



Douglas Partners

Geotechnics | Environment | Groundwater

Report on
Preliminary Site Investigation (Contamination)

Proposed Residential Development
70 – 74 O'Neill Street, Guildford

Prepared for
Richmond PRA

Project 84782
March 2015

Integrated Practical Solutions



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3. Regional Geology and Hydrogeology

The *Penrith 1:100 000 Geological Series Sheet* indicates that the site is underlain by Bringelly Shale of the Wianamatta Group. This unit typically comprises shale, claystone, laminite and fine to medium-grained lithic sandstone. The rock weathers to form clayey soils of high plasticity and high reactivity. An extract from the geological map is shown in Figure 1.

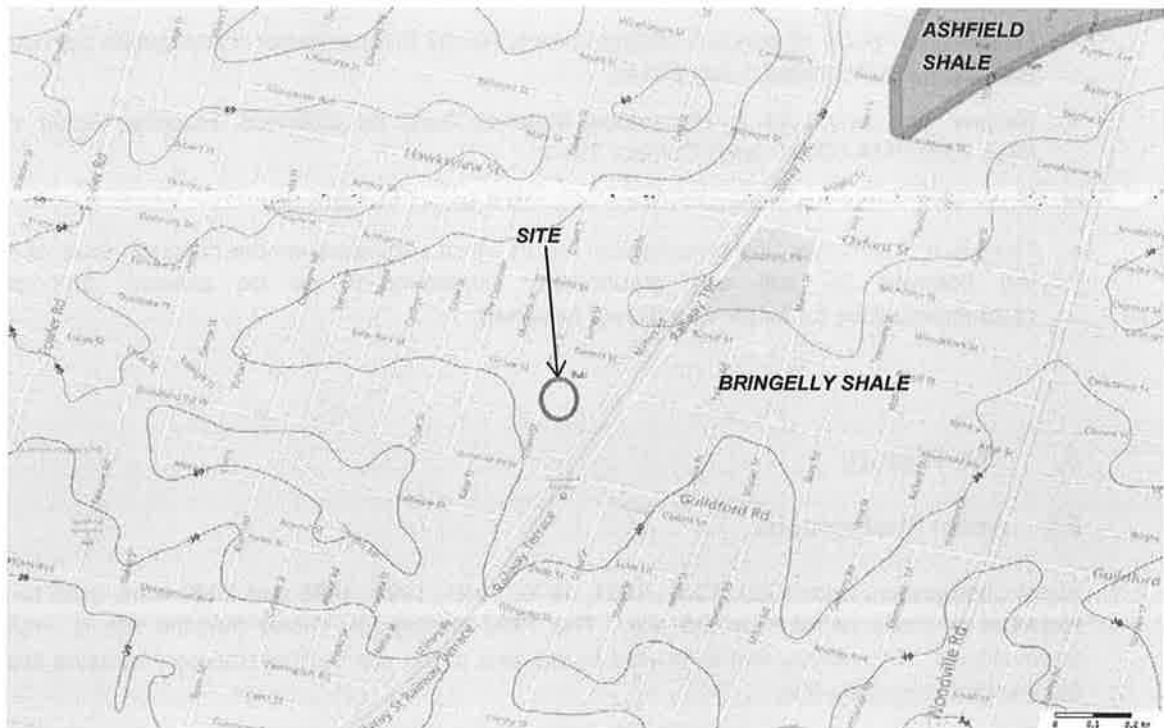


Figure 1: Extract from geological map

The groundwater table is likely to be well below the bedrock surface. Near-surface Bringelly Shale generally exhibits low permeabilities which result in very low groundwater yields. Groundwater use from this aquifer is therefore unlikely to be significant.

Surface water is likely to follow the surface topography and flow to the north-east.

5.3 Section 149 Certificate

A Section 149 (2) Planning Certificate issued under the *Environmental Planning & Assessment Act 1979* was obtained for each lot from Holroyd City Council. The certificates state that “no matters apply to the land” under Section 59(2) of the *Contaminated Land Management Act 1997*.

The planning certificates are included in Appendix C.

5.4 Contaminated Lands Register

The site and adjacent sites are not identified as being significantly contaminated under the *Contaminated Lands Management Act 1997* as at 25 March 2015.

5.5 Licenced Groundwater Bores

There are no licenced groundwater wells on the site or within 2 km of the site. This indicates that the aquifer is low yielding as previously suggested.

