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Report on
Preliminary Site Investigation (Contamination)

Inner West Phase 2A LEP
616-618 Parramatta Road, Croydon

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 616-618 Parramatta Road, Croydon (the site). The PSI was undertaken to assist a planning proposal for rezoning of sites that may introduce sensitive land uses including residential, educational, recreational, childcare or a hospital.

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

At the time of preparing this report the site was occupied by two sales offices / shops and associated amenities at the front and garages at the rear. The reviewed site history sources indicate that the site was occupied by retail shops / sales offices since prior to 1930. The garages at the rear were likely constructed between 1998 and 2002. The surrounding land use appears to have been commercial and residential since at least 1930, with an increase in commercial and residential land uses since the 1960s.

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

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.

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

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

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

Report on Preliminary Site Investigation (Contamination)

Inner West Phase 2A LEP

616-618 Parramatta Road, Croydon

1. Introduction

Douglas Partners Pty Ltd (DP) has been engaged by Inner West Council (Council) to complete this Preliminary Site Investigation (Contamination) (PSI) at 616-618 Parramatta Road, Croydon (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.
- 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 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 the Council for comment.

3. Site Information

Site Address	616-618 Parramatta Road, Croydon
Legal Description	616 Parramatta Road: Lot D, Deposited Plan (D.P.) 23631; and 618 Parramatta Road: Lot C, Deposited Plan (D.P.) 23631.
Area	510 m ²
Zoning	Zone B6 Enterprise Corridor (current)
Local Council Area	Inner West Council

Current Use	<p>616 Parramatta Road: The shop / sales office is currently vacant. The premises frontage is a former sales office for building supplies. The rear of the premises is a garage used for storage of miscellaneous goods or cars.</p> <p>618 Parramatta Road: The shop / sales office is currently used for roofing services. The rear of the premises is a garage used for storage of miscellaneous goods or cars.</p>
Surrounding Uses	<p>North-west - Used car dealership</p> <p>North-east - Parramatta Road then commercial</p> <p>South-west - unnamed laneway then low-density residential</p> <p>South-east - Commercial / retail (shops associated with building contractors and equipment supplies) and Croydon Road</p>

Please refer to Drawing 1 in Appendix A for site locality and boundary.

4. Environmental Setting

4.1 Topography

Regional topography gently slopes downwards towards the south-east.

Site topography slopes towards to south-east, sitting at an approximate level of between 10 m and 11 m relative to Australian Height Datum (AHD).

4.2 Site Geology

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

The Sydney 1:100,000 Geology Sheet indicates that the site is on the border between Ashfield Shale and Hawkesbury Sandstone. Ashfield Shale comprises black to dark-grey shale and laminite. Hawkesbury Sandstone comprises medium to coarse grained quartz sandstone with very minor shale and laminite lenses.

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 500 m 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 Iron Cove Creek, located 220 m south (down gradient) 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 bore database indicated that there are four registered groundwater bores within 1 km of the site. The groundwater bores are summarised in Table 1.

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

Bore ID Authorised Purpose	Location Relative to Site	Final Depth (m)	Standing Water Level (m bgl)
GW112144 Monitoring Bore	230 m south-east (down gradient)	57.10	Not reported
GW112143 Monitoring Bore	230 m north-west (up gradient)	67.16	Not reported
GW112142 Monitoring Bore	815 m north-west (up gradient)	76.10	Not reported
GW112145 Monitoring Bore	1 km east (down-gradient)	29.75	Not reported

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

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

5. Site History

5.1 Title Deeds

A historical title deeds search was used to obtain ownership and occupancy information including company names and the occupations of individuals. The title information can assist in the identification of previous land uses by the company names or the site owners and can, therefore, assist in establishing whether there were potentially contaminating activities occurring at the site. A summary of the title deeds and possible land uses (with reference to the aerial photographs and other historical searches) is presented in Tables 2-3 and should be reviewed in conjunction with Figure 1 below.

