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Report on
Preliminary Site Investigation (Contamination)

Inner West Phase 2A LEP
590 Parramatta Road and 10 West Street, Croydon

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Inner West Council

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Integrated Practical Solutions



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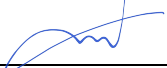

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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

	Signature	Date
Author		27 July 2021
Reviewer		27 July 2021



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

Executive Summary

This report presents the results of a Preliminary Site Investigation (Contamination) (PSI) at 590 Parramatta Road and 10 West Street, Croydon (the site). The PSI was undertaken to assist a planning proposal for rezoning of sites that may introduce sensitive land uses including residential, educational, recreational, childcare or a hospital.

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

Based on the available history information the site appears to have been developed for a residential and commercial use since at least 1930, with the north-eastern lot of the site being used as a sub-station since between at least 1937 and 2017. The south-western lot of the site was utilised for residential purposes from at least 1930 to 1974, wherein it was acquired by Sydney Council, with structures demolished and combined with the north-eastern sub-station. The surrounding land use appears to have been commercial and residential since at least 1930, with an increasingly commercial and higher density residential land use since the 1970's.

The search of properties with EPA notices and licenses identified several properties within a 1 km search buffer of the site. These included BP Ashfield Service Station which borders the site to the south-east and Caltex Five Dock Service Station 500 m north-east of site.

Potential sources of contamination identified from the site history information review herein and the site walkover include contaminated fill, previous land usage, hazardous building materials from the current and former site buildings and nearby historical commercial and land uses.

On the basis of the results of the PSI, the following is recommended:

- **Intrusive Contamination Investigation** - A contamination investigation with intrusive soil, soil vapour and groundwater sampling to evaluate the contamination of the site, and assess the site's suitability (from a contamination standpoint) for a sensitive land use; and
- **Hazardous Building Materials Survey** - A hazardous building materials (HBM) survey should be undertaken for the existing buildings on site, prior to demolition. 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).

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

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Report on Preliminary Site Investigation (Contamination)

Inner West Phase 2A LEP

590 Parramatta Road and 10 West Street, Croydon

1. Introduction

Douglas Partners Pty Ltd (DP) has been engaged by Inner West Council (Council) to complete this Preliminary Site Investigation (Contamination) (PSI) undertaken at 590 Parramatta Road and 10 West Street, Croydon (the site). The site is shown on Drawing 1, Appendix A.

The investigation was undertaken in accordance with DP's proposal P200501.00 Rev1 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; 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 works for the PSI comprised the following:

- Review of the following site / history information, provided to DP by Council:
 - o Section 10.7 (2&5) Planning Certificate; and
 - o Council records pertinent to potential contamination issues.
- Review of the following site history information / records, obtained by DP:
 - o Historical aerial photographs;
 - o Historical title deed searches for each lot comprising the site;
 - o NSW EPA databases held under the CLM and POEO Acts for the site and adjoining properties;
 - o Registered groundwater bores;
 - o Regional geological, soil and hydrogeological mapping; and
 - o Acid sulfate soil and salinity risk maps.
- A site walkover from publicly accessible areas only to identify current 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 identify areas of environmental concern (AEC) and contaminants of potential concern (CoPCs);
- Preparation of a Conceptual Site Model (CSM);
- Produce a draft PSI report for the site and submit to the Council for comment; and
- Update the report based on Council's comments and issue as final.

3. Site Information

Site Address	590 Parramatta Road and 10 West Street, Croydon
Legal Description	Lots 1 and 2 in Deposited Plan 592800
Area	2267 m ²
Zoning	Zone R3 Medium Density Residential
	Zone B6 Enterprise Corridor
Local Council Area	Inner West Council
Current Use	Decommissioned Sub-Station
Surrounding Uses	North-west - Commercial (retail) and residential North-east - Parramatta Road, then commercial South-east - Mixed use commercial / residential, service station South-west - West Street, commercial, residential



Figure 1: Site Location

4. Environmental Setting

4.1 Topography

Regional topography slopes downwards towards the south-east.

The site is relatively flat, sloping gently south, sitting at approximately 7 to 6 m relative to Australian Height Datum (AHD).

4.2 Site Geology

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

The Sydney 1:100,000 Geology Sheet indicates that the site is on the border between Hawkesbury Sandstone (on the north-western side of the site) and Alluvial Valley Deposits (on the south-eastern side of the site). Hawkesbury Sandstone comprises medium to coarse grained quartz sandstone with very minor shale and laminite lenses. Alluvial valley deposits comprises silts, clay, (fluvially deposited) lithic to quartz-lithic sand and gravel.

4.3 Acid Sulphate Soils

Published CSIRO Australian Soil Resource Information System (ASRIS) mapping data indicates that the site is within an area of extremely low probability of occurrence. Areas along Iron Cove Creek to the south-east are within an area of low probability of occurrence.

4.4 Surface Water and Groundwater

The closest watercourse to the site is Iron Cove Creek, located approximately 69 m south-east (down gradient) of the site which in turn discharges into Iron Cove Creek / Parramatta River further to the north-east. 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.

Local and regional groundwater flow is anticipated to broadly follow the topography and flow to the south-east towards Iron Cove Creek and in turn further to the east towards Iron Cove Creek / Parramatta River.

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

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

Bore ID Authorised Purpose	Location Relative to Site	Final Depth (m)	Standing Water Level (m bgl)
GW112144 Monitoring Bore	126 m south-east (down gradient)	57.10	Not recorded
GW112143 Monitoring Bore	321 m north-west (up gradient)	67.16	Not recorded
GW112142 Monitoring Bore	914 m north-west (up gradient)	76.10	Not recorded

Bore ID Authorised Purpose	Location Relative to Site	Final Depth (m)	Standing Water Level (m bgl)
GW112145 Monitoring Bore	968 m east (down-gradient)	29.75	Not recorded

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

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

5. Site History

5.1 Title Deeds

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

Table 2: Historical Title Deeds

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
Section 1 in Lot 1 in Deposited Plan 592800		
28.09.1914 (1914 to 1936)	The Municipal Council of Sydney	Unknown
27.11.1936 (1936 to 2005)	The Sydney County Council (Section 14 Application not investigated)	Sub-Station
25.05.2005 (2005 to 2012)	Energy Australia	Sub-Station
20.04.2012 (2012 to 2017)	Ausgrid	Sub-Station

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
28.02.2017 (2017 to Date)	# Alpha Distribution Ministerial Holding Corporation	Sub-Station (Decommissioned)
Section 2 in Lot 1 in Deposited Plan 592800		
20.10.1911 (1911 to 1937)	William Wade (Bootmaker) or Charles Wade (Bootmaker) (And his deceased estate)	Residential
18.05.1937 (1937 to 2005)	The Sydney County Council (Section 14 Application not investigated)	Sub-Station
25.05.2005 (2005 to 2012)	Energy Australia	Sub-Station
20.04.2012 (2012 to 2017)	Ausgrid	Sub-Station
28.02.2017 (2017 to Date)	# Alpha Distribution Ministerial Holding Corporation	Sub-Station (Decommissioned)
Lot 2 in Deposited Plan 592800		
20.10.1911 (1911 to 1937)	William Wade (Bootmaker) or Charles Wade (Bootmaker) (And his deceased estate)	Residential
11.08.1937 (1937 to 1937)	Keith Stewart Bellamy (Builder)	Residential
12.11.1937 (1937 to 1947)	Wilhelmina Martha Warwick (Married Woman)	Residential
24.01.1947 (1947 to 1974)	Edward John McQuillan (Carrier)	Residential
02.04.1974 (1974 to 2005)	The Sydney County Council	Sub-Station
25.05.2005 (2005 to 2012)	Energy Australia	Sub-Station
20.04.2012 (2012 to 2017)	Ausgrid	Sub-Station
28.02.2017 (2017 to Date)	# Alpha Distribution Ministerial Holding Corporation	Sub-Station (Decommissioned)