6. Previous Assessments

6.1 Environmental Investigation Services

The previous EIS assessment included sampling from four boreholes drilled on the site. The bores encountered filling to depths of between 0.4 m and 0.5 m, underlain by natural soils and bedrock. The filling consisted of silty clay with sand, roots, gravel, brick, slag and ash. Groundwater was not encountered at the time of the field work.

Six soil samples were tested for a range of potential contaminants including heavy metals, polycyclic aromatic hydrocarbons (PAHs), organochlorine pesticides (OCPs), organophosphorus pesticides (OPPs), polychlorinated biphenyls (PCBs), total recoverable hydrocarbons (TRHs) and the monocyclic aromatic hydrocarbons (BTEX).

EIS compared the laboratory test results to the guideline levels outlined in the National Environment Protection Measure (NEPM) 2013 for residential sites with access to soil. The contaminant concentrations were all below the adopted health-based assessment criteria. The contaminant concentrations were also below the ecological-based assessment criteria adopted by EIS.

6.2 Edwards Blasche Group

The Hazardous Material Audit (HMA) included a survey of the three lots for asbestos materials, synthetic mineral fibres (SMF), PCB capacitors, lead in ceiling space dust, and lead-based paint. Each of the properties contained bonded asbestos in numerous locations, PCB capacitors in light fittings, and excessive lead concentrations in ceiling dust and paint. SMF was detected in #74.

All materials requiring removal from the site will need to be classified in accordance with *Waste Classification Guidelines* (NSW EPA, 2014). The demolition contractor should ensure that the demolition works are undertaken in an appropriate manner and that cross-contamination of the site does not occur. Removal of asbestos and other hazardous building materials should be undertaken by a suitably licensed contractor and an asbestos clearance certificate provided before waste classification, disposal or site validation is undertaken.

9. Limitations

Douglas Partners (DP) has prepared this report for this project at 70 – 74 O'Neill Street, Guildford in accordance with instructions received from Richmond PRA via McNally Management Pty Ltd. The work was carried out under DP's Conditions of Engagement. This report is provided for the use of Richmond PRA 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. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

The results provided in the report are based on a non-intrusive review of potential contamination at the site using available information only. Intrusive sampling and testing was not in the scope of the PSI.

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.

Douglas Partners Pty Ltd

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.

Appendix B

Drawing

Appendix C

Site History Information



Photo 3 - Aerial photograph from 1961



Photo 4 - Aerial photograph from 1970



Historical Aerial Photographs

70-74 O'Neill Street

Guildford

CLIENT: Richmond PRA

PROJECT: 84782.00

PLATE No: 2

REV: 0

DATE: 24-Mar-15



Photo 7 - Aerial photograph from 1998



Photo 8 - Aerial photograph from 2002



Historical Aerial Photographs

**70-74 O'Neill Street
Guildford**

CLIENT: Richmond PRA

PROJECT: 84782.00

PLATE No: 4

REV: 0

DATE: 24-Mar-15

Legal Liaison Searching Services

ABN: 52832569710
Ph: 02 9233 5800
Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,
Sydney 2000
PO Box 2513 Sydney NSW 2000
DX 1019 Sydney

As regards Lot 13 D.P. 9748

<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>
11.01.1924 (1924 to 1929)	Michael Joseph O'Neill (Estate Agent)	Vol 3548 Fol 63 Now Vol 3702 Fol 71
13.09.1929 (1929 to 1940)	William Thomas Swift (Independent Means)	Vol 3702 Fol 71 Now Vol 4331 Fol 181
18.10.1940 (1940 to 1945)	Philadelphia Swift (Widow) Allan Swift (Linesman) (Transmission Application not investigated)	Vol 4331 Fol 181
23.03.1945 (1945 to 1949)	Flora Edith Williams (Married Woman)	Vol 4331 Fol 181 Now Vol 5500 Fol 151
24.09.1949 (1949 to 1966)	Walter Allan Corrigan (Works Foreman)	Vol 5500 Fol 151
18.07.1966 (1966 to 1966)	Irene Alexandra Corrigan (Widow) (Section 94 Application not investigated)	Vol 5500 Fol 151
05.10.1966 (1966 to 1968)	Robert Fredrick Shute (Gentleman) Elsie Henrietta Shute (Married Woman)	Vol 5500 Fol 151
21.11.1968 (1968 to 1989)	Elsie Henrietta Shute (Widow)	Vol 5500 Fol 151 Now 13/9748
16.10.1989 (1989 to 1991)	Edwin Louis Robinson (Federal Policeman) Jeanette Robinson (Married Woman)	13/9748
17.02.1991 (1991 to 2014)	Bud Cham	13/9748
16.05.2014 (2014 to date)	# Richmondpra	13/9748

