

## **PRELIMINARY SITE INVESTIGATION (PSI)**

### **Property Address**

52-54 Powell Street & 125 Parramatta Road,  
Homebush NSW

### **Prepared for**

AMNA Holding Pty Ltd

**STRATHFIELD COUNCIL  
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## ABBREVIATIONS

<b>AIP</b>	<i>Australian Institute of Petroleum Ltd</i>	<b>QA/QC</b>	<i>Quality Assurance, Quality Control</i>
<b>ANZECC</b>	<i>Australian and New Zealand Environment and Conservation Council</i>	<b>RAC</b>	<i>Remediation Acceptance Criteria</i>
<b>AST</b>	<i>Aboveground Storage Tank</i>	<b>RAP</b>	<i>Remediation Action Plan</i>
<b>BGL</b>	<i>Below Ground Level</i>	<b>RPD</b>	<i>Relative Percentage Difference</i>
<b>BTEX</b>	<i>Benzene, Toluene, Ethyl benzene and Xylene</i>	<b>SAC</b>	<i>Site Assessment Criteria</i>
<b>COC</b>	<i>Chain of Custody</i>	<b>SVC</b>	<i>Site Validation Criteria</i>
<b>DA</b>	<i>Development Approval</i>	<b>SWL</b>	<i>Standing Water Level</i>
<b>DP</b>	<i>Deposited Plan</i>	<b>TCLP</b>	<i>Toxicity Characteristics Leaching Procedure</i>
<b>DQOs</b>	<i>Data Quality Objectives</i>	<b>TPH</b>	<i>Total Petroleum Hydrocarbons</i>
<b>EPA</b>	<i>Environment Protection Authority</i>	<b>UCL</b>	<i>Upper Confidence Limit</i>
<b>ESA</b>	<i>Environmental Site Assessment</i>	<b>UST</b>	<i>Underground Storage Tank</i>
<b>HIL</b>	<i>Health-Based Soil Investigation Level</i>	<b>VHC</b>	<i>Volatile Halogenated Compounds</i>
<b>LGA</b>	<i>Local Government Area</i>	<b>VOC</b>	<i>Volatile Organic Compounds</i>
<b>NEHF</b>	<i>National Environmental Health Forum</i>	<b>DPI</b>	<i>Department of Primary Industries</i>
<b>NEPC</b>	<i>National Environmental Protection Council</i>		
<b>NHMRC</b>	<i>National Health and Medical Research Council</i>		
<b>OCP</b>	<i>Organochlorine Pesticides</i>		
<b>OPP</b>	<i>Organophosphate Pesticides</i>		
<b>PAH</b>	<i>Polycyclic Aromatic Hydrocarbon</i>		
<b>PCB</b>	<i>Polychlorinated Biphenyl</i>		
<b>PID</b>	<i>Photo Ionisation Detector</i>		
<b>PQL</b>	<i>Practical Quantitation Limit</i>		

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## EXECUTIVE SUMMARY

Benviron Group was appointed by AMNA Holding Pty Ltd to undertake a Preliminary Site Investigation (PSI) for the property situated at 52-54 Powell Street & 125 Parramatta Road, Homebush NSW ("the site").

Refer to **Figure 1** - Site Locality and **Figure 2** - Site Features Plan.

The site is currently occupied by a commercial property with concrete sealed car park area. The property is proposed to be redeveloped into a multi-storey mixed-use building consisting of two-level basement, deep soil area, commercial tenancy on the ground floor and residential apartments.

The site was visited on the 29<sup>th</sup> October 2019 by Benviron Group Environmental Scientist to inspect the site for any potential sources of contamination. Fieldwork and reporting were conducted in general accordance with the Benviron Group proposal and with reference to relevant regulatory criteria and Benviron Group fieldwork protocols.

A number of potential areas of environmental concerns were identified at the site, particularly:

- Historical and current uses; multiple commercial / industrial uses including clothing sales and distribution;
- Where pesticides were potentially utilised;
- Carpark areas / driveways where leaks and spills from cars may have occurred;
- degrading building features;

The following data gaps were identified:

- The soil and groundwater quality at the site have not been investigated.
- The SafeWork NSW and council records have been searched, however no results have been received and/or reviewed at the time of writing this report.

Founded on the investigation including the current and previous site history, underground services plans, land title information & site inspection, the potential for significant soil and/or groundwater impact is considered medium. In applying the NEPM 2013 Schedule B2 "Guideline on Site Characterisation"; there is sufficient evidence, uncertainty and/ or suspicion of contamination, therefore further investigation is recommended.

Based on the results of this investigation it is considered that the risks to human health and the environment associated with soil and groundwater contamination at the site are medium in the context of the proposed use of the site. The site ***can be made suitable*** for the proposed development, subject to the following recommendations:

- Preparation of a Detailed Site Investigation (Phase 2 Environmental Site assessment) by a suitably qualified Environmental Consultant.
- Any soil requiring removal from the site, as part of future site works, should be classified in accordance with the "Waste Classification Guidelines, Part 1: Classifying Waste" NSW EPA (2014).

If during any potential site works any significant unexpected occurrence is identified, site works should cease in that area, at least temporarily, and the environmental consultant should be notified immediately to set up a response to this unexpected occurrence.

Thank you for the opportunity of undertaking this work. We would be pleased to provide further information on any aspects of this report.

## 1.0 INTRODUCTION

Benviron Group was appointed by AMNA Holding Pty Ltd to undertake a Preliminary Site Investigation (PSI) for the property situated at 52-54 Powell Street & 125 Parramatta Road, Homebush NSW 2140 ("the site").

Refer to **Figure 1** - Site Locality and **Figure 2** - Site Features Plan.

The site is currently occupied by a commercial property with concrete sealed car park area. The property is proposed to be redeveloped into a multi-storey mixed-use building consisting of two-level basement, deep soil area, commercial tenancy on the ground floor and residential apartments.

This PSI has been requested by the current owner of the site to determine the potential for onsite contamination arising from any areas of concern located within the site and its surrounding area. This report shall provide a preliminary assessment of any site contamination and, if required, provide a basis for a more detailed investigation.

A site visit was undertaken on the 29<sup>th</sup> October 2019. Fieldwork and reporting were conducted in general accordance with the Benviron Group proposal and with reference to relevant regulatory criteria and Benviron Group fieldwork protocols.

The format of this report closely follows that recommended in the NSW Environment Protection Authority (EPA), now the Office of Environment and Heritage (OEH) "*Guidelines for Consultants Reporting on Contaminated Sites*" - 2011.

## **2.0 OBJECTIVE**

The objective of this PSI was to assess the potential for the soils and groundwater at the site to have been impacted by previous and current activities undertaken at or adjacent to the site and to assess the site suitability for the proposed development.

This report may also recommend additional investigations and / or remediation works and possible strategies for the management of the site.

## **3.0 SCOPE OF WORKS**

The scope of works for this PSI included:

- Research and review of the information available, including previous environmental investigations, past and current titles, aerial photographs, EPA records and anecdotal evidence, site survey, site records on waste management practices;
- Site walkover, including research of the location of sewers, drains, holding tanks and pits, spills, patches of discoloured vegetation, etc;
- Quality Assurance/Quality Control (QA/QC): work will be undertaken in accordance with relevant regulations and are consistent with industry standards.



## 4.0 SITE IDENTIFICATION

### 4.1.1 Site identification

The site is identified as follows:

**Table 1: Site Identification Review**

Site Identifier	Site Details	
Site Location	52-54 Powell Street & 125 Parramatta Road, Homebush NSW	
Lot/DP	Lot 2 in DP130557 Lot 3 in DP 130557 Lot 10 Section 23 in DP 477 Lot 11 Section 23 in DP 477	
Site Coordinates #	SE Corner: Latitude: -33.864038, Longitude:151.082730	
Parish	Concord	
County	Cumberland	
Site Area	3,025 m <sup>2</sup>	
Local Government Area (LGA)#	City of Strathfield	
Zoning##	R4 – High Density Residential	
Surrounding Land Uses	<i>North</i>	High density residential
	<i>South</i>	Parramatta then commercial
	<i>East</i>	High Density Residential
	<i>West</i>	High Density Residential

Notes:

# Refer to NSW LPI “Six Maps” <https://maps.six.nsw.gov.au/>

## <https://www.planningportal.nsw.gov.au/find-a-property>

## **5.0 SITE HISTORY AND PROPOSED DEVELOPMENT**

### **5.1 Underground Services**

Dial Before You Dig' plans were requested and reviewed for the Site. Plans were provided by Strathfield Council, Ausgrid, Jemena Gas, NBN Co, Nextgen, Optus, Pipe Networks, RMS, Sydney Water, Verizon & Telstra NSW. The plans did not indicate the presence of any major underground services or utility easements at the site.

The Ausgrid plans indicate a major electricity transmission station is located in the northern portion of the property. The Sydney Water plans indicate a major lamp hole is located in the west portion of the property across the middle of the property and connected with a water maintenance hole. It is noted that the associated underground services are considered a potential preferential pathway.

Refer to **Appendix A** – DBYD Plans.

### **5.2 Review of Historical Maps**

A review of the maps originally produced by Higinbotham & Robinson from 1887 was undertaken. No relevant information was found.

### 5.3 Review of Aerial Photographs

A number of aerial photographs obtained from the NSW Department of Lands and/or the Land and Property Information Spatial Information Exchange website "Six maps" were reviewed as part of this PSI. Copies of the aerial photographs are kept in the offices of Benviron Group and are available for examination upon request. The results of this review are presented in the following table:

**Table 2 Review of Aerial Photographs**

Year	Site		Surrounding areas
1930	Residential	The site appears to be occupied by four residential houses.	N: Residential S: Residential E: Residential W: Residential
1943	Residential	No major changes	No major changes
1956	Residential	No Major Changes	No major changes
1975	Residential and Commercial / Industrial	The site has been redeveloped with a commercial/warehouse building visible along Parramatta Road. One residential property remains.	N: Residential S: Commercial E: Residential and commercial W: Residential and commercial
1994	Commercial/ Industrial	The site is occupied by a commercial warehouse located along Parramatta road with a sealed car park in the rear. No residential property remains.	N: Commercial S: Commercial E: Residential and commercial W: Residential and commercial
2005	Commercial/Warehouse	No major changes	N: Commercial S: Commercial E: Commercial W: Residential and commercial
Current	Commercial/Warehouse	No major changes	No major changes

The aerial photographs indicate the site had been occupied by residential properties from 1930 to 1956. From 1956 to 1975 the site appeared to have been redeveloped into a commercial- type building with one residential property remaining. From 1994 to the current date the site has remained commercial.

The surrounding land appeared to be occupied by residential properties until the 1975. From the 1975s to the current date the surrounding land has increased into high density commercial properties with some residential remaining to the west of the site.

Refer to **Appendix B** – Historical Aerial Photographs.

#### **5.4 Title search**

A review of historical documents held at the NSW Department of Lands offices was undertaken to characterise the previous land use and occupiers of the site.

**Table 3 Historical land title data**

<b>Lot 2 in DP130557 (125 Parramatta Road, Homebush NSW)</b>		
<b>Year</b>	<b>Proprietor</b>	<b>Company/Personal Occupation</b>
Current	St George Wholesales Distributors Pty Ltd	Property investor
1994	SIWEL Properties Pty limited	-
1982-1986	Leased to Kenilo Pty Limited	-
1978-1982	Trentwood Furniture Pty Limited	-
1974	Siwel Properties Pty Limited	-
1955	Leo Douglas & Frederick Smith	-

**Table 4 Historical land title data**

Lot 3 in DP130557 (125 Parramatta Road, Homebush NSW)		
Year	Proprietor	Company/Personal Occupation
Current	St George Wholesales Distributors Pty Ltd	Property investor
1994	SIWEL Properties Pty limited	-
1982-1986	Leased to Kenilo Pty Limited	-
1978-1982	Trentwood Furniture Pty Limited	-
1968	Country Memorial Parks Pty Limited	-
1966	Goliam Gordon	-
1959	Adam Wirfred	-
1952	Sidney Milton Burke	Motor Engineer
1949	Thomas Harris	-
1929	Ernest Clifford Doutty	-

**Table 5 Historical land title data**

Lot 10 Section 23 in DP477 (54 Powell Street, Homebush NSW)		
Year	Proprietor	Company/Personal Occupation
Current	St George Wholesales Distributors Pty Ltd	Property investor
1994	SIWEL Properties Pty limited	-
1982-1986	Leased to Kenilo Pty Limited	-
1974	Margaret Knapman	
1954	William Cecil Brien	-
1921	James Hentley	-

**Table 6 Historical land title data**

<b>Lot 11 Section 23 in DP477 (52 Powell Street, Homebush NSW)</b>		
<b>Year</b>	<b>Proprietor</b>	<b>Company/Personal Occupation</b>
Current	St George Wholesales Distributors Pty Ltd	Property investor
1994	SIWEL Properties Pty limited	-
1982-1986	Leased to Kenilo Pty Limited	-
1974	Siwel Properties Pty Limited	-
1968	James Stewart	-
1962	John Anderson Pauline Anderson	Railway Employee
1959	Adelaide Lane Harry Lane	-

In summary, the land titles have indicated the following:

- The property at 125 Parramatta Road has been owned by private individuals from 1929 to 1968. From 1968 to the current date the property has been acquired and/or leased by commercial entities.
- The property at 52 Powell Street has been owned by private individuals from 1959 to 1974. From 1974 to the current date the property has been acquired and/or leased by commercial entities.
- The property at 54 Powell Street has been owned by private individuals from 1921 to 1994. From 1994 to the current date the property has been acquired and/or leased by commercial entities.
- The land titles have not revealed any potential concerns in relation to possible land use.

Refer to **Appendix C** – Land Title Information.

## **5.5 NSW EPA Records**

The NSW EPA publishes records of contaminated sites under Section 58 of the Contaminated Land Management (CLM) Act 1997. The notices relate to investigation and/or remediation of site contamination considered to pose a significant risk of harm under the definition in the CLM Act.

A search of the database revealed that the subject site is not listed and there were no listed properties within the suburb of Homebush.

It should be noted that the NSW EPA record of Notices for Contaminated Land does not provide a record of all contaminated land in NSW.

Refer to **Appendix D** – NSW EPA Records.

## **5.6 NSW EPA POEO Register**

A search of the POEO Register revealed that the site was not listed.

Refer to **Appendix D** – NSW EPA Records.

## **5.7 Section 149 Certificate**

The Planning Certificate – Section 149 (2) of the Environmental Planning & Assessment Act 1979 for the site was provided by the client. A summary of the information pertaining to site is provided below:

125 Parramatta Road, Homebush NSW (Lot 2-3 DP 130557)

- Strathfield Local Environmental Plan (SLEP) 2012 applying to this land.
- The land is currently zoned – B4 – Mixed Use in the Strathfield Local Environmental plan 2012.
- The land does not include or comprise critical habitat under any environmental planning instrument.
- The land is not located within a conservation area.
- There is no item of environmental heritage situated on the land.
- The land is not affected by the operation of Section 38 or 39 of the *Coastal Protection Act 1979*.
- The land is not within a proclaimed mine subsidence district.
- The land is not affected by any road widening or road realignment under division 2 of part 3 of the Roads Act 1993 or any environmental planning instrument or any resolution of the council.
- Council has adopted any policies to restrict development of the land by reason of the likelihood of land slip, bushfire, tidal inundation & subsidence. Refer to Part K – Development on Contaminated Land of the Strathfield Consolidated Development Control plan 2005 for more information.
- Strathfield Local Environmental plan 2012 applies to the land. The Strathfield LEP 2012 Acid Sulphate Soil map indicates that the subject land is located Class 5 with the potential for acid sulphate soils.
- The development on this land or part of this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.
- The land is not reserved for acquisition under Strathfield Local Environmental Plan 2012.
- The land is not biodiversity certified land under Part 7AA of the Threatened Species Conservation Act 1995



- There is no bio banking agreement entered into under 127D of the Threatened Species Conservation Act 1995.
- The land is not shown to be bushfire prone land as defined in Act.
- The land is not subject to Orders under Trees Act 2006.
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.
- Complying development may be carried out on the land under the codes include:
  - General Housing Code
  - Rural Housing Code
  - Housing Alteration Code
  - Commercial and Industrial (New Buildings and Additions) Code
  - Commercial and Industrial Alterations Code
  - General Development Code
  - Demolition Code
  - Subdivision Code

54 Powell Street, Homebush NSW (Lot 10 Section 23 DP 477)

- Strathfield Local Environmental Plan (SLEP) 2012 applying to this land.
- The land is currently zoned – B4 – Mixed Use in the Strathfield Local Environmental plan 2012.
- The land does not include or comprise critical habitat under any environmental planning instrument.
- The land is not located within a conservation area.
- There is no item of environmental heritage situated on the land.
- The land is not affected by the operation of Section 38 or 39 of the *Coastal Protection Act 1979*.
- The land is not within a proclaimed mine subsidence district.

- The land is not affected by any road widening or road realignment under division 2 of part 3 of the Roads Act 1993 or any environmental planning instrument or any resolution of the council.
- Council has adopted any policies to restrict development of the land by reason of the likelihood of land slip, bushfire, tidal inundation & subsidence. Refer to Part K – Development on Contaminated Land of the Strathfield Consolidated Development Control plan 2005 for more information.
- Strathfield Local Environmental plan 2012 applies to the land. The Strathfield LEP 2012 Acid Sulphate Soil map indicates that the subject land is located Class 5 with the potential for acid sulphate soils.
- The development on this land or part of this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.
- The land is not reserved for acquisition under Strathfield Local Environmental Plan 2012.
- The land is not biodiversity certified land under Part 7AA of the Threatened Species Conservation Act 1995.
- There is no bio banking agreement entered into under 127D of the Threatened Species Conservation Act 1995.
- The land is not shown to be bushfire prone land as defined in Act.
- The land is not subject to Orders under Trees Act 2006.
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.
- Complying development may be carried out on the land under the codes include:
  - General Housing Code
  - Rural Housing Code
  - Housing Alteration Code
  - Commercial and Industrial (New Buildings and Additions) Code
  - Commercial and Industrial Alterations Code

- General Development Code
- Demolition Code
- Subdivision Code

52 Powell Street, Homebush NSW (Lot 11 Section 23 DP 477)

- Strathfield Local Environmental Plan (SLEP) 2012 applying to this land.
- The land is currently zoned – B4 – Mixed Use in the Strathfield Local Environmental plan 2012.
- The land does not include or comprise critical habitat under any environmental planning instrument.
- The land is not located within a conservation area.
- There is no item of environmental heritage situated on the land.
- The land is not affected by the operation of Section 38 or 39 of the *Coastal Protection Act 1979*.
- The land is not within a proclaimed mine subsidence district.
- The land is not affected by any road widening or road realignment under division 2 of part 3 of the Roads Act 1993 or any environmental planning instrument or any resolution of the council.
- Council has adopted any policies to restrict development of the land by reason of the likelihood of land slip, bushfire, tidal inundation & subsidence. Refer to Part K – Development on Contaminated Land of the Strathfield Consolidated Development Control plan 2005 for more information.
- Strathfield Local Environmental plan 2012 applies to the land. The Strathfield LEP 2012 Acid Sulphate Soil map indicates that the subject land is located Class 5 with the potential for acid sulphate soils.
- The development on this land or part of this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.

- The land is not reserved for acquisition under Strathfield Local Environmental Plan 2012.
- The land is not biodiversity certified land under Part 7AA of the Threatened Species Conservation Act 1995.
- There is no bio banking agreement entered into under 127D of the Threatened Species Conservation Act 1995.
- The land is not shown to be bushfire prone land as defined in Act.
- The land is not subject to Orders under Trees Act 2006.
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.
- Complying development may be carried out on the land under the codes include:
  - General Housing Code
  - Rural Housing Code
  - Housing Alteration Code
  - Commercial and Industrial (New Buildings and Additions) Code
  - Commercial and Industrial Alterations Code
  - General Development Code
  - Demolition Code
  - Subdivision Code

Refer to **Appendix J** – Section 149 Certificates.

## **5.8 Anecdotal evidence**

During the site inspection the current workers onsite indicated the warehouse was previously used for storage and wholesales of clothing.

## **5.9 Summary of site history**

In summary:

- The property has been owned by private individuals from 1921 to 1950. From 1950 to the current date the property has been acquired and/or leased by a large variety of commercial entities.
- The land title information has revealed the following
  - The property at 125 Parramatta Road has been owned by private individuals from 1929 to 1968. From 1968 to the current date the property has been acquired and/or leased by commercial entities.
  - The property at 52 Powell Street has been owned by private individuals from 1959 to 1974. From 1974 to the current date the property has been acquired and/or leased by commercial entities.
  - The property at 54 Powell Street has been owned by private individuals from 1921 to 1994. From 1994 to the current date the property has been acquired and/or leased by commercial entities.
- The land titles have not revealed any potential concerns in relation to possible land use.
- The aerial photographs indicate the site had been occupied by residential properties from 1930 to 1956. From 1956 to 1975 the site appeared to have been redeveloped into a commercial- type building with one residential property remaining. From 1994 to the current date the site has remained commercial. The surrounding land appeared to be occupied by residential properties until the 1975. From 1975s to the current date the surrounding land has increased into high density commercial properties with some residential remaining to the west of the site.
- NSW EPA Records reveal that the subject site is not listed.

- The SafeWork NSW and council records have been searched, however no information has been received and/or reviewed at the time of writing this report.
- The Section 149 certificate reviewed has not flagged any potential concern in relation to land use and/or contamination.
- During the site inspection the current workers onsite indicated the warehouse was previously used for storage and wholesales of clothing.

#### **5.10 Integrity Assessment**

The information found in the historical sources has been found to be in general concurrence. It is therefore considered that accuracy of this data is acceptable for this investigation.

#### **5.11 Proposed Development**

The site is currently occupied by a commercial property with concrete sealed car park area. The property is proposed to be redeveloped into a multi-storey mixed-use building consisting of two-level basement, deep soil area, commercial tenancy on the ground floor and residential apartments.

Refer to **Appendix G** - Proposed Development Plans.

## 6.0 SITE CONDITION AND SURROUNDING ENVIRONMENT

**Table 7: Site Condition and Surrounding Environment Review**

Site Information	Descriptions
<b>Sensitive Receivers</b>	<p>The nearest sensitive human receptors are the current and future users of the site, construction workers during the site redevelopment and the general public.</p> <p>The nearest watercourse is Powell Creek located 300m north-east of the site.</p>
<b>Soil Landscape</b>  <i>Review of NSW Soil and Land Information website ESPADE.</i>	<p>The Soil Landscape Map viewed on NSW ESPADE indicates that the site is Blacktown landscape area. These soils are within Wianamatta Group – Ashfield Shale consisting of laminite and dark grey siltstone and Bringelly Shale which consists of shale, with occasional calcareous claystone, laminite and coal.</p>
<b>Topography</b>	<p>The topography viewed on NSW ESPADE indicated the following for the Blacktown Landscape:</p> <p>Wianamatta Shale with local relief 10-30m and slope generally &lt;5%. Broad rounded crests and ridges with gently inclined slopes.</p> <p>The site had an approximate slope of 1-3° to the south.</p>
<b>Geological Profile</b>	<p>The Geological Map of Sydney (Geological Series Sheet 9130, Scale 1:100,000, 1983), published by the Department of Mineral Resources indicates the residual soils within the site to be underlain by Triassic period, Wianamatta group, black to dark</p>

Site Information	Descriptions					
	grey shale and laminite.					
<b>Presence of Acid Sulphate Soils</b>  <i>Review of NSW Department of Land &amp; Water Conservation (DLWC) Acid Sulphate Soil Risk Maps (Edition Two, December 1997, Scale 1:250,000).</i>  <b>Appendix E – Council Acid Sulphate Soil Risk Map</b>	<p>A review of the “Prospect / Parramatta River” map indicated that there is a “No Known Occurrence” of acid sulphate soil materials within the soil profile.</p> <p>Furthermore, in accordance to the Strathfield Local Environmental Plan 2012 the site is located in an area mapped as Class 5, as reference was made to the Auburn Council “Acid Sulphate Soils Map Sheet ASS_004”.</p>					
<b>Localised Hydrogeology</b>  Review of DPI (Office of Water) Database.  <b>Appendix H – DPI (Office of Water) Database Records.</b>	<b>Number</b>	<b>Location from Site</b>	<b>Depth (m BGL)</b>	<b>SWL (m BGL)</b>	<b>Use</b>	<b>Water Bearing Zones</b>
	GW102670	Within 500m	2.0	-	Monitoring Bore	-
	GW111479	Within 500m	6.0	0.9	Monitoring Bore	CLAY
	GE111480	Within 500m	6	3.07	Monitoring Bore	CLAY
	GW111481	Within 500m	5.9	2.71	Monitoring Bore	CLAY
<b>Nearest Surface Water Body</b>	The nearest watercourse is Powell Creek located 300m north-east of the site.					
<b>Local Meteorology</b>  (Bureau of Meteorology BOM website)  <b>Appendix I – BOM Data.</b>	<p>The monthly rainfall of the local surrounding area is represented by the data collected from the BOM rainfall gauge located in Concord Golf Club, which is located approximately 2.1km from Homebush. The records indicate that the mean monthly rainfall</p>					



Site Information	Descriptions
	recorded in October (date of fieldwork) was 75mm.
<b>Nearest Active Service Station</b> (Google Maps Search)	600m west of the site.

## 7.0 SITE INSPECTION

### 7.1 Site observations

The site was visited on the 29<sup>th</sup> October 2019 by Benviron Group Environmental Scientist to inspect the site for any potential sources of contamination.

At the time of the site visit the following observations were made as per the following table:

**Table 8: Site Inspection Review**

Factors Considered	Description of Sites
Buildings & Structures on Site	The property at 52-54 Powell Street & 125 Parramatta Road is generally rectangular in shape and consists of a one storey brick warehouse with internal mezzanine level. The property contains a large concrete sealed car park area in the rear.
Percentage Hard-standing surface	95%
Concrete Condition	Average
Chemical Storage	No chemical storage areas were noted at the time of the site inspection in accessible areas.
Above and Underground Storage Tanks	No above or underground storage tanks areas were noted at the time of the site inspection in accessible areas.
Trade Waste Pits	No trade waste pits were identified at the site.
Nearby Electrical Transformers	There is a 1-3-way electricity switch located in the northern portion of the property.
Asbestos	Fibro cement sheeting was not identified within the building structures inspected.

Site Vegetation	Appeared healthy.
Soil Staining and Odours	No odours were identified within the property. No significant soil staining was noted during the inspection.
Stormwater and Sewer	Stormwater was connected to the local utilities.

Refer to **Figure 1** - Site Locality and **Figure 2** - Site Features Plan and **Appendix F** – Site Photographs.

## 8.0 CONCEPTUAL SITE MODEL (CSM)

Based on the above information, site history and site walkover, the areas of potential concern and associated contaminants for the site CSM were identified. These are summarised in the following table.

**Table 9: Areas and Contaminants of Concern**

<b>Known and potential contamination source</b>	<b>Associated Contaminants</b>
<i>Historical &amp; Current Site Uses (commercial / industrial uses such as clothing sales and distribution)</i>	Heavy Metals, TRH, BTEX, PAH, OCP, PCB & Asbestos
<i>Imported Fill</i>	Heavy Metals, TRH, BTEX, PAH, OCP, PCB & Asbestos
<i>Car parking Areas</i>	TRH, BTEX, PAH
<i>Building degradation/ Demolition</i>	Heavy Metals and Asbestos

**Table 10: Potentially Contaminated Media**

<b>Known and potential contamination source</b>	<b>Associated Contaminants</b>
<i>Fill Material</i>	There is the potential for contamination to be present in the upper fill material.
<i>Groundwater</i>	There is the potential for the leaching of contaminants into groundwater onsite and also migration of the contaminants.

### **Potential for Migration**

Contaminants generally migrate from site via a combination of windblown dusts, rainwater infiltration, groundwater migration and surface water runoff. The potential for contaminants to migrate is a combination of:

- The nature of the contaminants (solid/liquid and mobility characteristics);
- The extent of the contaminants (isolated or widespread);
- The location of the contaminants (surface soils or at depth); and
- The site topography, geology, hydrology and hydrogeology.

The potential contaminants identified as part of the site history review and site inspection are present in solid (e.g. impacted fill, asbestos) and liquid (e.g. dissolved in water) forms.

Aerial photography has indicated that there are unsealed ground surfaces and therefore there is the potential for migration of contaminants via wind-blown dust.

Rainfall infiltration at the site is expected to occur in unsealed areas. There is therefore the potential that soil contamination could result in impacts to shallow groundwater.

### **Potential Exposure Pathways**

Potential exposure pathways include:

- Dermal;
- Ingestion; and
- Inhalation.

Due to the presence of exposed potentially impacted soil/fill on ground surfaces, dermal exposure is considered a potential exposure pathway.

The potential for ingestion of soil is considered as a potential exposure pathway.

### **Receptors**

Potential receptors of environmental impact present within the site which will be required to be addressed with respect to the suitability of the site for the proposed use include:

- Excavation/construction/maintenance workers conducting activities at the site, who may potentially be exposed to COPCs through direct contact with impacted soils, Vapour Intrusion and/or groundwater present within excavations and/or inhalation of dusts/fibres associated with impacted soils;
- Future occupants/users of the site may potentially be exposed to COPCs through direct contact with impacted soils and/or ingestion of impacted soils and/or inhalation of dusts/fibres associated with impacted soils and/or exposure to vapour; and/or
- Offsite sensitive receptors of groundwater;
- Flora species to be established on vegetated areas of the site; and
- Powell Creek

### **Preferential Pathways**

For the purpose of this assessment, preferential pathways have been identified as natural and/or man-made pathways that result in the preferential migration of COPCs as either liquids or gases.

Man-made preferential pathways are present throughout the site, generally associated with fill materials and services present beneath existing ground surface. Fill materials and service lines are anticipated to have a higher permeability than the underlying natural soil and/or bedrock.

The Ausgrid plans indicate a major electricity transmission station is located in the northern portion of the property. The Sydney Water plans indicate a major lamp hole is located in the west portion of the property across the middle of the property and connected with a water maintenance hole. It is noted that that the associated underground services are considered a potential preferential pathway.

## 9.0 QUALITY ASSURANCE / QUALITY CONTROL

### 9.1 General QA/QC

The frequency required for each field quality assurance / quality control (QA/QC) sample is presented in the table below.

**Table 11: QA/QCs Frequencies**

	Intra Lab	Inter Lab	Rinsate	Spikes	Blanks
Sampling Frequency	1 in 20	1 in 20	1/day	1/day	1/day

During the contamination assessment the integrity of data collected is considered vital. With the assessment of the site, a number of measures were taken to ensure the quality of the data. These are as follows:

### 9.2 Sample Containers

Soil samples collected during subsequent investigations are to be placed immediately into laboratory prepared glass jars with Teflon lid inserts. Standard identification labels are to be adhered to each individual container and labelled according to depth, date, sampling team and media collected.



### **9.3 Decontamination**

All equipment used in the sampling program is to be decontaminated prior to use and between samples to prevent cross contamination. Decontamination of equipment involved the following procedures:

- Cleaning equipment in potable water to remove gross contamination;
- Cleaning in a solution of Decon 90;
- Rinsing in clean demineralised water then wiping with clean lint free cloths;

Benviron Group will also adopt a sampling gradient of lowest to highest potential contamination to minimise the impact of cross contamination. This gradient is determined from the historical review and the on-site inspection to be carried out prior to sampling.

Although Benviron Group maintains consistent sampling procedures, a rinsate sample is obtained to ensure false positive samples are not generated and that decontamination procedures are effective in preventing cross contamination. The Rinsate water is collected after being in contact generally with the trowel used for sampling. Analytical results that target the contaminants of concern are compared to a blank sample, which is taken directly from the rinsate water container supplied by the laboratory.

#### **9.4 Sample Tracking, Identification and Holding Times**

All samples are to be forwarded to Envirolab under recognised chain of custodies with clear identification outlining the date, location, sampler and sample ID. All samples are to be recorded by the laboratory as meeting their respective holding times. The sample tracking system is considered adequate for the purposes of sample collection.

#### **9.5 Sample Transport**

All samples are to be packed into an esky with ice from the time of collection. A trip blank and trip spike are collected where appropriate. These were transported under chain of custody from the site to Envirolab Pty Ltd, a NATA registered laboratory.

Samples are too kept below 4°C at all times, soil samples submitted for asbestos analysis are not required to be kept below 4°C.

#### **9.6 Trip Spike**

Trip Spike samples are to be obtained from the laboratory prior to conducting field sampling where volatile substances are suspected. Benviron Group QA/QC procedures for the collection of environmental samples involves the collection of trip blanks, trip spikes and duplicate samples both intra and inter laboratory.

#### **9.7 Trip Blank**

A trip blank is to accompany the sampling for the sampling process and is not separated from the sample collection and transportation process. The purpose of the trip blank is

to identify whether cross-contamination is occurring during the sample collection and transport process.

## **9.8 Laboratory QA/QC**

The integrity of analytical data provides the second step in the QA/QC process for total data compliance. The data validation techniques adopted by Benviron Group are based upon techniques published by the US EPA and in line with methods and guidelines adopted by the NSW EPA and outlined in the NEPM, 2013.

Descriptions are provided of the specific mechanisms used in the assessment of accuracy, precision and useability of analytical data within the project.

## **10.0 SITE ASSESSMENT CRITERIA**

### **10.1 SOILS**

#### **10.1.1 Health Investigation Levels (HILs)**

To assess the contamination status of soils at a site, the NSW EPA refers to the document entitled National Environmental Protection (Assessment of Site Contamination) Measure (NEPM) (Amendment 2013).


The site is currently occupied by a commercial property with concrete sealed car park area. The property is proposed to be redeveloped into a multi-storey mixed-use building consisting of two-level basement, deep soil area, commercial tenancy on the ground floor and residential apartments.

During any future soil investigations, the site will be assessed against the NEPM exposure scenario 'Residential B' Health Investigation Levels of the above-mentioned guidelines and specifically refers to the following:

*HIL 'B' Residential with minimal opportunities for soil access, includes dwellings with fully and permanently paved yard space such as high-rise buildings and flats*

The soil regulatory guidelines are presented in the table below.

**Table 12: Health Investigation Levels (HIL) Criteria for Soil Contaminants**

 Benviron group simple sustainable solutions	Residential B	Reference
<b>Heavy Metals</b>		
Arsenic	500	NEPM 2013 - Table 1(A)1 HILs
Beryllium	90	NEPM 2013 - Table 1(A)1 HILs
Boron	40000	NEPM 2013 - Table 1(A)1 HILs
Cadmium	150	NEPM 2013 - Table 1(A)1 HILs
Chromium (VI)	500	NEPM 2013 - Table 1(A)1 HILs
Cobalt	600	NEPM 2013 - Table 1(A)1 HILs
Copper	30000	NEPM 2013 - Table 1(A)1 HILs
Lead	1200	NEPM 2013 - Table 1(A)1 HILs
Manganese	14000	NEPM 2013 - Table 1(A)1 HILs
Mercury (Inorganic)	120	NEPM 2013 - Table 1(A)1 HILs
Methyl Mercury	30	NEPM 2013 - Table 1(A)1 HILs
Nickel	1200	NEPM 2013 - Table 1(A)1 HILs
Selenium	1400	NEPM 2013 - Table 1(A)1 HILs
Zinc	60000	NEPM 2013 - Table 1(A)1 HILs
Cyanide (Free)	300	NEPM 2013 - Table 1(A)1 HILs
<b>Polycyclic Aromatic Hydrocarbons (PAHs)</b>		
Carcinogenic PAHs (as Bap TEQ)	4	NEPM 2013 - Table 1(A)1 HILs
Total PAHs	400	NEPM 2013 - Table 1(A)1 HILs
<b>Organochlorine Pesticides</b>		
DDT + DDE + DDD	600	NEPM 2013 - Table 1(A)1 HILs
Aldrin + Dieldrin	10	NEPM 2013 - Table 1(A)1 HILs
Chlordane	90	NEPM 2013 - Table 1(A)1 HILs
Endosulfan	400	NEPM 2013 - Table 1(A)1 HILs
Heptachlor	10	NEPM 2013 - Table 1(A)1 HILs
HCB	15	NEPM 2013 - Table 1(A)1 HILs
<b>Phenols</b>		
Phenols	45000	NEPM 2013 - Table 1(A)1 HILs
Pentachlorophenol	130	NEPM 2013 - Table 1(A)1 HILs
Cresols	4700	NEPM 2013 - Table 1(A)1 HILs
<b>Polychlorinated Biphenyls (PCBs)</b>		
PCBs	1200	NEPM 2013 - Table 1(A)1 HILs
<b>Other Pesticides</b>		
Atrazine	470	NEPM 2013 - Table 1(A)1 HILs
Chlorpyrifos	340	NEPM 2013 - Table 1(A)1 HILs
Bifenthrin	840	NEPM 2013 - Table 1(A)1 HILs
<b>Herbicides</b>		
2,4,5-T	900	NEPM 2013 - Table 1(A)1 HILs
2,4-D	1600	NEPM 2013 - Table 1(A)1 HILs
MCPA	900	NEPM 2013 - Table 1(A)1 HILs
MCPB	900	NEPM 2013 - Table 1(A)1 HILs
Mecoprop	900	NEPM 2013 - Table 1(A)1 HILs
Picloram	6600	NEPM 2013 - Table 1(A)1 HILs
<b>Other Organics</b>		
PDBE (Br1-Br9)	2	NEPM 2013 - Table 1(A)1 HILs

Note - All values are in mg/kg


## **10.2 Health Screening Levels (HSLs)**

The HSLs are applicable to generic land uses such as residential, commercial/industrial or recreational/public open space and different soil types between the ground surface and soils >4 metres below ground level. The HSLs have been applied to assess human health risks via the inhalation and direct contact pathways of exposure.

It should be noted that HSL D can be used in lieu of HSL B for buildings that comprise car parks or commercial properties on the ground floor.

For selection of the health screening criteria an assessment of the in-situ soil profile should be undertaken.

**Table 13: Health Screening Levels (HSL) Criteria**

	HSL A & HSL B	HSL A & HSL B	HSL A & HSL B	HSL A & HSL B	Soil Saturation Concentration (Csat)	Reference
	0m to <1m	1m to <2m	2m to <4m	4m+		
CLAY						
Toluene	480	NL	NL	NL	630	NEPM 2013 - Table 1(A) 3 HSLs
Ethylbenzene	NL	NL	NL	NL	68	NEPM 2013 - Table 1(A) 3 HSLs
Xylenes	110	310	NL	NL	330	NEPM 2013 - Table 1(A) 3 HSLs
Naphthalene	5	NL	NL	NL	10	NEPM 2013 - Table 1(A) 3 HSLs
Benzene	0.7	1	2	3	430	NEPM 2013 - Table 1(A) 3 HSLs
F1	50	90	150	290	850	NEPM 2013 - Table 1(A) 3 HSLs
F2	280	NL	NL	NL	560	NEPM 2013 - Table 1(A) 3 HSLs
SAND						
Toluene	160	220	310	540	560	NEPM 2013 - Table 1(A) 3 HSLs
Ethylbenzene	55	NL	NL	NL	64	NEPM 2013 - Table 1(A) 3 HSLs
Xylenes	40	60	95	170	300	NEPM 2013 - Table 1(A) 3 HSLs
Naphthalene	3	NL	NL	NL	9	NEPM 2013 - Table 1(A) 3 HSLs
Benzene	0.5	0.5	0.5	0.5	360	NEPM 2013 - Table 1(A) 3 HSLs
F1	45	70	110	200	950	NEPM 2013 - Table 1(A) 3 HSLs
F2	110	240	440	NL	560	NEPM 2013 - Table 1(A) 3 HSLs
SILT						
Toluene	390	NL	NL	NL	640	NEPM 2013 - Table 1(A) 3 HSLs
Ethylbenzene	NL	NL	NL	NL	69	NEPM 2013 - Table 1(A) 3 HSLs
Xylenes	95	210	NL	NL	350	NEPM 2013 - Table 1(A) 3 HSLs
Naphthalene	4	NL	NL	NL	10	NEPM 2013 - Table 1(A) 3 HSLs
Benzene	0.6	0.7	1	2	440	NEPM 2013 - Table 1(A) 3 HSLs
F1	40	65	100	100	910	NEPM 2013 - Table 1(A) 3 HSLs
F2	230	NL	NL	NL	570	NEPM 2013 - Table 1(A) 3 HSLs

Note - All values are in mg/kg

### 10.3 (EILs) and (ESLs)

#### **Ecological Investigation Levels (EILs) -**

The NEPM 2013 states that "Ecological investigation levels (EILs) for the protection of terrestrial ecosystems have been derived for common contaminants in soil based on a species sensitivity distribution (SSD) model developed for Australian conditions. EILs have been derived for As, Cu, CrIII, DDT, naphthalene, Ni, Pb and Zn

Insufficient data was available to derive ACLs for arsenic (As), DDT, lead (Pb) and naphthalene. As a result, the derived EILs are generic to all soils and are presented as total soil contaminant concentrations in Tables 1B (4) and 1B (5) within the NEPM 2013.

For the purposes of EIL derivation, a contaminant incorporated in soil for at least two years is considered to be aged for the purpose of EIL derivation. The majority of contaminated sites are likely to be affected by aged contamination. Fresh contamination is usually associated with current industrial activity and chemical spills".

The following process describes the method for calculation of site specific EILs.

**A. EILs for Ni, Cr III, Cu, Zn and Pb aged contamination (>2 years)**

Steps 1–4 below describe the process for deriving site-specific EILs for the above elements using Tables 1B (1) – 1B (4), which can be found at the end of the NEPM 2013.

1. Measure or analyse the soil properties relevant to the potential contaminant of concern (pH, CEC, organic carbon, clay content). Sufficient samples need to be taken for these determinations to obtain representative values for each soil type in which the contaminant occurs.
2. Establish the sample ACL for the appropriate land use and with consideration of the soil-specific pH, clay content or CEC. The ACL for Cu may be determined by pH or CEC and the lower of the determined values should be selected for EIL calculation. Note that the ACL for Pb is taken directly from Table 1(B) 4.
3. Calculate the contaminant ABC in soil for the particular contaminant and location from a suitable reference site measurement or other appropriate method.



4. Calculate the EIL by summing the ACL and ABC:

$$\text{EIL} = \text{ABC} + \text{ACL}$$

#### ***B. EILs for As, DDT and naphthalene***


EILs for aged contamination for DDT and naphthalene are not available and the adopted EIL is based on fresh contamination taken directly from Table 1B (5). The EILs for As, DDT and naphthalene are generic i.e. they are not dependent on soil type and are taken directly from Table 1B (5). Only EILs for fresh contamination are available for As, DDT and naphthalene due to the absence of suitable data for aged contaminants.

#### ***Ecological Screening Levels (ESLs) -***

Ecological screening levels (ESLs) are presented based on a review of Canadian guidance for petroleum hydrocarbons in soil and application of the Australian methodology (Schedule B5b) to derive Tier 1 ESLs for BTEX, benzo(a)pyrene and F1 and F2 (Warne 2010a, 2010b)

The Canadian Council of the Ministers of the Environment (CCME) has adopted risk-based TPH standards for human health and ecological aspects for various land uses in the *Canada-wide standard for petroleum hydrocarbons (PHC) in soil* (CCME 2008) (CWS PHC). The standards established soil values including ecologically based criteria for sites affected by TPH contamination for coarse- and fine-grained soil types.

**Table 14: Ecological Investigation Levels (EIL) and Ecological Screening Levels (ESL)****Criteria**

	Contaminant Age/Soil Texture	National parks and areas of high conservation value	Urban residential and open public spaces	Commercial and industrial	Reference
Ecological Investigation Levels (EILs)					
Heavy Metals					
Arsenic	Fresh	20	50	80	NEPM 2013 - Table 1(B) 1-5 EILs
	Aged	40	100	160	NEPM 2013 - Table 1(B) 1-5 EILs
Chromium (III)	Fresh	Site Specific Calculation Required			NEPM 2013 - Table 1(B) 1-5 EILs
	Aged				NEPM 2013 - Table 1(B) 1-5 EILs
Copper	Fresh	Site Specific Calculation Required			NEPM 2013 - Table 1(B) 1-5 EILs
	Aged				NEPM 2013 - Table 1(B) 1-5 EILs
Lead	Fresh	110	270	440	NEPM 2013 - Table 1(B) 1-5 EILs
	Aged	470	1100	1800	NEPM 2013 - Table 1(B) 1-5 EILs
Nickel	Fresh	Site Specific Calculation Required			NEPM 2013 - Table 1(B) 1-5 EILs
	Aged				NEPM 2013 - Table 1(B) 1-5 EILs
Zinc	Fresh	Site Specific Calculation Required			NEPM 2013 - Table 1(B) 1-5 EILs
	Aged				NEPM 2013 - Table 1(B) 1-5 EILs
Polycyclic Aromatic Hydrocarbons (PAHs)					
Naphthalene	Fresh	10	170	370	NEPM 2013 - Table 1(B) 1-5 EILs
	Aged	10	170	370	NEPM 2013 - Table 1(B) 1-5 EILs
Organochlorine Pesticides					
DDT	Fresh	3	180	640	NEPM 2013 - Table 1(B) 1-5 EILs
	Aged	3	180	640	NEPM 2013 - Table 1(B) 1-5 EILs
Ecological Screening Levels (ESLs) and Management Limits					
F1 (C <sub>6</sub> -C <sub>10</sub> )	Coarse	125*	180*	215*	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine				NEPM 2013 - Table 1(B) 6-7 EILs
F1 (C <sub>6</sub> -C <sub>10</sub> ) (Management Limits)	Coarse	-	700	700	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine		800	800	NEPM 2013 - Table 1(B) 6-7 EILs
F2 (>C <sub>10</sub> -C <sub>16</sub> )	Coarse	25*	120*	170*	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine				NEPM 2013 - Table 1(B) 6-7 EILs
F2 (>C <sub>10</sub> -C <sub>16</sub> ) (Management Limits)	Coarse	-	1000	1000	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine		1000	1000	NEPM 2013 - Table 1(B) 6-7 EILs
F3 (>C <sub>16</sub> -C <sub>34</sub> )	Coarse	-	300	1700	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine	-	1300	2500	NEPM 2013 - Table 1(B) 6-7 EILs
F3 (>C <sub>16</sub> -C <sub>34</sub> ) (Management Limits)	Coarse	-	2500	3500	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine		3500	5000	NEPM 2013 - Table 1(B) 6-7 EILs
F4 (>C <sub>34</sub> -C <sub>40</sub> )	Coarse	-	2800	3300	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine	-	5600	6600	NEPM 2013 - Table 1(B) 6-7 EILs
F4 (>C <sub>34</sub> -C <sub>40</sub> ) (Management Limits)	Coarse	-	10000	10000	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine		10000	10000	NEPM 2013 - Table 1(B) 6-7 EILs
Benzene	Coarse	10	50	75	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine	10	65	95	NEPM 2013 - Table 1(B) 6-7 EILs
Toluene	Coarse	10	85	135	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine	65	105	135	NEPM 2013 - Table 1(B) 6-7 EILs
Ethylbenzene	Coarse	1.5	70	165	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine	40	125	185	NEPM 2013 - Table 1(B) 6-7 EILs
Xylenes	Coarse	10	105	180	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine	1.6	45	95	NEPM 2013 - Table 1(B) 6-7 EILs
Benzo(a)pyrene	Coarse	0.7	0.7	0.7	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine	0.7	0.7	0.7	NEPM 2013 - Table 1(B) 6-7 EILs

**Notes**

- Urban residential/public open space is broadly equivalent to the HIL-A, HIL-B and HIL-C land use scenarios in Table 1A(1) Footnote 1 and as described in Schedule B7.
- Aged values are applicable to arsenic contamination present in soil for at least two years. For fresh contamination refer to Schedule B5c.
- Insufficient data was available to calculate aged values for DDT and naphthalene, consequently the values for fresh contamination should be used.
- Insufficient data was available to calculate ACLs for As, DDT and naphthalene. The EIL should be taken directly from Table 1B(5).
- ESLs are of low reliability except where indicated by \* which indicates that the ESL is of moderate reliability.
- '-' indicates that insufficient data was available to derive a value.
- To obtain F1, subtract the sum of BTEX concentrations from C6-C10 fraction and subtract naphthalene from >C10-C16 to obtain F2.
- Management limits are applied after consideration of relevant ESLs and HSLs
- Separate management limits for BTEX and naphthalene are not available hence these should not be subtracted from the relevant fractions to obtain F1 and F2.

