 08.04.2003 (9409668) to Ausgrid of Substation no. No. 1902 – expires 30.04.2049.
 - Lessee now Alpha Distribution Ministerial Holding Corporation.
 - 28.02.2017 (AK 971351) Lease of Lease to Blue Asset Partner Pty Ltd, Eric Alpha Asset Corporation 1 Pty Ltd, Eric Alpha Asset Corporation 2 Pty Ltd, Eric Alpha Asset Corporation 3 Pty Ltd Eric Alpha Asset Corporation 4 Pty Ltd.
 - 28.02.2017 (AK 971352) Sub Lease to Blue Op Partner Pty Ltd, Eric Alpha Operator Corporation 1 Pty Ltd, Eric Alpha Operator Corporation 2 Pty Ltd, Eric Alpha Operator Corporation 3 Pty Ltd Eric Alpha Operator Corporation 4 Pty Ltd.
- 07.02.2005 (AB 607682 – AB 607683, Leases & Sub Lease) – surrendered 08.01.2009, not investigated.
- 08.01.2009 (AE 433711) to Kleenheat Autogas Pty Limited & Elgas Autogas Pty Limited - expires 25.02.2017, also 5 year option.
 - 18.06.2009) AE 468669 – Sub Lease) to 7-Eleven Stores Pty Limited, of Service Station and Convenience Store- expires 24.02.2017, also 5 year option.
- Various leases and subleases were found from 07.02.2005 that have since expired or have been surrendered – not investigated.

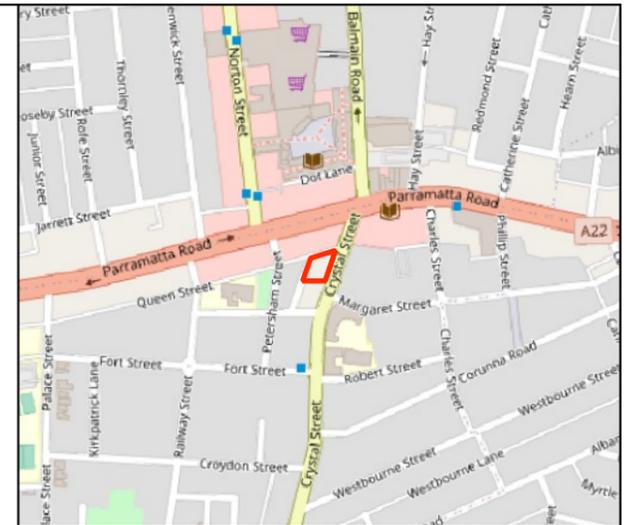
Easements: - NIL

Yours Sincerely
Mark Groll
29 February 2021

Email: mark.groll@infotrack.com.au

Appendix D

Historical Aerial Photographs



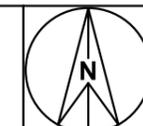
LOCALITY MAP

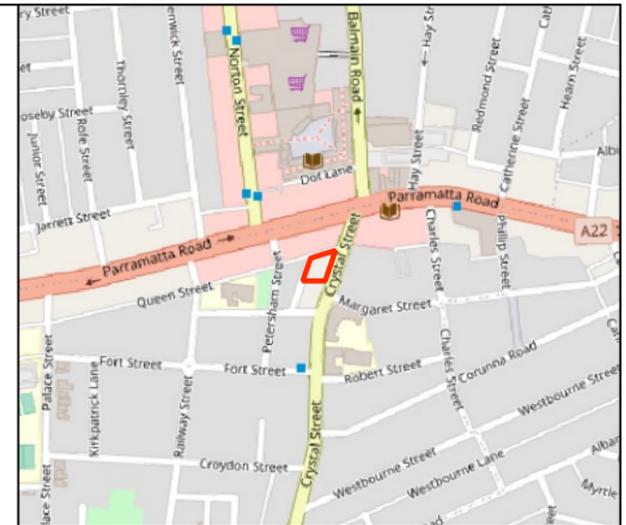
Notes:
Basemap sourced from NSW Spatial Services

Legend

 Site Boundary

0 25 50 75 m





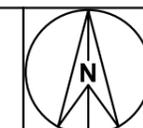
LOCALITY MAP

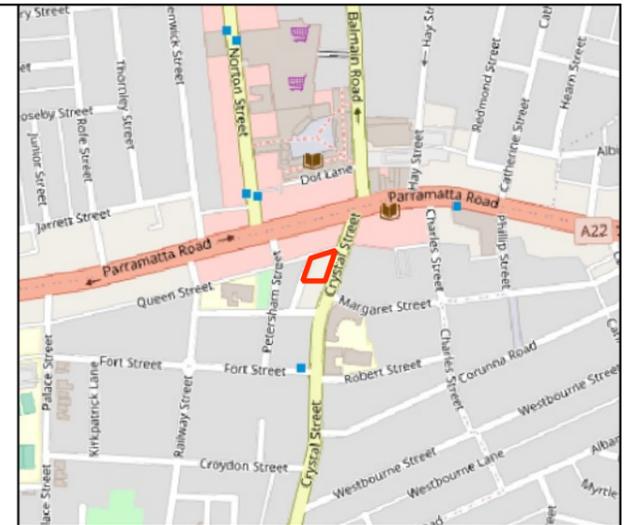
Notes:
 Basemap sourced from NSW Spatial Services

Legend

 Site Boundary

0 25 50 75 m





LOCALITY MAP

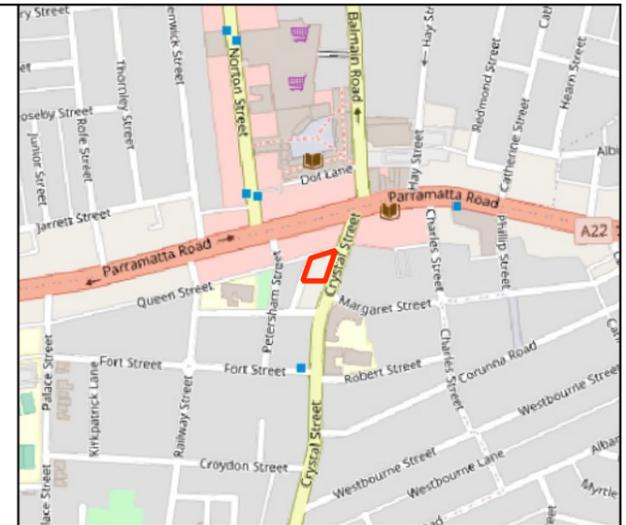
Notes:
Basemap sourced from NSW Spatial Services

Legend

 Site Boundary

0 25 50 75 m





LOCALITY MAP

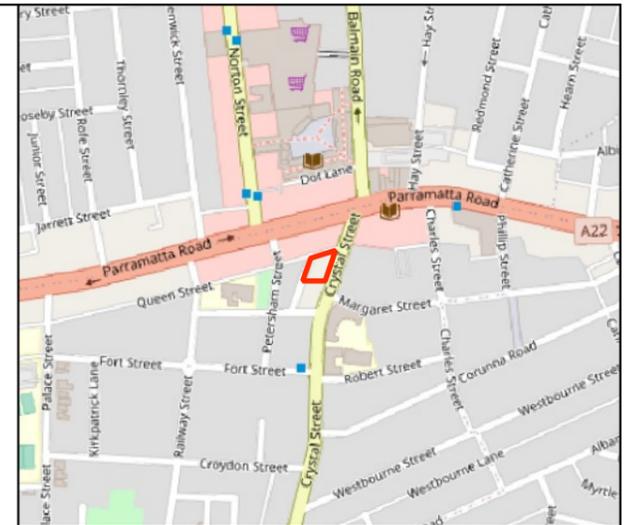
Notes:
Basemap sourced from NSW Spatial Services

Legend

 Site Boundary

0 25 50 75 m





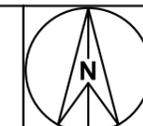
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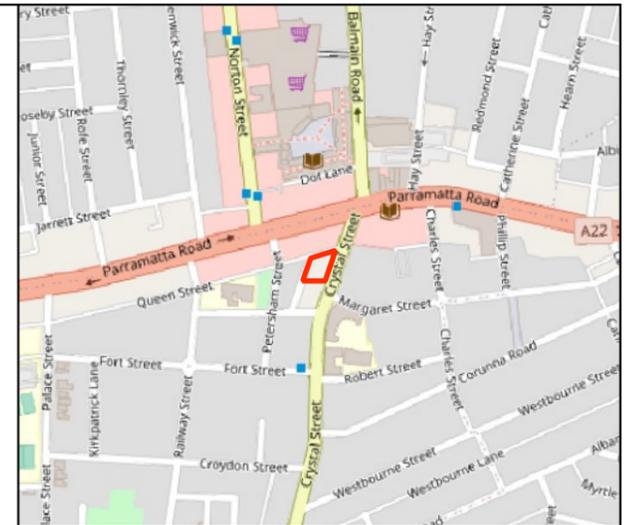
Notes:
Basemap sourced from NSW Spatial Services

Legend

 Site Boundary

0 25 50 75 m





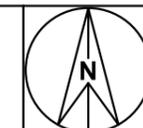
LOCALITY MAP

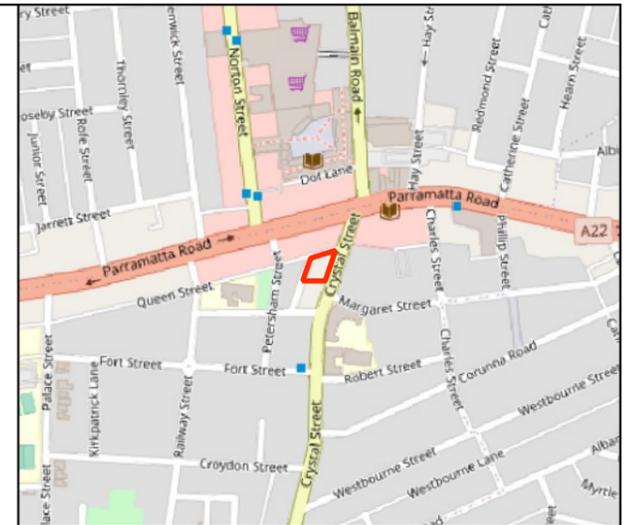
Notes:
 Basemap sourced from NSW Spatial Services

Legend

 Site Boundary

0 25 50 75 m





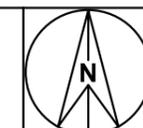
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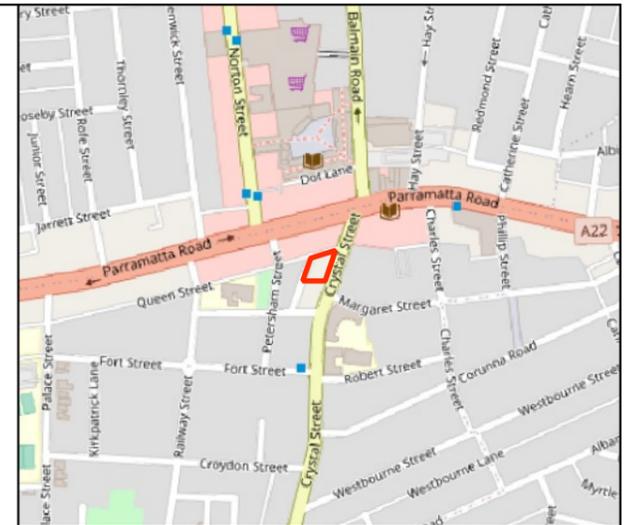
Notes:
Basemap sourced from NSW Spatial Services

Legend

 Site Boundary

0 25 50 75 m





LOCALITY MAP

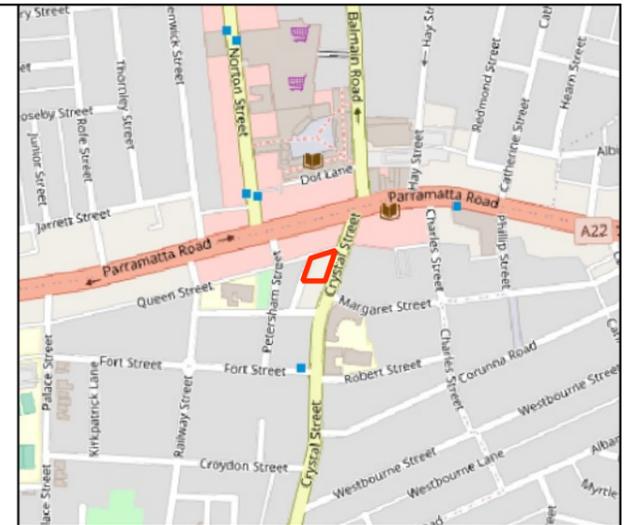
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 Basemap sourced from NSW Spatial Services

Legend

 Site Boundary

0 25 50 75 m





LOCALITY MAP

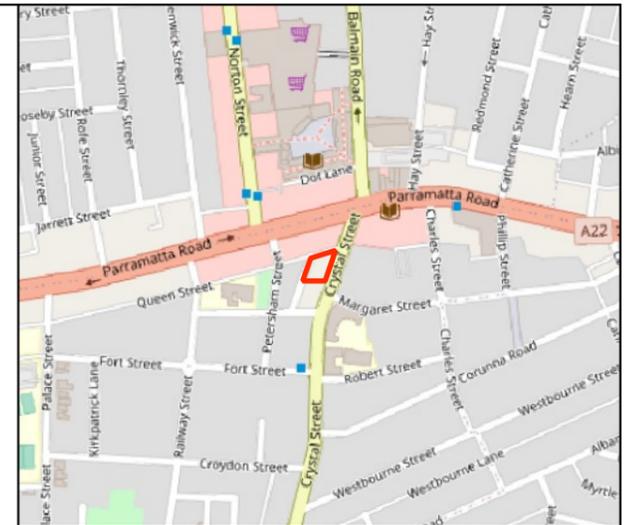
Notes:
Basemap sourced from NSW Spatial Services

Legend

 Site Boundary

0 25 50 75 m





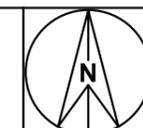
LOCALITY MAP

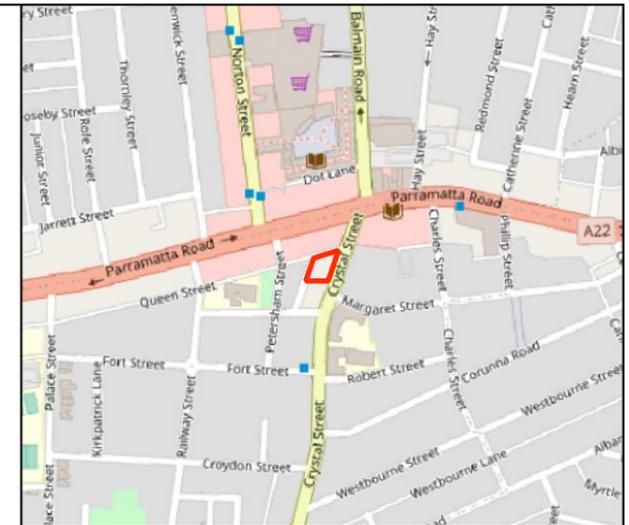
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Basemap sourced from NSW Spatial Services

Legend

 Site Boundary

0 25 50 75 m





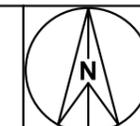
LOCALITY MAP

Notes:
Basemap sourced from NSW Spatial Services

Legend

 Site Boundary

0 25 50 75 m



Appendix E

SafeWork NSW Dangerous Goods Letter



Our Ref: D21/063986

6 May 2021

Ms Alyssa Spencer
Douglas Partners Pty Ltd
Alyssa.spencer@douglaspartners.com.au

Dear Ms Spencer

RE SITE: 2-10 Crystal Street, Petersham

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

Enclosed are copies of the documents that SafeWork NSW holds on record number 35/007091 relating to the storage of Hazardous Chemicals at the above-mentioned premises.

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

Yours sincerely

A handwritten signature in black ink, appearing to be 'AM'.