Denotes current registered proprietor

Easements & Leases: - NIL

Cadastral Records Enquiry Report

Ref : surv:scim:grollm

Locality : GUILDFORD

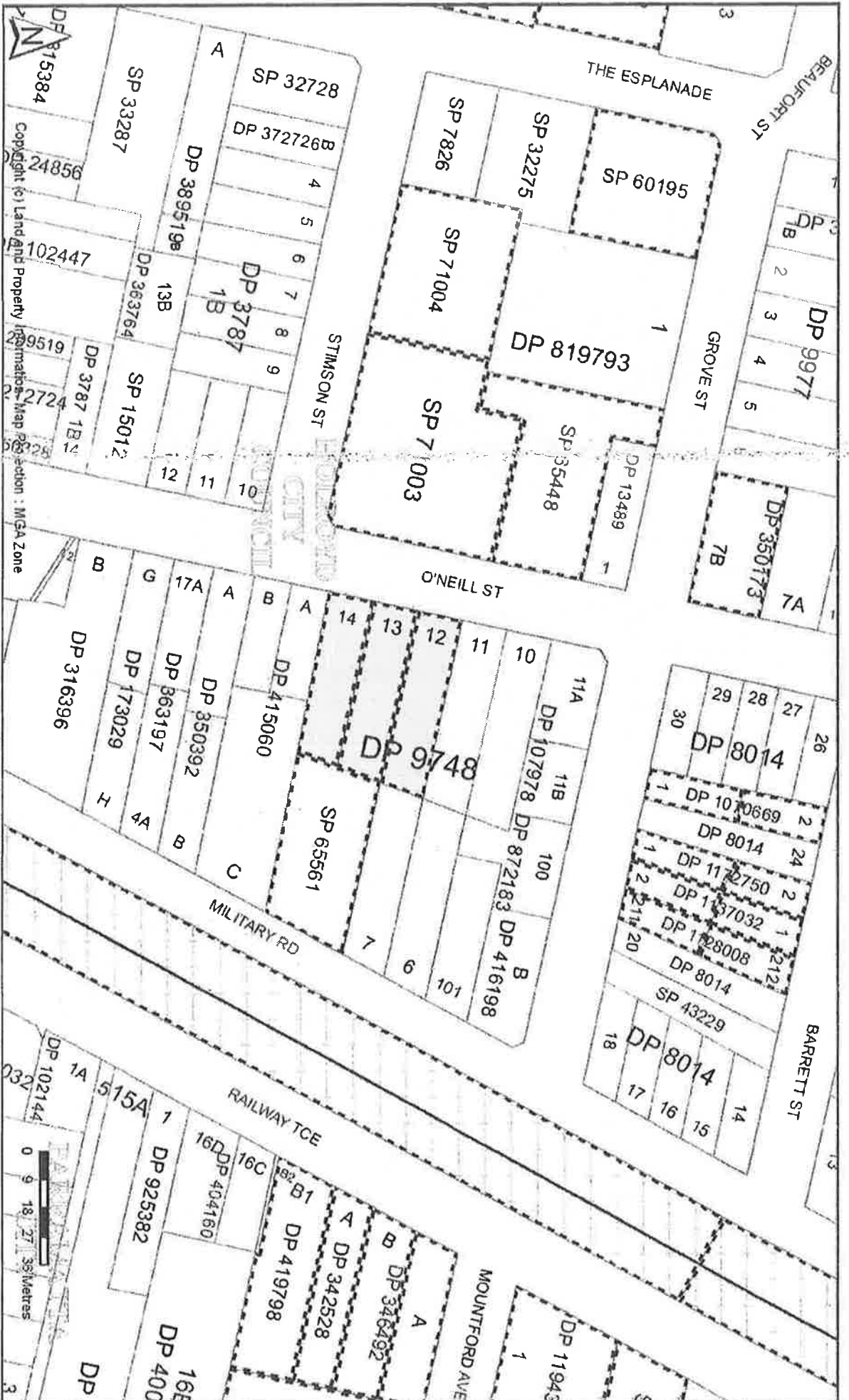
Requested Parcel : Lot 12 DP 9748

LGA : HOLROYD

Parish : ST JOHN

Identified Parcel : Lot 12 DP 9748

County : CUMBERLAND



CONVERSION TABLE ADDED IN
 MEDICAL COUNCIL'S DEPARTMENT

FEET INCHES	METRES
1 11 1/2	0.29
2 2 3/8	0.58
3 1 1/4	0.87
4 1/2	1.16
5 1/4	1.45
6 1/2	1.74
7 1/4	2.03
8 1/2	2.32
9 1/4	2.61
10 1/2	2.90
11 1/4	3.19
12 1/2	3.48
13 1/4	3.77
14 1/2	4.06
15 1/4	4.35
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448 1/2	129.92
449 1/4	130.21
450 1/2	130.50
451 1/4	130.79
452 1/2	

NEW SOUTH WALES

CERTIFICATE OF TITLE

LAND PROPERTY ACT, 1900



14248164

Vol. 14248 Fol. 164

Crown Grant Vol. 200 Fol. 225

Prior Title Vol. 5980 Fol. 98



EDITION ISSUED

13 10 1980

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.

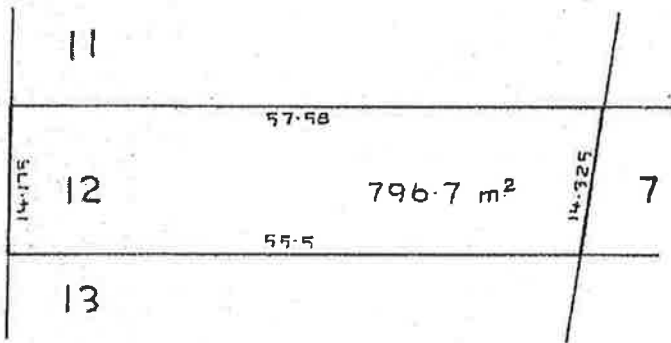


PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

SEE AUTO FOLIO

O'NEILL ST



PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.

S49504 *JS*

REDUCTION RATIO 1:500

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 12 in Deposited Plan 9748 in the Municipality of Holroyd Parish of St. John County of Cumberland.

FIRST SCHEDULE

MAUREEN LOUISE CRISS of Guildford, Widow.

SECOND SCHEDULE

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



Legal Liaison Services

LPI On-Line

Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

23/3/2015 3:25PM

FOLIO: 12/9748

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

Prior Title(s): VOL 14248 FOL 164

Recorded	Number	Type of Instrument	CTP Issues
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
1/12/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
15/11/1989	Y700180	MORTGAGE	EDITION 1
22/12/1993	I899157	DISCHARGE OF MORTGAGE	
