



Stage 1 - Preliminary Environmental Site Investigation

35 – 37 Rawson Street & 4 – 6 Dartbrook Road, Auburn NSW 2144

Prepared for

Mr Michael Akkawi
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Prepared by

Alliance Geotechnical Pty Ltd
Report Number: 1579/ER-1-1 (Revision 2)
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Thursday 26th March 2015

Mr Michael Akkawi
Conquest Group of Companies
Level 26, 44 Market Street
SYDNEY NSW 2000

RE: STAGE 1 PRELIMINARY ENVIRONMENTAL SITE INVESTIGATION;
35 – 37 RAWSON STREET & 4 – 6 DARTBROOK ROAD, AUBURN, NSW 2144

Alliance Geotechnical Pty Ltd (AG) hereby submits a report for its Stage 1 Preliminary Environmental Investigation of the above site.

This report documents the findings of all completed environmental tasks, including reviews of historical information and statutory notices, site inspection and heritage information. Based on desk study findings and field observations, conclusions are drawn regarding the potential for site contamination, with recommendations for additional action, if necessary.

Should you require further information or clarification regarding any aspect of this report, please call the undersigned on 9675 1777.

For and on behalf of,
Alliance Geotechnical Pty Ltd

A handwritten signature in black ink, appearing to read 'M. Dunesky', with a long, sweeping horizontal stroke at the bottom.

Michael Dunesky
B.App Sc (EMT)
Environmental Consultant
Alliance Geotechnical Pty Ltd

EXECUTIVE SUMMARY	4
1.0 INTRODUCTION	5
2.0 OBJECTIVE AND SCOPE OF WORK	5
3.0 SITE CHARACTERISTICS.....	7
3.1 Property Identification, Location and Description	7
3.2 Topography and Site Drainage	7
3.3 Regional Geology and Soil Landscape	7
3.4 Hydrogeology.....	8
4.0 SITE CONTAMINATION APPRAISAL	9
4.1 Land Titles Information.....	9
4.2 Historical Aerial Photography.....	9
4.3 Council Information	9
4.4 Regulatory Compliance.....	11
4.5 Site Walkover Inspection.....	11
5.0 CONCEPTUAL SITE MODEL.....	12
5.1 Areas and Contaminants of Environmental Concern	12
5.2 Contaminants of Potential Concern	12
5.3 Potential Exposure Pathways	12
6.0 CONCLUSIONS AND RECOMMENDATIONS	13
6.1 Conclusions.....	13
6.2 Recommendations.....	13
7.0 STATEMENT OF LIMITATIONS.....	14
REFERENCES	15

FIGURES

Figure 1: Site Location

Figure 2: Site Features

APPENDICES

- A Plans of the Proposed Development (supplied courtesy of Conquest)
- B Map of Registered Groundwater Bores within 1km of the Site
- C Historical Aerial Photos
- D Land Titles Information (supplied by Jenners Title Searching Company Pty Ltd, Legal Searchers)
- E EPA Notices and Records
- F Section 149 Certificate (supplied by Holroyd City Council)

EXECUTIVE SUMMARY

Alliance Geotechnical Pty Ltd (AG) was engaged by Mr Michael Akkawi of Conquest Group of Companies (Conquest), to conduct a stage 1 preliminary environmental investigation (contamination assessment) of the site identified 35 – 37 Rawson Street and 4 – 6 Dartbrook Road, Auburn, NSW 2144.

The site is legally identified as Lots 1 & 2 Deposited Plan (DP) 214652 and Lots 2 DP933385 and Lot 3 DP113926 and covered an area of approximately 1862m². The site is currently used for residential purposes and it is understood that the property is proposed to be developed for mixed use development with minimal access to soils. The proposed development includes a 10 storey mixed use development with a two level underground basement. An environmental investigation (contamination assessment) of the site is required by Auburn City Council to support the corresponding Development Application.

The main objective of this investigation was to assess the potential for site contamination, thereby establishing its suitability for high density residential land use. The scope of work included:

- reviews of topographic, geological and soil landscape maps;
- an assessment of local groundwater conditions, including usage and flow direction;
- collation of land titles information;
- a search of historical aerial photographs archived by the NSW Land and Property Information;
- review of the Section 149 Certificate, supplied by Auburn City Council;
- a search for notices held by the NSW Environment Protection Authority (EPA);
- a review of potential site heritage status;
- a site walkover inspection; and
- compilation of a final report.

Based on the historical information and walkover inspection, it was concluded that the site had been used for residential purposes.

The site and surrounding areas were free of statutory notices issued by the EPA under the Contaminated Land Management Act 1997 and the Protection of the Environment Operations Act 1997. No fuel underground storage tank (UST), or above ground storage tank (AGST), was expected to have been installed and there was no evidence that market (orchard) gardening activities took place, either on or near the site. There was evidence of minor filling at the site.

The areas of environmental concern (AECs) at the site were the potential for fill at the site and site structures. The contaminants of potential concern (COPCs) in the soils at the site included heavy metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel, zinc), and asbestos.

Bulk excavation is to be performed under the proposed development and it is anticipated that greater than 90% of the final area will be paved with a new building and concrete, or the equivalent. It was therefore expected that soil exposure pathways for future users of the site will be sufficiently limited, while the soils themselves should not pose any risk to human health, the environment or the aesthetic enjoyment of the land. On this basis, the site was suitable for the proposed high density residential land use, in accordance with Clause 7 of State Environmental Planning Policy No. 55 - Remediation of Land.

1.0 INTRODUCTION

Alliance Geotechnical Pty Ltd (AG) was engaged by Mr Michael Akkawi of Conquest Group of Companies (Conquest), to conduct a stage 1 preliminary environmental investigation (contamination assessment) of the site identified as 35 – 37 Rawson Street & 4 – 6 Dartbrook Road, Auburn in New South Wales (henceforth referred to as 'the site').

The site is legally identified as Lots 1 & 2 Deposited Plan (DP) 214652 and Lots 2 DP933385 and Lot 3 DP113926 and covered an area of approximately 1862m². The site is currently used for residential purposes and it is understood that the property is proposed to be developed for mixed use development with minimal access to soils. The proposed development includes a 10 storey mixed use development with a two level underground basement. An environmental investigation (contamination assessment) of the site is required by Auburn City Council to support the corresponding Development Application.

This preliminary environmental investigation was equivalent to a Tier 1 Risk Assessment, as defined under the NEPC (2013) National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No. 1). The principal objective was to assess the potential for contamination to exist on the site.

This report documents the findings of all environmental tasks completed by AG, including reviews of historical information and statutory notices, field observations and available heritage information. Based on desk study findings and field observations, conclusions are drawn regarding the potential for site contamination, with recommendations for additional action, if necessary.

The work reported herein followed standard environmental procedures and was conducted with reference to the following documents:

- Acid Sulfate Soils Manual (ASSMAC, 1998);
- Managing Land Contamination: Planning Guidelines SEPP 55 - Remediation of Land (DUAP / EPA, 1998);
- National Environment Protection (Assessment of Site Contamination) Measure (NEPC, 1999);
- Guidelines for the NSW Site Auditor Scheme (DEC, 2006);
- Waste Classification Guidelines (DECC, 2009); and
- Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011).

Reference was also made to the National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No. 1) (NEPC, 2013), which superseded the foundation National Environment Protection Measure (NEPC, 1999) on 11 April, 2013.

2.0 OBJECTIVE AND SCOPE OF WORK

The main objective of this investigation was to assess the potential for soil and groundwater contamination on the site, based on a review of past land uses (i.e. site history), thereby establishing its suitability for high density residential land use. In order to achieve this objective, the scope of work involved:

- Geology, Soil Landscape and Hydrogeology reviews of topographic, geological and soil landscape maps;
- assessment of local hydrogeological conditions, beneficial uses and flow direction, including a search for groundwater data from registered water supply bores within a 1km radius of the site;
- Contamination Appraisal (Site History Review) collation of land titles information, conducted with assistance from Jenners Title Searching Company Pty Ltd (Title Searchers);

- a search of historical aerial photographs archived by the NSW Land and Property Information (LPI);
- review of the Section 149 Certificate for the site, supplied by Auburn City Council;
- a check through the NSW Environment Protection Authority (EPA) to confirm that there were no statutory notices on any parts of the site under the Contaminated Land Management Act 1997 and the Protection of the Environment Operations Act 1997 (POEO Act 1997);
- a site walkover inspection, designed to observe landscape characteristics and check for indicators of actual/potential contamination;

Reporting

- interpretation of the available site history/site setting information and compilation of a final report, including a statement regarding the site's suitability for high density residential use.

3.0 SITE CHARACTERISTICS

3.1 Property Identification, Location and Description

The site was located at 35 – 37 Rawson Street & 4 – 6 Dartbrook Road, Auburn, NSW (Ref. Figure 1). It was further identified as comprising Lots 1 & 2 in Deposited Plan (DP) 214652 and Lots 2 & 3 in DP 933385, in the Parish of Liberty Plains and County of Cumberland (Ref. Appendix B).

The site was a rectangular shaped block of land, covering an area of 2115 m² (Ref. Figure 2). At the time of inspection it comprised four residential dwellings with backyards / landscaped areas and sheds. The dwellings appeared to be constructed of brick and steel with metal (Colourbond) sheds.

The site was bound by:

- Holliday Lane to the north beyond which was residential properties;
- Dartbrook Road to the east, beyond which was residential houses;
- Rawson Street to the south, beyond which was residential houses and a railway corridor approximately 200 m to the south; and
- A residential apartment building to the west, beyond which was commercial and residential properties.

It is understood that the current properties are proposed to be demolished and a residential development is proposed to be constructed including a high rise residential building with an underground basement and a small landscaped area. (Ref. Appendix A).