5.2 Historical Aerial Photography

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

Table 3: Summary of Historical Aerial Photographs

Year	Site	Surrounding Land Use
1930	Approximately half of the site (the north-east portion) was covered by a rectangular shaped building. A potential small shaped building in the south-western corner of site is also present. Low photograph resolution precluded any detailed site observations.	<p>The surrounding land appears to be predominantly residential and commercial (most likely retail) however low resolution precluded any detailed observations.</p> <p>Major roads surrounded the site (including Parramatta Road to the north-east) in an orientation consistent with their current layout.</p>
1943	<p>The site appears to be divided into a north-eastern section and south-western section, consistent to the lot boundaries pertaining to the site.</p> <p>The north-eastern portion of site appears to be occupied by a commercial warehouse development.</p> <p>The south-western portion of site appears to be occupied a residential development.</p> <p>No other significant changes to the site were observed when compared with the 1930 aerial photograph.</p>	<p>The land to the south-east of the site appears to have a commercial or potentially light industrial use, whilst commercial uses are also evident to the north-west and south-west of the site.</p> <p>Additional residential or small commercial buildings were constructed north of the site (across Parramatta Road).</p> <p>No other significant changes to the surrounding land use were observed when compared with the 1930 aerial photograph.</p>
1955	<p>A new structure is present at the centre of site attached to the north-eastern lot.</p> <p>No other significant changes to the site were observed when compared with the 1943 aerial photograph.</p>	<p>No other significant changes to the surrounding land use were observed when compared with the 1943 aerial photograph.</p>
1965	No significant changes to the site were observed when compared with the 1955 aerial photograph.	No significant changes to the surrounding land use were observed when compared with the 1955 aerial photograph.
1978	No significant changes to the site were observed when compared with the 1965 aerial photograph.	<p>Residential land use north of site has been demolished and replaced with commercial buildings along Parramatta Road.</p> <p>No other significant changes to the surrounding land use were observed when compared with the 1965 aerial photograph.</p>

Year	Site	Surrounding Land Use
1986	No significant changes to the site were observed when compared with the 1986 aerial photograph.	<p>The majority of commercial / industrial buildings at a property directly south-east of the site were demolished.</p> <p>Residential buildings north-west of site along Parramatta Road have been demolished and replaced with commercial developments.</p> <p>No other significant changes to the surrounding land use were observed when compared with the 1978 aerial photograph.</p>
2000	<p>The residential building in the south-western lot of site has been demolished and appears to be vacant.</p> <p>No other significant changes to the site were observed when compared with the 2000 aerial photograph.</p>	<p>The demolished commercial / industrial buildings at a property directly south-east of the site have been replaced by a combined residential and commercial development including a service station, restaurants and a high rise apartment complex.</p> <p>The commercial / industrial complex south-east across Iron Stone Creek has been demolished and replaced with residential land use.</p> <p>No other significant changes to the surrounding land use were observed when compared with the 1986 aerial photograph.</p>
2005	No significant changes to the site were observed when compared with the 2000 aerial photograph.	<p>Residential buildings directly north-west of site have been demolished and replaced with a commercial development.</p> <p>No other significant changes to the surrounding land use were observed when compared with the 2000 aerial photograph.</p>
2011-2021	No significant changes to the site were observed when compared with the 2005 aerial photograph.	No significant changes to the surrounding land use were observed when compared with the 2005 aerial photograph.

5.3 Public Registers and Planning Records

EPA Notices available under Section 58 of the Contaminated Lands Management Act (CLM Act)	<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>Accessed 05/07/2021</p>
Sites notified to EPA under Section 60 of the CLM Act	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>Two properties notified as contaminated were located within a 1 km buffer zone of the site, both of which have been contaminated through use as automobile service stations:</p> <ul style="list-style-type: none"> • BP Ashfield Service Station [bordering the site to the south-east]; and • Caltex Five Dock Service Station [500 m north-east]. <p>Regulation under the CLM Act is not required for the two properties listed above.</p> <p>Accessed 05/07/2021</p>
Licences listed under Section 308 of the Protection of the Environment Operations Act 1997 (POEO Act)	<p>The results of a search of the public database of records of environmental protection licenses under Section 308 of the <i>Protection of the Environment Operations Act</i> 1997 (POEO Act) indicated that there are no current Environment Protection Licences issued to the site or any properties within a 1 km buffer zone of the site.</p> <p>Accessed 05/07/2021</p>
SafeWork NSW	<p>A search of the SafeWork NSW records of Schedule 11 Hazardous Chemicals on Premises was not authorised by the current site owners at the time of this assessment. It is recommended that a Schedule 11 Hazardous Chemicals on Premises is obtained from SafeWork NSW.</p>
Planning Certificate(s)	<p>The certificate states that, as prescribed by Section 59 (2) of the <i>Contaminated Land Management Act</i> 1997, the land to which the certificate relates <u>is not</u>:</p> <ul style="list-style-type: none"> • Declared to be significantly contaminated land; • Subject to a management order; • Subject of an approved voluntary management proposal; • Subject of an ongoing maintenance order; or • Subject to a site audit statement. <p>The certificate states that ‘<i>Council has adopted a policy which may restrict the development of the land if the potential for the risk of land contamination exists</i>’.</p> <p>The certificate states that the land is not affected by a policy adopted by the Council or another public authority that restricts development of the land because of the likelihood of ASS.</p> <p>A copy of the planning certificates is included in Appendix E.</p>
Council Records	<p>Council records were not available at the time of reporting.</p>

5.4 Other Sources

A brief search of google maps for the site surroundings was undertaken on 5 July 2021. The search located several potentially contaminating operating businesses within a 500 m buffer zone of the site, including:

- Five Dock Smash Repair [30 m north-west];
- Automotive Hospital Service Centre [233 m south-east];
- Haberfield Speedway Service Station [236 m south-east]; and
- Quality Dry Cleaners Five Dock [432 m north-east].

5.5 Site History Integrity Assessment

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

In particular, aerial photographs provide generally 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 site history information suggests that the site has been developed since at least 1930. Based on the title deeds, the north-eastern lot of site was acquired by Sydney Council in 1937 to be used as a sub-station wherein it was acquired by Energy Australia until 2005 then transferred to Ausgrid in 2012 and was utilised as a sub-station until at least 2017 where it was finally transferred to the current title holders, 'Alpha Distribution Ministerial Holding Corporation'.

The south-western lot was utilised for residential purposes until it was acquired by Sydney Council in 1974 and combined with the north-eastern sub-station, then similar to the north-eastern lot it was acquired by Energy Australia in 2005, then Ausgrid in 2012 and Alpha Distribution Ministerial Holding Corporation in 2017. Based on historical aerial photographs the sub-station was constructed some time before at least 1930 and has remained unchanged until the time of reporting. The residential building in the south-western lot was demolished when it was acquired by Sydney Council and has remained vacant until the time of reporting.

6. Site Walkover

6.1 Observations

A site walkover was undertaken by an environmental scientist on 1 July 2021. The general site topography was consistent with that described in Section 4.1. The site layout appears to have remained unchanged from the 2021 aerial photograph. The following key site features pertinent to the PSI were observed (refer to photographs in Appendix F). The site was not accessible at the time of the walkover, therefore the site features detailed below are of the exterior and visible portions of site only.

- The majority of the site is occupied by the electrical sub-station (Photograph 1);
- There is evidence of filling in areas of the site not occupied by the sub-station building, in the north-western and southern portions of site (photographs 2 and 3);
- The southern entrance to site had a sign indicating that the sub-station has been decommissioned (photograph 3);
- A service station neighbours the site to the south-east (photograph 6); and
- There is a car dealership and smash repairs north and north-west of site on the opposite side of Parramatta Road (photograph 7 and 8).

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

- S1: Fill: Associated with general levelling and backfilling (a common characteristic of inner Sydney suburbs):
 - o COPC: Metals, total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), polychlorinated biphenyls (PCB), organochlorine pesticides (OCP), phenols and asbestos.
- S2: Previous land use (Electrical Sub-station):
 - o CoPC: Metals, PCBs, solvents, asbestos containing materials (ACM) and synthetic mineral fibres ('SMF').
- S3: Former and existing buildings / structures on the site:
 - o CoPC: Hazardous building materials including lead (in paint), ACM, SMF and PCB.

- S4: Adjacent service station and commercial / industrial land uses (largely unknown, apart from the car dealership, car repair business and service station):
 - o CoPC: Metals, TRH, BTEX, PAH, phenols, VOC (more likely contaminants associated with general commercial / industrial uses, associated with commonly used products such as fuels, oils, and solvents).

Potential Receptors

The following potential human receptors have been identified:

- R1: Current users [no know current users];
- R2: Construction and maintenance workers;
- R3: End users [possibly residential, educational, recreational, childcare or hospital (sensitive land uses)]; and
- R4: Adjacent site users [commercial, residential].

The following potential environmental receptors have been identified:

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

Potential Pathways

The following potential pathways have been identified:

- P1: Ingestion and dermal contact;
- P2: Inhalation of dust and / or vapours;
- P3: Surface water run-off;
- P4: Lateral migration of groundwater providing base flow to water bodies;
- P5: Leaching of contaminants and vertical migration into groundwater; and
- P6: Contact with terrestrial ecology.

