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Report on
Preliminary Site Investigation (Contamination)

Inner West Phase 2A LEP
12-14 Crystal Street, Petersham

Prepared for
Inner West Council

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Integrated Practical Solutions





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Executive Summary

This report presents the results of a Preliminary Site Investigation (Contamination) (PSI) at 12-14 Crystal Street, Petersham (the site). The PSI was undertaken to assist a planning proposal for rezoning of sites that may introduce sensitive land uses including residential, educational, recreational, childcare or a hospital.

The investigation included a desktop review of site history and environs, a site walkover from publicly accessible areas, and development of a conceptual site model.

The reviewed site history sources indicate that the site had a residential land use from at least 1923, if not earlier, continuing until *circa* 1986. Based on aerial photographs, the site layout (including the current building on site) and inferred use has not changed significantly since *circa* 1986. The residential house at 14 Crystal Street appears have been present since at least 1930. Historical and current surrounding land uses include residential, commercial, and educational.

Identified potential sources of contamination at the site include imported fill, current and former site buildings / structures, current and former site uses, neighbouring service station, and up-gradient service station and dry cleaner (some distance from the site). Based on the contamination risk rating matrix used for the investigation, the site is considered to have a medium risk of contamination.

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

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

Table of Contents

	Page
1. Introduction.....	1
2. Scope of Works.....	2
3. Site Information	2
4. Environmental Setting.....	3
4.1 Topography	3
4.2 Site Geology	3
4.3 Acid Sulphate Soils and Salinity	3
4.4 Surface Water and Groundwater	4
5. Site History	5
5.1 Title Deeds.....	5
5.2 Historical Aerial Photography	6
5.3 Public Registers and Planning Records	8
5.4 Other Sources.....	10
5.5 Site History Integrity Assessment	11
5.6 Summary of Site History	11
6. Site Walkover	11
7. Preliminary Conceptual Site Model.....	13
8. Risk Rating.....	15
9. Conclusions and Recommendations	16
10. References.....	17
11. Limitations	17
Appendix A: Drawings	
Appendix B: Notes About this Report	
Appendix C: Historical Title Deeds	
Appendix D: Historical Aerial Photographs	
Appendix E: Council Planning Certificates, Council Records and SafeWork NSW Search	
Appendix F: Site Photographs	
Appendix G: Risk Matrix	

Report on Preliminary Site Investigation (Contamination)

Inner West Phase 2A LEP

12-14 Crystal Street, Petersham

1. Introduction

Douglas Partners Pty Ltd (DP) has been engaged by Inner West Council (Council) to complete this Preliminary Site Investigation (Contamination) (PSI) at 12-14 Crystal Street, Petersham (the site). The site is shown on Drawing 1, Appendix A.

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

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

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

The objectives of the PSI are to:

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

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

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

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

2. Scope of Works

The scope of work for the PSI comprised the following:

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

3. Site Information

Site Address	12-14 Crystal Street, Petersham
Legal Description	Lot 1, Deposited Plan (DP) 88618 (12 Crystal Street, Petersham); and Lot 1, Deposited Plan 85033 (14 Crystal Street, Petersham)
Approximate Area	600 m ²
Zoning	Zone B2 Local Centre
Local Council Area	Inner West Council
Current Use	Number 12: 'CarTrade' motor dealer office building Number 14: Vacant residential building

Surrounding Uses	North: Commercial - 7-Eleven service station and a mechanical repairs garage; West: Petersham Lane then low density residential; East: Crystal Street then low density residential; and, South: Commercial - a car rental business and vacant commercial building.
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The site location and plan are shown on Drawing 1, Appendix A.

4. Environmental Setting

4.1 Topography

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

Site topography falls gently towards the north-west, with levels between 33 m in the north-west corner of the site and 35 m in the south-east corner of the site relative to Australian Height Datum (AHD).

4.2 Site Geology

The Sydney 1:100,000 Soils Landscape Sheet indicates that the site is underlain by Blacktown residual soils. The Blacktown soils landscape group comprises shallow to moderately deep red and brown podzolic soils on crests, upper slopes and well drained areas, and deep yellow podzolic soils and soloths on lower slopes and in areas of poor drainage.

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

4.3 Acid Sulphate Soils and Salinity

Published acid sulphate soils (ASS) risk mapping indicates that the site has an extremely low probability of having ASS.

There are no mapped areas of ASS occurrence within 2 km of the site.

Published salinity risk mapping indicates that the site is not mapped for salinity hazard.

4.4 Surface Water and Groundwater

The closest watercourse to the site is Johnston's Creek, located 1.2 km east (down gradient) of the site. Other watercourses located a similar distance from the site include Whites Creek (1.2 km north-east of the site) and Hawthorne Canal (1.2 km west of the site). With respect to surface water, given the highly urbanised nature of the area, most surface water is anticipated to be collected by the local stormwater network.

A search of the publicly available registered groundwater bores indicated that there are three registered groundwater bores located at the site on 12 Crystal Street, in particular. The groundwater bores are summarised in Table 1.

Table 1: Summary of Available Information from Registered Groundwater Bores

Bore ID Authorised Purpose	Location on the Site	Final Depth (m)	Standing Water Level (m bgl)
GW111087 Monitoring Bore	North-eastern corner	8.7	Not recorded
GW111088 Monitoring Bore	Centre	9.0	Not recorded
GW111089 Monitoring Bore	South-western corner	9.0	Not recorded

There were no other registered bores within the 1 km search buffer for the site.

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

Given the local geology (i.e., Ashfield Shale), the groundwater in the fractured rock beneath the site is anticipated to be saline and very low yield. Accordingly, there would be no significant potential beneficial uses of the groundwater. Furthermore, the search of the groundwater bore database found no domestic, recreational or irrigational bores within 1 km of the site, and the use of the groundwater for these purposes in the vicinity of the site is considered unlikely given the urban setting.

5. Site History

5.1 Title Deeds

A historical title deeds search was used to obtain ownership and occupancy information including company names and the occupations of individuals. The title information can assist in the identification of previous land uses by the company names or the site owners and can, therefore, assist in establishing whether there were potentially contaminating activities occurring at the site. The results of the title deeds search are included in Appendix C. A summary of the title deeds and possible land uses (with reference to the aerial photographs and other historical searches) is presented in Tables 2 and 3.

Table 2: Historical Title Deeds - Lot 1, D.P. 88618

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
09.06.1920 (1920 to 1952)	Vere Parker Edwards (Tram Conductor)	Residential
24.11.1952 (1952 to 1974)	Leahy's Motors Pty Limited	Commercial - possibly a motor dealership
07.06.1974 (1974 to 1977)	Louis Ziles (Company Director)	Commercial
24.12.1977 (1977 to 1980)	Tam Corporation Pty Limited	Commercial
24.06.1980 (1980 to 1996)	Moglab Pty Limited	Commercial
21.03.1996 (1996 to date)	# Dewkelp Pty Limited Now # Balmain Rentals Pty Limited	Commercial / Motor dealership

Denotes current registered proprietor

Leases, excluding premises: - NIL.

Easements: - NIL

Table 3: Historical Title Deeds - Lot 1, D.P. 85033

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
17.09.1909 (1909 to 1940)	John William Emanuel Bates	Residential
14.08.1940 (1940 to 1951)	Henry Walter Smith (Retired Foreman)	Residential
24.12.1951 (1951 to 1952)	Cecil Robert Smith (Shop Supervisor) (Transmission Application not investigated)	Residential
08.04.1952 (1952 to 1987)	Alfonso George Faulkner (Tram Conductor)	Residential
24.08.1987 (1987 to date)	# Clarice Edna Faulkner (Transmission Application not investigated)	Residential

Denotes current registered proprietor

Leases, excluding premises: - NIL.

Easements: - NIL

5.2 Historical Aerial Photography

Several historical aerial photographs were obtained from public databases in order to assess changes in site and surrounding property features in recent history. Extracts of the aerial photographs are included in Appendix D. A summary of key features observed for the site and surrounding land is presented in Table 4.

Table 4: Summary of Historical Aerial Photographs

Year	Site	Surrounding Land Use
1930	The site appears to comprise of several buildings across the site, however, low photograph resolution precluded any detailed site observations.	The surrounding area was largely developed with residential and likely commercial buildings. Few vacant lots were present in the vicinity of the site. Major roads surrounded the site (including Crystal Street, Paddington Lane and Elswick Street) in an orientation consistent with their current layout.
1951	Similar to the 1930 photograph, however with more detail visible in the image, the site appears to comprise a possibly residential house with surrounding garden.	The surrounding area appears to have undergone gradual development from low density residential and commercial to higher density residential and some expansion of the commercial buildings.

Year	Site	Surrounding Land Use
1961	The site appears mostly unchanged when compared to the 1951 image, however, due to shadowing in the aerial image, details were precluded from further site observations.	<p>The surrounding area appears to have undergone gradual development from low density residential and commercial to higher density residential and some expansion of the commercial buildings.</p> <p>Of note however, the residential / possible commercial buildings adjacent to the north of the site were demolished and replaced by a commercial development (service station).</p> <p>Additionally, a new likely commercial building was constructed 20 m south-west of the site (across Petersham Lane).</p>
1965	The site appears mostly unchanged when compared to the 1961 image.	<p>No significant changes to the surrounding land use were observed when compared with the 1961 aerial photograph.</p> <p>Some of the possibly commercial/ industrial buildings (part of the service station) along the boundary on the site adjacent to the north appears to have potentially been demolished.</p>
1971	No significant changes to the site were observed when compared with the 1965 aerial photograph, however, low photograph resolution precluded any detailed site observations.	No significant changes to the surrounding land use were observed when compared with the 1965 aerial photograph, however, low photograph resolution precluded any detailed site observations.
1978	No significant changes to the site were observed when compared with the 1971 aerial photograph.	No significant changes to the surrounding land use were observed when compared with the 1971 aerial photograph. Of note, a large new possibly educational building with some surrounding fields / landscaped areas, consistent with the layout of the current childcare centre, was constructed approximately 55 m west of the site.
1986	<p>The site appears to undergo significant changes with the construction of building extension around the house at 12 Crystal Street.</p> <p>Number 14 Crystal Street appears to remain mostly unchanged.</p>	<p>The surrounding area appears to have undergone gradual development from low density residential and commercial to higher density residential and some expansion of the commercial buildings.</p> <p>A large building consistent with the layout of the current TAFE NSW was constructed approximately 40 m south-east of the site (across Crystal Street).</p>

Year	Site	Surrounding Land Use
1994	No significant changes to the site were observed when compared with the 1986 aerial photograph.	No significant changes to the surrounding land use were observed when compared with the 1986 aerial photograph.
1998	No significant changes to the site were observed when compared with the 1994 aerial photograph.	No significant changes to the surrounding land use were observed when compared with the 1994 aerial photograph. Some minor construction appears to have taken place around the buildings at the service station adjacent to the north of the site.
2002	No significant changes to the site were observed when compared with the 1998 aerial photograph.	No significant changes to the surrounding land use were observed when compared with the 1998 aerial photograph. Further construction had occurred at the service station adjacent to the site to the north, with buildings renovated and replaced with several new buildings, consistent with the current 7-eleven and mechanical repairs garage layout.
2011	No significant changes to the site were observed when compared with the 2002 aerial photograph.	No significant changes to the surrounding land use were observed when compared with the 2002 aerial photograph.