3.2 Topography and Site Drainage

The site was located on flat terrain, displaying a very gentle down slope in an easterly direction ($\leq 1^\circ$). Information on regional topographic conditions, referenced from the Central Mapping Authority of NSW Parramatta River 9130-3-N Topographic Map 1:25,000 (CMA, 1986), was consistent with this description and indicated that the property's elevation was approximately 15 m above sea level (i.e. ~15m Australian Height Datum (AHD)).

Due to the proposed development being approximately 95 % sealed, surface water runoff is anticipated to be very low. Regional surface water runoff should flow in an easterly direction (initially, at least). The nearest surface water receptor was Haslams Creek, located approximately 800 m to the north-east. Haslams Creek flows north-east approximately 2.5 km where it meets Parramatta River (Ref. Figure 1). Runoff and groundwater originating from the site would probably find its way to this system.

3.3 Regional Geology and Soil Landscape

A review of the regional geology map for Sydney – Series 9130 1:100 000 (NSW Department of Mineral Resources 1983) indicated that the soils at the site are underlain by Ashfield Shale (Rwa) of the Wiannamatta Group which is characterised by black to dark grey shale and laminate.

A review of the regional soil landscapes map for Sydney - Series 9130 1:100 000 (Department of Land and Water Conservation 1983) indicated that soils at the site were in the Blacktown Soil Landscape Grouping (bt). Landscape is characterised by gently undulating rises on Wiannamatta Group shales and Hawkesbury shale. Local relief to 30 m, slopes are usually < 5%. Broad rounded crests and ridges with gently inclined slopes. Soils characterised by shallow to moderately deep (< 100cm) red and brown podzolic soils on crests, upper slopes and well-drained areas and deep yellow podzolic soils and soloths on lower slopes and in areas of poor drainage. Limitations of soils are that they are moderately reactive highly plastic subsoil, low soil fertility and poor soil drainage.

A review of the regional Acid Sulphate Soils Risk Map indicated that the site was located in an area of “no known occurrence of Acid Sulfate Soils”.

3.4 Hydrogeology

A review of the national resource atlas (www.nratlas.com, accessed 31 August 2014) indicated that six groundwater bores were located within 1 km of the site. The bores were located approximately 750 m to the north-west and groundwater at the site is expected to be approximately 3 m below ground surface.

Groundwater at the site is expected to follow the general regional topography and is expected to be unaffected by current or historical site uses or surrounding site uses.

4.0 SITE CONTAMINATION APPRAISAL

4.1 Land Titles Information

A historical land titles search was conducted through Jenners Title Searching Company Pty Ltd (Legal Searchers). Relevant documents resulting from this search are presented in Appendix B.

The search confirmed that the registered proprietor at the time of this investigation was Khaldoun Hussein.

The formal summary of property ownership dated back to 1909. The properties were owned by various individuals with a range of professions including clerk, investment companies, process worker, structural engineer and others. The land was owned by individuals, suggesting residential land use.

4.2 Historical Aerial Photography

The site history review included a search of LPI historical aerial photographs, as shown in Appendix C. A summary of the photographs is shown below:

- **1930:** The site appeared to comprise residential dwellings and sheds. Due to the age of the image it was not able to be determined how many dwellings/sheds were present. The surrounding areas appeared to comprise residential dwellings. Further to the east, Haslams creek appeared to have a sandy creek bed with park land surrounding it.
- **1951:** The 1951 aerial appeared similar to the 1930 aerial. The properties at 35 & 37 Rawson Street appeared to be in the same locations and same dimensions as the present day houses. The park land around Haslams Creek appeared to have been developed with a number of commercial buildings constructed nearby. The surrounding areas closer to the site appeared to remain residential.
- **1961:** The roof of the property at 6 Dartbrook Road appeared to be a different colour compared to the 1951 aerial. The land at 4 Dartbrook Road appeared to have been cleared. The properties at 35 – 37 Rawson Street appeared similar to the 1951 aerial. The surrounding areas appeared similar to the previous aerial.
- **1970:** A property had been constructed at 4 Dartbrook Road. The shed adjacent to 6 Dartbrook Road appeared to have been removed. The properties at 35 – 37 Rawson Street appeared similar to the 1961 aerial. The surrounding areas appeared to have been redeveloped with construction of residential apartments and commercial buildings evident.
- **1982:** All properties and surrounding areas appeared similar to the previous aerial photograph with the exception of a large apartment building constructed at the neighbouring property to the west.
- **1991:** The dwelling at 6 Dartbrook Road appeared to have been removed and replaced with another dwelling, it is possible that a portion of the dwelling had been demolished and another portion added on. The other properties at the site appeared similar to the previous aerial photograph. The surrounding areas also appeared similar to the previous aerial photograph.
- **2002:** The site and surrounding areas appeared similar to the 1991 aerial photograph.
- **2014:** The site and surrounding areas appeared similar to the 2002 aerial photograph.

4.3 Council Information

A copy of the Planning Certificates under Section 149 of the Environmental Planning and Assessment Act 1979 relating to the site (Certificate Nos. 21640, 21641, 21642 and 21643; dated 14 August, 2014) was received by AG during the investigation, and is presented in Appendix C. The Section 149 Certificates provided the following relevant information:

- the land zoning which applied to the site was B4 Mixed Use, under the Auburn Local Environmental Plan 2010;

- there are no development standards applying to this land that fix a minimum land dimension for the erection of a dwelling-house;
- the land was not within a heritage conservation area;
- the land does not comprise a critical habitat;
- an item of environmental heritage was not situated on the land;
- the land was not affected by any matters/orders/proposals/audits contained under the Contaminated Land Management Act 1997; and
- the land is not significantly contaminated, nor subject to a management order, approved voluntary management proposal or ongoing maintenance order, within the meaning of the Contaminated Land Management Act 1997;
- the land was not affected by the operation of Sections 38 or 39 of the Coastal Protection Act 1979, nor was it subject to orders under Part 4D or Section 55X of the Coastal Protection Act 1979 (which related to temporary coastal protection works);
- the land was not situated in an area proclaimed to be a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act 1961;
- the land was not affected by any road-widening or road re-alignment proposal/resolution;
- Auburn Council had not, by resolution, adopted a policy to restrict the development of the land by reason of the likelihood of bush fire, tidal inundation or subsidence.
- The land is potentially affected by Acid Sulphate Soils, refer to Section 3.3 above;
- Auburn Council has been notified by Parramatta City Council that a number of flood management studies have been carried out on the area. Projected sea level rise low, medium and high scenario maps were accessed (http://www.ozcoasts.org.au/climate/Map_images/Sydney/mapLevel2.jsp) and there was little risk of flooding at the site;
- Development on the land or part of the land for any purpose is subject to flood related development controls.
- the land was not biodiversity certified within the meaning of Part 7AA of the Threatened Species Conservation Act 1995;
- the land was not classified as bush fire prone under the Environmental Planning and Assessment Act 1979;
- no property vegetation plan under the Native Vegetation Act 2003 applied to the land;
- the property was not affected by a tree / vegetation preservation order;
- the site is not land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, applies;

- No matters apply to the land under Section 59 (2) of the Contaminated Land Management Act 1997;
- The land is affected by a tree management provision requiring consent for the removal or lopping of trees upon the land;
- The land is not affected by an Interim Heritage Order under the provisions of the Heritage Act 1997;

The (Draft) Environmental Plans, State Environmental Planning Policies, Development Control Plans and Contribution Plans that applied to the site were listed in the Section 149 Certificate.

4.4 Regulatory Compliance

On 31 August, 2014, an on-line search of the Contaminated Land - Record of EPA Notices was conducted, this being a database that is maintained by the EPA. This search confirmed that the EPA had no involvement, or regulation, under Section 58 or Section 60 of the Contaminated Land Management Act 1997 for the site or surrounding areas. Section 58 of the CLM Act 1997 relates to the investigation, remediation and management of sites where contamination poses a significant risk of harm, and includes Sections 35 and 36 of the Environmentally Hazardous Chemicals Act 1985.

On 31 August, 2014, an on-line search of the public register for licences, applications, notices, audits, pollution studies and reduction programs under the Protection of the Environment Operations Act 1997 (POEO Act 1997) was conducted, this being another database that is maintained by the EPA. This search confirmed that the EPA had no current involvement, or regulation, under the POEO Act 1997 for the site and surrounding areas with the exception of a surrendered license at Siltech International Pty Ltd located at 58 Percy Street, Auburn, NSW, located approximately 200 m east of the site. Siltech held a license for Hazardous, Industrial or Group A Waste Generation or Storage. These activities are not expected to impact on the site.

4.5 Site Walkover Inspection

AG made the following observations during an inspection of the site on 26th July, 2014 (Ref. Figures 1 and 2).

1. The site comprised a rectangular shaped block of land, with four residential dwellings and a shed. The interior of the residential dwellings were not inspected and due to the suspected age of construction are considered to possibly contain asbestos and/or lead paint.
2. The site was located on flat terrain, displaying a very gentle down slope in an easterly direction ($\leq 5\%$).
3. There was no evidence to suggest that an underground fuel storage tank (UST) was present on the site.
4. There were no observed storage of chemicals on the site.
5. No suspicious odours were detected on the site during the course of the inspection.
6. No visual sign of contamination was encountered on any part of the site during the course of the inspection.
7. There were no signs of distressed vegetation at the site.

5.0 CONCEPTUAL SITE MODEL

5.1 Areas and Contaminants of Environmental Concern

Based on the historical information and walkover inspection, it was concluded that the site had been used for residential purposes from 1909 to present.

The site was free of statutory notices issued by the EPA under the Contaminated Land Management Act 1997 and the Protection of the Environment Operations Act 1997. No fuel UST, or above ground storage tank (AGST), was expected to have been installed and there was no evidence that market (orchard) gardening activities took place, either on or near the site. No extensive imported filling was expected to be present at the site.