Summary of Potentially Complete Exposure Pathways

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

Table 4: Summary of Potentially Complete Exposure Pathways

Potential Source (AEC) and Contaminants of Concern	Pathway	Receptor	Action Recommended
S1: Fill Metals, TRH, BTEX, PAH, OCP, OPP, PCB, phenols, and asbestos. S2: Previous land use (Electrical Substation): Metals, PCBs, solvents, ACM and SMF.	P1: Ingestion and dermal contact P2: Inhalation of dust and / or vapours	R1: Current site users [industrial] R2: Construction and maintenance workers R3: End site users [sensitive land use]	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	R4: Adjacent site users [commercial and residential]	
	P3: Surface water run-off P4: Lateral migration of groundwater providing base flow to water bodies	R5: Surface water [Iron Cove Creek]	
	P4: Lateral migration of groundwater providing base flow to water bodies P5: Leaching of contaminants and vertical migration into groundwater	R6: Groundwater	
	P6: Contact with terrestrial ecology	R7: Terrestrial ecology	
S3: Former and existing buildings / structures on the site Hazardous building materials including lead, asbestos, SMF and PCB.	P1: Ingestion and dermal contact P2: Inhalation of dust and / or vapours	R1: Current site users [industrial] R2: Construction and maintenance workers R4: Adjacent site users [commercial, residential]	
S4: Nearby service station and commercial / industrial land uses Lead, TRH, BTEX, PAH, phenols and VOC	P5: Leaching of contaminants and vertical migration into groundwater	R1: Current site users [industrial] R2: Construction and maintenance workers R3: End site users [sensitive land use] R6: Groundwater	

8. Risk Rating

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

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

Table 5: Application of Risk Matrix

Potential AEC	Probability	Consequence	Risk Number
S1	4	3	12
S2	4	3	12
S3	2	3	6
S4	2	4	8
		Site Risk Rating	12

9. Conclusions and Recommendations

Based on the available history information the site appears to have been developed for a residential and commercial use since at least 1930, and as a sub-station since between at least 1937 (north-east portion) or 1974 (south-west portion) and 2017. The surrounding land use appears to have been commercial and residential since at least 1930, with an increasingly commercial and higher density residential land use since the 1970's.

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

SafeWork NSW records pertinent to potential contamination issues at the site were not obtained at the time of reporting. This is considered to be a data gap in the investigation. A SafeWork NSW records search should form part of further investigations as recommended below.

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

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

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

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

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

10. References

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

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

11. Limitations

Douglas Partners (DP) has prepared this report for this project at 590 Parramatta Road and 10 West Street, Croydon in accordance with DP's proposal dated 5 February 2021 and acceptance received from Alan Qi Chen dated 29 June 2021. The work was carried out Inner West Consultancy Agreement, Contract No. 95-20. This report is provided for the exclusive use of Inner West Council for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

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

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

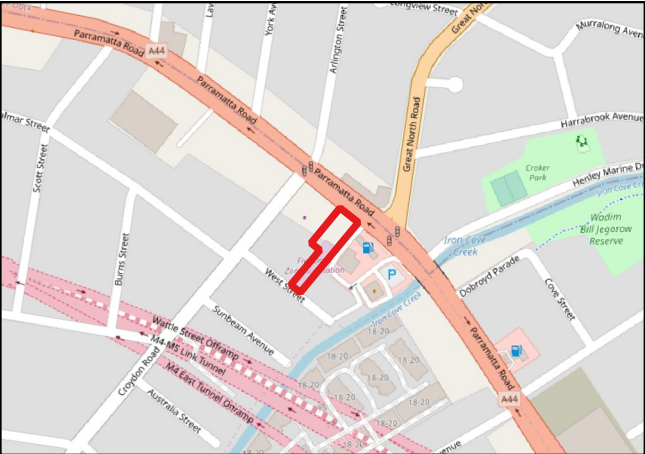
This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation,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

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

Douglas Partners Pty Ltd

Appendix A

Drawings



LOCALITY MAP

Notes:
1. Basemap from metromap.com.au

Legend

 Site Boundary



Appendix B

Notes About this Report

About this Report

Douglas Partners



Introduction

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

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

Copyright

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

Borehole and Test Pit Logs

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

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

Groundwater

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

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

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

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

Reports

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

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

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

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

About this Report

Site Anomalies

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

Information for Contractual Purposes

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

Site Inspection

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

Appendix C

Historical Title Deeds

Locality : CROYDON

Parish : CONCORD

LGA : INNER WEST

County : CUMBERLAND





CERTIFICATE OF TITLE

PROPERTY ACT, 1900



13557018

NEW SOUTH WALES

Appln. Nos.21306 & 53256

Prior Title Vol.2920 Fol.167 (part)

Vol. 13557 Fol. 18

EDITION ISSUED

22 2 1978



I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

CANCELLED

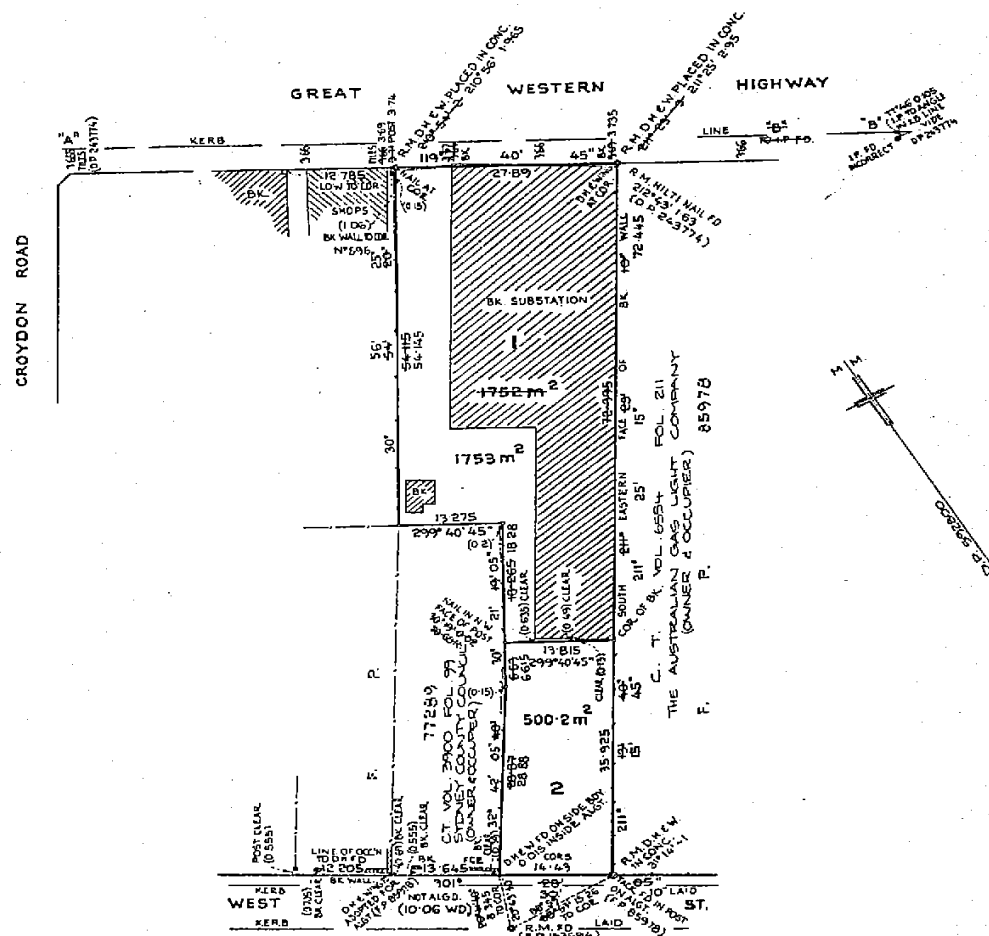
Registrar General.

SEE AUTO COPY



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 592800 in the Municipality of Ashfield Parish of Concord and County of Cumberland being part of Portion 253 granted to John Townson on 1-6-1793.

FIRST SCHEDULE

THE SYDNEY COUNTY COUNCIL.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.