5.3 Public Registers and Planning Records

EPA Notices available under Section 58 of the Contaminated Lands Management Act (CLM Act)

The results of a search of the public database of records of notices for contaminated sites indicated that there were no records of notices for the site.

Three properties were listed with records of notices within the 1 km search buffer of the site, including:

- SRA Land - 10-11 Balmain Road, Leichhardt [170 m north] - five former notices;
- Former Kolotex Site - 22 George Street, Leichhardt [925 m west] - one current notice and eight former notices; and
- Former Labelcraft Site - 30-40 George Street, Leichhardt [915 m west] - four current and three former notices.

Accessed 1/3/2021.

<p>Sites notified to EPA under Section 60 of the CLM Act</p>	<p>The results of a search of the public database of contaminated sites notified to the EPA indicated that the site was not listed as a notified contaminated site.</p> <p>Five properties notified as contaminated were located within a 1 km search buffer of the site, including:</p> <ul style="list-style-type: none"> • SRA Land - 10-11 Balmain Road, Leichhardt [170 m north] - other industry- Contamination formerly regulated under the CLM Act; • 125 Corunna Road, Stanmore [550 m east] - unclassified - Regulation under CLM Act not required; • Fanny Durack Aquatic Centre, Station Street, Petersham [660 m south-west] - unclassified - Regulation under CLM Act not required; • Former Kolotex Site - 22 George Street, Leichhardt [925 m west] - other industry- Contamination currently regulated under CLM Act; and • Former Labelcraft Site - 30-40 George Street, Leichhardt [915 m west] - chemical industry - Contamination currently regulated under CLM Act. <p>Accessed 1/3/2021.</p>
<p>Licences listed under Section 308 of the <i>Protection of the Environment Operations Act 1997</i> (POEO Act)</p>	<p>The results of a search of the public database of records of environmental protection licenses, applications, notices or audits under POEO Act indicated that there are no current records issued to the site.</p> <p>Two sites, however, were identified within the 1 km search buffer of the site including;</p> <ul style="list-style-type: none"> • Marrickville Council- 113 Station Street, Petersham [550 south west] - Miscellaneous licensed discharge to waters (at any time)- Licence surrendered 24 April 2001; and, • Marrickville Council - 2-14 Fisher Street, Petersham [670 m south west] - Miscellaneous licensed discharge to waters (at any time)- Licence surrendered 7 April 2003. <p>Accessed 1/3/2021.</p>
<p>SafeWork NSW</p>	<p>A search was undertaken of the SafeWork NSW records on 20 April 2021. No records were located for the site. The letter summarising the results of the search is included in Appendix E.</p>

<p>Planning Certificates [dated 14 February 2021]</p>	<p>The certificates state that, as prescribed by Section 59 (2) of the <i>Contaminated Land Management Act 1997</i>, the land to which the certificates relate <u>is not</u>:</p> <ul style="list-style-type: none"> • Declared to be significantly contaminated land; • Subject to a management order; • Subject of an approved voluntary management proposal; • Subject of an ongoing maintenance order; or • Subject to a site audit statement. <p>The certificates states that '<i>Council has adopted a policy which may restrict the development of the land if the potential for the risk of land contamination exists</i>'.</p> <p>The certificates state that the land is not affected by a policy adopted by the Council or another public authority that restricts development of the land because of the likelihood of ASS.</p> <p>Copies of the planning certificates are included in Appendix E.</p>
<p>Council Records</p>	<p>A review of the available council records indicated one development application (DA) for the site including:</p> <ul style="list-style-type: none"> • An approval (22 T/P 7/79, dated 2 May 1979) and later recall of the approval (23/79, dated June 1979) for the extension of the adjacent service station onto the northern portion of the site (12 Crystal Street) for use as an office and extension of the auto electrician and motor vehicle workshop associated with the existing service station. The DA was recalled due to breaches in the zoning requirements. <p>A copy of the council records is included in Appendix E.</p>

5.4 Other Sources

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

- Sydney Dry Cleaning [190 m south];
- Premier La Ghia Drycleaners [300 m north];
- Hangout Drycleaners [330 m north];
- 101 Dry Cleaning Laundry [490 m north-west];
- 7-Eleven Service Station and mechanical repairs garage [adjacent to the north]; and
- Budget Petrol Station [260 m south].

5.5 Site History Integrity Assessment

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

In particular, aerial photographs provide high quality information that is generally independent of memory or documentation. They are only available at intervals of several years, so some gaps exist in the information from this source. The observed site features are open to different interpretations and can be affected by the time of day and / or year at which they were taken, as well as specific events, such as flooding. Care has been taken to consider different possible interpretations of aerial photographs and to consider them in conjunction with other lines of evidence.

5.6 Summary of Site History

The aerial photographs suggest that the site was developed and likely used for residential purposes from as early as 1930, until possibly 1986 when the northern portion of the site (12 Crystal Street) was extended and potentially converted into a commercial land use. This part of the site as observed during the site walkover and was then in use as a 'CarTrade' motor dealer office building. The southern portion (14 Crystal Street) appeared to remain a residential land use until the present.

The aerial photographs suggest that the site's surrounding land use has been mixed residential and commercial since at least 1930, with some educational developments since 1978. The property adjacent to the north of the site appeared to be converted from a possibly residential or commercial land use into a service station by 1961.

Whilst the search of properties with EPA notices and licenses identified several contaminated properties within a 1 km search buffer of the site, the majority were located down-gradient and / or over 600 m away from the site. A brief Google maps search of the local area however, located potentially contaminating activities up-gradient from the site including a dry cleaner (190 m south) and a service station (260 m south). Given the relatively impermeable nature of soils mapped for the region, it is unlikely that contaminants sourced from these locations would impact on the site.

6. Site Walkover

A site walkover was undertaken by an environmental scientist on 18 February 2021 from publicly accessible areas around the site. The general site topography was consistent with that described in Section 4.1, sloping down towards the north. The site was bound by a mechanical repairs garage and service station to the north, a back-alley road to the west, a sidewalk and Crystal Street to the east and a vacant commercial building to the south. The site layout appears to have remained unchanged from the 2020 aerial photograph. The following key site features pertinent to the PSI were observed (refer to photographs in Appendix F).

12 Crystal Street [Lot 1, DP 88618]:

- The lot was occupied by a 'CarTrade' motor dealer office building (photographs 1 and 2);
- The building was constructed of brick and concrete;
- A driveway was present on the east side of the lot, which sloped down towards Crystal Street. The driveway had some cracking (photograph 2);
- A garden bed with some loose bricks was present on the east side of the lot (photograph 3); and
- A general rubbish bin was placed beside the front entrance (photograph 2).

14 Crystal Street [Lot 1, DP 85033]:

- The lot was occupied by a vacant brick residential building (photograph 4);
- A retaining wall, a garden bed and overgrown vegetation was present on the east side of the building;
- A gas meter and water pipe were present along the retaining wall and south side of the building (photograph 7);
- A wooden shed adjoined to the west side of the main building (photograph 5); and
- A large pile of bricks and rubbish was present in the west side of the site (backyard of house) (photograph 5).

It is noted that detailed observations of the site were precluded by limited access, including the backyard of 14 Crystal Street. Additionally, the interior of the buildings were not inspected during the site walkover.

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

The following surrounding site uses were observed:

- North: Commercial - 7-Eleven service station and a mechanical repairs garage (photograph 6);
- West: Petersham Lane and low density residential;
- East: Crystal Street and low density residential; and
- South: Commercial - a car rental business and vacant commercial building.

7. Preliminary Conceptual Site Model

A Conceptual Site Model (CSM) is a representation of site-related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The CSM provides the framework for identifying how the site became contaminated and how potential receptors may be exposed to contamination either in the present or the future i.e., it enables an assessment of the potential source - pathway - receptor linkages (complete pathways).

Potential Sources (or Areas of Environmental Concern - AEC)

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

- S1: Fill: Associated with general levelling and backfilling (a common characteristic of inner Sydney suburbs):
 - CoPC: metals, total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), polychlorinated biphenyls (PCB), organochlorine pesticides (OCP), phenols and asbestos. These are the more common contaminants associated with fill of an unknown source.
- S2: Former and existing buildings / structures on the site:
 - CoPC: Hazardous building materials including lead (in paint), asbestos containing materials (ACM), synthetic mineral fibres ('SMF') and PCB.
- S3: Current and former commercial / industrial land uses (largely unknown, apart from the current use as a residential house and 'CarTrade' office):
 - CoPC: Metals, TRH, BTEX, PAH, phenols, volatile organic compounds - VOC (more likely contaminants associated with general commercial / industrial uses, associated with commonly used products such as fuels, oils, and solvents).
- S4: Adjacent service station (and mechanical repairs garage) and nearby upgradient dry cleaners and service stations (although low risk for the latter potential sources):
 - CoPC: Metals, TRH, BTEX, PAH, phenols, VOC.

Potential Receptors

The following potential human receptors have been identified:

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

The following potential environmental receptors have been identified:

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

Potential Pathways

The following potential pathways have been identified:

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

Summary of Potentially Complete Exposure Pathways

A 'source - pathway - receptor' approach has been used to assess the potential risks of harm being caused to human or environmental receptors from contamination sources on or in the vicinity of the site, via exposure pathways (potential complete pathways). The possible pathways between the above sources (S1 to S4) and receptors (R1 to R7) are provided in below Table 5.