The site surroundings were predominately residential properties. Given the flat topography and the low risk of contaminants on surrounding areas, the potential for mobile contaminants to have migrated onto the land was considered to be low, refer to Section 4.4.

The following areas were deemed to be Areas of Environmental Concern (AECs):

- Fill material at the site and structures.

5.2 Contaminants of Potential Concern

The following contaminants were therefore deemed to be of potential concern in the soils at this site:

- heavy metals (including arsenic, cadmium, chromium, copper, lead, mercury, nickel, zinc); and
- Asbestos.

5.3 Potential Exposure Pathways

Based on the COPC identified, potential exposure pathways at the site include:

- Potential dermal and oral contact to impacted soils as present at shallow depths and/or accessible by future excavations; and/or
- Potential contaminant uptake by vegetation.

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 Conclusions

Based on the findings of this preliminary environmental investigation, it was concluded that:

- the site had been used for residential purposes;
- the site and surrounding areas were free of statutory notices issued by the EPA under the Contaminated Land Management Act 1997 and the Protection of the Environment Operations Act 1997;
- no fuel UST or AGST was expected to have been installed on the land;
- there was no evidence that market (orchard) gardening activities took place, either on or near the site;
- the potential for mobile contaminants to have migrated onto the land was low; and
- the soils on-site were not expected to be/contain ASS.

Currently, it is unknown as to whether or not the site structures were constructed of any hazardous materials. In addition, the concentration of COPCs in any fill material at the site is unknown, however, based on the site history and site setting the potential for significant contamination is low.

Demolition and bulk excavation are to be performed under the proposed development, which will ensure the removal of all buildings and fill material from the site. Upon its completion, much of the final surface (>90%) will be paved with new buildings and concrete, or the equivalent. It was therefore expected that soil exposure pathways for (future) users of the site will be sufficiently limited, while the remaining soils themselves are unlikely to pose any risk to human and/or ecological health.

On this basis, the site was suitable for the proposed high density residential land use, in accordance with Clause 7 of State Environmental Planning Policy No. 55 - Remediation of Land.

6.2 Recommendations

AG hereby makes the following recommendations in relation to any future site development:

1. It is recommended that prior to demolition of existing structures that a hazardous materials survey be completed and any hazardous materials are removed under guidance of current NSW WHS legislation.
2. All waste materials designated for off-site disposal must be removed to appropriate landfill / recycling facilities by a suitably qualified contractor in accordance with the DECC (2009) Waste Classification Guidelines. The disposal of site soils will be assisted by TCLP testing of representative samples, to ensure the least stringent waste classification.
3. While not expected, should any signs of contamination be identified during site excavation works, appropriate soil investigations must be carried out in accordance with EPA assessment guidelines.
4. Any soils to be imported onto the site for the purpose of landscaping and/or back-filling excavated areas will require some form of validation which confirms their suitability for the proposed land use.

7.0 STATEMENT OF LIMITATIONS

This Stage 1 Environmental Site Assessment evaluated the likelihood of the site contamination resulting from previous uses of the site. The appraisal was limited to visual inspection of ground level conditions and a review of anecdotal and historical information that was available from local and state government authorities. It is assumed that this information was accurate and complete. Sampling and laboratory analysis of the site materials were not conducted as part of this assessment. Although this methodology is consistent with current industry practice for such appraisal assessments, no warranty or guarantee of site conditions is given or intended.

This report has been prepared by Alliance Geotechnical for the sole use of Conquest Property Group Pty Ltd. No responsibility is accepted for the use of any part of this report in any other context or for any other purpose or by other third parties. This report does not purport to provide legal advice.

This report remains the property of Alliance Geotechnical subject to payment of all fees due for the assessment. The report shall not be reproduced except in full and with prior written permission by Alliance Geotechnical Pty Ltd.

Should you require additional information or clarification regarding any aspect of this report, please call the undersigned on (02) 9623 1588.

For and on behalf of,

Alliance Geotechnical Pty Ltd

A handwritten signature in black ink, appearing to read 'M. Dunesky', with a stylized flourish at the end.

Michael Dunesky
B.App Sc (EMT)
Environmental Consultant
Alliance Geotechnical Pty Ltd

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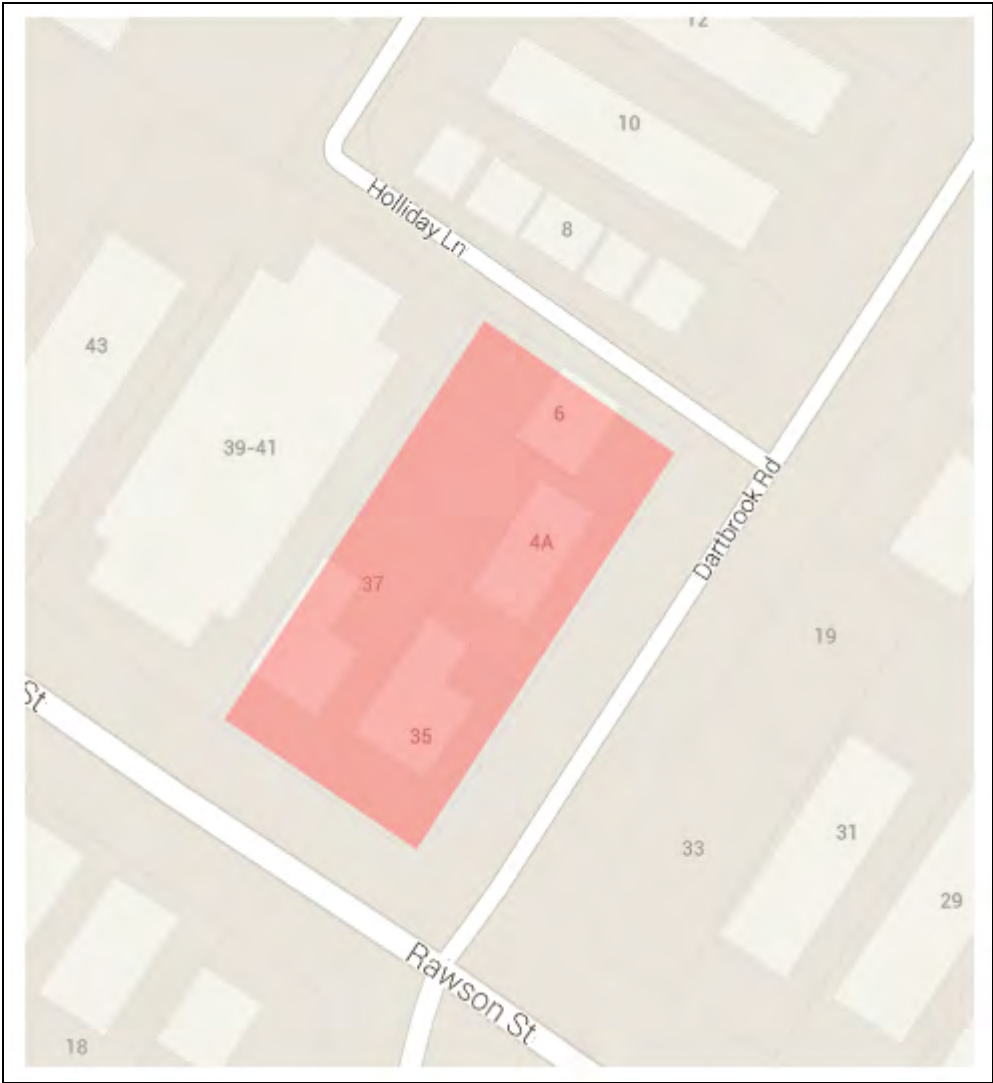
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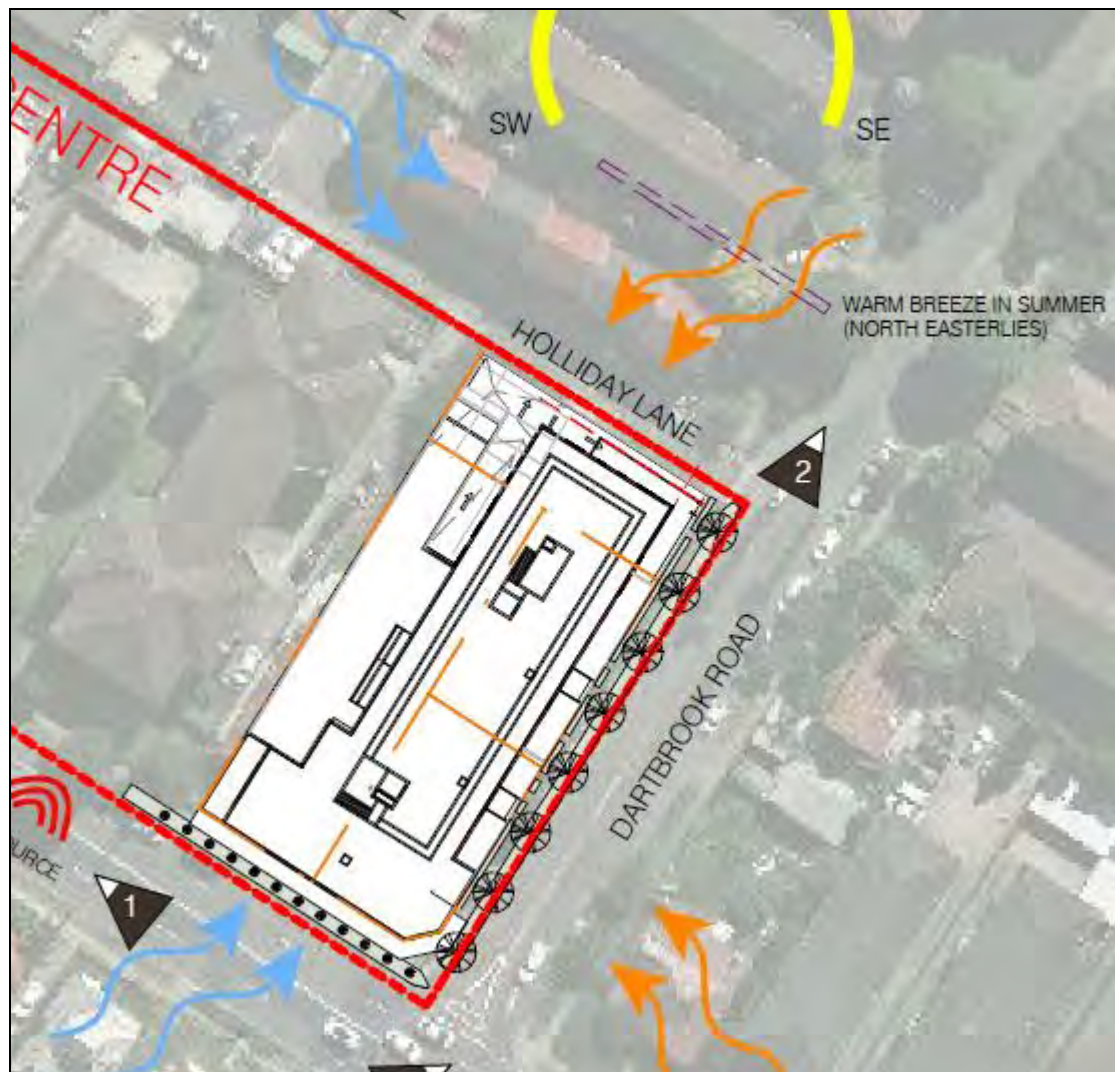
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FIGURES
Site Locality