Customer Service Officer
Customer Experience - Operations
SafeWork NSW

CONTACT FOR NOTIFICATION INQUIRIES

Title: Mr / Miss / Ms / Mrs / Other (please specify) Mr Family name Paterson
Given name Darren Other names
Business phone (03) 9550 8580 Business fax number (03) 9550 8599
Business email address dpa@7eleven.com.au

Previous Licence Number or Acknowledgement Number (if known)
35/ 007091

Previous Occupier (if known)

Site on which dangerous goods are to be kept
Number 8-10 Street Crystal Street

Suburb/Town/Locality Petersham Postcode 2049

Nearest cross Street Queen Street

Lot and DP if no street number

Is the site staffed? If yes state number of employees 1

Site staffing: Hours per day 24 Days per week 7

Site Emergency Contact
Phone number () 1800 655 160 Name 24 HOUR EMERGENCY COMMUNICATION SERVICE

Nature of site (eg petrol station, warehouse etc)
Service Station

Nature of primary business activity
Automotive Fuel Retailing

ABN Number (if any) 48 005 299 427 Website details (if any) WWW.7eleven.com.au

What is the ANSZIC code most applicable to your business? (see guide for list of codes and further information)
Code 532 Description Motor Vehicle Services

Attach a site sketch(s) of the premises. Refer to the Guide GDG01 for information on the requirements for the site sketch.

Attach a legible photocopy page from a local Street Directory or other map showing the locality of the premises. Mark the location of the premises with an X.

Stamp: \$ 300 PTT, Date: 26/5/11, Rec No: 634138

List the dangerous goods that will be stored and/or processed on these premises (refer to Guide GDG01). Copy this page and attach additional sheets if there is insufficient space.

Depot No	Type of storage location or process	Class	Maximum Storage Capacity (L, kg)
1	Under Ground Storage Tank	C1	30000

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Code	Typical Qty	Unit eg L, kg
00C1	Combustible Liquid	C1	II	Diesel	3Y	30000	L

Depot No	Type of storage location or process	Class	Maximum Storage Capacity (L, kg)
2	Under Ground Storage Tank	3	30000

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Code	Typical Qty	Unit eg L, kg
1203	Petrol	3	II	Regular Unleaded	3YE	30000	L

Depot No	Type of storage location or process	Class	Maximum Storage Capacity (L, kg)
3	Under Ground Storage Tank	3	55000

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Code	Typical Qty	Unit eg L, kg
1203	Petrol	3	II	E10 Unleaded	3YE	55000	L

Depot No	Type of storage location or process	Class	Maximum Storage Capacity (L, kg)
4	Under Ground Storage Tank	3	25000

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Code	Typical Qty	Unit eg L, kg
1203	Petrol	3	II	Premium Unleaded	3YE	25000	L

Depot No	Type of storage location or process	Class	Maximum Storage Capacity (L, kg)
5	Under Ground Storage Tank	3	25000

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Code	Typical Qty	Unit eg L, kg
1203	Petrol	3	II	Premium Unleaded	3YE	25000	L

NOTIFICATION OF DANGEROUS GOODS ON PREMISES FORM

FDG01

List the dangerous goods that will be stored and/or processed on these premises (refer to Guide GDG01). Copy this page and attach additional sheets if there is insufficient space.

Depot No	Type of storage location or process	Class	Maximum Storage Capacity (L, kg)
6	Under Ground Storage Tank	2.1	30000

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Code	Typical Qty	Unit eg L, kg
1075	Petroleum Gas Liquified	2.1	II	Automotive LPG	2YE	30000	L

Depot No	Type of storage location or process	Class	Maximum Storage Capacity (L, kg)

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Code	Typical Qty	Unit eg L, kg

Depot No	Type of storage location or process	Class	Maximum Storage Capacity (L, kg)

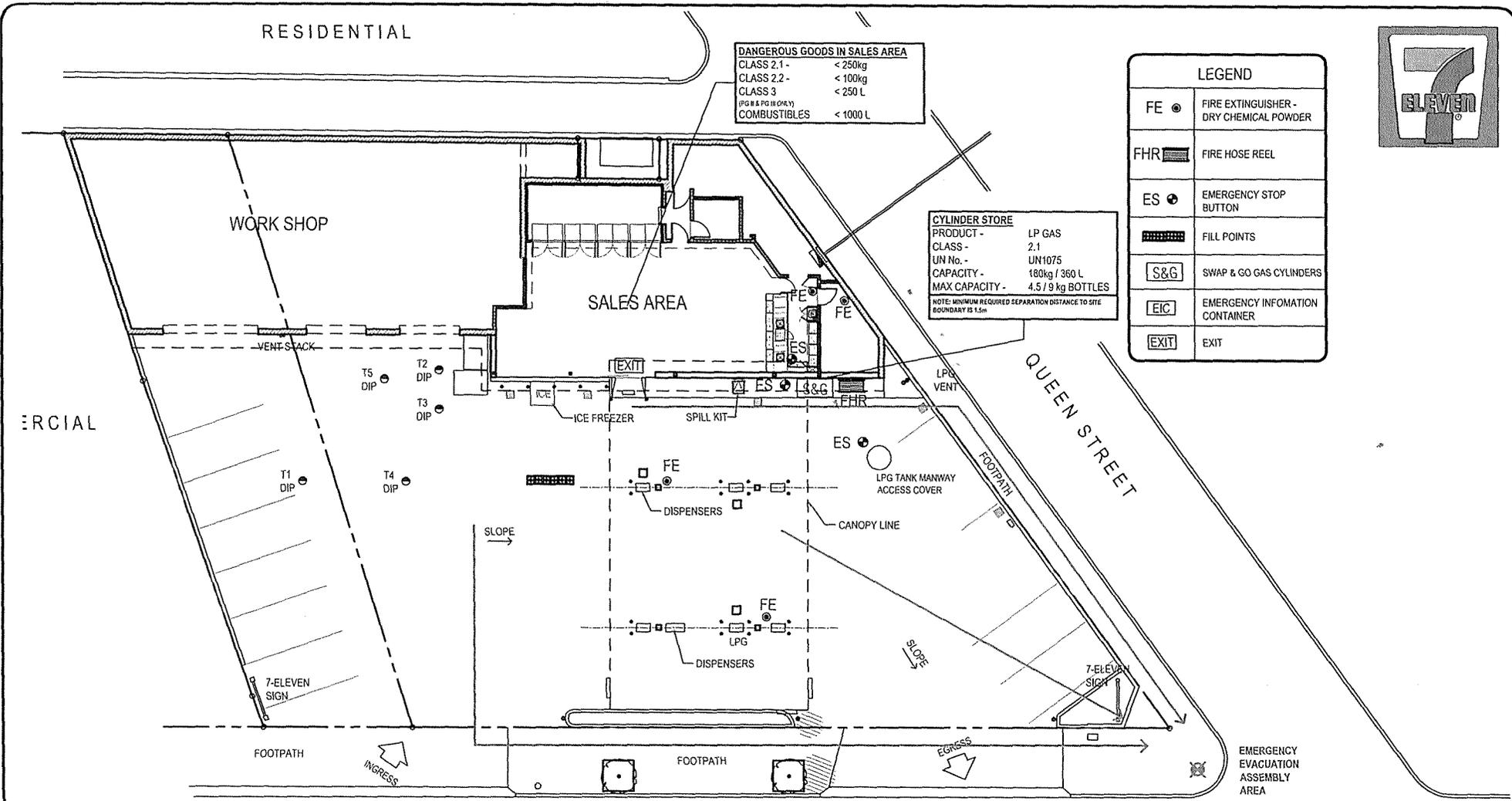
UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Code	Typical Qty	Unit eg L, kg

Depot No	Type of storage location or process	Class	Maximum Storage Capacity (L, kg)

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Code	Typical Qty	Unit eg L, kg

Depot No	Type of storage location or process	Class	Maximum Storage Capacity (L, kg)

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Code	Typical Qty	Unit eg L, kg



DANGEROUS GOODS IN SALES AREA
 CLASS 2.1 - < 250kg
 CLASS 2.2 - < 100kg
 CLASS 3 - < 250 L
 (PG I & PG II ONLY)
 COMBUSTIBLES < 1000 L

CYLINDER STORE
 PRODUCT - LP GAS
 CLASS - 2.1
 UN No. - UN1075
 CAPACITY - 180kg / 360 L
 MAX CAPACITY - 4.5 / 9 kg BOTTLES
 NOTE: MINIMUM REQUIRED SEPARATION DISTANCE TO SITE BOUNDARY IS 1.5m

LEGEND	
FE	FIRE EXTINGUISHER - DRY CHEMICAL POWDER
FHR	FIRE HOSE REEL
ES	EMERGENCY STOP BUTTON
[Symbol]	FILL POINTS
S&G	SWAP & GO GAS CYLINDERS
EIC	EMERGENCY INFORMATION CONTAINER
EXIT	EXIT

SITE PLAN
 SCALE 1:200 (A3)

TANK No	TANK SIZE	TANK MODEL	PRODUCT	CLASS
T1	30,000LT	ENVIROTANK DWT 55	DIESEL	COMBUSTIBLE LIQ. C1
T2	30,000LT	ENVIROTANK DWT 30/25	ULP	CLASS 3 PG II
T3	55,000LT	ENVIROTANK DWT 30/25	ULP-E10	CLASS 3 PG II
T4	25,000LT	ENVIROTANK DWT 30/25	PULP	CLASS 3 PG II
T5	25,000LT	ENVIROTANK DWT 30/25	PULP98	CLASS 3 PG II
T6	30,000LT		LPG	CLASS 2.1 PG II

*NOTE: TANK LOCATIONS TO BE DETERMINED

NO.	DATE	BY	AMENDMENT	APPROVED
A	10.09.09	RC	INFORMATION ISSUE	

7-ELEVEN STORES PTY LTD
INCORPORATED IN VICTORIA TELEPHONE (03) 9541 0711 FAX (03) 9541 0782
 357 FERN TREE GULLY ROAD MOUNT WAVERLEY VICTORIA 3149 AUSTRALIA

DATE CREATED	PROJECT
20-12-05	PROPOSED CONVENIENCE STORE AT 8-10 CRYSTAL STREET PETERSHAM NSW
DRAWN BY A. BRUN	TITLE DANGEROUS GOODS PLAN
CHECKED BY	SCALE 1:200 (A3)
APPROVAL FOR RESUSE	SHEET 1 OF 1
	SHEET SIZE A3
	DRAWING No. 2153-DGP
	REVISION No. A
	DATE PLOTTED

CONTACT FOR NOTIFICATION INQUIRIES

Title: Mr Miss / Ms / Mrs / Other (please specify) _____ Family name HUYNH
 Given name VI Other names _____
 Gender Male / Female (please circle) Date of birth 10 / 5 / 75 Place of birth VIETNAM
 Postal address 8-10 CRYSTAL ST
 Suburb PETERSHAM State NSW Postcode 2049
 Business phone 02 9560 2818 Business fax number 02 9560 5916
 Business email address VI-HUYNH@BIGPOND.COM

Previous Licence Number or Acknowledgement Number (if known)

35/ 007091

Previous Occupier (if known)

RAY GUTHRIE

24/12/05

Site on which dangerous goods are to be kept

Number 8-10 Street CRYSTAL STREET

Nearest cross Street

QUEEN STREET

Lot and DP if no street number

Is the site staffed? If yes state number of employees 6

Site staffing: Hours per day 24 Days per week 7

Site Emergency Contact

Phone number (0)411 308495 Name VI HUYNH

Nature of site (eg petrol station, warehouse etc)

PETROL STATION

Nature of your primary business activity

SELF SERVE PETROL + CONVIENCE

ABN Number (if any)

62077 19473

Website details (if any)

What is the ANSZIC code most applicable to you business? (see guide for list of codes and further information)

Code 532 Description SERVICE STATION

Attach a site sketch(s) of the premises. Refer to the Guide for information on the requirements for the site sketch.

Attach a photocopy page from a local Street Directory or other map showing the locality of the premises. Mark the location of the premises with an X

List the dangerous goods that will be stored and/or processed on these premises. Copy this page and attach additional sheets if there is insufficient space.

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M ³)
1	UNDERGROUND TANK	3	

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M ³
1.	1203	PETROL	3	II	UNLEADED		50000 L
2.	1203	PETROL	3	II	UNLEADED		30000 L
3.	1203	PETROL	3	II	VORTEX		20000 L
4.	1203	PETROL	3	II	VORTEX		30000 L

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M ³)

50001

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M ³
	1203	PETROL	3	II	DIESEL		27000 L

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M ³)
6.	2	UNDERGROUND	3 30000 L

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M ³
	1223	KEROSENE	3	KEROSENE		2500	L

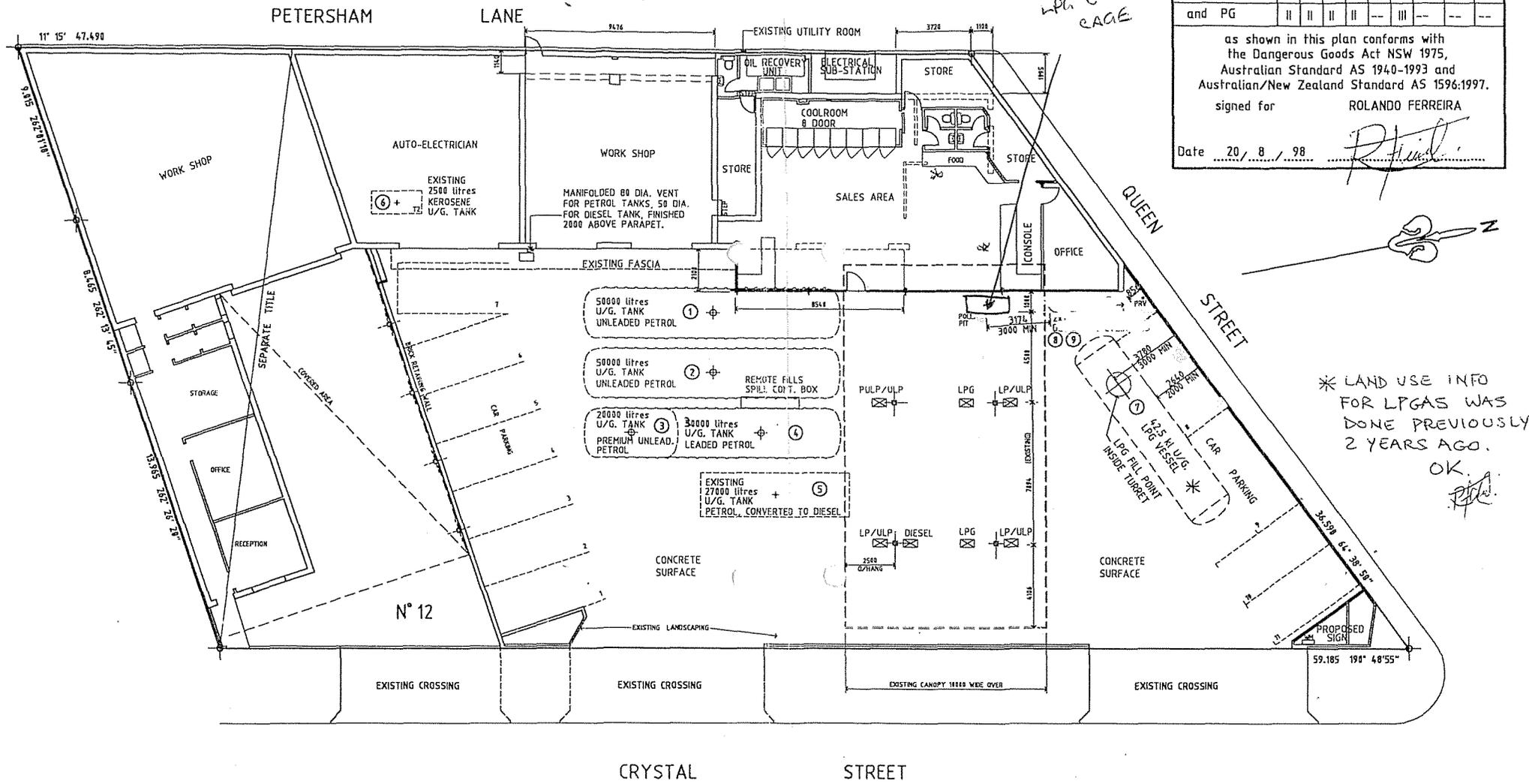
Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M ³)
7.	3	UNDERGROUND TANK	2.1 42500 L

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M ³
	1075	PETROLEUM GAS LIQUEFIED	2.1	LPG		40000	L

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M ³)
8.	4	CYLINDER STORAGE	2.1 216 kg

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M ³
	1075	Petroleum Gas	2.1	9kg Gas Bottle		216	kg

3007091



DEPOT No.	T1	T2	T3	T4	T5	T6	T7	DC8	DC9
QUANTITY (kl)	50	50	20	30	25	3	42.5	190	190
of DG Class	3	3	3	3	C1	3	2.1	2.1	2.1
and PG	II	II	II	II	---	III	---	---	---

as shown in this plan conforms with the Dangerous Goods Act NSW 1975, Australian Standard AS 1940-1993 and Australian/New Zealand Standard AS 1596:1997.

signed for **ROLANDO FERREIRA**

Date 20 / 8 / 98

* LAND USE INFO FOR LPGAS WAS DONE PREVIOUSLY, 2 YEARS AGO. OK.



myros services
 3 UPWEY STREET, PROSPECT, NSW, 2149, AUSTRALIA.
 PHONE: (02) 9671 2301
 FAX: (02) 9671 2268
 R. D. FERREIRA
 Accredited WorkCover
 E-MAIL: myros@zeta.org.au

REV.	BY	DATE	DESCRIPTION OF CHANGE
A	RD	6/98	REDRAWN IN CAD
B	RDF	8/98	U/G.TANKS SHOWN

PROJECT
PETERSHAM
 8-10 CRYSTAL STREET
 CNR. QUEEN STREET

TITLE
PROPOSED SITE LAYOUT

COPYRIGHT
 THIS DRAWING & DESIGN MUST NOT BE COPIED IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF MYROS SERVICES.