22/12/1993	I899158	TRANSFER	
22/12/1993	I899159	MORTGAGE	EDITION 2
8/12/1998	5449750	DISCHARGE OF MORTGAGE	
8/12/1998	5449752	TRANSFER	
8/12/1998	5449753	MORTGAGE	EDITION 3
7/3/2000	DP1011264	DEPOSITED PLAN	
23/6/2000	6884454	DISCHARGE OF MORTGAGE	
23/6/2000	6884455	MORTGAGE	EDITION 4
24/12/2002	9245854	DISCHARGE OF MORTGAGE	
24/12/2002	9245855	MORTGAGE	EDITION 5
16/5/2014	AI582983	DISCHARGE OF MORTGAGE	
16/5/2014	AI582985	TRANSFER	EDITION 6
28/11/2014	AJ72186	MORTGAGE	EDITION 7

*** END OF SEARCH ***

mg

PRINTED ON 23/3/2015

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Form: 01T
Release: 6-1



AI582985W

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

STAMP DUTY

Office of State Revenue use only

NEW SOUTH WALES DUTY
12-05-2014 0007579131-004
SECTION 275-ORIGINAL
NO DUTY PAYABLE

(A) **TORRENS TITLE**

12/9748 & 13/9748

(B) **LODGED BY**

Document
Collection
Box

421X

Name, Address or DX, Telephone, and Customer Account Number if any

LLPN: 123292U HUNT & HUNT
DK 214 - SYDNEY

Reference: 668 9571827

CODES

T
TW

(C) **TRANSFEROR**

BUD CHAM

(D) **CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$ 2,390,000.00

and as regards

(E) **ESTATE**

the abovementioned land transfers to the transferee an estate in fee simple

(F) **SHARE**

TRANSFERRED

WHOLE

(G)

Encumbrances (if applicable):

(H) **TRANSFEEEE**

RICHMONDRA ACN 001 280 628

(I)

TENANCY:

DATE

5 MAY 2014

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

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

Signature of witness:

Signature of transferor:

Name of witness:

Ali Ptouni

Address of witness:

28/33-41 Brickfield ST
North Parramatta NSW 2151

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

Signature:

Signatory's name:

Signatory's capacity:

Edward Spring Boyce
solicitor

(K) **The transferee**

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.