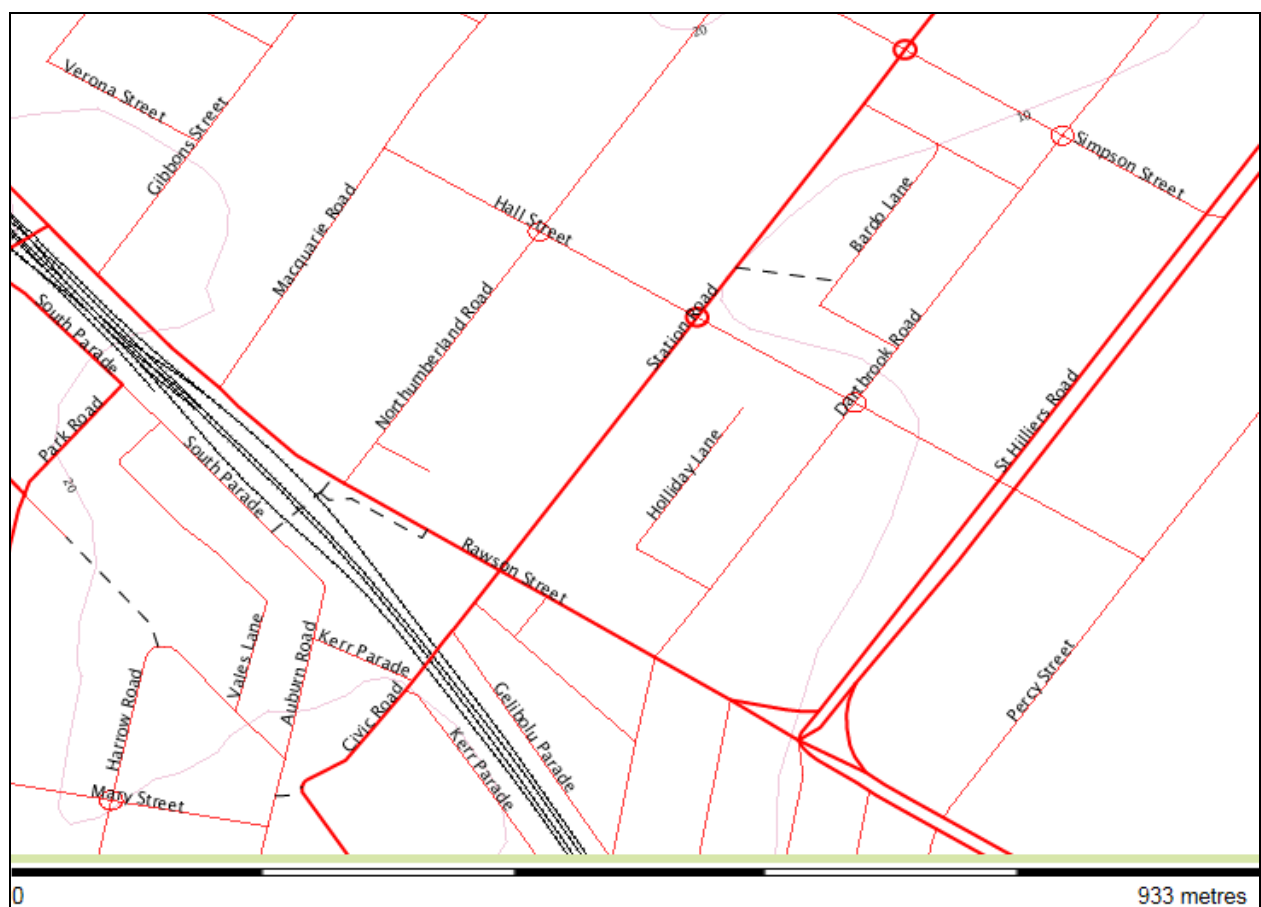
APPENDIX A

PLANS OF THE PROPOSED DEVELOPMENT (SUPPLIED COURTESY OF CONQUEST)