CRY

SECOND SCHEDULE (continued)

[illegible][illegible]

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

7/7/2021 9:37AM

FOLIO: 1/592800

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 13557 FOL 18

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
25/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
25/5/2005	AB500941	CHANGE OF NAME	EDITION 1
20/4/2012	AG862973	REQUEST	
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	AM167690	DEPARTMENTAL DEALING	EDITION 2

*** END OF SEARCH ***

10 West Street, Croydon

PRINTED ON 7/7/2021

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

Form: 10CN
Release: 1
www.lpi.nsw.com.au

CHANGE OF NAME

New South Wales
Real Property Act 1900



AB500941G

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

(A) LAND

Torrens Title
SEE ANNEXURE A

(B) REGISTERED
DEALING

Number

Torrens Title

(C) LODGED BY

Delivery
Box

Name, Address or DX and Telephone

CODE

ENERGYAUSTRALIA

DX 9863

ALEXANDRIA

Reference:

123242L

CN

(D) REGISTERED
PROPRIETOR

THE SYDNEY COUNTY COUNCIL

(E) NEW NAME

ENERGYAUSTRALIA

OFF BA # 656684 Le 1/578591

(F) I, the registered proprietor referred to above, apply to have my new name recorded in the Register in respect of the above
land

(G) STATUTORY DECLARATION BY THE APPLICANT

I Brian Warters

solemnly and sincerely declare that—

1. I am authorised as signatory on behalf of EnergyAustralia

2.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act 1900.

and I certify this application to be correct for the purposes of the Real Property Act 1900.

Made and subscribed at SYDNEY in the State of New South Wales

on 17 February 2005 in the presence of—

Signature of witness:

Warwick Weekley

Signature of applicant:

B Warters

Name of witness:

Warwick Weekley

Address of witness:

570 George Street Sydney

Qualification of witness:

Justice of the Peace

ANNEXURE A

TITLE DETAILS	OWNER SHOWN AS	ADDRESS	LGA
1/592800	THE SYDNEY COUNTY COUNCIL	Parramatta Road, Nr 10 West Street, Croydon	Ashfield
2/592800	THE SYDNEY COUNTY COUNCIL	10 West Street, Croydon	Ashfield
1/574069	THE SYDNEY COUNTY COUNCIL	44-46 Princess Street, Canterbury	Canterbury
1/574107	THE SYDNEY COUNTY COUNCIL	30-32 Frances Street, Lidcombe	Auburn
1/574108	THE SYDNEY COUNTY COUNCIL	Margaret Street, Ashfield	Ashfield
1/574109	THE SYDNEY COUNTY COUNCIL	84-86 Milton Street, Ashfield	Ashfield
1/596726	THE SYDNEY COUNTY COUNCIL	7A Epping Road, Epping	Hornsby
11/596778	THE SYDNEY COUNTY COUNCIL	Wangee Road, Lakemba	Canterbury
466/596801	THE SYDNEY COUNTY COUNCIL	Washington Avenue, Riverwood	Canterbury
21/578489	THE SYDNEY COUNTY COUNCIL	31 Campbell Hill Road, Chester Hill	Bankstown
1/578591	THE SYDNEY COUNTY COUNCIL	77-85 Hereford Street, Glebe	Sydney
11/596973	THE SYDNEY COUNTY COUNCIL	27B Clovelly Road, Hornsby	Hornsby
1/611835	THE SYDNEY COUNTY COUNCIL	Mascot Drive, Eastlakes	Botany Bay
1/612133	THE SYDNEY COUNTY COUNCIL	Neerim Road, Castle Cove	Willoughby
3/592855	THE SYDNEY COUNTY COUNCIL	36 Talara Road, Gympie	Sutherland
4/592858	THE SYDNEY COUNTY COUNCIL	12A Alma Road, Padstow	Bankstown
11/574246	THE SYDNEY COUNTY COUNCIL	13-15 Langlee Avenue, Waverley	Waverley
1/574318	THE SYDNEY COUNTY COUNCIL	437-441 Lyons Road, Five Dock	Canada Bay
1/578733	THE SYDNEY COUNTY COUNCIL	Pacific Highway, Pymble	Ku-ring-gai
12/578828	THE SYDNEY COUNTY COUNCIL	42 Fitzwilliam Road, Vaucluse	Woollahra


For Manager Property Portfolio

Form: 11R
Licence: 05-11-683
Licensee: Softdocs

REQUEST
New South Wales
Real Property Act 1900



AG862973U

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

(A) **STAMP DUTY**

If applicable. Office of State Revenue use only

(B) **TORRENS TITLE**

See Annexure A

(C) **REGISTERED DEALING**

Number	Torrens Title
--------	---------------

(D) **LODGED BY**

Document Collection Box 1W	Name, Address or DX, Telephone, and Customer Account Number if any Holding Redlich, Level 65, 19 Martin Place SYDNEY NSW 2000 Tel: (02) 8083 0388 Reference (optional): STL:CCS:11640106	CODE R
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(E) **APPLICANT**

AUSGRID (ABN 67 505 337 385)

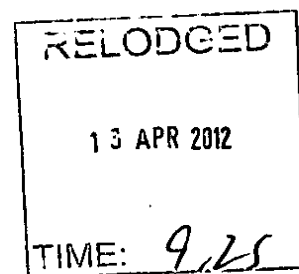
(F) **NATURE OF REQUEST**

Change of name of registered proprietor

(G) **TEXT OF REQUEST**

The Applicant requests the Registrar General change the name of the registered proprietor from "EnergyAustralia" to "Ausgrid" on each of those torrens title listed in Annexure A.

Authorisation to register the change of name without producing the requisite certificates of title is outlined in the attached letter from Land and Property Management Authority, Land & Property Information NSW (formerly Land and Property Management Authority).



DATE 8 / 3 / 2012

(H)

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

Signature:

Signatory's name: Robert Moses
Capacity: Solicitor for the applicant

(I) This section is to be completed where a notice of sale is required and the relevant data has been forwarded to LPMA through eNOS. The applicant's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. Full Name: Signature:

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

Letter attached re fees of \$99.50 for every hundred titles

#	LOT_NUM	SECTION_NUM	PLAN_TYPE	PLAN_NUM	ORGANISATION_NAME	AUTO CONSOL
1501	1		DP	590485	ENERGYAUSTRALIA	
1502	2		DP	590495	ENERGYAUSTRALIA	
1503	3		DP	590578	ENERGYAUSTRALIA	
1504	2		DP	590630	ENERGYAUSTRALIA	
1505	1		DP	590705	ENERGYAUSTRALIA	
1506	1		DP	590874	ENERGYAUSTRALIA	
1507	101		DP	590986	ENERGYAUSTRALIA	
1508	102		DP	590986	ENERGYAUSTRALIA	
1509	1		DP	591175	ENERGYAUSTRALIA	
1510	1		DP	591176	ENERGYAUSTRALIA	
1511	1		DP	591763	ENERGYAUSTRALIA	
1512	1		DP	591871	ENERGYAUSTRALIA	
1513	69		DP	591989	ENERGYAUSTRALIA	
1514	1		DP	591990	ENERGYAUSTRALIA	
1515	3		DP	592080	ENERGYAUSTRALIA	
1516	3		DP	592100	ENERGYAUSTRALIA	
1517	1		DP	592216	ENERGYAUSTRALIA	
1518	4		DP	592352	ENERGYAUSTRALIA	
1519	1		DP	592366	ENERGYAUSTRALIA	
1520	1		DP	592507	ENERGYAUSTRALIA	
1521	1		DP	592546	ENERGYAUSTRALIA	
1522	1		DP	592618	ENERGYAUSTRALIA	
1523	1		DP	592633	ENERGYAUSTRALIA	
1524	1		DP	592800	ENERGYAUSTRALIA	
1525	2		DP	592800	ENERGYAUSTRALIA	
1526	3		DP	592855	ENERGYAUSTRALIA	
1527	4		DP	592858	ENERGYAUSTRALIA	
1528	1		DP	592945	ENERGYAUSTRALIA	
1529	2		DP	592945	ENERGYAUSTRALIA	
1530	3		DP	592945	ENERGYAUSTRALIA	
1531	4		DP	593219	ENERGYAUSTRALIA	
1532	1		DP	593492	ENERGYAUSTRALIA	
1533	2		DP	593564	ENERGYAUSTRALIA	
1534	3		DP	593710	ENERGYAUSTRALIA	
1535	1		DP	593768	ENERGYAUSTRALIA	
1536	1		DP	593976	ENERGYAUSTRALIA	
1537	11		DP	594008	ENERGYAUSTRALIA	
1538	1		DP	594181	ENERGYAUSTRALIA	
1539	1		DP	594351	ENERGYAUSTRALIA	
1540	6		DP	594497	ENERGYAUSTRALIA	
1541	1		DP	594696	ENERGYAUSTRALIA	
1542	1		DP	594731	ENERGYAUSTRALIA	
1543	7		DP	594879	ENERGYAUSTRALIA	
1544	1		DP	594966	ENERGYAUSTRALIA	
1545	11		DP	595014	ENERGYAUSTRALIA	
1546	1		DP	595058	ENERGYAUSTRALIA	
1547	1		DP	595096	ENERGYAUSTRALIA	
1548	2		DP	595221	ENERGYAUSTRALIA	
1549	3		DP	595740	ENERGYAUSTRALIA	
1550	341		DP	596026	ENERGYAUSTRALIA	