DRAWN	DATE	CHECKED	DATE
RD	11.6.98	RF	6/98
SCALE	SIZE	DRAWING No.	REV.
1:200	A3	2049-M02	B



441-E-1430



Licence No. 35/007091

APPLICATION FOR RENEWAL OF LICENCE TO KEEP DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

DECLARATION: Please renew licence number 35/007091 to 25/09/2005. I confirm that all the licence details shown below are correct (amend if necessary).

[Handwritten Signature]

(Signature)

for: DEWKELP P/L

Ray Guthrie

(Please print name)

15/09/04

(Date signed)

THIS SIGNED DECLARATION SHOULD BE RETURNED TO:

WorkCover New South Wales
Dangerous Goods Licensing Section
LOCKED BAG 2906
LISAROW NSW 2252

Enquiries:ph (02) 43215500
fax (02) 92875500

Details of licence on 18 August 2004

Licence Number 35/007091 Expiry Date 25/09/2004

Licensee DEWKELP P/L ACN 003 971 622

Postal Address: 8-10 CRYSTAL ST PETERSHAM NSW 2049

Licensee Contact RAY GUTHRIE Ph. ~~9810 4680~~ 9518 6700

Premises Licensed to Keep Dangerous Goods
DEWKELP P/L
8 CRYSTAL ST & QUEEN ST PETERSHAM 2049

Nature of Site AUTOMOTIVE FUEL RETAILING

Major Supplier of Dangerous Goods UNKNOWN OR OTHER

Emergency Contact for this Site RAY GUTHRIE Ph. 9887 1557 / mobile 0402 314 870

Site staffing 18HRS 7 DAYS

Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	UNDERGROUND TANK	Class 3	50000 L
		UN 1203 PETROL	50000 L
2	UNDERGROUND TANK	Class 3	50000 L
		UN 1203 PETROL	50000 L
3	UNDERGROUND TANK	Class 3	20000 L
		UN 1203 PETROL	20000 L
4	UNDERGROUND TANK	Class 3	30000 L
		UN 1203 PETROL	30000 L
5	EXEMPT - U/G TANK	Class C1	27000 L
		UN 00C1 DIESEL	25000 L
6	UNDERGROUND TANK	Class 3	3000 L
		UN 1223 KEROSENE	2500 L
7	UNDERGROUND TANK	Class 2.1	42500 L
		UN 1075 PETROLEUM GASES, LIQUEFIED	40000 L
8	DECANTING CYLINDER(S)	Class 2.1	190 KG
		UN 1075 PETROLEUM GASES, LIQUEFIED	190 KG
9	DECANTING CYLINDER(S)	Class 2.1	190 KG
		UN 1075 PETROLEUM GASES, LIQUEFIED	190 KG

Licence No. 35/007091

1636

**APPLICATION FOR RENEWAL
OF LICENCE TO KEEP DANGEROUS GOODS**



ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

DECLARATION: Please renew licence number 35/007091 to 26/09/2001. I confirm that all the licence details shown below are correct (amend if necessary).

[Signature] Ray Guthrie 5/10/00
 (Signature) (Please print name) (Date signed)
 for: DEWKELP P/L

THIS SIGNED DECLARATION SHOULD BE RETURNED TO: (please do not fax)

WorkCover New South Wales Enquiries: ph (02) 9370 5187
 Dangerous Goods Licensing Section fax (02) 9370 6104
 GPO BOX 5364
 SYDNEY 2001

Details of licence on 1 September 2000

Licence Number 35/007091 Expiry Date 26/09/2000

Licensee DEWKELP P/L ACN ~~003 871 522~~ 000 815 252

Postal Address: 8-10 CRYSTAL ST PETERSHAM NSW 2049

Licensee Contact RAY GUTHRIE Ph. 9550 0173

Premises Licensed to Keep Dangerous Goods
 DEWKELP P/L
 8 CRYSTAL ST & QUEEN ST PETERSHAM 2049

Nature of Site AUTOMOTIVE FUEL RETAILING

Major Supplier of Dangerous Goods UNKNOWN OR OTHER

Emergency Contact for this Site RAY GUTHRIE Ph. 9887 1557

Site staffing 18HRS 7 DAYS

Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	UNDERGROUND TANK	Class 3	50000 L
	UN 1203 PETROL		50000 L
2	UNDERGROUND TANK	Class 3	50000 L
	UN 1203 PETROL		50000 L
3	UNDERGROUND TANK	Class 3	20000 L
	UN 1203 PETROL		20000 L
4	UNDERGROUND TANK	Class 3	30000 L
	UN 1203 PETROL		30000 L
5	EXEMPT - U/G TANK	Class C1	27000 L
	UN 00C1 DIESEL		25000 L
6	UNDERGROUND TANK	Class 3	3000 L
	UN 1223 KEROSENE		2500 L
7	UNDERGROUND TANK	Class 2.1	42500 L
	UN 1075 PETROLEUM GASES, LIQUEFIED		40000 L



**APPLICATION FOR RENEWAL
OF LICENCE TO KEEP DANGEROUS GOODS**

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

8	DECANTING CYLINDER(S)	Class 2.1	190 KG
	UN 1075 PETROLEUM GASES, LIQUEFIED		190 KG
9	DECANTING CYLINDER(S)	Class 2.1	190 KG
	UN 1075 PETROLEUM GASES, LIQUEFIED		190 KG

Form DG10

<http://www.workcover.nsw.gov.au>

DX 13067 MARKET ST SYDNEY

p.2

(02) 9818 7839

Balmain Rentals

05 Oct 20 12:14

35/007091

SCIENTIFIC SERVICES BRANCH
Dangerous Goods Licensing
 ph. (02) 9370 5187 fax (02) 9370 6105
 e-mail: scid@workcover.nsw.gov.au



Attn: RAY GUTHRIE
 Licensee: DEWKELP P/L ACN 003 971 622
 8-10 CRYSTAL ST
 PETERSHAM NSW 2049

LICENCE FOR THE KEEPING OF DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATIONS THEREUNDER

Licence Number 35/007091 Expiry Date 26/09/2000 No. of Depots 9

Licensee Contact RAY GUTHRIE Ph. 9550 0173

Premises Licensed to Keep Dangerous Goods
 DEWKELP P/L
 8 CRYSTAL ST & QUEEN ST PETERSHAM 2049

Nature of Site AUTOMOTIVE FUEL RETAILING

Major Supplier of Dangerous Goods UNKNOWN OR OTHER

Emergency Contact for this Site RAY GUTHRIE Ph. 9887 1557

Site staffing 18HRS 7 DAYS

Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	UNDERGROUND TANK UN 1203 PETROL	Class 3	50000 L
2	UNDERGROUND TANK UN 1203 PETROL	Class 3	50000 L
3	UNDERGROUND TANK UN 1203 PETROL	Class 3	20000 L
4	UNDERGROUND TANK UN 1203 PETROL	Class 3	30000 L
5	EXEMPT - U/G TANK UN 00C1 DIESEL	Class C1	27000 L
6	UNDERGROUND TANK UN 1223 KEROSENE	Class 3	3000 L
7	UNDERGROUND TANK UN 1075 PETROLEUM GASES, LIQUEFIED	Class 2.1	42500 L
8	DECANTING CYLINDER(S) UN 1075 PETROLEUM GASES, LIQUEFIED	Class 2.1	190 KG
9	DECANTING CYLINDER(S) UN 1075 PETROLEUM GASES, LIQUEFIED	Class 2.1	190 KG

PLEASE RETAIN AS PROOF OF LICENCE

Issued by Workcover Authority of New South Wales on 20 January 2000

What is a depot? See page 5 of the Guidance Notes.

PART 5 - Dangerous Goods Storage Complete one section per depot.

If you have more depots than the space provided, photocopy sufficient sheets first.

delete with depot then add

Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity
1	UNDERGROUND TANK	3	50 000 l <i>plan rec'd</i>

UN Number	Proper Shipping Name	Class (I, II, III)	PG (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m ³
1203	PETROL	3	II	UNLEADED	50000	l

Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity
2	UNDERGROUND TANK	3	50 000 l <i>plan rec'd</i>

UN Number	Proper Shipping Name	Class (I, II, III)	PG (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m ³
1203	PETROL	3	II	UNLEADED	50000	l

Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity
3	UNDERGROUND TANK	3	20 000 l <i>plan rec'd</i>

UN Number	Proper Shipping Name	Class (I, II, III)	PG (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m ³
1203	PETROL	3	II	PREMIUM ULP	20000	l

Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity
4	UNDERGROUND TANK	3	30 000 l <i>plan rec'd</i>

UN Number	Proper Shipping Name	Class (I, II, III)	PG (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m ³
1203	PETROL	3	II	LEADED	30000	l

3/10

What is a depot? See page 5 of the Guidance Notes.

PART C - Dangerous Goods Storage Complete one section per depot.

If you have more depots than the space provided, photocopy sufficient sheets first.

Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity
5	UNDERGROUND TANK	C1	27 25000 l

UN Number	Proper Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m ³
0001	DIESEL (EXEMPT)	C1 -	DIESEL	25000	l

Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity
6	UNDERGROUND TANK	3	3000 l

UN Number	Proper Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m ³
1223	KEROSENE	3 III	KEROSENE	2500	l

What is a depot? See page 5 of the Guidance Notes.

PART C – Dangerous Goods Storage Complete one section per depot.

If you have more depots than the space provided, photocopy sufficient sheets first.

Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity		
b 8	DECANTING CYLINDER	2.1	190 Kg		
UN Number	Proper Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m ³
1075	PETROLEUM GASES, LIQUIFIED	2.1 -	L.P. GAS	190	Kg

plan
veg
veg

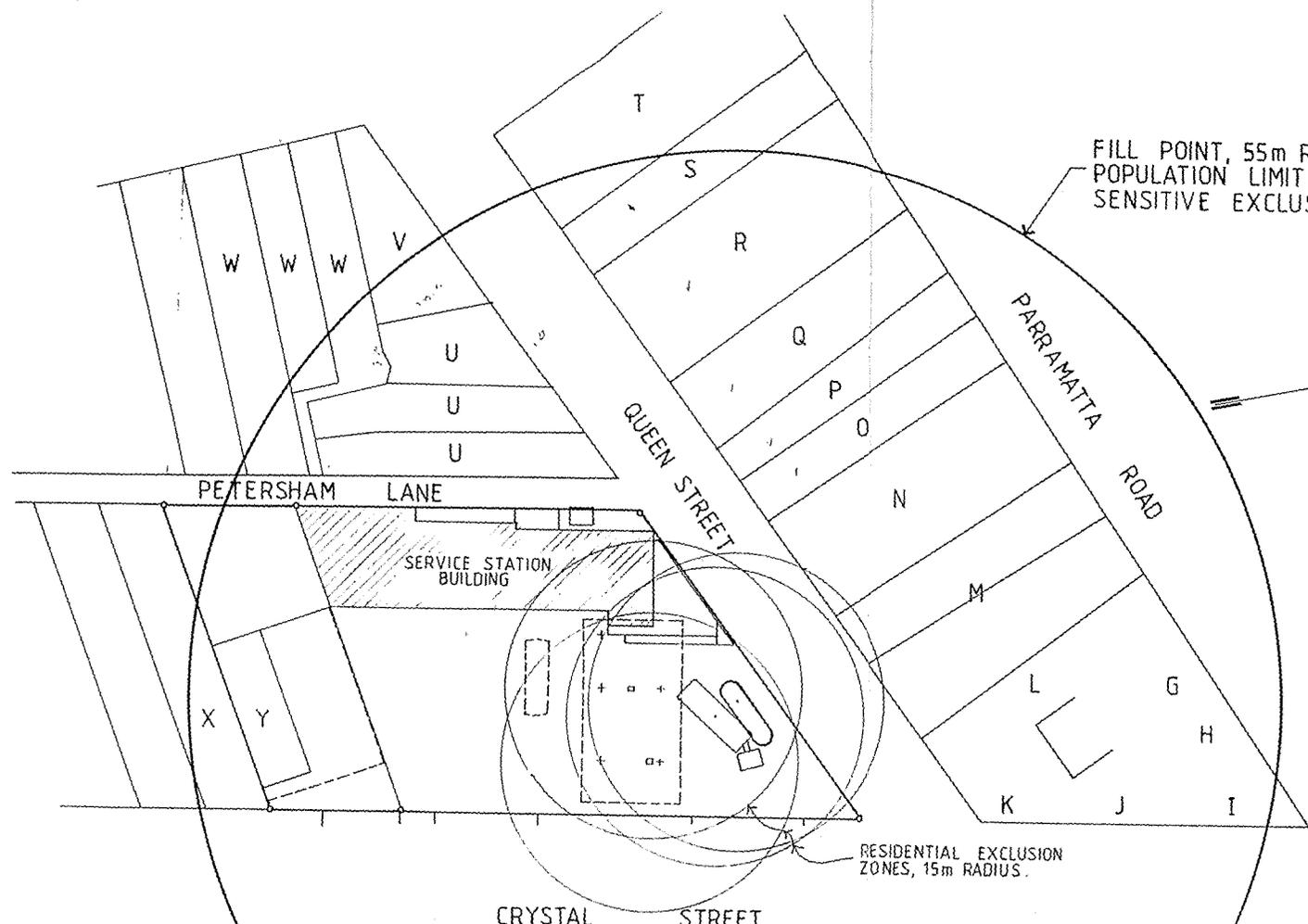
Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity		
9	DECANTING CYLINDER	2.1	190 Kg		
UN Number	Proper Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m ³
1075	PETROLEUM GASES, LIQUIFIED	2.1 -	L.P. GAS	190	Kg

plan
veg
veg

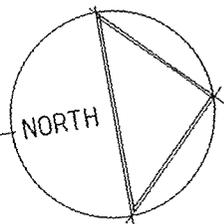
Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity		
UN Number	Proper Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m ³

Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity		
UN Number	Proper Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m ³

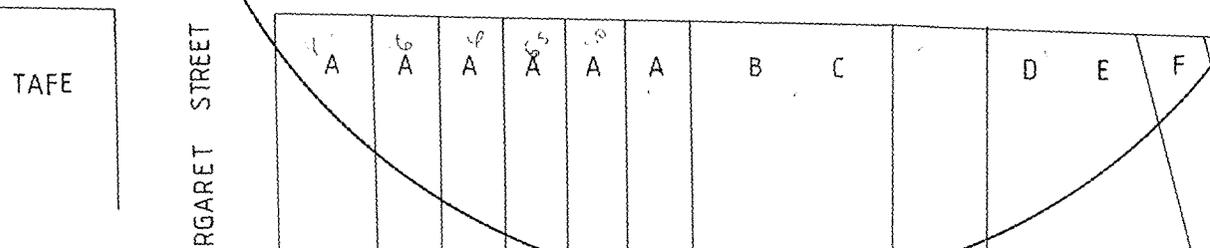
A
B
C



FILL POINT, 55m RADIUS
POPULATION LIMIT AREA &
SENSITIVE EXCLUSION ZONE.