APPENDIX B

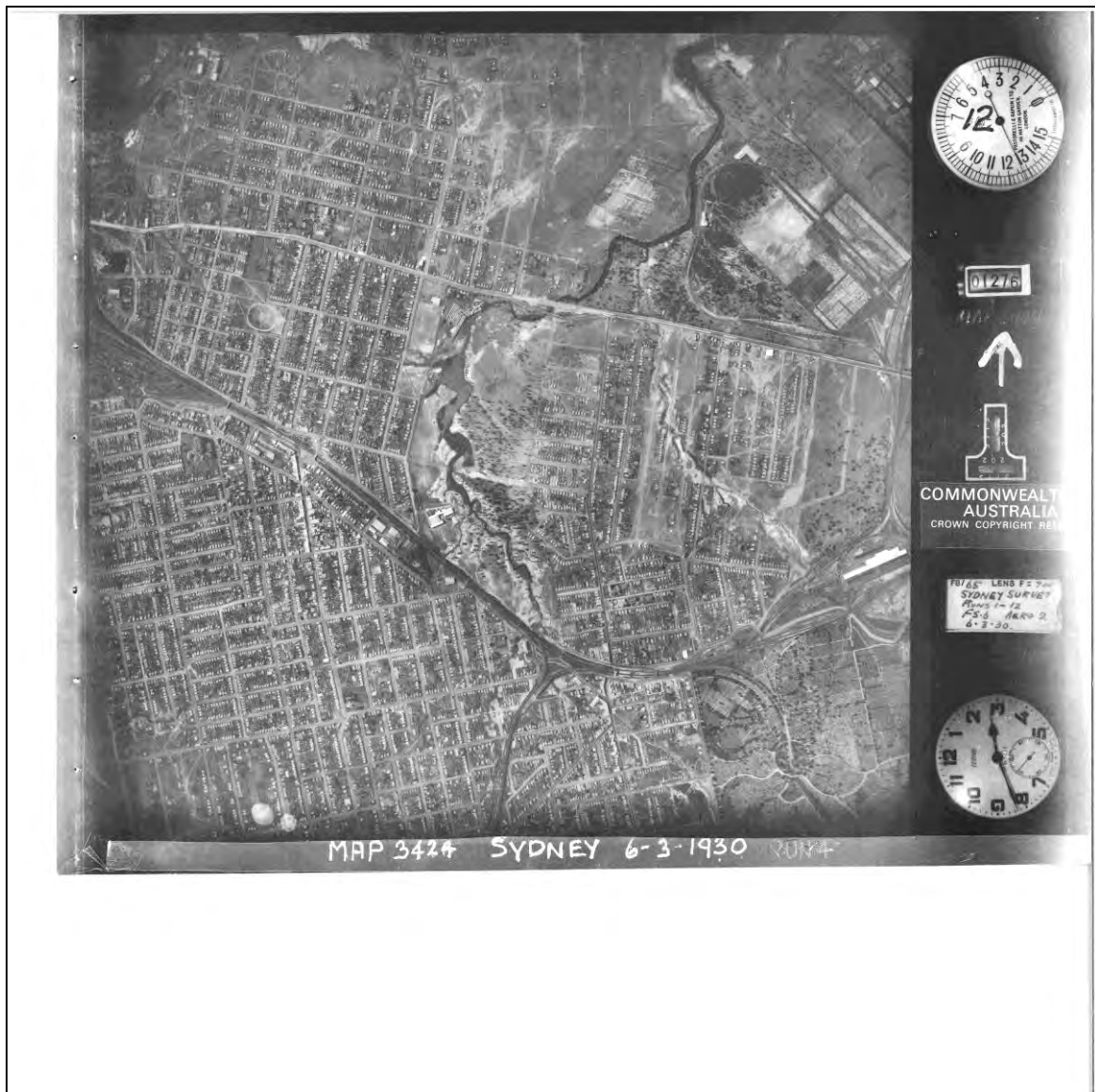
MAP OF REGISTERED GROUNDWATER BORES WITHIN 1KM OF THE SITE



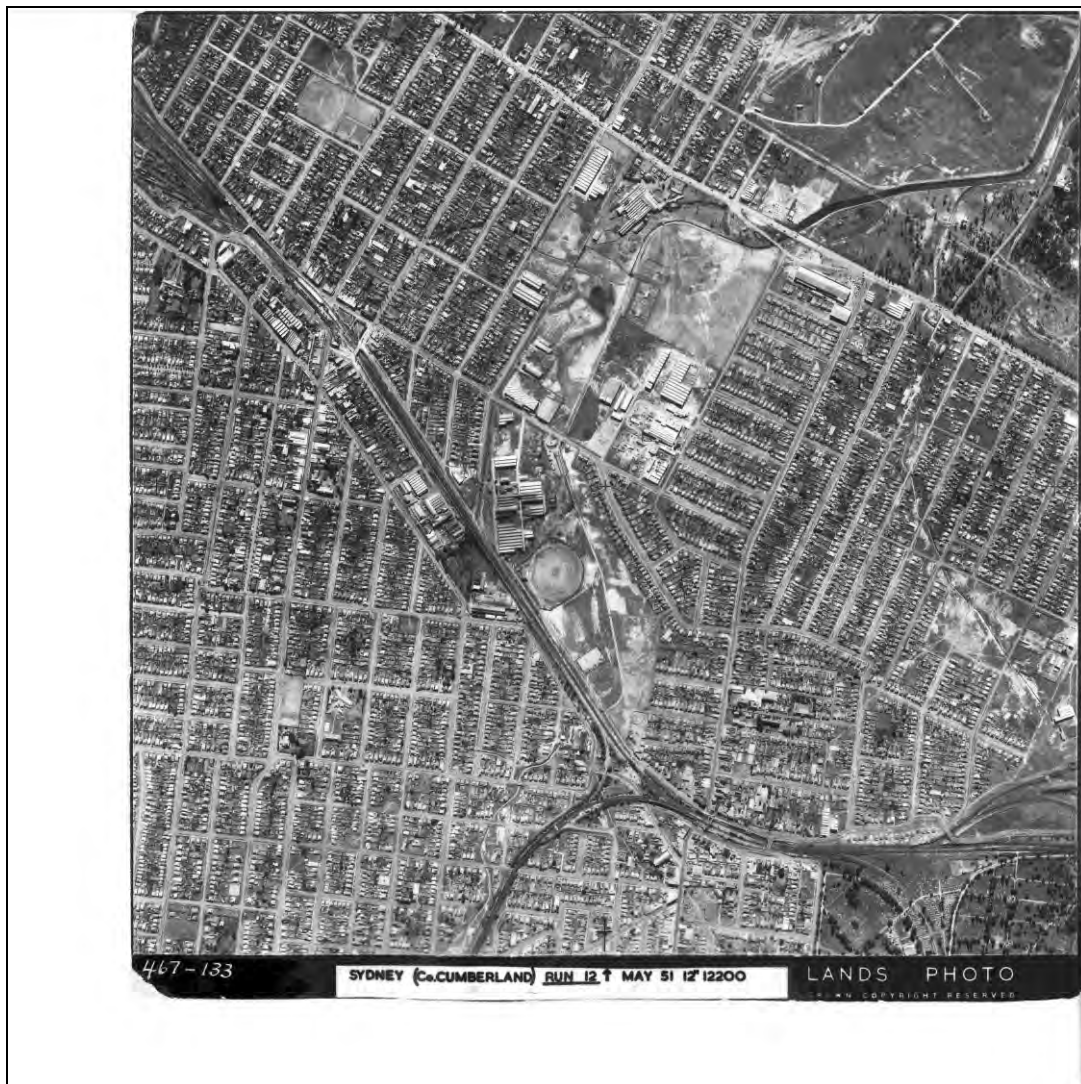
APPENDIX C

HISTORICAL AERIAL PHOTOGRAPHS

1930



1951



1961



1970



1980



1991



2002



2014



APPENDIX D

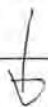
Land Titles Information

~ Search ~

re 35-37 Dawson Street Auburn
4A; 6 Wentbrook Road Auburn

Title Tree

1/214652



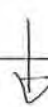
V. 9360 F.190

2/214652



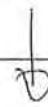
V. 9360 F.191

2/933385



V. 6754 F.236

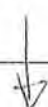
3/933385



V. 1996 F.147



V. 1996 F.145



V. 1996 F.146

13/8/14

Jenners Title Searching Co.

ESTABLISHED 1949

~ Search ~

re 35 Lawson Street Auburn
44 Danthrock Road Auburn
Being Lots 1 & 2 DP 214652

Schedule of Registered Proprietors

Jfr 536570 William Theodore Rust
V. 1996 F145 of Auburn
LSD 31/8/1909 Clerk

Jfr 554672 Alberta Amelia Atkins
Reg 17/2/1910 wife of Thomas Atkins
(V 1996 F145) of Auburn, Foreman Carpenter

Jfr J169538 Mary Jane Hope Cranney
Reg 1/11/62 of Auburn
(V 1996 F145) Spinster

109 13/8/14
Jenners Title Searching Co.

ESTABLISHED 1949

~ Search ~

re 35 Dawson Street Auburn
Being Lot 1 DP 214652

Schedule of Rega Proprietors Contd

TA M149414 Reg 10/2/71 (V9360 F190)	Edwin Clive Cranney of Cabramatta Plumber
Lfr M271791 Reg 26/5/71 (V9360 F190)	Jufapach Investments Pty. Limited
Lfr S258648 Reg 21/1/81 (V9360 F190)	George Hayek, Forklift Driver & George Hairkal, Process Worker Both of Auburn
Lfr V726018 Reg 4/6/85 (V9360 F190)	Bayram Ozen & Azyi Ul?
Lfr W267072 Reg 3/4/86 (V9360 F190)	Bayram Ozen
Lfr W430611 Reg 25/7/86 (V9360 F190)	Mark Peter Staudinger & 19/13/8/14 Giulia Loscialpo

~ Search ~

re 35 Rawson Street Auburn
Being Lot 1 in DP 214652

Schedule of Regal Proprietors Contd

Lfr 2 15401	Allan Rice, Bruce Cleary, Brian
Reg 23/5/90	Planner, John MacConald
(1/214652)	John Blockley, all of Winston Hills
Lfr 5299198	Mehmet Oytun
Reg 29/9/98	Keyiban Oytun
(1/214652)	

13/8/14
Jenners Title Searching Co.

ESTABLISHED 1949

~ Search ~

re HA Dartbrook Road Auburn
Being Lot 2 in DP 214652

Schedule of Rega Proprietors Contd

Jfr J280135 Eastern Acceptance Pty. Limited
Reg 12/3/63
(V9360 F191)

Jfr JH15369 Walter Keith Gregory
Reg 22/9/63 of Auburn, Structural Engineer.
(V9360 F191) Irene Sarah Gregory, his wife

Jfr P912819 Michael Anthony Denny
Reg 22/11/96 of Auburn, Accounts Clerk.
(V9360 F191) Sharr Irene Denny, his wife

Jfr W30516 John Alan Kells +
Reg 12/11/85 Pauline Kells
(V9360 F191)

Jfr E971262 Maurice Vogel +
Reg 11/12/92 Patricia Iris Vogel
(2/214652)

13/8/14
Jenners Title Searching Co.

~ Search ~

re 4A Dartbrook Road Auburn
Being Lot 2 in DP 214652

Schedule of Legal Proprietors Contd

Lfr 2734099 Aladdin Karasisekoglou
Reg 3/1/97 of Auburn
(2/214652)

Lfr 3884735 Halit Oztosun
Reg 30/3/98 Melahat Oztosun
(2/214652)

13/8/14
Jenners Title Searching Co.

ESTABLISHED 1949



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Information provided through Tri-Search an approved L.P.I.N.S.W. Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/214652

SEARCH DATE

TIME

EDITION NO

DATE

13/8/2014

4:57 PM

4

7/4/2008

LAND

LOT 1 IN DEPOSITED PLAN 214652
LOCAL GOVERNMENT AREA AUBURN
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP214652

FIRST SCHEDULE

MEHMET OZTURK
KEZIBAN OZTURK
AS JOINT TENANTS

(T 5299198)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 P912821 EASEMENT FOR SEWERAGE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN AS "1.22 WIDE & VAR" WITHIN LOT 2 IN PLAN ANNEXED TO P912821
- * 3 AI530009 CAVEAT BY RAWSON SQUARE PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Alliance-Auburn

PRINTED ON 13/8/2014

*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



Jenners Title Searching Co.

LPI On-Line

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Information provided through Tri-Search an approved L.P.I.N.S.W. Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/214652

SEARCH DATE	TIME	EDITION NO	DATE
13/8/2014	4:58 PM	4	30/3/1998

LAND

LOT 2 IN DEPOSITED PLAN 214652
LOCAL GOVERNMENT AREA AUBURN
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP214652

FIRST SCHEDULE

HALIT OZTOPCU
MELAHAT OZTOPCU
AS JOINT TENANTS

(T 3884735)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 P912821 EASEMENT FOR SEWERAGE AFFECTING THAT PART OF THE LAND WITHIN DESCRIBED SHOWN AS "1.22 WIDE & VAR" IN THE PLAN ANNEXED TO TRANSFER NO P912821
- 3 3884736 MORTGAGE TO WESTPAC BANKING CORPORATION
- * 4 AI530021 CAVEAT BY RAWSON SQUARE PTY LTD

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Alliance-Auburn

PRINTED ON 13/8/2014

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Jenners Title Searching Co.