FOLIO: 1/592800

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
7/7/2021	9:36 AM	2	28/2/2017

LAND

LOT 1 IN DEPOSITED PLAN 592800
LOCAL GOVERNMENT AREA INNER WEST
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP592800

FIRST SCHEDULE

ALPHA DISTRIBUTION MINISTERIAL HOLDING CORPORATION (CN AK971571)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AK971351 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
EXPIRES: 30/11/2115. OPTION OF RENEWAL: 99 YEARS.
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:
29/11/2115.
AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY
SERVICES PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



PROPERTY ACT, 1900

Vol. 13557 Fol. 19

22 2 1978

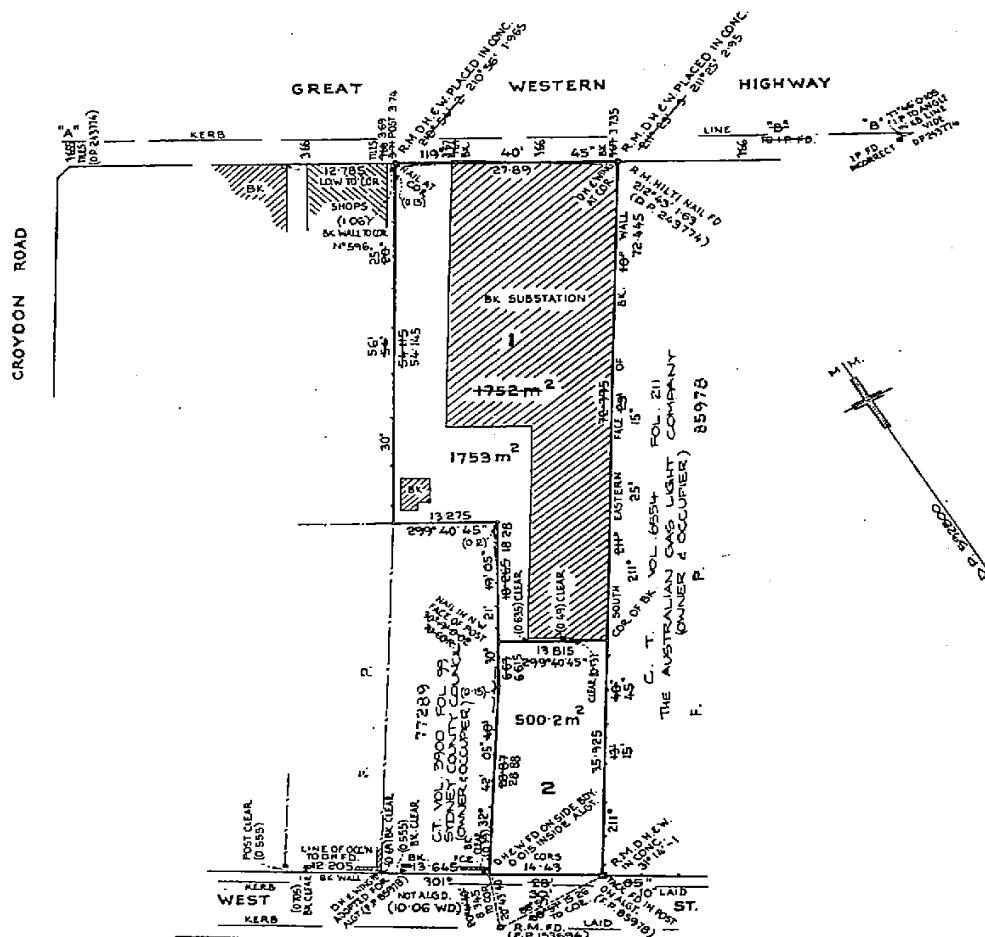


CANCELLED



SEE AUTO FOLIO

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE



Estate in Fee Simple in Lot 2 in Deposited Plan 592800 in the Municipality of Ashfield Parish of Concord and County of Cumberland being part of Portion 253 granted to John Townson on 1-6-1793.

THE SYDNEY COUNTY COUNCIL.

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.

RG2/62

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

SECOND SCHEDULE (continued)

[illegible][illegible]

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

7/7/2021 9:37AM

FOLIO: 2/592800

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 13557 FOL 19

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
25/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
25/5/2005	AB500941	CHANGE OF NAME	EDITION 1
20/4/2012	AG862973	REQUEST	
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	AM167690	DEPARTMENTAL DEALING	EDITION 2

*** END OF SEARCH ***

10 West Street, Croydon

PRINTED ON 7/7/2021

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



FOLIO: 2/592800

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
7/7/2021	9:36 AM	2	28/2/2017

LAND

LOT 2 IN DEPOSITED PLAN 592800
LOCAL GOVERNMENT AREA INNER WEST
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP592800

FIRST SCHEDULE

ALPHA DISTRIBUTION MINISTERIAL HOLDING CORPORATION (CN AK971571)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
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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: 30/11/2115. OPTION OF RENEWAL: 99 YEARS.
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:
29/11/2115.
AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY
SERVICES PTY LTD

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: 590 Parramatta Road & 10 West Street, Croydon, NSW

Description: - Lots 1 to 2 D.P. 592800

As regards to the part numbered 1 on attached Cadastral Records Enquiry Extract: -

<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>
28.09.1914 (1914 to 1936)	The Municipal Council of Sydney	Book 1040 No. 509 Now Volume 2920 Folio 167
27.11.1936 (1936 to 2005)	The Sydney County Council (Section 14 Application not investigated)	Volume 2920 Folio 167 Now Volume 13557 Folios 18

As regards to the part numbered 2 on attached Cadastral Records Enquiry Extract: -

<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>
20.10.1911 (1911 to 1937)	William Wade (Bootmaker) or Charles Wade (Bootmaker) (And his deceased estate)	Book 948 No. 38
18.05.1937 (1937 to 2005)	The Sydney County Council	Book 1780 No. 709 Now Volume 13557 Folios 18

As regards to the part numbered 3 on attached Cadastral Records Enquiry Extract: -

<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>
20.10.1911 (1911 to 1937)	William Wade (Bootmaker) or Charles Wade (Bootmaker) (And his deceased estate)	Book 948 No. 38
11.08.1937 (1937 to 1937)	Keith Stewart Bellamy (Builder)	Book 1789 No. 105
12.11.1937 (1937 to 1947)	Wilhelmina Martha Warwick (Married Woman)	Book 1797 No. 712
24.01.1947 (1947 to 1974)	Edward John McQuillan (Carrier)	Book 2012 No. 823
02.04.1974 (1974 to 2005)	The Sydney County Council	Book 3146 No. 590 Now Volume 13557 Folios 19



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 to the whole: -

<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>
To 2005	The Sydney County Council	Volume 13557 Folios 18 to 19 Now 1 to 2/592800
25.05.2005 (2005 to 2012)	EnergyAustralia	1 to 2/592800
20.04.2012 (2012 to 2017)	Ausgrid	1 to 2/592800
28.02.2017 (2017 to Date)	# Alpha Distribution Ministerial Holding Corporation	1 to 2/592800

Denotes current registered proprietor

Leases: -

- 28.02.2017 (AK971351): Lease to Blue Asset Partner Pty Ltd, Eric Alpha Assess 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: 30.11.2115. Option of Renewal: 99 years.
- 28.02.2017 (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: 30.11.2115.