Table 5: Summary of Potentially Complete Exposure Pathways

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

Potential Source and Contaminants of Concern	Pathway	Receptor	Action Recommended
	P4: Lateral migration of groundwater providing base flow to water bodies P5: Leaching of contaminants and vertical migration into groundwater	R6: Groundwater	removed in accordance with relevant legislation and guidelines prior to demolition.
	P6: Contact with terrestrial ecology	R7: Terrestrial ecology	
S2: Current and former site buildings Hazardous building materials including lead, asbestos, SMF and PCB.	P1: Ingestion and dermal contact P2: Inhalation of dust and / or vapours	R1: Current site users [commercial] R2: Construction and maintenance workers R4: Adjacent site users [commercial and residential]	
S4: Neighbouring service station (and mechanical repairs garage) and nearby up gradient dry cleaner Lead, TRH, BTEX, PAH, phenol and VOC	P5: Leaching of contaminants and vertical migration into groundwater	R1: Current site users [commercial] R2: Construction and maintenance workers R3: End site users [sensitive land use] R6: Groundwater	

8. Risk Rating

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

The following Table 6 presents the results of the application of the risk matrix (Appendix G) to each identified potential AEC.

Table 6: AEC Risk Rating

AEC	AEC Description	Probability	Consequence	Risk Number
S1	Fill	3	3	9
S2	Current and former site buildings	2	2	4
S3	Current and former site use	2	2	4
S4	Neighbouring service station and up gradient dry cleaner	2	4	8
			Site Risk Rating	9

9. Conclusions and Recommendations

Based on the available history information the site appears to have had a residential land use from at least 1930. The aerial photographs suggest that the site was developed and likely used for residential purposes until possibly 1986 when the northern portion of the site (12 Crystal Street) was extended and potentially converted into a commercial land use. This part of the site as observed during the site walkover was currently in use as a 'CarTrade' motor dealer office building. The southern portion (14 Crystal Street) appeared to remain a residential land use until the present.

The aerial photographs suggest that the site's surrounding land use has been mixed residential and commercial since at least 1930, with some educational developments since 1978. The property adjacent to the north of the site appeared to be converted from a possibly residential or commercial land use into a service station by 1961.

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

Potential sources of contamination identified from the site history information reviewed herein and the site walkover include imported fill, current and former site buildings / structures, current and former site uses, service stations and dry cleaner (some distance up gradient).

Based on the review of results of this PSI, and in accordance with the process outlined in Appendix G, the site has been assigned a contamination risk rating of 9, corresponding to a medium risk.

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

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

Given the current limited site access for intrusive investigation, the DSI may be more readily completed following demolition of current site structures or in stages (e.g., initial intrusive investigation at accessible parts of 14 Crystal Street).

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

10. References

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

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

11. Limitations

Douglas Partners (DP) has prepared this report for this project at 12-14 Crystal Street, Petersham in accordance with DP's proposal P200501.00 dated 5 February 2021 and acceptance received from Alan Chen dated 9 February 2021. The work was carried out under Inner West Consultancy Agreement, Contract No. 95-20. This report is provided for the exclusive use of Inner West Council for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

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

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

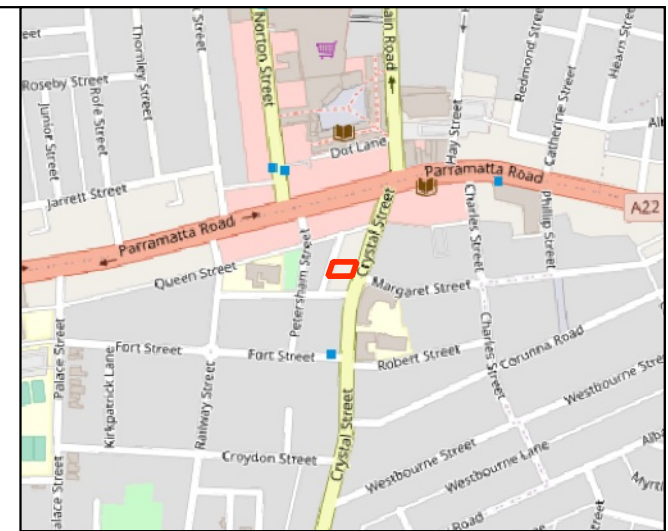
This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation,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

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

Douglas Partners Pty Ltd

Appendix A

Drawings



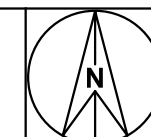
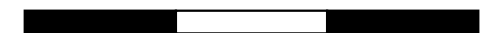
LOCALITY MAP

Notes:
1. Basemap from metromap.com.au dated 4/12/2020

Legend

 Site Boundary

0 10 20 30 m



Appendix B

Notes About this Report

About this Report

Douglas Partners



Introduction

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

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

Copyright

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

Borehole and Test Pit Logs

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

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

Groundwater

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

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

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

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

Reports

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

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

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

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

About this Report

Site Anomalies

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

Information for Contractual Purposes

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

Site Inspection

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

Appendix C

Historical Title Deeds



SEARCH DATE

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FOLIO: 1/88618

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Prior Title(s): VOL 7081 FOL 38

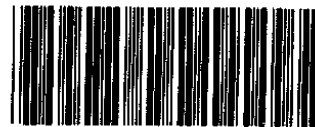
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3/9/1992		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
21/3/1996	2030064	DISCHARGE OF MORTGAGE	
21/3/1996	2030065	TRANSFER	
21/3/1996	2030067	MORTGAGE	EDITION 1
3/9/1999	6163352	DISCHARGE OF MORTGAGE	
3/9/1999	6163353	CHANGE OF NAME	
3/9/1999	6163355	MORTGAGE	EDITION 2
22/4/2003	9546659	DISCHARGE OF MORTGAGE	
22/4/2003	9546663	MORTGAGE	EDITION 3
29/6/2005	AB561839	VARIATION OF MORTGAGE	EDITION 4
15/8/2005	AB694673	VARIATION OF MORTGAGE	EDITION 5
10/10/2005	AB825183	VARIATION OF MORTGAGE	EDITION 6
5/4/2006	AC224291	VARIATION OF MORTGAGE	EDITION 7
4/12/2008	AE348803	VARIATION OF MORTGAGE	EDITION 8
27/9/2011	AG521718	DISCHARGE OF MORTGAGE	
27/9/2011	AG521720	MORTGAGE	EDITION 9
14/6/2017	AM473908	DISCHARGE OF MORTGAGE	
14/6/2017	AM473910	MORTGAGE	EDITION 10
24/1/2020	AP852079	CAVEAT	
5/6/2020	AQ148165	WITHDRAWAL OF CAVEAT	
5/6/2020	AQ140592	DISCHARGE OF MORTGAGE	
5/6/2020	AQ140593	MORTGAGE	EDITION 11

*** END OF SEARCH ***

97-01T

TRANSFER

Real Property Act, 1900



2030065 Y



①

Office of State Revenue use only

OFFICE OF STATE REVENUE
STAMP DUTY (N.S.W. TREASURY) P30
1996/97
DUTY \$2-00 1ST REC N^o 2010 52408

(A) **LAND TRANSFERRED**

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

FOLIO IDENTIFIER 1/88618 *REINER Vol: 7081 fol: 38*

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
40L	STATE BANK OF NEW SOUTH WALES LIMITED DX 1334 SYDNEY 841 8196 REFERENCE (max. 15 characters): <i>DEWKEP</i>

(C) **TRANSFEROR**

MOGLAB PTY LIMITED ACN *001.642.584*

(D) acknowledges receipt of the consideration of

\$306,250.00

and as regards the land specified above transfers to the Transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES**

1. 2. 3.

(F) **TRANSFEEE**

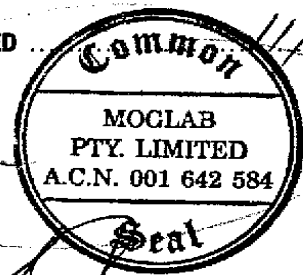
T TS (s713 LGA) TW (Sheriff)	<u>DEWKELP PTY LIMITED ACN 003 971 622</u> TENANCY:
--	---

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

DATED

11 MARCH 1996

Signed in my presence by the Transferor who is personally known to me.
THE COMMON SEAL of MOGLAB PTY LIMITED was



hereunto affixed by authority of the

Directors in the presence of:

Name of Witness (BLOCK LETTERS)

SP S. Pagan
Secretary

LP L. Pagan
Director

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Peter Colquhoun
Signature of Transferee
Peter Colquhoun, Solicitor for Transferee

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

CHECKED BY (office use only)

SP



FOLIO: 1/88618

SEARCH DATE	TIME	EDITION NO	DATE
25/2/2021	3:48 PM	11	5/6/2020

LAND

LOT 1 IN DEPOSITED PLAN 88618
 AT PETERSHAM
 LOCAL GOVERNMENT AREA INNER WEST
 PARISH OF PETERSHAM COUNTY OF CUMBERLAND
 TITLE DIAGRAM DP88618

FIRST SCHEDULE

BALMAIN RENTALS PTY LIMITED (CN 6163353)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AQ140593 MORTGAGE TO RF ECLIPSE LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

25/2/2021 4:16PM

FOLIO: 1/85033

First Title(s): OLD SYSTEM

Prior Title(s): VOL 5325 FOL 219

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30/11/2000	7254673	DEPARTMENTAL DEALING	

*** END OF SEARCH ***



FOLIO: 1/85033

SEARCH DATE	TIME	EDITION NO	DATE
25/2/2021	3:48 PM	-	-

VOL 5325 FOL 219 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 1 IN DEPOSITED PLAN 85033
AT ANNANDALE
LOCAL GOVERNMENT AREA INNER WEST
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP85033

FIRST SCHEDULE

CLARICE EDNA FAULKNER

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



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

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

Summary of Owners Report

Address: - 12 to 14 Crystal Street, Petersham

Description: - Lot 1 D.P. 88618 & Lot 1 D.P. 85033.

As regards Lot 1 D.P. 88618

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
09.06.1920 (1920 to 1952)	Vere Parker Edwards (Tram Conductor)	Book 1190 No. 335
24.11.1952 (1952 to 1974)	Leahy's Motors Pty Limited	Book 2234 No. 955 Now Vol 7081 Fol 38
07.06.1974 (1974 to 1977)	Louis Ziles (Company Director)	Vol 7081 Fol 38
24.12.1977 (1977 to 1980)	Tam Corporation Pty Limited	Vol 7081 Fol 38
24.06.1980 (1980 to 1996)	Moglab Pty Limited	Vol 7081 Fol 38 Now 1/88618
21.03.1996 (1996 to date)	# Dewkelp Pty Limited Now # Balmain Rentals Pty Limited	1/88618

Denotes current registered proprietor

Leases, excluding premises: - NIL.