RESIDENTIAL EXCLUSION
ZONES, 15m RADIUS.



WORKCOVER NEW SOUTH WALES

**DETAILS OF LICENCE FOR KEEPING
DANGEROUS GOODS ON 21 January 1999**

Licence Number 35/007091 Expiry Date 27/09/1996 No of Depots. 5

Licensee Details

Licensee PEZZANO L
 Trading name WESTWAYS SERV/STN
 Postal Address 8 CRYSTAL ST & QUEEN ST PETERSHAM NSW 2049
 Licensee Contact LUIGI PEZZANO Ph. 569 7445 Fax. 569 7445

Site Details

Premises Licensed to Keep Dangerous Goods
 PEZZANO L WESTWAYS SERV/STN
 8 CRYSTAL ST & QUEEN ST PETERSHAM 2049

Nature of Site AUTOMOTIVE FUEL RETAILING

Major Supplier of Dangerous Goods NOT APPLICABLE

Emergency Contact for this Site LUIGI PEZZANO Ph. 569 7445

Site staffing 12HRS & 7 DAYS

Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	UNDERGROUND TANK UN 1203 PETROL	Class 3	27600 (5) 30000 L (5) ^{exu} 28000 L
2	UNDERGROUND TANK UN 1203 PETROL	Class 3	10000 L ✓ 10000 L
3	UNDERGROUND TANK UN 1203 PETROL	Class 3	20000 L ✓ 18000 L ✓ 18000 L
4	EXEMPT - U/G TANK UN 00C1 DIESEL	Class C1	(3) 20000 L (3) 20000 L
5	UNDERGROUND TANK UN 1223 KEROSENE	Class 3	3500 (7) 3000 L (5) 3000 L

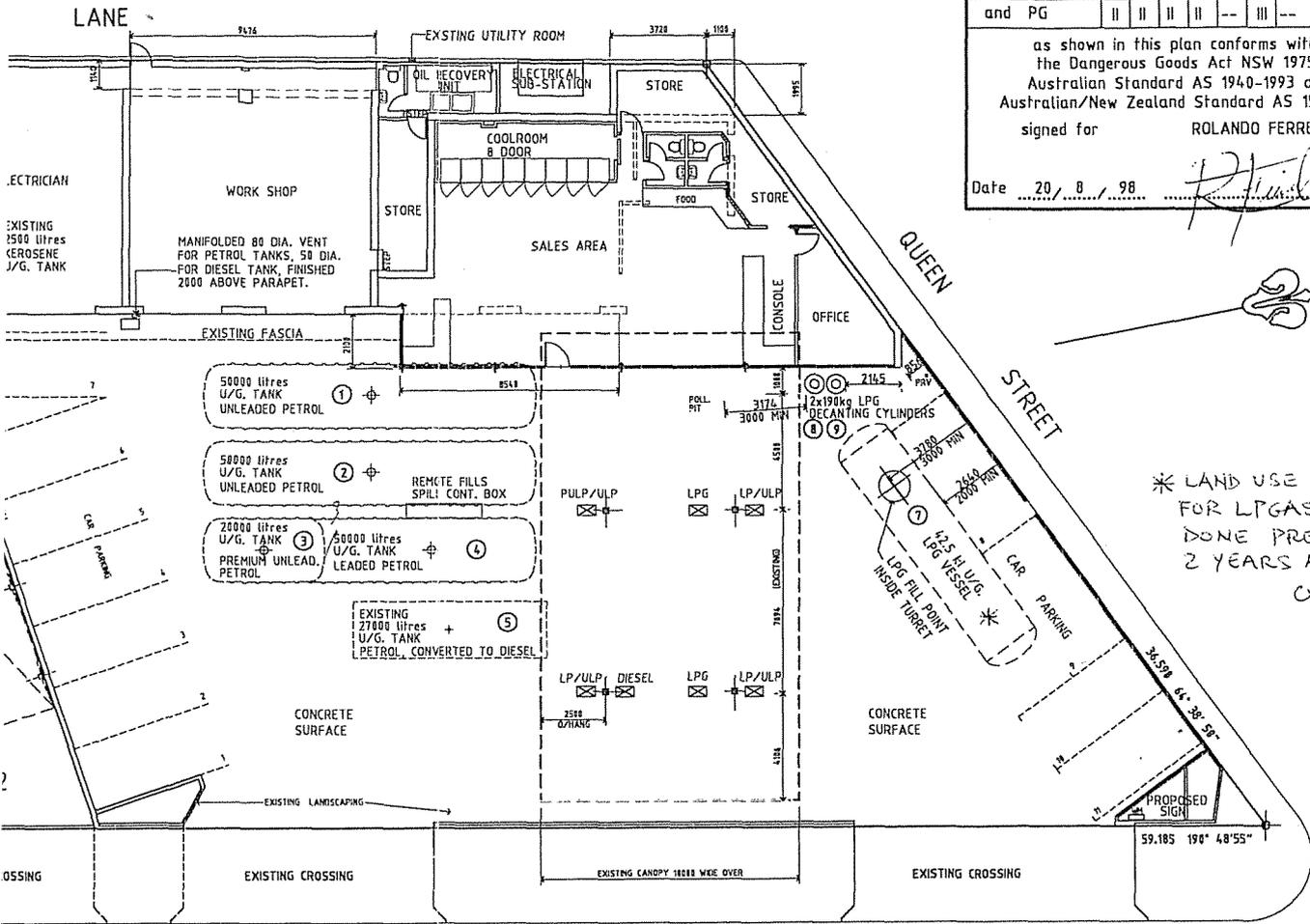
30 27 28
 20 20 20
 18 15 18
 10 10 10

DEPOT No.	T1	T2	T3	T4	T5	T6	T7	DC8	DC9
QUANTITY (kl)	50	50	20	30	25	3	42.5	190	190
of DG Class	3	3	3	3	C1	3	2.1	2.1	2.1
and PG	II	II	II	II	--	III	--	--	--

as shown in this plan conforms with the Dangerous Goods Act NSW 1975, Australian Standard AS 1940-1993 and Australian/New Zealand Standard AS 1596:1997.

signed for **ROLANDO FERREIRA**

Date 20 / 8 / 98

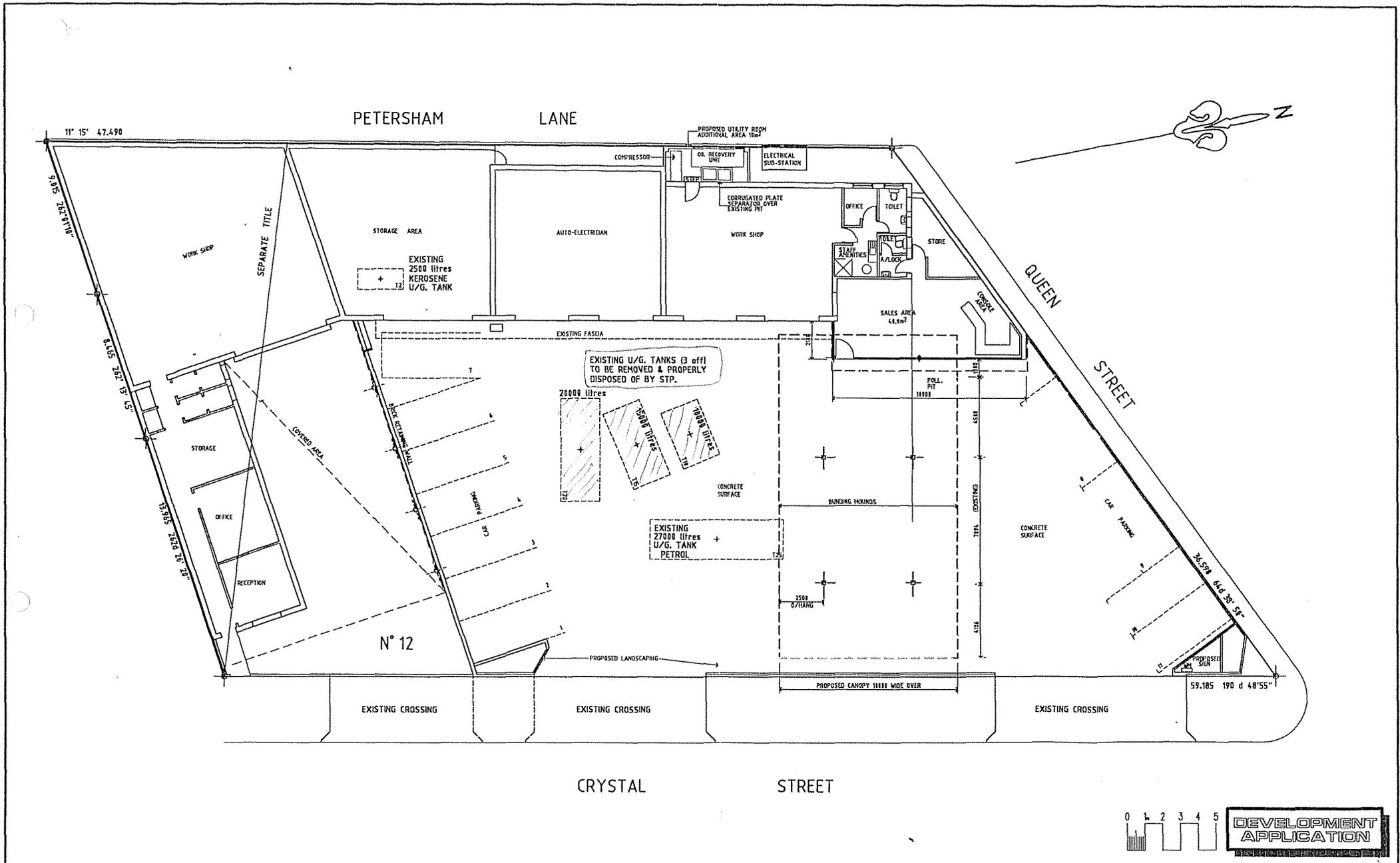


* LAND USE INFO FOR LPGAS WAS DONE PREVIOUSLY, 2 YEARS AGO. OK.

0 1 2 3 4 5

DEVELOPMENT APPLICATION

DESCRIPTION OF CHANGE	PROJECT	TITLE	DRAWN	DATE	CHECKED	DATE
REDRAWN IN CAD	PETERSHAM 8-10 CRYSTAL STREET CNR. QUEEN STREET	PROPOSED SITE LAYOUT	RD	11.6.98	RF	6/98
U/G.TANKS SHOWN			SCALE	SIZE	DRAWING No.	REV.
REVISION		COPYRIGHT THIS DRAWING & DESIGN MUST NOT BE COPIED IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF MYROS SERVICES.	1:200	A3	2049-M02	B



myros services
 3 UPWEY STREET, PROSPECT, NSW, 2149, AUSTRALIA.
 PHONE: (02) 9671 2301
 FAX: (02) 9671 2268
 MOBILE: 0412 615 843
 E-MAIL: myros@zebu.org.au

R. D. FERREIRA
 Accredited WorkCover
 (NSW) Consultant

REV.	BY	DATE	DESCRIPTION OF CHANGE
A	RD	6/98	REDRAWN IN CAD
B	RDF	8/98	U/G. TANKS SHOWN

REVISION

PROJECT
PETERSHAM
 8-10 CRYSTAL STREET
 CNR. QUEEN STREET

TITLE
 EXISTING SITE LAYOUT

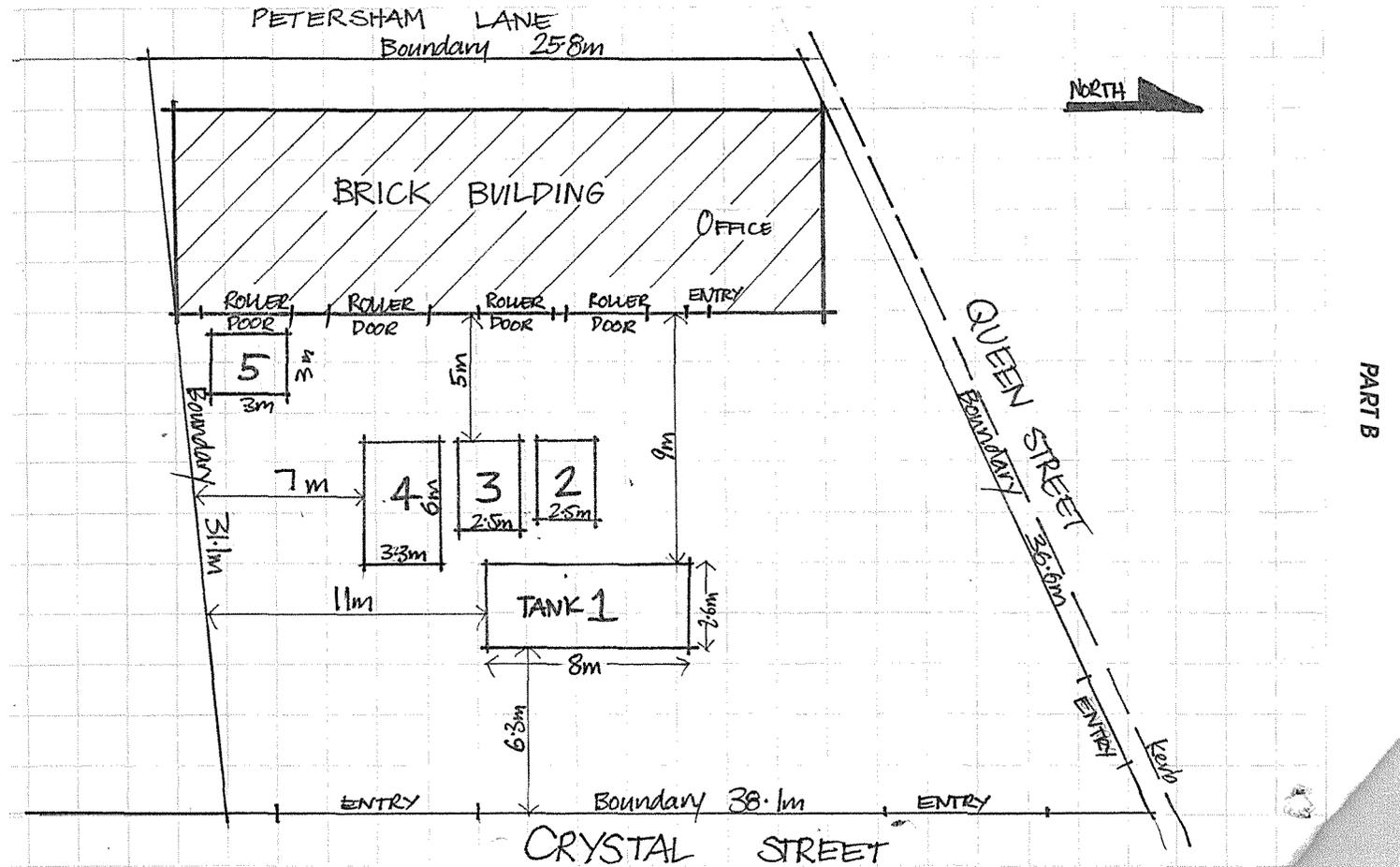
COPYRIGHT
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DRAWN	DATE	CHECKED	DATE
RD	11.6.98	RF	6/98
SCALE	SIZE	DRAWING No.	REV.
1:200	A3	2049-M01	B

Sketch

35/007091

Please carefully read the instructions in Part B of the guide before sketching the site.