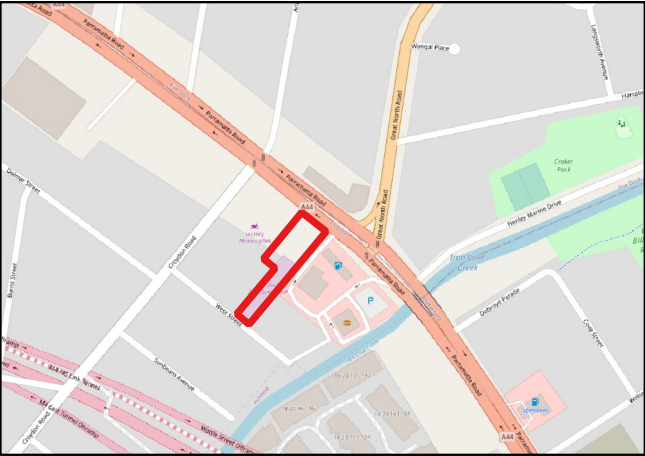
Easements: -

- 19.10.1917: (Book 1117 No. 654): Grant of Easement to The Municipal Council of Sydney for carrying and maintaining overhead electric mains over the land, and such other rights of access. Cancelled 28.12.1939.
- 28.12.1939: (Book 1862 No. 870): Deed of Easement to The Sydney County Council for right of way and easement in terms hereinafter appearing in through, under and beneath the land. Cancelled 02.04.1974 by way of common ownership merger of tenement.

Yours Sincerely
Taylor Wilson
(Checked by Mark Groll)
7th July 2021

Appendix D

Historical Aerial Photographs



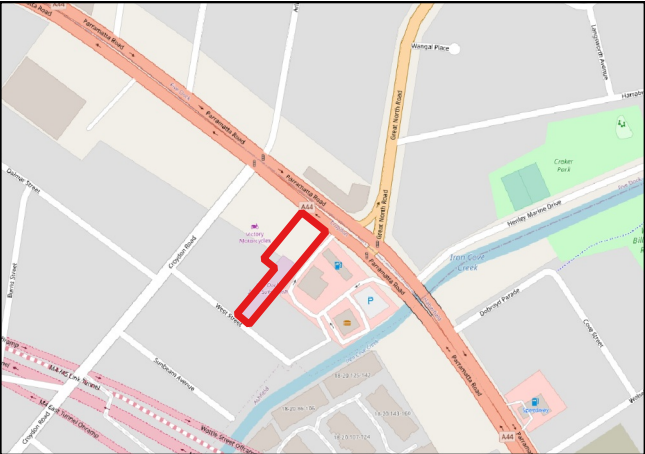
LOCALITY MAP

Notes:
1. Basemap from NSW Spatial Services

Legend

 Site Boundary



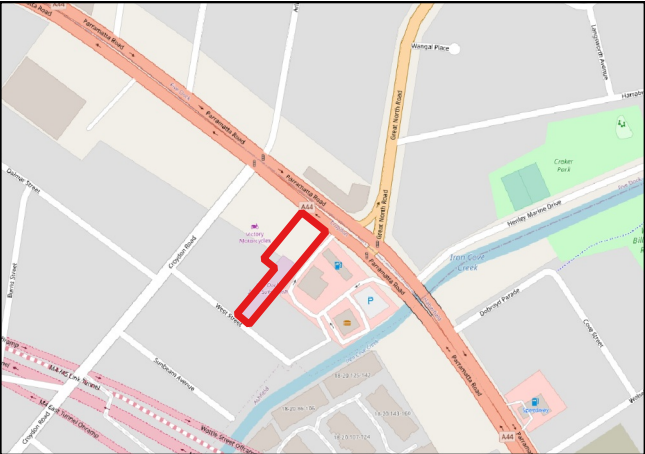


LOCALITY MAP

Notes:
1. Basemap from NSW Spatial Services

Legend
[Red Outline] Site Boundary





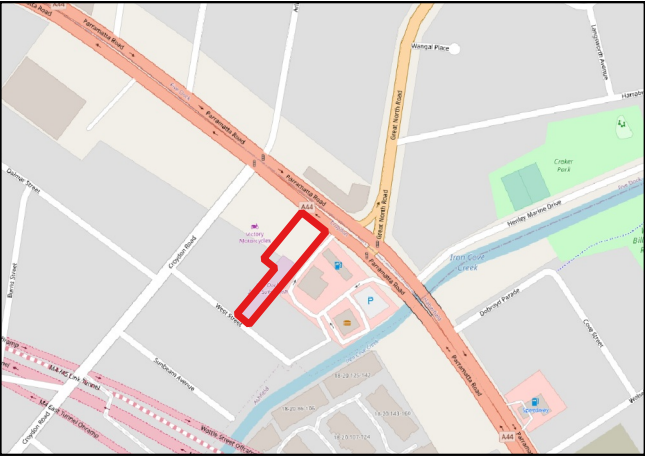
LOCALITY MAP

Notes:
1. Basemap from NSW Spatial Services

Legend

 Site Boundary



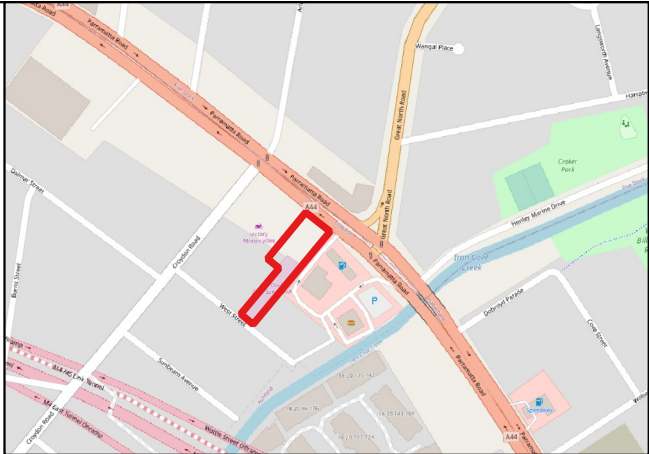


LOCALITY MAP

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Legend
[Red Outline] Site Boundary





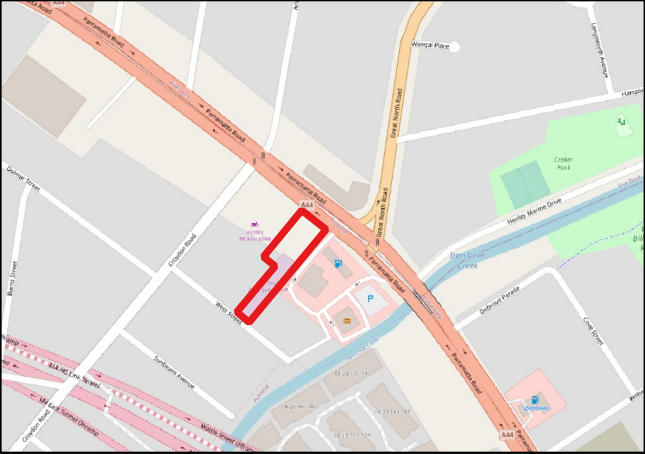
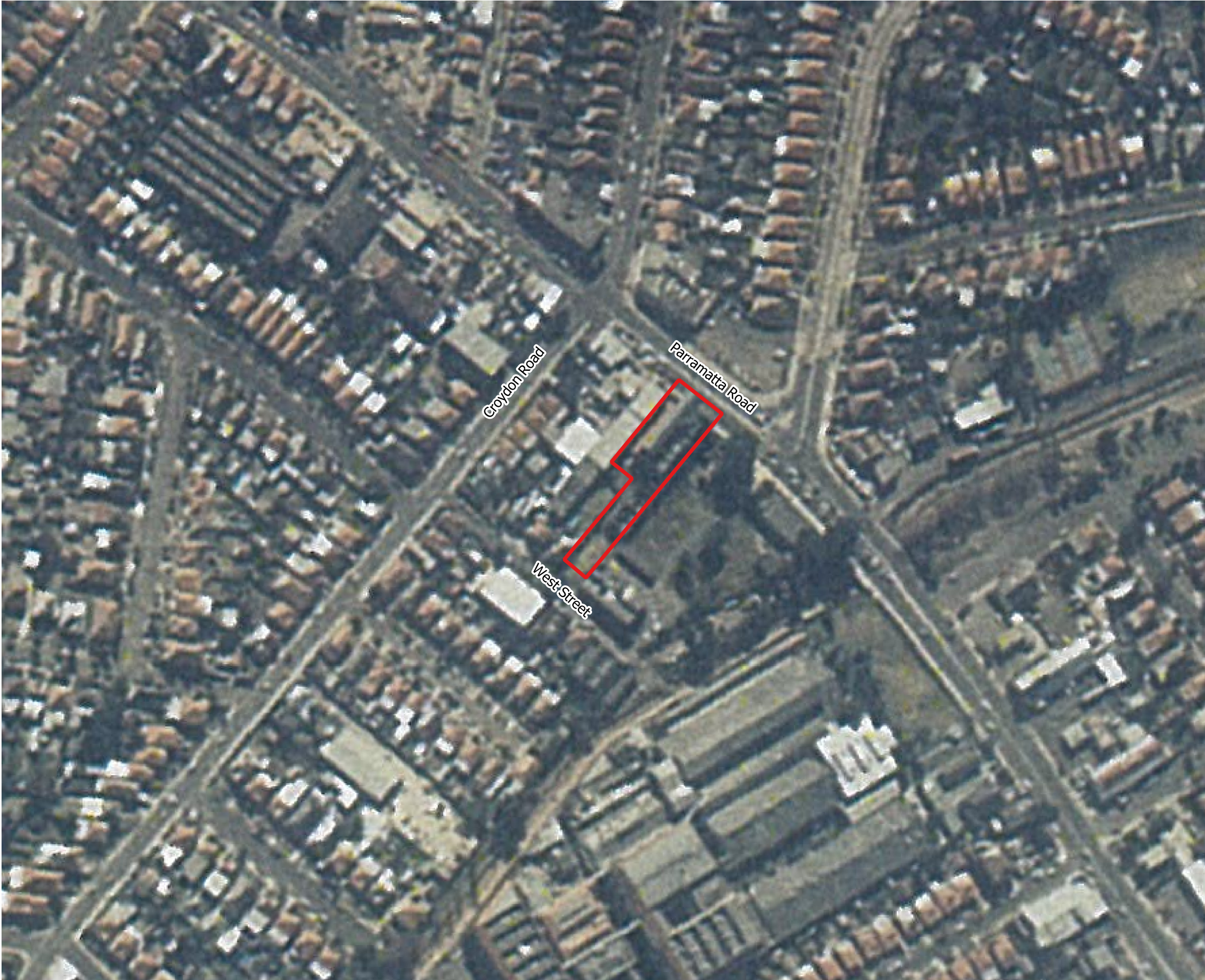
LOCALITY MAP