## 10.4 Asbestos

**Table 15: Health Screening Levels for Asbestos**

	Health Screening Levels (w/w)			
Form of Asbestos	Residential A	Residential B	Recreational C	Commercial/Industrial D
Bonded ACM	0.01%	0.04%	0.02%	0.05%
FA and AF (Friable Asbestos)	0.001%			
All forms of asbestos	No visible asbestos for surface soil			

## 10.5 Aesthetic Considerations

Schedule B1 in NEPC (2013) requires the consideration of aesthetic issues arising from soils and groundwater within the site. The following assessment criteria are to be adopted when considering aesthetics:

- no persistently malodourous soils or extracted groundwater;
- no persistent hydrocarbon sheen on surface water;
- no staining or discolouration in soils, taking into consideration the natural state of the soil; and
- no large or frequently occurring anthropogenic materials present (to the extent practicable).

## **11.0 DISCUSSION**

### **11.1 Soil**

A number of potential areas of environmental concerns were identified at the site, particularly:

- Historical and current uses; multiple commercial / industrial uses including clothing sales and distribution;
- Where pesticides were potentially utilised;
- Carpark areas / driveways where leaks and spills from cars may have occurred;
- degrading building features;

Founded on the investigation including the previous site history, underground services plans, land title information & site inspection, the potential for significant soil and/or groundwater impact is considered medium. In applying the NEPM 2013 Schedule B2 “Guideline on Site Characterisation”; there is sufficient evidence, uncertainty and/ or suspicion of contamination, therefore further investigation is recommended.

### **11.2 DATA GAPS**

The following data gaps were identified:

- The soil and groundwater quality at the site have not been investigated.
- The SafeWork NSW and council records been searched, however no results have been received and/or reviewed at the time of writing this report.

## 12.0 CONCLUSION AND RECOMMENDATION

Based on the results of this investigation it is considered that the risks to human health and the environment associated with soil and groundwater contamination at the site are medium in the context of the proposed use of the site. The site ***can be made suitable*** for the proposed development, subject to the following recommendations:

- Preparation of a Detailed Site Investigation (Phase 2 Environmental Site assessment) by a suitably qualified Environmental Consultant.
- Any soil requiring removal from the site, as part of future site works, should be classified in accordance with the “Waste Classification Guidelines, Part 1: Classifying Waste” NSW EPA (2014).

If during any potential site works any significant unexpected occurrence is identified, site works should cease in that area, at least temporarily, and the environmental consultant should be notified immediately to set up a response to this unexpected occurrence.

Thank you for the opportunity of undertaking this work. We would be pleased to provide further information on any aspects of this report.

## **13.0 LIMITATIONS**

To the best of our knowledge information contained in this report is accurate at the date of issue, however, subsurface conditions, including groundwater levels and contaminant concentrations, can change in a limited time. This should be borne in mind if the report is used after a protracted delay.

There is always some disparity in subsurface conditions across a site that cannot be fully defined by investigation. Hence it is unlikely that measurements and values obtained from sampling and testing during environmental works carried out at a site will characterise the extremes of conditions that exist within the site.

There is no investigation that is thorough enough to preclude the presence of material that presently or in the future, may be considered hazardous at the site. Since regulatory criteria are constantly changing, concentrations of contaminants presently considered low may, in the future, fall under different regulatory standards that require remediation.

Opinions expressed herein are judgements and are based on our understanding and interpretation of current regulatory standards and should not be construed as legal opinions.



## REFERENCES

- Australian and New Zealand Environment and Conservation Council (ANZECC) (1996) – *Drinking Water Guidelines*.
- Australian and New Zealand Environment and Conservation Council (ANZECC) (2000) – *Guidelines for Fresh and Marine Waters*.
- Department of Urban Affairs and Planning – EPA (1998) “*Managing Land Contamination – Planning Guidelines – SEPP 55 – Remediation of Land*”.
- National Environmental Protection Council (NEPC) (1999) – *National Environmental Protection (Assessment of Site Contamination) Measure. Amendment 2013*
- NSW EPA (2014) “*Technical Note: Investigation of Service Station Sites*”.
- NSW EPA (2009) “*Guidelines on Significant Risk of Harm from contaminated land and the duty to report*”.
- NSW OEH “*Guidelines for Consultants Reporting on Contaminated Sites*” (2011). NSW Environment Protection Authority, Sydney.
- NSW DEC, “*Guidelines for the Assessment and Management of Groundwater Contamination*” (March 2007).
- NSW DEC “*Guidelines for the NSW Site Auditor Scheme*” (2006, 2<sup>nd</sup> edition). NSW Environment Protection Authority, Sydney.
- NSW EPA (2014) – “*Waste Classification Guidelines, Part 1: Classifying Waste*”;
- NSW EPA “*Guidelines for Consultants Reporting on Contaminated Sites*” (2011). NSW Environment Protection Authority, Sydney.
- NSW EPA (2014) “*Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997*”;
- NSW EPA “*Sampling Design Guidelines*” (1995). NSW Environment Protection Authority, Sydney

## **FIGURE 1: SITE LOCALITY**



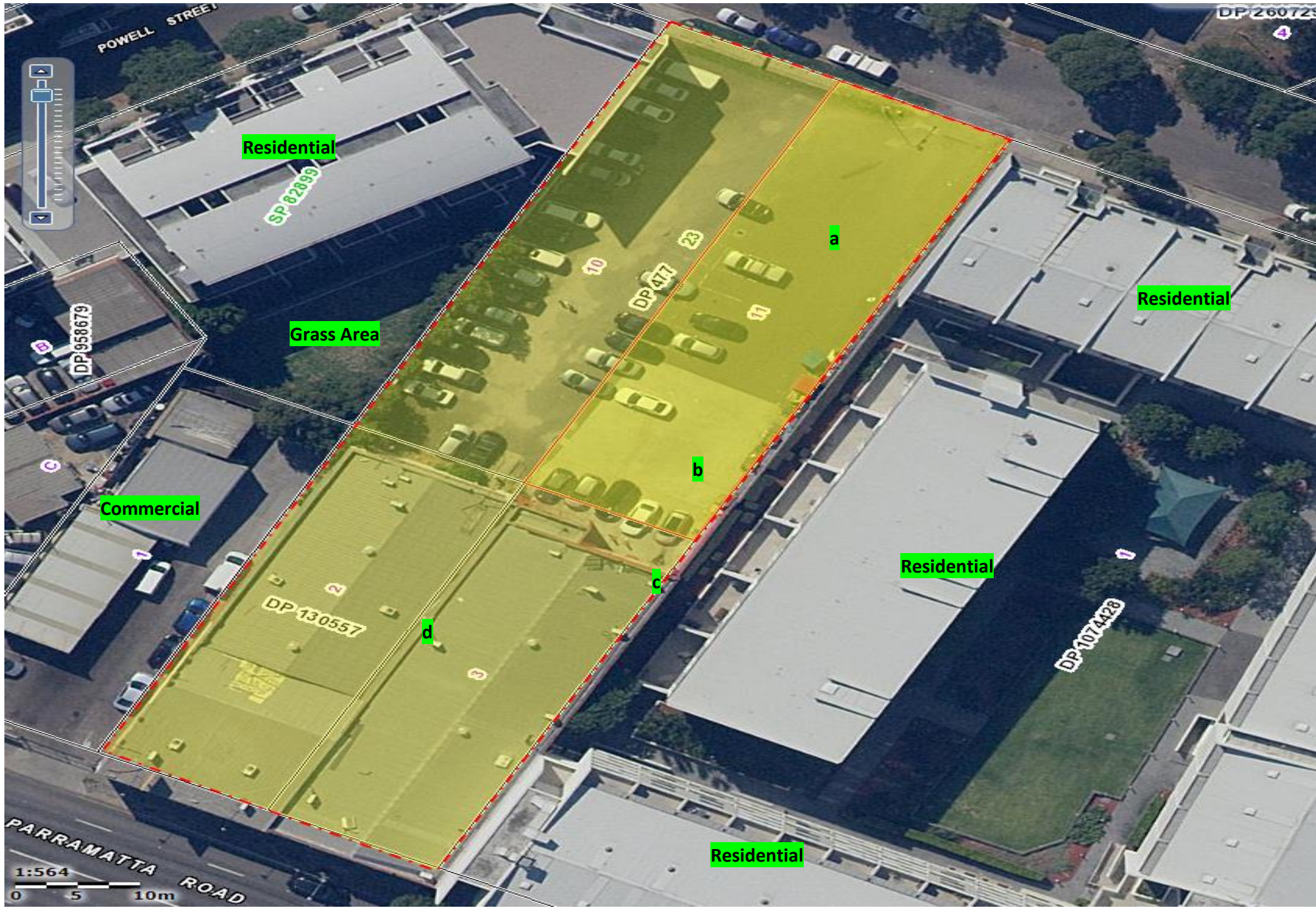



Key			DRAWN EY	<b>SITE LOCALITY</b>
			FIGURE 1	AMNA Holding Pty Ltd
			Job #	52-54 Powell Street & 125 Parramatta Road, Homebush NSW 2140
			E2191	

## **FIGURE 2: SITE FEATURES PLAN**



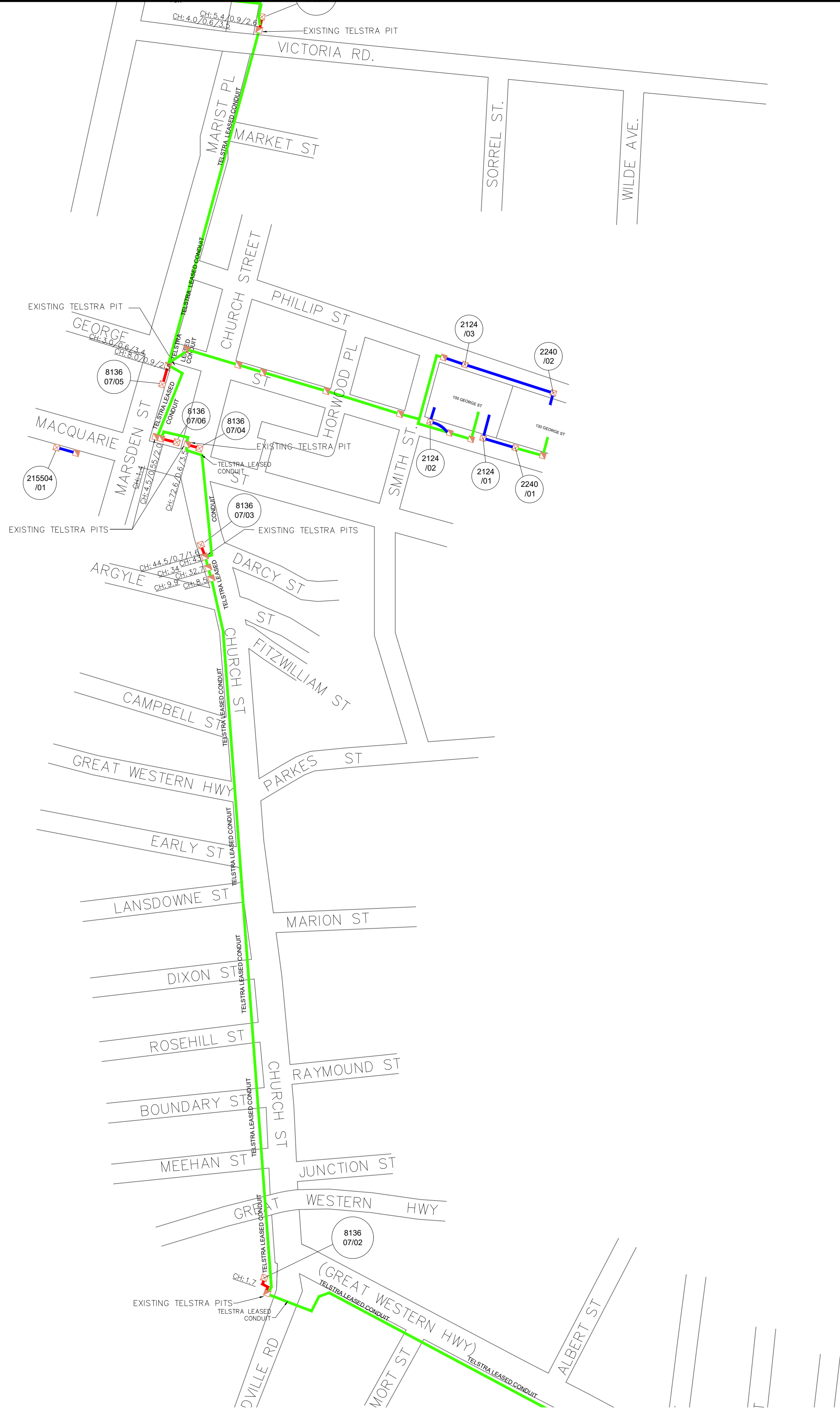
Feature No	Details
a	Bitumen Car Park
b	Concrete Driveway
c	Loading Dock
d	Commercial Warehouse



Key		DRAWN EY	Site Features Plan
Site Location		Figure 2	AMNA Holding pty Ltd
		Job #	52-54 Powell Street & 125 Parramatta Road, Homebush NSW
		E2191	

## **APPENDIX A: DBYD PLANS**

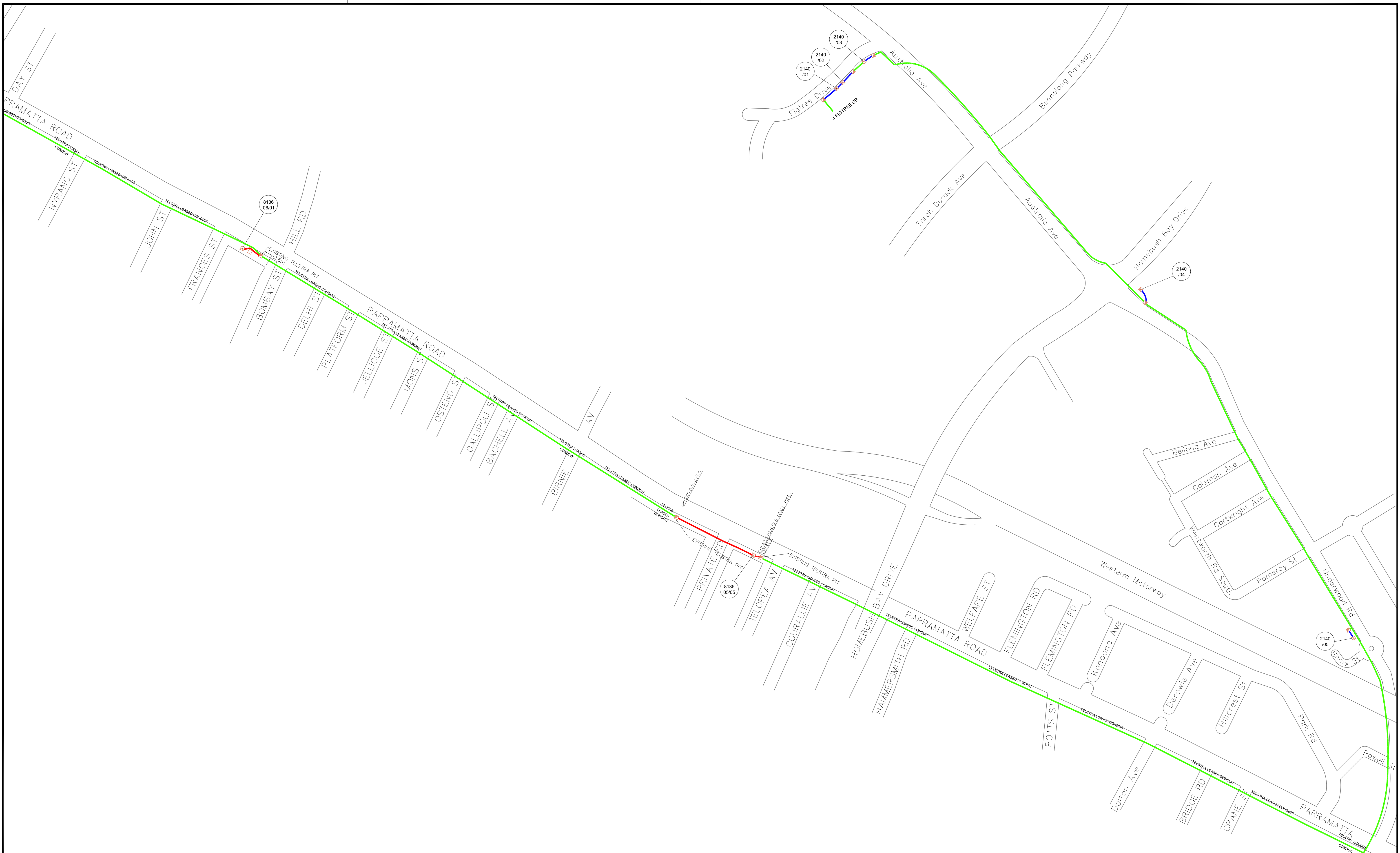




LEGEND

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- VERIZON DUCT
- TELSTRA DUCT
- VERIZON PIT
- TELSTRA PIT

C2	22/05/17	REMOVING THE TELSTRA DUCT	S.LAM	P.SPEAR	
C1	26/1/05				
REV	DATE(D/M/Y)	DESCRIPTION	DRAWN	CHECKED	APPROVED
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PROJECT Verizon PARRAMATTA SOUTH NETWORK					
DRAWING TITLE PARRAMATTA SOUTH SHEET 2 OF 8					REVISION C2
DRAWING NUMBER VZ				SCALE N.T.S.	SIZE A1



**LEGEND**

VERIZON DUCT

VERIZON DUCT

TELSTRA DUCT

VERIZON PIT

TELSTRA PIT

C1	16/3/11								
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PROJECT						REVISION			
Verizon PARRAMATTA SOUTH NETWORK						C1			
DRAWING TITLE						SCALE			
PARRAMATTA SOUTH SHEET 4 OF 8						N.T.S.			
DRAWING NUMBER						SIZE			
						A1			

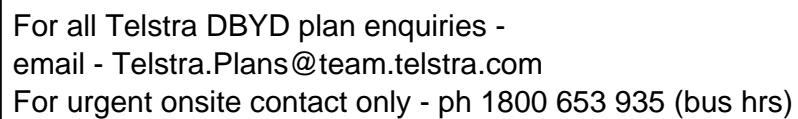




LEGEND

- VERIZON DUCT
- VERIZON DUCT
- TELSTRA DUCT
- VERIZON PIT
- TELSTRA PIT

A1	26/1/06				
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PROJECT			verizon		
Verizon Business PARRAMATTA SOUTH NETWORK					
DRAWING TITLE				REVISION	
PARRAMATTA SOUTH SHEET 3 OF 8				A1	
DRAWING NUMBER				SCALE	SIZE
				N.T.S.	A1

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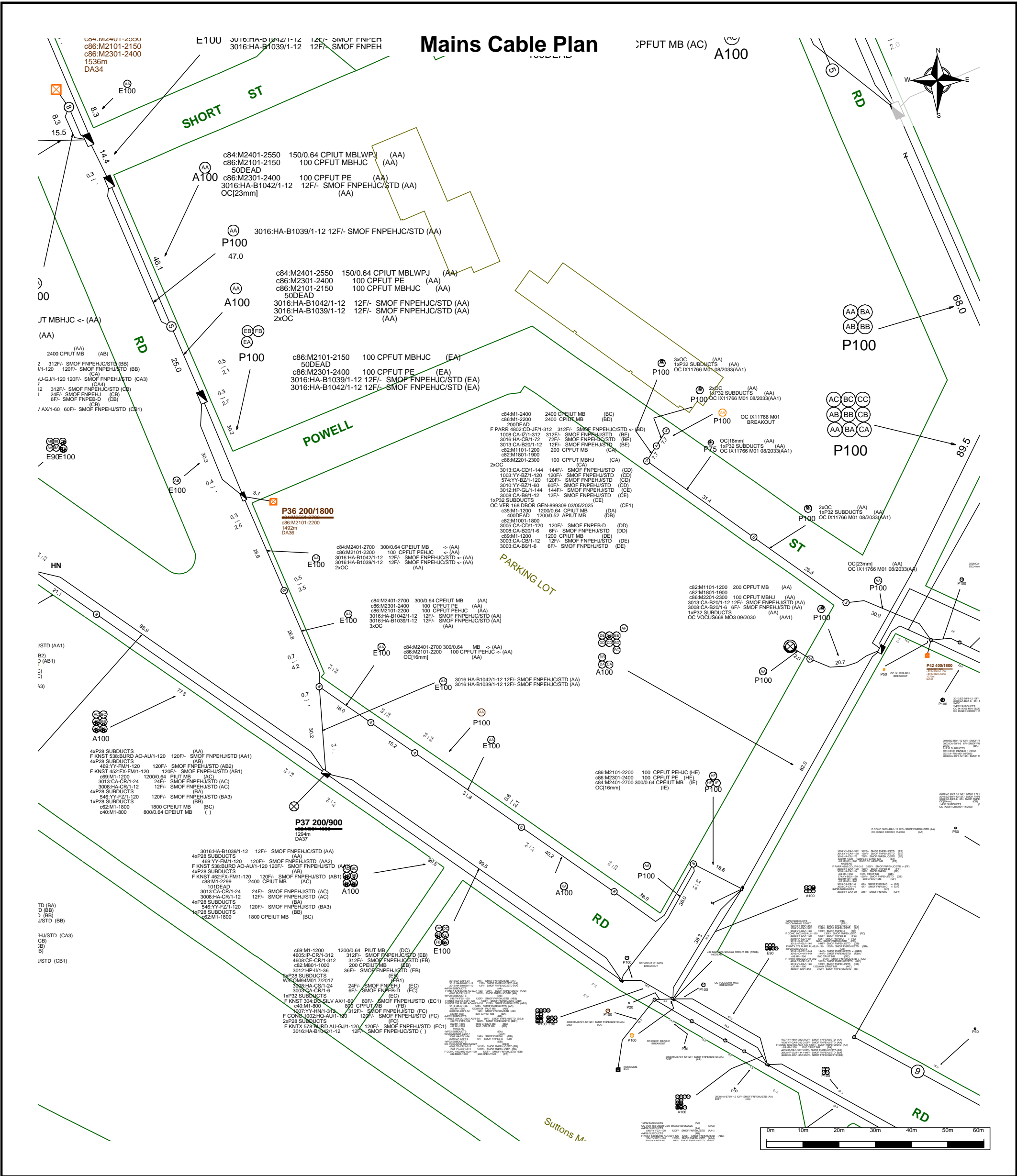
**CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.**


WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Page 1 of 2







For all Telstra DBYD plan enquiries -  
email - Telstra.Plans@team.telstra.com  
For urgent onsite contact only - ph 1800 653 935 (bus hrs)

TELSTRA CORPORATION LIMITED A.C.N. 051 775 556

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Sequence Number: 91580920

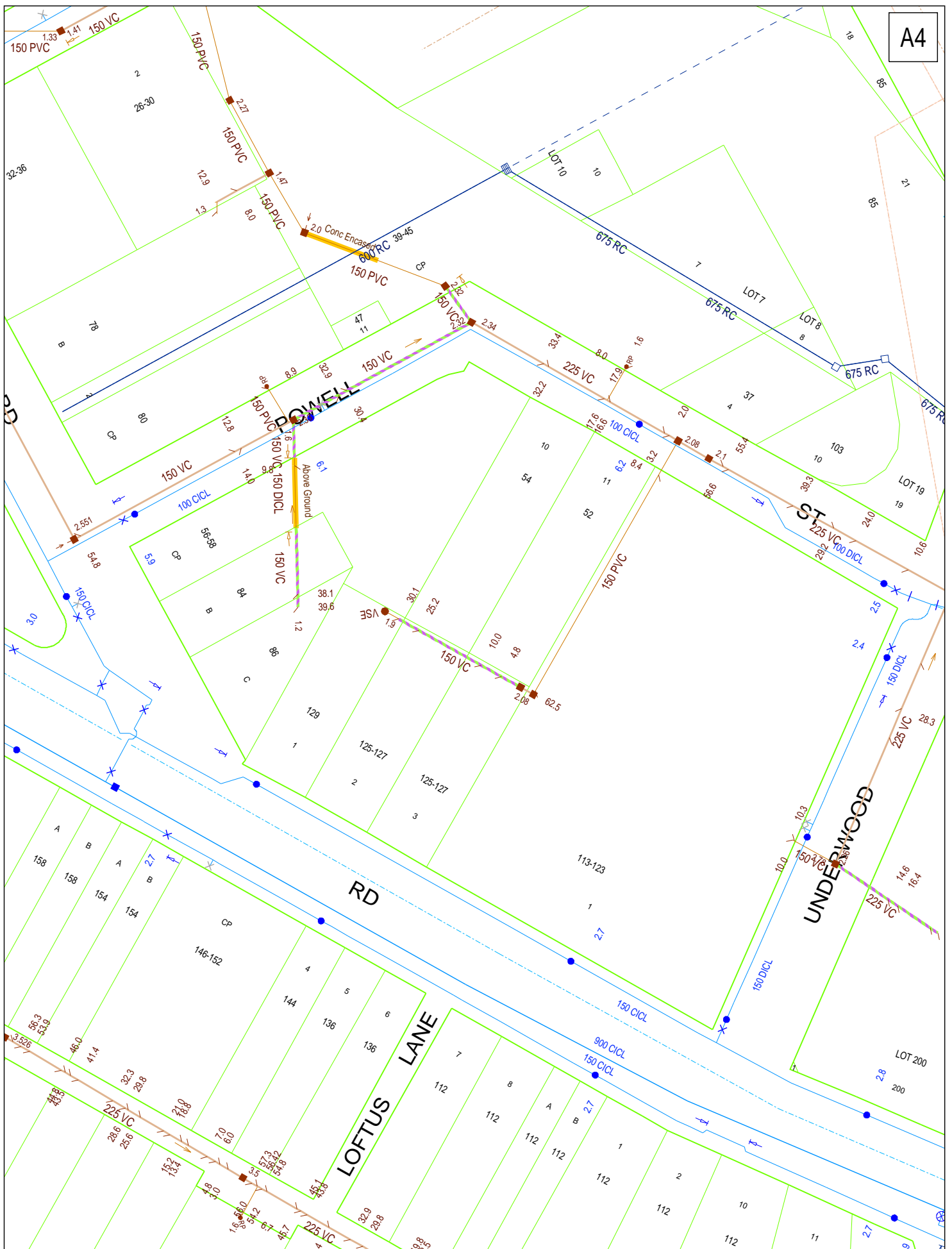
**CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.**

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.



DBYD Address:  
52 Powell Street  
Homebush NSW 2140

DBYD Job No: 18476816  
DBYD Sequence No: 91580923

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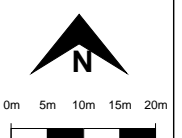
No warranty is given that the information shown is complete or accurate.

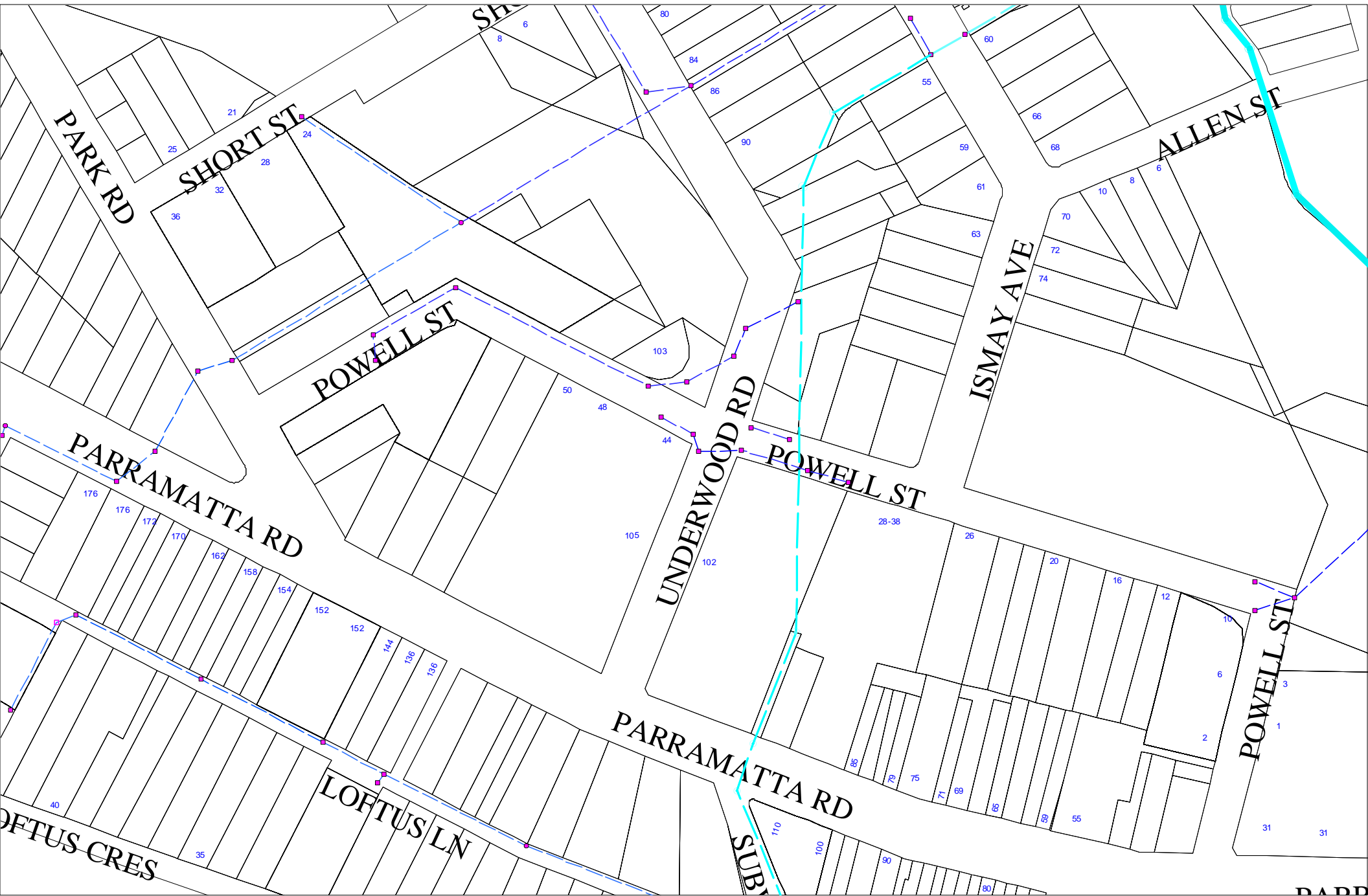
SYDNEY WATER CORPORATION

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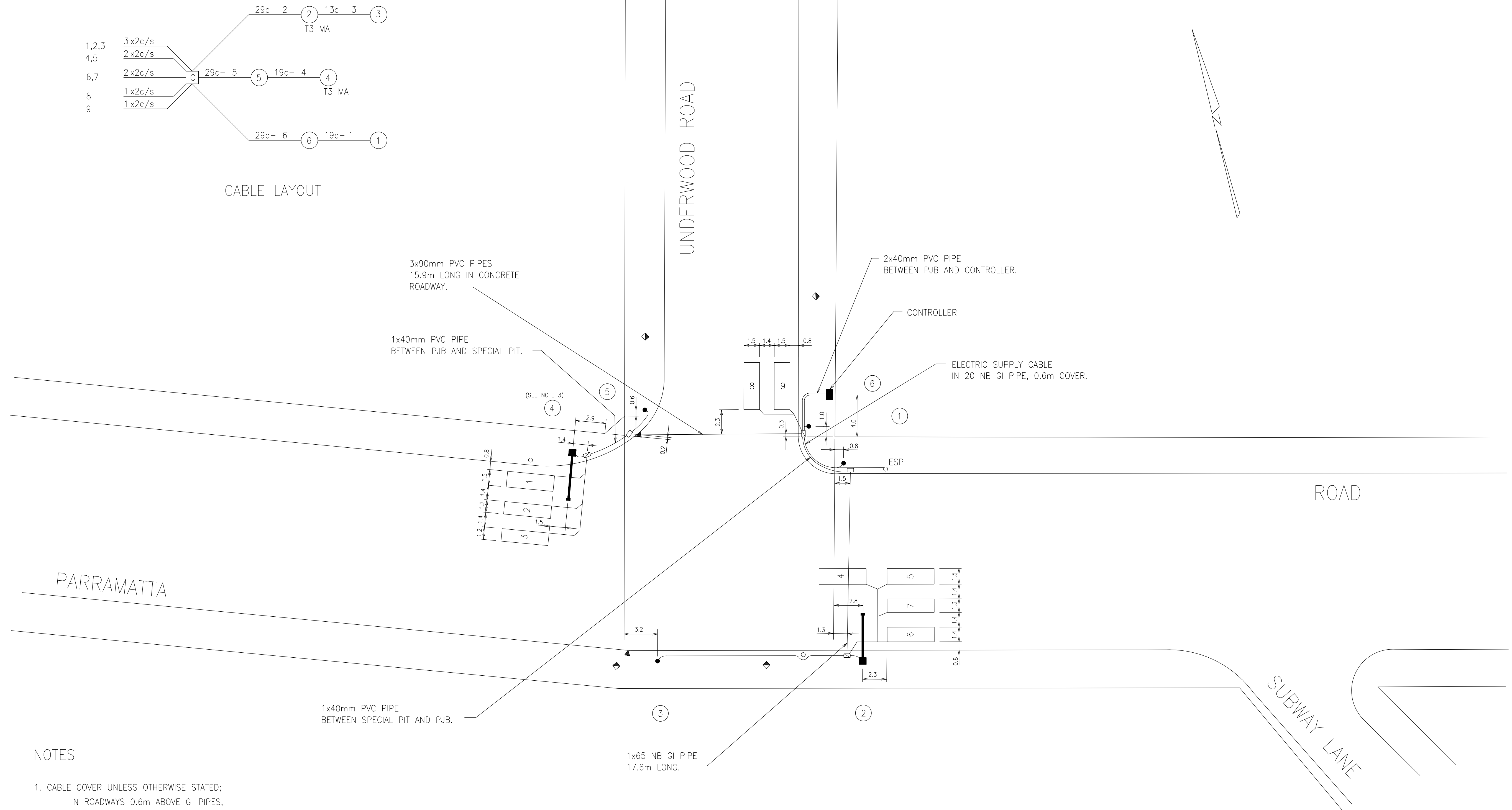
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Plan 1 of 1

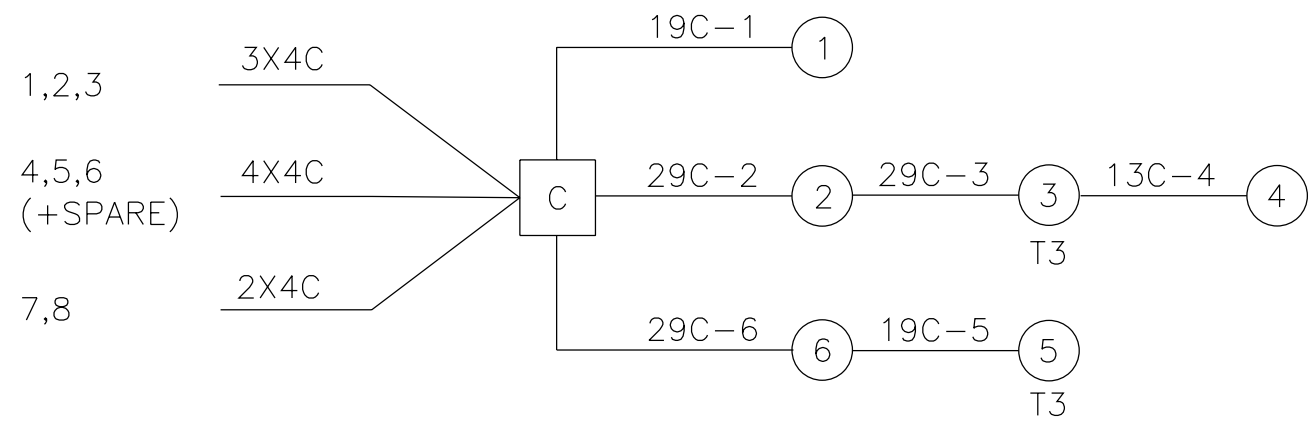
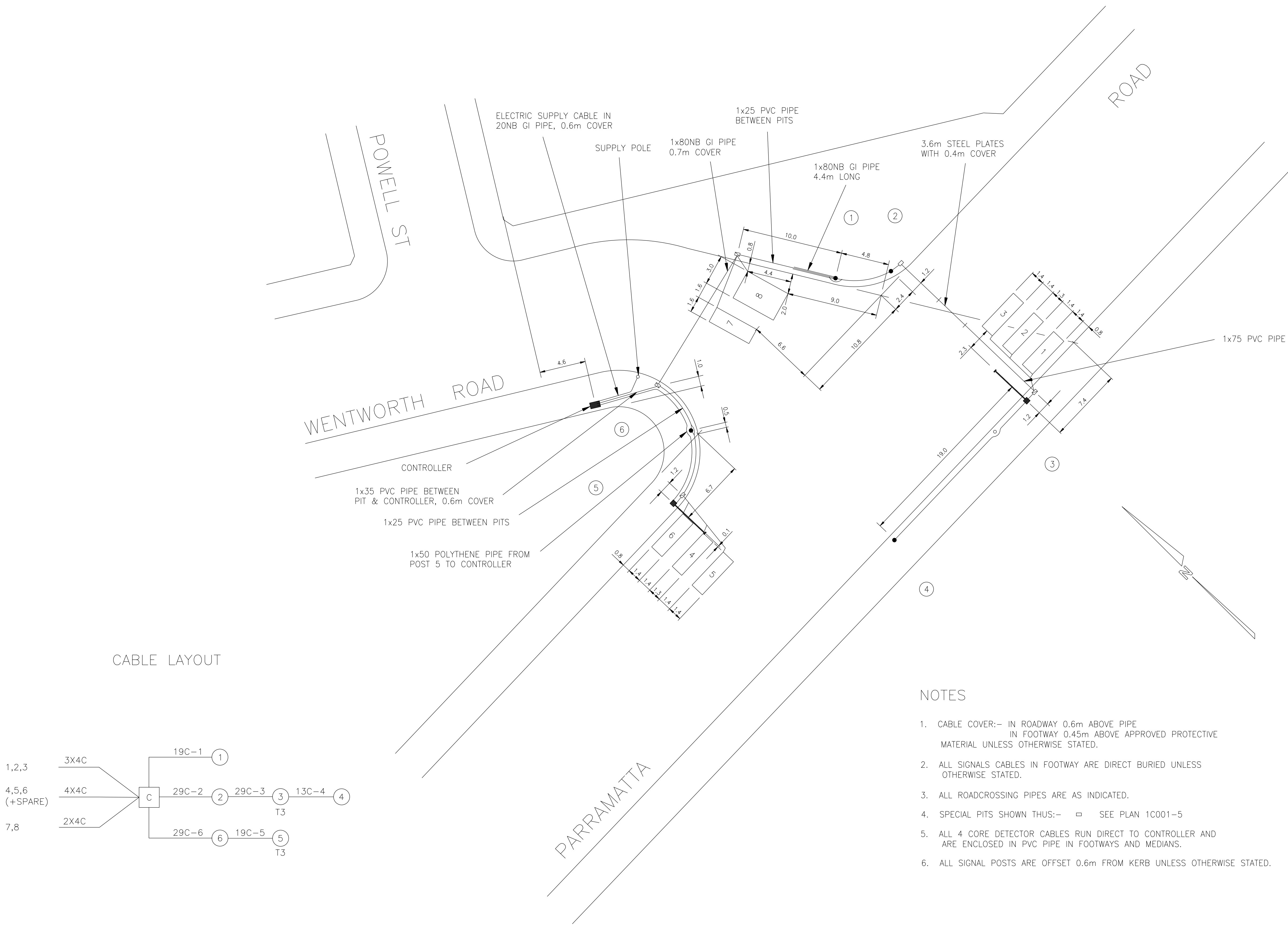
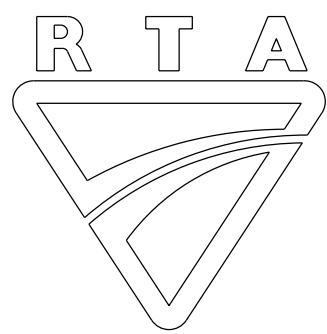




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"A" ISSUE - REDRAW  
PLAN UPDATED TO LATEST  
STD'S  
TUPA 6/97

PUBLIC UTILITY LEGEND		REFERENCE PLANS	U.B.D. Ref.
HYDRANT	□	SYMBOLS/ABBS. VD003-6	I.S.G. E:
STOP VALVE	▲	STD. POSIT. VD001-5	CO-ORDS N:
GAS VALVE	#	DET. SCHED. EXP. VD018-10	DESIGNED TUPA
SEWER MANHOLE	⊕	PRES. DETECT. VC005-17	CHECKED C.AYO 06/97
TELECOM PIT	■	SSG DIS. SEQ. VD018-8	..... SITE CHECKED
ELECT. LIGHT POLE	○	DESIGN LAYOUT SHEET 1	..... RECOMMENDED
POWER POLE	○	CABLE CHART SHEET 5	
STAY POLE	○		
TELEPHONE BOX	□		
TELECOM PILLAR	●	DATE	

APPROVED  
*R.C. Bird*  
R.C. BIRD  
ELECTRICAL DESIGN MANAGER  
06/97  
DATE

Roads and Traffic Authority, N.S.W.  
STRATHFIELD COUNCIL  
PARRAMATTA ROAD &  
WENTWORTH ROAD  
HOMEBUSH  
CABLE INSTALLATION  
TCS No 838

REGION: RTAT	BRANCH: SYDNEY TECHNICAL SERVICES
CADD FILE: W0838_4A_INS.DGN	
SCALE 5 0 (1:200) 5 10	ISSUE A
FILE 409.TS.138	SUPERSEDES SHEET/ISSUE 2D
REGN. 0005.409.VV.0838	SHEET 4



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Major Optic Fibre Network in the Vicinity



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Sequence Number: 91580921

Date Generated: 29/10/2019



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Email: [Fibre.Locations@optus.net.au](mailto:Fibre.Locations@optus.net.au)  
For urgent onsite assistance contact 1800 505 777  
Optus Limited ACN 052 833 208



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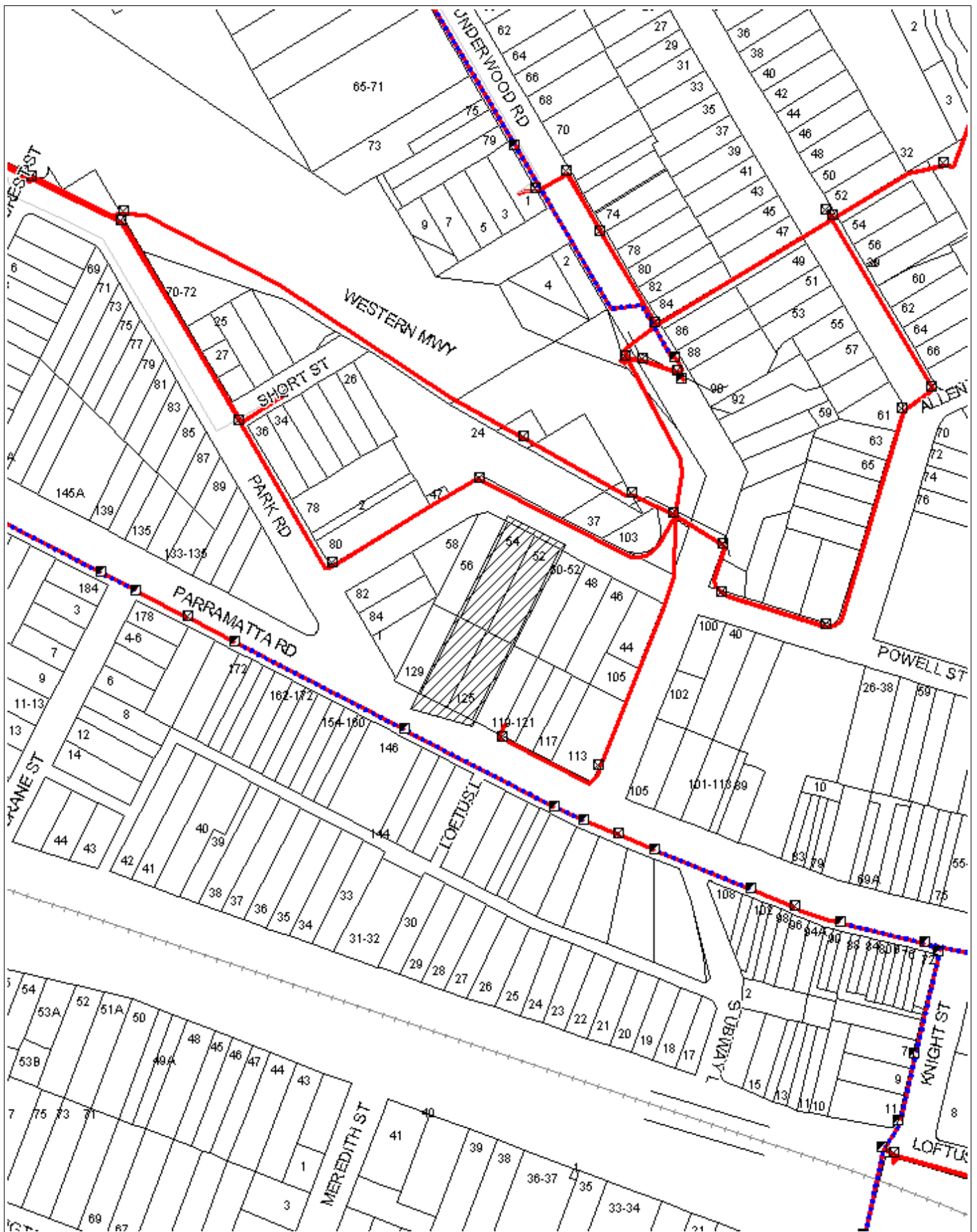
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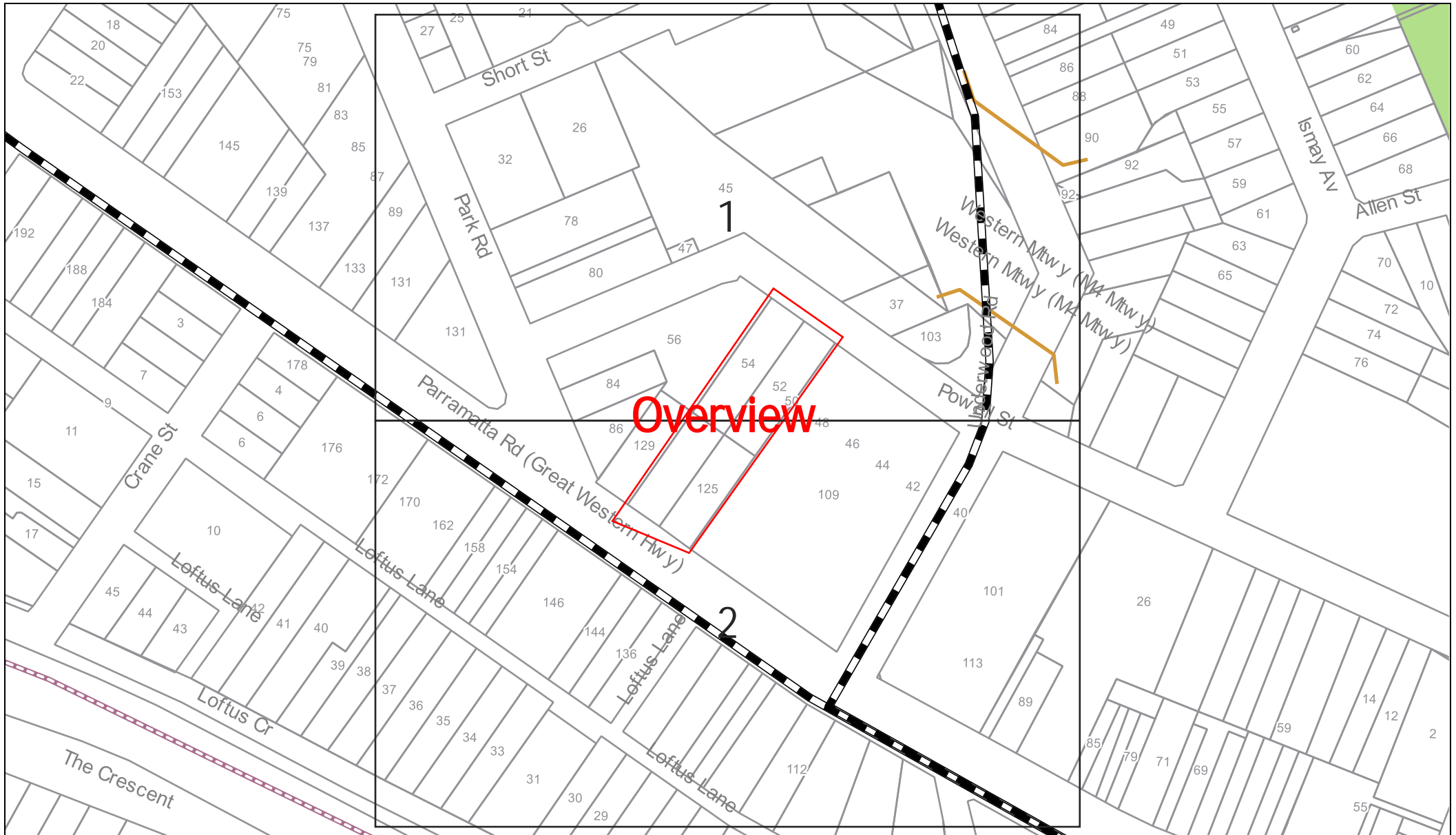
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Sequence Number: 91580917