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

13/8/2014 4:59PM

FOLIO: 1/214652

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 9360 FOL 190

Recorded	Number	Type of Instrument	C.T. Issue
4/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
23/5/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
23/5/1990	Z15400	DISCHARGE OF MORTGAGE	
23/5/1990	Z15401	TRANSFER	EDITION 1
1/5/1998	3934208	REQUEST	EDITION 2
29/9/1998	5299198	TRANSFER	
29/9/1998	5299199	MORTGAGE	EDITION 3
7/4/2008	AD870682	DISCHARGE OF MORTGAGE	EDITION 4
28/4/2014	AI530009	CAVEAT	

*** END OF SEARCH ***

Alliance-Auburn

PRINTED ON 13/8/2014

*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



B



015401

TRANSFER

REAL PROPERTY ACT, 1900

DESCRIPTION
OF LAND
Note (a)

TRANSFEROR
Note (b)

ESTATE
Note (c)

TRANSFeree
Note (d)

TENANCY
Note (e)

PRIOR
ENCUMBRANCES
Note (f)

EXECUTION
Note (g)

Note (g)

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

OFFICE USE ONLY

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
CERTIFICATE OF TITLE VOLUME 9360 FOLIO 190 Folio Identifier 1/214652	WHOLE	AT AUBURN
MARK PETER STAUDINGER AND GIULIA LOSCIALPO OF 35 RAWSON STREET AUBURN		

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 160,000.00
 and transfers an estate in fee simple
 in the land above described to the TRANSFeree

ALLAN RICE BRUCE CLEARY BRIAN PLANNER JOHN MACDONALD AND JOHN BLOCKLEY ALL OF 68 MOXHAMS ROAD WINSTON HILLS	OFFICE USE ONLY PROP
as joint tenants/tenants in common	

subject to the following PRIOR ENCUMBRANCES 1
 2
 3

DATE 13.12.90

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

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

Signature of Witness
 Liliana Gibbs
 Name of Witness (BLOCK LETTERS)
 20 Highcrest Dr. Browns Pt
 Address and occupation of Witness

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

Signature of Witness
 Name of Witness (BLOCK LETTERS)
 Address and occupation of Witness

Signature of Transferor
 Giulia Loscialpo

Signature of Transferee
 F HUSSAIN SOLICITOR

LODGED BY		LOCATION OF DOCUMENTS	
LEGAL LIMBON SERVICE FOR: Keast Hussaine + Willmours		CT	OTHER
Ref: 4033		1	Handwith
Delivery Box Number			In L.T.O. with
Produced by			
Checked Signed	Passed Extra Fee	REGISTERED	-19
23 MAY 1990		Secondary Directions	
		Delivery Directions	CT 14865

M

NEW SOUTH WALES

(For Grant and title reference
prior to first edition see
Deposited Plan.)

CERTIFICATE OF TITLE

PROPERTY ACT, 1900, as amended.



09360190

Vol. **9360** Fol. **190**

1st Edition issued 30-1-1963.



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.

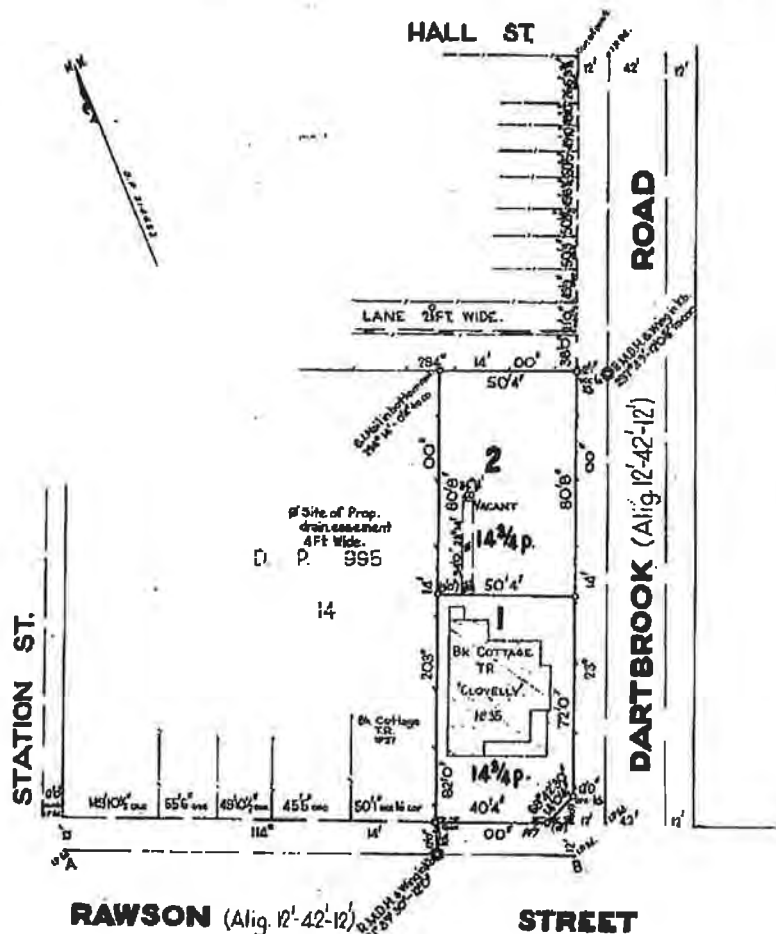
Witness

K. Ritchie

J. J. J. J.
Registrar-General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 1 in Deposited Plan 214652 in the Municipality of Auburn Parish of Liberty Plains and County of Cumberland.

FIRST SCHEDULE (Continued overleaf)

~~MARY JANE HOPE GRANNY~~, of Auburn, Spinster.

J. J. J. J.
Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.

J. J. J. J.
Registrar General.

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

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



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

REGISTERED PROPRIETOR

Laura Lee Gorman of ~~San Francisco~~ ^{San Francisco} Number
 Infopak Investments Pty. Limited
 George Hager, Fork Life Drivers in $\frac{1}{2}$ share, and Georges Hager, Proesse Workers in $\frac{1}{2}$ share, both of
 Kottum, as tenants in common
 Bayram Ozon and Hedi ~~Özön~~ ^{Özön} tenants in common in equal shares by Transfer W76618. Registered 4.6.1985
 BAYRAM OZON by TRANSFER ~~W76618~~ ^{W76618} 67072 REA157441D 3-4-1986
 Mark Peter Staudinger and Giulia Loscialpo as joint tenants by Transfer M430611. Registered 25.7.1986

1950

蘇 聯 文 學

Transfer	PA128015	20-8-1963	Consent for mortgage (apparent to the bank without knowledge) affecting the  of first mortgage in the first mortgage will be  (confined in subject of the volume 1300 10191)
Transfer	PA12820	—	Consent for mortgage created by Transfer No. 1328015 is hereby rescinded.
Transfer	PA12821P	—	Consent for mortgage as more fully set out in the said instrument appurtenant to the land within described affecting the piece of land shown as "12 wide Ewan" within lot 2 is hereby rescinded to transfer No. PA12821 Compacted in Certificate of Title Volume 1300 Folio 191.
Mortgage	5258649	—	to Commonwealth Savings Bank of Australia
Mortgage	5258649	—	to Commonwealth Savings Bank of Australia
PA1281013	PA1281013	—	to Commonwealth Savings Bank of Australia

WAS0612P Mortgage to Commonwealth Savings Bank of Australia. Registered 25-7-1996

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

W430610bA) R
17
2m

4-4-1965

073 M
072 T
071 Dr

V-726018-T-
—19M) R.

Case 0-00000

9mK

8319458
5358648701

CT 22-9176
Pg 12 8307/13

CC 23-12-75

12717

My dear Mr. [unclear]



Jenners Title Searching Co.

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 - HISTORICAL SEARCH

SEARCH DATE

13/8/2014 4:59PM

FOLIO: 2/214652

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 9360 FOL 191

Recorded	Number	Type of Instrument	C.T. Issue
4/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
23/5/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
23/8/1989	Y547538	WRIT	
17/1/1991	Z205450	MORTGAGE	EDITION 1
11/12/1992	E971258	WITHDRAWAL OF CAVEAT	
11/12/1992	E971259	APPLICATION TO CANCEL RECORDING OF WRIT	
11/12/1992	E971260	DISCHARGE OF MORTGAGE	
11/12/1992	E971261	DISCHARGE OF MORTGAGE	
11/12/1992	E971262	TRANSFER	EDITION 2
3/1/1997	2734099	TRANSFER	
3/1/1997	2734100	MORTGAGE	EDITION 3
30/3/1998	3884734	DISCHARGE OF MORTGAGE	
30/3/1998	3884735	TRANSFER	
30/3/1998	3884736	MORTGAGE	EDITION 4
28/4/2014	AI530021	CAVEAT	

*** END OF SEARCH ***

Alliance-Auburn

PRINTED ON 13/8/2014

*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

RP13



TRANSFER
Real Property



E
971262 W

Office

00.25

82

11192 3905 04 001453271/03

(A) LAND TRANSFERRED

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

FOLIO IDENTIFIER 2/214652

(B) LODGED BY

L.T.O. Box

859D

Name, Address or DX and Telephone

TONKIN DRYSDALE PARTNERS

Solicitors

79 Blackwall Rd. Woy Woy NSW 2256

Phone (043) 41 2355 Fax (043) 43 1420

REFERENCE (max. 15 characters)

92/9903

(C) TRANSFEROR

JOHN ALAN KELLS AND PAULINE KELLS

(D) acknowledges receipt of the consideration of ...\$138,500.00...
and as regards the land specified above transfers to the transferee an estate in fee simple

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

(F) TRANSFEE

MAURICE VOGEL AND PATRICIA IRIS VOGEL

(G)



as joint tenants/tenants in common

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

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

[Signature]

Signature of Witness

R. J. [Signature]

Name of Witness (BLOCK LETTERS)

[Signature]

Address of Witness

[Signature]

P. Kells.

Signature of Transferor

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

[Signature]

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Sol. for the

Signature of Transferee

P. Tonkin

97-01T



TRANSFER

Real Property Act, 1900



2734099 F

Office of State Revenue use only

00-2\$ 30/6/2008104 40 1129 96111
N.S.W. STAMP DUTY

(A) **LAND TRANSFERRED**

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

CERTIFICATE OF TITLE
FOLIO IDENTIFIER: 2/214652

(B) **LODGED BY**

L.T.O. Box 374	Name, Address or DX and Telephone WESTPAC REFERENCE (max. 15 characters): 05758483-mpc-SI
-----------------------	---

(C) **TRANSFEROR**

MAURICE VOGEL & PATRICIA IRIS VOGEL

(D) acknowledges receipt of the consideration of \$173,000.00
and as regards the land specified above transfers to the Transferee an estate in fee simple

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

(F) **TRANSFEE**

T TS (s713 LGA) TW (Sheriff)	<u>ALAIDDIN KARASISEKOGLU</u> 3/24 Northumberland Road, Auburn TENANCY
--	--

(G)

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATED**
Signed in my presence by the Transferor who is personally known to me.