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Legend

 Site Boundary



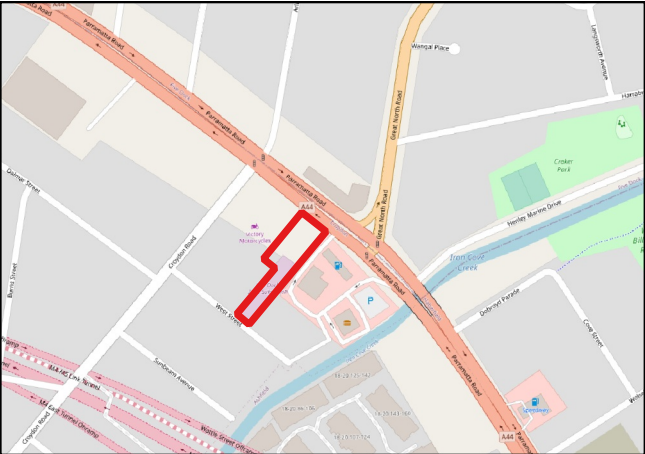


LOCALITY MAP

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[Red Outline] Site Boundary



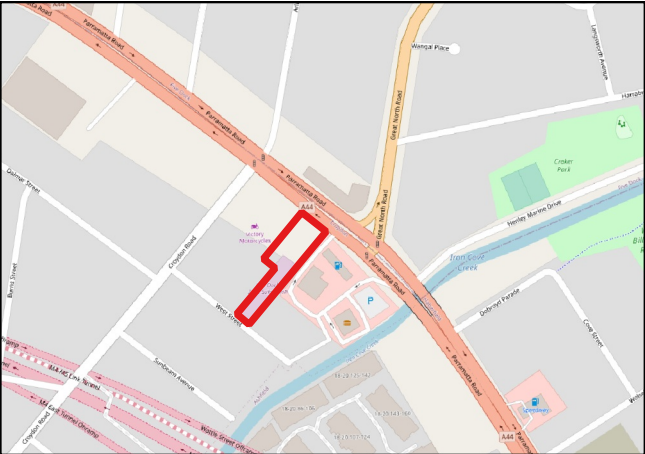


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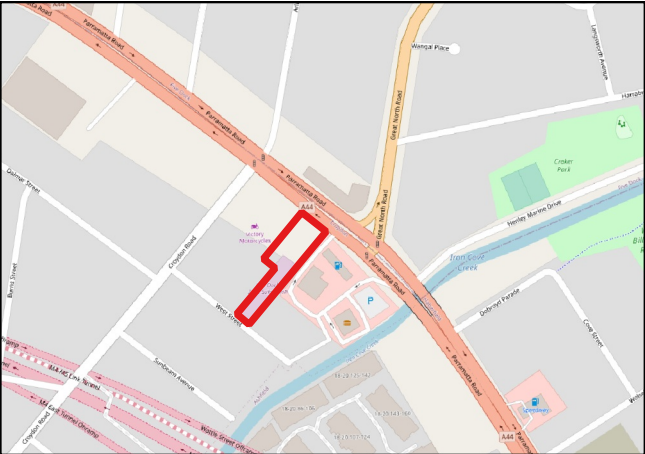


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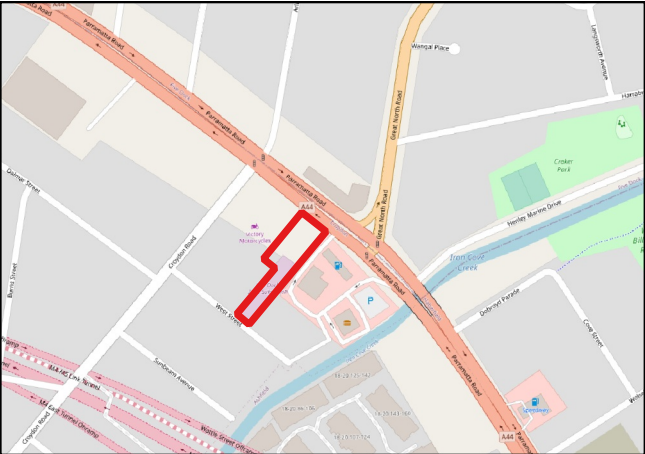


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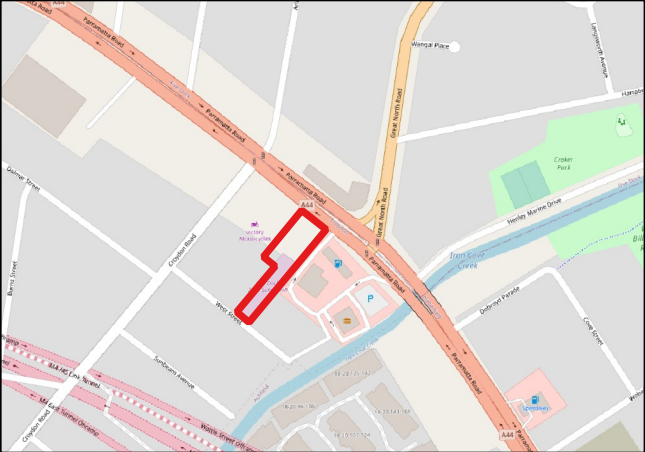
LOCALITY MAP

Notes:
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Legend

 Site Boundary





LOCALITY MAP

Notes:
1. Basemap from NSW Spatial Services

Legend
[Red Outline] Site Boundary



Appendix E

Section 10.7 Planning Certificate

PLANNING CERTIFICATE

UNDER SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Cert. No.: PCT/2021/3747A

Fee: NA

Application Date: 23 June 2021

Issued Date: 23 June 2021

Applicant's Reference: Internal

Applicant	Owner (as recorded by Council)
Name: Staff Address: Staff 7-15 Wetherill St LEICHHARDT NSW 2040 Email: NA Phone: NA	Name: Alpha Distribution Ministerial Holding Corporation

Subject property address	Legal description
Street address: 590 Parramatta Road CROYDON NSW 2132	Lot 1 DP 592800 Lot 2 DP 592800

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:

- Ashfield Local Environmental Plan 2013

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

- Draft Inner West Local Environment Plan 2021

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

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

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

Lot 1 DP 592800

Ashfield Local Environmental Plan 2013

Zone B6 Enterprise Corridor

1 Objectives of zone

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

2 Permitted without consent

Home occupations

3 Permitted with consent

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

4 Prohibited

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

Lot 1 DP 592800

Draft Inner West Local Environmental Plan 2020

Proposed Zone B6 Business Park

1 Objectives of zone

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

2 Permitted without consent

Home occupations

3 Permitted with consent

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

4 Prohibited

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

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

aquaculture; Port facilities; Recreation facilities (major); Residential accommodation; Resource Recovery facilities; Restricted premises; Retail premises; Road side stalls; Rural industries; Rural supplies; Sewage treatment plants; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Waste disposal facilities; Water recreation structures; Water supply systems

Lot 2 DP 592800

Draft Inner West Local Environmental Plan 2020

Proposed Zone R3 Medium Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide housing that is compatible with the desired future character of the locality.
- To ensure that lots are of adequate size and shape to facilitate the appropriate balance between built form and high quality landscape outcomes.
- To protect and enhance the amenity of existing and future residents and the neighbourhood.