The Chief Inspector of Inflammable Liquids,
Box 48, G.P.O.,
Sydney.

2292
7677
7091

INFLAMMABLE LIQUID ACT, 1915, AS AMENDED

CONTRACTOR'S CERTIFICATE
Underground Tanks

I hereby certify that the tank(s) as indicated below recently installed by me at the undermentioned premises have fill, dip and suction pipes as detailed hereunder.

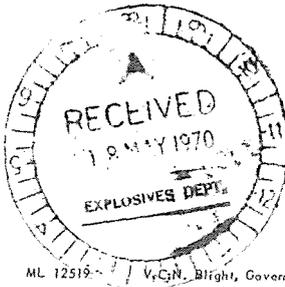
Petroleum Company Ampol Aust LTD.

Address of Premises CRYSTAL ST PETERSHAM.

Name of Occupant AMPOL SERVICE STATION.

Capacity of each tank and distance in inches between bottom of tank and lower end of internal pipes.

Capacity (Gallons)	Suction Pipe (Inches)	Fill Pipe (Inches)	Dip Pipe (Inches)
1 X 4000	4"	1 1/2"	1 1/2"



ML 12519-1 V.C.N. Bright, Government Printer

Signed R.F. Bryant.

BRYANT BROS.
INSTALLATIONS
(N.S.W.) PTY. LTD.

Date 13/5/70

Reference 35-007091

WORKCOVER AUTHORITY



CHEMICAL SAFETY UNIT
Locked Bag 10, P O CLARENCE ST
SYDNEY 2000
PH. (02) 370 5191 OR 370 5192
FAX (02) 370 6105

The Occupier
Service Station
Queen St & Crystal St
PETERSHAM 2049,

20 FEB 1995

Dear Sir/Madam

RE : LICENCE FOR THE KEEPING OF DANGEROUS GOODS

Advice has been received that you have taken over the premises previously occupied by :

PEZZANO L.

These premises are licensed for the keeping of the following dangerous goods :

1.	1/6 Tank	class 3	30,000 Lt
2.	---	---	20,000 Lt
3.	---	---	20,000 Lt
4.	---	---	10,000 Lt
5.	---	---	3000 Lt

If you are keeping dangerous goods, the licence must be transferred to your name. Please complete and return the enclosed application form.

If dangerous goods in licensable quantities are no longer kept on the above premises, please advise details and date of removal. In the case of unused underground petrol or kerosene tanks, a certificate of abandonment pursuant to Clause 138 of the Dangerous Goods Regulation, 1978 is required for cancellation of licence (see the back of this letter for guidance notes).

Yours faithfully

For Chief Inspector of Dangerous Goods

encs.

400 Kent Street Sydney NSW 2000 Phone (02) 3705000 Fax (02) 3705999 DX 480 Sydney
All correspondence to Locked Bag 10 Clarence St Sydney 2000
New South Wales Government

INFLAMMABLE LIQUID ACT, 1915 (AS AMENDED)

Application for Registration of Premises or Store Licence under Division B or for the transfer alteration or amendment of any such Registration or Licence, for the keeping of Inflammable Liquid and/or Dangerous Goods, in accordance with the provisions of the Inflammable Liquid Act, 1915 (as amended), for the ensuing year.

DIRECTIONS

1. Applications must be forwarded to the Chief Inspector of Inflammable Liquid, Explosives Department, Box R.216, Royal Exchange Sydney, N.S.W. 2000 and must be accompanied by the prescribed fee, as set out hereunder:
 Registration of Premises (Fee \$3.00 p.a.) - For quantities not exceeding 300 gallons of mineral oil and 100 gallons of mineral spirit, if kept together; or 800 gallons of mineral oil and 100 gallons of mineral spirit, if kept in separate depots; or 500 gallons of mineral spirit, if kept in an underground tank depot; or 800 gallons of mineral oil and 500 gallons of mineral spirit, if mineral spirit is kept in an underground tank depot.
 In addition to, or in lieu of the above, similar quantities of Dangerous Goods of Classes 1 and 2 may be kept under the like conditions; reading Dangerous Goods of Class 1 for the words Mineral Spirit and Dangerous Goods of Class 2 for the words Mineral Oil.
 Store Licence, Div. A (Fee, \$6.50 p.a.) - For quantities in excess of those stated above, but not exceeding 4,000 gallons mineral oil and/or mineral spirit, and/or Dangerous Goods of Classes 1, 2 and 9.
 Store Licence, Div. B (Fee, See Regulation 7) - For quantities exceeding 4,000 gallons of mineral spirit, and/or dangerous goods of Classes 1 and 2, and/or dangerous goods of Class 3.
 For the keeping of Dangerous Goods of Classes 3 and/or 4. (\$15.00 p.a.).
 Fees for the keeping of inflammable liquid and dangerous goods in excess of the above stated quantities and also for Liquid Petroleum Gas storage are set out in Regulation 7.

1. Name of occupier including full christian names.	PEZZANO, LUIGI
2. Trading Name (if any)	AMPOK PETROLEUM LTD
3. Locality of the premises in which the depot or depots are situated	No. or Name WESTWAYS SERVICE STATION
	Street CNR. QUEEN & CRYSTAL STS.
	Town PETERSHAM
4. Postal address	Box 4090 G.P.O. SYDNEY
	Postcode 2001
5. Occupation	SERVICE STATION PROPRIETOR
6. Nature of premises (dwelling, garage etc.)	GARAGE & MECHANICAL WORK

7. Particulars of construction of depots and maximum quantities of inflammable liquid and/or Dangerous Goods to be kept at any one time.

PLEASE ATTACH PLAN OF PREMISES

Depot No.	Construction of depots *			Inflammable liquid		Dangerous goods					
	Walls	Roof	Floor	Mineral spirit gallons	Mineral oil gallons	Class 1 gallons	Class 2 gallons	Class 3 lb	Class 4 cu. ft.	Class 5A water gal.	Class 9 gallons
1	1 x 20,000 u/g tank				LITRES						
2	1 x 15,000										
3	1 x 10,000										
4	1 x 5000										
5	2 x 10000										
6											
7											
8											
9											
10											

* If product is kept in tanks describe depots as underground or aboveground tanks.

Signature of applicant *G. Pezzano*

Date of application 6/9/74, 1974

CERTIFICATE OF INSPECTION

I, _____ being an Inspector under the Inflammable Liquid Act, 1915 (as amended) do hereby certify that _____

Appendix F

Council Planning Certificates and Records



PLANNING CERTIFICATE

UNDER SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Cert. No.: PCT/2021/3694

Fee: \$133.00

Application Date: 14 February 2021

Issued Date: 14 February 2021

Applicant's Reference: PRCUTS1

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: Balmain Rentals Pty Ltd

Subject property address	Legal description
Street address: 2-10 Crystal Street PETERSHAM NSW 2049	Lot 2 DP 857008 Lot 1 DP 857008 Lot 3 DP 857008

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 Environment 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:

- Marrickville Local Environmental Plan 2011

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:

- Marrickville Development Control Plan 2011

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

Marrickville Local Environmental Plan 2011

Zone B2 Local Centre

1 Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To provide housing attached to permissible non-residential uses which is of a type and scale commensurate with the accessibility and function of the centre or area.
- To provide for spaces, at street level, which are of a size and configuration suitable for land uses which generate active street-fronts.
- To constrain parking and reduce car use.

2 Permitted without consent

Home occupations

3 Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hostels; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair 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); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture Port facilities; Recreation facilities (major); Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

Draft Inner West Local Environmental Plan 2020

Proposed Zone B2 Local Centre

1 Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To reinforce and enhance the role, function and identity of local centres as the primary commercial and retail centres in Inner West and provide for residential development that supports, and does not detract from, that function.
- To strengthen the viability and vitality of the Ashfield town centre as the primary centre for investment, employment, cultural and civic activity.
- To promote building use and design that creates open and lively facades and invites people to interact at a street level.
- To generally conserve and enhance the unique sense of place of local centres by ensuring that new development displays architectural and urban design quality and integrates with the desired character and cultural heritage of these places.

2 Permitted without consent

Home occupations

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

3 Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Electricity generating works; Entertainment facilities; Environmental protection works; Function centres; Hostels; Industrial retail outlets; Information and education facility; Light Industries; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Self storage units; Service stations; Shop top housing; Signage; Tank-based aquaculture; Tourist and visitor accommodation; 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 building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Residential accommodation; Rural industries; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Waste or resource transfer stations; Water treatment facilities; Wholesale supplies

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>NO. Complying Development may not be carried out on this land because of the provisions of clause 1.19 of the <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> that land is excluded land being land that is:</p> <ul style="list-style-type: none">• Land that is in the 25 ANEF contour or a higher ANEF contour, unless the development is only for; the erection of ancillary development, attached development or detached development, or; the alteration of, or an addition to, ancillary development, attached development or detached development
<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>NO. Complying Development may not be carried out on this land because of the provisions of clause 1.19 of the <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> that land is excluded land being land that is:</p> <ul style="list-style-type: none">• Land that is in the 25 ANEF contour or a higher ANEF contour, unless the development is only for; the erection of ancillary development, attached development or detached development, or ; the alteration of, or an addition to, ancillary development, attached development or detached development
<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. 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. 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. 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. 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. 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. 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>Demolition Code</p> <p>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>Fire Safety Code</p> <p>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>



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 Marrickville Development Control Plan 2011 refer to Part 2.24: Contamination Land. 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:

- Marrickville Section 94/94A Contributions Plan 2014

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 in the 25 ANEF contour or a higher 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.



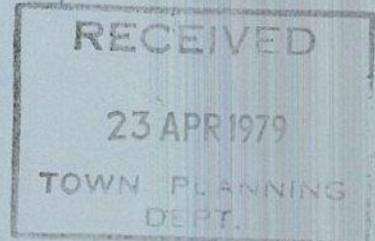
HARJEET ATWAL
SENIOR MANAGER PLANNING

MARRICKVILLE MUNICIPAL COUNCIL

J.P. No: 149/79

Application to Carry out Development under the Town Planning Provisions of The Local Government Act, 1919

(AS AMENDED)



TO BE COMPLETED IN TRIPLICATE AND FORWARDED TO:

THE TOWN CLERK,
ADMINISTRATIVE CENTRE,
FISHER STREET,
PETERSHAM. 2049

INSTRUCTIONS:

- This form must be completed in TRIPLICATE with 3 sketch plans giving sufficient details drawn in the space provided or attached as separate plans. If the application is required to be referred to other statutory bodies, additional copies of plans will need to be supplied.
- If no building works are proposed, a fee of \$60 is to be lodged with the application.
 - If building works are proposed, the fee is \$75 for the first \$1,000 of the estimated value of such works plus an additional \$1.00 for every \$1,000 or part thereof of the remaining amount.
 - Developments which involve an increase in the density of population on any site will require an additional town planning fee of \$500 per flat, or \$500 per each separate accommodation where a development is for houses-let-in-lodgings, boarding houses and the like. Such fee to be lodged with the application.
 - Application for substantial alterations to the facade of, or the erection of a new industrial building, shall be lodged with an additional Town Planning fee of \$5.00 per metre frontage of the site for STREET PLANTING to be carried out and maintained by Council, together with an amount of \$30.00 per metre frontage as a BOND to ensure that the landscaping works on the SITE required by council are satisfactorily completed by the applicant.
 - Where the application is required to be advertised by Council, the cost involved therewith must be borne by the applicant and includes such matters as residential flat buildings, home industries, places of public worship, changes of zoning as well as Interim Development Orders resulting therefrom, and any development considered to be out of character with the existing development of the locality. In each case an additional fee of \$150 is required to be submitted to Council before any advertising procedures are commenced.
 - Where the application is for or involves the installation of an underground fuel tank the fee is \$100 per tank.
- In the case of a request for Council's reconsideration of a previous decision on a development application, a fee being one-fourth of the fee paid on the original application must accompany such request.
- In the event of disapproval a refund must be sought in writing within six months. No refund of any fee will be granted on applications approved by Council.

PLEASE NOTE

ALL QUESTIONS TO BE ANSWERED FULLY AND TO AVOID UNNECESSARY DELAY, CONSULTATION WITH THE TOWN PLANNING STAFF IS RECOMMENDED BEFORE LODGING THIS APPLICATION.

FOR OFFICE USE ONLY

Development Application Fee	\$86] Total Fees Required	\$86
Additional Town Planning Fee			
Advertising Fee/Bond			
Date 19.4.79	Receipt No. 131	Amount Paid	\$86

1. FULL NAME OF APPLICANT *Luigi* **GINO PEZZANO**
 ADDRESS **AMPOL WESTWAYS SERVICE STATION**
 POSTCODE **2049** TELEPHONE No. **569-7445**
 ARE YOU THE OWNER OF THE LAND CONCERNED? **NO** IF NOT,
YOU MUST ATTACH WRITTEN EVIDENCE THAT YOU HAVE BEEN APPOINTED THE
OWNER'S REPRESENTATIVE FOR THE PURPOSE OF MAKING THIS APPLICATION

(See Page iii)

2. FULL NAME(S) OF OWNER(S) OF PROPERTY **TAM CORPORATION PTY. LTD.**
 ADDRESS **448 PARRAMATTA ROAD, PETERSHAM**
 POSTCODE **2049** TELEPHONE No. **560-4411**

3. SITE OF PROPOSED DEVELOPMENT
10 & 12 CRYSTAL STREET, PETERSHAM
 (Number and Name) **Vol. 7081** (Suburb)
 Lot **6** Section **4** Folio **38** D.P.
 Dimensions of Land: Frontage **43'8"** Depth **103'1"**

4. FULL DESCRIPTION OF THE PROPOSED DEVELOPMENT: You must state in this space exactly what you propose to do and give sufficient detail to leave no doubt in the Council's mind as to what development you are applying to commence and/or carry on.
To remove rear section of existing cottage and provide 2 Offices, Rest Room & Toilet facilities. To extend motor garage - workshop over rear section of both blocks as per plan attached.

5. ESTIMATED COST OF PROPOSED BUILDING WORKS (if any) \$ **12,000**
 6. DAYS AND HOURS OF BUSINESS PROPOSED: **6 days 7.30 am to 7.30 pm**

7. NUMBER OF PERSONS PREVIOUSLY EMPLOYED AT SITE OF PROPOSED DEVELOPMENT:
 Males **1** Females Total **1**

8. TOTAL NUMBER OF PERSONS INVOLVED WITH PROPOSED DEVELOPMENT:
 Males **3** Females Total **3**

THE FOLLOWING ADDITIONAL INFORMATION MUST BE SUPPLIED:

9. WHAT IS THE PRESENT USE OF THE LAND OR BUILDINGS AND WHEN DID SUCH USE COMMENCE? **Car Sales Yard & Dwelling**

10. DO YOU PROPOSE TO USE THE WHOLE OR ONLY PART OF THE BUILDINGS OR LAND?
Part IF PART ONLY, INDICATE WHAT PART? **As per Plan**
 USE OF THE REMAINING PART? **Off Street Parking**

11. WHAT WAS THE USE OF LAND OR BUILDING(S) ON 27TH JUNE, 1951? **Car Sales Yard, Motor Repairs & Dwelling**
 (This is important and must be supplied)

12. EXISTING FLOOR AREAS IN SQUARE METRES AND TYPES (e.g., Timber, Concrete, Etc.)
About 107.6 square metres Timber
 (If more than one building, give separate description of each and state whether commercial, industrial or domestic, or otherwise. Attach list if space insufficient).