R Hawksley
Signature of Witness

ROBERT HAWKSLEY
Name of Witness (BLOCK LETTERS)

19 DARTBROOK Rd
Address of Witness
AUBURN

P. Vogel
Signature of Transferor

P. Vogel
Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

J. Hassett
Signature of Transferee

Solicitor for Transferee - James T Hassett

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

CHECKED BY (office use only)

M
NEW SOUTH WALES

(For Grant and title reference
prior to first edition see
Deposited Plan.)

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



Vol. **9360** Fol. **191**

1st Edition issued 30-1-1963.

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.

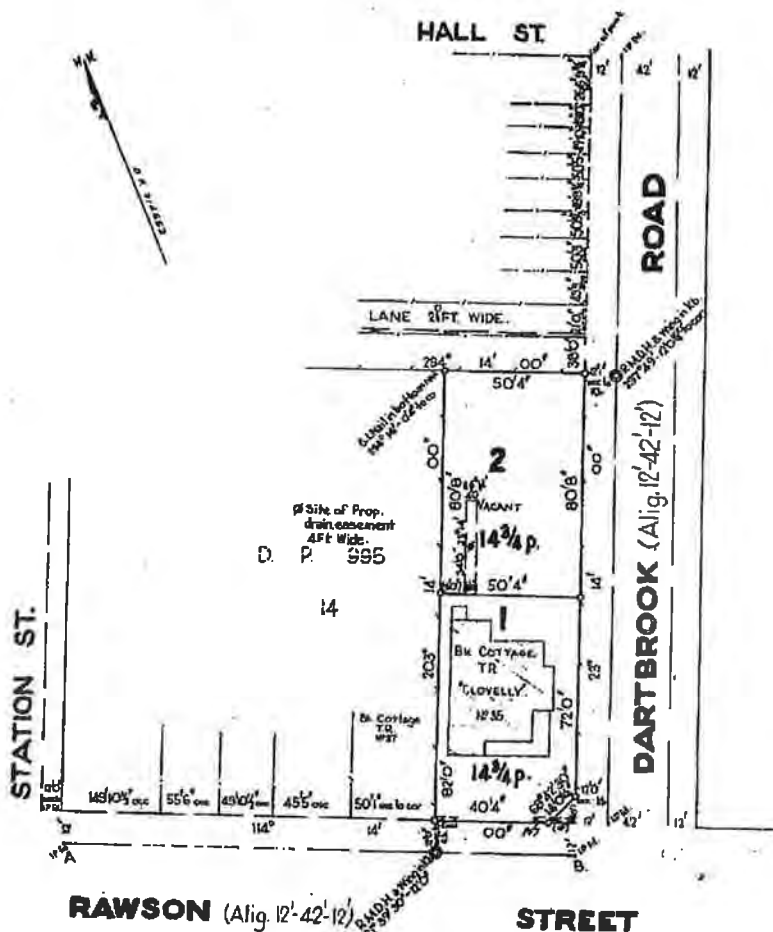
Witness

K. H. H. H.

J. Watson
Registrar General



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 2 in Deposited Plan 214652 in the Municipality of Auburn Parish of Liberty Plains and County of Cumberland.

FIRST SCHEDULE (Continued overleaf)

~~MARY JANE HOFF GRANT, of Auburn, Spinster.~~

J. Watson
Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.

J. Watson
Registrar General.

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

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

~ Search ~

re 37 Hansen Street Auburn
Being Lot 2 in DP 933385

Schedule of Registered Proprietors

Tr 536571 William Theodore Rust
V 1996 F146 of Auburn
Reg 21/8/1909 Clerk

Tr A350016 Albert Edgar Tanner
Reg 15/12/17 of Auburn
(V 1996 F146) Tanner

Tr C634275 Clara Hunter Tanner
Reg 5/4/38 of Auburn
(V 1996 F146) Widow

Tr D889868 Ross Bevan Thomas
Reg 8/9/48 of Auburn, Retailer
(V 1996 F146) Gweneth Clare Thomas, his wife

Tr F 960463 Jozef Malysiak
Reg 6/11/53 of Auburn Carpenter &
(V 1996 F146) Katarzyna Malysiak, his wife

~ Search ~

re 37 Karson Street Auburn
Being Lot 2 in DP 9333 85

Schedule of Rega Proprietors Contd.

<p>Lfr M612698 Reg 28/2/72 (V6754 F236)</p>	<p>Jafarack Investments Pty. Limited Emelia Bentoloso of Strathfield, Married Woman</p>
<p>Lfr P 729023 Reg 25/5/76 (V6754 F236)</p>	<p>Hikmet Dogutlu of Auburn, Carpenter Fatma Dogutlu his wife</p>

by 13/8/14
Jenners Title Searching Co.

ESTABLISHED 1949



Jenners Title Searching Co.

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Information provided through Tri-Search an approved L.P.I.N.S.W. Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/933385

SEARCH DATE	TIME	EDITION NO	DATE
13/8/2014	4:55 PM	3	24/8/1998

LAND

LOT 2 IN DEPOSITED PLAN 933385
LOCAL GOVERNMENT AREA AUBURN
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP933385

FIRST SCHEDULE

HIKMET SOGUTLU
FATMA SOGUTLU
AS JOINT TENANTS

(DD E323206)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 AI530013 CAVEAT BY RAWSON SQUARE PTY LTD

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Alliance-Auburn

PRINTED ON 13/8/2014

*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

~ Search ~

re 6 Dartbrook Road Auburn
Being Lot 3 in DP 933385

Schedule of Registered Proprietors

Jfr 536572 V. 1996 F147 ass. 31/8/1909	David Rust of Auburn Builder
Jfr A88447 Reg 9/3/1914 (V1996 F147)	Eliza Ann Thompson wife of Charles Thompson of Auburn Sawyer
TA, 7800025 Reg 7/6/22 (V1996 F147)	David Rust of Auburn Harry Walter Dawson of Hemington both Builders
Jfr B23071 Reg 28/12/23 (V1996 F147)	William Henry Thompson of Auburn Confectioner
Jfr D312178 Reg 11/9/44 (V1996 F147)	William Henry Victor Wilson of Croydon, Sawyer Violet Wilson, his wife

~ Search ~

12 6 Dartbrook Road Auburn
Being Lot 3 in DP 933385

Schedule of Regd Proprietors Contd

Lt G 387699 Winifred Elfrieda Kigginsham
Reg 13/10/55 of Auburn
(V 996 F147) Married Woman

Lt T 512414 Michael Aboumelhem
Reg 28/4/83 Akle Menawad
(V 996 F147) Anthony Wadiah Oheid

Lt V 866867 Cevat Basagac
Reg 13/8/85 Seyide Basagac
(V 996 F147)

13/8/14

Jenners Title Searching Co.

ESTABLISHED 1949



Jenners Title Searching Co.

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: 3/933385

SEARCH DATE	TIME	EDITION NO	DATE
13/8/2014	4:55 PM	2	9/8/2007

LAND

LOT 3 IN DEPOSITED PLAN 933385
LOCAL GOVERNMENT AREA AUBURN
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP933385

FIRST SCHEDULE

CEVAT BASAGAC
SEYIDE BASAGAC
AS JOINT TENANTS

(T V866867)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AD329420 MORTGAGE TO WESTPAC BANKING CORPORATION
- * 3 AI530025 CAVEAT BY RAWSON SQUARE PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Alliance-Auburn

PRINTED ON 13/8/2014

*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

APPENDIX E

NSW EPA SEARCH RESULTS

Search results			
Your search for: LGA: Auburn Council		Matched 58 notices relating to 12 sites.	
		Search Again	Refine Search
Suburb	Address	Site Name	Notices related to this site
Auburn	Short and Junction Streets	Ajax Chemical Factory	2 former
Homebush Bay	Olympic Boulevard	Aquatic Centre Car Park	1 current and 8 former
Homebush Bay	Bennelong Road	Bicentennial Park	1 current and 2 former
Homebush Bay	Hill Road	Haslams Creek South Area 3	1 current and 3 former
Homebush Bay	Kevin Coombs Avenue	Haslams Creek South Areas 1 and 2	1 current and 13 former
Homebush Bay	No specific Street	Homebush Bay General Area	2 former
Homebush Bay	Australia Avenue	State Sports Centre	1 current and 6 former
Homebush Bay	25 Bennelong Road	Timber Treatment Plant	4 former
Newington	Bennelong Road	Landfill - North Newington	2 current and 3 former
Silverwater	Jamieson Street	Auburn Landfill	2 current and 2 former
Silverwater	Jamieson Street	Silverwater Transport Unit	1 former
Silverwater	Silverwater Road	Wilson Park	4 current and 6 former
Page 1 of 1			
1 September 2014			

APPENDIX F

SECTION 149 CERTIFICATE
(SUPPLIED BY HOLROYD CITY COUNCIL)



16 Memorial Avenue
PO Box 42
Merrylands NSW 2160

DX 25408
TTY 02 9840 9988
ABN 20 771 227 966

T 02 9840 9840
F 02 9840 9734
E hcc@holroyd.nsw.gov.au

**PLANNING CERTIFICATE UNDER SECTION 149(2) & (5)
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Certificate No: 20142306
Date: 01/08/2014
Applicant Reference:
Receipt Number: 1169059