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Community facilities; Dwelling houses; Group homes; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Pond-based aquaculture; Port facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (Outdoor); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Service stations; Sewage treatment plants; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating 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 situation on the land: **NO**

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

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

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

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

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:

Lot 2 DP 592800:

YES

Note. The land is identified in the Inner West Council's Flood Study and/or Estuarine Planning Levels Study. For more information, please contact Council's Stormwater and Development Team on 02 9392 5641.

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

Lot 2 DP 592800:

YES

Note. The land is identified in the Inner West Council's Flood Study and/or Estuarine Planning Levels Study. For more information, please contact Council's Stormwater and Development Team on 02 9392 5641.

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

8. Land reserved for acquisition

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

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

9. Contributions plans

The name of each contributions plan applying to the land:

- Ashfield Section 94 and Ashfield Section 94A Contributions Plans

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

9A. Biodiversity certified land

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

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

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

10. Biodiversity stewardship sites

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

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

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

10A. Native vegetation clearing set asides

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

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

11. Bush fire prone land

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

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

12. Property vegetation plans

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

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

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

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

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

14. Directions under Part 3A

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

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

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

15. Site compatibility certificates and conditions for seniors housing

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

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

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

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

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

17. Site compatibility certificates for affordable rental housing

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

18. Paper subdivision information

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

19. Site verification certificates

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

- a) the matter certified by the certificate, and

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

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

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

20. Loose-fill asbestos insulation

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

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

21. Affected building notices and building product rectification orders

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

NO

- (2) A statement of:

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

NO

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

NO

- (3) In this clause:

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

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

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

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

NO

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

NO

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

NO

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

NO

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

NO

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

Boarding House

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

State Environmental Planning Policy (Concurrences) 2018

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

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

Additional Information

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

- The subject land is in the 15-20 ANEF contour.

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

For more information please contact:

Airservices Australia

Noise Enquiry Lines

The national number rings at the nearest local noise enquiry office.

National Noise Enquiry Line: 1800 802 584

Head Office Address:

Alan Woods Building
25 Constitution Avenue
Canberra ACT 2601

Postal Address:

GPO Box 367
Canberra ACT 2601

Phone: 02 6268 4111 or 1300 301 120

Fax: 02 6268 5683

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

Information regarding outstanding notices and orders

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

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

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

General Information

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

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

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

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

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



HARJEET ATWAL
SENIOR MANAGER PLANNING

Additional Information

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

Lot 1 DP 592800:

- The subject land is below the 20 ANEF contour.

Lot 2 DP 592800:

- The subject land is below the 20 ANEF contour.

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

For more information please contact:

Airservices Australia

Noise Enquiry Lines

The national number rings at the nearest local noise enquiry office.

National Noise Enquiry Line: 1800 802 584

Head Office Address:

Alan Woods Building
25 Constitution Avenue
Canberra ACT 2601

Postal Address:

GPO Box 367
Canberra ACT 2601

Phone: 02 6268 4111 or 1300 301 120

Fax: 02 6268 5683

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

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SENIOR MANAGER PLANNING

Appendix F

Site Photographs



Photo 1: Front facade of site from Parramatta Road, facing south.



Photo 2: Evidence of filling in the northern portion of site.


 Douglas Partners Geotechnics Environment Groundwater	Site Photographs		PROJECT:	200501.00
	Preliminary Site Investigation (Contamination)		PLATE No:	1
	590 Parramatta Road and 10 West Street, Croydon		REV:	0
	CLIENT	Inner West Council	DATE	09/07/2021



Photo 3: Entrance to site from West Street, decommissioned sign visible, facing north.



Photo 4: Ausgrid Sub-Station Sign viewed from West Street.


	Site Photographs		PROJECT:	200501.00
	Preliminary Site Investigation (Contamination)		PLATE No:	2
	590 Parramatta Road and 10 West Street, Croydon		REV:	0
	CLIENT	Inner West Council	DATE	09/07/2021



Photo 5: Eastern boundary of site, neighbouring adjacent service station, facing south-west.



Photo 6: Service station bordering the site to the east.


 Douglas Partners Geotechnics Environment Groundwater	Site Photographs		PROJECT:	200501.00
	Preliminary Site Investigation (Contamination)		PLATE No:	3
	590 Parramatta Road and 10 West Street, Croydon		REV:	0
	CLIENT	Inner West Council	DATE	09/07/2021



Photo 7: Car dealership north of site opposite Parramatta Road, facing north.

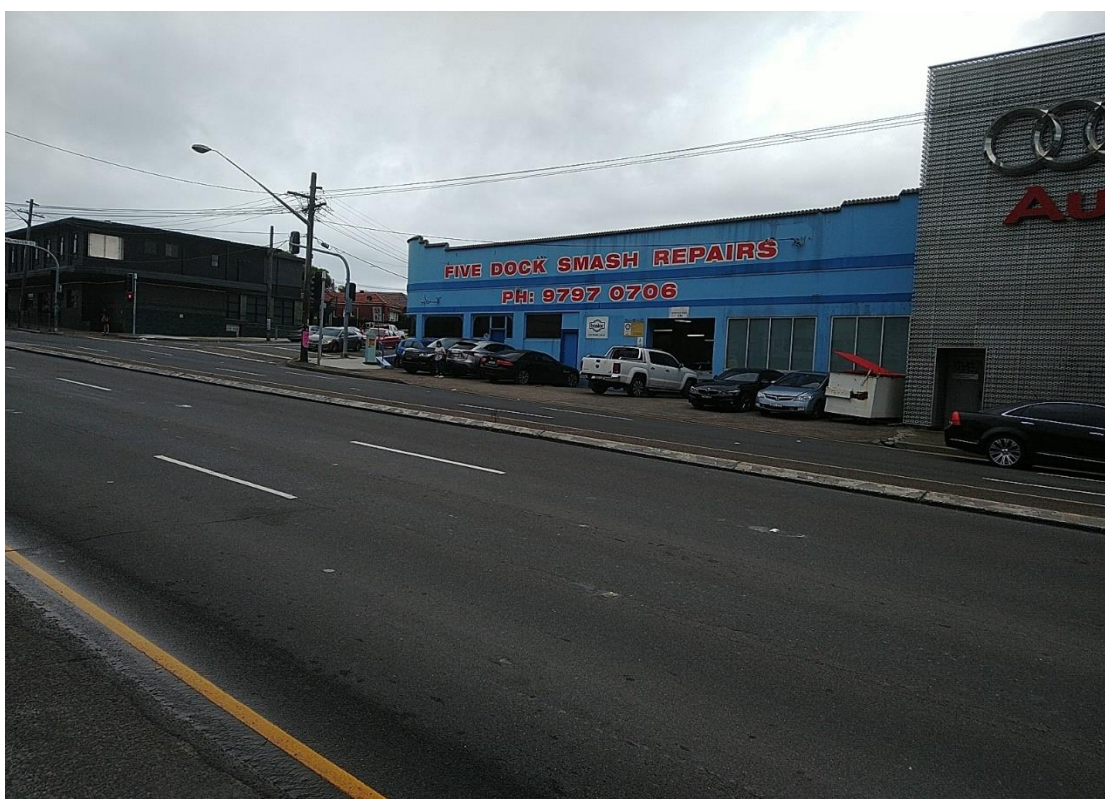



Photo 8: Smash repairs north-west and up-gradient to site, facing north-west.

 Douglas Partners Geotechnics Environment Groundwater	Site Photographs		PROJECT:	200501.00
	Preliminary Site Investigation (Contamination)		PLATE No:	4
	590 Parramatta Road and 10 West Street, Croydon		REV:	0
	CLIENT	Inner West Council	DATE	09/07/2021

Appendix G

Risk Matrix

Appendix G

Risk Rating Matrix

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

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

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

Table G1. Qualitative Probabilities and Consequences

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

Table G2. Risk Matrix

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

Douglas Partners Pty Ltd