13. TYPE OF CONSTRUCTION IN EXISTING BUILDINGS? **Brick Cottage**
 (Materials in Walls, Roofs, Floors, etc.)
with Slate Iron Roof & Timber floors

14. WHAT ALTERNATIVE ARRANGEMENTS HAVE BEEN OR WILL BE MADE FOR TENANTS AFFECTED BY THE DEVELOPMENT? **Nil**

15. WHAT ADDITIONS OR ALTERATIONS ARE INTENDED TO EXISTING BUILDINGS?
(The dimensions of any additions to be given)
As per Plan attached

16. PARTICULARS OF MACHINERY NOW INSTALLED ON SITE OF PROPOSED DEVELOPMENT?
Nil

(This question applies only where the application is for an extension of an existing establishment)

17. PARTICULARS OF MACHINERY TO BE INSTALLED? **1 Small Compressor about 1/3 h.p., 1 small lathe (bench type), bench grinder**

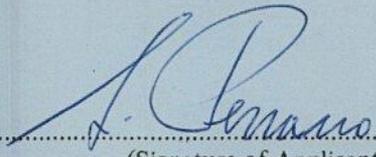
(Size, kilowatt rating, etc., to be indicated)

ON BACK PAGE GIVE SKETCH PLAN OF THE LAND AND BUILDINGS THE SUBJECT OF THIS APPLICATION, PROPOSED BUILDINGS SHOULD BE DISTINGUISHED FROM BUILDINGS NOW IN EXISTENCE. (Separate Plans may be attached to this application.)

IT SHOULD BE NOTED THAT ANY CONSENT ISSUED MAY REQUIRE THE AMENDMENT OF ANY PLANS LODGED WITH THE DEVELOPMENT APPLICATION SO AS TO COMPLY WITH THE PROVISIONS OF ANY ACTS, ORDINANCES AND COUNCIL CODES.

BLOCK PLAN AND LOCALITY SKETCH
(Show nearest cross street and North Point)

Plan attached


.....
(Signature of Applicant)

Date of application..... If on behalf of a firm or company, state official capacity.

AS OWNER(S) OF THE SUBJECT PREMISES, I/WE AGREE TO AN APPLICATION BEING LODGED. (An application is rendered invalid if the consent of ALL owners as recorded by Council is not made by the persons lodging the application)

Date.....
.....
(Signature of Owners)

SKETCH OF PREMISES

SKETCH PLANS TO SHOW THE WALLS OF ANY BUILDINGS ON LAND ADJOINING, THE APPROXIMATE POSITION AND THE DISTANCES OF SUCH WALLS FROM THE COMMON BOUNDARIES, AND THE PRESENT USE OF SUCH BUILDINGS, TOGETHER WITH:-

1. SPACE TO BE MADE AVAILABLE ON SITE FOR OFF-STREET CAR PARKING FOR THE PROPOSED DEVELOPMENT.
2. LOADING AND UNLOADING SPACE TO BE MADE AVAILABLE WITHIN THE CURTILAGE OF THE PREMISES.
3. A DIMENSIONED FLOOR PLAN OF EACH STOREY OF THE BUILDING, SHOWING WALL THICKNESS AND OPENINGS.
4. THE PROPOSED USE OF EACH SECTION OF THE PREMISES BEING NOMINATED.

MARRICKVILLE MUNICIPAL COUNCIL

LOCAL GOVERNMENT ACT, 1919, PART XIIIa

MARRICKVILLE

PLANNING SCHEME ORDINANCE

CONSENT

Permit No. 7587-

Date 2nd May, 1979,

APPLICANT'S FULL NAME: MR. G. PEZZANO,

ADDRESS: 448 PARRAMATTA ROAD, PETERSHAM, 2049

PROPERTY: 10 & 12 CRYSTAL STREET, PETERSHAM

APPROVAL:

The Marrickville Municipal Council as the responsible authority hereby permits.

Extension of existing service station 2 - 10 Crystal Street onto adjoining premises 12 Crystal Street (comprising dwelling and existing car yard) and use this extended area as office with rear auto electrician and motor vehicles workshop in association with the existing service station.

CONDITIONS (IF ANY):

1. The hours of operation being restricted to 7.30 a.m. to 7.30 p.m. Mondays to Saturdays. No work on Sundays or Public Holidays.
2. The provision of hard standing for the off-street car parking of at least fifteen (15) vehicles, each space to be 5.5m x 2.5m and such spaces to be marked on the pavement to Council's satisfaction. The location of these spaces to be such that access to and from and manoeuvrability about the site is not impaired in any way and details to be provided on the building application required to be submitted.
3. The street facade of the proposed workshop areas to blend with the existing service station facade to provide for a uniform appearance from Crystal Street, to the satisfaction of Council's Principal Building Inspector.
4. The front of the modified cottage (No. 12) to be suitably treated to provide a commercial office facade to Crystal Street, again to the satisfaction of Council's Principal Building Inspector.
5. No panel beating or spray painting to be carried out at the premises.
6. As change in classification is involved from Class I to Class VI and premises are located in a Primary Fire Zone -
 - a) applicant to submit the plans and specifications to make building comply with the requirements of Ordinance 70,
 - b) all work to be completed prior to use and occupation of building,
 - c) no advertising signs or structures to be erected without the prior approval of Council.
 - d) Application to consult with Building Inspector re (a) above.
7. Unused section of existing crossing at side to become redundant and to be reconstructed to footpath by Council at applicant's expense.

COMPLIANCE WITH COUNCIL'S STANDARD TOWN PLANNING CONDITIONS (a) (f) (g) (h) (j) (k) (l) (p) (q) (r) (u) (w) (x) & (y) & STANDARD ENGINEERING CONDITIONS 1(d) (f); 2(a) (b); 3(a) (b) (c) (d) & (j) AS SHOWN ON THE ATTACHED LIST OF STANDARD CONDITIONS.

This approval does not relieve the applicant of the obligation to obtain approval of building plans under Part XI of the Local Government Act, 1919.

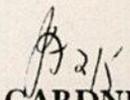
Any appeal against the conditional approval as set out above should be made to the Registrar, Local Government Appeals Tribunal, 323 Castlereagh Street, Sydney 2000.

Item 22 T/P 7/79 - T.P. No. 149/79

File Ref:180.125 (P.7015)TMcG:DS

Enquiries: Planning/Building/Engineering Depts.

encl. Standard Conditions


B. S. GARDNER
TOWN CLERK

7/79

ADOPTED
BY CCL 1-5-79

22. GINO PEZZANO 10 & 12 CRYSTAL STREET (PETERSHAM WARD)
 180.125 P.7015 T.P.149/79 19-4-79 Zoning - Prescribed General Business 3(a)
 Development application to remove rear section of existing cottage and provide
 2 offices, rest room and toilet facilities. To extend motor garage - workshop
 over rear section of both blocks as per plan attached.
 Estimated cost of proposed building works? \$12,000
 Days/hours of business proposed? 6 days 7.30 a.m..to 7.30 p.m.
 No. of persons previously employed? 1male.
 No. of person to be involved with development? 3 males.
 Present use of land/building and when commenced? car sales yard and dwelling.
 Propose to use whole/part of building/land? part.
 Which part? as per plan.
 Use of remaining part? offstreet parking.
 Use of land/building on 27-6-51? car sales yard, motor repairs and dwelling.
 Floor areas and types? about 107.6 sq.m. timber.
 Type of construction in building? brick cottage, with slate iron roof and
 timber floors.
 No tenants affected by the development.
 Additions/alterations intended to existing building? as per plan attached.
 No machinery now installed on site.
 Machinery to be installed? 1 small compressor about 1/3 h.p., 1 small lathe
 (bench type), bench grinder.

CHIEF PLANNING OFFICER REPORTS

The proposal is to extend an existing service station located at 2-10 Crystal
 Street onto an adjoining double lot known as "10 and "12" Crystal Street.
 The existing work shop of the garage will be extended over the rear of
 this lot to provide for 2 workshops, one for auto electric repairs and
 the other for general motor vehicle repairs.
 The double lot is presently occupied by a single storey detached cottage known
 as 12 Crystal Street which will be internally modified to provide for office
 areas, lunch room and toilet facilities, the rear section of the cottage
 being removed and combined with the existing backyard area to provide most
 of the auto electrician workshop. At present on the northern side of this
 cottage as an existing motor vehicle sales yard known as "10" Crystal Street
 which was apparently developed from a former tennis court in the early 1950's
 although no Council records exist to indicate prior approval of this
 development at that time.

The submitted proposal is to use the major portion of this car yard 10
 Crystal Street, for parking and driveway area to the auto electrician work-
 shop at the rear of both 10 and 12 and to extend the existing service bay of
 the garage to adjoin the proposed auto electrician workshop to provide an
 extended development from Queen Street to the converted cottage (12).
 The service station has been in existence for many years, Council permit 2374
 of July 1961, covering alterations to the service bay area being the only
 recorded Council permit over the property. Based on both the existing
 service station site and the proposed extension a total of 15 offstreet car
 spaces are required which can be easily accommodated on site while still
 allowing for ease of movement to the various workshop areas and petrol pumps
 The proposal is of a reasonable standard and no Town Planning objections
 are raised.

MUNICIPAL HEALTH SURVEYOR & PRINCIPAL BUILDING INSPECTOR REPORTS

That the application be approved.

RECOMMENDATION

THAT the application to extend existing service station 2-10 Crystal
 Street onto adjoining premises 12 Crystal Street (comprising dwelling and
 existing car yard) and use this extended area as office with rear auto
 electrician and motor vehicles workshop in association with the existing
 service station be APPROVED subject to the following conditions:- (cont'd)

7/79

RE: ITEM 22 (cont'd) 10 & 12 Crystal Street, Petersham Ward.

STANDARD TOWN PLANNING CONDITIONS

- (a), (f), (g), (h), (j), (k), (l), (p), (q), (r), (u), (w), (x), (y) and:-
1. The hours of operation being restricted to 7.30 a.m. to 7.30 p.m. Mondays to Saturdays. No work on Sundays or Public Holidays.
 2. The provision of hard standing for the offstreet car parking of at least 15 vehicles, each space to be 5.5m x 2.5m such spaces to be marked on the pavement to Council's satisfaction. The location of these spaces to be such that access to and from and manoeuvrability about the site is not impaired in any way and details to be provided on the building application required to be submitted.
 3. The street facade of the proposed workshop areas to blend with the existing service station facade to provide for a uniform appearance from Crystal Street, to the satisfaction of Council's Principal Building Inspector.
 4. The front of the modified cottage (No. 12) to be suitably treated to provide a commercial office facade to Crystal Street, again to the satisfaction of Council's Principal Building Inspector.
 5. No panel beating or spray painting to be carried out at the premises.

HEALTH & BUILDING CONDITIONS

6. As change in classification is involved from Class I to Class VI and premises are located in a Primary Fire Zone -
 - a) applicant to submit the plans and specifications to make building comply with the requirements of Ordinance 70.
 - b) All work to be completed prior to use and occupation of building.
 - c) No advertising signs or structures to be erected without the prior approval of Council.
 - d) Applicant to consult with Building Inspector re (a) above.

STANDARD ENGINEERING CONDITIONS

- 1(d), (f); 2(a), (b); 3(a), (b), (c), (j), (d) and:-
7. Unused section of existing crossing at side to become redundant and to be reconstructed to footpath by Council at applicant's expense.

V.G. DETAILS

Premises:

10-12 Crystal Street

PETERSHAM WARD

J.P. No: 149/79

T.P. NO:

<u>No.</u>	<u>OWNER(S)</u>	<u>ADDRESS</u>	<u>DIMENSIONS</u>
	Mr. L. P. S	4 Westways Service	45' 64'
	Pazzano	Station	
		2-8 Crystal St. P.	31' 02'
12	Mr L. Z. L. S	448 Passanetta Rd	13' 31' x 31' 09'
	4- AM Taylor	Petersham	

Has D.A. Subdivision form been submitted? Yes/No

Owner(s) as shown on Application Yes/No

Letter forwarded for Owner's signature Yes/No

Letter forwarded for further information Yes/No

Correct fee paid Yes/No

(Signed) M. Vassilios

Date: 25/4/79

MARRICKVILLE MUNICIPAL COUNCIL

Application to Carry out Development under the Town Planning Provisions of The Local Government Act, 1919

(AS AMENDED)

TO BE COMPLETED IN TRIPLICATE AND FORWARDED TO:

THE TOWN CLERK,
ADMINISTRATIVE CENTRE,
FISHER STREET,
PETERSHAM. 2049

T.P. No: 223/79

INSTRUCTIONS:

1. This form must be completed in TRIPLICATE with 3 sketch plans giving sufficient details drawn in the space provided or attached as separate plans. If the application is required to be referred to other statutory bodies, additional copies of plans will need to be supplied.
2. (a) If no building works are proposed, a fee of \$60 is to be lodged with the application.
(b) If building works are proposed, the fee is \$75 for the first \$1,000 of the estimated value of such works plus an additional \$1.00 for every \$1,000 or part thereof of the remaining amount.
(c) Developments which involve an increase in the density of population on any site will require an additional town planning fee of \$500 per flat, or \$500 per each separate accommodation where a development is for houses-let-in-lodgings, boarding houses and the like. Such fee to be lodged with the application.
(d) Application for substantial alterations to the facade of, or the erection of a new industrial building, shall be lodged with an additional Town Planning fee of \$5.00 per metre frontage of the site for STREET PLANTING to be carried out and maintained by Council, together with an amount of \$30.00 per metre frontage as a BOND to ensure that the landscaping works on the SITE required by council are satisfactorily completed by the applicant.
(e) Where the application is required to be advertised by Council, the cost involved therewith must be borne by the applicant and includes such matters as residential flat buildings, home industries, places of public worship, changes of zoning as well as Interim Development Orders resulting therefrom, and any development considered to be out of character with the existing development of the locality. In each case an additional fee of \$150 is required to be submitted to Council before any advertising procedures are commenced.
(f) Where the application is for or involves the installation of an underground fuel tank the fee is \$100 per tank.
3. In the case of a request for Council's reconsideration of a previous decision on a development application, a fee being one-fourth of the fee paid on the original application must accompany such request.
4. In the event of disapproval a refund must be sought in writing within six months. No refund of any fee will be granted on applications approved by Council.

PLEASE NOTE

ALL QUESTIONS TO BE ANSWERED FULLY AND TO AVOID UNNECESSARY DELAY, CONSULTATION WITH THE TOWN PLANNING STAFF IS RECOMMENDED BEFORE LODGING THIS APPLICATION.

FOR OFFICE USE ONLY

Development Application Fee] Total Fees Required	\$ 86	<i>official</i>
Additional Town Planning Fee			
Advertising Fee/Bond			
Date <u>4/6/79</u>	Receipt No. <u>4306</u>	Amount Paid <u>\$86</u>	

1. FULL NAME OF APPLICANT MR. SALVATORE ORTI TULLO
ADDRESS 47 WOLSELEY ST, HABERFIELD
POSTCODE 2045 TELEPHONE No. 569-6280
ARE YOU THE OWNER OF THE LAND CONCERNED? NO IF NOT,
YOU MUST ATTACH WRITTEN EVIDENCE THAT YOU HAVE BEEN APPOINTED THE
OWNER'S REPRESENTATIVE FOR THE PURPOSE OF MAKING THIS APPLICATION

(See Page iii)

2. FULL NAME(S) OF OWNER(S) OF PROPERTY TAM CORPORATION Pty LTD.
ADDRESS 448 PARRAMATTA ROAD, PETERSHAM.
POSTCODE 2049 TELEPHONE No. 560-4411

3. SITE OF PROPOSED DEVELOPMENT

10 & 12 CRYSTAL STREET, PETERSHAM
(Number and Name) (Suburb)

Lot 6 Section 4 Folio 38 D.P.

Dimensions of Land: Frontage 43' 8" Depth 103' 8"

4. FULL DESCRIPTION OF THE PROPOSED DEVELOPMENT: You must state in this space exactly what you propose to do and give sufficient detail to leave no doubt in the Council's mind as to what development you are applying to commence and/or carry on.