Easements: - NIL

Continued over



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

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

As regards Lot 1 D.P. 85033

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
17.09.1909 (1909 to 1940)	John William Emanuel Bates	Book 890 No. 365
14.08.1940 (1940 to 1951)	Henry Walter Smith (Retired Foreman)	Book 1877 No. 767 Now Vol 5325 Fol 219
24.12.1951 (1951 to 1952)	Cecil Robert Smith (Shop Supervisor) (Transmission Application not investigated)	Vol 5325 Fol 219
08.04.1952 (1952 to 1987)	Alfonso George Faulkner (Tram Conductor)	Vol 5325 Fol 219
24.08.1987 (1987 to date)	# Clarice Edna Faulkner (Transmission Application not investigated)	Vol 5325 Fol 219 Now 1/85033

Denotes current registered proprietor

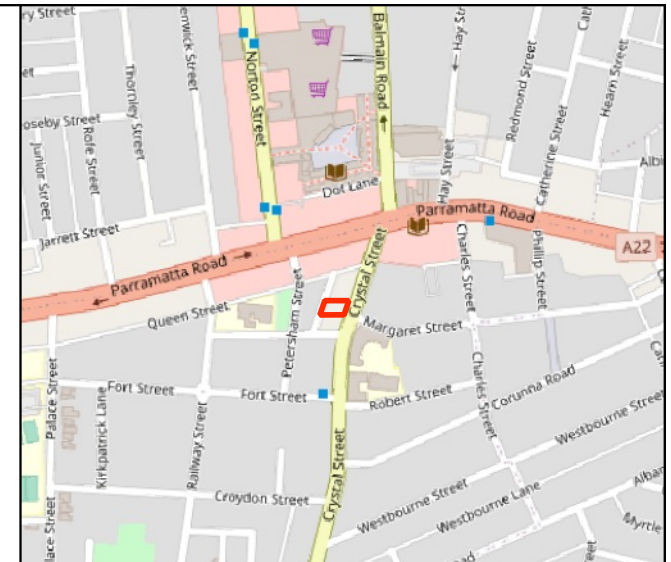
Leases: - NIL.

Easements: - NIL

Yours Sincerely
Mark Groll
25 February 2021

Appendix D

Historical Aerial Photographs



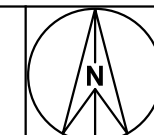
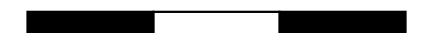
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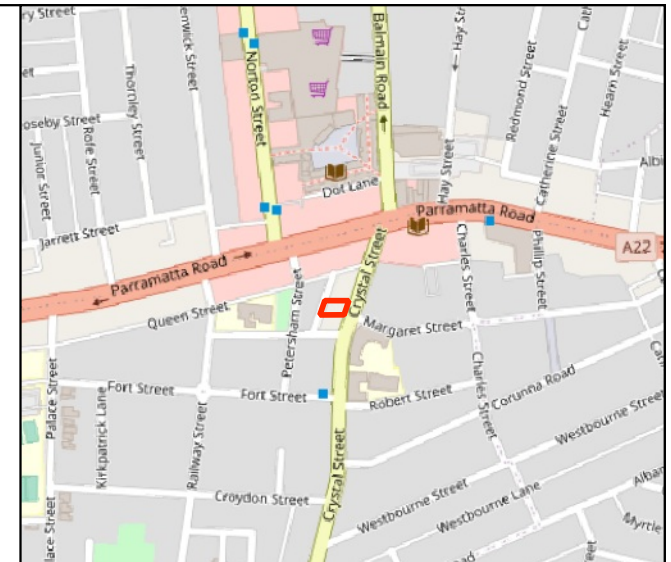
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Basemap sourced from NSW Spatial Services

Legend

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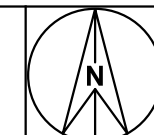
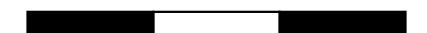
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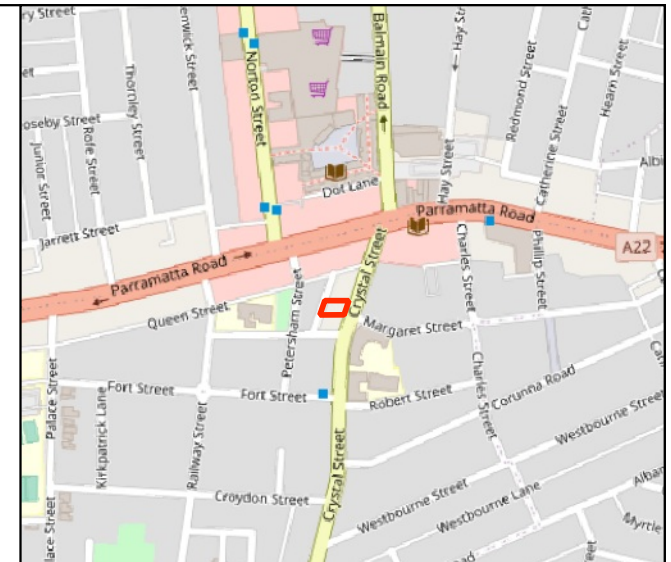
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Legend

 Site Boundary

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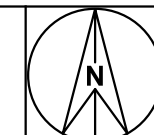
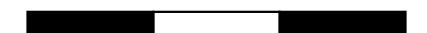
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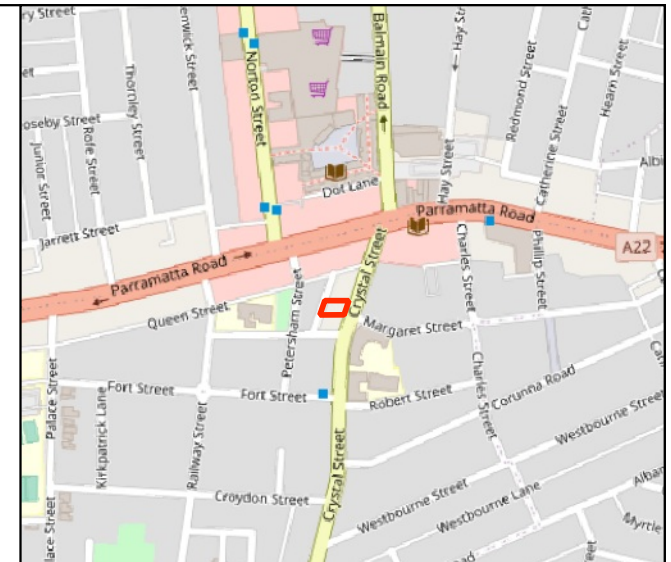
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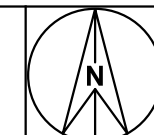
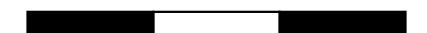
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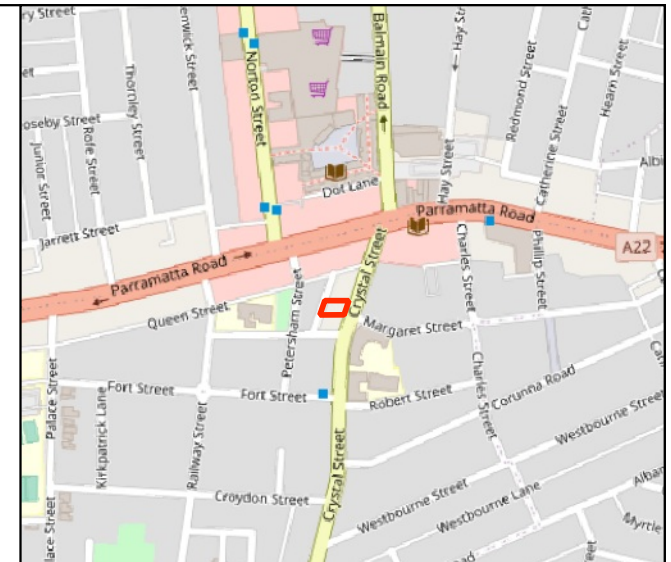
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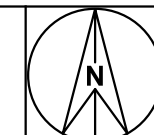
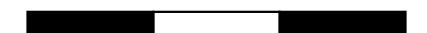
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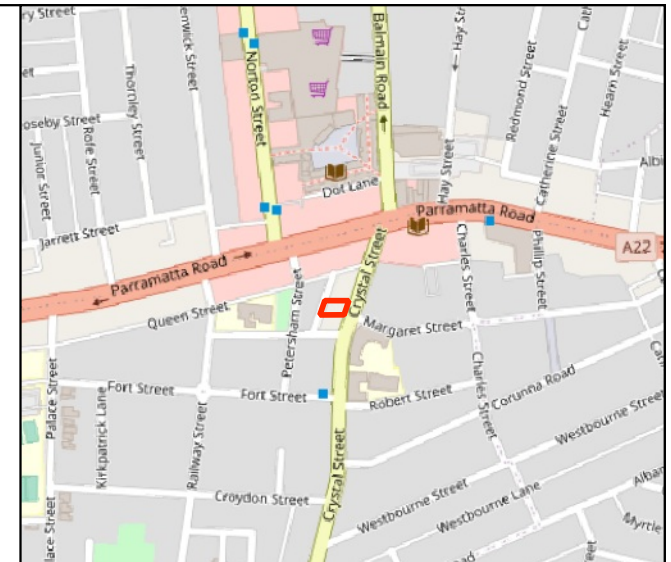
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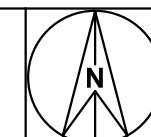
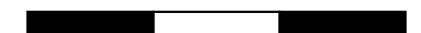
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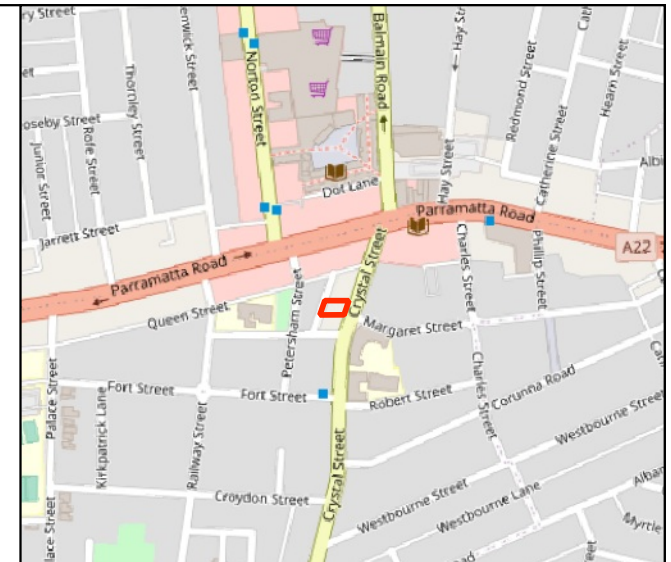
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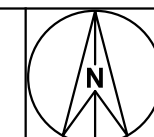
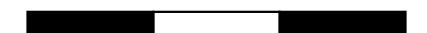
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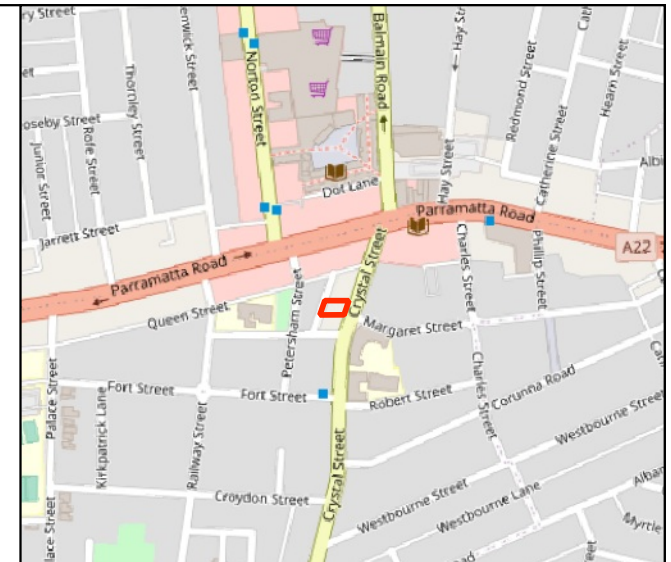
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 Site Boundary