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

Page 1 of 1

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Legal Liaison Services

LPI On-Line

Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

23/3/2015 3:25PM

FOLIO: 13/9748

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

Prior Title(s): VOL 5500 FOL 151

Recorded	Number	Type of Instrument	C.T. Issue
18/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
13/7/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
16/10/1989	Y644466	TRANSFER	
16/10/1989	Y644467	MORTGAGE	EDITION 1
24/10/1990	Z298104	MORTGAGE	EDITION 2
7/2/1991	Z482462	DISCHARGE OF MORTGAGE	
7/2/1991	Z482463	DISCHARGE OF MORTGAGE	
7/2/1991	Z482464	TRANSFER	
7/2/1991	Z482465	MORTGAGE	EDITION 3
8/12/1998	5449751	DISCHARGE OF MORTGAGE	
8/12/1998	5449753	MORTGAGE	EDITION 4
7/3/2000	DP1011264	DEPOSITED PLAN	
24/12/2002	9245853	DISCHARGE OF MORTGAGE	
24/12/2002	9245855	MORTGAGE	EDITION 5
16/5/2014	AI582984	DISCHARGE OF MORTGAGE	
16/5/2014	AI582985	TRANSFER	EDITION 6
28/11/2014	AJ72186	MORTGAGE	EDITION 7

*** END OF SEARCH ***

mg

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Legal Liaison Services

LPI On-Line

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Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 13/9748

SEARCH DATE	TIME	EDITION NO	DATE
23/3/2015	3:23 PM	7	28/11/2014

LAND

LOT 13 IN DEPOSITED PLAN 9748
LOCAL GOVERNMENT AREA HOLROYD
PARISH OF ST JOHN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP9748

FIRST SCHEDULE

RICHMONDPRA

(T AI582985)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP1011264 EASEMENT TO DRAIN WATER 1.2 METRE(S) WIDE APPURTENANT
TO THE LAND ABOVE DESCRIBED
- 3 AJ72186 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

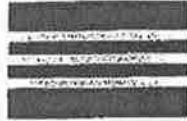
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244708 N

TRANSMISSION APPLICATION

SECTION 93, REAL PROPERTY ACT, 1900

(See Instructions for Completion on back of form)

TA

	of	
\$		R /

DESCRIPTION
OF LAND
Note (a)

LAND of which deceased is registered proprietor		
Torrens Title reference	If Part Only, Delete Whole and Give Details	Location
Certificate of Title Volume: 12622 Folio 16	WHOLE <i>NOW BEING 14/9748.</i>	

REGISTERED
DEALING
Note (b)

LEASE, MORTGAGE, OR CHARGE of which deceased is registered proprietor			
Type of Dealing	Registered Number	Torrens Title Reference	Location

DECEASED
REGISTERED
PROPRIETOR
Note (c)

MYRA EVELINE MATILDA WILLIAMS

Note (d)

(the abovenamed DECEASED) is registered as proprietor of the land above described.
The APPLICANT

APPLICANT
Note (e)

WALTER NEVILLE WILLIAMS of 1 Flemming Street Carlingford	OFFICE USE ONLY
--	-----------------

ENTITLEMENT
Note (f) and (i)

being entitled as Executor of the will/estate of the abovenamed deceased
Probate No. 100313/93 of whose will was granted on 15th January, 1993
Letters of Administration to WALTER NEVILLE WILLIAMS

Note (d)

hereby applies to be registered as proprietor of the estate or interest of the said deceased in the land above described.
abovementioned registered dealing.

DATE

I hereby certify this application to be correct for the purposes of the real Property Act, 1900.
Signed in my presence by the applicant who is personally known to me.