Applicant	Owner (as recorded by Council)
Mr Michael Dunesky PO Box 1028 St Marys NSW 1790 1790	Mr K Hussein 4 Centenary Road MERRYLANDS NSW 2160

Property Details	
Property:	4 Centenary Road MERRYLANDS NSW 2160
Description:	Lot: 11 DP: 1033247
Parcel No:	42694

INFORMATION PROVIDED PURSUANT TO SECTION 149(2) OF THE ACT

As at the date of this Certificate the abovementioned land is land to which an Environmental Planning Instrument applies. Details are set out as follows:-

1. RELEVANT PLANNING INSTRUMENTS AND DCPS APPLYING TO THE LAND

State Environmental Planning Policies (SEPPs)

State Environmental Planning Policy No. 6 - Number of Storeys in a Building
State Environmental Planning Policy No. 19 - Bushland in Urban Areas
State Environmental Planning Policy No. 21 - Caravan Parks
State Environmental Planning Policy No. 22 - Shops and Commercial Premises
State Environmental Planning Policy No. 32 - Urban Consolidation (Redevelopment of Urban Land)
State Environmental Planning Policy No. 33 - Hazardous & Offensive Development
State Environmental Planning Policy No. 55 - Remediation of Land
State Environmental Planning Policy No. 64 - Advertising & Signage
State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries)
State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment)
2007
State Environmental Planning Policy (Infrastructure) 2007
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

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

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)

NO

Whether an item of environmental heritage (however described) is situated on the land

NO

3. Complying Development under SEPP (Exempt and Complying Development Codes) 2008

General Housing Code

The extent to which complying development may or may not be carried out on this land under the General Housing 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

Rural Housing Code

The extent to which complying development may or may not be carried out on this land under the Rural Housing 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

Commercial and Industrial (New Buildings and Additions) Code

The extent to which complying development may or may not be carried out on this land under the Commercial and Industrial (New Buildings and Additions) 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.

Housing Alterations Code

The extent to which complying development may or may not be carried out on this land under the Housing 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.

General Development Code

The extent to which complying development may or may not be carried out on this land under the General Development 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.

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 and Technology.	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
--	----

Any Environmental Planning Instrument	NO
Any resolution of Council	NO

7. Council and other Public Authority policies on hazard risk restrictions

Whether or not the land is affected by a policy adopted by the Council or adopted by any other public authority and notified to the Council, which restricts the development of the land because of the likelihood of:

Bush fire:	NO
Tidal Inundation:	NO
Subsidence:	NO
Acid Sulfate Soils:	NO
Any other risk (other than flooding):	Council has adopted a policy on contaminated land. This policy is implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Consideration of Council's adopted policy and the application of provisions under relevant State Legislation is warranted. Further information in relation to the land is contained in s149 (5).

7A. Flood related development controls

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:	YES
Whether or not development on the land or part of the land for any other purposes is subject to flood related development controls.	YES

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 27 of the <i>Environmental Planning & Assessment Act 1979</i>	NO
---	----

9. Contributions Plans applying to the land

Holroyd Section 94 Development Contributions Plan 2013
--

9A. Biodiversity certified land

NOT APPLICABLE

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 37 (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.

19. Site Verification Certificates

Whether there is a current site verification certificate, of which the council is aware, in respect of the land:
--

NO

Merv Ismay
General Manager
Holroyd City Council



per _____

Tree Management

Whether or not the land is affected by any Tree Management provisions requiring consent for the removal or lopping of trees upon the land	YES
---	-----

County or Designated Road

Whether or not the land has frontage to a County or designated road	NO
---	----

Interim Heritage Order

Whether or not the land is affected by an Interim Heritage Order under the provisions of the <i>Heritage Act 1997</i>	NO
---	----

Acid Sulfate Soils

Is the land affected by an Acid Sulfate Soils classification under <i>Holroyd Local Environmental Plan 2013</i> ? If yes, what is the classification of the land?	NO
---	----

Contamination

Council records do not have sufficient information about previous use of this land to determine whether the land is contaminated.

Any other matters?

<p>STORMWATER FLOODING - STUDY TO BE ADOPTED</p> <p>Council's records suggest that the subject land may be liable to overland stormwater overflow based on information from a recent study in the area. At this stage, the flood study process is being completed and has not been adopted by Council. On written request, Council will supply the preliminary stormwater overflow levels for the area, which should be used with an appropriate survey plan to better interpret the stormwater overflow affectation of the land.</p>

General Information

When information pursuant to section 149(5) is requested the Council is under no obligation to provide that information. Council draws your attention to section 149(6) which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.

Merv Ismay
General Manager
Holroyd City Council



per _____



16 Memorial Avenue
PO Box 42
Merrylands NSW 2160

DX 25408
TTY 02 9840 9988
ABN 20 771 227 966

T 02 9840 9840
F 02 9840 9734
E hcc@holroyd.nsw.gov.au

**PLANNING CERTIFICATE UNDER SECTION 149(2) & (5)
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Certificate No: 20142307
Date: 01/08/2014
Applicant Reference:
Receipt Number: 1169060

Applicant	Owner (as recorded by Council)
Mr Michael Dunesky PO Box 1028 St Marys NSW 1790 1790	Mr K Hussein 4 Centenary Road MERRYLANDS NSW 2160

Property Details	
Property:	4 Centenary Road MERRYLANDS NSW 2160
Description:	Lot: 12 DP: 1033247
Parcel No:	42695

INFORMATION PROVIDED PURSUANT TO SECTION 149(2) OF THE ACT

As at the date of this Certificate the abovementioned land is land to which an Environmental Planning Instrument applies. Details are set out as follows:-

1. RELEVANT PLANNING INSTRUMENTS AND DCPS APPLYING TO THE LAND

State Environmental Planning Policies (SEPPs)

State Environmental Planning Policy No. 6 - Number of Storeys in a Building
State Environmental Planning Policy No. 19 - Bushland in Urban Areas
State Environmental Planning Policy No. 21 - Caravan Parks
State Environmental Planning Policy No. 22 - Shops and Commercial Premises
State Environmental Planning Policy No. 32 - Urban Consolidation (Redevelopment of Urban Land)
State Environmental Planning Policy No. 33 - Hazardous & Offensive Development
State Environmental Planning Policy No. 55 - Remediation of Land
State Environmental Planning Policy No. 64 - Advertising & Signage
State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries)
State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment)
2007
State Environmental Planning Policy (Infrastructure) 2007
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

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

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)

NO

Whether an item of environmental heritage (however described) is situated on the land

NO

3. Complying Development under SEPP (Exempt and Complying Development Codes) 2008

General Housing Code

The extent to which complying development may or may not be carried out on this land under the General Housing 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

Rural Housing Code

The extent to which complying development may or may not be carried out on this land under the Rural Housing 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

Commercial and Industrial (New Buildings and Additions) Code

The extent to which complying development may or may not be carried out on this land under the Commercial and Industrial (New Buildings and Additions) 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.

Housing Alterations Code

The extent to which complying development may or may not be carried out on this land under the Housing 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.

General Development Code

The extent to which complying development may or may not be carried out on this land under the General Development 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.

Commercial and Industrial Alterations Code

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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 and Technology.	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
--	----

Any Environmental Planning Instrument	NO
Any resolution of Council	NO

7. Council and other Public Authority policies on hazard risk restrictions

Whether or not the land is affected by a policy adopted by the Council or adopted by any other public authority and notified to the Council, which restricts the development of the land because of the likelihood of:

Bush fire:	NO
Tidal Inundation:	NO
Subsidence:	NO
Acid Sulfate Soils:	NO
Any other risk (other than flooding):	Council has adopted a policy on contaminated land. This policy is implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Consideration of Council's adopted policy and the application of provisions under relevant State Legislation is warranted. Further information in relation to the land is contained in s149 (5).

7A. Flood related development controls

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:	YES
Whether or not development on the land or part of the land for any other purposes is subject to flood related development controls.	YES

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 27 of the <i>Environmental Planning & Assessment Act 1979</i>	NO
---	----

9. Contributions Plans applying to the land

Holroyd Section 94 Development Contributions Plan 2013
--

9A. Biodiversity certified land

NOT APPLICABLE

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 37 (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.

19. Site Verification Certificates

Whether there is a current site verification certificate, of which the council is aware, in respect of the land:
--

NO

Merv Ismay
General Manager
Holroyd City Council



per _____

Tree Management

Whether or not the land is affected by any Tree Management provisions requiring consent for the removal or lopping of trees upon the land	YES
---	-----

County or Designated Road

Whether or not the land has frontage to a County or designated road	NO
---	----

Interim Heritage Order

Whether or not the land is affected by an Interim Heritage Order under the provisions of the <i>Heritage Act 1997</i>	NO
---	----

Acid Sulfate Soils

Is the land affected by an Acid Sulfate Soils classification under <i>Holroyd Local Environmental Plan 2013</i> ? If yes, what is the classification of the land?	NO
---	----

Contamination

Council records do not have sufficient information about previous use of this land to determine whether the land is contaminated.

Any other matters?

<p>STORMWATER FLOODING - STUDY TO BE ADOPTED</p> <p>Council's records suggest that the subject land may be liable to overland stormwater overflow based on information from a recent study in the area. At this stage, the flood study process is being completed and has not been adopted by Council. On written request, Council will supply the preliminary stormwater overflow levels for the area, which should be used with an appropriate survey plan to better interpret the stormwater overflow affectation of the land.</p>

General Information

When information pursuant to section 149(5) is requested the Council is under no obligation to provide that information. Council draws your attention to section 149(6) which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.

Merv Ismay
General Manager
Holroyd City Council



per _____