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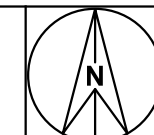
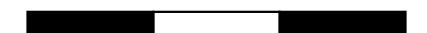
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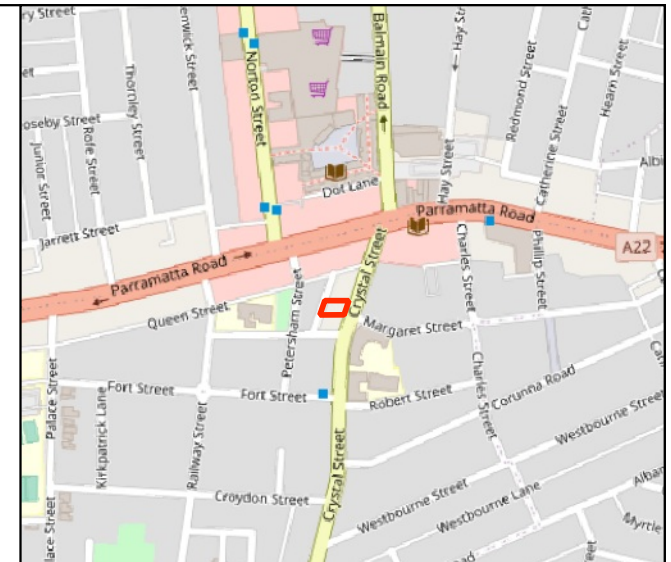
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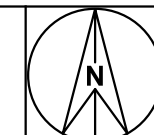
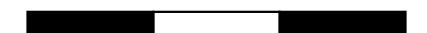
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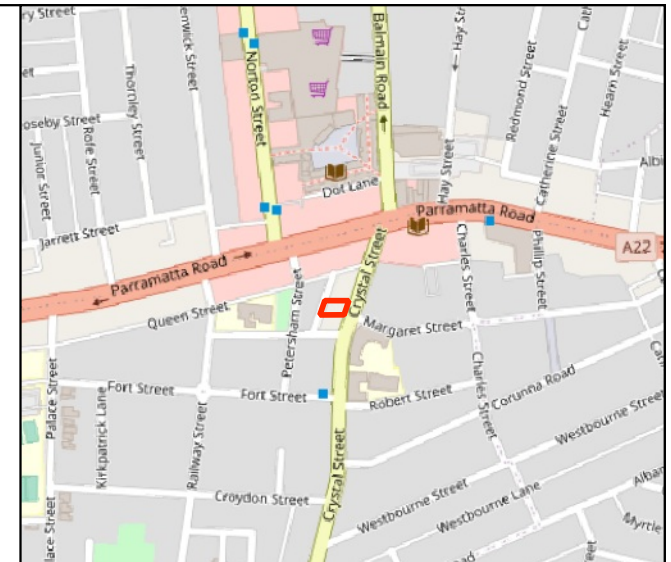
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 Site Boundary

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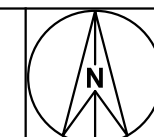
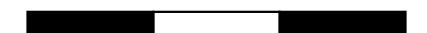
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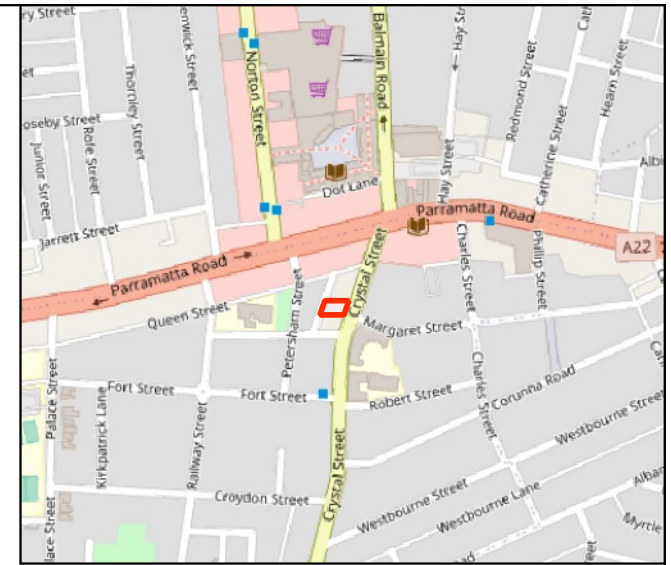
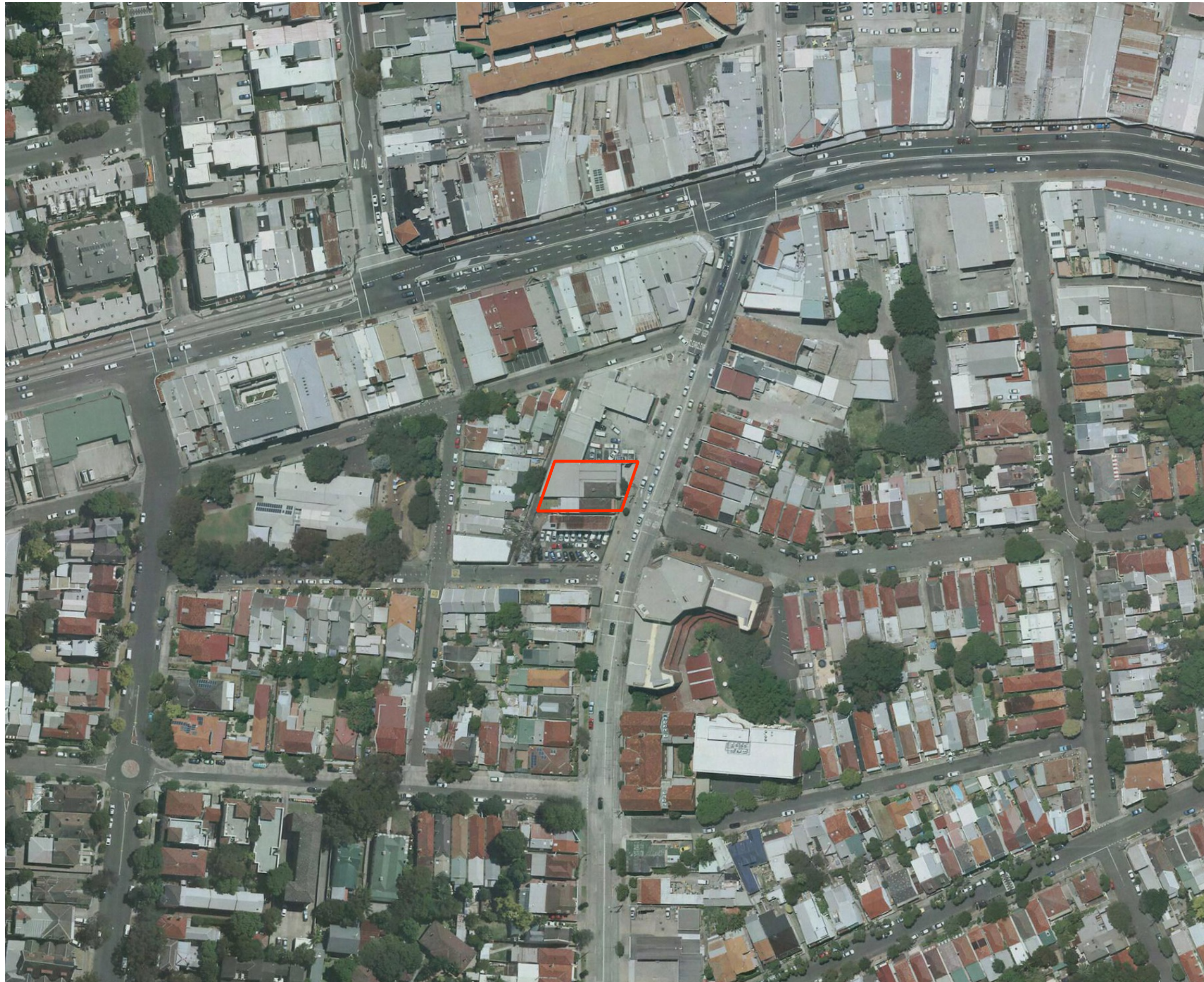
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 Site Boundary

0 25 50 75 m





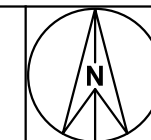
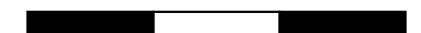
LOCALITY MAP