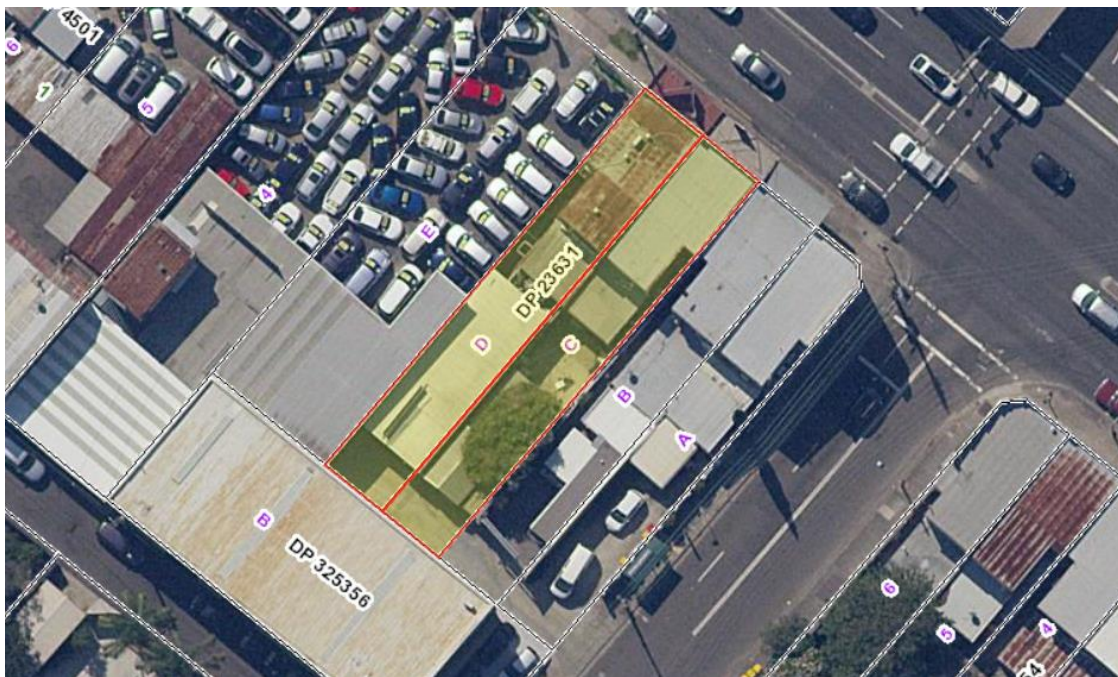


Figure 1 - Cadastral Plan

Table 2: Historical Title Deeds - Lot C, D.P. 23631

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
26.02.1930 (1930 to 1948)	Walter James (Gentleman)	Residential
28.10.1948 (1948 to 1959)	James Robert Gow Prattis (Chemist)	Residential / Pharmacy
05.08.1959 (1959 to 1976)	John Glennan Cunneen (Chemist)	Residential / Pharmacy
12.10.1976 (1976 to 1976)	Lola Joan Cunneen (Widow) (Transmission Application not investigated)	Residential
23.11.1976 (1976 to 1977)	Robert Allan Oliver (Newsagent) Robin Elizabeth Helene Oliver (Married Woman)	Residential / Newsagency
11.10.1977 (1977 to 1988)	Sung Yiet Ming (Shopkeeper)	Retail shop
27.04.1988 (1988 to 2000)	Margaret Sung	Retail shop
17.11.2000 (2000 to 2004)	Thong Dong Ngo Li Xin Ni	Retail shop
15.12.2004 (2004 to date)	# En Zhi Zhou	Retail shop including office associated with building contractor

Notes:

Denotes current registered proprietor

Leases, excluding premises: -

- 17.10.1985 to Graham Neville Bruin & Alice Bruin – expires 17.10.1985.
- Various leases were found from 07.09.1990 that have since expired, not investigated.