Date: 29/10/2019

**DISCLAIMER: THIS DRAWING SHOULD NOT BE SCALED TO LOCATE CABLES. NO WARRANTY IS GIVEN THAT THE INFORMATION IS ACCURATE OR COMPLETE. IF YOU REQUIRE INFORMATION REGARDING LOCATING THE CABLE PLEASE CALL NEXTGEN. THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR DIAL BEFORE YOU DIG USE. THIS PLAN CONTAINS COMMERCIAL SENSITIVE INFORMATION AND IS TO BE TREATED ACCORDINGLY. NO SUCH INFORMATION IS TO BE PASSED ONTO OTHER PARTIES WITHOUT WRITTEN CONSENT FROM NEXTGEN PTY LTD.**



## LEGEND

### Digsite



Area

### Assets



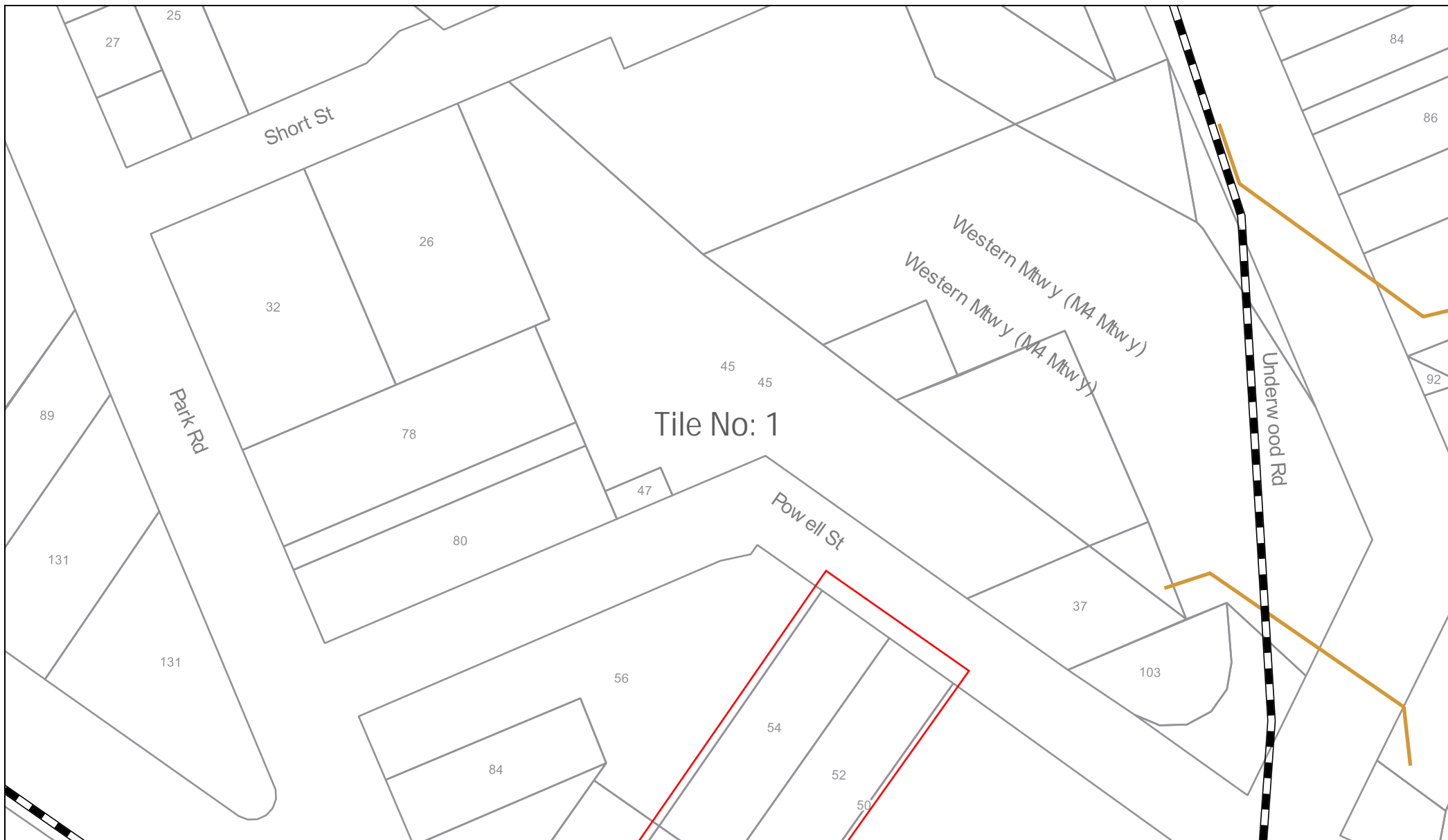
Cable



3rd Party Duct



Marker Post



Sequence Number: 91580917

Date: 29/10/2019

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## LEGEND

### Digsite



Area

### Assets



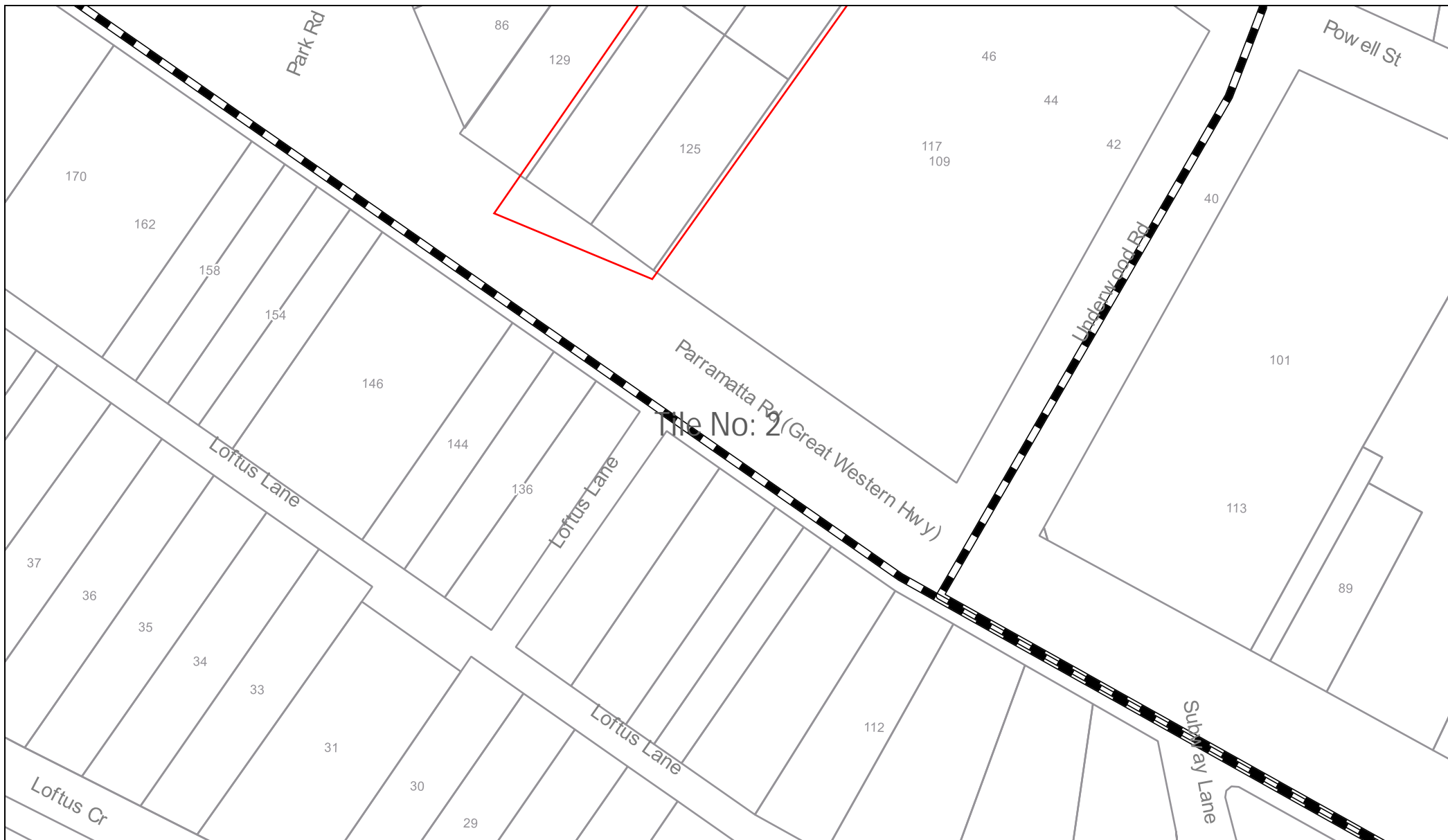
Cable



3rd Party Duct



Marker Post



Sequence Number: 91580917

Date: 29/10/2019

**DISCLAIMER: THIS DRAWING SHOULD NOT BE SCALED TO LOCATE CABLES. NO WARRANTY IS GIVEN THAT THE INFORMATION IS ACCURATE OR COMPLETE. IF YOU REQUIRE INFORMATION REGARDING LOCATING THE CABLE PLEASE CALL NEXTGEN. THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR DIAL BEFORE YOU DIG USE. THIS PLAN CONTAINS COMMERCIAL SENSITIVE INFORMATION AND IS TO BE TREATED ACCORDINGLY. NO SUCH INFORMATION IS TO BE PASSED ONTO OTHER PARTIES WITHOUT WRITTEN CONSENT FROM NEXTGEN PTY LTD.**



## LEGEND

### Digsite



Area

### Assets



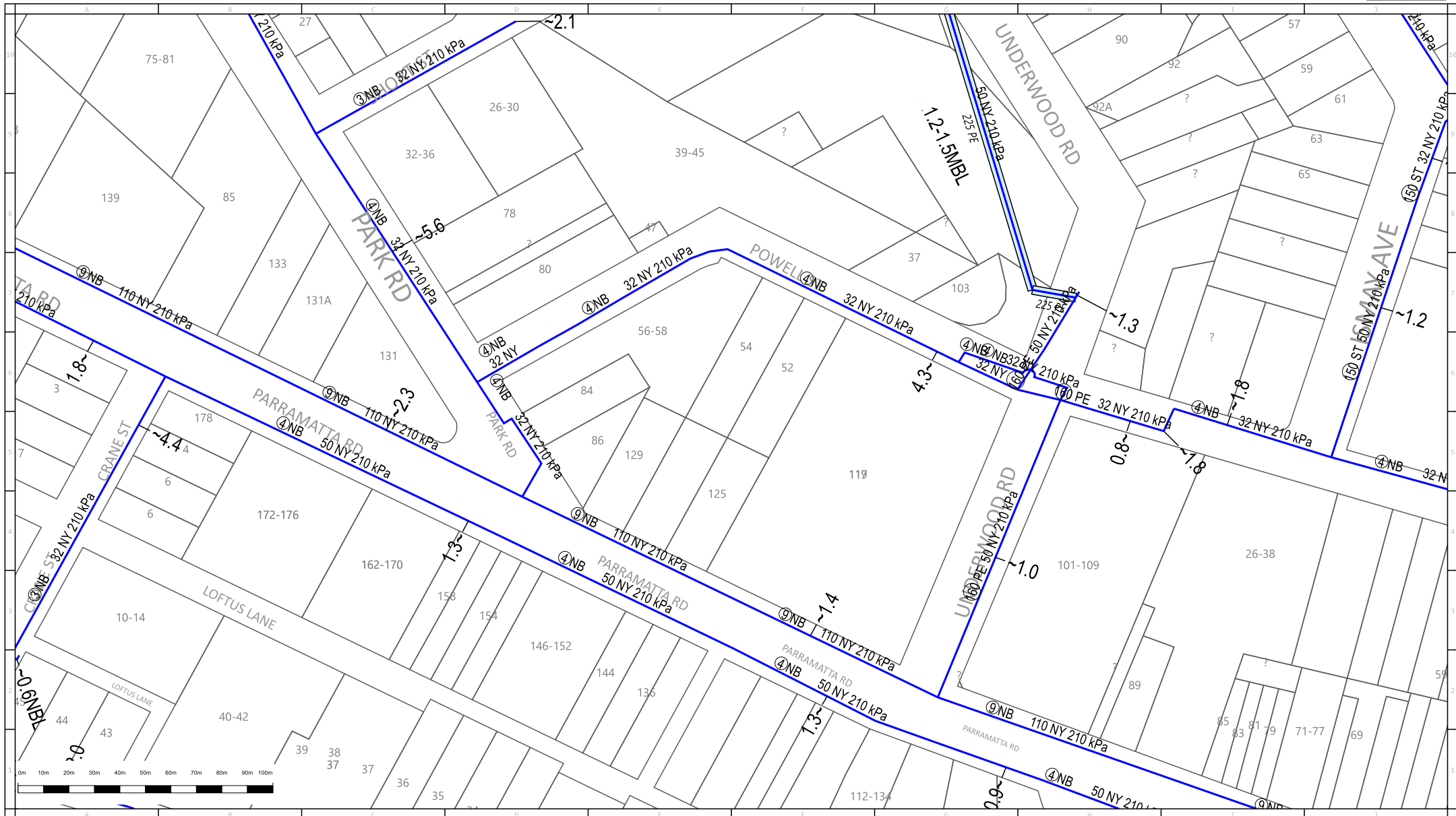
Cable





3rd Party Duct



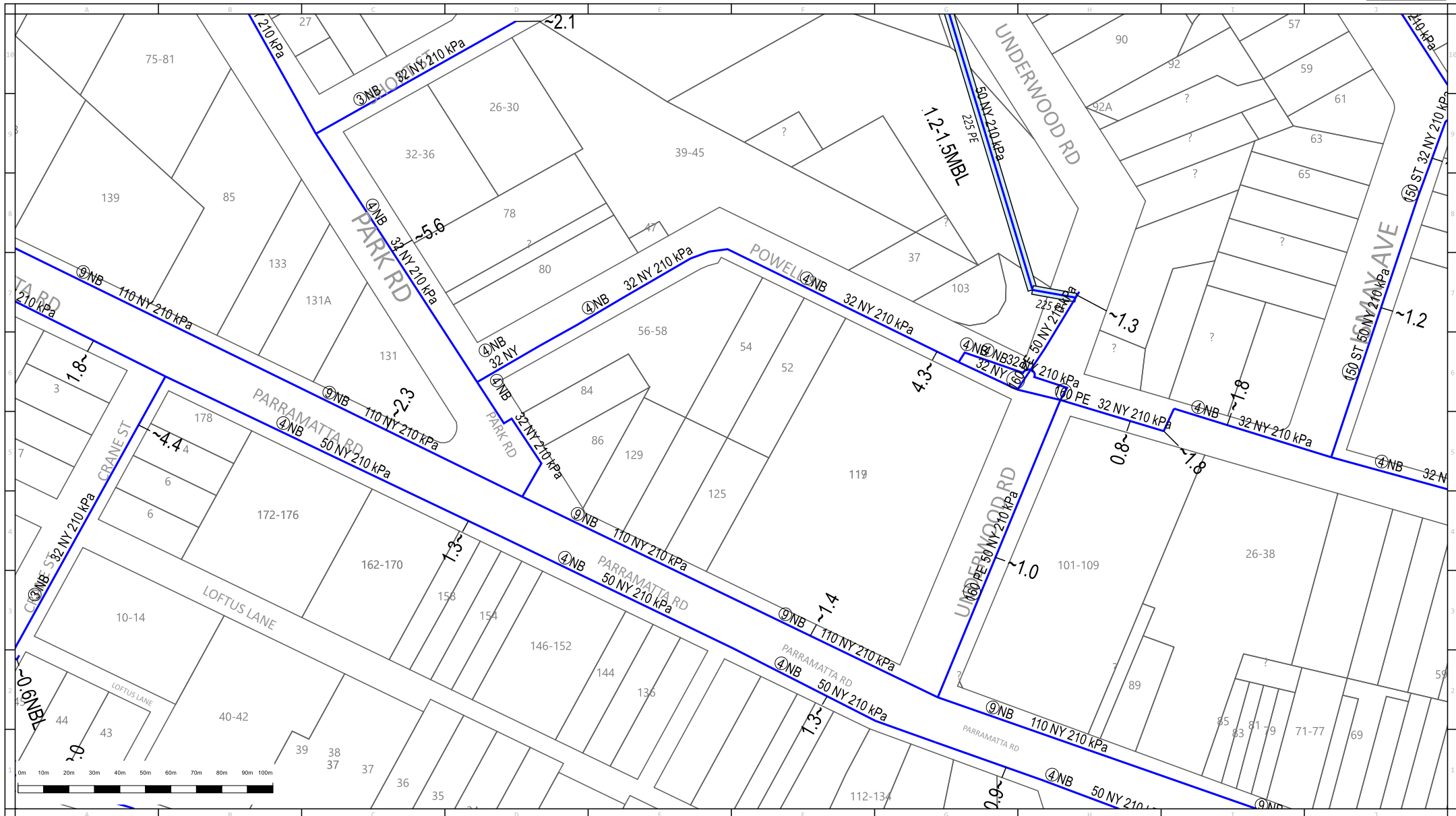
Marker Post





 <p><b>Jemena</b> ABN 87 003 004 322</p>	<table border="1"> <thead> <tr> <th>Main</th> <th>In Service</th> <th>Proposed</th> </tr> </thead> <tbody> <tr> <td>Unknown Pressure</td> <td>—</td> <td>- - - -</td> </tr> <tr> <td>Distribution - 2 kPa</td> <td>—</td> <td>- - - -</td> </tr> <tr> <td>Distribution - 7 kPa</td> <td>—</td> <td>- - - -</td> </tr> <tr> <td>Distribution - 30 kPa</td> <td>—</td> <td>- - - -</td> </tr> <tr> <td>Distribution - 100 kPa</td> <td>—</td> <td>- - - -</td> </tr> <tr> <td>Distribution - 210 kPa</td> <td>—</td> <td>- - - -</td> </tr> </tbody> </table>	Main	In Service	Proposed	Unknown Pressure	—	- - - -	Distribution - 2 kPa	—	- - - -	Distribution - 7 kPa	—	- - - -	Distribution - 30 kPa	—	- - - -	Distribution - 100 kPa	—	- - - -	Distribution - 210 kPa	—	- - - -	<table border="1"> <thead> <tr> <th>Main</th> <th>In Service</th> <th>Proposed</th> </tr> </thead> <tbody> <tr> <td>Distribution - 300 kPa</td> <td>—</td> <td>- - - -</td> </tr> <tr> <td>Distribution - 400 kPa</td> <td>—</td> <td>- - - -</td> </tr> <tr> <td>Proposed Isolate (coloured according to kPa)</td> <td>—</td> <td>- - - -</td> </tr> <tr> <td>Conduit or Casing (Size &amp; Material)</td> <td>100 PVC</td> <td></td> </tr> </tbody> </table>	Main	In Service	Proposed	Distribution - 300 kPa	—	- - - -	Distribution - 400 kPa	—	- - - -	Proposed Isolate (coloured according to kPa)	—	- - - -	Conduit or Casing (Size & Material)	100 PVC		<table border="1"> <thead> <tr> <th>Main &amp; Pipeline</th> <th>In Service</th> <th>Proposed</th> </tr> </thead> <tbody> <tr> <td>Critical Main</td> <td>—</td> <td>- - - -</td> </tr> <tr> <td>Treat as High Pressure Main</td> <td>—</td> <td>- - - -</td> </tr> <tr> <td>Secondary - 1050 kPa</td> <td>—</td> <td>- - - -</td> </tr> <tr> <td>Secondary Service</td> <td>—</td> <td>- - - -</td> </tr> <tr> <td>Primary - 3500 kPa</td> <td>—</td> <td>- - - -</td> </tr> <tr> <td>JGN Trunk - 7000 kPa</td> <td>—</td> <td>- - - -</td> </tr> <tr> <td>Transmission</td> <td>—</td> <td>- - - -</td> </tr> </tbody> </table>	Main & Pipeline	In Service	Proposed	Critical Main	—	- - - -	Treat as High Pressure Main	—	- - - -	Secondary - 1050 kPa	—	- - - -	Secondary Service	—	- - - -	Primary - 3500 kPa	—	- - - -	JGN Trunk - 7000 kPa	—	- - - -	Transmission	—	- - - -	<table border="1"> <thead> <tr> <th>Fittings, Valves &amp; Regulators</th> <th>In Service</th> <th>Proposed</th> </tr> </thead> <tbody> <tr> <td>Siphon</td> <td>—</td> <td>- - - -</td> </tr> <tr> <td>Valve</td> <td>—</td> <td>- - - -</td> </tr> <tr> <td>Distance in metres of Main from Boundary Line</td> <td>~ 1.5</td> <td></td> </tr> <tr> <td>Regulator Set</td> <td>—</td> <td>- - - -</td> </tr> <tr> <td>Regulator Station</td> <td>—</td> <td>- - - -</td> </tr> <tr> <td>Automatic Line Break Valve</td> <td>—</td> <td>- - - -</td> </tr> </tbody> </table>	Fittings, Valves & Regulators	In Service	Proposed	Siphon	—	- - - -	Valve	—	- - - -	Distance in metres of Main from Boundary Line	~ 1.5		Regulator Set	—	- - - -	Regulator Station	—	- - - -	Automatic Line Break Valve	—	- - - -	 <p><b>Scale: 1:2000</b></p>	<p><b>Issue Date:</b> 29/10/2019</p> <p><b>DBYD Seq No:</b> 91580922</p> <p><b>DBYD Job No:</b> 18476816</p>
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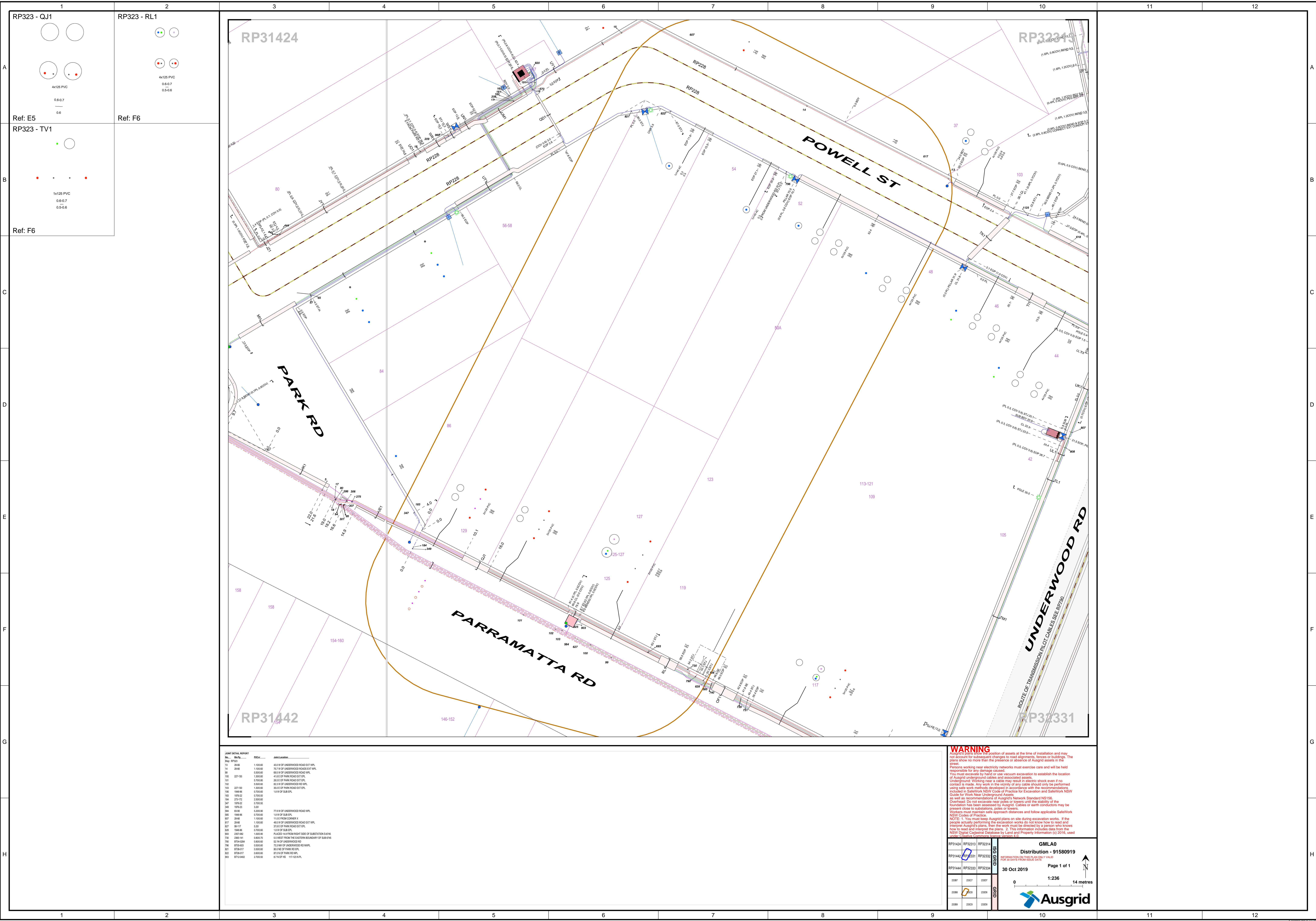




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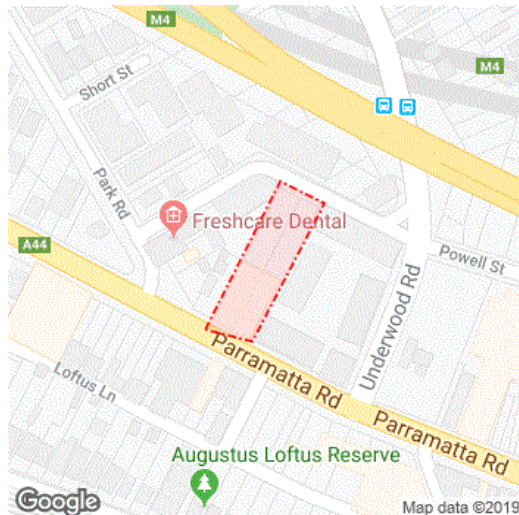
## Caller Details

**Contact:** Mr ray Liu  
**Company:** Benvrion Group  
**Address:** 119 14 Loyalty Road  
North Rocks NSW 2151

**Caller Id:** 1643055  
**Mobile:** 0430712310  
**Email:** ray@benvirongroup.com.au  
**Phone:** 0419540319  
**Fax:** Not Supplied

## Dig Site and Enquiry Details

**WARNING:** The map below only displays the location of the proposed dig site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.



**User Reference:** G386 Homebush  
**Working on Behalf of:** Private  
**Enquiry Date:** 29/10/2019  
**Start Date:** 31/10/2019  
**End Date:** 01/11/2019

**Address:**  
52 Powell Street  
Homebush NSW 2140

### Job Purpose:

Excavation

### Location of Workplace:

Private Property

### Onsite Activity:

Vertical Boring

### Location in Road:

Not Supplied

- Check the location of the dig site is correct. If not submit a new enquiry.
- If the scope of works change, or plan validity dates expire, resubmit your enquiry.
- Do NOT dig without plans. Safe excavation is your responsibility. If you do not understand the plans or how to proceed safely, please contact the relevant asset owners.

### Notes/Description of Works:

## Your Responsibilities and Duty of Care

- The lodgement of an enquiry does not authorise the project to commence. You must obtain all necessary information from any and all likely impacted asset owners prior to excavation.
- If plans are not received within 2 working days, contact the asset owners directly & quote their Sequence No.
- ALWAYS perform an onsite inspection for the presence of assets. Should you require an onsite location, contact the asset owners directly. Please remember, plans do not detail the exact location of assets.
- Pothole to establish the exact location of all underground assets using a hand shovel, before using heavy machinery.
- Ensure you adhere to any State legislative requirements regarding Duty of Care and safe digging requirements.
- If you damage an underground asset you MUST advise the asset owner immediately.
- By using this service, you agree to Privacy Policy and the terms and disclaimers set out at **www.1100.com.au**
- For more information on safe excavation practices, visit **www.1100.com.au**

## Asset Owner Details

The assets owners listed below have been requested to contact you with information about their asset locations within 2 working days. Additional time should be allowed for information issued by post. It is **your responsibility** to identify the presence of any underground assets in and around your proposed dig site. Please be aware, that not all asset owners are registered with the Dial Before You Dig service, so it is **your responsibility** to identify and contact any asset owners not listed here directly.

\*\* Asset owners highlighted by asterisks \*\* require that you visit their offices to collect plans.

# Asset owners highlighted with a hash require that you call them to discuss your enquiry or to obtain plans.

Seq. No.	Authority Name	Phone	Status
91580919	Ausgrid	0249510899	NOTIFIED
91580922	Jemena Gas South	1300880906	NOTIFIED
91580924	NBN Co, NswAct	1800626762	NOTIFIED
91580917	Nextgen, NCC - NSW	1800032532	NOTIFIED
91580921	Optus and/or Uecomm, Nsw	1800505777	NOTIFIED
91580918	PIPE Networks, Nsw	1800201100	NOTIFIED
91580915	Roads and Maritime Services	0288370285	NOTIFIED
91580914	Strathfield Council	0297489938	NOTIFIED
91580923	Sydney Water	132092	NOTIFIED
91580920	Telstra NSW, Central	1800653935	NOTIFIED
91580916	Verizon Business (Nsw)	0294345000	NOTIFIED

END OF UTILITIES LIST

## **APPENDIX B: HISTORICAL AERIAL PHOTOGRAPHS**



# Historical Aerial Photographs

52-54 Powell Street &  
125 Parramatta Road,  
Homebush NSW 2140

1930:



1943:



1956:





1975:



1994:





2005:







## **APPENDIX C: LAND TITLE INFORMATION**



**LAND  
REGISTRY  
SERVICES**

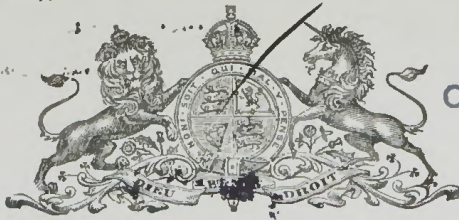
**Direct** Info  
Quick and easy online

04/11/2019 02:22 PM

© Office of the Registrar-General 2019

Appn. No. 3472  
Reference to Last Certificate  
Vol. 2495 Fol. 204

New South Wales.



[CERTIFICATE OF TITLE.]  
**CANCELLED** **R**

ON ISSUE OF NEW FOLIO 6/23/477  
REGISTER BOOK,  
VOL. 3571 Fol. 7

Rosalie Annie Elizabeth Morgan wife of William Lewis Morgan of Hornebush Police Constable, Transferee under  
Instrument of Transfer from Clarice Florence Maiden N<sup>o</sup> B49062 is now the proprietor of an estate in Fee Simple  
subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances,  
licens and interests, as are notified hereon, in That piece of land situated at Hornebush  
in the Municipality of Hornebush Parish of Concord, and County of Cumberland  
containing Twenty nine and one quarter perches, or thereabouts,  
as shown in the Plan hereon and therein edged red, being Lot 6 of Section 23  
in a Plan deposited in the Land Titles Office, Sydney, No. 444 and being part of 160 acres (Portion 200 of Parish)  
delineated in the Public Map of the said Parish in the Department of Lands originally granted to James Lord by Crown Grant  
dated the ninth day of August one thousand eight hundred and three.

In witness whereof, I have hereunto signed my name and affixed my Seal, this

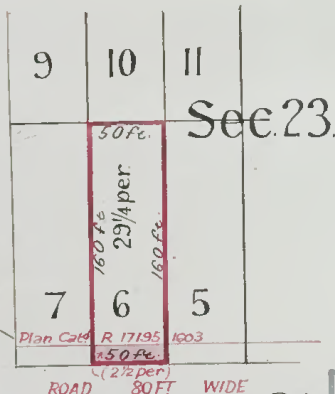
19<sup>th</sup> day of March 1924.

Signed in the presence of

J. May }

J. H. Pell

Registrar General.



THE LAND WITHIN  
DESCRIBED IS  
LOT 2 DP 130SS7

Scale: 100 ft. to one inch.

Notification referred to.

No. B759055 Resumption of land for Public Road. Notice in  
Government Gazette dated 29th June 1928 Folio 3014 whereby  
and by operation of the Public Roads Act of 1902 the road shown  
in the plan catalogued R 17195-1603 in the Department of Lands  
and colored pink on the plan hereon was declared to be a Public Road.  
Produced 14th December 1928 and entered 17th December 1928  
at 12 o'clock in the noon.

J. H. Pell  
REGISTRAR GENERAL.

No. 6274351 CAVEAT dated 12th April 1955  
by the Registrar General.  
Produced 12th April 1955 and  
entered 29th April 1955  
at 12 o'clock in the noon.

J. H. Pell  
REGISTRAR GENERAL.

No. 6274351 is hereby withdrawn  
Dated 5th August 1955

J. H. Pell  
REGISTRAR GENERAL.

No. 6339940 TRANSFER dated 26th July 1955  
from the said Leo Douglas Hummerston and  
Frederick Smith to John Eric Lewis  
of Hornebush Clerk  
(including road shown by pink colour on plan hereon)  
Produced 27th July 1955 and entered 5th August 1955  
at 12 o'clock in the noon.

J. H. Pell  
REGISTRAR GENERAL.

No. 6274350 APPLICATION BY TRANSMISSION  
The Douglas Hummerston of Westmead, Motor Mechanic  
and Frederick Smith of Tottenham, Manager  
as now registered  
Proprietors of the land within described in the above  
Application  
Produced 12th April 1955 and  
entered 29th April 1955  
at 12 o'clock in the noon

J. H. Pell  
REGISTRAR GENERAL.

6274350  
6339940



\* SIWEL

*Te*  
*P72236*  
*Central*  
*in 1974*

*Dwel Properties Pty. Limited is*

*now the registered proprietor of the land within described*  
*excluding land in Notice of Resumption No B759084*

See TRANSFER No *P72236* dated *14th October* 1974

Entered *11th December* 1974

*Jantason*  
REGISTRAR GENERAL

*(fiche)*

No P152606 dated 31st January 1975  
excluding land in Notice of Resumption No B759085  
Registered 19th May 1975

*Jantason*  
Registrar General.

withdrawn.  
Q543021  
1-2-1978

*Q543021*

LEASE NO. *Q543022* to *Trentwood Furniture Pty. Limited* of  
premises known as *125-127 Parramatta Road and 52 Powell*  
*Street Homebush*

Registered *1-2-1978* Date of expiry *30-9-1982*

*Surrendered*  
*T60096*  
*21-6-1982*

*Benin*  
REGISTRAR GENERAL

*T60097* Lease to *Kenilo Pty. Limited* of premises being  
*125-127 Parramatta Road, Homebush and 52 Powell Street*  
*Homebush with option of renewal. Expires 31-8-1996*  
Registered *21-6-1982*

*Benin*  
REGISTRAR GENERAL

COMPUTER FOLIO NO FURTHER  
DEALINGS TO BE REGISTERED.

*P52606DLR*

*Q543021/1/47*  
*-2 L/R*  
*T60096DL*  
*-972*

*\*488767\**  
*Rejected 30.6.1988*



**LAND  
REGISTRY  
SERVICES**

**Direct** Info  
Quick and easy online

04/11/2019 02:18 PM

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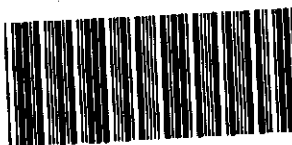
97-01T



Q  
JL

**TRANSFER**

Real Property Act, 1900



U  
235459 J

only

00 24

50/406889100 40 9051 468021

**(A) LAND TRANSFERRED**

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

Volume 9917 Folio 57

6/23/477

10/23/477

11/23/477

**(B) LODGED BY**

L.T.O. Box

Name, Address or DX and Telephone

20<sup>S</sup>

ANZ

REFERENCE (max. 15 characters): St. George / 430

**(C) TRANSFEROR**

**SIWEL PROPERTIES PTY LIMITED (A.C.N. 000 118 918)**

\$1,370,000.00

**(D)** acknowledges receipt of the consideration of

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**

**ST GEORGE WHOLESALE DISTRIBUTORS PTY LIMITED  
(A.C.N. 000 435 030)**

S

**(G)**

**TENANCY:**

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

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

**THE COMMON SEAL of SIWEL PROPERTIES**

**PTY LIMITED (A.C.N. 000 118 918)** was

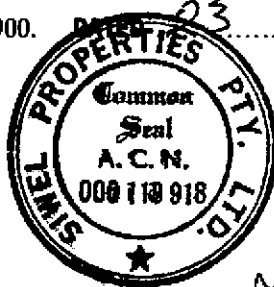
hereunto affixed by order of the Board of

Directors in the presence of:

Name of Witness (BLOCK LETTERS)

Secretary

Address of Witness



Director

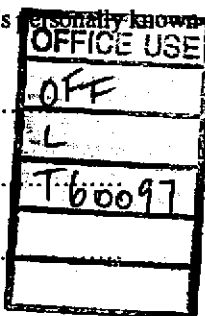
Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness



**RICHARD M. WOOLNER**  
Solicitor for Transferee

CHECKED BY (office use only)

RA  
0035 (SA)

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

Ausdoc Commercial and Law Stationers 1991

CT SIGHTED  
CANC. & RET.

IP: 2528-179  
3571-7 + 12660-11

17915/94

## Historical Search

04/11/2019 02:15 PM

### NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

4/11/2019 2:15PM

FOLIO: 6/23/477

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

Prior Title(s): VOL 3571 FOL 7

Recorded	Number	Type of Instrument	C.T. Issue
17/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED
		FOLIO NOT CREATED	
13/7/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED
		CT NOT ISSUED	
9/5/1994	U235459	TRANSFER	
9/5/1994	U235460	MORTGAGE	EDITION 1
14/7/1995	DP130557	DEPOSITED PLAN	
9/1/2007	AC860677	DEPARTMENTAL DEALING	FOLIO CANCELLED
		RESIDUE REMAINS	
9/1/2007	AC860910	DEPARTMENTAL DEALING	FOLIO CANCELLED

\*\*\* END OF SEARCH \*\*\*



**LAND  
REGISTRY  
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## Historical Search

04/11/2019 02:04 PM

### NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

4/11/2019 2:03PM

FOLIO: 2/130557

First Title(s): OLD SYSTEM

Prior Title(s): 6/23/477

Recorded	Number	Type of Instrument	C.T. Issue
14/7/1995	DP130557	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
9/1/2007	AC860777	DEPARTMENTAL DEALING	FOLIO CREATED CT NOT ISSUED
10/1/2007	AC782681	DISCHARGE OF MORTGAGE	
10/1/2007	AC782691	MORTGAGE	EDITION 1
6/3/2008	AD810100	CAVEAT	
3/7/2008	AE68329	WITHDRAWAL OF CAVEAT	
27/8/2008	AE124584	DISCHARGE OF MORTGAGE	
27/8/2008	AE124585	MORTGAGE	EDITION 2
27/8/2008	AE162770	CAVEAT	
23/1/2009	AE394740	APPLICATION FOR PREPARATION OF LAPSING NOTICE	
1/11/2012	AH336746	DISCHARGE OF MORTGAGE	
1/11/2012	AH336747	MORTGAGE	EDITION 3
30/7/2014	AI775535	VARIATION OF MORTGAGE	EDITION 4
18/3/2015	AJ297576	VARIATION OF MORTGAGE	EDITION 5
14/1/2016	AK95716	CAVEAT	
6/5/2016	AK406435	WITHDRAWAL OF CAVEAT	
6/5/2016	AK406436	DISCHARGE OF MORTGAGE	
6/5/2016	AK406437	MORTGAGE	
6/5/2016	AK406438	MORTGAGE	EDITION 6



12/4/2018 AN256461 CAVEAT

17/12/2018 AN918177 DISCHARGE OF MORTGAGE

17/12/2018 AN918178 MORTGAGE

17/12/2018 AN918179 POSTPONEMENT OF MORTGAGE EDITION 7

\*\*\* END OF SEARCH \*\*\*

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**Title Search**

04/11/2019 01:59 PM

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/130557

SEARCH DATE	TIME	EDITION NO	DATE
4/11/2019	1:59 PM	7	17/12/2018

LAND

LOT 2 IN DEPOSITED PLAN 130557

AT HOMEBUSH

LOCAL GOVERNMENT AREA STRATHFIELD

PARISH OF CONCORD COUNTY OF CUMBERLAND

TITLE DIAGRAM DP130557

FIRST SCHEDULE

ST GEORGE WHOLESALE DISTRIBUTORS PTY LIMITED

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- \* 2 AN256461 CAVEAT BY AMNA HOLDINGS PTY LTD
- \* AN918178 CAVEATOR CONSENTED
- 3 AN918178 MORTGAGE TO HARGRAVES SECURED INVESTMENTS LIMITED &  
WHEATFIELD SERVICES PTY LTD
- AN918179 POSTPONEMENT OF MORTGAGE. THE ORDER OF  
REGISTRATION OF THIS MORTGAGE HAS CHANGED
- 4 AK406438 MORTGAGE TO SCOTTISH PACIFIC TRADE LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*



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\* 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.

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**LAND  
REGISTRY  
SERVICES**

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04/11/2019 02:45 PM

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Appn. No. 3772

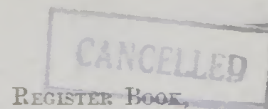
Reference to last certificate

Vol. 2169 Fol. 10

## New South Wales.



[CERTIFICATE OF TITLE.]



VOL. 3494 FOL. 68

ERNEST CLIFFORD DOUTTY of Homebush, Federal Servant, Transferee under Instrument of Transfer from Clarisse Florine Maiden No. A. 977014 is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens and interests, as are notified hereon, in that piece of land situated in the Municipality of Homebush Parish of Concord, and County of Cumberland containing as shown in the Plan hereon and therein edged red, being lot 5 of Section 23 in a Plan deposited in the Land Titles Office, Sydney, No. 477 and being part of 160 acres (Portion 200 of Parish) delineated in the Public Map of the said Parish in the Department of Lands originally granted to Simeon Lord by Crown Grant dated the ninth day of August One thousand eight hundred and three.

In witness whereof, I have hereunto signed my name and affixed my Seal, this

Signed in the presence of

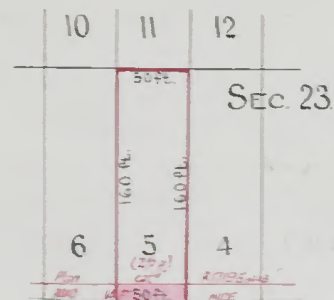
22nd day of

August

1923.

*R. H. Clayton*

Registrar General



Parramatta Rd

Scale: 100ft to one inch

Notification referred to:

No. B 328168 MORTGAGE dated 1st March 1926 from the said Ernest Clifford Doutty to the Australian Mutual Provident Society

Produced and entered 1st March 1926 at 12 o'clock in the forenoon.

*R. H. Clayton*  
REGISTRAR GENERAL

No. B 76185 Resumption of land for Public Road. Notice in Government Gazette dated 14th June 1925 whereby and by operation of the Public Roads Act of 1902 the road shown in the plan numbered R 17195-192 in the Department of Lands and coloured pink on the plan hereon was declared to be a Public Road. Produced 7th January 1929 and entered 14th January 1929 at 12 o'clock in the noon.

*R. H. Clayton*  
REGISTRAR GENERAL

No. B 776629 DISCHARGE of within Mortgage B. 328168 dated 5th December 1928

Produced 1st February 1929 and entered 26th February 1929 at 11 o'clock in the forenoon

*R. H. Clayton*  
REGISTRAR GENERAL

No. B 776630 TRANSFER dated 30th January 1929 from the said Ernest Clifford Doutty to Mary Annie Rogerson of Homebush widow of the land within described excluding the road shown by pink colour on plan hereon

Produced 1st February 29 and entered 26th February 1929 at 11 o'clock in the forenoon

*R. H. Clayton*  
REGISTRAR GENERAL

No. F 73170 APPLICATION BY TRANSMISSION Thomas David Haines of Homebush (Retired)

Produced 7th September 1949 and entered 20th September 1949 at 12 o'clock in the noon.

*S. Wells*  
REGISTRAR GENERAL

No. F 73171 CAVEAT dated 7th September 1949 by the Registrar General.

Produced 7th September 1949 and entered 20th September 1949 at 12 o'clock in the noon.

*S. Wells*  
REGISTRAR GENERAL



The within Caveat No. NO. F73170 is hereby withdrawn  
Dated 11<sup>th</sup> November 1949  
J. H. Wells  
REGISTRAR GENERAL

No. F104179 TRANSFER dated 26<sup>th</sup> September 1949  
from the said Thomas David Harris to  
Sidney Milton Burke of Graydon  
Motor Engineers  
Produced 3<sup>rd</sup> November 1949 and entered 11<sup>th</sup> November 1949  
at 12 o'clock in the noon.  
J. H. Wells  
REGISTRAR GENERAL

No. F68690 TRANSFER dated 13<sup>th</sup> September 1951  
from the said Sidney Milton Burke to Sidney  
Milton Burke of Graydon Motor Engineers and  
Nellie Burke his wife as joint tenants  
Produced and entered 29<sup>th</sup> June 1952  
at 3<sup>rd</sup> o'clock in the fore noon.  
J. H. Wells  
REGISTRAR GENERAL

John Wilfred Brudenell of Concord, Maid Car  
Dealer  
now the registered proprietor of the land within described.  
See TRANSFER No. H156530 dated 17<sup>th</sup> February 1957.  
Entered 5<sup>th</sup> March 1957.  
Jawatson  
REGISTRAR GENERAL

No. H156531 MORTGAGE dated 16<sup>th</sup> February 1957  
from the said John Wilfred Brudenell to The English  
Scottish and Australian Bank Limited of the  
land within described excluding road shown by  
pink colour in plan hereon.  
Entered 5<sup>th</sup> March 1957.  
Jawatson  
REGISTRAR GENERAL

MORTGAGE No. H156531 has been discharged  
See J68667 Entered 28<sup>th</sup> October 1963  
Jawatson  
REGISTRAR GENERAL

No. J479668 MORTGAGE dated 16<sup>th</sup> October 1963  
to Esanda Limited  
Entered 28<sup>th</sup> October 1963  
Jawatson  
REGISTRAR GENERAL

MORTGAGE No. J479668 has been discharged.  
See J682508 Entered 19<sup>th</sup> June 1964  
Jawatson  
REGISTRAR GENERAL

John Gordon Director of Country Land Car Dealer  
now the registered proprietor of the land within described.  
See TRANSFER No. J682509 dated 9<sup>th</sup> June 1964.  
Entered 10<sup>th</sup> June 1964.  
Jawatson  
REGISTRAR GENERAL

No. J682510 MORTGAGE dated 22<sup>nd</sup> May 1964  
to The National Bank of Australia Limited  
Entered 19<sup>th</sup> June 1964  
Jawatson  
REGISTRAR GENERAL

No. J690175 MORTGAGE dated 9<sup>th</sup> June 1964  
to Cresta Finance Pty Ltd Limited  
Entered 30<sup>th</sup> June 1964  
Jawatson  
REGISTRAR GENERAL

MORTGAGE No. J682510 has been discharged  
See J858848 Entered 7<sup>th</sup> January 1965  
Jawatson  
REGISTRAR GENERAL

MORTGAGE No. J690175 has been discharged.  
See J858849 Entered 7<sup>th</sup> January 1965  
Jawatson  
REGISTRAR GENERAL

No. J858850 Lease dated 11<sup>th</sup> November 1964  
to Country Memorial Parks Pty Limited of all of the  
that premises known as 125 Parramatta Road  
Hornebush  
Entered 7<sup>th</sup> January 1965  
Jawatson  
REGISTRAR GENERAL

No. J858852 TRANSFER dated 11<sup>th</sup> December 1964  
to Country Memorial Parks Pty Limited  
Entered 7<sup>th</sup> January 1965  
Jawatson  
REGISTRAR GENERAL



**LAND  
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SERVICES**

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04/11/2019 02:37 PM

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09917057

NEW SOUTH WALES

CERTIFICATE OF TITLE  
REAL PROPERTY ACT, 1900, as amended.