Notes:
 Basemap sourced from NSW Spatial Services

Legend

 Site Boundary

0 25 50 75 m



Appendix E

Council Planning Certificates, Council Records
and SafeWork NSW Search

PLANNING CERTIFICATE

UNDER SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Cert. No.: PCT/2021/3695

Fee: \$133.00

Application Date: 14 February 2021

Issued Date: 14 February 2021

Applicant's Reference: PRCUTS2

Applicant	Owner (as recorded by Council)
<p>Name: Katie Miles</p> <p>Address: Staff 7-15 Wetherill St LEICHHARDT NSW 2040</p> <p>Email: katie.miles@innerwest.nsw.gov.au</p> <p>Phone: InsertMobilePhoneHer</p>	<p>Name: Balmain Rentals Pty Ltd</p>

Subject property address	Legal description
<p>Street address: 12 Crystal Street PETERSHAM NSW 2049</p>	<p>Lot 1 DP 88618</p>

Information provided pursuant to Section 10.7(2) of the EP&A Act
<p>In accordance with the requirements of section 10.7(2) of the <i>Environmental Planning and Assessment Act 1979</i>, the following prescribed matters relate to the land at the date of this certificate.</p>

1. Names of relevant planning instruments and DCPs

In accordance with Section 1 (1) & (2) of Schedule 4 of the *Environmental Planning and Assessments Regulations 2000*, the following is a list of State Environmental Planning Policies (SEPPs) & proposed SEPPs that may apply to the carrying out of development on the land:

- State Environmental Planning Policy No.19 – Bushland in Urban Areas
- State Environmental Planning Policy No. 21 – Caravan Parks
- State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy No. 64 – Advertising and Signage
- State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development
- State Environmental Planning Policy No. 70 – Affordable Housing (Revised Schemes)
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
- State Environmental Planning Policy (Primary Production and Rural Development) 2019
- State Environmental Planning Policy (COVID-19 Response) 2020
- Sydney Regional Environment Plan (Sydney Harbour Catchment) 2005
- Draft State Environmental Planning Policy (Environment) 2017
- Draft State Environmental Planning Policy (Remediation of Land) 2017
- Draft State Environmental Planning Policy (Short-term Rental Accommodation) 2019
- Draft Housing Diversity State Environmental Planning Policy 2020

Note: As part of improvements to simplify the State's planning system, as of 1 July 2009, regional environmental plans (REPs) are no longer part of the hierarchy of environmental planning instruments in NSW. All existing REPs are now deemed State environmental planning policies (SEPPs). Any enquiries regarding these State Planning Policies should be directed to the Department of Planning and Environment. Find contact details on the Department's website at <http://www.planning.nsw.gov.au>

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

- Marrickville Local Environmental Plan 2011

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

- Draft Inner West Local Environment Plan 2020

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

- Marrickville Development Control Plan 2011

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

Marrickville Local Environmental Plan 2011

Zone B2 Local Centre

1 Objectives of zone

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

2 Permitted without consent

Home occupations

3 Permitted with consent

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

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture Port facilities; Recreation facilities (major); Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

Draft Inner West Local Environmental Plan 2020

Proposed Zone B2 Local Centre

1 Objectives of zone

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

2 Permitted without consent

Home occupations

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

3 Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Electricity generating works; Entertainment facilities; Environmental protection works; Function centres; Hostels; Industrial retail outlets; Information and education facility; Light Industries; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Self storage units; Service stations; Shop top housing; Signage; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Residential accommodation; Rural industries; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Waste or resource transfer stations; Water treatment facilities; Wholesale supplies

Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land, and if so, the minimum land dimensions so fixed: **NO**

Whether the land includes or comprises critical habitat: **NO**

Whether the land is in a conservation area (however described): **NO**

Whether an item of environmental heritage (however described) is situated on the land: **NO**

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

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

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

3. Complying Development - State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
<p>Housing Code</p> <p>NO. Complying Development may not be carried out on this land because of the provisions of clause 1.19 of the <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> that land is excluded land being land that is:</p> <ul style="list-style-type: none">• Land that is in the 25 ANEF contour or a higher ANEF contour, unless the development is only for; the erection of ancillary development, attached development or detached development, or; the alteration of, or an addition to, ancillary development, attached development or detached development.
<p>Inland Code</p> <p>NO, the Inland Code does not apply to land within the Inner West Local Government Area.</p>
<p>Low Rise Medium Density Housing Code</p> <p>NO. Complying Development may not be carried out on this land because of the provisions of clause 1.19 of the <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> that land is excluded land being land that is:</p> <ul style="list-style-type: none">• Land that is in the 25 ANEF contour or a higher ANEF contour, unless the development is only for; the erection of ancillary development, attached development or detached development, or; the alteration of, or an addition to, ancillary development, attached development or detached development.
<p>Rural Housing Code</p> <p>NO, the Rural Housing Code does not apply to land within the Inner West Local Government Area.</p>
<p>Greenfield Housing Code</p> <p>NO, the Greenfield Housing Code does not apply to land within the Inner West Local Government Area.</p>
<p>Commercial and Industrial (New Buildings and Additions) Code</p> <p>YES. Complying Development under <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.</p>
<p>Housing Alterations Code</p> <p>YES. Complying Development under <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.</p>
<p>General Development Code</p> <p>YES. Complying Development under <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.</p>
<p>Commercial and Industrial Alterations Code</p> <p>YES. Complying Development under <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.</p>
<p>Container Recycling Code</p> <p>YES. Complying Development under <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.</p>

Subdivisions Code

YES.
Complying Development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

Demolition Code

YES.
Complying Development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

Fire Safety Code

YES.
Complying Development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.



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

Whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

The land **IS NOT** subject to any annual charges under Section 496B of the *Local Government Act 1993*.

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

5. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the *Coal Mine Compensation Act 2017*: **NO**

6. Road widening and road realignment

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

- (a) Division 2 of Part 3 of the Roads Act 1993, or
- (b) any environmental planning instrument, or
- (c) any resolution of the council.

The land **IS NOT** affected by a road widening or road realignment.

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

(a) Whether or not the land is affected by a policy adopted by the Council that restricts the development of the land because of the likelihood of:

Land Slip	NO
Bushfire	NO
Tidal Inundation	NO
Subsidence	NO
Acid Sulphate Soils	NO
Any Other Risk (Other than Flooding)	YES. Council has adopted a policy which may restrict the development of the land if the potential for the risk of land contamination exists. This policy is the Marrickville Development Control Plan 2011 refer to Part 2.24: Contamination Land. Persons relying on this certificate should refer to this Development Control Plan to satisfy themselves that the land is suitable for the intended use.

(b) Whether or not the land is affected by a policy adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council that restricts the development of the land because of the likelihood of:

Land Slip	NO
Bushfire	NO
Tidal Inundation	NO
Subsidence	NO
Acid Sulphate Soils	NO
Any Other Risk (Other than Flooding)	NO

7A. Flood related development controls information

(1) Whether or not development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls:

NO.

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

NO.

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

8. Land reserved for acquisition

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

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

9. Contributions plans

The name of each contributions plan applying to the land.

- Marrickville Section 94/94A Contributions Plan 2014

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

9A. Biodiversity certified land

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

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

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

10. Biodiversity stewardship sites

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

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

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

10A. Native vegetation clearing set asides

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

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

11. Bush fire prone land

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

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

12. Property vegetation plans

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

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

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

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

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

14. Directions under Part 3A

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

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

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

15. Site compatibility certificates and conditions for seniors housing

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

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

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

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

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

17. Site compatibility certificates for affordable rental housing

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

18. Paper subdivision information

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

19. Site verification certificates

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

- a) the matter certified by the certificate, and

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

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

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

20. Loose-fill asbestos insulation

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

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

21. Affected building notices and building product rectification orders

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

NO

- (2) A statement of:

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

NO

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

NO

- (3) In this clause:

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

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

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

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

NO

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

NO

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

NO

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

NO

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

NO

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

Boarding House

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

State Environmental Planning Policy (Concurrences) 2018

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

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

Draft Inner West Development Control Plan 2020

The Draft Inner West Development Control Plan 2020 is being exhibited concurrently with the Draft Inner West Local Environmental Plan 2020 and applies to land.

Additional Information

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

- The subject land is in the 25 ANEF contour or a higher ANEF contour.

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

For more information please contact:

Airservices Australia

Noise Enquiry Lines

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

National Noise Enquiry Line: 1800 802 584

Head Office Address:
Alan Woods Building
25 Constitution Avenue
Canberra ACT 2601

Postal Address:
GPO Box 367
Canberra ACT 2601

Phone: 02 6268 4111 or 1300 301 120

Fax: 02 6268 5683

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

Information regarding outstanding notices and orders

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

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

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

General Information

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

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

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

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

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



HARJEET ATWAL
SENIOR MANAGER PLANNING

PLANNING CERTIFICATE

UNDER SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Cert. No.: PCT/2021/3696

Fee: \$133.00

Application Date: 14 February 2021

Issued Date: 14 February 2021

Applicant's Reference: PRCUTS3

Applicant	Owner (as recorded by Council)
<p>Name: Katie Miles</p> <p>Address: Staff 7-15 Wetherill St LEICHHARDT NSW 2040</p> <p>Email: katie.miles@innerwest.nsw.gov.au</p> <p>Phone: InsertMobilePhoneHer</p>	<p>Name: Mrs C E Faulkner</p>

Subject property address	Legal description
<p>Street address: 14 Crystal Street PETERSHAM NSW 2049</p>	<p>Lot 1 DP 85033</p>

Information provided pursuant to Section 10.7(2) of the EP&A Act
<p>In accordance with the requirements of section 10.7(2) of the <i>Environmental Planning and Assessment Act 1979</i>, the following prescribed matters relate to the land at the date of this certificate.</p>

1. Names of relevant planning instruments and DCPs

In accordance with Section 1 (1) & (2) of Schedule 4 of the *Environmental Planning and Assessments Regulations 2000*, the following is a list of State Environmental Planning Policies (SEPPs) & proposed SEPPs that may apply to the carrying out of development on the land:

- State Environmental Planning Policy No.19 – Bushland in Urban Areas
- State Environmental Planning Policy No. 21 – Caravan Parks
- State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy No. 64 – Advertising and Signage
- State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development
- State Environmental Planning Policy No. 70 – Affordable Housing (Revised Schemes)
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
- State Environmental Planning Policy (Primary Production and Rural Development) 2019
- State Environmental Planning Policy (COVID-19 Response) 2020
- Sydney Regional Environment Plan (Sydney Harbour Catchment) 2005
- Draft State Environmental Planning Policy (Environment) 2017
- Draft State Environmental Planning Policy (Remediation of Land) 2017
- Draft State Environmental Planning Policy (Short-term Rental Accommodation) 2019
- Draft Housing Diversity State Environmental Planning Policy 2020