Easements: -

- 03.10.1951 (F 577802) Cross Easements for support
- 01.09.1953 (F 929332) Right of Carriageway
- 05.08.1956 (H 288540) Cross Easements for support

Table 3: Historical Title Deeds - Lot D, D.P. 23631

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
26.02.1930 (1930 to 1948)	Walter James (Gentleman)	Residential
28.10.1948 (1948 to 1974)	James Robert Gow Prattis (Chemist)	Residential / Pharmacy
17.05.1976 (1976 to 1987)	Reginald Sidney Laming (Motor Trader)	Sales office associated with car dealership
23.04.1987 (1987 to 1988)	Robert Alesso Rosa Alesso	Retail shops
09.03.1988 (1988 to 1988)	Chi Cheng Lu Kay Low	Retail shops
12.04.1988 (1988 to 1991)	Nam San Thng	Retail shops
03.12.1991 (1991 to 1997)	Cho Tak Wu Wai Yi Lo	Retail shops
25.08.1997 (1997 to 1998)	Evelyn Tsui Hoon Tan Thomas Kwok Yin Lee	Retail shops
16.04.1998 (1998 to 2013)	Christos Koukoutas	Retail shops
05.08.2013 (2013 to 2016)	St Peters Developments Pty Ltd	Retail shops
04.03.2016 (2016 to 2017)	Antoine Rachwan Lina Rashwan	Retail shops
28.11.2017 (2017 to date)	# Habib Lahood	Retail shops (potentially vacant)

Notes:

Denotes current registered proprietor

Leases, excluding premises: - NIL

Easements: -

- 03.10.1951 (F 577802) Right of Carriageway
- 01.09.1953 (F 929332) Right of Carriageway
- 05.08.1956 (H 288540) Cross Easements for support

5.2 Historical Aerial Photography

Several historical aerial photographs were obtained from public databases as means of assessing site and surrounding features in the past. 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 and should be reviewed in conjunction with Figure 1.

Table 4: Summary of Historical Aerial Photographs

Year	Site	Surrounding Land Use
1930	Buildings / development are visible in the front portion of the site with possibly sheds at rear, however, the low-resolution of 1930 aerial photograph precluded any detailed site observations.	<p>The surrounding land appears to be largely developed with residential and commercial (retail) buildings; however, the quality of the photo is poor. Review of historical title deeds indicated the neighbouring properties could be possibly associated with pharmacy, grocery store and/or small warehouse storage-related businesses.</p> <p>A few vacant lots were present in the vicinity of the site.</p> <p>Major roads surrounded the site (including Parramatta Road to the north) in an orientation consistent with their current layout.</p>
1951	The existing shop frontage is already visible in the 1951 aerial photograph. The central portion of the site appears to be vacant at the time with possibly a small shed / garage / awning structure at the rear of the site.	<p>The land to the north-west and south-east of the site appears to have a commercial use (possibly associated with car yards, pharmacy, grocery store and / or small warehouse storage-related businesses), whilst commercial uses are also evident to the north-west of the site.</p> <p>Additional residential or small commercial buildings were constructed north-east of the site (across Parramatta Road).</p>
1961	No significant changes to the site were observed when compared with the 1951 aerial photograph. Low photograph resolution precluded any detailed site observations in the 1971 aerial photograph.	<p>Several residential properties located along Parramatta Road to the north-east of the site had been demolished and developed into car dealerships.</p> <p>A significant increase in the number of car dealerships was observed along Parramatta Road and to the rear of the dealerships were warehouse-style buildings possibly associated with car showrooms and services.</p>

Year	Site	Surrounding Land Use
1965		No significant changes to the surrounding land use were observed when compared with the 1961 aerial photograph.
1971		No significant changes to the surrounding land use were observed when compared with the 1965 aerial photograph.
1978		No significant changes to the surrounding land use were observed when compared with the 1971 aerial photograph.
1986	No significant changes to the site apart from several parked cars visible at the rear of Lot D, possibly associated with the adjacent car yard.	Most of the commercial / industrial buildings at the neighbouring property approximately 130 m south-east of the site were demolished.
1994	Temporary storage of cars at rear of Lot D is no longer visible. There appear to be no significant changes to the site when compared with the previous aerial photographs.	The large commercial / industrial building approximately 220 m south-east of the site was demolished.
1998		<p>A commercial building and possible service station, consistent with the current BP and commercial buildings, were constructed on the property 130 m south-east of the site.</p> <p>Several high-density residential buildings were constructed at the property approximately 110 m south-east of the site.</p>
2002	A new garage and an adjoining awning can be seen at rear of the site.	Two apartment buildings were constructed adjacent to the south-west site boundary.
2011	The overall layout of the site appears to be consistent with the current site layout.	A new commercial building was constructed approximately 140 m north-east of the site, consistent with the current Audi car dealership layout.