Application No. 3772  
Prior Title Vol. 3494 Fol. 68

Vol. 9917 Fol. 57

57  
9917  
(Page 1) Vol.

CANCELLED ☒



1st Edition issued 29.1.1965.

ISSUE OF NEW FOLIO 3/130557

SC. J858852

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.

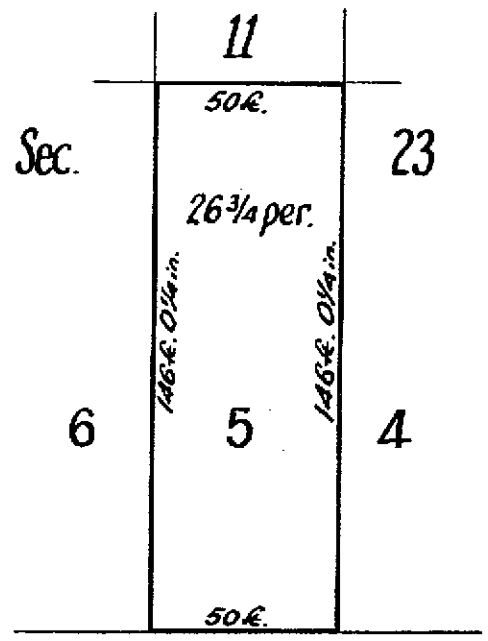
Witness

*[Signature]*

*[Signature]*  
Registrar General.



PLAN SHOWING LOCATION OF LAND



THE LAND WITHIN DESCRIBED IS  
LOT 3 DP 130557

J858852 *NR*  
*S*

Scale: 50 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in part of Lot 5 of Section 23 in Deposited Plan 477 at Homebush in the Municipality of Strathfield, Parish of Concord and County of Cumberland, being part of Portion 200 granted to Simeon Lord on 9.8.1803.

*[Signature]*  
Registrar General.

FIRST SCHEDULE (continued overleaf)

~~COUNTRY MEMORIAL PARKS PTY. LIMITED.~~

*[Signature]*  
Registrar General.

SECOND SCHEDULE (continued overleaf)

*GRY*

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Lease No. J858850 of the premises known as 125 Parramatta Road Homebush to Town & County Truck Sales Pty. Limited. Entered 7.1.1965. Expired 3.9.1968

*[Signature]*  
Registrar General.

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.



## Historical Search

04/11/2019 02:30 PM

### NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

4/11/2019 2:30PM

FOLIO: 3/130557

First Title(s): OLD SYSTEM

Prior Title(s): VOL 9917 FOL 57

Recorded	Number	Type of Instrument	C.T. Issue
14/7/1995	DP130557	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED
19/7/1995		AMENDMENT: VOL FOL INDEX	
2/8/1999	6053231	DEPARTMENTAL DEALING	
10/1/2007	AC782681	DISCHARGE OF MORTGAGE	
10/1/2007	AC782691	MORTGAGE	EDITION 1
6/3/2008	AD810100	CAVEAT	
15/4/2008	AD889804	CAVEAT	
3/7/2008	AE68329	WITHDRAWAL OF CAVEAT	
27/8/2008	AE124583	WITHDRAWAL OF CAVEAT	
27/8/2008	AE124584	DISCHARGE OF MORTGAGE	
27/8/2008	AE124585	MORTGAGE	EDITION 2
27/8/2008	AE126917	CAVEAT	
27/8/2008	AE162742	CAVEAT	
5/11/2008	AE309600	WITHDRAWAL OF CAVEAT	
23/1/2009	AE394742	APPLICATION FOR PREPARATION OF LAPSING NOTICE	
15/3/2012	AG870952	CAVEAT	
20/6/2012	AH59701	WITHDRAWAL OF CAVEAT	
1/11/2012	AH336746	DISCHARGE OF MORTGAGE	
1/11/2012	AH336747	MORTGAGE	EDITION 3

30/7/2014 AI775535 VARIATION OF MORTGAGE EDITION 4

18/3/2015 AJ297576 VARIATION OF MORTGAGE EDITION 5

14/1/2016 AK95716 CAVEAT

END OF PAGE 1 - CONTINUED OVER

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

4/11/2019 2:30PM

FOLIO: 3/130557 PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
6/5/2016	AK406435	WITHDRAWAL OF CAVEAT	
6/5/2016	AK406436	DISCHARGE OF MORTGAGE	
6/5/2016	AK406437	MORTGAGE	
6/5/2016	AK406438	MORTGAGE	EDITION 6

12/4/2018 AN256448 CAVEAT

17/12/2018 AN918177 DISCHARGE OF MORTGAGE

17/12/2018 AN918178 MORTGAGE

17/12/2018 AN918179 POSTPONEMENT OF MORTGAGE EDITION 7

\*\*\* END OF SEARCH \*\*\*



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**Title Search**

04/11/2019 02:29 PM

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 3/130557

SEARCH DATE	TIME	EDITION NO	DATE
4/11/2019	2:28 PM	7	17/12/2018

LAND

LOT 3 IN DEPOSITED PLAN 130557

AT HOMEBUSH

LOCAL GOVERNMENT AREA STRATHFIELD

PARISH OF CONCORD COUNTY OF CUMBERLAND

TITLE DIAGRAM DP130557

FIRST SCHEDULE

ST GEORGE WHOLESALE DISTRIBUTORS PTY LIMITED

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- \* 2 AN256448 CAVEAT BY AMNA HOLDINGS PTY LTD
- \* AN918178 CAVEATOR CONSENTED
- 3 AN918178 MORTGAGE TO HARGRAVES SECURED INVESTMENTS LIMITED &  
WHEATFIELD SERVICES PTY LTD
- AN918179 POSTPONEMENT OF MORTGAGE. THE ORDER OF  
REGISTRATION OF THIS MORTGAGE HAS CHANGED
- 4 AK406438 MORTGAGE TO SCOTTISH PACIFIC TRADE LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*





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\* 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.  
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# CERTIFICATE OF TITLE.

SL 907

(C.)

New South Wales.

[App<sup>n</sup> No. 3772 \_\_\_\_\_]  
[Reference to last Certificate \_\_\_\_\_]  
[Vol. 2393 — Folio 221 \_\_\_\_\_]



REGISTER BOOK,  
VOL. 2578 FOLIO 179

CANCELLED ☒ W  
ON ISSUE OF NEW FOLIO 10/23/477

*James Hartley Gibb* of *Gunnville* (fitter) Transfers under Instrument of Transfer from  
*Clarissa Florine Maiden* N<sup>o</sup> A 174802 is now the proprietor of an Estate in fee simple  
subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such  
encumbrances, liens, and interests as are notified hereon, in *that* piece of land situated at *Homebush*  
in the *Municipality of Strathfield-LGA*, Parish of *Concord*, and County of *Cumberland*  
containing *Thirty three perches*, or thereabouts,  
as shown in the Plan hereon, and therein edged red, being *Lot 10 of Section 23, on a Plan deposited in the Land*  
*Titles Office Sydney N<sup>o</sup> 477 and part of seventy acres (Portion 198 of Parish) originally granted to*  
*Thomas Ross by Crown Grant dated the tenth day of May One thousand seven hundred and ninety*  
*eight and also part of one hundred and sixty acres (Portion 500 of Parish) originally granted to*  
*Samuel Ross by Crown Grant dated the ninth day of August One thousand eight hundred and*  
*three*  
*Which said Grants are delineated in the Public Maps of the said Parish in the Department of Lands*

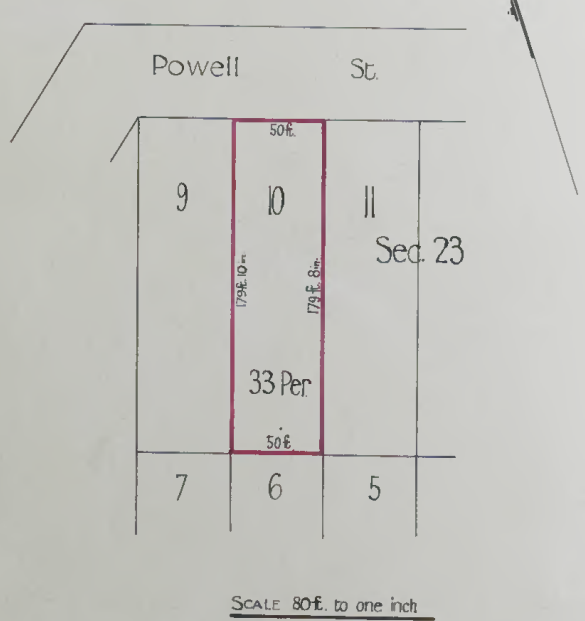
In witness whereof, I have hereunto signed my name and affixed my Seal, this *Thirty first* day of  
*May* one thousand nine hundred and *fifteen*

Signed the *31<sup>st</sup>* day of *May* 1915,  
in the presence of *J. M. M. M.*

*J. M. M. M.*  
Deputy Registrar General.




NOTIFICATION REFERRED TO.

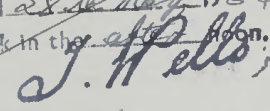


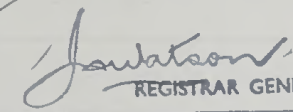
No. A 711189 TRANSFER dated 10<sup>th</sup> June 1921  
from the said *James Hartley Gibb* to *William*  
*Basil Brien of Parramatta, Treapayments*  
*Collector*  
of the land within described.  
Produced and entered *4<sup>th</sup> July 1921*  
at *2<sup>30</sup> o'clock* in the *fore* noon.  
*J. M. M. M.*  
REGISTRAR GENERAL.


No. A 711190 MORTGAGE dated 2<sup>nd</sup> June 1921  
from the said *William Basil Brien* to *Annie*  
*Thayler of Petersham, Widow*  
Produced and entered *4<sup>th</sup> July 1921*  
at *2<sup>30</sup> o'clock* in the *fore* noon.  
*J. M. M. M.*  
REGISTRAR GENERAL.



No. B 114125 DISCHARGE of within Mortgage  
A 711190 dated 28<sup>th</sup> July 1924  
Produced 11<sup>th</sup> August 1924 and entered  
11<sup>th</sup> August 1924  
at 32 mts. pt. 11 o'clock in the fore noon.  
  
REGISTRAR GENERAL

No. G-80668 TRANSFER dated 15<sup>th</sup> March 1954  
from the said William Cecil Brien to Cecil  
Lawrence Brien of Harebark, Blaxie  
Moulder of the land within described  
Produced and entered 28<sup>th</sup> May 1954  
at 5 mts. pt. 12 o'clock in the afternoon.  
  
REGISTRAR GENERAL

Margaret Knipman of Corner Secretary is  
now the registered proprietor of the land within described  
See TRANSFER No. N700485 dated 14<sup>th</sup> January 1974  
Entered 14<sup>th</sup> February 1974  
  
REGISTRAR GENERAL

TRANSFER NO. 12596028 - Siwel Properties Pty.  
Limited is  
now the registered proprietor of the land within described  
Registered 9-2-1978  
  
REGISTRAR GENERAL

COMPUTER FOLIO NO FURTHER  
DEALINGS TO BE REGISTERED

8861905 passed  
179784X  
X3327671

## Historical Search

04/11/2019 03:03 PM

### NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

4/11/2019 3:02PM

FOLIO: 10/23/477

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

Prior Title(s): VOL 2578 FOL 179

Recorded	Number	Type of Instrument	C.T. Issue
16/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED
		FOLIO NOT CREATED	
31/10/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED
		CT NOT ISSUED	
9/5/1994	U235459	TRANSFER	
9/5/1994	U235460	MORTGAGE	EDITION 1
10/1/2007	AC782681	DISCHARGE OF MORTGAGE	
10/1/2007	AC782691	MORTGAGE	EDITION 2
6/3/2008	AD810100	CAVEAT	
3/7/2008	AE68329	WITHDRAWAL OF CAVEAT	
27/8/2008	AE124584	DISCHARGE OF MORTGAGE	
27/8/2008	AE124585	MORTGAGE	EDITION 3
27/8/2008	AE162770	CAVEAT	
23/1/2009	AE394740	APPLICATION FOR PREPARATION OF LAPSING NOTICE	
15/3/2012	AG870952	CAVEAT	
20/6/2012	AH59701	WITHDRAWAL OF CAVEAT	
1/11/2012	AH336746	DISCHARGE OF MORTGAGE	
1/11/2012	AH336747	MORTGAGE	EDITION 4
30/7/2014	AI775535	VARIATION OF MORTGAGE	EDITION 5
18/3/2015	AJ297576	VARIATION OF MORTGAGE	EDITION 6

14/1/2016 AK95716 CAVEAT

6/5/2016 AK406435 WITHDRAWAL OF CAVEAT

6/5/2016 AK406436 DISCHARGE OF MORTGAGE

6/5/2016 AK406437 MORTGAGE

6/5/2016 AK406438 MORTGAGE EDITION 7

END OF PAGE 1 - CONTINUED OVER

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

4/11/2019 3:02PM

FOLIO: 10/23/477

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
12/4/2018	AN256457	CAVEAT	
17/12/2018	AN918177	DISCHARGE OF MORTGAGE	
17/12/2018	AN918178	MORTGAGE	
17/12/2018	AN918179	POSTPONEMENT OF MORTGAGE	EDITION 8

\*\*\* END OF SEARCH \*\*\*





E2191

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**Title Search**

04/11/2019 02:47 PM

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 10/23/477

SEARCH DATE	TIME	EDITION NO	DATE
4/11/2019	2:46 PM	8	17/12/2018

LAND

LOT 10 OF SECTION 23 IN DEPOSITED PLAN 477

AT HOMEBUSH

LOCAL GOVERNMENT AREA STRATHFIELD

PARISH OF CONCORD - COUNTY OF CUMBERLAND

TITLE DIAGRAM DP477

FIRST SCHEDULE

ST GEORGE WHOLESALE DISTRIBUTORS PTY LIMITED (T U235459)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- \* 2 AN256457 CAVEAT BY AMNA HOLDINGS PTY LTD
- \* AN918178 CAVEATOR CONSENTED
- 3 AN918178 MORTGAGE TO HARGRAVES SECURED INVESTMENTS LIMITED &  
WHEATFIELD SERVICES PTY LTD
- AN918179 POSTPONEMENT OF MORTGAGE. THE ORDER OF  
REGISTRATION OF THIS MORTGAGE HAS CHANGED
- 4 AK406438 MORTGAGE TO SCOTTISH PACIFIC TRADE LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*



E2191

PRINTED ON 4/11/2019

\* 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.

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**LAND  
REGISTRY  
SERVICES**

**Direct** Info  
Quick and easy online

04/11/2019 03:49 PM

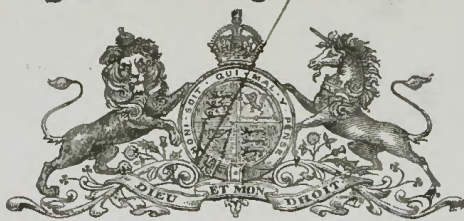
© Office of the Registrar-General 2019

Appn. No. 3772

Reference to last certificate

Vol. 2795 Fol. 217

New South Wales.



[CERTIFICATE OF TITLE.]

REGISTER BOOK,  
Vol. 3885 Fol. 94

CANCELLED ☒

JOHN MCGILL of Homebush, Fetter, Transferee under Instrument of Transfer from Clarisse Florine Maiden, No.B 374141, is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grants hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in that piece of land situated at Homebush in the Municipality of Homebush Parish of Concord, and County of Cumberland containing Thirty two and three quarters perches or thereabouts, as shown in the Plan hereon and therein edged red, being Lot 11 of Section 23 in a plan deposited in the Land Titles Office, Sydney, No.477 and being part of 70 acres (Portion 198 of Parish) originally granted to Thomas Rose by Crown Grant dated the tenth day of May One thousand seven hundred and ninety eight and part of 160 acres (Portion 200 of Parish) originally granted to Simeon Lord by Crown Grant dated the ninth day of August One thousand eight hundred and three which said Grants are delineated in the Public Map of the said Parish in the Department of Lands.

In witness whereof I have hereunto signed my name and affixed my Seal, this

ninth day of July 1926.

Signed in the presence of

Registrar General

Powell	St		
	10	11	12
Sec		32 3/4 per	23
	6	5	4

Scale 100 ft. to one inch.

NOTIFICATION REFERRED TO.

No. 2776852 APPLICATION BY TRANSMISSION  
Mary Ann Ellen McGill of Homebush  
Widow  
is now the registered  
Proprietors of the land within described in pursuance of the above  
Application Produced 6th January 1926 and  
entered 21st January 1926  
at 12 o'clock in the noon.  
S. Wells  
REGISTRAR GENERAL

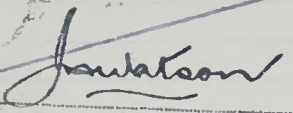

John Patrick McGill of Homebush Headmaster  
and Adelaide Evelynne Lane wife of Harry  
Joseph Stuart Lane of Eastwood are as tenants  
in common  
now the registered proprietors of the land within described.  
See Section 94 Application No. H129895  
Entered 30th January 1929  
J. Watson  
REGISTRAR GENERAL

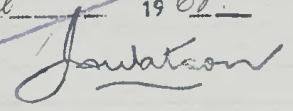

Adelaide Evelynne Lane of Eastwood  
wife of Harry Joseph Stuart Lane is  
now the registered proprietor of the land within described  
See TRANSFER No. H129895 dated 8th October 1928  
Entered 30th January 1929  
J. Watson  
REGISTRAR GENERAL

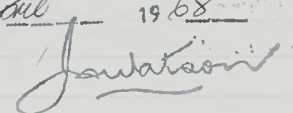

John Anderson of Parramatta, Railway Employee  
and Pauline Florence Anderson his wife are  
now the registered proprietors of the land within described.  
as joint tenants  
See TRANSFER No. J89552 dated 22nd June 1962  
Entered 12th July 1962  
J. Watson  
REGISTRAR GENERAL

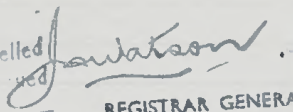

No. J99005 MORTGAGE dated 16th April 1962  
to Commonwealth of Trading Bank of  
Australia  
Entered 14th August 1962  
J. Watson  
REGISTRAR GENERAL



*D/M*  
*35290*  
MORTGAGE No. J99005 has been discharged  
See J529035 Entered 18<sup>th</sup> December 1963  
  
REGISTRAR GENERAL  


*Te*  
*345*  
James Stewart Cumming of Badleeag,  
Company Director is  
now the registered proprietor of the land within described.  
See TRANSFER No. K993344 dated 14 September 1967  
Entered 1st April 1968  
  
REGISTRAR GENERAL  


Swire Pty. Limited is  
now the registered proprietor of the land within described.  
See TRANSFER No. K993345 dated 14 September 1967  
Entered 1st April 1968  
  
REGISTRAR GENERAL  


*Te*  
*P712237*  
Swire Properties Pty. Limited is  
now the registered proprietor of the land within described  
See TRANSFER No. P712237 dated 16<sup>th</sup> October 1974  
Entered 12<sup>th</sup> December 1974  
As to land in this  
this is cancelled  
and new Cert. granted  
Vol. 2660 Fol. 11  
  
REGISTRAR GENERAL  


*3993344*  
*3529035*  
*P712237*  
*TeR*



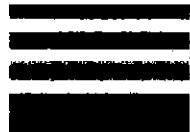


**LAND  
REGISTRY  
SERVICES**

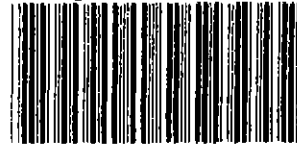
**Direct** Info  
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04/11/2019 03:41 PM

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CIFICATE OF TITLE



12660011

NEW SOUTH WALES

L PROPERTY ACT, 1900

SEE AUTO FOLIO

Vol. 12660 Fol. 11

Edition issued 23-12-1974

Appln No. 3772

Prior Title Vol.3885 Fol.94



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.

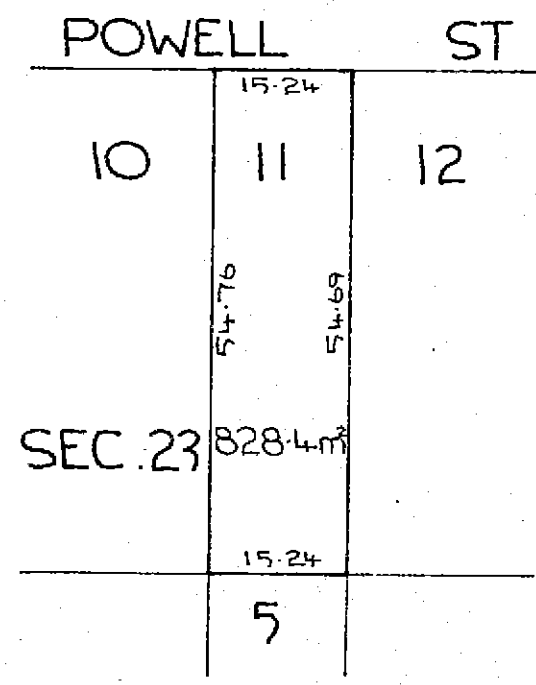
*J. J. J.*

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



P 72237

W.N.  
*W.N.*

REDUCTION RATIO 1:800

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 11 of Section 23 in Deposited Plan 477 at Homebush in the Municipality of Strathfield Parish of Concord and County of Cumberland being part of Portion 198 granted to Thomas Rose on 10-5-1798 and part of Portion 200 granted to Simeon Lord on 9-8-1803.

FIRST SCHEDULE

SIWEL PROPERTIES PTY. LIMITED.

SECOND SCHEDULE

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

*GRY*

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

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

(Page 1) Vol. 12660 Fol. 11

P. 15.2606 Pa. R  
T600962x R  
- 974  
Adm. Sec.  
~~XXXXXX~~  
Spec. Sec. 50.6.1983

REGISTERED PROPRIETOR

## CONCLUSIONS

CHURCH

SEE AUTO FOLIO

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

## Historical Search

04/11/2019 03:39 PM

### NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

4/11/2019 3:39PM

FOLIO: 11/23/477

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

Prior Title(s): VOL 12660 FOL 11

Recorded	Number	Type of Instrument	C.T. Issue
5/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
12/9/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
9/5/1994	U235459	TRANSFER	
9/5/1994	U235460	MORTGAGE	EDITION 1
10/1/2007	AC782681	DISCHARGE OF MORTGAGE	
10/1/2007	AC782691	MORTGAGE	EDITION 2
6/3/2008	AD810100	CAVEAT	
3/7/2008	AE68329	WITHDRAWAL OF CAVEAT	
27/8/2008	AE124584	DISCHARGE OF MORTGAGE	
27/8/2008	AE124585	MORTGAGE	EDITION 3
27/8/2008	AE162770	CAVEAT	
23/1/2009	AE394740	APPLICATION FOR PREPARATION OF LAPSING NOTICE	
15/3/2012	AG870952	CAVEAT	
20/6/2012	AH59701	WITHDRAWAL OF CAVEAT	
1/11/2012	AH336746	DISCHARGE OF MORTGAGE	
1/11/2012	AH336747	MORTGAGE	EDITION 4
30/7/2014	AI775535	VARIATION OF MORTGAGE	EDITION 5
18/3/2015	AJ297576	VARIATION OF MORTGAGE	EDITION 6

14/1/2016 AK95716 CAVEAT

6/5/2016 AK406435 WITHDRAWAL OF CAVEAT

6/5/2016 AK406436 DISCHARGE OF MORTGAGE

6/5/2016 AK406437 MORTGAGE

6/5/2016 AK406438 MORTGAGE EDITION 7

END OF PAGE 1 - CONTINUED OVER

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

4/11/2019 3:39PM

FOLIO: 11/23/477

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
12/4/2018	AN256453	CAVEAT	
17/12/2018	AN918177	DISCHARGE OF MORTGAGE	
17/12/2018	AN918178	MORTGAGE	
17/12/2018	AN918179	POSTPONEMENT OF MORTGAGE	EDITION 8

\*\*\* END OF SEARCH \*\*\*



**LAND  
REGISTRY  
SERVICES**

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**Title Search**

04/11/2019 03:38 PM

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 11/23/477

SEARCH DATE	TIME	EDITION NO	DATE
4/11/2019	3:38 PM	8	17/12/2018

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LOT 11 OF SECTION 23 IN DEPOSITED PLAN 477

AT HOMEBUSH

LOCAL GOVERNMENT AREA STRATHFIELD

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## **APPENDIX D: NSW EPA RECORDS**

## Environment protection licences

+ Licensing under the POEO Act

Guide to licensing

eConnect EPA

Licence forms

Licence fees

+ Risk-based licensing

+ Load-based licensing

+ Emissions trading

– POEO Public Register

Terms of use: POEO public register

Search for licences, applications and notices

Search for penalty notices

Search for prosecutions and civil proceedings

Enforceable undertakings

Exemptions and approvals

Licensing FAQs

List of licences

Unlicensed premises still regulated by the EPA

National Pollutant Inventory

+ Compliance audit program

+ Reporting and managing incidents

+ Wind farm regulation

NSW Gas Plan Regulation

[Home](#) [Environment protection licences](#) [POEO Public Register](#) [Search for licences, applications and notices](#)

## Search results

Your search for: **General Search** with the following criteria

**Suburb - Homebush**

returned 12 results

[Export to excel](#)

1 of 1 Pages

[Search Again](#)

Number	Name	Location	Type	Status	Issued date
<a href="#">2005</a>	ALLIED MILLS QUEENSLAND PTY LIMITED	2A HAMILTON STREET EAST, HOMEBUSH, NSW 2140	POEO licence	Surrendered	14 Feb 2000
<a href="#">1013777</a>	ALLIED MILLS QUEENSLAND PTY LIMITED	2A HAMILTON STREET EAST, HOMEBUSH, NSW 2140	s.80 Surrender of a Licence	Issued	02 Jan 2002
<a href="#">1042771</a>	AUSGRID	25-27 Pomeroy Street, HOMEBUSH, NSW 2140	s.58 Licence Variation	Issued	24 Jan 2005
<a href="#">1077298</a>	AUSGRID	25-27 Pomeroy Street, HOMEBUSH, NSW 2140	s.58 Licence Variation	Issued	29 Aug 2007
<a href="#">1079830</a>	AUSGRID	25-27 Pomeroy Street, HOMEBUSH, NSW 2140	s.58 Licence Variation	Issued	02 Nov 2007
<a href="#">1093228</a>	AUSGRID	25-27 Pomeroy Street, HOMEBUSH, NSW 2140	s.58 Licence Variation	Issued	16 Dec 2008
<a href="#">1539247</a>	AUSGRID	25-27 Pomeroy Street, HOMEBUSH, NSW 2140	s.58 Licence Variation	Issued	07 Apr 2016
<a href="#">11426</a>	AUSGRID OPERATOR PARTNERSHIP	25-27 Pomeroy Street, HOMEBUSH, NSW 2140	POEO licence	Issued	31 Jan 2002
<a href="#">2862</a>	FLETCHER INSULATION (VIC) PTY LTD	161 ARTHUR STREET, HOMEBUSH, NSW 2140	POEO licence	No longer in force	30 Mar 2000
<a href="#">1044219</a>	FLETCHER INSULATION (VIC) PTY LTD	161 ARTHUR STREET, HOMEBUSH, NSW 2140	s.58 Licence Variation	Issued	08 Feb 2005
<a href="#">7509</a>	SILANNA SEMICONDUCTOR PTY LTD	8 HERB ELLIOTT AVE, HOMEBUSH, NSW 2140	POEO licence	No longer in force	28 Apr 2000
<a href="#">1044297</a>	SILANNA SEMICONDUCTOR PTY LTD	8 HERB ELLIOTT AVE, HOMEBUSH, NSW 2140	s.58 Licence Variation	Issued	09 Feb 2005

## Contaminated land

+ Management of contaminated land

+ Consultants and site auditor scheme

+ Underground petroleum storage systems

Guidelines under the CLM Act

NEPM amendment

+ Further guidance

– Record of notices

About the record

Search the record

Search tips

Disclaimer

List of NSW contaminated sites notified to EPA

Frequently asked questions

Forms

+ Other contamination issues

+ Contaminated Land Management Program

[Home](#) [Contaminated land](#) [Record of notices](#)

## Search results

Your search for: Suburb: HOMEBUSH

did not find any records in our database.

If a site does not appear on the record it may still be affected by contamination. For example:

- Contamination may be present but the site has not been regulated by the EPA under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985.
- The EPA may be regulating contamination at the site through a licence or notice under the Protection of the Environment Operations Act 1997 (POEO Act).
- Contamination at the site may be being managed under the [planning process](#).

More information about particular sites may be available from:

- The [POEO public register](#)
- The appropriate planning authority: for example, on a planning certificate issued by the local council under [section 149 of the Environmental Planning and Assessment Act](#).

See [What's in the record and What's not in the record](#).

If you want to know whether a specific site has been the subject of notices issued by the EPA under the CLM Act, we suggest that you search by Local Government Area only and carefully review the sites that are listed.

This public record provides information about sites regulated by the EPA under the Contaminated Land Management Act 1997, including sites currently and previously regulated under the Environmentally Hazardous Chemicals Act 1985. Your inquiry using the above search criteria has not matched any record of current or former regulation. You should consider searching again using different criteria. The fact that a site does not appear on the record does not necessarily mean that it is not affected by contamination. The site may have been notified to the EPA but not yet assessed, or contamination may be present but the site is not yet being regulated by the EPA. Further information about particular sites may be available from the appropriate planning authority, for example, on a planning certificate issued by the local council under section 149 of the Environmental Planning and Assessment Act. In addition the EPA may be regulating contamination at the site through a licence under the Protection of the Environment Operations Act 1997. You may wish to search the POEO public register. [POEO public register](#)

Search Again

Refine Search

### Search TIP

To search for a specific site, search by LGA (local government area) and carefully review all sites listed.

... [more search tips](#)

## **APPENDIX E: COUNCIL ACID SULPHATE SOIL RISK MAP**





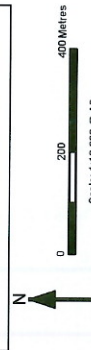
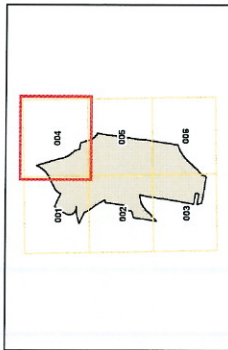
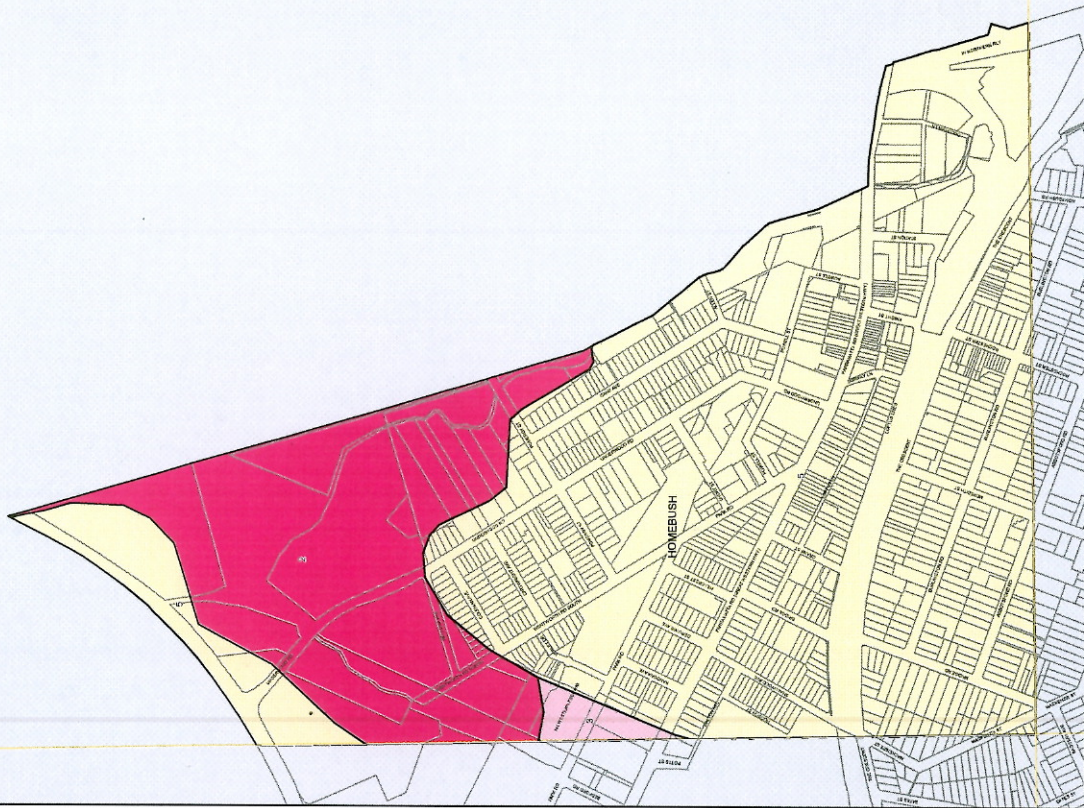
# Strathfield Local Environmental Plan 2012

## Acid Sulfate Soils Map - Sheet ASS\_004

### Acid Sulfate Soils

- Class 2
- Class 3
- Class 4
- Class 5

Cadastral  
Cadastral 2007/08 © Land and Property  
Information (LPI)



Projection: GDA 1994  
MGA Zone 56

Map identification number

7100\_C001\_ASS\_004\_010\_20121208

## **APPENDIX F: SITE PHOTOGRAPHS**



## SITE PHOTOGRAPHS

Client:	AMNA Holdings Pty Ltd
Project:	PSI
Site Location:	52-54 Powell Street & 125 Parramatta Road, Homebush NSW
Job No.:	E2191



**Photo 1**



View of the car park  
Looking south-west  
Inspected 29.10.2019

**Photo 2**



View of cracked driveway  
Looking north  
Inspected 29.10.2019

**Photo 3**



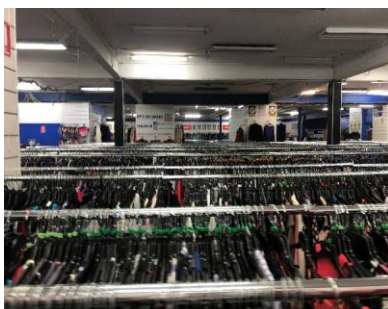
View of the car park  
Looking southeast  
Inspected 29.10.2019

**Photo 4**



View of the back entrance  
Looking south-east  
Inspected 29.10.2019

**Photo 5**



View of the inside of the property  
Inspected 29.10.2019

**Photo 6**



View of the front entrance of the site located along  
Parramatta Road  
Looking West  
Inspected 29.10.2019

## **APPENDIX G: PROPOSED DEVELOPMENT PLAN**

Summary

SITE AREA

3,025 m<sup>2</sup>

125 Parramatta Rd 1,356 m<sup>2</sup>  
52-54 Powell St 1,669 m<sup>2</sup>

GFA FSR

8,777 m<sup>2</sup>

125 Parramatta Rd 2.98 : 1  
52-54 Powell St 2.84 : 1

COMMERCIAL GROSS FLOOR AREA

91 m<sup>2</sup>

Commercial 91.00 m<sup>2</sup>

RESIDENTIAL UNITS

119

Studio	0	0%
1bed	49	41%
2bed	70	59%
3bed	0	0%

TOTAL CARPARKING

177.00

Residential	125 (0.7 cars/unit)
Residential Visitor	24.0
Commercial	2.0
Commercial Visitor	0.0

Compliance

CONTROL	REQUIREMENT	PROPOSED	COMPLIES
Floor Space Ratio	125 Parramatta Rd 3.15 : 1 MAX	2.98 : 1	✓
	52-54 Powell St 2.70 : 1 MAX	2.84 : 1	✓
Gross Floor Area	125 Parramatta Rd 4,271.4 m <sup>2</sup> MAX	4,040.0 m <sup>2</sup>	✓
	52-54 Powell St 4,506.3 m <sup>2</sup> MAX	4,737.0 m <sup>2</sup>	✗
Building Height	32.00 m MAX	32.00 m	✓
Carparking			
	Residential 119.0 MIN	125.0	✓
	Residential Visitor 23.8 MIN	24.0	✓
	Commercial 2.0 MIN	2.0	✓
	Commercial Visitor 0.0 MIN	0.0	✓
	Total 145 MIN	241.0	✓
Motorcycle Parking (1/15units)	7.93 MIN	8.0	✓
Bicycle Parking	30.48 MIN	34.0	✓
Solar Access ( > 2hours)	70% MIN	101 85%	✓
No Solar Access ( < 15 mins)	15% MAX	0 0%	✓
Cross Ventilation	60% MIN	73 61%	✓
Adaptable Units			
	Adaptable 10% MIN	12 10%	✓
	Livable Housing Silver Level 20% MIN	24 20%	✓
Communal Open Space (DCP)	25% MIN	760 m2 25.1%	✓
Unit Storage	1Bed 6 m3 MIN	6 m3	✓
	(min. half in unit, remaining in 2Bed 8 m3 MIN	8 m3	✓
	basement) 3Bed+ 10 m3 MIN	10 m3	✓
Deep Soil Zone (ADG)	7% MIN	212 m3	✓

-231 under  
-231 over

Detailed Calculations

GROSS FLOOR AREA	125 PARRAMATTA RD		52-54 POWELL ST		UNITS QTY										CARPARKING PROVIDED	ADG CALCULATIONS		
	Commercial	Residential	Commercial	Residential	Studio	1Bed	1Bed + Study	2Bed	2 Bed + Study	3Bed	3 Bed + Study	4 Bed +	TOTAL Units per floor		Solar Access (>2 hrs)	Solar Access (< 15mins)	Cross Ventilated	
Basement 3																		
Basement 2														95.00				
Basement 1														82.00				
Ground	91.0 m²	306.0 m²		724.0 m²		11		4					15		8		7	
Level 1		454.0 m²		827.0 m²		8		10					18		13		9	
Level 2		454.0 m²		827.0 m²		8		10					18		13		9	
Level 3		454.0 m²		827.0 m²		8		10					18		13		9	
Level 4		465.0 m²		383.0 m²		3		8					11		12		8	
Level 5		454.0 m²		383.0 m²		3		8					11		12		8	
Level 6		454.0 m²		383.0 m²		3		8					11		11		8	
Level 7		454.0 m²		383.0 m²		3		8					11		9		5	
Level 8		454.0 m²				2		4					6		5		5	
													0		5		5	
	91.0 m²	3,949.0 m²	0.0 m²	4,737.0 m²	0	49	0	70	0	0	0	0	0	177.00	101	0	73	
	Total	4,040.0 m²	Total	4,737.0 m²		49		70		0			Total		85%	0%	61%	
													119					

CAR PARKING	Commercial per DCP	Staff/Residents	Visitors	Total
	1.0	1.0	0.0	2.0
			0.0	0.0
			Total	2.0

Residential per DCP	0.0	49.0	70.0	0.0	0.0	119.0
						23.8
			Total			142.8

Residential per ADG	0.0	29.4	63.0	0.0	0.0	92.4
						23.8
			Total			116.2

BICYCLES	Staff/Residents	Visitors	Total
	0.3	0.5	0.7

	23.8
	6.0
Total	29.8

No.	Rev	Drawing Name	Rev	Description	Date	App'd
-----	-----	--------------	-----	-------------	------	-------

URBANLINK

Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014

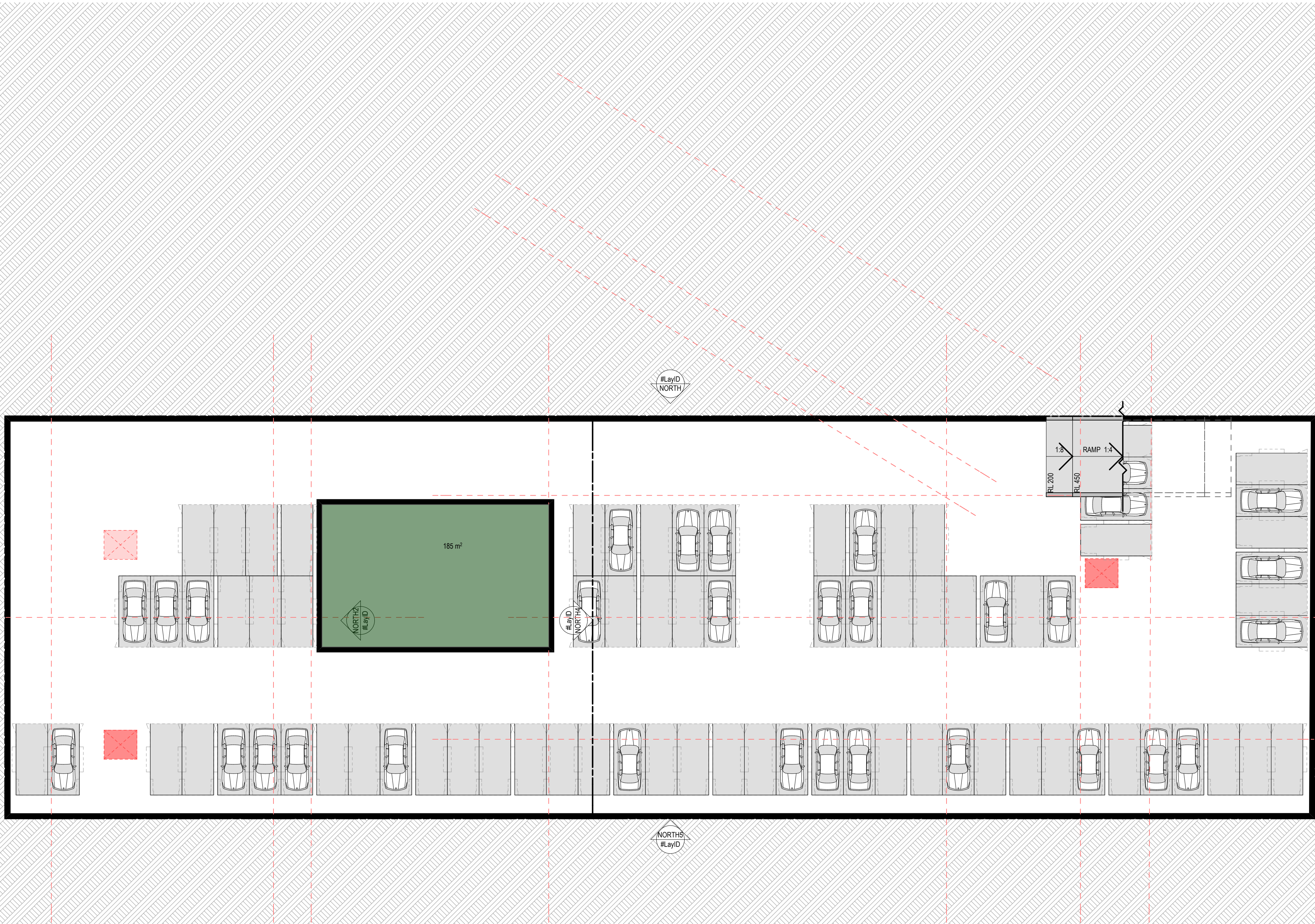
Project

## Homebush Apartments Mixed Use Multi Residential

52-54 Powell St. & 125 Parramatta Rd.  
HomebushNSW2135#Site Country

Nominated Architects: Ziad Boumelhem Reg no 8008 Youssef El Khawaja Reg no 8933	Project Number 18-084
Status CONCEPT SKETCH	





## DRAFT SKETCH

Rev	Description	Date	App'd
Project	HOME BUSH APARTMENTS		
	MIXED USE MULTI RESIDENTIAL		
	52-54 Powell St. & 125 Parramatta Rd.		
	Homebush NSW 2135 #Site Country		

**URBAN LINK**

Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Bournehem Reg no 8008  
Youssef El Khawaja Reg no 8933  
Nicolas Toubia Reg no 9336

Drawing Title  
**FLOOR PLANS**  
**BASEMENT 02**

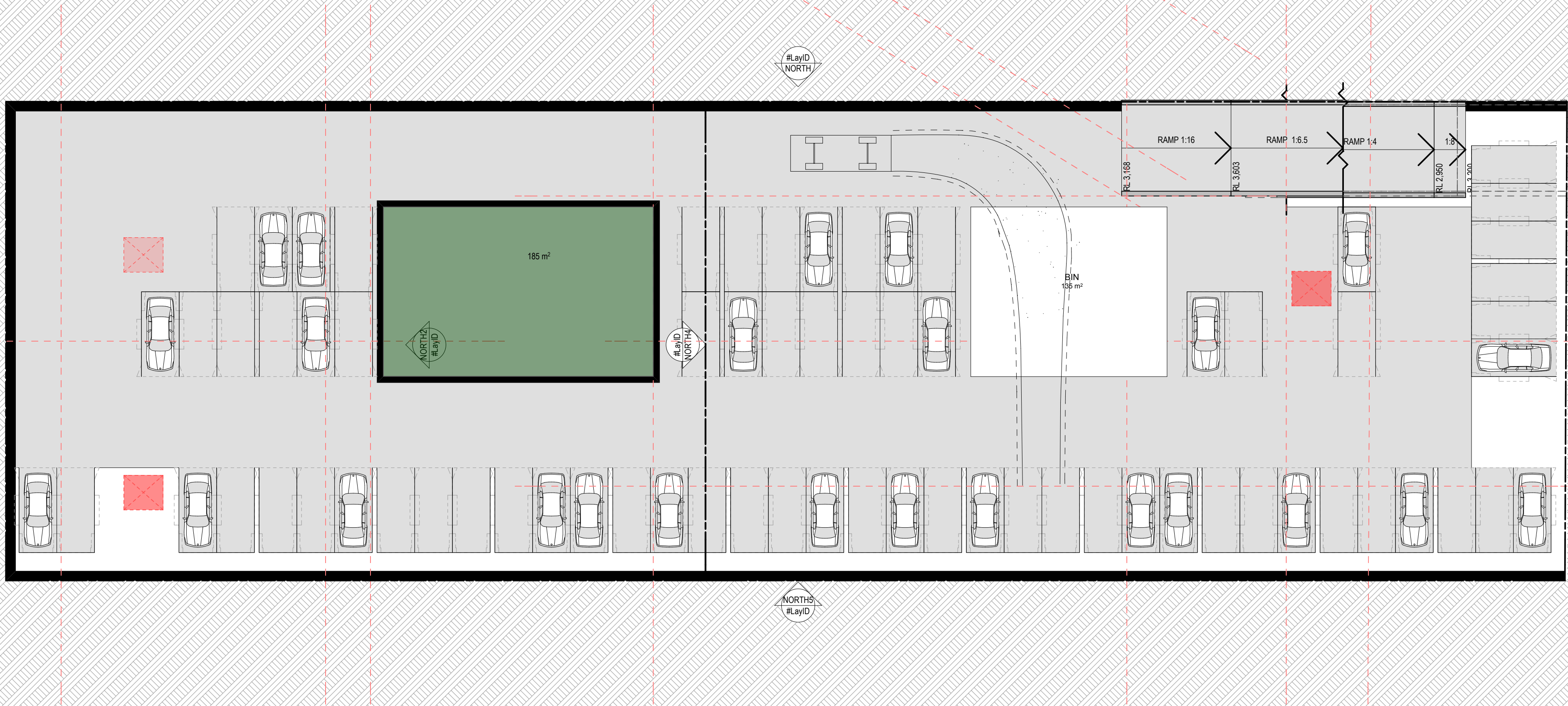
Date of Issue 8/10/2019 Checked Approved