Note: As part of improvements to simplify the State's planning system, as of 1 July 2009, regional environmental plans (REPs) are no longer part of the hierarchy of environmental planning instruments in NSW. All existing REPs are now deemed State environmental planning policies (SEPPs). Any enquiries regarding these State Planning Policies should be directed to the Department of Planning and Environment. Find contact details on the Department's website at <http://www.planning.nsw.gov.au>

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

- Marrickville Local Environmental Plan 2011

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

- Draft Inner West Local Environment Plan 2020

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

- Marrickville Development Control Plan 2011

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

Marrickville Local Environmental Plan 2011

Zone B2 Local Centre

1 Objectives of zone

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

2 Permitted without consent

Home occupations

3 Permitted with consent

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

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture Port facilities; Recreation facilities (major); Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

Draft Inner West Local Environmental Plan 2020

Proposed Zone B2 Local Centre

1 Objectives of zone

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

2 Permitted without consent

Home occupations

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

3 Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Electricity generating works; Entertainment facilities; Environmental protection works; Function centres; Hostels; Industrial retail outlets; Information and education facility; Light Industries; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Self storage units; Service stations; Shop top housing; Signage; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Residential accommodation; Rural industries; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Waste or resource transfer stations; Water treatment facilities; Wholesale supplies

Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land, and if so, the minimum land dimensions so fixed: **NO**

Whether the land includes or comprises critical habitat: **NO**

Whether the land is in a conservation area (however described): **NO**

Whether an item of environmental heritage (however described) is situated on the land: **NO**

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

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

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

3. Complying Development - State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
Housing Code NO. Complying Development may not be carried out on this land because of the provisions of clause 1.19 of the <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> that land is excluded land being land that is: <ul style="list-style-type: none">• Land that is in the 25 ANEF contour or a higher ANEF contour, unless the development is only for; the erection of ancillary development, attached development or detached development, or; the alteration of, or an addition to, ancillary development, attached development or detached development.
Inland Code NO , the Inland Code does not apply to land within the Inner West Local Government Area.
Low Rise Medium Density Housing Code NO. Complying Development may not be carried out on this land because of the provisions of clause 1.19 of the <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> that land is excluded land being land that is: <ul style="list-style-type: none">• Land that is in the 25 ANEF contour or a higher ANEF contour, unless the development is only for; the erection of ancillary development, attached development or detached development, or; the alteration of, or an addition to, ancillary development, attached development or detached development.
Rural Housing Code NO , the Rural Housing Code does not apply to land within the Inner West Local Government Area.
Greenfield Housing Code NO , the Greenfield Housing Code does not apply to land within the Inner West Local Government Area.
Commercial and Industrial (New Buildings and Additions) Code YES. Complying Development under <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.
Housing Alterations Code YES. Complying Development under <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.
General Development Code YES. Complying Development under <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.
Commercial and Industrial Alterations Code YES. Complying Development under <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.
Container Recycling Code YES. Complying Development under <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

<p>Subdivisions Code</p> <p>YES. Complying Development under <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.</p>
<p>Demolition Code</p> <p>YES. Complying Development under <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.</p>
<p>Fire Safety Code</p> <p>YES. Complying Development under <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.</p>



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

Whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

The land **IS NOT** subject to any annual charges under Section 496B of the *Local Government Act 1993*.

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

5. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the *Coal Mine Compensation Act 2017*: **NO**

6. Road widening and road realignment

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

- (a) Division 2 of Part 3 of the Roads Act 1993, or
- (b) any environmental planning instrument, or
- (c) any resolution of the council.

The land **IS NOT** affected by a road widening or road realignment.

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

(a) Whether or not the land is affected by a policy adopted by the Council that restricts the development of the land because of the likelihood of:

Land Slip	NO
Bushfire	NO
Tidal Inundation	NO
Subsidence	NO
Acid Sulphate Soils	NO
Any Other Risk (Other than Flooding)	YES. Council has adopted a policy which may restrict the development of the land if the potential for the risk of land contamination exists. This policy is the Marrickville Development Control Plan 2011 refer to Part 2.24: Contamination Land. Persons relying on this certificate should refer to this Development Control Plan to satisfy themselves that the land is suitable for the intended use.

(b) Whether or not the land is affected by a policy adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council that restricts the development of the land because of the likelihood of:

Land Slip	NO
Bushfire	NO
Tidal Inundation	NO
Subsidence	NO
Acid Sulphate Soils	NO
Any Other Risk (Other than Flooding)	NO

7A. Flood related development controls information

(1) Whether or not development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls:

NO.

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

NO.

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

8. Land reserved for acquisition

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

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

9. Contributions plans

The name of each contributions plan applying to the land:

- Marrickville Section 94/94A Contributions Plan 2014

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

9A. Biodiversity certified land

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

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

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

10. Biodiversity stewardship sites

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

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

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

10A. Native vegetation clearing set asides

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

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

11. Bush fire prone land

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

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

12. Property vegetation plans

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

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

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

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

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

14. Directions under Part 3A

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

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

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

15. Site compatibility certificates and conditions for seniors housing

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

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

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

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

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

17. Site compatibility certificates for affordable rental housing

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

18. Paper subdivision information

(1) There **IS NOT** any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

(2) There **IS NOT** any subdivision order that applies to the land.

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of the *Environmental Planning and Assessment Regulation 2000*.

19. Site verification certificates

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

- a) the matter certified by the certificate, and

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

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

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

20. Loose-fill asbestos insulation

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

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

21. Affected building notices and building product rectification orders

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

NO

- (2) A statement of:

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

NO

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

NO

- (3) In this clause:

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

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

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

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

NO

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

NO

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

NO

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

NO

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

NO

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

Boarding House

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

State Environmental Planning Policy (Concurrences) 2018

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

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

Land Contamination

Council and/or The Environment Protection Authority may have information on the subject site relating to land contamination. Any person relying on this certificate should satisfy themselves that the land is suitable for their intended purposes.

Draft Inner West Development Control Plan 2020

The Draft Inner West Development Control Plan 2020 is being exhibited concurrently with the Draft Inner West Local Environmental Plan 2020 and applies to land.

Additional Information

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

- The subject land is in the 25 ANEF contour or a higher ANEF contour.

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

For more information please contact:

Airservices Australia

Noise Enquiry Lines
The national number rings at the nearest local noise enquiry office.
National Noise Enquiry Line: 1800 802 584

Head Office Address:
Alan Woods Building
25 Constitution Avenue
Canberra ACT 2601

Postal Address:
GPO Box 367
Canberra ACT 2601

Phone: 02 6268 4111 or 1300 301 120
Fax: 02 6268 5683

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

Information regarding outstanding notices and orders

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

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

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

General Information

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

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

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

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

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



HARJEET ATWAL
SENIOR MANAGER PLANNING

MARRICKVILLE MUNICIPAL COUNCIL

J.P. No: 149/79

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

(AS AMENDED)

TO BE COMPLETED IN TRIPLICATE AND FORWARDED TO:

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



INSTRUCTIONS:

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

PLEASE NOTE

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

FOR OFFICE USE ONLY

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

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

(See Page iii)

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

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

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

5. ESTIMATED COST OF PROPOSED BUILDING WORKS (if any) \$ **12,000**

6. DAYS AND HOURS OF BUSINESS PROPOSED: **6 days 7.30 am to 7.30 pm**

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

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

THE FOLLOWING ADDITIONAL INFORMATION MUST BE SUPPLIED:

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

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

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

(This is important and must be supplied)

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

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

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

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

As per Plan attached

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

Nil

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

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

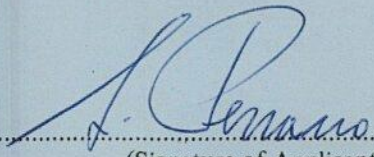
(Size, kilowatt rating, etc., to be indicated)

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

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

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

Plan attached


.....
(Signature of Applicant)

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

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

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

SKETCH OF PREMISES

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

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

MARRICKVILLE MUNICIPAL COUNCIL

LOCAL GOVERNMENT ACT, 1919, PART XIIIa

MARRICKVILLE

PLANNING SCHEME ORDINANCE

CONSENT

Permit No. 7587-

Date 2nd May, 1979,

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

ADDRESS: 448 PARRAMATTA ROAD, PETERSHAM, 2049

PROPERTY: 10 & 12 CRYSTAL STREET, PETERSHAM

APPROVAL:

The Marrickville Municipal Council as the responsible authority hereby permits.

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

CONDITIONS (IF ANY):

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

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

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

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

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

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

Enquiries: Planning/Building/Engineering Depts.

encl. Standard Conditions


B. S. GARDNER
TOWN CLERK

7/79

ADOPTED
BY CCL 1-5-79

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

CHIEF PLANNING OFFICER REPORTS

The proposal is to extend an existing service station located at 2-10 Crystal Street onto an adjoining double lot known as "10 and "12" Crystal Street. The existing work shop of the garage will be extended over the rear of this lot to provide for 2 workshops, one for auto electric repairs and the other for general motor vehicle repairs.
 The double lot is presently occupied by a single storey detached cottage known as 12 Crystal Street which will be internally modified to provide for office areas, lunch room and toilet facilities, the rear section of the cottage being removed and combined with the existing backyard area to provide most of the auto electrician workshop. At present on the northern side of this cottage as an existing motor vehicle sales yard known as "10" Crystal Street which was apparently developed from a former tennis court in the early 1950's although no Council records exist to indicate prior approval of this development at that time.
 The submitted proposal is to use the major portion of this car yard 10 Crystal Street, for parking and driveway area to the auto electrician workshop at the rear of both 10 and 12 and to extend the existing service bay of the garage to adjoin the proposed auto electrician workshop to provide an extended development from Queen Street to the converted cottage (12).
 The service station has been in existence for many years, Council permit 2374 of July 1961, covering alterations to the service bay area being the only recorded Council permit over the property. Based on both the existing service station site and the proposed extension a total of 15 offstreet car spaces are required which can be easily accommodated on site while still allowing for ease of movement to the various workshop areas and petrol pumps. The proposal is of a reasonable standard and no Town Planning objections are raised.