TO REMOVE REAR SECTION OF EXISTING COTTAGE
AND PROVIDE 2 OFFICES, REST ROOM & TOILET
FACILITIES TO EXTEND MOTOR GARAGE-WORKSHOP
OVER REAR SECTION OF BOTH BLOCKS AS PER PLAN
ATTACHED

5. ESTIMATED COST OF PROPOSED BUILDING WORKS (if any) \$ 12,000
6. DAYS AND HOURS OF BUSINESS PROPOSED: 6 DAYS 7:30 AM TO 7:30 PM.
7. NUMBER OF PERSONS PREVIOUSLY EMPLOYED AT SITE OF PROPOSED DEVELOPMENT:
Males 1 Females Total 1
8. TOTAL NUMBER OF PERSONS INVOLVED WITH PROPOSED DEVELOPMENT:
Males 3 Females Total 3

THE FOLLOWING ADDITIONAL INFORMATION MUST BE SUPPLIED:

9. WHAT IS THE PRESENT USE OF THE LAND OR BUILDINGS AND WHEN DID SUCH USE COMMENCE? CAR SALES YARD & [REDACTED] STORAGE
& OFFICE
10. DO YOU PROPOSE TO USE THE WHOLE OR ONLY PART OF THE BUILDINGS OR LAND?
PART IF PART ONLY, INDICATE WHAT PART? AS PER PLAN
USE OF THE REMAINING PART? OFF STREET PARKING
11. WHAT WAS THE USE OF LAND OR BUILDING(S) ON 27TH JUNE, 1951? CAR SALES
YARD, MOTOR REPAIRS & [REDACTED]
(This is important and must be supplied)
12. EXISTING FLOOR AREAS IN SQUARE METRES AND TYPES (e.g., Timber, Concrete, Etc.)
ABOUT 107.6 SQUARE METRES TIMBER
(If more than one building, give separate description of each and state whether commercial, industrial or domestic, or otherwise. Attach list if space insufficient).
13. TYPE OF CONSTRUCTION IN EXISTING BUILDINGS? BRICK COTTAGE
(Materials in Walls, Roofs, Floors, etc.)
WITH SLATE IRON ROOF & TIMBER FLOORS

14. WHAT ALTERNATIVE ARRANGEMENTS HAVE BEEN OR WILL BE MADE FOR TENANTS AFFECTED BY THE DEVELOPMENT?..... NIL

15. WHAT ADDITIONS OR ALTERATIONS ARE INTENDED TO EXISTING BUILDINGS? (The dimensions of any additions to be given)

AS PER PLAN ATTACHED

16. PARTICULARS OF MACHINERY NOW INSTALLED ON SITE OF PROPOSED DEVELOPMENT?

NIL

(This question applies only where the application is for an extension of an existing establishment)

17. PARTICULARS OF MACHINERY TO BE INSTALLED?..... 1 SMALL COMPRESSOR

ABOUT 1/3hp., 1 SMALL LATHE (BENCH TYPE)

BENCH GRINDER

(Size, kilowatt rating, etc., to be indicated)

ON BACK PAGE GIVE SKETCH PLAN OF THE LAND AND BUILDINGS THE SUBJECT OF THIS APPLICATION, PROPOSED BUILDINGS SHOULD BE DISTINGUISHED FROM BUILDINGS NOW IN EXISTENCE. (Separate Plans may be attached to this application.)

IT SHOULD BE NOTED THAT ANY CONSENT ISSUED MAY REQUIRE THE AMENDMENT OF ANY PLANS LODGED WITH THE DEVELOPMENT APPLICATION SO AS TO COMPLY WITH THE PROVISIONS OF ANY ACTS, ORDINANCES AND COUNCIL CODES.

BLOCK PLAN AND LOCALITY SKETCH
(Show nearest cross street and North Point)

Shahabuddin Qureshi
(Signature of Applicant)

Date of application... 1ST JUNE, 1979.....

If on behalf of a firm or company, state official capacity.

AS OWNER(S) OF THE SUBJECT PREMISES, I/WE AGREE TO AN APPLICATION BEING LODGED. (An application is rendered invalid if the consent of ALL owners as recorded by Council is not made by the persons lodging the application)

Date..... 1st June 1979

[Signature]
(Signature of Owners) *Director*

SKETCH OF PREMISES

SKETCH PLANS TO SHOW THE WALLS OF ANY BUILDINGS ON LAND ADJOINING, THE APPROXIMATE POSITION AND THE DISTANCES OF SUCH WALLS FROM THE COMMON BOUNDARIES, AND THE PRESENT USE OF SUCH BUILDINGS, TOGETHER WITH:-

1. SPACE TO BE MADE AVAILABLE ON SITE FOR OFF-STREET CAR PARKING FOR THE PROPOSED DEVELOPMENT.
2. LOADING AND UNLOADING SPACE TO BE MADE AVAILABLE WITHIN THE CURTILAGE OF THE PREMISES.
3. A DIMENSIONED FLOOR PLAN OF EACH STOREY OF THE BUILDING, SHOWING WALL THICKNESS AND OPENINGS.
4. THE PROPOSED USE OF EACH SECTION OF THE PREMISES BEING NOMINATED.

V.G. DETAILS

Premises: 10 & 12 Crystal Street

PETERSHAM WARD

T.P. No.: T.P. No: 223 / 79

<u>No.</u>	<u>OWNER(S)</u>	<u>ADDRESS</u>	<u>DIMENSIONS</u>
12.	Mr. H. Zipes	44K Passapatan Rd	13.31 x 31.09
	Cl-A. H. Taylor	Petersham	

Has D.A. form been submitted? Yes/No
Subdivision
Owner(s) as shown on Application Yes/No
Letter forwarded for Owner's signature Yes/No
Letter forwarded for further information Yes/No
Correct fee paid Yes/No

(Signed) M. Casella

Date: 4/6/79

Jeff

Please inspect & check
present use against this proposal

Nhs 14/1/80

MOVEMENT INSPECTED 15/1 -
BEING USED TO SERVE USED
VEHICLES.

Apparently not proceeding with DA?

either yourself or another shop in the shopping centre within seven (7) days.

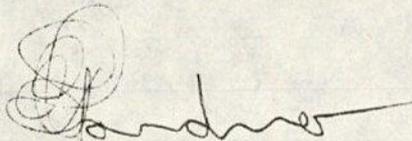
It will be most useful if we can obtain a sample of shoppers over a normal seven day period.

Therefore, you would be required to have questionnaires available for your customers to collect from Monday to Saturday morning inclusive. Don't hand out any more forms after this period.

Completed questionnaires will be returned to you during the second week and they and any forms not used will be collected the week after (third week).

Council wishes to express to you its appreciation in giving your assistance in the conducting of this survey.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'B.S. Gardner', with a long horizontal flourish extending to the right.

(B.S. Gardner)
TOWN CLERK

Item T.P.

TOWN PLANNING DEPARTMENT

REPORT TO TOWN PLANNING COMMITTEE

File No. 1250.10&12T

Correspondence No.

T.P. No. 223/79

Date of Application 4-6-79

NAME OF APPLICANT Salvatore O. Tullo

SUBJECT MATTER extend motor garage workshop

STREET 10 & 12 Crystal Street

Ward Petersham

ZONING: City of Sydney -

Marrickville Prescribed - General Business 3(a)

Proposed Varying Scheme -

REPORT BY CHIEF PLANNING OFFICER

Proposal is to carry out alterations and additions to an existing dwelling house and disused car yard and use it for the purpose of an auto electricians workshop.

The site has dimensions of 13.31m x 31.09m and is occupied by a vacant single storey dwelling house and disused car yard. Previous consent permit No. 7587, Item 22 T.P. 7/79 covered the erection of extensions to an adjoining service station over the subject property.

In terms of the Planning Scheme the development is a car repair station and under the circumstances, the following points are drawn to Council's attention.

1. The proposed use is non permissible in the General Business 3(a) zoning that covers the premises.
2. The proposal does not meet the minimum requirements for car repair stations with respect to site frontage and access as prescribed by Clause 55 of the Marrickville Planning Scheme Ordinance.
3. In view of the above, Council has no alternative but to refuse the application.

Council will recall the recent approval vide Item 22 T.P. 7/79 for the erection of extensions to the adjoining service station over the subject property and the fact that part of the extension was in fact to be used for auto electrical repairs. In this regard it is pointed out that the proposal was treated purely as an extension to an existing service station and as such it was permissible in the zoning and the larger site could comply with the requirements of Clause 55. However, treated as a singular development, the proposal must, as pointed out above, be refused.

RECOMMENDATION

That the application to carry out alterations and additions to an existing dwelling house and disused car yard and use it for the purpose of an auto electricians workshop be DISAPPROVED on the following grounds:-

- a) The proposed development is non permissible in the General Business 3(a) zoning that covers the premises pursuant to the Marrickville Planning Scheme.
- b) The proposal does not meet the minimum requirements for car repair stations with respect to site frontage and access as prescribed by Clause 55 of the Marrickville Planning Scheme Ordinance.

Ret G
5.6.79

Check for reports of the Municipal Health Surveyor and Principal Building Inspector (on green sheet) and Engineer for additional conditions.

Town Planning Committee

NAME OF APPLICANT;

S. TULLO

STREET

10212 Crystal St Peterham.

Report By Municipal Health Surveyor & Principal Building Inspector;

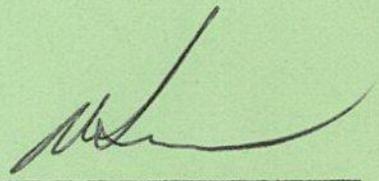
RECOMMENDATION:

H & B. requirement:-

Any approval subject to
submission of B.A. in conformity with
the requirements of Ord. 70

516179

Signed: _____



URGENT

T.P. No: 223/79

CORRESPONDENCE NO.

TOWN PLANNING NO.
SUBDIVISION NO.

MUNICIPALITY OF MARRICKVILLE

DEVELOPMENT APPLICATION BEING REFERRED TO CHIEF ENGINEER FOR INVESTIGATION AND REPORT AND SUBSEQUENT RETURN TO TOWN PLANNING DEPARTMENT.

- 1. Referred to Chief Engineer's Department on 4-6-79
 Site of Proposed Development 10 & 12 Crystal Street, Petersham Ward
 Type of Development extend motor garage workshop.

ENGINEER'S INSPECTION REPORT

Date 4/6/79

- 2. Size and condition of vehicular crossings At Front & Side - OK

- 3. Type and condition of adjacent -
 - At Front (Footpath Concrete
 Kerb Sandstone
 - At Rear (Footpath Concrete
 Kerb Sandstone
 - At Side (Footpath /
 Kerb /

Give details of all existing damage to Council's footpaths (adjacent) and roadways NIL

- 4. Access requirements including elimination of redundant crossings Unused section of existing xing at side to become redundant & to be constructed to footpath by Council at Applicant's expense.

- 5. Drainage requirements 2a,b

- 6. Any other engineering requirements 3a,b, c,j

- 7. Report on Site Beautification requirements /

W F Stewart
CHIEF ENGINEER

DATE: 4/6/79

T.P. No: 223/79

URGENT

TOWN PLANNING No.
SUBDIVISION No.

CORRESPONDENCE No.

MUNICIPALITY OF MARRICKVILLE

DEVELOPMENT APPLICATION REFERRED TO CHIEF BUILDING INSPECTOR FOR INVESTIGATION AND REPORT AND PROMPT RETURN TO TOWN PLANNING DEPARTMENT

Date: 4-6-79

1. TOWN PLANNING PRELIMINARY REPORT

Address of proposed development 10 & 12 Crystal Street

Ward Petersham

Nature of proposed development extend motor garage workshop

2. BUILDING INSPECTOR'S REPORT

(i) Code Departures - (Quote Clause Number)

(ii) Act and Ordinance Departures - (Quote Clause Number)

(iii) Stormwater Drainage -

(iv) Other Comments (Pure Food Act and Regulations etc.)

Change of class from VI^{Q I} to VIII
Building application to be submitted for
all new work.

Signs: D. Jones Date: 5-6-79

No further action required

not going to Council

as per P.J.D.

so file

Val
22.10.79

10/12 Capital St, Kowloon

Zoning: General Business 3(a).

1. Proposal is to carry out alterations and additions to an existing ~~dwelling~~ dwelling house & disused car yard & use it for the purpose of an auto electricians workshop.
2. The site has dimensions of 13.31m x 31.09m & is occupied by a vacant single storey dwelling house & disused car yard. Previous consent permit No. 7587, item 20. TP. 7/79, concern the erection of extensions to an adjoining service station over the subject property.
3. In terms of the Planning Scheme the development ~~is a car repair station~~ is a Car repair station & under the circumstances the following points are drawn Council's attention:
 - (1) The proposed use is now permissible in the General Business 3(a) Zoning that covers the premises.
 - (2) The proposal does not meet the minimum requirements for car repair stations with respect to site frontage and access as prescribed by clause 55 of the Mandatory Planning Scheme Ordinance.
 - (3) In view of the above Council has no alternative but to refuse the application.

URGENT

T.P. No: 223/79

CORRESPONDENCE NO.

TOWN PLANNING NO.
SUBDIVISION NO.

MUNICIPALITY OF MARRICKVILLE

DEVELOPMENT APPLICATION BEING REFERRED TO CHIEF ENGINEER FOR INVESTIGATION AND REPORT AND SUBSEQUENT RETURN TO TOWN PLANNING DEPARTMENT.

- 1. Referred to Chief Engineer's Department on 4-6-79
 Site of Proposed Development 10 & 12 Crystal Street, Petersham Ward
 Type of Development extend motor garage workshop.

ENGINEER'S INSPECTION REPORT

Date 4/6/79

- 2. Size and condition of vehicular crossings At Front & Side - OK

- 3. Type and condition of adjacent -
 - At Front (Footpath Concrete
 Kerb Sandstone
 - At Rear (Footpath Concrete
 Kerb Sandstone
 - At Side (Footpath /
 Kerb /

Give details of all existing damage to Council's footpaths (adjacent) and roadways NIL

- 4. Access requirements including elimination of redundant crossings Caused section of existing King at side to become redundant & to be constructed to footpath by Council at applicant's expense.
1 d.f.

- 5. Drainage requirements 29b

- 6. Any other engineering requirements 30b, c, j

- 7. Report on Site Beautification requirements /
Date _____

25

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

MARRICKVILLE PLANNING SCHEME ORDINANCE, AS AMENDED

NOTICE TO APPLICANT OF DETERMINATION OF DEVELOPMENT APPLICATION

File: 1250.8.T/
RCM0292TP401 (ID. 6110)
T.P. NO. 622/91
Ref: ITEM 5, T.P. CONSENTS
2/1992 (P.1)

No. 14197

Date: 26th February, 1992

APPLICANT'S FULL NAME: Mustafa Cagri,

ADDRESS: 4/28 Albert Street,
NORTH PARRAMATTA NSW 2151

Marrickville Municipal Council hereby gives determination to Development Application No. 622/91.

PROPERTY: 2-10 CRYSTAL STREET, PETERSHAM (NEWINGTON WARD)

DESCRIPTION OF DEVELOPMENT:

Application to operate a take-away food caravan within the existing petrol station at 8 Crystal Street, Petersham.

DETERMINATION OF COUNCIL:

THAT the application be **DISAPPROVED** on the following grounds:-

1. The proposed use and hours of operation would cause injury to the amenity of the surrounding residential neighbourhood.

Any appeal against the Council's decision as set out above should be made to the Registrar, The Land & Environment Court of N.S.W., Levels 6 & 7, American Express Towers, 388 George Street, Sydney, within twelve (12) months of the date of this Determination.

(C. R. MILLS)
GENERAL MANAGER/TOWN CLERK

Enquiries: Planning Dept.