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Project Number 18-084  
Status **CONCEPT SKETCH**

Drawing Number Revision  
DA2001





A \*ADD ISSUE DESCRIPTION HERE 000000 XX

## DRAFT SKETCH

Rev	Description	Date	App'd
Project	HOME BUSH APARTMENTS		
	MIXED USE MULTI RESIDENTIAL		
	52-54 Powell St. & 125 Parramatta Rd.		
	Homebush NSW 2135 #Site Country		

**URBAN LINK**

Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Bournehem Reg no 8008  
Youssef El Khawaja Reg no 8933  
Nicolas Toubia Reg no 9336

Drawing Title  
**FLOOR PLANS**  
**BASEMENT 01**

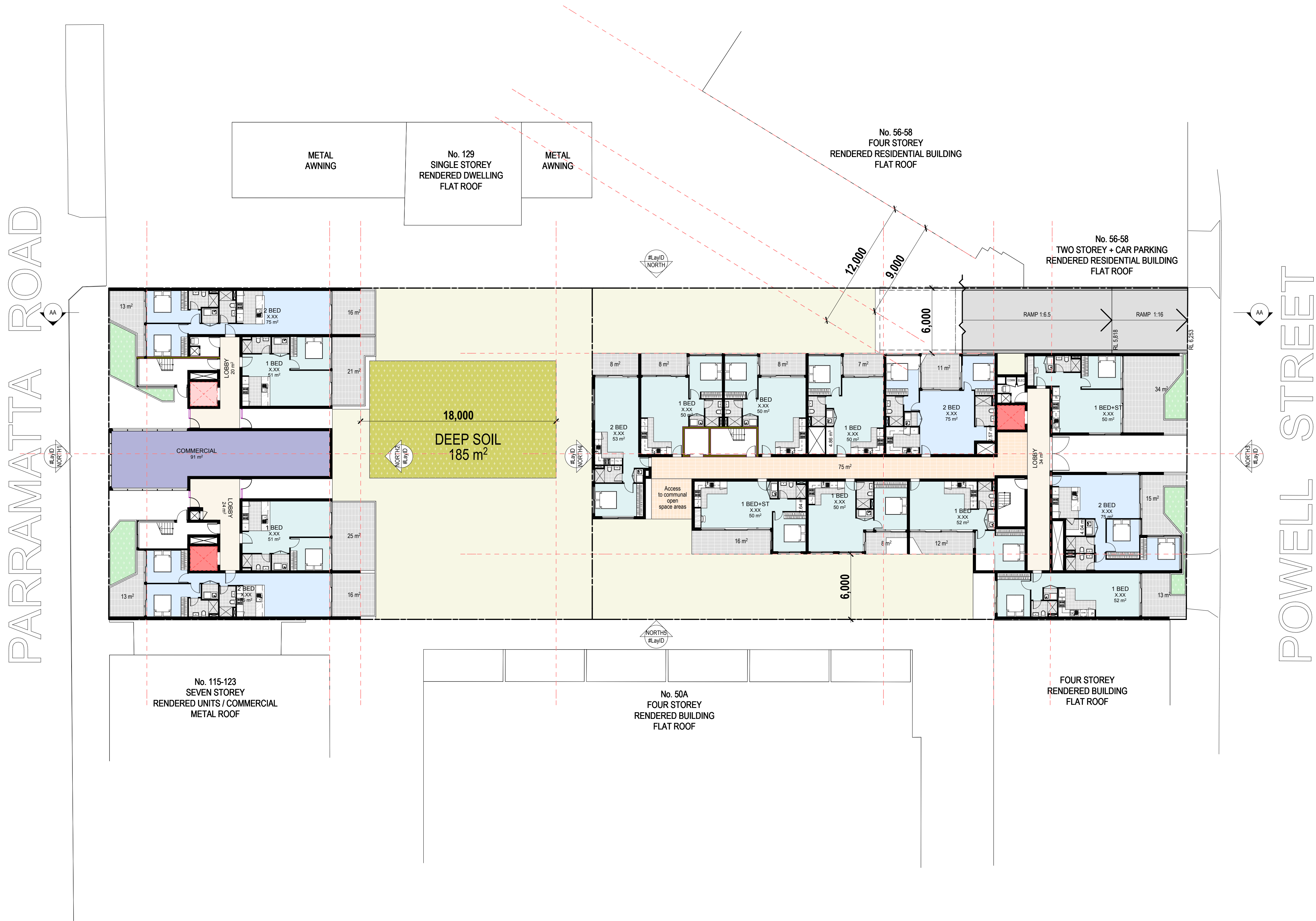
Date of issue	Checked	Approved
8/10/2019	XX	XX

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Project Number  
**18-084**  
Status  
**CONCEPT SKETCH**

Drawing Number Revision  
**DA2001**



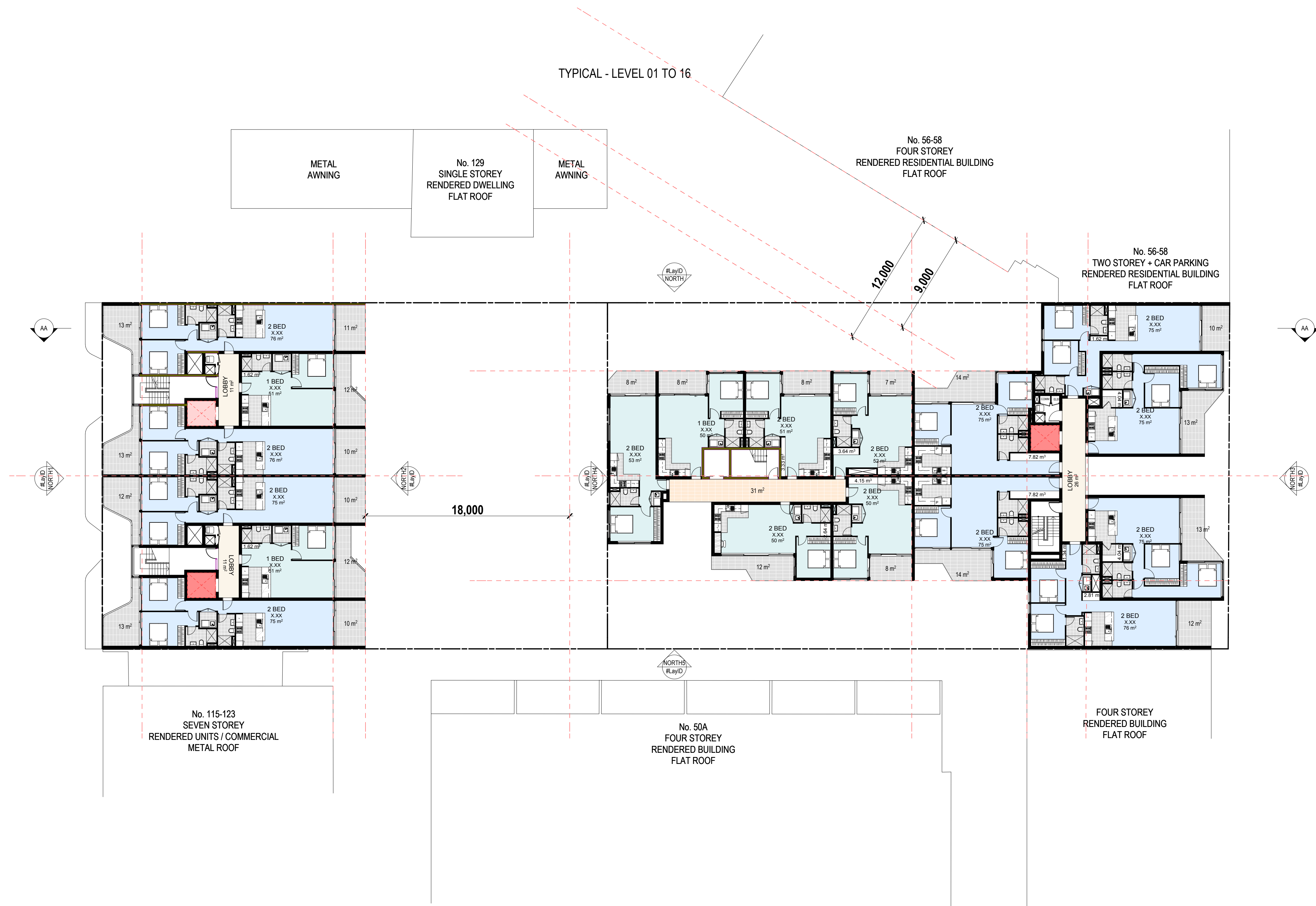


**DRAFT SKETCH**

Rev	Description	Date	App'd
Project	HOME BUSH APARTMENTS MIXED USE MULTI RESIDENTIAL 52-54 Powell St. & 125 Parramatta Rd. Homebush NSW 2135 #Site Country		

**URBAN LINK**  
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Bournehem Reg no 8008  
Youssef El Khawaja Reg no 8933  
Nicolas Toubia Reg no 9336

Drawing Title	
<b>FLOOR PLANS</b>	
<b>GROUND FLOOR PLAN</b>	
Date of Issue	Checked Approved
8/10/2019	
Scale	
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Project Number	Drawing Number Revision
18-084	DA2002
Status	
<b>CONCEPT SKETCH</b>	



## DRAFT SKETCH

Rev Description Date App'd  
Project  
HOMEBUSH APARTMENTS  
MIXED USE MULTI RESIDENTIAL  
52-54 Powell St. & 125 Parramatta Rd.  
Homebush NSW 2135 #Site Country



Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014

Nominated Architects:  
Ziad Bournehem Reg no 8008  
Youssef El Khawaja Reg no 8933 Nicolas Toubia Reg no 9336

Drawing Title  
**FLOOR PLANS**  
**LEVEL 01**

Date of Issue 8/10/2019 Checked Approved

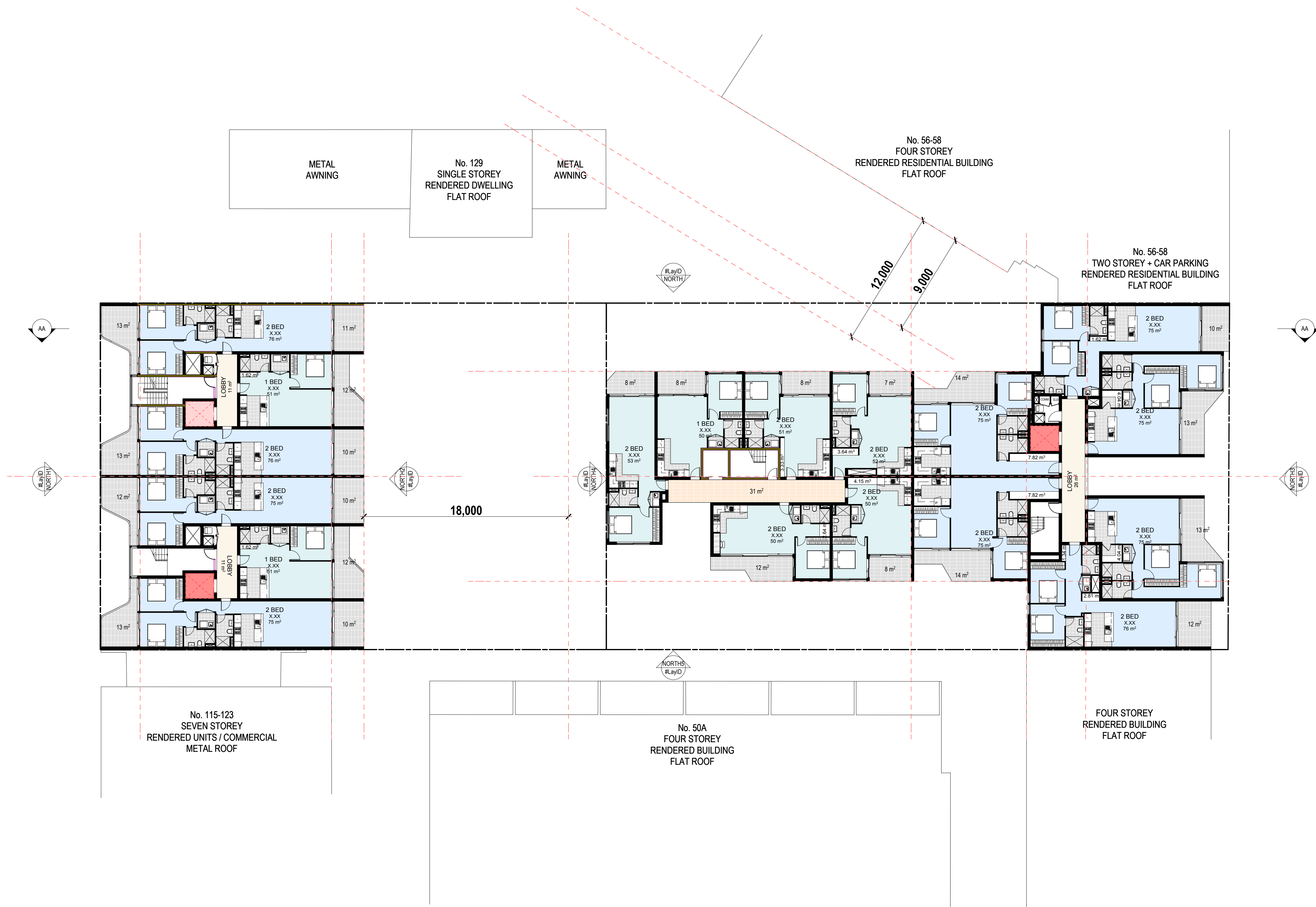
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Project Number  
**18-084**  
Drawing Number Revision  
**DA2004**

Status  
**CONCEPT SKETCH**



Notes  
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.  
2. DO NOT SCALE DRAWINGS.  
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



DRAFT SKETCH

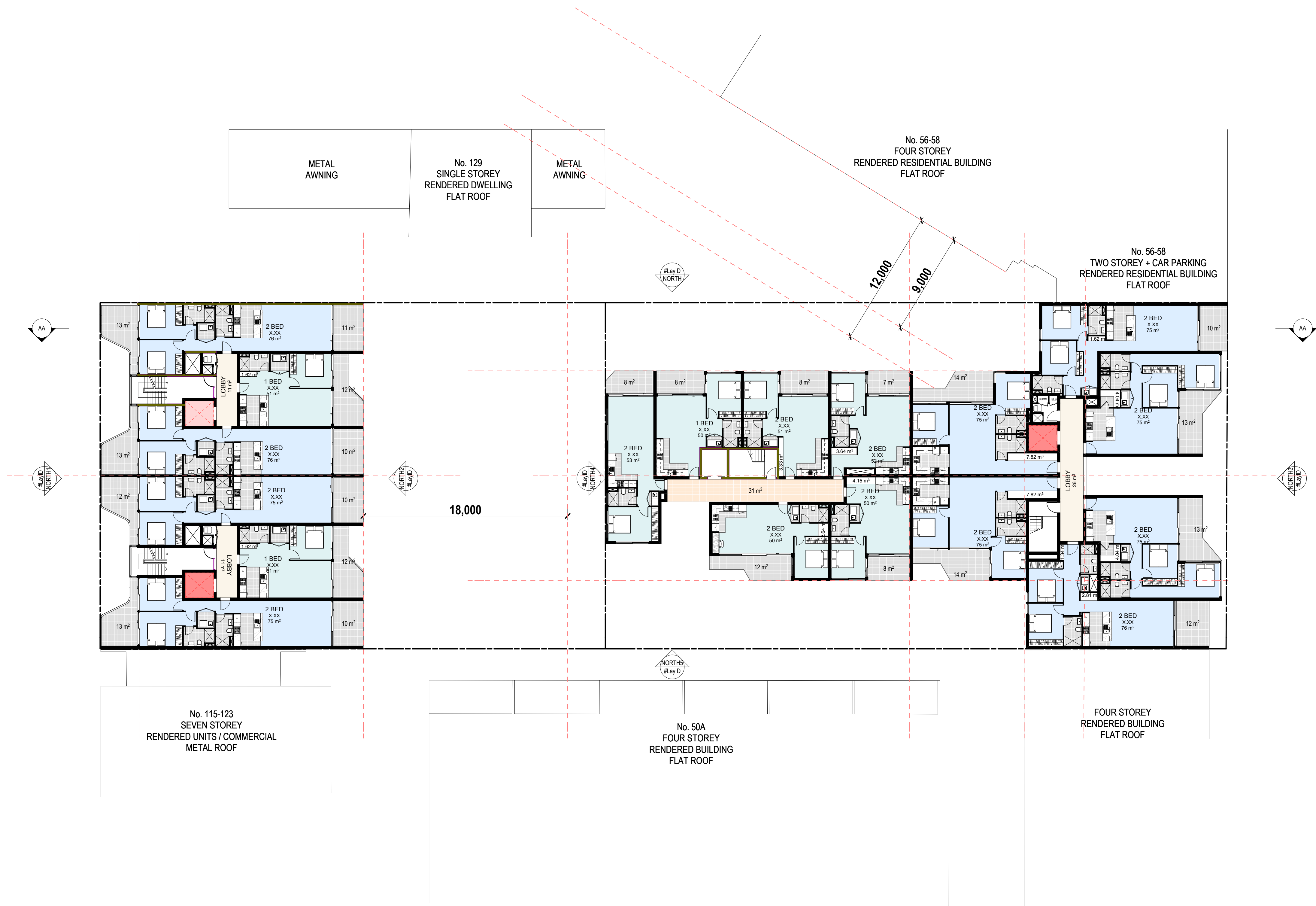
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Project  
HOMEBUSH APARTMENTS  
MIXED USE MULTI RESIDENTIAL  
52-54 Powell St. & 125 Parramatta Rd.  
Homebush NSW 2135 #Site Country



Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014

Nominated Architects:  
Ziad Bournehem Reg no 8008  
Youssef El Khawaja Reg no 8933 Nicolas Touba Reg no 9336

Drawing Title  
**FLOOR PLANS**  
**LEVEL 02**  
Date of Issue 8/10/2019 Checked Approved  
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Project Number 18-084 Drawing Number Revision DA2005  
Status  
**CONCEPT SKETCH**



**DRAFT SKETCH**

Rev	Description	Date	App'd
Project			
HOMEBUSH APARTMENTS			
MIXED USE MULTI RESIDENTIAL			
52-54 Powell St. & 125 Parramatta Rd.			
Homebush NSW 2135 #Site Country			

**URBAN LINK**

Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Bournehem Reg no 8008  
Youssef El Khawaja Reg no 8933  
Nicolas Toubia Reg no 9336

Drawing Title  
**FLOOR PLANS**  
**LEVEL 03**

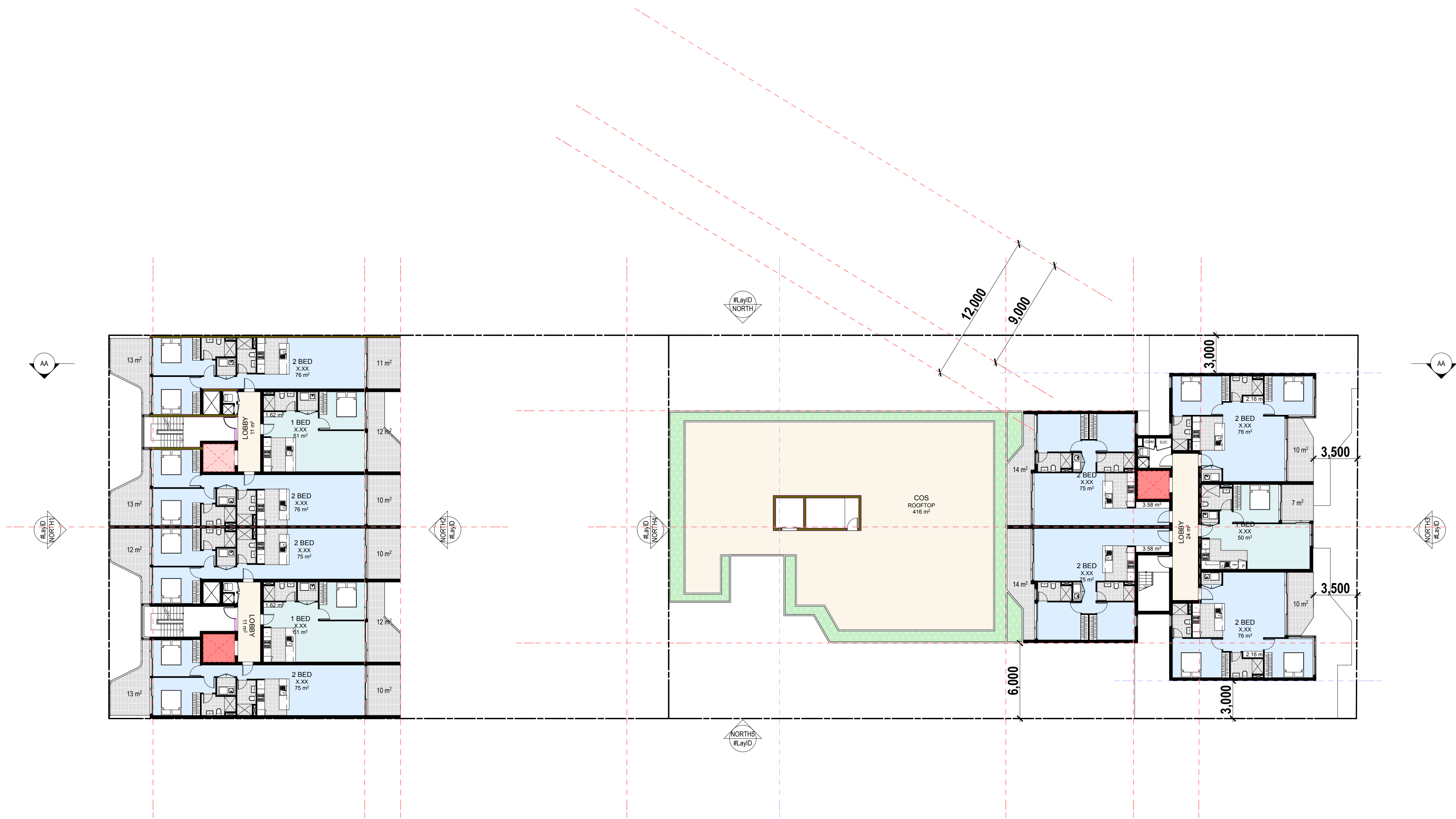
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8/10/2019		

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Project Number	Drawing Number	Revision
18-084	DA2006	

Status  
**CONCEPT SKETCH**

Notes  
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.  
2. DO NOT SCALE DRAWINGS.  
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



## DRAFT SKETCH

Rev Description Date App'd  
Project  
HOMEBUSH APARTMENTS  
MIXED USE MULTI RESIDENTIAL  
52-54 Powell St. & 125 Parramatta Rd.  
Homebush NSW 2135 #Site Country



Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014

Nominated Architects:  
Ziad Bounehem Reg no 8008  
Youssef El Khawaja Reg no 8933 Nicolas Touba Reg no 9336

Drawing Title  
**FLOOR PLANS**  
**LEVEL 04**

Date of Issue 8/10/2019 Checked Approved

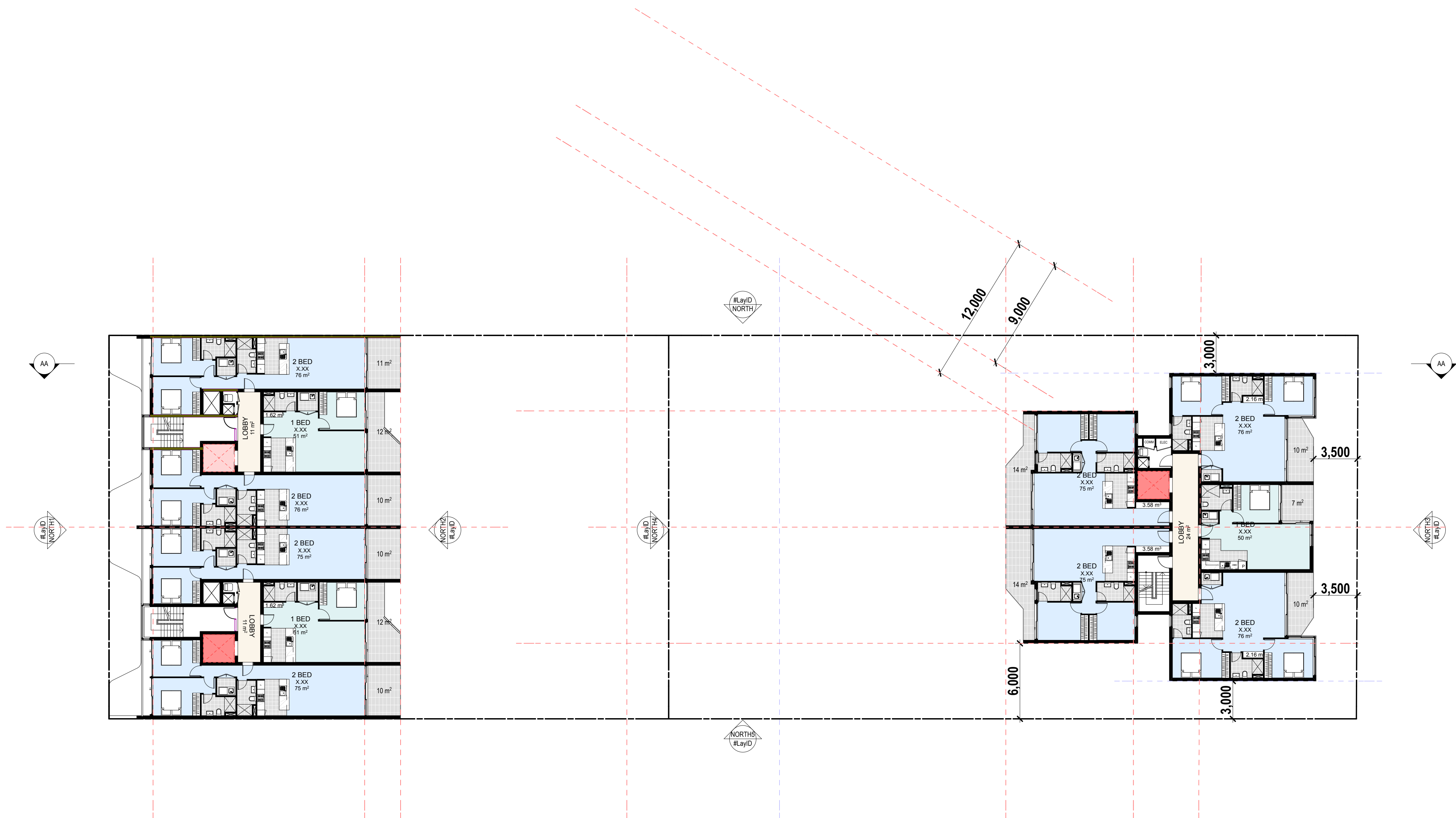
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Project Number  
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Status  
**CONCEPT SKETCH**

Drawing Number Revision  
**DA2007**



Notes  
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.  
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## DRAFT SKETCH

Rev	Description	Date	App'd
Project	HOMEBUSH APARTMENTS MIXED USE MULTI RESIDENTIAL 52-54 Powell St. & 125 Parramatta Rd. Homebush NSW 2135 #Site Country		



Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014

Nominated Architects:  
Ziad Bournehem Reg no 8008  
Youssef El Khawaja Reg no 8933      Nicolas Toubia Reg no 9336

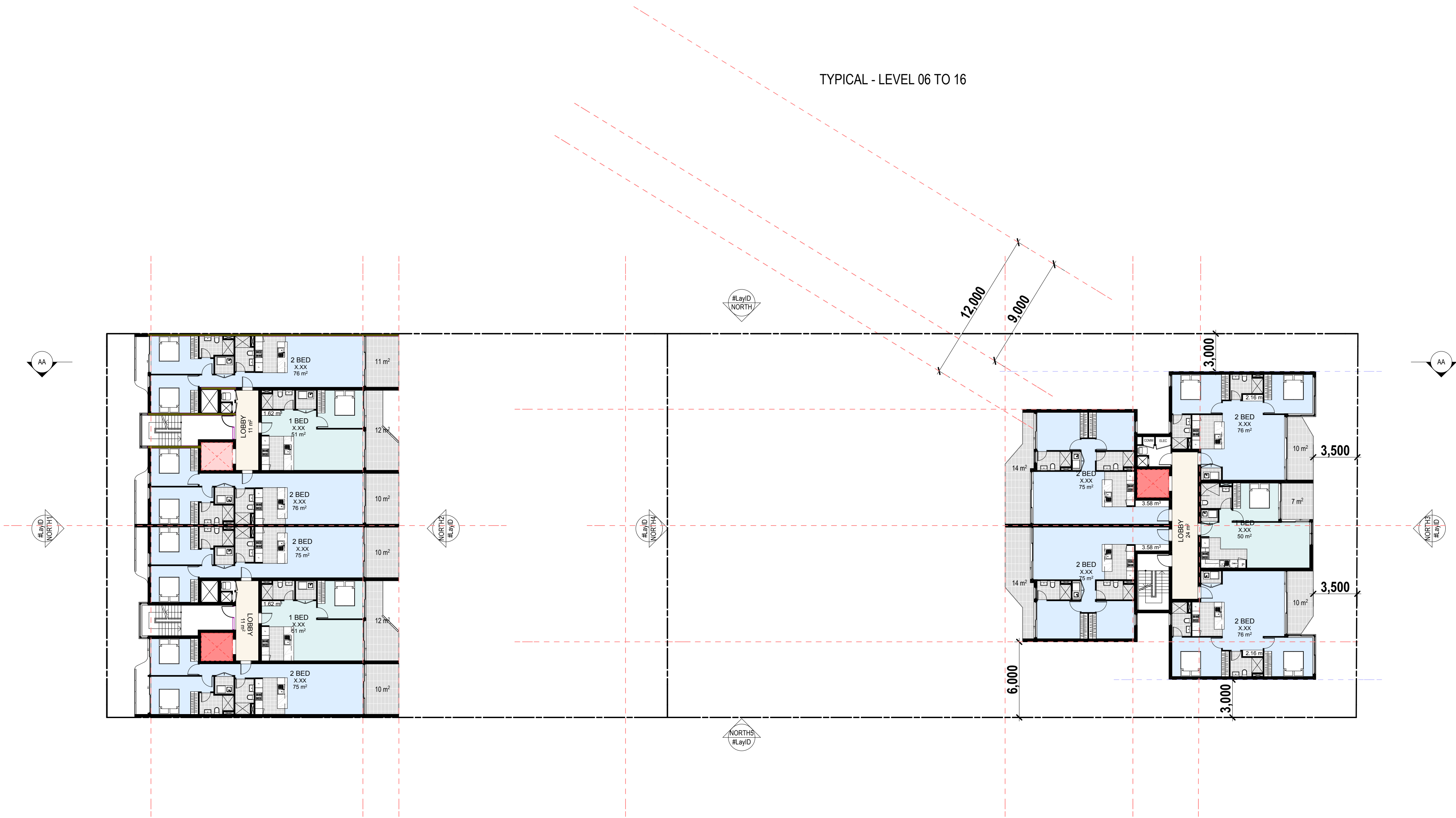
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**FLOOR PLANS**  
**LEVEL 05**

Date of Issue	Checked	Approved
8/10/2019		

Scale  
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Project Number	Drawing Number	Revision
18-084	DA2008	CONCEPT SKETCH

TYPICAL - LEVEL 06 TO 16



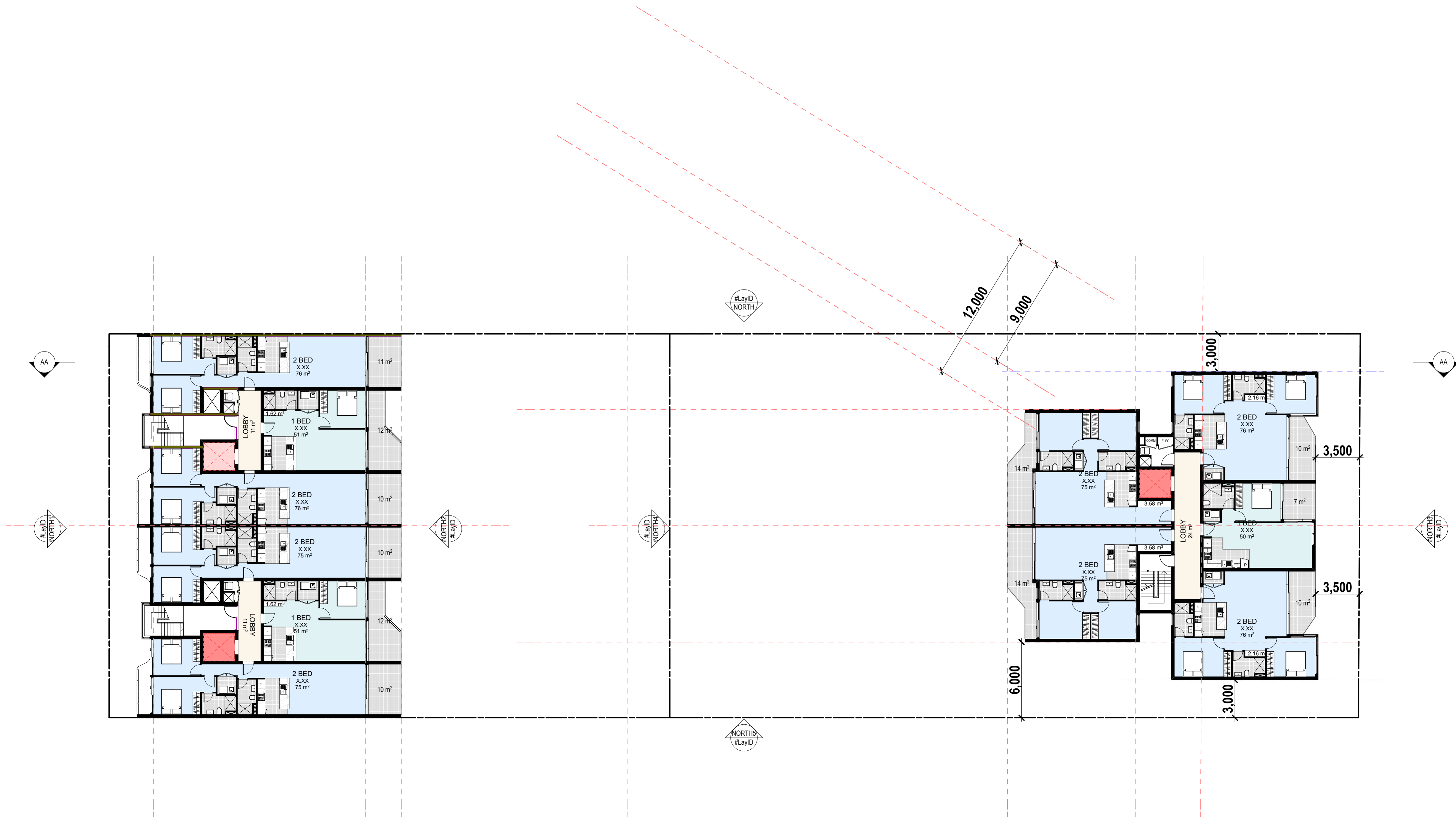
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Rev Description Date App'd  
Project  
HOMEBUSH APARTMENTS  
MIXED USE MULTI RESIDENTIAL  
52-54 Powell St. & 125 Parramatta Rd.  
Homebush NSW 2135 #Site Country

**URBAN LINK**  
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Bournehem Reg no 8008  
Youssef El Khawaja Reg no 8933 Nicolas Touba Reg no 9336

Drawing Title  
**FLOOR PLANS**  
**LEVEL 06**  
Date of Issue 8/10/2019 Checked Approved  
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Project Number 18-084 Drawing Number Revision DA2009  
Status  
**CONCEPT SKETCH**

Notes  
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.  
2. DO NOT SCALE DRAWINGS.  
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



## DRAFT SKETCH

Rev	Description	Date	App'd
Project HOMEBUSH APARTMENTS MIXED USE MULTI RESIDENTIAL 52-54 Powell St. & 125 Parramatta Rd. Homebush NSW 2135 #Site Country			



Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014

Nominated Architects:  
Ziad Bournehem Reg no 8008  
Youssef El Khawaja Reg no 8933      Nicolas Toubia Reg no 9336

Drawing Title  
**FLOOR PLANS**  
**LEVEL 07**

Date of Issue	Checked	Approved
8/10/2019		

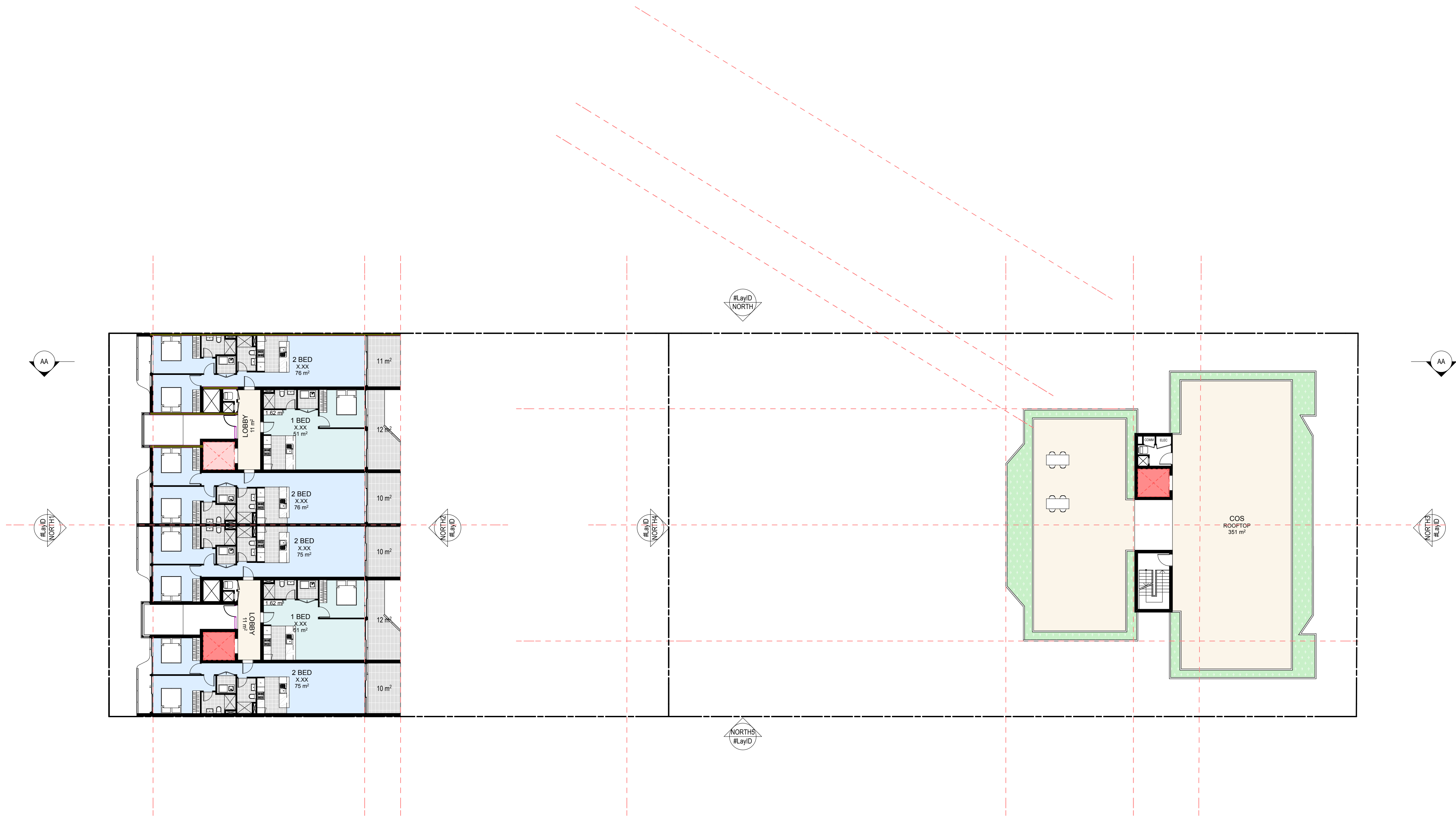
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Project Number  
**18-084**

Drawing Number Revision  
**DA2010**

Status  
**CONCEPT SKETCH**

Notes  
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.  
2. DO NOT SCALE DRAWINGS.  
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



## DRAFT SKETCH

Rev	Description	Date	App'd
Project			
HOMEBUSH APARTMENTS			
MIXED USE MULTI RESIDENTIAL			
52-54 Powell St. & 125 Parramatta Rd.			
Homebush NSW 2135 #Site Country			



Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014

Nominated Architects:  
Ziad Bournehem Reg no 8008  
Youssef El Khawaja Reg no 8933  
Nicolas Toubia Reg no 9336

Drawing Title  
**FLOOR PLANS**  
**LEVEL 08**

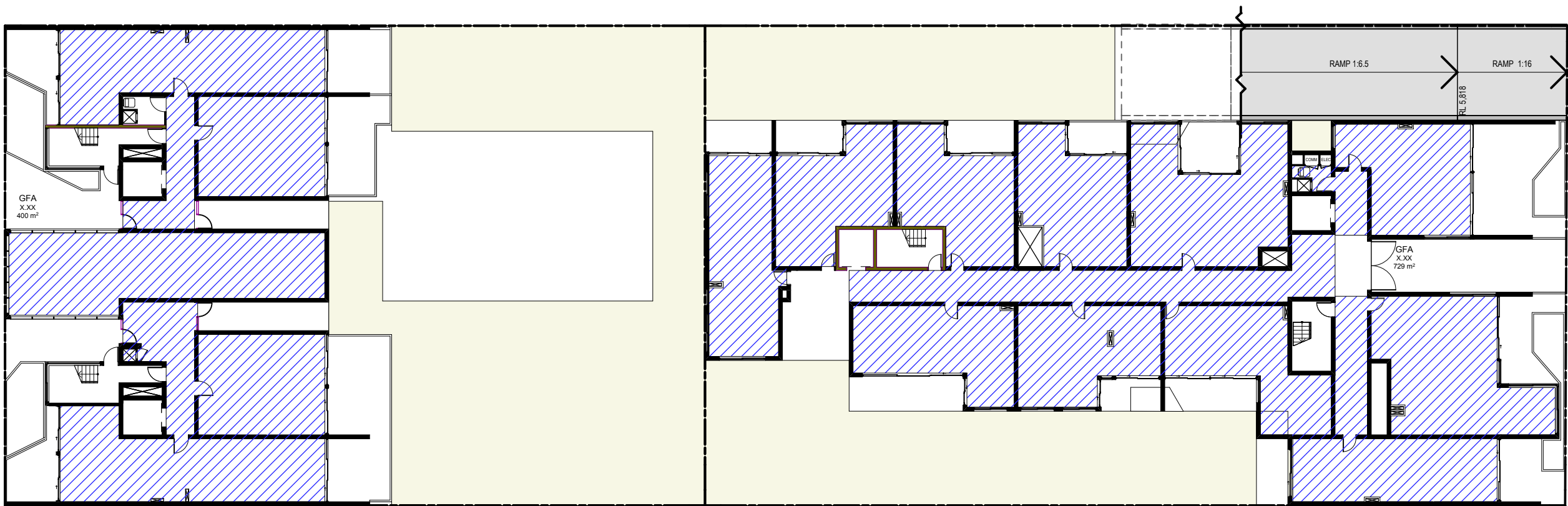
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8/10/2019		

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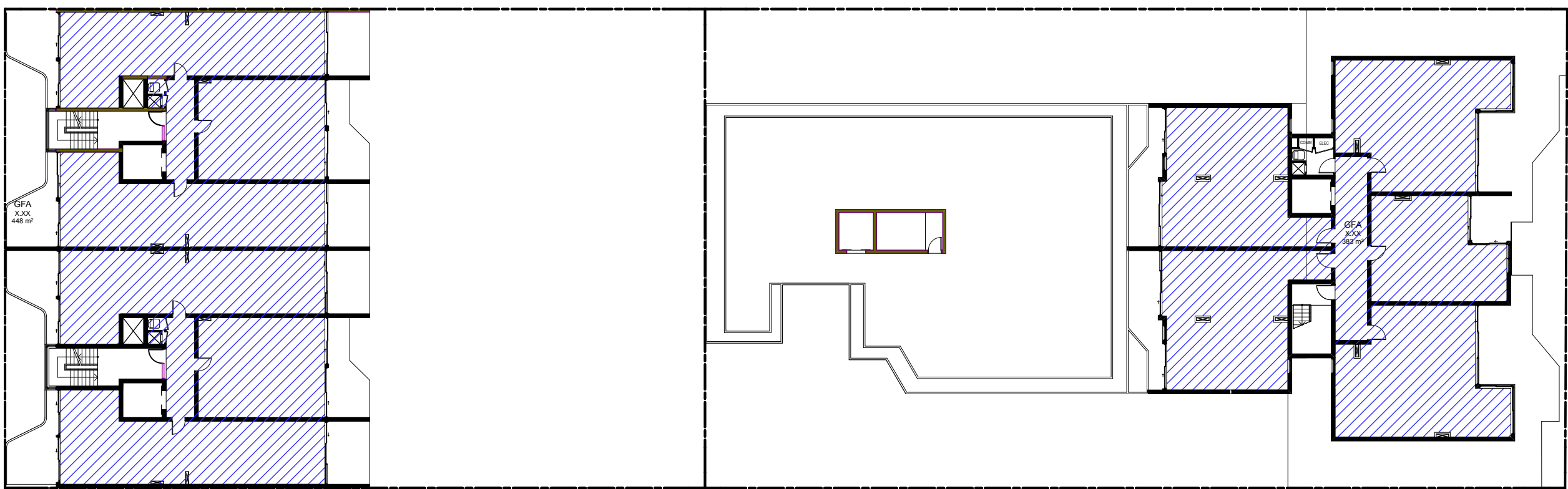
Project Number	Drawing Number	Revision
18-084	DA2011	CONCEPT SKETCH