EXECUTION
Note (g)

Christine McPhillips
Signature of Witness
CHRISTINE MCPHILLIPS
Name of Witness (BLOCK LETTERS)
SOLICITOR MERRYLANDS
Address and Occupation of Witness

W. J. Williams
Signature of Applicant

TO BE COMPLETED
BY LODGING PARTY
Notes (g) and (h)

LODGED BY <u>Maclean's</u>		PROBATE No. LOCATION OF DOCUMENTS AND/OR OTHER DATE OF DEATH	
Ref: <u>93-00-7296</u> Delivery Box Number <u>544F</u>		CT SIGHTED CANC. & RET.	
Checked <input checked="" type="checkbox"/> Passed <input type="checkbox"/>	REGISTERED - -19	Secondary Directions	Produced by
Signed <input checked="" type="checkbox"/> Extra Fee <input type="checkbox"/>		Delivery Directions	



Legal Liaison Services

LPI On-Line

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Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 14/9748

SEARCH DATE	TIME	EDITION NO	DATE
23/3/2015	3:23 PM	4	28/11/2014

LAND

LOT 14 IN DEPOSITED PLAN 9748
LOCAL GOVERNMENT AREA HOLROYD
PARISH OF ST JOHN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP9748

FIRST SCHEDULE

RICHMONDPRA

(T AI582998)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP1011264 EASEMENT TO DRAIN WATER 1.2 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 3 AJ72186 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

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Deemed Statement Environmental Planning Policies

Sydney Regional Environmental Plan No. 9 – Extractive Industry (No. 2 – 1995)

SYDNEY REGIONAL ENVIRONMENTAL PLAN (SYDNEY HARBOUR CATCHMENT) 2005 -
28/09/2005

Local Environmental Plans

Holroyd Local Environmental Plan 2013

Proposed Local Environmental Plans

Proposed Holroyd Local Environmental Plan 2013 - Housekeeping Amendments 2014

Development Control Plans

Holroyd Development Control Plan 2013

2. Zoning and land uses under relevant LEPs:

1. ZONE

R4 High Density Residential

2. DEVELOPMENT PERMITTED WITHOUT CONSENT

Home occupations.

3. DEVELOPMENT PERMITTED ONLY WITH CONSENT

Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Environmental protection works; Exhibition homes; Home businesses; Home industries; Hostels; Kiosks; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Seniors housing; Shop-top housing.

4. PROHIBITED DEVELOPMENT

Any other development not specified in item 2 or 3.

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)

Commercial and Industrial Alterations Code

The extent to which complying development may or may not be carried out on this land under the Commercial and Industrial Alterations Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

Complying development may be carried out on the full extent of the land.

Subdivisions Code

The extent to which complying development may or may not be carried out on this land under the Subdivisions Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

Complying development may be carried out on the full extent of the land.

Demolition Code

The extent to which complying development may or may not be carried out on this land under the Demolition Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

Complying development may be carried out on the full extent of the land.

Fire Safety Code

The extent to which complying development may or may not be carried out on this land under the Fire Safety Code because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP:

Complying development may be carried out on the full extent of the land.

4. Coastal Protection

Whether or not the land is affected by the operation of Section 38 or 39 of the <i>Coastal Protection Act 1979</i> but only to the extent that the Council has been so notified by the Department of Services Technology & Administration:	NO
--	----

5. Mine Subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of Section 15 of the <i>Mine Subsidence Compensation Act 1961</i> :	NO
---	----

6. Road widening & road realignment

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

Division 2 of Part 3 of the Roads Act 1992	NO
--	----

10. Biobanking Agreements

NOT APPLICABLE

11. Bush fire prone land

The land is NOT bush fire prone land as defined in the *Environmental Planning & Assessment Act 1979*.

12. Property Vegetation Plans

NOT APPLICABLE

13. Orders Under Trees (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):

NO

14. Directions under Part 3A

NOT APPLICABLE

15. Site Compatibility Certificates and conditions for seniors housing

There is no current Site Compatibility Certificate (of which 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.

There are no terms of a kind referred to in clause 18 (2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

16. Site Compatibility Certificates for infrastructure

There is no 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.

17. Site Compatibility Certificates and conditions for affordable rental housing

There is no current Site Compatibility Certificate (Affordable Rental Housing), of which the Council is aware, in respect of proposed development on the land.

There are no terms of a kind referred to in clause 17 (1) or 38 (1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land.

18. Matters arising under Section 59(2) of the Contaminated Land Management Act 1997

No matters apply to the land to which the certificate relates.