MUNICIPAL HEALTH SURVEYOR & PRINCIPAL BUILDING INSPECTOR REPORTS

That the application be approved.

RECOMMENDATION

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

7/79

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

STANDARD TOWN PLANNING CONDITIONS

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

HEALTH & BUILDING CONDITIONS

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

STANDARD ENGINEERING CONDITIONS

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

V.G. DETAILS

Premises:

10-12 Crystal Street

PETERSHAM WARD

J.P. No: 149/79

T.P. NO:

<u>No.</u>	<u>OWNER(S)</u>	<u>ADDRESS</u>	<u>DIMENSIONS</u>
	Mr. L. P. S	4 Westways Service	45' x 64'
	Pazzano	Station	
		2-8 Crystal St. P.	31' x 21'
12	Mr L. Z. L. S	448 Passanetta Rd	13' x 31' x 31' x 09
	4- AM Taylor	Petersham	

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

Owner(s) as shown on Application Yes/No

Letter forwarded for Owner's signature Yes/No

Letter forwarded for further information Yes/No

Correct fee paid Yes/No

(Signed) M. Vassilios

Date: 25/4/79

MARRICKVILLE MUNICIPAL COUNCIL

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

(AS AMENDED)

TO BE COMPLETED IN TRIPLICATE AND FORWARDED TO:

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

T.P. No: 223/79

INSTRUCTIONS:

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

PLEASE NOTE

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

FOR OFFICE USE ONLY

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

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

(See Page iii)

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

3. SITE OF PROPOSED DEVELOPMENT

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

Lot 6 Section 4 Folio 38 D.P.

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

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

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

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

THE FOLLOWING ADDITIONAL INFORMATION MUST BE SUPPLIED:

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

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

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

AS PER PLAN ATTACHED

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

NIL

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

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

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

BENCH GRINDER

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

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

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

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

Shahabuddin Qureshi
(Signature of Applicant)

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

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

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

Date..... 1st June 1979

[Signature]
(Signature of Owners) *Director*

SKETCH OF PREMISES

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

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

V.G. DETAILS

Premises: 10 & 12 Crystal Street

PETERSHAM WARD

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

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

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

(Signed) M. Casella

Date: 4/6/79

Jeff

Please inspect & check
present use against this proposal

Nhs 14/1/80

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

Apparently not proceeding with DA?

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

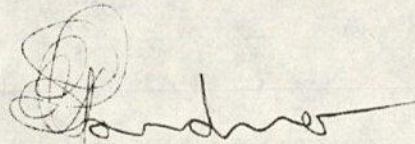
It will be most useful if we can obtain a sample of shoppers over a normal seven day period.

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

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

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

Yours faithfully,

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

(B.S. Gardner)
TOWN CLERK

Item T.P.

TOWN PLANNING DEPARTMENT

REPORT TO TOWN PLANNING COMMITTEE

File No. 1250.10&12T

Correspondence No.

T.P. No. 223/79

Date of Application 4-6-79

NAME OF APPLICANT Salvatore O. Tullo

SUBJECT MATTER extend motor garage workshop

STREET 10 & 12 Crystal Street

Ward Petersham

ZONING: City of Sydney -

Marrickville Prescribed - General Business 3(a)

Proposed Varying Scheme -

REPORT BY CHIEF PLANNING OFFICER

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

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

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

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

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

RECOMMENDATION

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

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

Ret G
5.6.79

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

Town Planning Committee

NAME OF APPLICANT;

S. TULLO

STREET

10212 Crystal St Peterham.

Report By Municipal Health Surveyor & Principal Building Inspector;

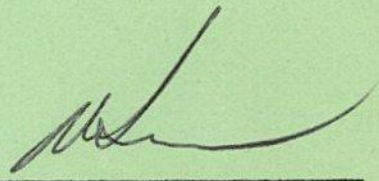
RECOMMENDATION:

H & B. requirement:-

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

516179

Signed: _____



URGENT

T.P. No: 223/79

CORRESPONDENCE NO.

TOWN PLANNING NO.
SUBDIVISION NO.

MUNICIPALITY OF MARRICKVILLE

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

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

ENGINEER'S INSPECTION REPORT

Date 4/6/79

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

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

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

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

- 5. Drainage requirements 2a,b

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

- 7. Report on Site Beautification requirements /

W F Stewart
CHIEF ENGINEER

DATE: 4/6/79

T.P. No: 223/79

URGENT

TOWN PLANNING No.
SUBDIVISION No.

CORRESPONDENCE No.

MUNICIPALITY OF MARRICKVILLE

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

Date: 4-6-79

1. TOWN PLANNING PRELIMINARY REPORT

Address of proposed development 10 & 12 Crystal Street

Ward Petersham

Nature of proposed development extend motor garage workshop

2. BUILDING INSPECTOR'S REPORT

(i) Code Departures - (Quote Clause Number)

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

(iii) Stormwater Drainage -

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

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

Signs:

D. Jones

Date:

5-6-79

No further action required

not going to Council

as per P.J.D.

so file

Val
22.10.79

10/12 Capital St, Kowloon

Zoning: General Business 3(a).

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

URGENT

T.P. No: 223/79

CORRESPONDENCE NO.

TOWN PLANNING NO.
SUBDIVISION NO.

MUNICIPALITY OF MARRICKVILLE

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

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

ENGINEER'S INSPECTION REPORT

Date 4/6/79

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

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

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

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

- 5. Drainage requirements 29b

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

- 7. Report on Site Beautification requirements / Date /



Our Ref: D21/054493

20 April 2021

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

Dear Ms Spencer

RE SITE: 12-14 Crystal St, Petersham NSW 2049

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

A search of the records held by SafeWork NSW has not located any records pertaining to the above-mentioned premises.

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

Yours sincerely

Gabriela Draper

Licensing Representative
Licensing and Funds, Better Regulation
SafeWork NSW

Appendix F

Site Photographs



Photo 1: CarTrade business buildings at 12 Crystal Street (photograph taken facing north)



Photo 2: CarTrade business buildings at 12 Crystal Street (photograph taken facing south)


	Site Photographs		PROJECT:	200501.00
	Preliminary Site Investigation (Contamination)		PLATE No:	1
	12-14 Crystal Street, Petersham		REV:	0
	CLIENT	Inner West Council	DATE	18/02/2021



Photo 3: Garden bed and bricks at 12 Crystal Street



Photo 4: Vacant residential building at 14 Crystal Street


 Douglas Partners Geotechnics Environment Groundwater	Site Photographs		PROJECT:	200501.00
	Preliminary Site Investigation (Contamination)		PLATE No:	2
	12-14 Crystal Street, Petersham		REV:	0
	CLIENT	Inner West Council	DATE	18/02/2021



Photo 5: Bricks, rubbish and shed in west part (backyard) of at 14 Crystal Street



Photo 6: Service station, motor repair garage (north of site) and Crystal Street (east of site)



Site Photographs		PROJECT:	200501.00
		PLATE No:	3
12-14 Crystal Street, Petersham		REV:	0
		CLIENT	Inner West Council
		DATE	18/02/2021

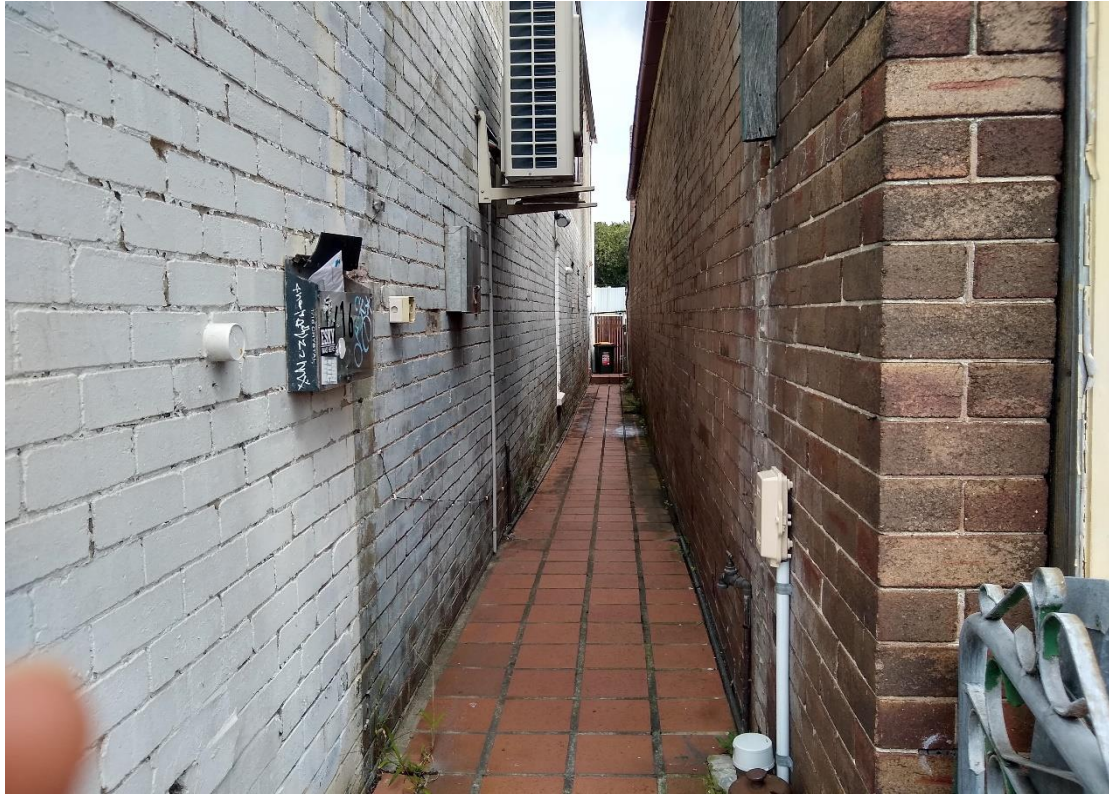


Photo 7: South site boundary



Photo 8: Back alley and fence along west site boundary



Site Photographs

**Preliminary Site Investigation
(Contamination)**

12-14 Crystal Street, Petersham

CLIENT

Inner West Council

PROJECT:

200501.00

PLATE No:

4

REV:

0

DATE

18/02/2021

Appendix G

Risk Matrix

Appendix G

Risk Rating Matrix

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

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

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

Table G1: Qualitative Probabilities and Consequences

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

Table G2: Risk Matrix

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

Douglas Partners Pty Ltd