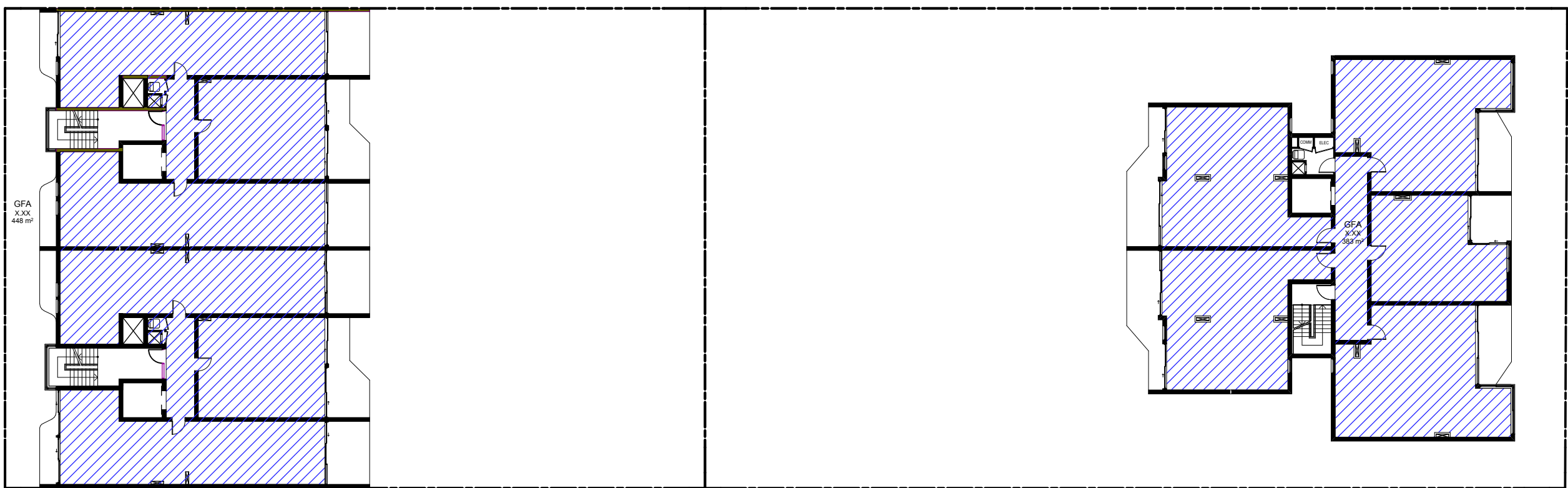
Notes  
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.  
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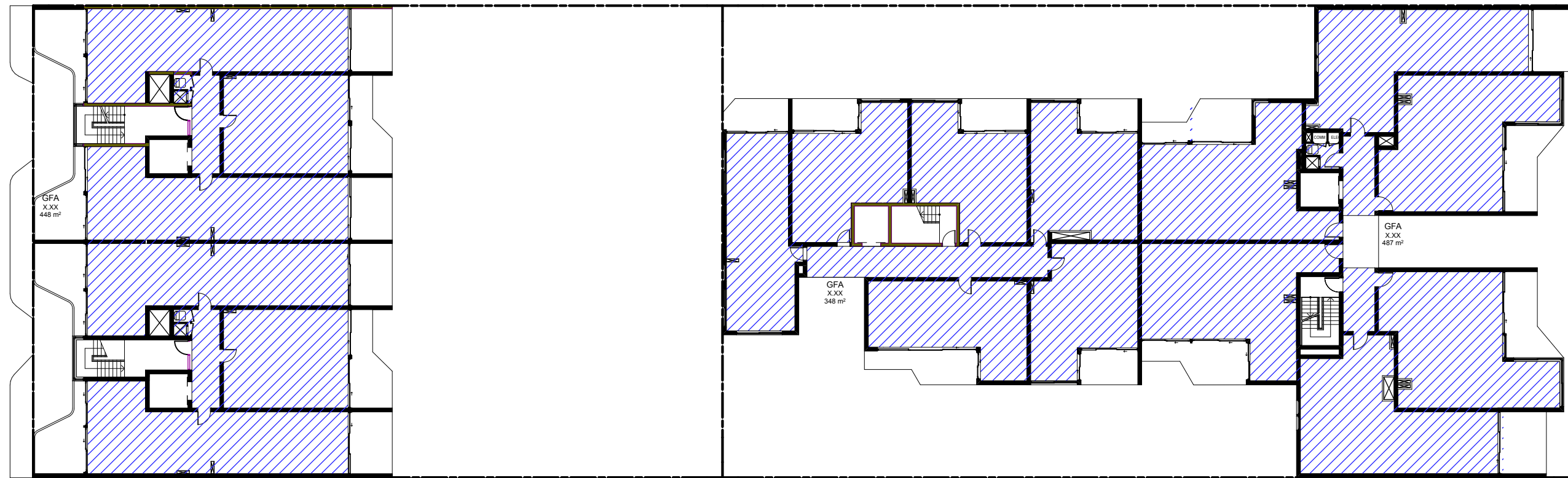
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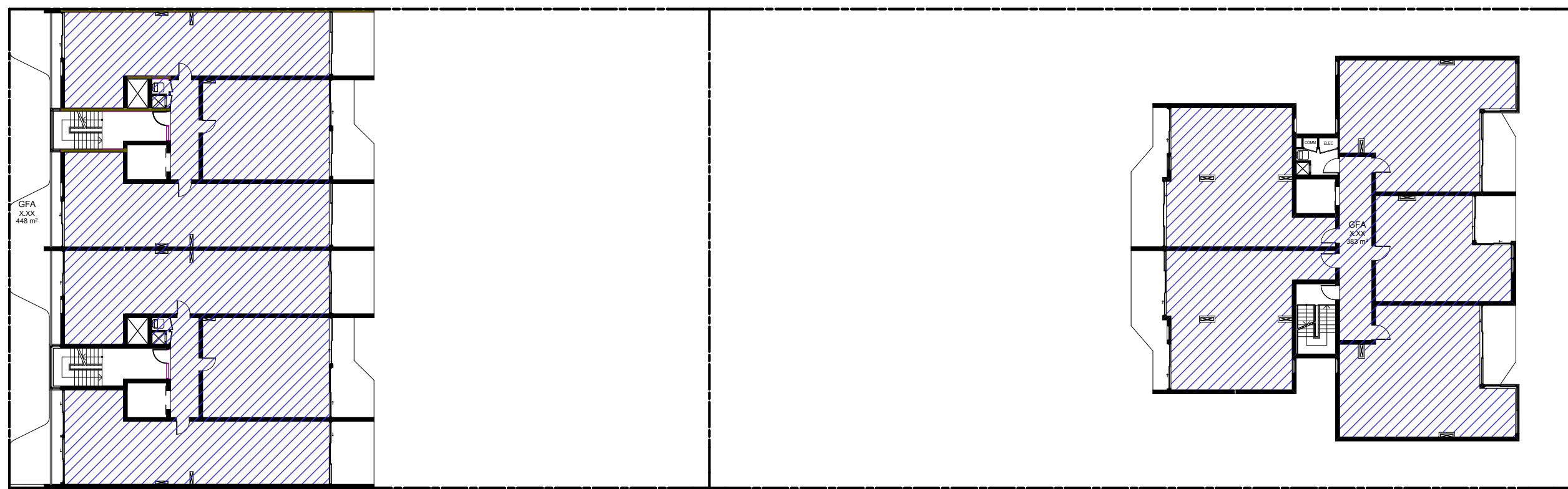
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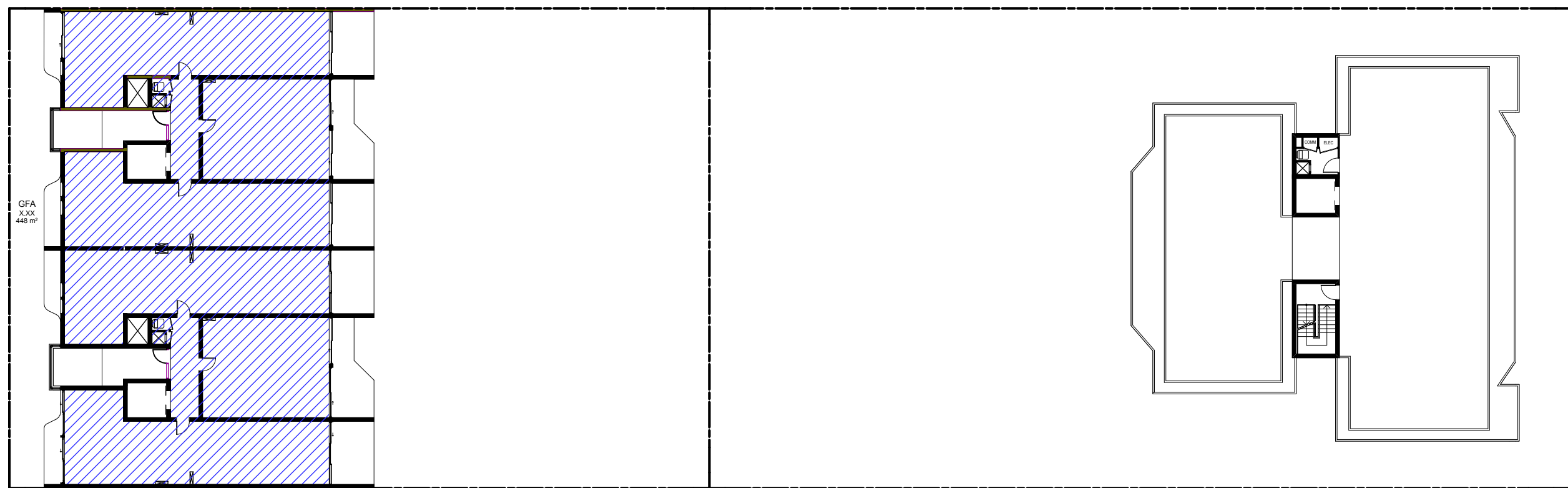
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1 LEVEL 01-03  
SCALE 1:300



1 LEVEL 05  
SCALE 1:300



1 LEVEL 08  
SCALE 1:300

DRAFT SKETCH

Rev Description Date App'd  
Project  
HOMEBUSH APARTMENTS  
MIXED USE MULTI RESIDENTIAL  
52-54 Powell St. & 125 Parramatta Rd.  
Homebush NSW 2135 #Site Country

URBAN LINK

Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134

Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Bounehem Reg no 8008  
Youssef El Khawaja Reg no 8933 Nicolas Toubia Reg no 9336

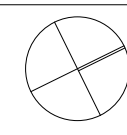
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OPTIONS - COMPLIANCE  
GFA DIAGRAMS

Date of Issue 8/10/2019 Checked Approved

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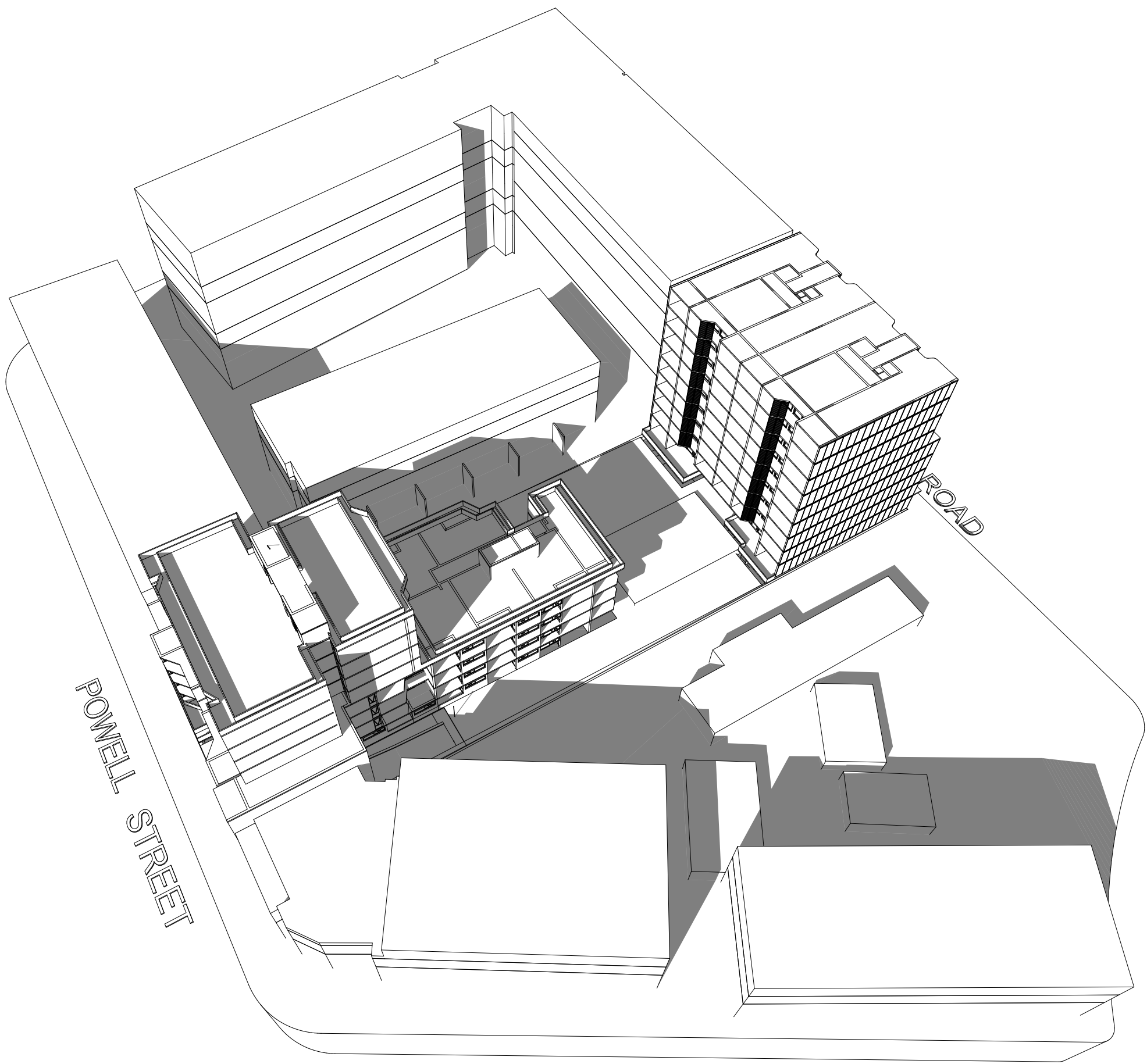
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Drawing Number 18-084  
Revision DA2901

CONCEPT SKETCH

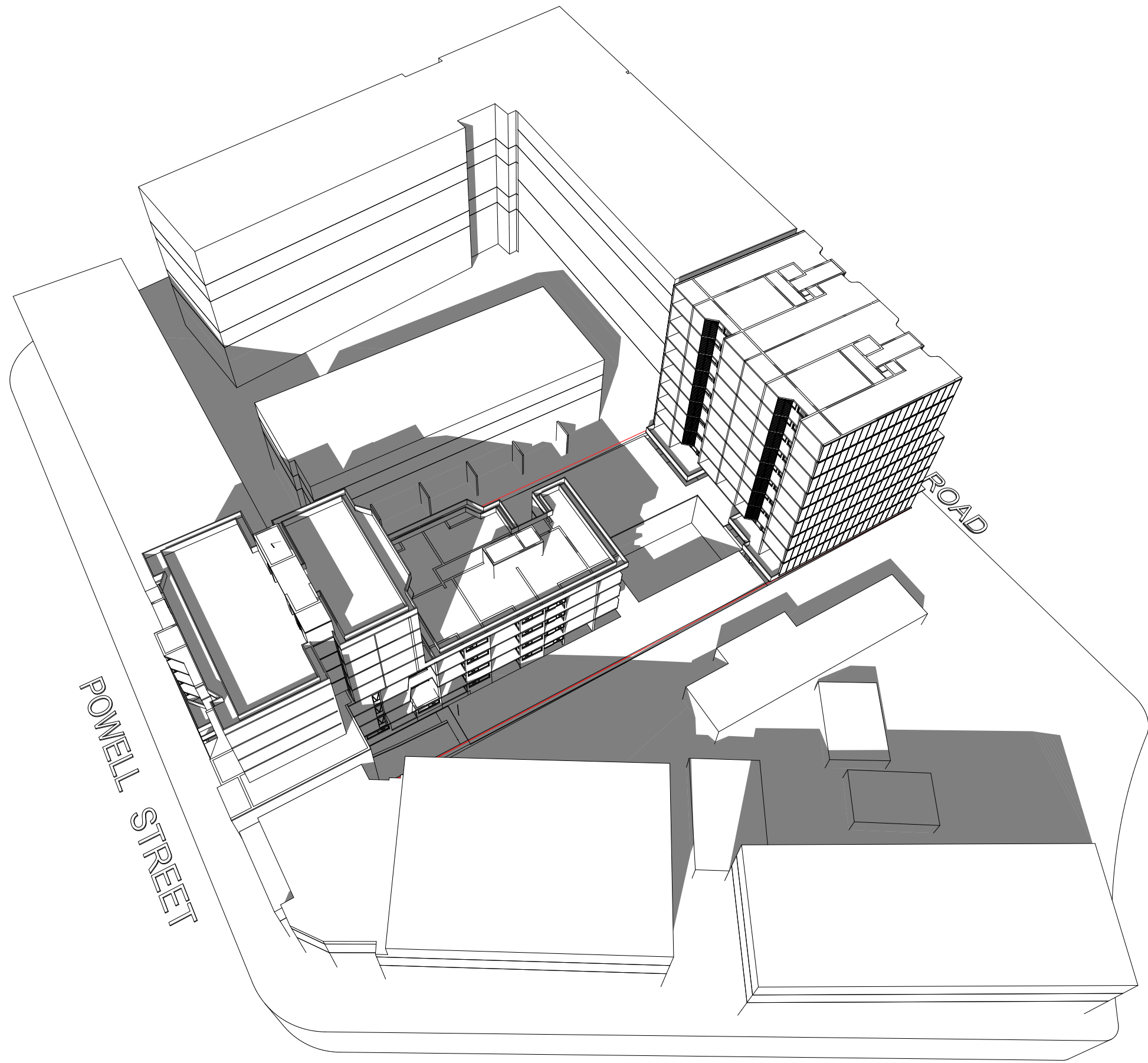


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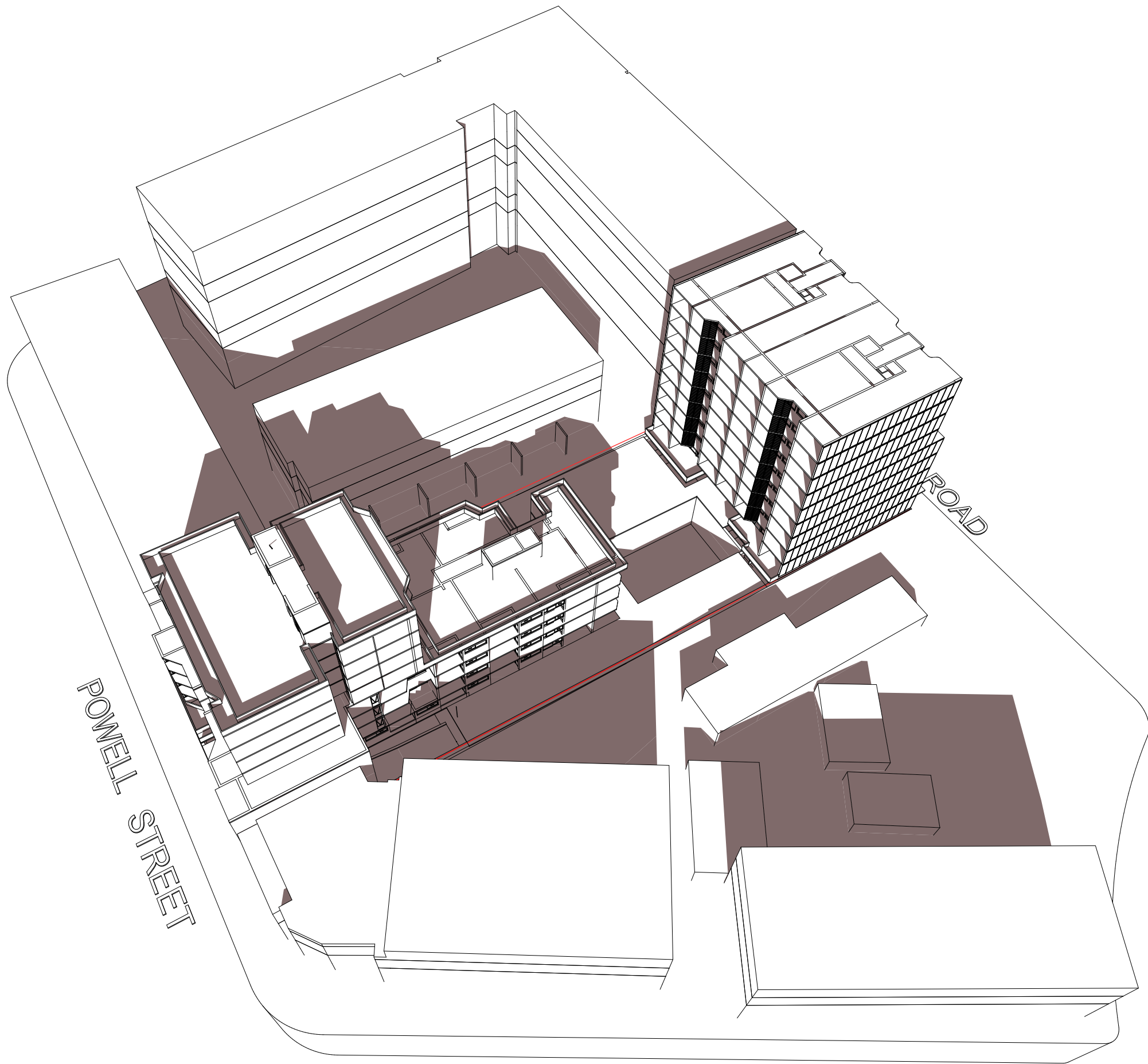




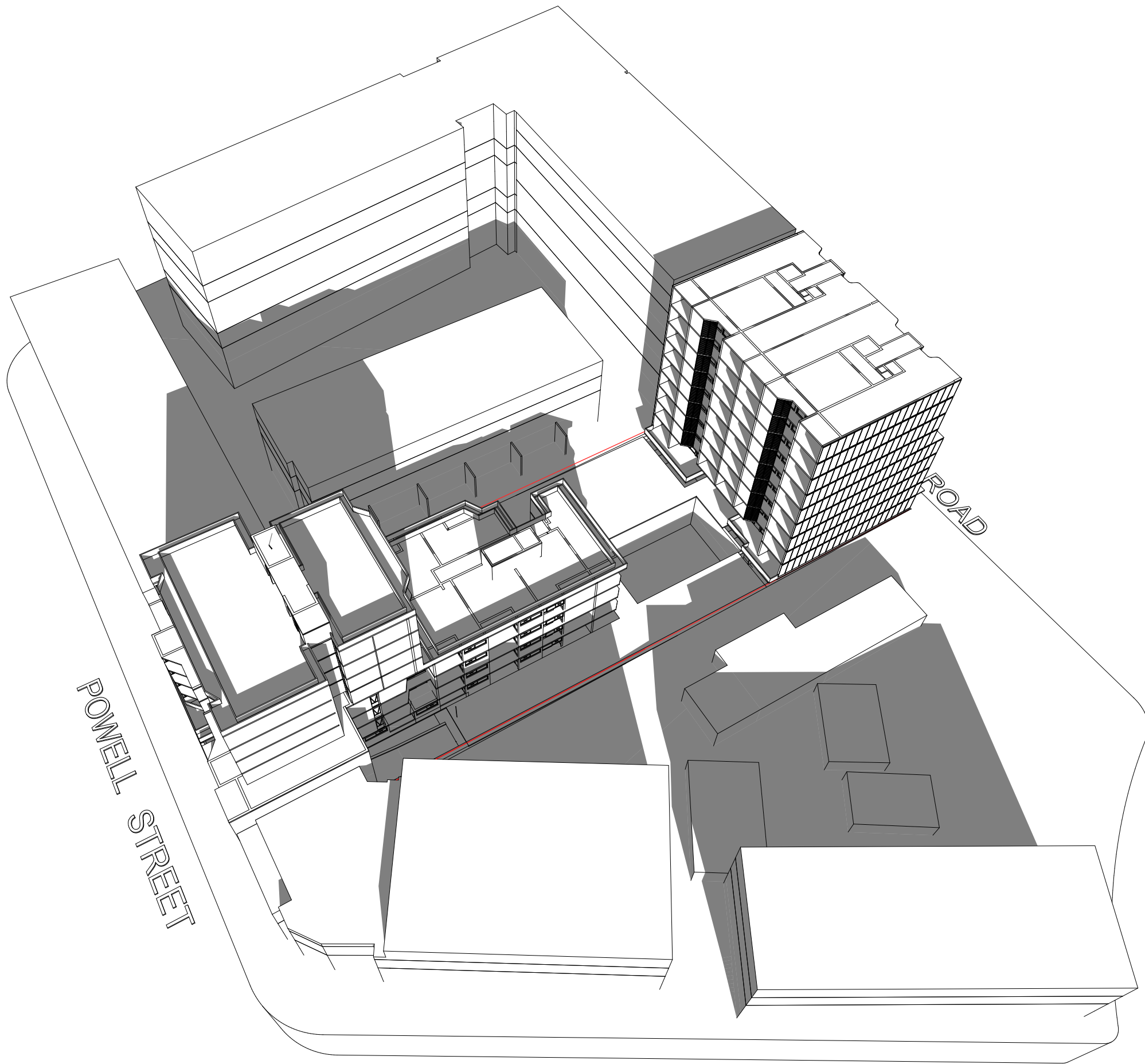
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1 1PM SHADOW  
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1 2PM SHADOW  
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1 3PM SHADOW  
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## DRAFT SKETCH

Rev	Description	Date	App'd
Project	HOME BUSH APARTMENTS MIXED USE MULTI RESIDENTIAL 52-54 Powell St. & 125 Parramatta Rd. Homebush NSW 2135 #Site Country		

**URBAN LINK**  
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Bounehem Reg no 8008  
Youssef El Khawaja Reg no 8933  
Nicolas Toubia Reg no 9336

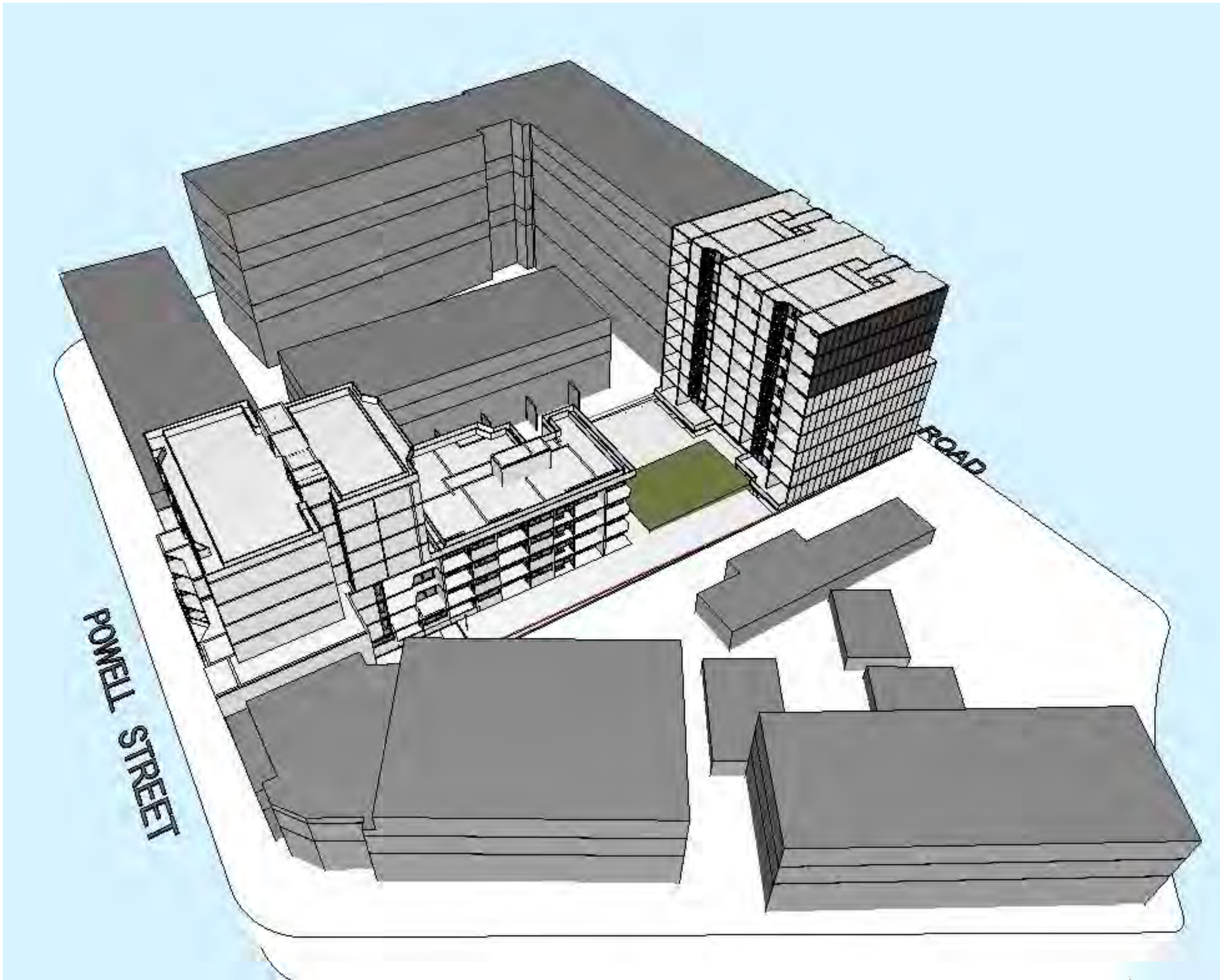
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Date of Issue  
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Project Number  
**18-084**  
Status  
**CONCEPT SKETCH**  
Drawing Number Revision  
**DA2903**





1

Generic Perspective  
SCALE 1:100



1

Generic Perspective  
SCALE 1:100

## DRAFT SKETCH

Rev	Description	Date	App'd
Project			
HOMEBUSH APARTMENTS			
MIXED USE MULTI RESIDENTIAL			
52-54 Powell St. & 125 Parramatta Rd.			
Homebush NSW 2135 #Site Country			

URBAN LINK

Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 2945 2014  
Nominated Architects:  
Ziad Bournehem Reg no 8008  
Youssef El Khawaja Reg no 8933  
Nicolas Toubia Reg no 9336

Drawing Title

EXTERNAL FINISHES  
FINISHES SCHEDULE

Date of Issue  
8/10/2019

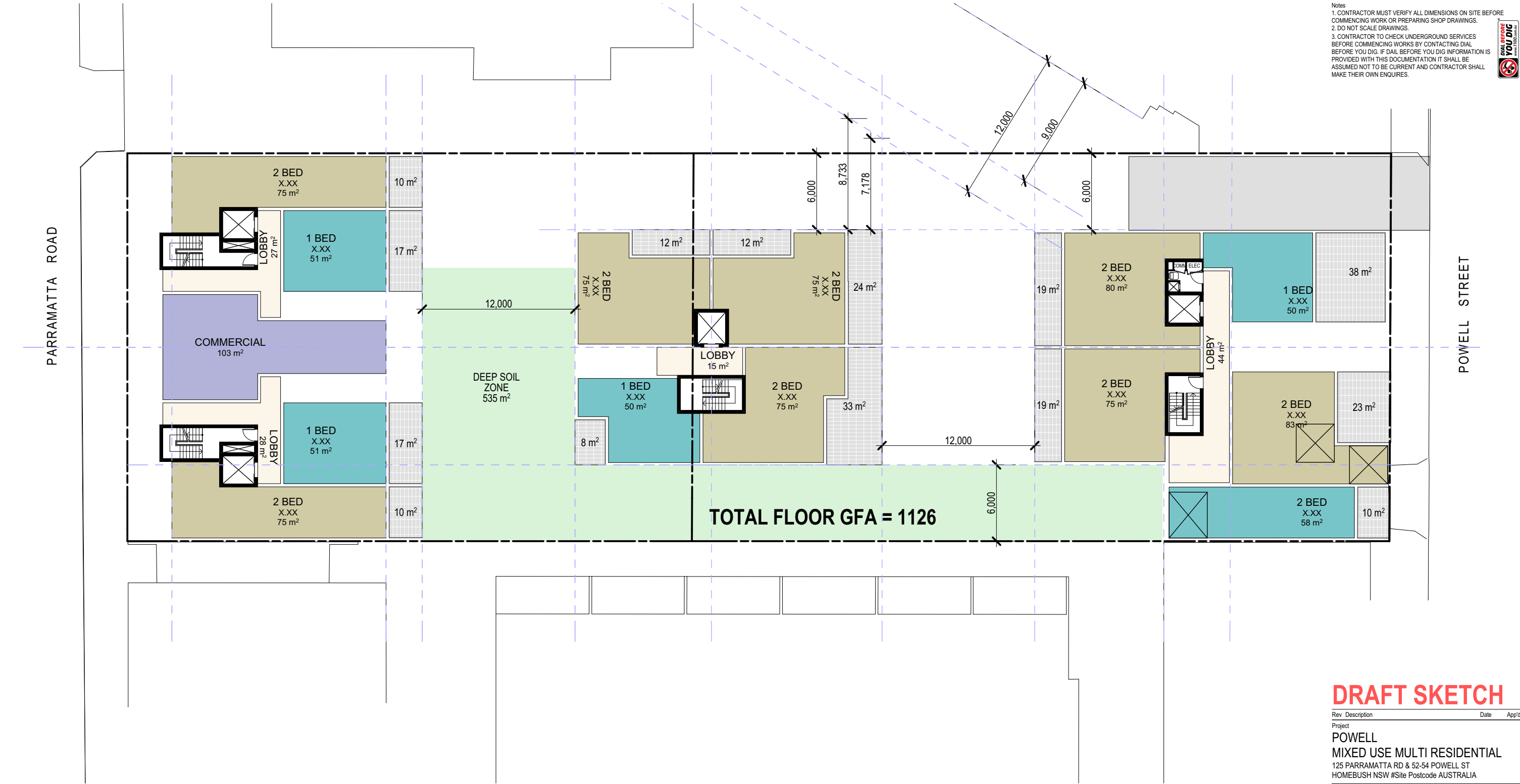
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Scale  
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Project Number  
18-084  
Status  
CONCEPT SKETCH

Drawing Number Revision  
DA6301





GROUND FLOOR PLAN SCALE 1:300

int:ref: 18084 52-54 Powell Street 125 Parramatta Road Homebush\_OPTION 2.pln

## DRAFT SKETCH

Rev Description Date App'd

Project  
**POWELL**  
**MIXED USE MULTI RESIDENTIAL**  
125 PARRAMATTA RD & 52-54 POWELL ST  
HOMEBUSH NSW #Site Postcode AUSTRALIA

**URBAN LINK**  
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014

Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933  
Nicolas Toubia Reg no 9336

Drawing Title  
**CONCEPT SKETCHES - OPTION 02**  
**GROUND FLOOR PLAN**

Checked Approved

Scale  
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@A3 Sheet Size

Date of Issue  
24/07/2019

Project Number  
**18-084**  
Status

Drawing Number Revision  
**SK02 P01**

Eg. DEVELOPMENT APPLICATION

[illegible]

int ref: 18084 52-54 Powell Street 125 Parramatta Road Homebush OPTION 2 plan

Rev	Description	Date	App'd
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**URBAN LINK**

Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933      Nicolas Toubia Reg no 9336

Checked      Approved

Date of Issue  
24/07/2019

Drawing Number Revision  
**SK03 P01**

Status  
**Eg. DEVELOPMENT APPLICATION**

**Notes**

1. CONTRACTOR MUST COMMENCE WORK BEFORE COMMENCEMENT OF CONSTRUCTION.
2. DO NOT SCALE DIMENSIONS.
3. CONTRACTOR TO PROVIDE WITH THE ASSUMED NOT TO BE MADE THEIR OWN.

**Floor Plan Details:**

- Unit 1 (Top Left):** 2 BED (75 m²), 1 BED (51 m²), LOBBY (11 m²). Total: 136 m².
- Unit 2 (Top Right):** 2 BED (75 m²), 1 BED (50 m²), LOBBY (20 m²). Total: 145 m².
- Unit 3 (Bottom Left):** 2 BED (75 m²), 1 BED (51 m²), LOBBY (11 m²). Total: 136 m².
- Unit 4 (Bottom Right):** 2 BED (75 m²), 1 BED (50 m²), LOBBY (20 m²). Total: 145 m².

**Dimensions:**

- Overall width: 18,000 mm.
- Overall depth: 10,852 mm.
- Room dimensions: 19 m², 10 m², 17 m², 24 m², 99 m², 75 m², 51 m², 50 m², 11 m², 20 m².

**TOTAL FLOOR GFA = 934**

**TOTAL FLOOR GFA = 934**

## int ref: 18084 52-54 Powell Street 125 Parramatta Road Homebush OPTION 2 plan

Rev	Description	Date	App'd
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URBAN  LINK

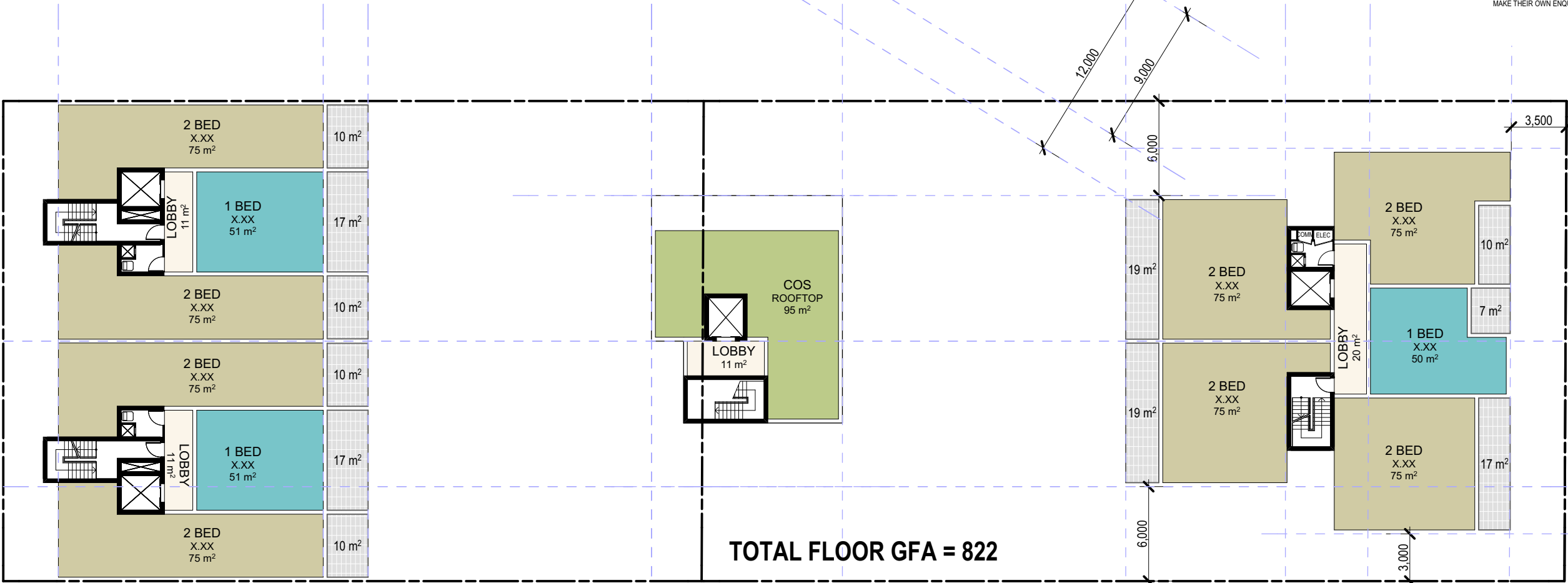
Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933      Nicolas Toubia Reg no 9336

Checked      Approved

**Eg. DEVELOPMENT APPLICATION**



Notes  
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.  
2. DO NOT SCALE DRAWINGS.  
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LEVEL 05 SCALE 1:300

intRef: 18084 52-54 Powell Street 125 Parramatta Road Homebush\_OPTION 2.pln

DRAFT SKETCH

Rev	Description	Date	App'd
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Project  
POWELL  
MIXED USE MULTI RESIDENTIAL  
125 PARRAMATTA RD & 52-54 POWELL ST  
HOMEBUSH NSW #Site Postcode AUSTRALIA

**URBAN LINK**  
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134  
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Youssef El Khawaja Reg no 8933  
Nicolas Toubia Reg no 9336

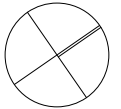
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**CONCEPT SKETCHES - OPTION 02**  
**LEVEL 05**

Checked	Approved
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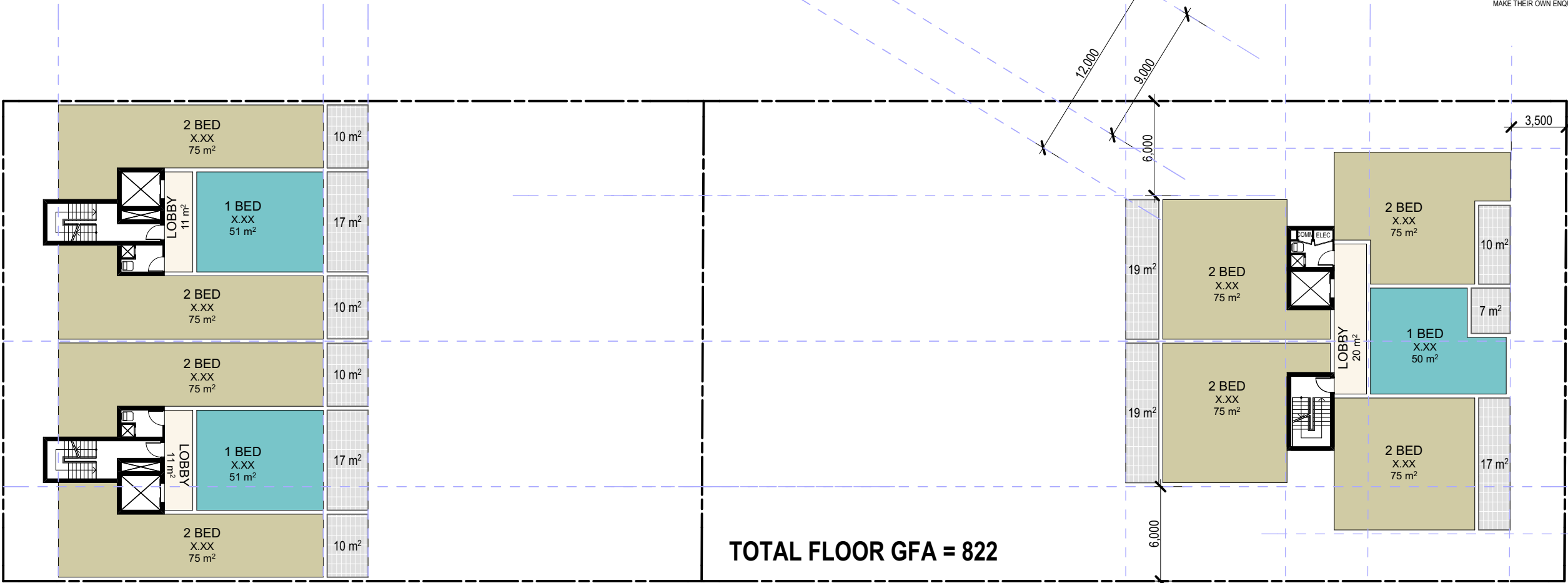
Scale 1:300 @A3 Sheet Size	Date of Issue 24/07/2019
----------------------------------	-----------------------------

Project Number <b>18-084</b> Status	Drawing Number Revision <b>SK05 P01</b>
---	--

Eg. DEVELOPMENT APPLICATION



Notes  
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.  
2. DO NOT SCALE DRAWINGS.  
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



LEVEL 06 SCALE 1:300

intRef: 18084 52-54 Powell Street 125 Parramatta Road Homebush\_OPTION 2.pln

DRAFT SKETCH

Rev	Description	Date	App'd
-----	-------------	------	-------

Project  
**POWELL**  
**MIXED USE MULTI RESIDENTIAL**  
125 PARRAMATTA RD & 52-54 POWELL ST  
HOMEBUSH NSW #Site Postcode AUSTRALIA

**URBAN LINK**  
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014

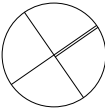
Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933  
Nicolas Toubia Reg no 9336

Drawing Title  
**CONCEPT SKETCHES - OPTION 02**  
**LEVEL 06**

Checked  
Approved

Scale  
1:300  
@A3 Sheet Size

Date of Issue  
24/07/2019

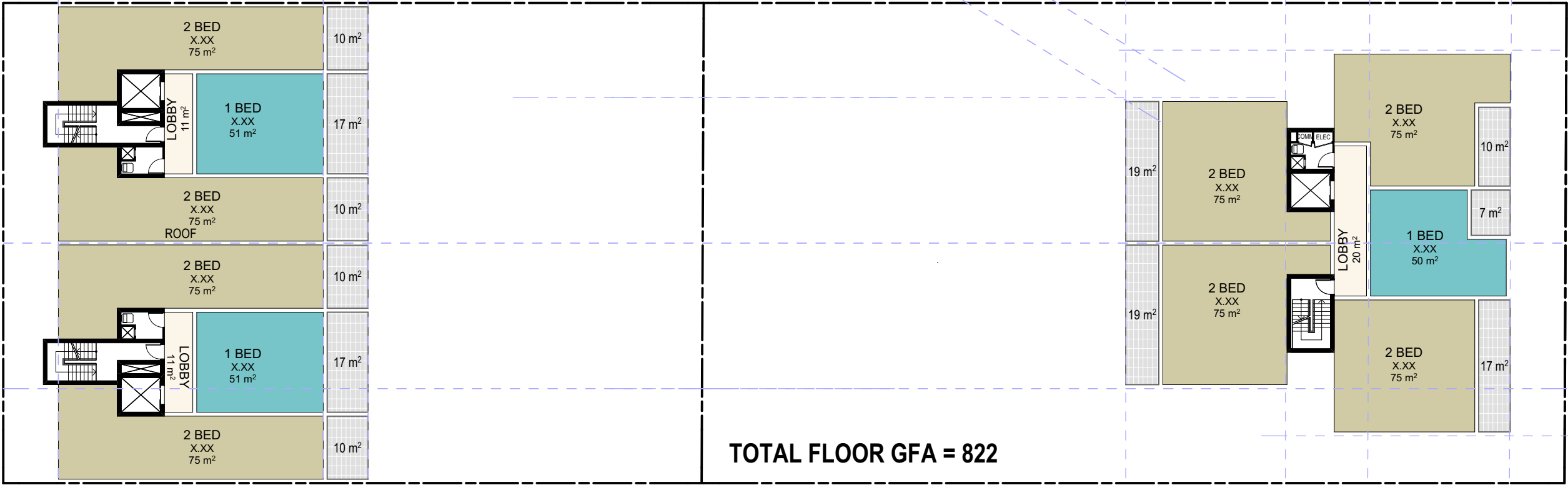


Project Number  
**18-084**  
Status

Drawing Number Revision  
**SK06 P01**

Eg. DEVELOPMENT APPLICATION

Notes  
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.  
2. DO NOT SCALE DRAWINGS.  
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



LEVEL 07 SCALE 1:300

intRef: 18084 52-54 Powell Street 125 Parramatta Road Homebush\_OPTION 2.pln

DRAFT SKETCH

Rev	Description	Date	App'd
-----	-------------	------	-------

Project  
**POWELL**  
**MIXED USE MULTI RESIDENTIAL**  
125 PARRAMATTA RD & 52-54 POWELL ST  
HOMEBUSH NSW #Site Postcode AUSTRALIA

**URBAN LINK**  
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014

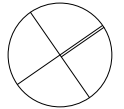
Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933  
Nicolas Toubia Reg no 9336

Drawing Title  
**CONCEPT SKETCHES - OPTION 02**  
**LEVEL 07**

Checked  
Approved

Scale  
1:300  
@A3 Sheet Size

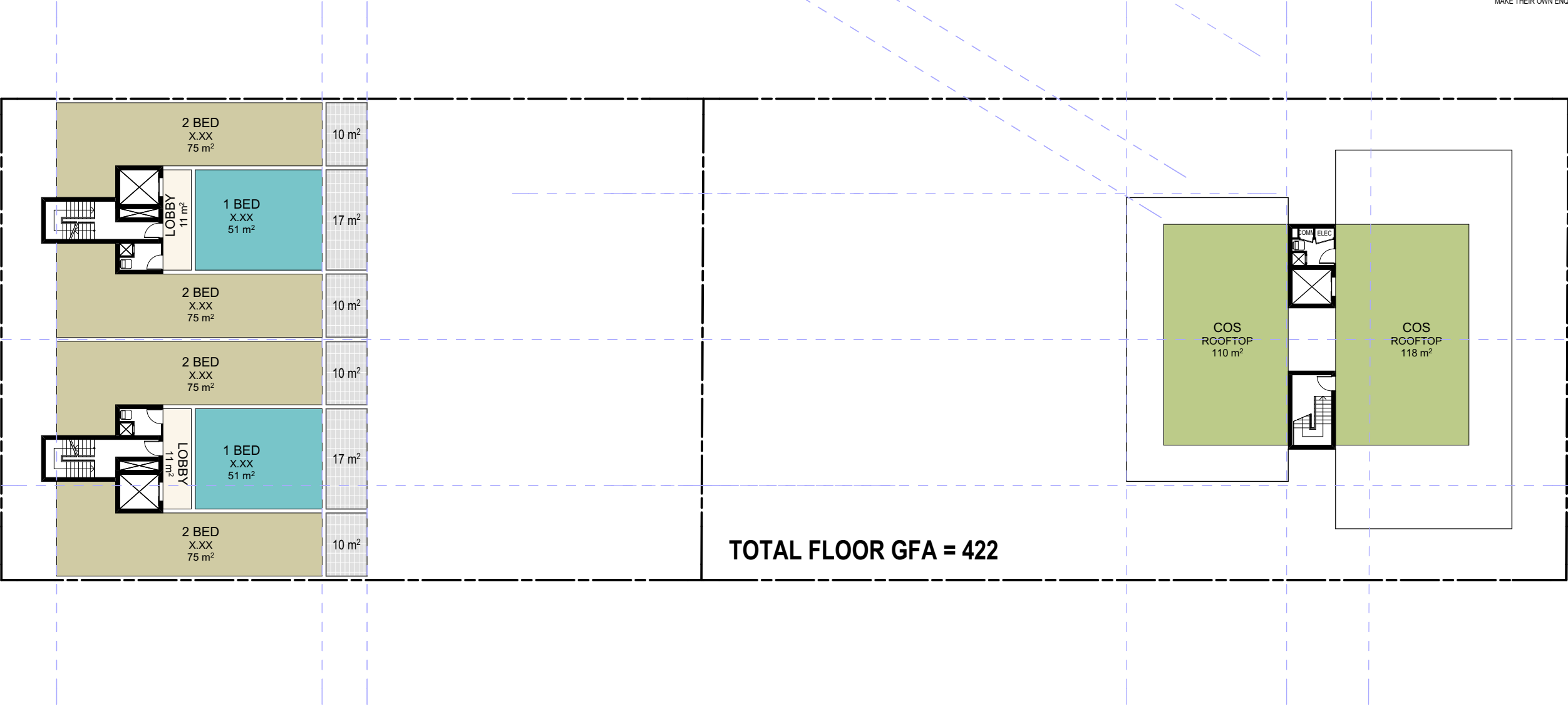
Date of Issue  
24/07/2019



Project Number  
**18-084**  
Status

Drawing Number Revision  
**SK07 P01**

Eg. DEVELOPMENT APPLICATION



LEVEL 08 SCALE 1:300

intRef: 18084 52-54 Powell Street 125 Parramatta Road Homebush\_OPTION 2.pln

DRAFT SKETCH

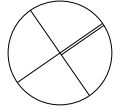
Rev	Description	Date	App'd
Project			
POWELL			
MIXED USE MULTI RESIDENTIAL			
125 PARRAMATTA RD & 52-54 POWELL ST			
HOMEBUSH NSW #Site Postcode AUSTRALIA			