5.3 Public Registers and Planning Records

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

The results of a search of the public database of records of contaminated sites under Section 58 of the *Contaminated Land Management Act 1997* (CLM Act) and sites notified to EPA under Section 60 of the CLM Act indicated that the site was not listed as a contaminated site notified to the EPA.

<p>Sites notified to EPA under Section 60 of the CLM Act</p> <p>[accessed 26/02/2021]</p>	<p>Three properties notified as contaminated were located within a 2 km buffer zone of the site, all of which have been contaminated through use as automobile service stations:</p> <ul style="list-style-type: none"> • BP Ashfield Service Station [approx. 180 m south-east]; • Caltex Croydon Service Station [approx. 1.98 km south-west]; and • 7-Eleven Five Dock Service Station [approx. 1.02 km north-east]. <p>Regulation under the CLM Act is not required for the three properties listed above.</p>
<p>EPA Licences</p> <p>[accessed 26/02/2021]</p>	<p>The results of a search of the public database of records of environmental protection licenses under Section 308 of the <i>Protection of the Environment Operations Act 1997</i> (POEO Act) indicated that there are no current Environment Protection Licences issued to the site or any properties within a 1 km buffer zone of the site.</p>
<p>SafeWork NSW</p>	<p>SafeWork NSW records were not available at the time of reporting.</p>
<p>Planning Certificate</p> <p>[dated 14 February 2021]</p>	<p>The certificate states that, as prescribed by Section 59 (2) of the <i>Contaminated Land Management Act 1997</i>, the land to which the certificate relates <u>is not</u>:</p> <ul style="list-style-type: none"> • Declared to be significantly contaminated land; • Subject to a management order; • Subject of an approved voluntary management proposal; • Subject of an ongoing maintenance order; or • Subject to a site audit statement. <p>The certificate states that '<i>Council has adopted a policy which may restrict the development of the land if the potential for the risk of land contamination exists</i>'.</p> <p>The certificate states that the land is not affected by a policy adopted by the Council or another public authority that restricts development of the land because of the likelihood of ASS.</p> <p>A copy of the planning certificates is included in Appendix E.</p>

Council Records

Council records were received on 15 March 2021 via email composed by the Strategic Planner, Alan Qi Chen of Inner West Council. Review of relevant council records is summarised below:

Premises 616 Parramatta Road: The site owner at the time, Robert Allan and Robin Elizabeth Oliver, was granted approval from the Council¹ to use the premises as a newsagency in 1975.

Premises 618 Parramatta Road: The site owner at the time, Douglas Trevor Berryman, was granted approval from the Council¹ to use the premises as a buying / selling of antiques and second-hand goods store in 1975.

Premises 618 Parramatta Road: The site owner at the time, Dix Gardner Pty Ltd, was granted approval from the Council¹ for commercial development (offices) and commercial fit out (offices).

5.4 Other Sources

A search of publicly available google maps for the area located two potentially contaminating operating activities within a 550 km buffer zone of the site which did not have EPA notices or licences:

- Haberfield Speedway Service Station (380 m south-east); and
- Quality Dry Cleaners Five Dock (570 m north-east).

Given the distance of these activities from the site, they are not considered as potential contamination sources to the site.

Real estate websites² revealed the interior of the site. Photographs of premises 616 showed a typical sales office shop front with a reception area. The office / shop and associated amenities kitchens and bathrooms of premises 618 appeared to have been renovated, and an enclosed carport is visible at rear of the premises. Given the age of site buildings (possibly constructed prior to 1930) and the interior photographs obtained from the real estate websites, asbestos-containing building material is likely to be present on site.