ADMINISTRATIVE CENTRE
2-14 FISHER STREET
PETERSHAM

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ALL CORRESPONDENCE
TO BE ADDRESSED TO
THE GENERAL MANAGER

OUR REF: D1251.1030 BSM:tac

YOUR REF:

4 December, 1996

DETERMINATION NO 16862

Dewkelp Pty Limited
17 Berripa Close
NORTH RYDE 2113

Dear Sirs

**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 ("THE ACT")
NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION**

Pursuant to Section 92 of the Act, notice is hereby given of the determination by the Council of **Development Application No 416/96** to carry out alterations and additions to an existing service station including the replacement of an existing underground fuel tank with a type 40 underground fuel tank, the installation of a 43,000 litre underground LP gas tank, an extension of the covered forecourt area and replacement of fuel dispensers relating to property situated at:

2-10 CRYSTAL STREET, PETERSHAM (NORTH WARD)

In determining this application, the Council considered all matters listed under Section 90 of the Act that were relevant to the Development Application.

The Development Application was determined on 3 December, 1996 by the granting of **CONSENT** subject to the following conditions:

1. The development being carried out substantially in accordance with Plan No 9608002 and details submitted to Council on 5th September, 1996 with the application for development consent and as amended by the following conditions.
Reason: To confirm the details of the application as submitted by the applicant.
2. Eleven (11) off-street car parking spaces being provided, paved, line marked and maintained at all times to Council's satisfaction and in accordance with Council's standards.
Reason: To ensure practical off-street car parking is available for the use of the premises.
3. All parking spaces and turning area thereto being provided in accordance with the design requirements set out in Marrickville Development Control Plan No. 19 - Parking Strategy, and being used exclusively for parking and not for storage or any other purpose.
Reason: To ensure adequate manoeuvrability to all car parking spaces and that the spaces are used exclusively for parking.

4. A plan for the landscaping of the site being submitted to, and approved by, Council prior to the release of the stamped approved building plans; details as to all existing landscape features, including trees which are proposed to be removed, shall be given. Such plan to include suitable landscaping along the Crystal Street frontage of the property excluding vehicular crossings.
Reason: To ensure that trees and shrubs are planted in sufficient numbers and scale to enhance the appearance of the development.
5. The area surrounding the building work being reinstated to Council's satisfaction upon completion of the work.
Reason: To ensure that the area surrounding the building work is satisfactorily reinstated.
6. The hours of operation (excluding workshop activities) being restricted to between the hours of 6.00am to 1.00am seven days a week including Public Holidays. The hours of operation of the workbays being restricted to between the hours of 7.00 am to 6.00 pm Mondays to Saturdays excluding Public Holidays.
Reason: To ensure that the operation of the premises does not interfere with the amenity of the locality.
7. No injury being caused to the amenity of the neighbourhood by the emission of noise, smoke, smell, vibration, gases, particulate matter, the exposure to view of any unsightly matter or otherwise.
Reason: To protect the amenity of the locality.
8. Any proposed lighting of the site being designed, located and shielded to eliminate direct vision from residences in the area and to ensure that no injury is caused to the amenity of the surrounding area by light overspill. Details of any lighting system being submitted to the Council's satisfaction prior to installation.
Reason: To protect the amenity of the surrounding neighbourhood from the emission of light.
9. A separate application being submitted to, and approved by, Council prior to the erection of any advertisements or advertising structures.
Reason: To ensure the compliance of any advertisements or advertising structures with the requirements of Council's Advertising Code.
10. The installation of the LP Gas tank complying with the requirements of AS1596 and the technical controls covered within the Hazardous Industry Locational Guidelines No. 1 - Liquefied Petroleum Gas Automotive Retail Outlets (prepared by the former Department of Planning), and written evidence to that effect being submitted to Council's satisfaction prior to the release of the stamped approved building plans.
Reason: To ensure the safety of the public and to comply with the requirements of the Department of Planning's Locational Guidelines for the installation of LPG tanks.
11. The proposed use being in compliance with the requirements of the New South Wales WorkCover Authority.
Reason: To ensure a safe working environment and the correct storage of dangerous goods.

12. The storage and handling of flammable and combustible liquids being in accordance with AS 1940-1993.
Reason: To ensure the correct storage of dangerous goods.
13. The storage and handling of LP Gas being in accordance with AS 1596-1989.
Reason: To ensure the correct storage of dangerous goods.
14. The underground storage tanks being designed and installed in a manner that will not result in the contamination of the surrounding soil.
Reason: To prevent the occurrence of soil contamination.
15. All cleaning wastes and spillages from the covered forecourt area being collected and disposed of in a manner which does not pollute waters.
Reason: To provide for correct disposal of wastes.
16. The covered forecourt areas being bunded in accordance with the Environment Protection Authority's 'Environmental Guidelines - Surface Water Management on the Covered Forecourt Areas of Service Stations'. Full details shall be included with the Building Application.
Reason: To provide for correct disposal of wastes.
17. The disposal of contaminated soil being in accordance with the requirements of the New South Wales Environment Protection Authority.
Reason: To provide for correct disposal of wastes.
18. The use of the premises not giving rise to:-
- (i) Transmission of vibration to any place of different occupancy;
 - (ii) An 'offensive noise' as defined in the Noise Control Act, 1975;
 - (iii) A sound level at the boundary of any adjoining premises or occupancy greater than 3dB above the L90 background level in any octave band from 31.5hZ to 8000hZ centre frequencies inclusive. However, when the L90 background levels in frequencies below 63hZ are equal to or below the threshold of hearing as specified by the equal loudness contours for octave bands of noise this sub-clause shall not apply to such frequencies;
- Note: The method of measurement of sound levels in (ii) and (iii) shall be carried out in accordance with Australian Standard 1055-1989.
- Reason: To prevent loss of amenity to the area.
19. The pump being fitted with a provision to ensure that LPG escape consequent on a failure of the pump seal will not exceed 300m/L per second at 1,200 kPa.
Reason: To ensure safe LPG storage.
20. The proposed installation of the LP Gas tank be fitted with an in-tank pump with no exposed pipework.
Reason: To ensure safe LPG storage and compliance with AS 1596 Supplement 1 - 1994.

21. All demolition, construction and associated work necessary for the carrying out of the development being restricted to between the hours of 7.00am to 5.30pm Mondays to Saturdays, excluding Public Holidays. All trucks and vehicles associated with the construction, including those delivering to or removing material from the site, only having access to the site during the hours referred to in this condition. All construction vehicles bringing materials to and from the site being loaded and unloaded wholly within the property. No waste collection skips, spoil, excavation or demolition material from the site or building materials associated with the construction of the development being deposited on the public road, footpath, public place or Council owned property without Council's approval having first been obtained. The developer being responsible to ensure that all contractors and sub-contractors associated with the development are fully aware of these requirements.
- Reason: To minimise the effect of the development during construction period on the amenity of the surrounding neighbourhood.
22. Approval is required under Section 68 of the Local Government Act 1993 to demolish the existing structures on the subject site. The provision of documentation at the building application stage providing details of the proposed disposal site for any excavated or building materials arising from the demolition of the existing building on the subject site as well as details to be provided as to the manner in which the removal, storage and disposal of any sheeting and other materials containing asbestos will be carried out under the approval of the WorkCover Authority.
- Reason: To ensure proper removal and legal disposal of waste and hazardous materials.
23. Demolition works being carried out in compliance with Australian Standard 2601, the Demolition of structures with specific reference to health and safety of site personnel, protection of adjoining buildings and protection of the immediate environment.
- Reason: To ensure that all demolition works are carried out in a satisfactory manner.
24. Prior to the site becoming re-established as a service station the following actions should be taken:
- (i) repair of the concrete forecourt and seals between the slabs
 - (ii) cleaning out of the surface drainage system
 - (iii) removal of the two above ground storage tanks located to the west of the building after and sludge/water has been removed by a waste water contractor; and
 - (iv) pressure testing of the product lines and underground storage tanks for potential leaks.
- Reason: To prevent the occurrence of soil contamination.
25. No storage of goods or equipment external to any building on the site being permitted.
- Reason: To ensure the premises are kept in a neat and tidy manner.
26. All tankers engaged in the unloading of fuel standing wholly within the curtilage of the premises.
- Reason: To prevent use and obstruction of the adjacent public thoroughfare.
27. A Building Application being submitted to Council in the prescribed manner, including plans and specifications, complying with the provisions of the Building Code of Australia, with particular reference to:
- (i) Disabled access being provided to sales area in accordance with Part D3.2 of the B.C.A.

- (ii) Staff amenities, water closet and airlock to be artificially lit and mechanically ventilated in accordance with Parts F4.4 and F4.5 respectively of the B.C.A.
- Reason:** To advise the applicant of the necessity of submitting a Building Application, and of Council's requirements in that regard, for the proposed development.
28. All redundant vehicular crossings to the site of the proposed development, shall be removed and replaced by kerb and gutter and footpath paving, at no cost to Council.
- Reason:** To eliminate redundant crossings and to reinstate the footpath to its normal condition.
29. A splay corner shall be created at the property boundaries and dedicated to the public for road widening. The size of the splays shall be 3m x 3m. Amended plans incorporating the splay shall be submitted for the approval of the Director, Technical Services in conjunction with the Building Application. Any existing features of the site that encroach upon the required spray corners shall be allowed to remain as such until the feature is demolished as part of future development on the site.
- Reason:** To provide for sight-distance for vehicles at intersections.
30. The existing damaged or otherwise defective kerb and gutter, footpath and/or road pavement adjacent to the site of the development shall be restored, in accordance with the requirements of Council's Director, Technical Services at no cost to Council.
- Reason:** To provide suitable means of public road vehicle and pedestrian access to the development and to ensure that the amenity of the area is in keeping with the standard of the development.
31. The existing kerb along the Queen Street boundary shall be extended past car spaces 10 & 11 to prevent vehicles crossing the footpath.
- Reason:** To prevent damage to the footpath.
32. All roof and surface stormwater from the site of the proposed development and any catchment external to the site that presently drains thereto, shall be collected in a system of pits and pipelines/channels and major storm event surface flowpaths and shall be discharged to a Council controlled stormwater drainage system in accordance with the requirements Marrickville Council Stormwater, Detention and Sediment Control Code and to the satisfaction of the Director, Technical Services.
- Reason:** To provide for adequate site drainage.
33. A plan detailing the existing and proposed site drainage layout, size, class and grade of pipelines, pit types, roof gutter and downpipe sizes, other drainage details and proposed site levels shall be submitted for the approval of Council's Director, Technical Services in conjunction with the building application.
- Reason:** To enable Council's Director, Technical Services to assess the adequacy of the proposed/existing site drainage where the increase of the impervious area resulting from the proposed development is less than 40 sq.m.
34. A road opening permit shall be obtained for all works carried out in public roads or Council controlled lands. Restorations shall be in accordance with Marrickville Council's Restorations Code and to the satisfaction of Council's Director, Technical Services.
- Reason:** To ensure that all restoration works are in accordance with Council's Code.

35. The applicant, or any person entitled to act upon this consent, shall be responsible for the satisfactory completion of all works required to be carried out in connection with drainage, crossings, alterations to kerb and guttering, footpaths and roads resulting from the development prior to occupation.

Reason: To ensure applicant completes all required work.

36. Prior to the occupation of the development the applicant, or any person entitled to act on this consent, must complete all works associated with kerb and gutter, vehicular crossings and ancillary civil infrastructure works to Council's requirements.

Reason: To advise the applicant of Council's policy.

37. Compliance with the requirements included in paragraphs (b), (h), (i), (p), (r), (v), (w) and (x) of the Standard Town Planning Conditions, annexed hereto, all of which paragraphs shall be deemed to be included in, and form part of, the conditions attached to this Consent.

Reason: As per the reasons specified on the annexure.

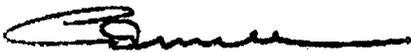
This consent is effective and operates from 4 December, 1996. The consent will lapse unless the proposed development is commenced in accordance with Section 99 of the Act.

Under Section 97 of the Act you may, within twelve (12) months of receipt of this notice, appeal to the Land and Environment Court if you are dissatisfied with the Council's determination.

All conditions imposed by the Council must be observed. Breach of a condition is a breach of the Act and may also constitute an offence.

Please address any enquiries concerning this Consent to the Development & Environmental Services Division of the Council.

Yours faithfully



C R MILLS ^{ZAM}
GENERAL MANAGER

Ref: P1 TAC1204.DOC S8

Enquiries: Mr A Rees on 9335.2247

Appendix G

Site Photographs



Photo 1: 7-Eleven service station at the site (facing north)



Photo 2: LPG canisters and 'Flammable Gas' sign outside 7-Eleven shop

	Site Photographs		PROJECT:	200501.00
	Preliminary Site Investigation (Contamination)		PLATE No:	1
	2-10 Crystal Street, Petersham		REV:	0
	CLIENT	Inner West Council	DATE	18/02/2021



Photo 3: Emergency oil and fuel spill kit outside 7-Eleven shop



Photo 4: Air and water hose on north site boundary, adjacent to Queen Street

 Douglas Partners Geotechnics Environment Groundwater	Site Photographs		PROJECT:	200501.00
	Preliminary Site Investigation (Contamination)		PLATE No:	2
	2-10 Crystal Street, Petersham		REV:	0
	CLIENT	Inner West Council	DATE	18/02/2021



Photo 5: Bowsers at service station



Photo 6: Garden beds on east site boundary

	Site Photographs		PROJECT:	200501.00
	Preliminary Site Investigation (Contamination)		PLATE No:	3
	2-10 Crystal Street, Petersham		REV:	0
	CLIENT	Inner West Council	DATE	18/02/2021



Photo 7: Liquid storage drum and metal shed along south site boundary

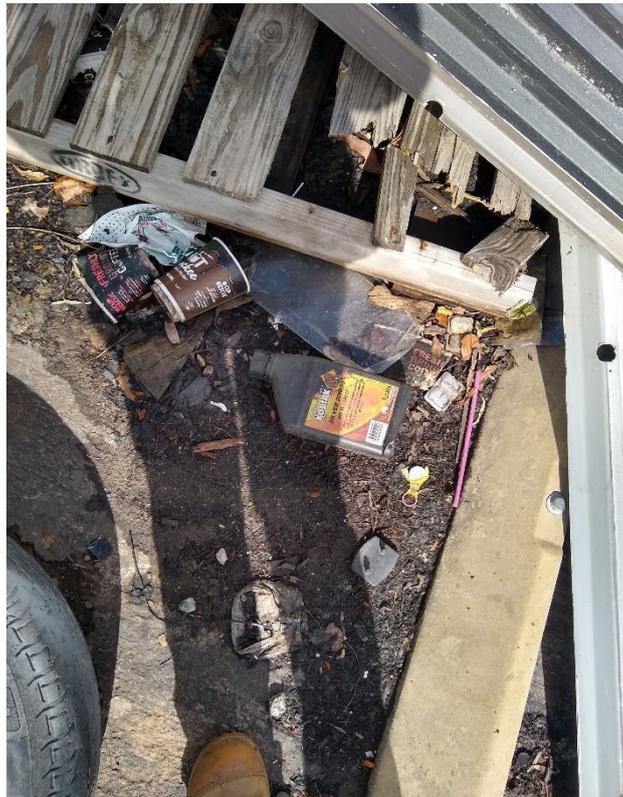


Photo 8: Rubbish and engine oil container in south-east corner of site

 Douglas Partners Geotechnics Environment Groundwater	Site Photographs		PROJECT:	200501.00
	Preliminary Site Investigation (Contamination)		PLATE No:	4
	2-10 Crystal Street, Petersham		REV:	0
	CLIENT	Inner West Council	DATE	18/02/2021



Photo 9: Hot water system in south-east corner of site



Photo 10: Back alley along west site boundary

	Site Photographs		PROJECT:	200501.00
	Preliminary Site Investigation (Contamination)		PLATE No:	5
	2-10 Crystal Street, Petersham		REV:	0
	CLIENT	Inner West Council	DATE	18/02/2021



Photo 11: Surroundings east of site – Chrystal Street and commercial buildings



Photo 12: Surroundings east of site – residential buildings



Site Photographs

**Preliminary Site Investigation
(Contamination)**

2-10 Crystal Street, Petersham

CLIENT

Inner West Council

PROJECT:

200501.00

PLATE No:

6

REV:

0

DATE

18/02/2021

Appendix H

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