**URBAN LINK**

Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014

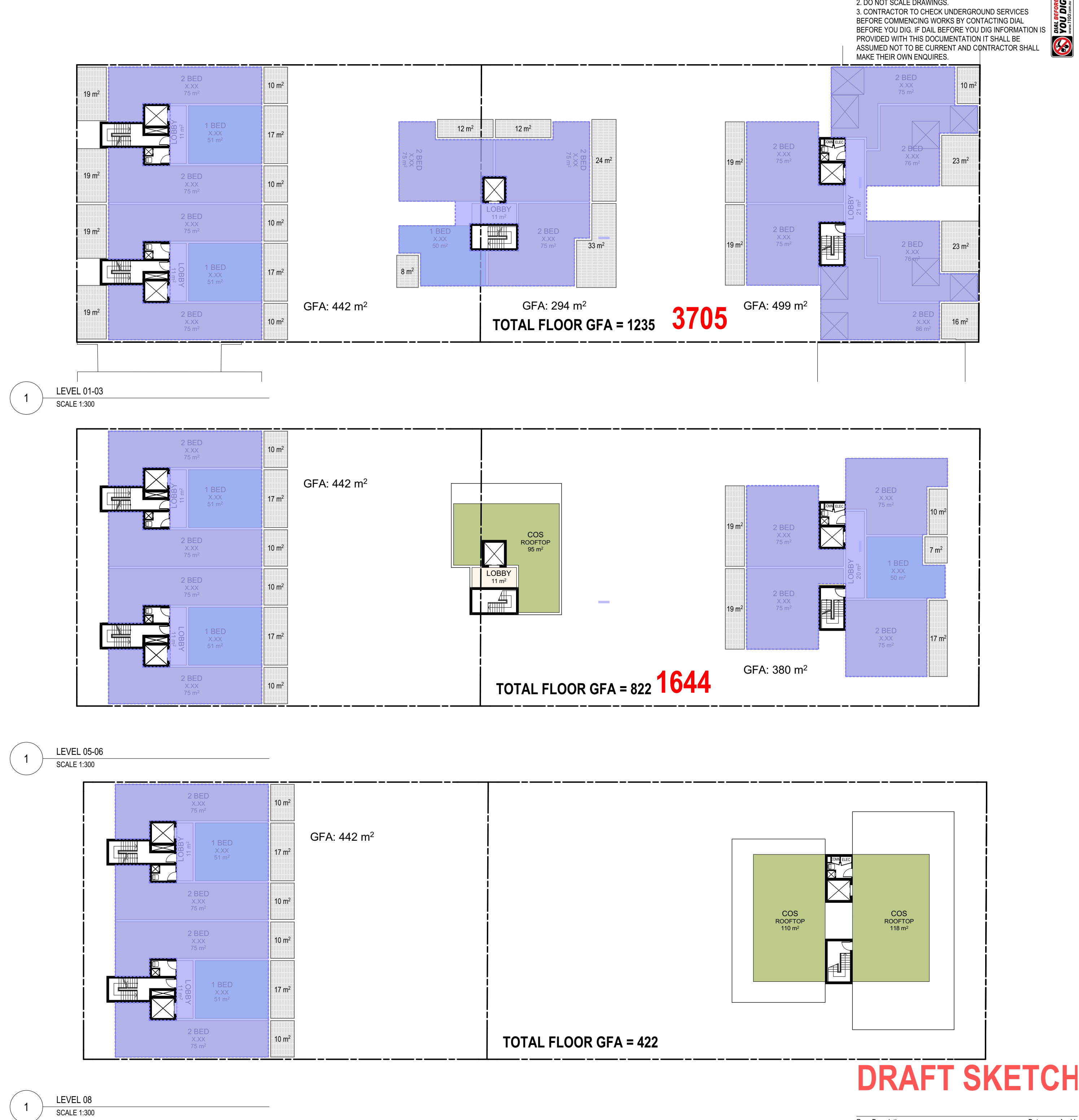
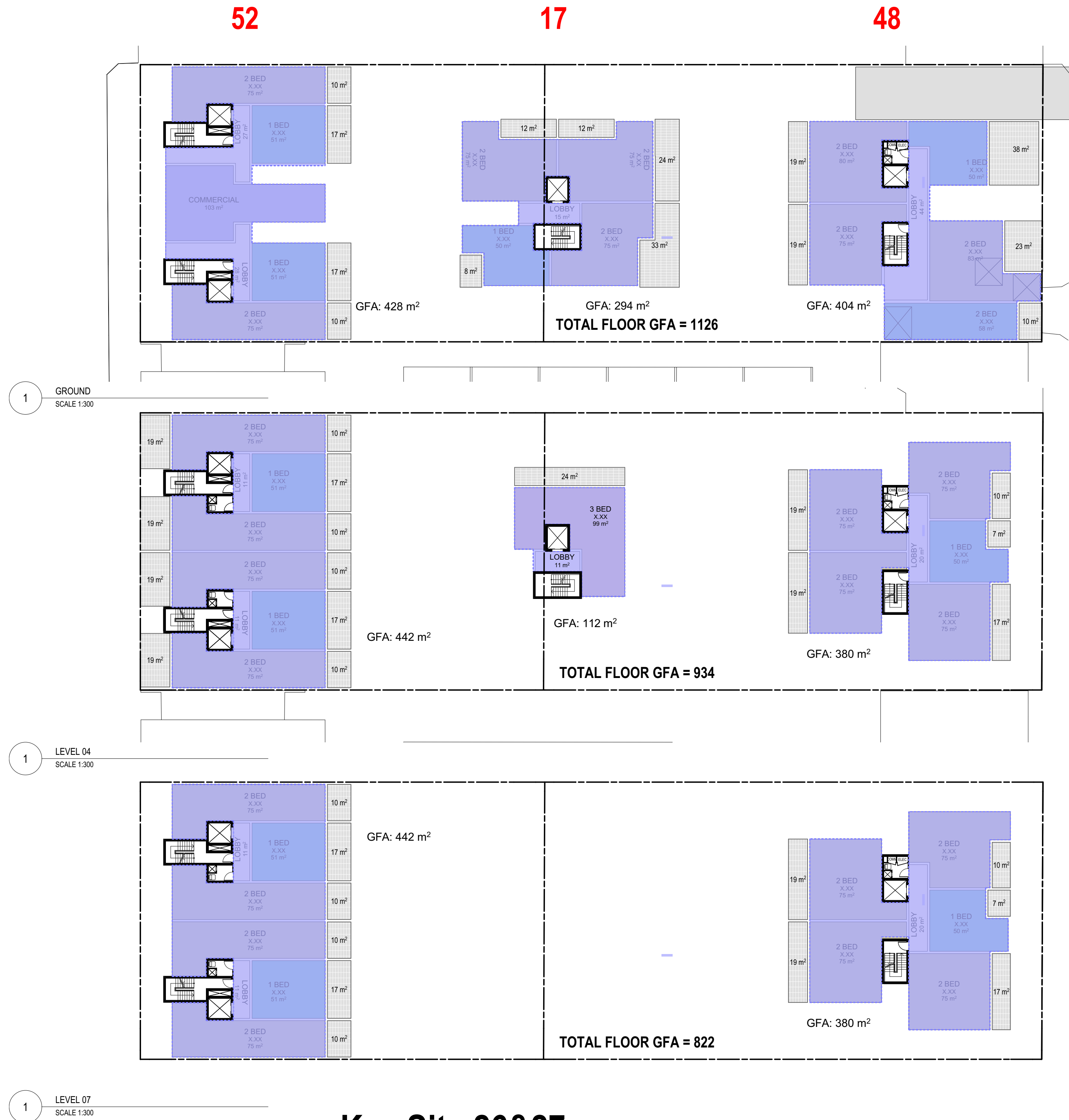
Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933  
Nicolas Toubia Reg no 9336

Drawing Title  
**CONCEPT SKETCHES - OPTION 02**  
**LEVEL 08**

Checked	Approved	
Scale 1:300 @A3 Sheet Size	Date of Issue 24/07/2019	
Project Number <b>18-084</b> Status	Drawing Number Revision <b>SK08 P01</b>	

Eg. DEVELOPMENT APPLICATION





## Key Site 26&27

Site Area = 1356m<sup>2</sup> + 1669m<sup>2</sup>

Allowable GFA = 4271.4m<sup>2</sup> + 4506.3m<sup>2</sup> = **8777.7m<sup>2</sup>**

Proposed GFA = **8653m<sup>2</sup>**


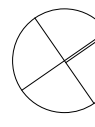
Units = 117

1 bed - 25 = 21%

2 bed - 87 = 74%

3 bed - 5 = 4%

**DRAFT SKETCH**

Rev	Description	Date	App'd
Project			
POWELL			
MIXED USE MULTI RESIDENTIAL			
125 PARRAMATTA RD & 52-54 POWELL ST			
HOME BUSH NSW #Site Postcode AUSTRALIA			
			
LINK			
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134			
Postal Address: PO BOX 2223 Burwood North NSW 2134			
Phone Number: +61 29745 2014			
Nominated Architects:			
Ziad Bournehem Reg no 8008			
Youssef El Khawaja Reg no 8933			
Nicolas Toubia Reg no 9336			
Drawing Title			
CONCEPT SKETCHES - OPTION 02			
GFA DIAGRAMS			
Date of Issue	Checked	Approved	
24/07/2019			
Scale			
1:300			
(A1) Sheet Size	50mm on original		
Project Number	Drawing Number Revision		
18-084	SK09		
Status			
Eg. DEVELOPMENT APPLICATION			

## **APPENDIX H: DPI (OFFICE OF WATER) DATABASE RECORDS**

# WaterNSW

## Work Summary

GW111481

Licence:

Licence Status:

Authorised Purpose(s):

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Equipped

Construct.Method: Cable Tool

Owner Type: Private

Commenced Date:

Completion Date: 12/02/2011

Final Depth: 5.90 m

Drilled Depth: 5.90 m

Contractor Name: (None)

Driller: Daniel Giles Fox

Assistant Driller:

Property:

Standing Water Level 2.710 (m):

GWMA:

Salinity Description:

GW Zone:

Yield (L/s): 0.100

### Site Details

Site Chosen By:

County

Parish

Cadastre

Form A: CUMBERLAND

Licensed:

CONCORD

2//934526

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

Elevation: 0.00 m (A.H.D.)

Elevation Source: Unknown

Northing: 6251185.000

Easting: 322702.000

Latitude: 33°51'53.2"S

Longitude: 151°04'59.8"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

### Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.90	0			Cable Tool
1		Annulus	Bentonite/Grout	1.90	2.40				
1		Annulus	Waterworn/Rounded	2.40	5.90				Graded
1	1	Casing	Pvc Class 18	0.00	2.90	50			Cemented, Screwed
1	1	Opening	Slots - Horizontal	2.90	5.90	50		0	Casing - Machine Slotted, PVC Class 18, Screwed

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
5.00	6.00	1.00	Unknown	2.71		0.10		00:10:00	

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.30	0.30	FILL,GREY,GRAVELLY ROAD BASE	Fill	
0.30	1.30	1.00	CLAY NATURAL BROWN,MOIST,PLASTIC	Clay	

1.30	2.60	1.30	CLAY RED, DRY, PLASTIC	Clay	
2.60	2.80	0.20	CLAY RESIDUL, GREY AND RED	Clay	
2.80	4.70	1.90	SHALE, WEATHERED, GREY, MINOR CLAY	Shale	
4.70	5.90	1.20	SHALE BROWN, DRY, HARD, BECOMING WET	Shale	

\*\*\* End of GW111481 \*\*\*

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.



# WaterNSW

## Work Summary

GW111480

Licence:

Licence Status:

Authorised Purpose(s):

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Equipped

Construct.Method: Cable Tool

Owner Type: Private

Commenced Date:

Completion Date: 12/02/2011

Final Depth: 6.00 m

Drilled Depth: 6.00 m

Contractor Name: (None)

Driller: Daniel Giles Fox

Assistant Driller:

Property:

Standing Water Level 3.070 (m):

GWMA:

Salinity Description:

GW Zone:

Yield (L/s): 0.100

### Site Details

Site Chosen By:

County

Parish

Cadastre

Form A: CUMBERLAND

Licensed:

CONCORD

2//934526

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

Elevation: 0.00 m (A.H.D.)

Northing: 6251188.000

Latitude: 33°51'53.1"S

Elevation Source: Unknown

Easting: 322702.000

Longitude: 151°04'59.8"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

### Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	6.00	0			Cable Tool
1		Annulus	Bentonite/Grout	2.00	2.50				
1		Annulus	Waterworn/Rounded	2.50	6.00				Graded
1	1	Casing	Pvc Class 18	0.00	3.00	50			Cemented, Screwed
1	1	Opening	Slots - Horizontal	3.00	6.00	50		0	Casing - Machine Slotted, PVC Class 18, Screwed

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
5.00	6.00	1.00	Unknown	3.07		0.10		00:10:00	6.87

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.30	0.30	FILL,GREY,GRAVELLY ROAD BASE	Fill	
0.30	0.50	0.20	CLAY FILL MOIST,BROWN,SOME GRAVEL	Clay	

0.50	1.30	0.80	CLAY NATURAL BROWN,MOIST,PLASTIC	Clay	
1.30	1.70	0.40	CLAY RED PLASTIC DRY	Clay	
1.70	3.40	1.70	CLAY GREY/RED,MOIST,M/PLASTICITY	Clay	
3.40	4.20	0.80	SHALE,BROWN,DRY,STIFF	Shale	
4.20	6.00	1.80	SHALE BROWN,DRY,STIFF GRADING TO GREY	Shale	

\*\*\* End of GW111480 \*\*\*

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

# WaterNSW

## Work Summary

GW111479

Licence:

Licence Status:

Authorised Purpose(s):

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Equipped

Construct.Method: Cable Tool

Owner Type: Private

Commenced Date:

Completion Date: 12/02/2011

Final Depth: 6.00 m

Drilled Depth: 4.50 m

Contractor Name: (None)

Driller: Daniel Giles Fox

Assistant Driller:

Property:

Standing Water Level 0.900 (m):

GWMA:

Salinity Description:

GW Zone:

Yield (L/s): 0.200

### Site Details

Site Chosen By:

County

Parish

Cadastre

Form A: CUMBERLAND

Licensed:

CONCORD

2//934526

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

Elevation: 0.00 m (A.H.D.)

Elevation Source: Unknown

Northing: 6251181.000

Easting: 322699.000

Latitude: 33°51'53.3"S

Longitude: 151°04'59.6"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

### Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	6.00	0			Cable Tool
1		Annulus	Bentonite/Grout	0.20	1.00				
1		Annulus	Waterworn/Rounded	1.00	4.50				Graded
1	1	Casing	Pvc Class 18	0.00	1.50	50			Cemented, Screwed
1	1	Opening	Slots - Horizontal	1.50	4.50	50		0	Casing - Machine Slotted, PVC Class 18, Screwed

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
2.50	4.50	2.00	Unknown	0.90		0.20		00:10:00	577.00

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.25	0.25	FILL,GREY GRAVELLY ROAD BASE	Fill	
0.25	1.20	0.95	CLAY,NATURAL BROWN,MOIST,PLASTIC	Clay	

1.20	2.50	1.30	CLAY RED WET PLASTIC,WATER AT 1.5M	Clay	
2.50	4.10	1.60	CLAY RESIDUL.GREY AND ORANGE MATERIAL	Clay	
4.10	4.50	0.40	SHALE,WEATHERED,GREY,CLAY CONTENT	Shale	

\*\*\* End of GW111479 \*\*\*

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

# WaterNSW

## Work Summary

GW102670

Licence:

Licence Status:

Authorised Purpose(s):

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status:

Construct.Method: Auger

Owner Type:

Commenced Date:

Completion Date: 01/07/1993

Final Depth: 2.00 m

Drilled Depth: 2.00 m

Contractor Name: JEFFERY & KATAUSKAS PTY LTD

Driller:

Assistant Driller:

Property:

Standing Water Level (m):

Salinity Description:

Yield (L/s):

GWMA:

GW Zone:

### Site Details

Site Chosen By:

County

Parish UNKNOWN

Cadastre

Form A: Licensed:

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

Elevation: 0.00 m (A.H.D.)

Northing: 6251329.000

Latitude: 33°51'48.3"S

Elevation Source: Unknown

Easting: 322426.000

Longitude: 151°04'49.2"E

GS Map: -

MGA Zone: 56

Coordinate Source: GIS - Geogra

### Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	2.00	125			Auger
1		Annulus	(Unknown)	0.50	2.00				Ungraded
1	1	Casing	P.V.C.	0.00	2.00	50			Seated on Bottom, Screwed
1	1	Opening	Slots - Horizontal	0.20	2.00	50		0	PVC, A: 0.05mm

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.00	1.00	SOIL	Soil	
1.00	2.00	1.00	SANDSTONE	Sandstone	



**\*\*\* End of GW102670 \*\*\***

**Warning To Clients:** This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

## **APPENDIX I: BUREAU OF METEOROLOGY**

# Daily Rainfall (millimetres)

## CONCORD GOLF CLUB

Station Number: 066013 · State: NSW · Opened: 1930 · Status: Open · Latitude: 33.85°S · Longitude: 151.10°E · Elevation: 15 m

2019	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1st	5.8	0	0	0	0	0	0	1.4	0	0	0	
2nd	0	16.0	0	0	0	0	0	0	0	0	↓	
3rd	0	3.6	0	3.8	0	0	0	0	0	0	↓	
4th	0	0	0	0	10.2	20.8	10.4	0	0	0	16.8	
5th	0	0	0	13.6	0	5.2	14.8	0	0	9.6		
6th	31.8	1.6	0	3.0	0	0	7.6	0	0	2.6		
7th	0	0	2.4	0	0	0	2.2	0	0.8	0		
8th	0.4	0	0	0	0	6.8	0.2	0	0	0		
9th	9.4	43.4	0	0	0	0	0	0	0	0		
10th	0.2	0	0.8	0	0	0	0	0	1.8	0		
11th	0	0	0	0	0	0	0	0	0	0		
12th	5.2	0	0	0	0	0	0	0	0	14.8		
13th	0	0	2.4	0	0	0	0.6	0	0	1.2		
14th	0	0	2.6	0	0	0	0	0	0	0		
15th	0	0	11.0	0	0	0	0	0	0	0		
16th	0	0	28.0	0	0	15.8	0	0	0	0		
17th	0	0	28.2	0	0	19.8	0	0	6.6	0		
18th	0	0	49.0	0	0	15.0	0	0	85.6	0		
19th	0	0	1.8	0	0	0	0	0	38.4	0		
20th	0	5.0	1.4	0	0	0	0	0	0	0		
21st	1.2	2.0	0	0	0	0	0	0	0	0		
22nd	0.8	11.0	4.4	0	0	↓	0	0	0.8	0		
23rd	0	1.2	2.2	0	0	↓	0	0	0	0		
24th	0	4.4	0.4	0	0	24.8	0	0	0	0		
25th	0	0	3.8	0	0	16.4	0	0	0	0		
26th	0	0	0	0	0	6.8	0	0	0	0		
27th	0	0	0	0	0	1.2	0	3.6	0	0		
28th	4.8	0	0	0	0	1.0	0	0	0	0		
29th	0		0	0	0	0	0	0	0	6.4		
30th	0		31.4	0	0	0	3.4	35.4	0			
31st	0				0		1.2	13.8				
Highest daily	31.8	43.4	49.0	13.6	10.2	20.8	14.8	35.4	85.6	14.8	0	
Monthly Total	59.6	88.2	169.8	20.4	10.2	133.6	40.4	54.2	134.0	34.6		

↓ This day is part of an accumulated total

Quality control: 12.3 Done & acceptable, 12.3 Not completed or unknown

Product code: IDCJAC0009 reference: 53150573



Australian Government  
Bureau of Meteorology

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<http://www.bom.gov.au/other/copyright.shtml>

## Daily Rainfall (millimetres)

### CONCORD GOLF CLUB

Station Number: 066013 · State: NSW · Opened: 1930 · Status: Open · Latitude: 33.85°S · Longitude: 151.10°E · Elevation: 15 m

#### Statistics for this station calculated over all years of data

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<b>Mean</b>	104.3	123.0	127.5	104.9	94.0	122.4	65.6	72.0	61.0	75.0	88.3	77.8
<b>Median</b>	84.0	92.0	97.9	69.1	75.3	74.3	42.7	41.8	44.5	50.0	67.8	62.7
<b>Highest daily</b>	207.5	234.0	295.4	187.2	149.1	151.1	175.5	248.8	128.8	113.8	205.7	128.0
<b>Date of highest daily</b>	10th 1949	3rd 1990	28th 1942	16th 1946	8th 1953	16th 1950	26th 1952	6th 1986	2nd 1970	14th 1942	27th 1955	5th 1989

#### 1) Calculation of statistics

Summary statistics, other than the Highest and Lowest values, are only calculated if there are at least 20 years of data available.

#### 2) Gaps and missing data

Gaps may be caused by a damaged instrument, a temporary change to the site operation, or due to the absence or illness of an observer.

#### 3) Further information

<http://www.bom.gov.au/climate/cdo/about/about-rain-data.shtml>.

Product code: IDCJAC0009 reference: 53150573 Created on Mon 04 Nov 2019 12:03:34 PM EST



## **APPENDIX J: SECTION 149 CERTIFICATE**



W Lawyers  
Level 9, 84 Pitt St  
SYDNEY NSW 2000

**Issue Date** : 27/11/2017  
**Receipt No.** : 375179  
**Fee Paid** : \$133.00

**Address** : 125 PARRAMATTA ROAD HOMEBUSH NSW 2140  
**Description** : LOT 3 DP 130557  
**Owner** : ST GEORGE WHOLESALE DIST P/L

**Fees** : Planning Certificate under Section 149(2) - \$53.00  
Planning Certificate under Section 149(5) - \$80.00  
Urgency fee - \$153.00 (includes GST)

## PLANNING CERTIFICATE

### Section 149 (2) Environmental Planning & Assessment Act 1979

This certificate refers to the following matters prescribed under s149 (2) of the above Act.

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#### Item 1. Names of relevant environmental planning instruments and development control plans.

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

**REPLY:** *Strathfield Local Environmental Plan 2012* commenced 29/3/13.  
Refer to attachment for relevant State Environmental Planning Policies.

- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved). In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

**REPLY:** Not Applicable.

- (3) The name of each Development Control Plan (DCP) that applies to the carrying out of development on the land.

**REPLY:** Refer to attachment for relevant DCPs.



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## Item 2. Zoning and land use under relevant Local Environmental Plans.

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP).

- (a) The identity of the zone, whether by reference to a name or by reference to a number.

**REPLY:** B4 - Mixed Use in the Strathfield Local Environmental Plan 2012.

- (b) The purposes for which the instrument provides that development may be carried out within the zone without the need for development consent.
- (c) The purposes for which the instrument provides that development may not be carried out without development consent.
- (d) The purposes for which the instrument provides that the carrying out of development is prohibited within the zone.

**REPLY:** Refer to attachment for relevant land use table in the *Strathfield Local Environmental Plan 2012*.

- (e) 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.

**REPLY:** No.

- (f) Whether the land includes or comprises critical habitat.

**REPLY:** No.

- (g) Whether the land is in a heritage conservation area.

**REPLY:** No.

- (h) Whether an item of environmental heritage is situated on the land.

**REPLY:** No.

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

Is the land identified within any zone under Part 3 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006, a Precinct Plan, or a Proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act?

**REPLY:** No

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### Item 3.        **Complying Development**

- (1)        Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (c) and (d) and 1.19 and (e),(2),(3) and (4),1.18(1),(c3) of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

#### **General Housing Code**

**REPLY:**        Yes - Complying Development under the General Housing Code may be carried out on this land.

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#### **Rural Housing Code**

**REPLY:**        No – Complying Development under the Rural Housing Code may not be carried out on this land.

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#### **Housing Alterations Code**

**REPLY:**        Yes – Complying Development under the Housing Alterations Code may be carried out on this land.

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#### **General Commercial and Industrial Code**

**REPLY:**        Yes – Complying Development under the General Commercial and Industrial Code may be carried out on this land.

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#### **Subdivision Code**

**REPLY:**        Yes – Complying Development under the Subdivision Code may be carried out on this land.

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#### **General Development Code**

**REPLY:**        Yes – Complying Development under the General Development Code may be carried out on this land.

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#### **Demolition Code**

**REPLY:**        Yes – Complying Development under the Demolition Code may be carried out on this land.

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**Item 4. Coastal protection**

Whether or not the land is affected by the operation of section 38 or 39 of the *Coastal Protection Act 1979*, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.

**REPLY:** No.

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**Item 4A. Certain information relating to beaches and coasts**

Strathfield Municipal Council is identified as a coastal council of NSW pursuant to Planning Circular PS-11-001, issued on 24 January 2011, to which the following applies:

In relation to a coastal council:

- (1) Whether an order has been made under part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

**REPLY:** No - Council records at the date of this certificate do not indicate that the subject land is subject to an order under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land).

- (2)(a) Whether the council has been notified under Section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land).

**REPLY:** No - Council records at the date of this certificate do not indicate that Council has been notified under Section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of the Act) have been placed on the land (or on public land adjacent to that land).

- (2)(b) If works have been so placed - whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

**REPLY:** Not applicable.

- (3) Whether any such information (if any) as required by the regulations under Section 56B of the *Coastal Protection Act 1979* to be included in the planning certificate and of which the council has been notified pursuant to those regulations.

**REPLY:** No - Council records indicate that Council has not been notified of such information (if any) as required by the regulations under Section 56B of the *Coastal Protection Act 1979* which should be included in the planning certificate.

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

In relation to a coastal council - whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under Section 496B of the *Local Government Act 1993* for coastal protection works (within the meaning of Section 553B of that Act).

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

**REPLY:** No - Council records as at the date of this certificate do not indicate that the owner (or any previous owner) of the subject land has consented in writing to the land being subject to annual charges under Section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of Section 553B of that Act).

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**Item 5. Mine subsidence**

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.

**REPLY:** No.

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**Item 6. Road widening and road realignment**

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

- (a) Division 2 of Part 3 of the *Roads Act 1993*; or
- (b) Any environmental planning instrument; or
- (c) Any resolution of the Council

**REPLY:** No.

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

Whether or not the land is affected by a policy:

- (a) Adopted by the council, or;
- (b) Adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

**REPLY:** Yes – Council has adopted by resolution a policy for the management of development on contaminated land. This policy will restrict development of land:



- Which is affected by contamination;
- Which has been used for certain purposes;
- In respect of which there is not sufficient information about contamination;
- Which is proposed to be used for certain purposes;
- In other circumstances contained in the policy.

Refer to Part K – Development on Contaminated Land of the *Strathfield Consolidated Development Control Plan 2005* for more information.

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#### **Item 7A. Flood related development controls information**

- (1) Whether or not development on that 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.
- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.
- (3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*.

**REPLY:** No.

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#### **Item 8. Land reserved for acquisition**

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

**REPLY:** No.

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#### **Item 9. Contributions plans**

The name of each contributions plan applying to the land.

**REPLY:** Strathfield Indirect Development Contributions Plan 2010  
(Amended 3 September 2010).

Strathfield Direct Development Contributions Plan 2010  
(Amended 27 September 2016).

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### Item 9A. Biodiversity certified land

Whether or not the subject land is biodiversity certified land?

**REPLY:** No – Council is not aware that the subject land is biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*)

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### Item 10. Bio-banking agreements

Whether or not a bio-banking agreement, has been entered in to the subject land?

**REPLY:** No – Council is not aware of a bio-banking agreement entered in to the subject land under section 127D of the *Threatened Species Conservation Act 1995*.

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### Item 11. Bush Fire Prone Land

Whether or not the land is bush fire prone land.

**REPLY:** No - No land in Strathfield LGA is identified as bush fire prone land as defined in the Act.

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### Item 12. Property vegetation plans

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

**REPLY:** No.

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### Item 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).

**REPLY:** No.

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### Item 14. Directions under Part 3A

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

**REPLY:** No, the site has not been identified as a project on the land under Part 4 of the Act.

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### Item 15. Site compatibility certificates and conditions for seniors housing

If the land is land to which *State Environmental Planning Policy (Housing For Seniors or People with a Disability) 2004* applies.

- (a) A statement of whether there is a current site compatibility certificate (seniors housing), of which the Council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
  - (i) The period for which the certificate is current, and;
  - (ii) That a copy may be obtained from the head office of the Department of Planning, and;
- (b) A statement setting out any 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.

**REPLY:** No – Council is not aware of a current site compatibility certificate (seniors housing) being issued for subject site in respect of the proposed development on the land.

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### Item 16. Site compatibility certificates for infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the Council is aware, in respect of proposed development on the land, and:

- (a) The period for which the certificate is valid, and;
- (b) That a copy may be obtained from the head office of the Department of Planning.

**REPLY:** No – Council is not aware of a valid site compatibility certificate (infrastructure) being issued in respect of the proposed development on the land.

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### Item 17. Site compatibility certificates and conditions for affordable rental housing

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the Council is aware, in respect of proposed development on the land, and:
  - (a) The period for which the certificate is valid, and;
  - (b) That a copy may be obtained from the head office of the Department of Planning
- (2) A statement setting out any terms of a kind referred to in clause 17 (1) or 38(1) of the *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.

**REPLY:** No – Council is not aware of a current site compatibility certificate (affordable rental housing) being issued in respect of the proposed development on the land.

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### Item 18. Paper Subdivision Information

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

**REPLY:** No – Council does not hold any paper subdivision within the meaning of this clause.

- (2) The date of any subdivision order that applies to the land.

**REPLY:** Not applicable.

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### Item 19. Site verification certificates

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

- (a) the matter certified by the certificate, and

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

- (b) the date on which the certificate ceases to be current (if any), and

- (c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure.

**REPLY:** No – Council is not aware of a current site verification certificate (Mining, Petroleum Production and Extractive Industries) 2007 (Mining SEPP) being issued in respect of the proposed development on the land.

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### Item 20. Matters arising under the Contaminated Land Management Act 1997

Section 59(2) of the *Contaminated Land Management Act 1997* prescribes the following additional matters to be specified in planning certificates:

- (a) At the date of this certificate, is the land to which this certificate relates significantly contaminated land?

**REPLY:** No - Council records as at the date of this certificate do not indicate that the subject land is declared by the Environment Protection Authority to be significantly contaminated land as defined under the Contaminated Land Management Act 1997.

- (b) At the date of this certificate, is the land to which this certificate relates subject to a management order?

**REPLY:** No – Council records as at the date of this certificate do not indicate that the subject land is subject to a management order.

- (c) At the date of this certificate, is the land to which this certificate relates the subject of an approved voluntary management proposal?

**REPLY:** No – Council records do not indicate at the date of this certificate that the land to which this certificate relates is the subject of an approved voluntary management proposal.

- (d) At the date of this certificate, is the land to which this certificate relates subject to an ongoing maintenance order?

**REPLY:** No – Council records do not indicate at the date of this certificate that the land to which this certificate relates is subject to an ongoing maintenance order.

- (e) At the date of this certificate, is the land to which this certificate relates the subject of a site audit statement and a copy of such a statement has been provided to the Council?

**REPLY:** No - Council records do not indicate at the date of this certificate that the land to which this certificate relates is subject of a site audit statement and a copy of such a statement has been provided to the Council.

  
GEOFF BAKER  
PUBLIC OFFICER



**Strathfield Development Control Plan(DCP) 2005**  
**Part O -Tree Management**

**TREE PRESERVATION ORDER**

In accordance with the Tree Preservation Order applying to the Strathfield Council area, no tree having a height greater than 4.0 metres or a girth greater than 0.5 metres measured at a point 1.0 metres above ground level, shall be ringbarked, cut down, topped, lopped, removed, injured or willfully destroyed without prior written consent of Council. .

**NOTE:**

- 1) Any person who contravenes or causes or permits to be contravened the provisions of the Tree Preservation Order shall be guilty of an offence.

- 2) **PENALTY:** Section 126 of the Environmental Planning and Assessment Act. 1979

A person guilty of an offence against this Act shall, for every such offence, be liable to the penalty expressly imposed and, if no penalty is so imposed, to a penalty not exceeding \$1,100,000. The Court may also direct that new trees and vegetation be planted and that a security be paid to ensure their establishment.

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**Strathfield Municipal Council**  
**Mixed Use Zoned Sites**

**Attachments referred to in Section 149 Certificate**

Attachment referred to in Item 1 (1)

**SEPP (State and Regional Development) 2011** – published 28.9.11

The aims of this Policy are to identify development that is State significant development, to identify development that is State significant infrastructure and critical State significant infrastructure and to confer functions on joint regional planning panels to determine development applications.

**SEPP (Affordable Rental Housing) 2009** – published 31.07.09

Establishes a consistent planning regime for the provision of affordable rental housing. The policy provides incentives for new affordable rental housing, facilitates the retention of existing affordable rentals, and expands the role of not-for-profit providers. It also aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people.

**SEPP (Exempt and Complying Development Codes) 2008** - gazetted 12.12.08.

The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the *Environmental Planning and Assessment Act 1979*.

**SEPP (Housing for Seniors or People with a Disability) 2004** - gazetted 31.03.04.

Encourages the development of high quality accommodation for our ageing population and for people who have disabilities - housing that is in keeping with the local neighbourhood. Note the name of this policy was changed from SEPP (Seniors Living) 2004 to SEPP (Housing for Seniors or People with a Disability) 2004 effective 12.10.07

**State Environmental Planning Policy No.10** - Retention of Low-Cost Rental Accommodation - gazetted 6.7.84 and amended on 31.3.04. Aims to provide a mechanism for the retention of low cost rental accommodation. The Policy establishes criteria for determining a low-cost rental residential building (including boarding houses, hostels and low-rental residential flat buildings), matters for council consideration and requirements for development proposed under the Policy.

**State Environmental Planning Policy No.22** - Shops and Commercial Premises - gazetted 9.1.87 allows with consent of Council a change of use from a shop to another kind or another commercial premises or alternatively a commercial premises to a shop or another kind of commercial premises where the new use is prohibited under an environmental planning instrument.

**State Environmental Planning Policy No.55** - Remediation of land (gazetted 28.8.98) - Introduces state-wide planning controls for the remediation of contaminated land. If the land is unsuitable, remediation must take place before the land is developed. The policy defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals.

**State Environmental Planning Policy No.64 - Advertising and Signage - gazetted 16.3.01** aims to ensure that signage including advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of a high quality and design. The policy prohibits advertisements in certain locations and sets controls for advertisements along major roads and waterways. The SEPP was amended in August 2007 regarding outdoor advertising in transport corridors (eg freeways, tollways and rail corridors).

**State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development – gazetted 26.7.02 and amended 20.12.02** aims to improve the design and quality of residential flat developments. The policy identifies certain performance criteria which must be taken into account when determining an application and also makes provision for Design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

**SEPP (Temporary Structures) 2007 – gazetted 28.09.07**

Provides for the erection of temporary structures and the use of places of public entertainment while protecting public safety and local amenity. Note the name of this policy was changed from SEPP (Temporary Structures and Places of Public Entertainment) 2007 to SEPP (Temporary Structures) 2007 effective 26.10.09.

**SEPP (Major Development) 2005 – gazetted 01.08.05**

Defines certain developments that are major projects to be assessed under Part 3A of the Environmental Planning and Assessment Act 1979 and determined by the Minister for Planning. It also provides planning provisions for State significant sites. In addition, the SEPP identifies the council consent authority functions that may be carried out by joint regional planning panels (JRPPs) and classes of regional development to be determined by JRPPs. Note: This SEPP was formerly known as State Environmental Planning Policy (Major Projects) 2005.

**SEPP (infrastructure) 2007**

Gazetted 21.12.07 - provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency.

Attachment referred to in Item 1 (2)

Refer to **attachment**

Attachment referred to in Item 1 (3)

**Development Control Plan No. 20 – Parramatta Road Corridor Area (Site Specific DCP) (3.5.06)**

**Strathfield Consolidated Development Control Plan 2005 Part C – Multiple Unit Housing**

**Strathfield Consolidated Development Control Plan 2005 Part E - Child Care Centres**

**Strathfield Consolidated Development Control Plan 2005 Part H - Waste Management**

**Strathfield Consolidated Development Control Plan 2005 Part I - Provision of Off-Street Parking Facilities.**

**Strathfield Consolidated Development Control Plan 2005** Part J Erection and Display of Advertising Signs and Structures.

**Strathfield Consolidated Development Control Plan 2005** Part K - Development on Contaminated Land

**Strathfield Consolidated Development Control Plan 2005** Part L - Public Notification Requirements for Development and Complying Development Applications

**Strathfield Consolidated Development Control Plan 2005** Part M - Educational Establishments

**Strathfield Consolidated Development Control Plan 2005** Part N – Water Sensitive Urban Design

**\*Codes** - Council has adopted codes relating to hospitals and landscaping.

Attachment referred to in Items 2 (d)

Refer to **attached** “LAND USE TABLE- MIXED USE ZONE”

## **LAND USE TABLE – MIXED USE ZONE**

### **Zone B4 Mixed Use**

#### **1. Objectives of zone**

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To facilitate mixed use urban growth around railway stations and transport nodes and corridors, commercial centres and open space.
- To provide local and regional employment and live and work opportunities.

#### **2. Permitted without consent**

Home occupations

#### **3. Permitted with consent**

Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Multi dwelling housing; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Serviced apartments; Shop top housing; Any other development not specified in item 2 or 4

#### **4. Prohibited**

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities;

Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Rural industries; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Water recreation structures; Water supply systems; Wholesale supplies



## **STRATHFIELD LEP 2012 - EXEMPT AND COMPLYING DEVELOPMENT**

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The LEP identifies the types of development which are exempt and complying development within the Strathfield Municipality.

Exempt development consists of development that has minimal impact and complies with the set criteria listed in Part 3 of the Strathfield LEP 2012. No development consent is required for exempt development.

Complying development consists of development that is more complex than exempt and does require development consent by either Council or an Accredited Certifier. Development is only complying development if it meets all the specified criteria in Part 3 of the Strathfield LEP 2012.

Details of exempt and complying development can be obtained by contacting the Customer Service Staff on 9748-9999 during business hours.

\* \* \* \* \*

STRATHFIELD MUNICIPAL COUNCIL

FORM 2

ANNEXURE TO CERTIFICATE UNDER SECTION 149  
Environmental Planning & Assessment Act, 1979

**Section 149(5)** - the following advice on such relevant matters, of which the Council may be aware, affect the land described in Section 149 Certificate.

- 
1. The land is affected by a Tree Preservation Order.
  2. Council's Planning records (search limited to last five (5) years) indicate the following as the last approved use of the property. Details of current approvals are available on written request from the Council. Council does not provide any details of approvals associated with dwelling houses on this certificate.  
There are no DA's listed in the last 5 years.
  3. This certificate does not contain information relating to the following types of notice:-
    - (a) Section 121K Order (including a Notice to Issue and Order under section 121H) or Contravention Notice relating to any matters under the Environmental Planning and Assessment Act 1979;
    - (b) Any Order (including intention to issue an Order) under section 124 of the Local Government Act 1993.

Details of the above may be obtained by written application to the Council.

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**The above information has been taken from a search of Council's records but Council cannot accept responsibility for any omission or inaccuracy.**

Date: 27/11/2017

  
GEOFF BAKER  
PUBLIC OFFICER

W Lawyers  
Level 9, 84 Pitt St  
SYDNEY NSW 2000

**Issue Date** : 27/11/2017  
**Receipt No.** : 375179  
**Fee Paid** : \$133.00

**Address** : 54 POWELL STREET HOMEBUSH NSW 2140  
**Description** : LOT 10 Section 23 DP 477  
**Owner** : ST GEORGE WHOLESALE DIST P/L

**Fees** : Planning Certificate under Section 149(2) - \$53.00  
Planning Certificate under Section 149(5) - \$80.00  
Urgency fee - \$153.00 (includes GST)

## PLANNING CERTIFICATE

### Section 149 (2) Environmental Planning & Assessment Act 1979

This certificate refers to the following matters prescribed under s149 (2) of the above Act.

---

#### Item 1. Names of relevant environmental planning instruments and development control plans.

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

**REPLY:** *Strathfield Local Environmental Plan 2012* commenced 29/3/13.  
Refer to attachment for relevant State Environmental Planning Policies.

- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved). In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

**REPLY:** Not Applicable.

- (3) The name of each Development Control Plan (DCP) that applies to the carrying out of development on the land.

**REPLY:** Refer to attachment for relevant DCPs.



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## Item 2. Zoning and land use under relevant Local Environmental Plans.

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP).

- (a) The identity of the zone, whether by reference to a name or by reference to a number.

**REPLY:** R4 - High Density Residential in the Strathfield Local Environmental Plan 2012.

- (b) The purposes for which the instrument provides that development may be carried out within the zone without the need for development consent.
- (c) The purposes for which the instrument provides that development may not be carried out without development consent.
- (d) The purposes for which the instrument provides that the carrying out of development is prohibited within the zone.

**REPLY:** Refer to attachment for relevant land use table in the *Strathfield Local Environmental Plan 2012*.

- (e) 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.

**REPLY:** No.

- (f) Whether the land includes or comprises critical habitat.

**REPLY:** No.

- (g) Whether the land is in a heritage conservation area.

**REPLY:** No.

- (h) Whether an item of environmental heritage is situated on the land.

**REPLY:** No.

---

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

Is the land identified within any zone under Part 3 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006, a Precinct Plan, or a Proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act?

**REPLY:** No

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### Item 3.        **Complying Development**

- (1)        Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (c) and (d) and 1.19 and (e),(2),(3) and (4),1.18(1),(c3) of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

#### **General Housing Code**

**REPLY:**        Yes - Complying Development under the General Housing Code may be carried out on this land.

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#### **Rural Housing Code**

**REPLY:**        No – Complying Development under the Rural Housing Code may not be carried out on this land.

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#### **Housing Alterations Code**

**REPLY:**        Yes – Complying Development under the Housing Alterations Code may be carried out on this land.

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#### **General Commercial and Industrial Code**

**REPLY:**        Yes – Complying Development under the General Commercial and Industrial Code may be carried out on this land.

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#### **Subdivision Code**

**REPLY:**        Yes – Complying Development under the Subdivision Code may be carried out on this land.

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#### **General Development Code**

**REPLY:**        Yes – Complying Development under the General Development Code may be carried out on this land.

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#### **Demolition Code**

**REPLY:**        Yes – Complying Development under the Demolition Code may be carried out on this land.



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**Item 4. Coastal protection**

Whether or not the land is affected by the operation of section 38 or 39 of the *Coastal Protection Act 1979*, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.

**REPLY:** No.

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**Item 4A. Certain information relating to beaches and coasts**

Strathfield Municipal Council is identified as a coastal council of NSW pursuant to Planning Circular PS-11-001, issued on 24 January 2011, to which the following applies:

In relation to a coastal council:

- (1) Whether an order has been made under part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

**REPLY:** No - Council records at the date of this certificate do not indicate that the subject land is subject to an order under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land).

- (2)(a) Whether the council has been notified under Section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land).

**REPLY:** No - Council records at the date of this certificate do not indicate that Council has been notified under Section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of the Act) have been placed on the land (or on public land adjacent to that land).

- (2)(b) If works have been so placed - whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

**REPLY:** Not applicable.

- (3) Whether any such information (if any) as required by the regulations under Section 56B of the *Coastal Protection Act 1979* to be included in the planning certificate and of which the council has been notified pursuant to those regulations.

**REPLY:** No - Council records indicate that Council has not been notified of such information (if any) as required by the regulations under Section 56B of the *Coastal Protection Act 1979* which should be included in the planning certificate.

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

In relation to a coastal council - whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under Section 496B of the *Local Government Act 1993* for coastal protection works (within the meaning of Section 553B of that Act).

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

**REPLY:** No - Council records as at the date of this certificate do not indicate that the owner (or any previous owner) of the subject land has consented in writing to the land being subject to annual charges under Section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of Section 553B of that Act).

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**Item 5. Mine subsidence**

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.

**REPLY:** No.

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**Item 6. Road widening and road realignment**

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

- (a) Division 2 of Part 3 of the *Roads Act 1993*; or
- (b) Any environmental planning instrument; or
- (c) Any resolution of the Council

**REPLY:** No.

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

Whether or not the land is affected by a policy:

- (a) Adopted by the council, or;
- (b) Adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

**REPLY:** Yes – Council has adopted by resolution a policy for the management of development on contaminated land. This policy will restrict development of land:

- Which is affected by contamination;
- Which has been used for certain purposes;
- In respect of which there is not sufficient information about contamination;
- Which is proposed to be used for certain purposes;
- In other circumstances contained in the policy.

Refer to Part K – Development on Contaminated Land of the *Strathfield Consolidated Development Control Plan 2005* for more information.

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#### **Item 7A. Flood related development controls information**

- (1) Whether or not development on that 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.
- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.
- (3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*.

**REPLY:** The site is within the '1 - in - 100 flood event'. Any queries should be referred to Council's Principal Engineer - Stormwater Hydraulics on 97489999.

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#### **Item 8. Land reserved for acquisition**

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

**REPLY:** No.

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#### **Item 9. Contributions plans**

The name of each contributions plan applying to the land.

**REPLY:** Strathfield Indirect Development Contributions Plan 2010  
(Amended 3 September 2010).

Strathfield Direct Development Contributions Plan 2010  
(Amended 27 September 2016).

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### Item 9A. Biodiversity certified land

Whether or not the subject land is biodiversity certified land?

**REPLY:** No – Council is not aware that the subject land is biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*)

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### Item 10. Bio-banking agreements

Whether or not a bio-banking agreement, has been entered in to the subject land?

**REPLY:** No – Council is not aware of a bio-banking agreement entered in to the subject land under section 127D of the *Threatened Species Conservation Act 1995*.

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### Item 11. Bush Fire Prone Land

Whether or not the land is bush fire prone land.

**REPLY:** No - No land in Strathfield LGA is identified as bush fire prone land as defined in the Act.

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### Item 12. Property vegetation plans

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

**REPLY:** No.

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### Item 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).

**REPLY:** No.

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### Item 14. Directions under Part 3A

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

**REPLY:** No, the site has not been identified as a project on the land under Part 4 of the Act.

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### Item 15. Site compatibility certificates and conditions for seniors housing

If the land is land to which *State Environmental Planning Policy (Housing For Seniors or People with a Disability) 2004* applies.

- (a) A statement of whether there is a current site compatibility certificate (seniors housing), of which the Council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
  - (i) The period for which the certificate is current, and;
  - (ii) That a copy may be obtained from the head office of the Department of Planning, and;
- (b) A statement setting out any 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.

**REPLY:** No – Council is not aware of a current site compatibility certificate (seniors housing) being issued for subject site in respect of the proposed development on the land.

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### Item 16. Site compatibility certificates for infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the Council is aware, in respect of proposed development on the land, and:

- (a) The period for which the certificate is valid, and;
- (b) That a copy may be obtained from the head office of the Department of Planning.

**REPLY:** No – Council is not aware of a valid site compatibility certificate (infrastructure) being issued in respect of the proposed development on the land.

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### Item 17. Site compatibility certificates and conditions for affordable rental housing

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the Council is aware, in respect of proposed development on the land, and:
  - (a) The period for which the certificate is valid, and;
  - (b) That a copy may be obtained from the head office of the Department of Planning
- (2) A statement setting out any terms of a kind referred to in clause 17 (1) or 38(1) of the *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.



**REPLY:** No – Council is not aware of a current site compatibility certificate (affordable rental housing) being issued in respect of the proposed development on the land.

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### Item 18. Paper Subdivision Information

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

**REPLY:** No – Council does not hold any paper subdivision within the meaning of this clause.

- (2) The date of any subdivision order that applies to the land.

**REPLY:** Not applicable.

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### Item 19. Site verification certificates

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

- (a) the matter certified by the certificate, and

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

- (b) the date on which the certificate ceases to be current (if any), and

- (c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure.

**REPLY:** No – Council is not aware of a current site verification certificate (Mining, Petroleum Production and Extractive Industries) 2007 (Mining SEPP) being issued in respect of the proposed development on the land.

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### Item 20. Matters arising under the Contaminated Land Management Act 1997

Section 59(2) of the *Contaminated Land Management Act 1997* prescribes the following additional matters to be specified in planning certificates:

- (a) At the date of this certificate, is the land to which this certificate relates significantly contaminated land?

**REPLY:** No - Council records as at the date of this certificate do not indicate that the subject land is declared by the Environment Protection Authority to be significantly contaminated land as defined under the Contaminated Land Management Act 1997.

- (b) At the date of this certificate, is the land to which this certificate relates subject to a management order?

**REPLY:** No – Council records as at the date of this certificate do not indicate that the subject land is subject to a management order.

- (c) At the date of this certificate, is the land to which this certificate relates the subject of an approved voluntary management proposal?

**REPLY:** No – Council records do not indicate at the date of this certificate that the land to which this certificate relates is the subject of an approved voluntary management proposal.

- (d) At the date of this certificate, is the land to which this certificate relates subject to an ongoing maintenance order?

**REPLY:** No – Council records do not indicate at the date of this certificate that the land to which this certificate relates is subject to an ongoing maintenance order.

- (e) At the date of this certificate, is the land to which this certificate relates the subject of a site audit statement and a copy of such a statement has been provided to the Council?

**REPLY:** No - Council records do not indicate at the date of this certificate that the land to which this certificate relates is subject of a site audit statement and a copy of such a statement has been provided to the Council.

  
GEOFF BAKER  
PUBLIC OFFICER

**Strathfield Development Control Plan(DCP) 2005**  
**Part O -Tree Management**

**TREE PRESERVATION ORDER**

In accordance with the Tree Preservation Order applying to the Strathfield Council area, no tree having a height greater than 4.0 metres or a girth greater than 0.5 metres measured at a point 1.0 metres above ground level, shall be ringbarked, cut down, topped, lopped, removed, injured or willfully destroyed without prior written consent of Council. .

**NOTE:**

- 1) Any person who contravenes or causes or permits to be contravened the provisions of the Tree Preservation Order shall be guilty of an offence.

- 2) **PENALTY:** Section 126 of the Environmental Planning and Assessment Act. 1979

A person guilty of an offence against this Act shall, for every such offence, be liable to the penalty expressly imposed and, if no penalty is so imposed, to a penalty not exceeding \$1,100,000. The Court may also direct that new trees and vegetation be planted and that a security be paid to ensure their establishment.

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**Strathfield Municipal Council**  
**Residential Zoned Sites**

**Attachments referred to in Section 149 Certificate**

Attachment referred to in Item 1 (1)

**SEPP (State and Regional Development) 2011** – published 28.9.11

The aims of this Policy are to identify development that is State significant development, to identify development that is State significant infrastructure and critical State significant infrastructure and to confer functions on joint regional planning panels to determine development applications.

**SEPP (Affordable Rental Housing) 2009** – published 31.07.09

Establishes a consistent planning regime for the provision of affordable rental housing. The policy provides incentives for new affordable rental housing, facilitates the retention of existing affordable rentals, and expands the role of not-for-profit providers. It also aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people.

**SEPP (Exempt and Complying Development Codes) 2008** - gazetted 12.12.08. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the Environmental Planning and Assessment Act 1979.

**State Environmental Planning Policy (Building Sustainability Index) 2004** – gazetted 25.06.04.

This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX by overriding competing provisions in other environmental planning instruments and development control plans, and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.

**SEPP (Housing for Seniors or People with a Disability) 2004** - gazetted 31.03.04.

Encourages the development of high quality accommodation for our ageing population and for people who have disabilities - housing that is in keeping with the local neighbourhood. Note the name of this policy was changed from SEPP (Seniors Living) 2004 to SEPP (Housing for Seniors or People with a Disability) 2004 effective 12.10.07

**State Environmental Planning Policy No.55** - Remediation of land (gazetted 28.8.98) -

Introduces state-wide planning controls for the remediation of contaminated land. If the land is unsuitable, remediation must take place before the land is developed. The policy defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals.

**State Environmental Planning Policy No.64** - Advertising and Signage - gazetted 16.3.01

aims to ensure that signage including advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of a high quality and design. The policy prohibits advertisements in certain locations and sets controls for advertisements along major roads and waterways. The SEPP was amended in August 2007 regarding outdoor advertising in transport corridors (eg freeways, tollways and rail corridors).

**State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development** - gazetted 26.7.02 and amended 20.12.02 aims to improve the design and quality of residential flat developments. The policy identifies certain performance criteria which must be taken into account when determining an application and also makes provision for Design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

**SEPP (Temporary Structures) 2007** – gazetted 28.09.07

Provides for the erection of temporary structures and the use of places of public entertainment while protecting public safety and local amenity. Note the name of this policy was changed from SEPP (Temporary Structures and Places of Public Entertainment) 2007 to SEPP (Temporary Structures) 2007 effective 26.10.09.

**SEPP (Major Development) 2005** – gazetted 01.08.05

Defines certain developments that are major projects to be assessed under Part 3A of the Environmental Planning and Assessment Act 1979 and determined by the Minister for Planning. It also provides planning provisions for State significant sites. In addition, the SEPP identifies the council consent authority functions that may be carried out by joint regional planning panels (JRPPs) and classes of regional development to be determined by JRPPs. Note: This SEPP was formerly known as State Environmental Planning Policy (Major Projects) 2005.

**SEPP (infrastructure) 2007**

Gazetted 21.12.07 - provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency.

Attachment referred to in Item 1 (2)

Refer to **attachment**

Attachment referred to in Item 1 (3)

**Strathfield Consolidated Development Control Plan 2005 Part A- Dwelling Houses and Ancillary Structures.**

**Strathfield Consolidated Development Control Plan 2005 Part B - Dual Occupancy Developments.**

**Strathfield Consolidated Development Control Plan 2005 Part C - Multiple Unit Housing** (applies to Residential B zone only)

**Strathfield Consolidated Development Control Plan 2005 Part E Child Care Centres**

**Strathfield Consolidated Development Control Plan 2005 Part F - Bed and Breakfast Establishments**

**Strathfield Consolidated Development Control Plan 2005 Part H - Waste Management**

**Strathfield Consolidated Development Control Plan 2005 Part I - Provision of Off-Street Parking Facilities.**

**Strathfield Consolidated Development Control Plan 2005 Part J - Erection and Display of and Advertising Signs and Structures.**



**Strathfield Consolidated Development Control Plan 2005 Part K - Development on Contaminated Land**

**Strathfield Consolidated Development Control Plan 2005 Part L - Public Notification Requirements for Development and Complying Development Applications**

**Strathfield Consolidated Development Control Plan 2005 Part M - Educational Establishments**

**Strathfield Consolidated Development Control Plan 2005 Part N – Water Sensitive Urban Design**

**Development Control Plan No. 20 - Parramatta Road Corridor Area (Site Specific DCP) (3.5.06)**

**Development Control Plan No. 25 - 79 Courallie Avenue, Homebush West (Site Specific DCP) (3.5.06)**

**\*Codes** - Council has adopted codes relating to hospitals and landscaping.

Attachment referred to in Items 2 (d)

Refer to **attached** “LAND USE TABLE - RESIDENTIAL ZONES”

## **LAND USE TABLE - RESIDENTIAL ZONES**

### **Zone R2 Low Density Residential**

#### **1. Objectives of zone**

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that development of housing does not adversely impact the heritage significance of adjacent heritage items and conservation areas.

#### **2. Permitted without consent**

Home occupations

#### **3. Permitted with consent**

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home businesses; Home industries; Places of public worship; Public administration buildings; Recreation areas; Residential care facilities; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Water recycling facilities

#### **4. Prohibited**

Any development not specified in item 2 or 3

## **Zone R3 Medium Density Residential**

### **1. Objectives of zone**

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

### **2. Permitted without consent**

Home occupations

### **3. Permitted with consent**

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Group homes; Home businesses; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential care facilities; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Water recycling facilities

### **4. Prohibited**

Any development not specified in item 2 or 3

## **Zone R4 High Density Residential**

### **1. Objectives of zone**

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

### **2. Permitted without consent**

Home occupations

### **3. Permitted with consent**

Boarding houses; Child care centres; Community facilities; Hotel or motel accommodation; Neighbourhood shops; Places of public worship; Residential flat buildings; Respite day care centres; Roads; Shop top housing; Any other development not specified in item 2 or 4

### **4. Prohibited**

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Attached dwellings; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and

tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Port facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Semi-detached dwellings; Service stations; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Water recreation structures; Water treatment facilities; Wholesale supplies

## **STRATHFIELD LEP 2012 - EXEMPT AND COMPLYING DEVELOPMENT**

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The LEP identifies the types of development which are exempt and complying development within the Strathfield Municipality.

Exempt development consists of development that has minimal impact and complies with the set criteria listed in Part 3 of the Strathfield LEP 2012. No development consent is required for exempt development.

Complying development consists of development that is more complex than exempt and does require development consent by either Council or an Accredited Certifier. Development is only complying development if it meets all the specified criteria in Part 3 of the Strathfield LEP 2012.

Details of exempt and complying development can be obtained by contacting the Customer Service Staff on 9748-9999 during business hours.

\* \* \* \* \*

STRATHFIELD MUNICIPAL COUNCIL

FORM 2

ANNEXURE TO CERTIFICATE UNDER SECTION 149  
Environmental Planning & Assessment Act, 1979

**Section 149(5)** - the following advice on such relevant matters, of which the Council may be aware, affect the land described in Section 149 Certificate.

- 
1. The land is affected by a Tree Preservation Order.
  2. Council's Planning records (search limited to last five (5) years) indicate the following as the last approved use of the property. Details of current approvals are available on written request from the Council. Council does not provide any details of approvals associated with dwelling houses on this certificate.  
There are no DA's listed in the last 5 years.
  3. This certificate does not contain information relating to the following types of notice:-
    - (a) Section 121K Order (including a Notice to Issue and Order under section 121H) or Contravention Notice relating to any matters under the Environmental Planning and Assessment Act 1979;
    - (b) Any Order (including intention to issue an Order) under section 124 of the Local Government Act 1993.

Details of the above may be obtained by written application to the Council.

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**The above information has been taken from a search of Council's records but Council cannot accept responsibility for any omission or inaccuracy.**

Date: 27/11/2017

  
GEOFF BAKER  
PUBLIC OFFICER



W Lawyers  
Level 9, 84 Pitt St  
SYDNEY NSW 2000

**Issue Date** : 27/11/2017  
**Receipt No.** : 375179  
**Fee Paid** : \$133.00

**Address** : 52 POWELL STREET HOMEBUSH NSW 2140  
**Description** : LOT 11 Section 23 DP 477  
**Owner** : ST GEORGE WHOLESALE DIST P/L

**Fees** : Planning Certificate under Section 149(2) - \$53.00  
Planning Certificate under Section 149(5) - \$80.00  
Urgency fee - \$153.00 (includes GST)

## PLANNING CERTIFICATE

### Section 149 (2) Environmental Planning & Assessment Act 1979

This certificate refers to the following matters prescribed under s149 (2) of the above Act.

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#### Item 1. Names of relevant environmental planning instruments and development control plans.

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

**REPLY:** *Strathfield Local Environmental Plan 2012* commenced 29/3/13.  
Refer to attachment for relevant State Environmental Planning Policies.

- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved). In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

**REPLY:** Not Applicable.

- (3) The name of each Development Control Plan (DCP) that applies to the carrying out of development on the land.

**REPLY:** Refer to attachment for relevant DCPs.



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## Item 2. Zoning and land use under relevant Local Environmental Plans.

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP).

- (a) The identity of the zone, whether by reference to a name or by reference to a number.

**REPLY:** R4 - High Density Residential in the Strathfield Local Environmental Plan 2012.

- (b) The purposes for which the instrument provides that development may be carried out within the zone without the need for development consent.
- (c) The purposes for which the instrument provides that development may not be carried out without development consent.
- (d) The purposes for which the instrument provides that the carrying out of development is prohibited within the zone.

**REPLY:** Refer to attachment for relevant land use table in the *Strathfield Local Environmental Plan 2012*.

- (e) 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.

**REPLY:** No.

- (f) Whether the land includes or comprises critical habitat.

**REPLY:** No.

- (g) Whether the land is in a heritage conservation area.

**REPLY:** No.

- (h) Whether an item of environmental heritage is situated on the land.

**REPLY:** No.

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

Is the land identified within any zone under Part 3 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006, a Precinct Plan, or a Proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act?

**REPLY:** No

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### Item 3.        **Complying Development**

- (1)        Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (c) and (d) and 1.19 and (e),(2),(3) and (4),1.18(1),(c3) of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

#### **General Housing Code**

**REPLY:**        Yes - Complying Development under the General Housing Code may be carried out on this land.

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#### **Rural Housing Code**

**REPLY:**        No – Complying Development under the Rural Housing Code may not be carried out on this land.

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#### **Housing Alterations Code**

**REPLY:**        Yes – Complying Development under the Housing Alterations Code may be carried out on this land.

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#### **General Commercial and Industrial Code**

**REPLY:**        Yes – Complying Development under the General Commercial and Industrial Code may be carried out on this land.

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#### **Subdivision Code**

**REPLY:**        Yes – Complying Development under the Subdivision Code may be carried out on this land.

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#### **General Development Code**

**REPLY:**        Yes – Complying Development under the General Development Code may be carried out on this land.

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#### **Demolition Code**

**REPLY:**        Yes – Complying Development under the Demolition Code may be carried out on this land.

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**Item 4. Coastal protection**

Whether or not the land is affected by the operation of section 38 or 39 of the *Coastal Protection Act 1979*, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.

**REPLY:** No.

---

**Item 4A. Certain information relating to beaches and coasts**

Strathfield Municipal Council is identified as a coastal council of NSW pursuant to Planning Circular PS-11-001, issued on 24 January 2011, to which the following applies:

In relation to a coastal council:

- (1) Whether an order has been made under part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

**REPLY:** No - Council records at the date of this certificate do not indicate that the subject land is subject to an order under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land).

- (2)(a) Whether the council has been notified under Section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land).

**REPLY:** No - Council records at the date of this certificate do not indicate that Council has been notified under Section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of the Act) have been placed on the land (or on public land adjacent to that land).

- (2)(b) If works have been so placed - whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

**REPLY:** Not applicable.

- (3) Whether any such information (if any) as required by the regulations under Section 56B of the *Coastal Protection Act 1979* to be included in the planning certificate and of which the council has been notified pursuant to those regulations.

**REPLY:** No - Council records indicate that Council has not been notified of such information (if any) as required by the regulations under Section 56B of the *Coastal Protection Act 1979* which should be included in the planning certificate.

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

In relation to a coastal council - whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under Section 496B of the *Local Government Act 1993* for coastal protection works (within the meaning of Section 553B of that Act).

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

**REPLY:** No - Council records as at the date of this certificate do not indicate that the owner (or any previous owner) of the subject land has consented in writing to the land being subject to annual charges under Section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of Section 553B of that Act).

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**Item 5. Mine subsidence**

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.

**REPLY:** No.

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**Item 6. Road widening and road realignment**

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

- (a) Division 2 of Part 3 of the *Roads Act 1993*; or
- (b) Any environmental planning instrument; or
- (c) Any resolution of the Council

**REPLY:** No.

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

Whether or not the land is affected by a policy:

- (a) Adopted by the council, or;
- (b) Adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

**REPLY:** Yes – Council has adopted by resolution a policy for the management of development on contaminated land. This policy will restrict development of land:



- Which is affected by contamination;
- Which has been used for certain purposes;
- In respect of which there is not sufficient information about contamination;
- Which is proposed to be used for certain purposes;
- In other circumstances contained in the policy.

Refer to Part K – Development on Contaminated Land of the *Strathfield Consolidated Development Control Plan 2005* for more information.

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### Item 7A. Flood related development controls information

- (1) Whether or not development on that 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.
- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.
- (3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*.

**REPLY:** The site is within the '1 - in - 100 flood event'. Any queries should be referred to Council's Principal Engineer - Stormwater Hydraulics on 97489999.

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### Item 8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

**REPLY:** No.

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### Item 9. Contributions plans

The name of each contributions plan applying to the land.

**REPLY:** Strathfield Indirect Development Contributions Plan 2010  
(Amended 3 September 2010).

Strathfield Direct Development Contributions Plan 2010  
(Amended 27 September 2016).

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### Item 9A. Biodiversity certified land

Whether or not the subject land is biodiversity certified land?

**REPLY:** No – Council is not aware that the subject land is biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995)

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### Item 10. Bio-banking agreements

Whether or not a bio-banking agreement, has been entered in to the subject land?

**REPLY:** No – Council is not aware of a bio-banking agreement entered in to the subject land under section 127D of the *Threatened Species Conservation Act 1995*.

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### Item 11. Bush Fire Prone Land

Whether or not the land is bush fire prone land.

**REPLY:** No - No land in Strathfield LGA is identified as bush fire prone land as defined in the Act.

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### Item 12. Property vegetation plans

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

**REPLY:** No.

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### Item 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).

**REPLY:** No.

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### Item 14. Directions under Part 3A

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

**REPLY:** No, the site has not been identified as a project on the land under Part 4 of the Act.

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### Item 15. Site compatibility certificates and conditions for seniors housing

If the land is land to which *State Environmental Planning Policy (Housing For Seniors or People with a Disability) 2004* applies.

- (a) A statement of whether there is a current site compatibility certificate (seniors housing), of which the Council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
  - (i) The period for which the certificate is current, and;
  - (ii) That a copy may be obtained from the head office of the Department of Planning, and;
- (b) A statement setting out any 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.

**REPLY:** No – Council is not aware of a current site compatibility certificate (seniors housing) being issued for subject site in respect of the proposed development on the land.

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### Item 16. Site compatibility certificates for infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the Council is aware, in respect of proposed development on the land, and:

- (a) The period for which the certificate is valid, and;
- (b) That a copy may be obtained from the head office of the Department of Planning.

**REPLY:** No – Council is not aware of a valid site compatibility certificate (infrastructure) being issued in respect of the proposed development on the land.

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### Item 17. Site compatibility certificates and conditions for affordable rental housing

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the Council is aware, in respect of proposed development on the land, and:
  - (a) The period for which the certificate is valid, and;
  - (b) That a copy may be obtained from the head office of the Department of Planning
- (2) A statement setting out any terms of a kind referred to in clause 17 (1) or 38(1) of the *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.

**REPLY:** No – Council is not aware of a current site compatibility certificate (affordable rental housing) being issued in respect of the proposed development on the land.

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### Item 18. Paper Subdivision Information

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

**REPLY:** No – Council does not hold any paper subdivision within the meaning of this clause.

- (2) The date of any subdivision order that applies to the land.

**REPLY:** Not applicable.

---

### Item 19. Site verification certificates

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

- (a) the matter certified by the certificate, and

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

- (b) the date on which the certificate ceases to be current (if any), and

- (c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure.

**REPLY:** No – Council is not aware of a current site verification certificate (Mining, Petroleum Production and Extractive Industries) 2007 (Mining SEPP) being issued in respect of the proposed development on the land.

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### Item 20. Matters arising under the Contaminated Land Management Act 1997

Section 59(2) of the *Contaminated Land Management Act 1997* prescribes the following additional matters to be specified in planning certificates:

- (a) At the date of this certificate, is the land to which this certificate relates significantly contaminated land?

**REPLY:** No - Council records as at the date of this certificate do not indicate that the subject land is declared by the Environment Protection Authority to be significantly contaminated land as defined under the Contaminated Land Management Act 1997.

- (b) At the date of this certificate, is the land to which this certificate relates subject to a management order?

**REPLY:** No – Council records as at the date of this certificate do not indicate that the subject land is subject to a management order.

- (c) At the date of this certificate, is the land to which this certificate relates the subject of an approved voluntary management proposal?

**REPLY:** No – Council records do not indicate at the date of this certificate that the land to which this certificate relates is the subject of an approved voluntary management proposal.

- (d) At the date of this certificate, is the land to which this certificate relates subject to an ongoing maintenance order?

**REPLY:** No – Council records do not indicate at the date of this certificate that the land to which this certificate relates is subject to an ongoing maintenance order.

- (e) At the date of this certificate, is the land to which this certificate relates the subject of a site audit statement and a copy of such a statement has been provided to the Council?

**REPLY:** No - Council records do not indicate at the date of this certificate that the land to which this certificate relates is subject of a site audit statement and a copy of such a statement has been provided to the Council.

  
GEOFF BAKER  
PUBLIC OFFICER



**Strathfield Development Control Plan(DCP) 2005**  
**Part O -Tree Management**

**TREE PRESERVATION ORDER**

In accordance with the Tree Preservation Order applying to the Strathfield Council area, no tree having a height greater than 4.0 metres or a girth greater than 0.5 metres measured at a point 1.0 metres above ground level, shall be ringbarked, cut down, topped, lopped, removed, injured or willfully destroyed without prior written consent of Council. .

**NOTE:**

- 1) Any person who contravenes or causes or permits to be contravened the provisions of the Tree Preservation Order shall be guilty of an offence.

- 2) **PENALTY:** Section 126 of the Environmental Planning and Assessment Act. 1979

A person guilty of an offence against this Act shall, for every such offence, be liable to the penalty expressly imposed and, if no penalty is so imposed, to a penalty not exceeding \$1,100,000. The Court may also direct that new trees and vegetation be planted and that a security be paid to ensure their establishment.

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**Strathfield Municipal Council**  
**Residential Zoned Sites**

**Attachments referred to in Section 149 Certificate**

Attachment referred to in Item 1 (1)

**SEPP (State and Regional Development) 2011** – published 28.9.11

The aims of this Policy are to identify development that is State significant development, to identify development that is State significant infrastructure and critical State significant infrastructure and to confer functions on joint regional planning panels to determine development applications

**SEPP (Affordable Rental Housing) 2009** – published 31.07.09

Establishes a consistent planning regime for the provision of affordable rental housing. The policy provides incentives for new affordable rental housing, facilitates the retention of existing affordable rentals, and expands the role of not-for-profit providers. It also aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people.

**SEPP (Exempt and Complying Development Codes) 2008** - gazetted 12.12.08. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the Environmental Planning and Assessment Act 1979.

**State Environmental Planning Policy (Building Sustainability Index) 2004** – gazetted 25.06.04.

This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX by overriding competing provisions in other environmental planning instruments and development control plans, and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.

**SEPP (Housing for Seniors or People with a Disability) 2004** - gazetted 31.03.04.

Encourages the development of high quality accommodation for our ageing population and for people who have disabilities - housing that is in keeping with the local neighbourhood. Note the name of this policy was changed from SEPP (Seniors Living) 2004 to SEPP (Housing for Seniors or People with a Disability) 2004 effective 12.10.07

**State Environmental Planning Policy No.55** - Remediation of land (gazetted 28.8.98) -

Introduces state-wide planning controls for the remediation of contaminated land. If the land is unsuitable, remediation must take place before the land is developed. The policy defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals.

**State Environmental Planning Policy No.64** - Advertising and Signage - gazetted 16.3.01

aims to ensure that signage including advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of a high quality and design. The policy prohibits advertisements in certain locations and sets controls for advertisements along major roads and waterways. The SEPP was amended in August 2007 regarding outdoor advertising in transport corridors (eg freeways, tollways and rail corridors).

**State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development** - gazetted 26.7.02 and amended 20.12.02 aims to improve the design and quality of residential flat developments. The policy identifies certain performance criteria which must be taken into account when determining an application and also makes provision for Design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

**SEPP (Temporary Structures) 2007** – gazetted 28.09.07

Provides for the erection of temporary structures and the use of places of public entertainment while protecting public safety and local amenity. Note the name of this policy was changed from SEPP (Temporary Structures and Places of Public Entertainment) 2007 to SEPP (Temporary Structures) 2007 effective 26.10.09.

**SEPP (Major Development) 2005** – gazetted 01.08.05

Defines certain developments that are major projects to be assessed under Part 3A of the Environmental Planning and Assessment Act 1979 and determined by the Minister for Planning. It also provides planning provisions for State significant sites. In addition, the SEPP identifies the council consent authority functions that may be carried out by joint regional planning panels (JRPPs) and classes of regional development to be determined by JRPPs. Note: This SEPP was formerly known as State Environmental Planning Policy (Major Projects) 2005.

**SEPP (infrastructure) 2007**

Gazetted 21.12.07 - provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency.

Attachment referred to in Item 1 (2)

Refer to **attachment**

Attachment referred to in Item 1 (3)

**Strathfield Consolidated Development Control Plan 2005 Part A- Dwelling Houses and Ancillary Structures.**

**Strathfield Consolidated Development Control Plan 2005 Part B - Dual Occupancy Developments.**

**Strathfield Consolidated Development Control Plan 2005 Part C - Multiple Unit Housing (applies to Residential B zone only)**

**Strathfield Consolidated Development Control Plan 2005 Part E Child Care Centres**

**Strathfield Consolidated Development Control Plan 2005 Part F - Bed and Breakfast Establishments**

**Strathfield Consolidated Development Control Plan 2005 Part H - Waste Management**

**Strathfield Consolidated Development Control Plan 2005 Part I - Provision of Off-Street Parking Facilities.**

**Strathfield Consolidated Development Control Plan 2005 Part J - Erection and Display of and Advertising Signs and Structures.**

**Strathfield Consolidated Development Control Plan 2005** Part K - Development on Contaminated Land

**Strathfield Consolidated Development Control Plan 2005** Part L - Public Notification Requirements for Development and Complying Development Applications

**Strathfield Consolidated Development Control Plan 2005** Part M - Educational Establishments

**Strathfield Consolidated Development Control Plan 2005** Part N – Water Sensitive Urban Design

**Development Control Plan No. 20** - Parramatta Road Corridor Area (Site Specific DCP) (3.5.06)

**Development Control Plan No. 25** - 79 Courallie Avenue, Homebush West (Site Specific DCP) (3.5.06)

**\*Codes** - Council has adopted codes relating to hospitals and landscaping.

Attachment referred to in Items 2 (d)

Refer to **attached** “LAND USE TABLE - RESIDENTIAL ZONES”

## **LAND USE TABLE - RESIDENTIAL ZONES**

### **Zone R2 Low Density Residential**

#### **1. Objectives of zone**

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that development of housing does not adversely impact the heritage significance of adjacent heritage items and conservation areas.

#### **2. Permitted without consent**

Home occupations

#### **3. Permitted with consent**

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home businesses; Home industries; Places of public worship; Public administration buildings; Recreation areas; Residential care facilities; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Water recycling facilities

#### **4. Prohibited**

Any development not specified in item 2 or 3

## **Zone R3 Medium Density Residential**

### **1. Objectives of zone**

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

### **2. Permitted without consent**

Home occupations

### **3. Permitted with consent**

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Group homes; Home businesses; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential care facilities; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Water recycling facilities

### **4. Prohibited**

Any development not specified in item 2 or 3

## **Zone R4 High Density Residential**

### **1. Objectives of zone**

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

### **2. Permitted without consent**

Home occupations

### **3. Permitted with consent**

Boarding houses; Child care centres; Community facilities; Hotel or motel accommodation; Neighbourhood shops; Places of public worship; Residential flat buildings; Respite day care centres; Roads; Shop top housing; Any other development not specified in item 2 or 4

### **4. Prohibited**

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Attached dwellings; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Dual

occupancies; Dwelling houses; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Port facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Semi-detached dwellings; Service stations; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Water recreation structures; Water treatment facilities; Wholesale supplies



## **STRATHFIELD LEP 2012 - EXEMPT AND COMPLYING DEVELOPMENT**

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The LEP identifies the types of development which are exempt and complying development within the Strathfield Municipality.

Exempt development consists of development that has minimal impact and complies with the set criteria listed in Part 3 of the Strathfield LEP 2012. No development consent is required for exempt development.

Complying development consists of development that is more complex than exempt and does require development consent by either Council or an Accredited Certifier. Development is only complying development if it meets all the specified criteria in Part 3 of the Strathfield LEP 2012.

Details of exempt and complying development can be obtained by contacting the Customer Service Staff on 9748-9999 during business hours.

\* \* \* \* \*

STRATHFIELD MUNICIPAL COUNCIL

FORM 2

ANNEXURE TO CERTIFICATE UNDER SECTION 149  
Environmental Planning & Assessment Act, 1979

**Section 149(5)** - the following advice on such relevant matters, of which the Council may be aware, affect the land described in Section 149 Certificate.

- 
1. The land is affected by a Tree Preservation Order.
  2. Council's Planning records (search limited to last five (5) years) indicate the following as the last approved use of the property. Details of current approvals are available on written request from the Council. Council does not provide any details of approvals associated with dwelling houses on this certificate.  
There are no DA's listed in the last 5 years.
  3. This certificate does not contain information relating to the following types of notice:-
    - (a) Section 121K Order (including a Notice to Issue and Order under section 121H) or Contravention Notice relating to any matters under the Environmental Planning and Assessment Act 1979;
    - (b) Any Order (including intention to issue an Order) under section 124 of the Local Government Act 1993.

Details of the above may be obtained by written application to the Council.

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**The above information has been taken from a search of Council's records but Council cannot accept responsibility for any omission or inaccuracy.**

Date: 27/11/2017

  
GEOFF BAKER  
PUBLIC OFFICER

W Lawyers  
Level 9, 84 Pitt St  
SYDNEY NSW 2000

**Issue Date** : 27/11/2017  
**Receipt No.** : 375179  
**Fee Paid** : \$133.00

**Address** : 125 PARRAMATTA ROAD HOMEBUSH NSW 2140  
**Description** : LOT 2 DP 130557  
**Owner** : ST GEORGE WHOLESALE DIST P/L

**Fees** : Planning Certificate under Section 149(2) - \$53.00  
Planning Certificate under Section 149(5) - \$80.00  
Urgency fee - \$153.00 (includes GST)

## PLANNING CERTIFICATE

### Section 149 (2) Environmental Planning & Assessment Act 1979

This certificate refers to the following matters prescribed under s149 (2) of the above Act.

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#### Item 1. Names of relevant environmental planning instruments and development control plans.

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

**REPLY:** *Strathfield Local Environmental Plan 2012* commenced 29/3/13.  
Refer to attachment for relevant State Environmental Planning Policies.

- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved). In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

**REPLY:** Not Applicable.

- (3) The name of each Development Control Plan (DCP) that applies to the carrying out of development on the land.

**REPLY:** Refer to attachment for relevant DCPs.



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## Item 2. Zoning and land use under relevant Local Environmental Plans.

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP).

- (a) The identity of the zone, whether by reference to a name or by reference to a number.

**REPLY:** B4 - Mixed Use in the Strathfield Local Environmental Plan 2012.

- (b) The purposes for which the instrument provides that development may be carried out within the zone without the need for development consent.
- (c) The purposes for which the instrument provides that development may not be carried out without development consent.
- (d) The purposes for which the instrument provides that the carrying out of development is prohibited within the zone.

**REPLY:** Refer to attachment for relevant land use table in the *Strathfield Local Environmental Plan 2012*.

- (e) 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.

**REPLY:** No.

- (f) Whether the land includes or comprises critical habitat.

**REPLY:** No.

- (g) Whether the land is in a heritage conservation area.

**REPLY:** No.

- (h) Whether an item of environmental heritage is situated on the land.

**REPLY:** No.

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

Is the land identified within any zone under Part 3 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006, a Precinct Plan, or a Proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act?

**REPLY:** No

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### Item 3.        **Complying Development**

- (1)        Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (c) and (d) and 1.19 and (e),(2),(3) and (4),1.18(1),(c3) of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

#### **General Housing Code**

**REPLY:**        Yes - Complying Development under the General Housing Code may be carried out on this land.

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#### **Rural Housing Code**

**REPLY:**        No – Complying Development under the Rural Housing Code may not be carried out on this land.

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#### **Housing Alterations Code**

**REPLY:**        Yes – Complying Development under the Housing Alterations Code may be carried out on this land.

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#### **General Commercial and Industrial Code**

**REPLY:**        Yes – Complying Development under the General Commercial and Industrial Code may be carried out on this land.

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#### **Subdivision Code**

**REPLY:**        Yes – Complying Development under the Subdivision Code may be carried out on this land.

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#### **General Development Code**

**REPLY:**        Yes – Complying Development under the General Development Code may be carried out on this land.

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#### **Demolition Code**

**REPLY:**        Yes – Complying Development under the Demolition Code may be carried out on this land.

---

**Item 4. Coastal protection**

Whether or not the land is affected by the operation of section 38 or 39 of the *Coastal Protection Act 1979*, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.

**REPLY:** No.

---

**Item 4A. Certain information relating to beaches and coasts**

Strathfield Municipal Council is identified as a coastal council of NSW pursuant to Planning Circular PS-11-001, issued on 24 January 2011, to which the following applies:

In relation to a coastal council:

- (1) Whether an order has been made under part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

**REPLY:** No - Council records at the date of this certificate do not indicate that the subject land is subject to an order under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land).

- (2)(a) Whether the council has been notified under Section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land).

**REPLY:** No - Council records at the date of this certificate do not indicate that Council has been notified under Section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of the Act) have been placed on the land (or on public land adjacent to that land).

- (2)(b) If works have been so placed - whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

**REPLY:** Not applicable.

- (3) Whether any such information (if any) as required by the regulations under Section 56B of the *Coastal Protection Act 1979* to be included in the planning certificate and of which the council has been notified pursuant to those regulations.

**REPLY:** No - Council records indicate that Council has not been notified of such information (if any) as required by the regulations under Section 56B of the *Coastal Protection Act 1979* which should be included in the planning certificate.

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

In relation to a coastal council - whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under Section 496B of the *Local Government Act 1993* for coastal protection works (within the meaning of Section 553B of that Act).

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

**REPLY:** No - Council records as at the date of this certificate do not indicate that the owner (or any previous owner) of the subject land has consented in writing to the land being subject to annual charges under Section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of Section 553B of that Act).

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**Item 5. Mine subsidence**

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.

**REPLY:** No.

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**Item 6. Road widening and road realignment**

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

- (a) Division 2 of Part 3 of the *Roads Act 1993*; or
- (b) Any environmental planning instrument; or
- (c) Any resolution of the Council

**REPLY:** No.

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

Whether or not the land is affected by a policy:

- (a) Adopted by the council, or;
- (b) Adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

**REPLY:** Yes – Council has adopted by resolution a policy for the management of development on contaminated land. This policy will restrict development of land:

- Which is affected by contamination;
- Which has been used for certain purposes;
- In respect of which there is not sufficient information about contamination;
- Which is proposed to be used for certain purposes;
- In other circumstances contained in the policy.

Refer to Part K – Development on Contaminated Land of the *Strathfield Consolidated Development Control Plan 2005* for more information.

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#### **Item 7A. Flood related development controls information**

- (1) Whether or not development on that 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.
- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.
- (3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*.

**REPLY:** No.

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#### **Item 8. Land reserved for acquisition**

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

**REPLY:** No.

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#### **Item 9. Contributions plans**

The name of each contributions plan applying to the land.

**REPLY:** Strathfield Indirect Development Contributions Plan 2010  
(Amended 3 September 2010).

Strathfield Direct Development Contributions Plan 2010  
(Amended 27 September 2016).

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### Item 9A. Biodiversity certified land

Whether or not the subject land is biodiversity certified land?

**REPLY:** No – Council is not aware that the subject land is biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*)

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### Item 10. Bio-banking agreements

Whether or not a bio-banking agreement, has been entered in to the subject land?

**REPLY:** No – Council is not aware of a bio-banking agreement entered in to the subject land under section 127D of the *Threatened Species Conservation Act 1995*.

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### Item 11. Bush Fire Prone Land

Whether or not the land is bush fire prone land.

**REPLY:** No - No land in Strathfield LGA is identified as bush fire prone land as defined in the Act.

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### Item 12. Property vegetation plans

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

**REPLY:** No.

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### Item 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).

**REPLY:** No.

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### Item 14. Directions under Part 3A

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

**REPLY:** No, the site has not been identified as a project on the land under Part 4 of the Act.

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### Item 15. Site compatibility certificates and conditions for seniors housing

If the land is land to which *State Environmental Planning Policy (Housing For Seniors or People with a Disability) 2004* applies.

- (a) A statement of whether there is a current site compatibility certificate (seniors housing), of which the Council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
  - (i) The period for which the certificate is current, and;
  - (ii) That a copy may be obtained from the head office of the Department of Planning, and;
- (b) A statement setting out any 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.

**REPLY:** No – Council is not aware of a current site compatibility certificate (seniors housing) being issued for subject site in respect of the proposed development on the land.

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### Item 16. Site compatibility certificates for infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the Council is aware, in respect of proposed development on the land, and:

- (a) The period for which the certificate is valid, and;
- (b) That a copy may be obtained from the head office of the Department of Planning.

**REPLY:** No – Council is not aware of a valid site compatibility certificate (infrastructure) being issued in respect of the proposed development on the land.

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### Item 17. Site compatibility certificates and conditions for affordable rental housing

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the Council is aware, in respect of proposed development on the land, and:
  - (a) The period for which the certificate is valid, and;
  - (b) That a copy may be obtained from the head office of the Department of Planning
- (2) A statement setting out any terms of a kind referred to in clause 17 (1) or 38(1) of the *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.

**REPLY:** No – Council is not aware of a current site compatibility certificate (affordable rental housing) being issued in respect of the proposed development on the land.

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### Item 18. Paper Subdivision Information

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

**REPLY:** No – Council does not hold any paper subdivision within the meaning of this clause.

- (2) The date of any subdivision order that applies to the land.

**REPLY:** Not applicable.

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### Item 19. Site verification certificates

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

- (a) the matter certified by the certificate, and

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

- (b) the date on which the certificate ceases to be current (if any), and

- (c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure.

**REPLY:** No – Council is not aware of a current site verification certificate (Mining, Petroleum Production and Extractive Industries) 2007 (Mining SEPP) being issued in respect of the proposed development on the land.

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### Item 20. Matters arising under the Contaminated Land Management Act 1997

Section 59(2) of the *Contaminated Land Management Act 1997* prescribes the following additional matters to be specified in planning certificates:

- (a) At the date of this certificate, is the land to which this certificate relates significantly contaminated land?

**REPLY:** No - Council records as at the date of this certificate do not indicate that the subject land is declared by the Environment Protection Authority to be significantly contaminated land as defined under the Contaminated Land Management Act 1997.

- (b) At the date of this certificate, is the land to which this certificate relates subject to a management order?

**REPLY:** No – Council records as at the date of this certificate do not indicate that the subject land is subject to a management order.

- (c) At the date of this certificate, is the land to which this certificate relates the subject of an approved voluntary management proposal?

**REPLY:** No – Council records do not indicate at the date of this certificate that the land to which this certificate relates is the subject of an approved voluntary management proposal.

- (d) At the date of this certificate, is the land to which this certificate relates subject to an ongoing maintenance order?

**REPLY:** No – Council records do not indicate at the date of this certificate that the land to which this certificate relates is subject to an ongoing maintenance order.

- (e) At the date of this certificate, is the land to which this certificate relates the subject of a site audit statement and a copy of such a statement has been provided to the Council?

**REPLY:** No - Council records do not indicate at the date of this certificate that the land to which this certificate relates is subject of a site audit statement and a copy of such a statement has been provided to the Council.

  
GEOFF BAKER  
PUBLIC OFFICER



**Strathfield Development Control Plan(DCP) 2005**  
**Part O -Tree Management**

**TREE PRESERVATION ORDER**

In accordance with the Tree Preservation Order applying to the Strathfield Council area, no tree having a height greater than 4.0 metres or a girth greater than 0.5 metres measured at a point 1.0 metres above ground level, shall be ringbarked, cut down, topped, lopped, removed, injured or willfully destroyed without prior written consent of Council. .

**NOTE:**

- 1) Any person who contravenes or causes or permits to be contravened the provisions of the Tree Preservation Order shall be guilty of an offence.

- 2) **PENALTY:** Section 126 of the Environmental Planning and Assessment Act. 1979

A person guilty of an offence against this Act shall, for every such offence, be liable to the penalty expressly imposed and, if no penalty is so imposed, to a penalty not exceeding \$1,100,000. The Court may also direct that new trees and vegetation be planted and that a security be paid to ensure their establishment.

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**Strathfield Municipal Council**  
**Mixed Use Zoned Sites**

**Attachments referred to in Section 149 Certificate**

Attachment referred to in Item 1 (1)

**SEPP (State and Regional Development) 2011** – published 28.9.11

The aims of this Policy are to identify development that is State significant development, to identify development that is State significant infrastructure and critical State significant infrastructure and to confer functions on joint regional planning panels to determine development applications.

**SEPP (Affordable Rental Housing) 2009** – published 31.07.09

Establishes a consistent planning regime for the provision of affordable rental housing. The policy provides incentives for new affordable rental housing, facilitates the retention of existing affordable rentals, and expands the role of not-for-profit providers. It also aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people.

**SEPP (Exempt and Complying Development Codes) 2008** - gazetted 12.12.08.

The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the *Environmental Planning and Assessment Act 1979*.

**SEPP (Housing for Seniors or People with a Disability) 2004** - gazetted 31.03.04.

Encourages the development of high quality accommodation for our ageing population and for people who have disabilities - housing that is in keeping with the local neighbourhood. Note the name of this policy was changed from SEPP (Seniors Living) 2004 to SEPP (Housing for Seniors or People with a Disability) 2004 effective 12.10.07

**State Environmental Planning Policy No.10** - Retention of Low-Cost Rental Accommodation - gazetted 6.7.84 and amended on 31.3.04. Aims to provide a mechanism for the retention of low cost rental accommodation. The Policy establishes criteria for determining a low-cost rental residential building (including boarding houses, hostels and low-rental residential flat buildings), matters for council consideration and requirements for development proposed under the Policy.

**State Environmental Planning Policy No.22** - Shops and Commercial Premises - gazetted 9.1.87 allows with consent of Council a change of use from a shop to another kind or another commercial premises or alternatively a commercial premises to a shop or another kind of commercial premises where the new use is prohibited under an environmental planning instrument.

**State Environmental Planning Policy No.55** - Remediation of land (gazetted 28.8.98) - Introduces state-wide planning controls for the remediation of contaminated land. If the land is unsuitable, remediation must take place before the land is developed. The policy defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals.

**State Environmental Planning Policy No.64 - Advertising and Signage** - gazetted 16.3.01 aims to ensure that signage including advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of a high quality and design. The policy prohibits advertisements in certain locations and sets controls for advertisements along major roads and waterways. The SEPP was amended in August 2007 regarding outdoor advertising in transport corridors (eg freeways, tollways and rail corridors).

**State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development** – gazetted 26.7.02 and amended 20.12.02 aims to improve the design and quality of residential flat developments. The policy identifies certain performance criteria which must be taken into account when determining an application and also makes provision for Design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

**SEPP (Temporary Structures) 2007** – gazetted 28.09.07

Provides for the erection of temporary structures and the use of places of public entertainment while protecting public safety and local amenity. Note the name of this policy was changed from SEPP (Temporary Structures and Places of Public Entertainment) 2007 to SEPP (Temporary Structures) 2007 effective 26.10.09.

**SEPP (Major Development) 2005** – gazetted 01.08.05

Defines certain developments that are major projects to be assessed under Part 3A of the Environmental Planning and Assessment Act 1979 and determined by the Minister for Planning. It also provides planning provisions for State significant sites. In addition, the SEPP identifies the council consent authority functions that may be carried out by joint regional planning panels (JRPPs) and classes of regional development to be determined by JRPPs. Note: This SEPP was formerly known as State Environmental Planning Policy (Major Projects) 2005.

**SEPP (infrastructure) 2007**

Gazetted 21.12.07 - provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency.

Attachment referred to in Item 1 (2)

Refer to **attachment**

Attachment referred to in Item 1 (3)

**Development Control Plan No. 20** – Parramatta Road Corridor Area (Site Specific DCP) (3.5.06)

**Strathfield Consolidated Development Control Plan 2005 Part C** – Multiple Unit Housing

**Strathfield Consolidated Development Control Plan 2005 Part E** - Child Care Centres

**Strathfield Consolidated Development Control Plan 2005 Part H** - Waste Management

**Strathfield Consolidated Development Control Plan 2005 Part I** - Provision of Off-Street Parking Facilities.

**Strathfield Consolidated Development Control Plan 2005** Part J Erection and Display of Advertising Signs and Structures.

**Strathfield Consolidated Development Control Plan 2005** Part K - Development on Contaminated Land

**Strathfield Consolidated Development Control Plan 2005** Part L - Public Notification Requirements for Development and Complying Development Applications

**Strathfield Consolidated Development Control Plan 2005** Part M - Educational Establishments

**Strathfield Consolidated Development Control Plan 2005** Part N – Water Sensitive Urban Design

**\*Codes** - Council has adopted codes relating to hospitals and landscaping.

Attachment referred to in Items 2 (d)

Refer to **attached** “LAND USE TABLE- MIXED USE ZONE”

## **LAND USE TABLE – MIXED USE ZONE**

### **Zone B4 Mixed Use**

#### **1. Objectives of zone**

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To facilitate mixed use urban growth around railway stations and transport nodes and corridors, commercial centres and open space.
- To provide local and regional employment and live and work opportunities.

#### **2. Permitted without consent**

Home occupations

#### **3. Permitted with consent**

Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Multi dwelling housing; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Serviced apartments; Shop top housing; Any other development not specified in item 2 or 4

#### **4. Prohibited**

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Rural industries; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Water recreation structures; Water supply systems; Wholesale supplies

## **STRATHFIELD LEP 2012 - EXEMPT AND COMPLYING DEVELOPMENT**

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The LEP identifies the types of development which are exempt and complying development within the Strathfield Municipality.

Exempt development consists of development that has minimal impact and complies with the set criteria listed in Part 3 of the Strathfield LEP 2012. No development consent is required for exempt development.

Complying development consists of development that is more complex than exempt and does require development consent by either Council or an Accredited Certifier. Development is only complying development if it meets all the specified criteria in Part 3 of the Strathfield LEP 2012.

Details of exempt and complying development can be obtained by contacting the Customer Service Staff on 9748-9999 during business hours.

\* \* \* \* \*



STRATHFIELD MUNICIPAL COUNCIL

FORM 2

ANNEXURE TO CERTIFICATE UNDER SECTION 149  
Environmental Planning & Assessment Act, 1979

**Section 149(5)** - the following advice on such relevant matters, of which the Council may be aware, affect the land described in Section 149 Certificate.

- 
1. The land is affected by a Tree Preservation Order.
  2. Council's Planning records (search limited to last five (5) years) indicate the following as the last approved use of the property. Details of current approvals are available on written request from the Council. Council does not provide any details of approvals associated with dwelling houses on this certificate.  
There are no DA's listed in the last 5 years.
  3. This certificate does not contain information relating to the following types of notice:-
    - (a) Section 121K Order (including a Notice to Issue and Order under section 121H) or Contravention Notice relating to any matters under the Environmental Planning and Assessment Act 1979;
    - (b) Any Order (including intention to issue an Order) under section 124 of the Local Government Act 1993.

Details of the above may be obtained by written application to the Council.

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**The above information has been taken from a search of Council's records but Council cannot accept responsibility for any omission or inaccuracy.**

Date: 27/11/2017

  
GEOFF BAKER  
PUBLIC OFFICER