¹ The Council of the Municipality of Ashfield (now Inner West Council)

²<https://www.raywhite.com/nsw/croydon/1443340/?lang=en>; and

²<https://www.johnhill.com.au/property-medical-consulting-rooms--office-showroom--retail-shopping-centres-petrol-stations-nsw-croydon-42641101447>

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.

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 had been developed (retail shops / sales office) since at least 1930, if not earlier. Records indicated approval was granted by the Council to use premises 616 as a newsagency in 1975; and use premises 618 as an antique store in 1975 and later consent was granted in 2015 (and again in 2020) to develop premises 618 for commercial (offices) purposes.

The site layout has been relatively consistent with the current layout since 2002, with construction of existing garages between 1998 and 2002. The aerial photographs suggest that the site's surrounding land use has been mixed residential and commercial since at least 1930, with an increasingly commercial and residential land use since the 1960's.

Whilst the search of properties with EPA notices and licenses identified several contaminated properties within a 1 km search buffer of the site, none of them were located up-gradient of the site, and their distance from the site suggests a low risk to the site.

6. Site Walkover

A site walkover was undertaken by an environmental engineer on 23 February 2021. The general site topography was consistent with that described in Section 4.1, with the site being gently sloping to the south-east.

At the time of inspection, the following features were noted:

616 Parramatta Road

- The front portion of the premises consists of a shop/sales office currently vacant (Photograph 1). The ground is raised (up to 500 mm) and the interior of the shop / sales office is paved with floor tiles; and
- The rear portion of the premises consists of a brick garage with metal / fibre cement sheets (potentially asbestos). The ground is concrete paved and appears to be in good condition viewed from the external area (Photograph 2).

618 Parramatta Road

- The front portion of the premises consists of a shop/sales office currently occupied by roofing services. The ground is raised (up to 500 mm) and the interior of the shop/sales office is paved with floor tiles and carpet (Photograph 3); and
- The rear portion of the premises consists of an enclosed carport constructed of metal. The ground is concrete paved and appears to be in good condition (Photograph 2).

It should be noted that DP site inspection was limited to publicly accessible areas i.e., the peripheral areas of the site. A detailed inspection of the interior of site buildings and / or structures were not accessible to DP at the time of inspection.

The following surrounding site uses were observed:

- North-west - Used car dealership, storage of vehicles at rear;
- North-east - Parramatta Road then commercial;
- South-west - A warehouse for vehicle storage associated with the neighbouring used car yard, unnamed laneway then low-density residential; and
- South-east - Commercial / retail (sales office associated with building contractor services and equipment supplies) and Croydon Road.

A creek line (Iron Cove Creek) was observed approximately 220 m south of the site.

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 - Contaminated fill:** Historical fill (from unknown sources) used to level the site in the past. Potential importation of fill may incorporate ash, clinker, and slag which has been widely used in the inner west 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:** A detailed inspection of the buildings' interior was not accessible to DP at the time of inspection. However, based on online sources and given the age of the buildings, asbestos-containing material is likely to present in the buildings and/or structures.
 - CoPC: Potential hazardous building materials including lead (in paint), asbestos containing materials (ACM), synthetic mineral fibres ('SMF') and PCB.
- **S3 - Current and former commercial land uses** storage of vehicles was observed in the 1986 aerial photograph at the rear of Lot D possibly associated with the neighbouring car yard.
 - CoPC: Metals, TRH, BTEX, PAH, phenols and VOC.
- **S4 - Nearby commercial land uses** including (but not limited to) car yards, (possibly) mechanical workshops touch up paint shop, and building and construction suppliers/services.
 - CoPC: Metals, TRH, BTEX, PAH, phenols and 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/industrial, residential].

The following potential environmental receptors have been identified:

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

Potential Pathways

The following potential pathways have been identified:

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

Summary of Potentially Complete Exposure Pathways

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

Table 5: Summary of Potentially Complete Exposure Pathways

Potential Source (AEC) and Contaminants of Concern	Pathway	Receptor	Action Recommended
S1: Contaminated fill Metals, TRH, BTEX, PAH, OCP, OPP, PCB, phenols, and asbestos. S2: Former and existing buildings / structures PCB, Metals, TRH, BTEX, PAH, phenols, VOC, asbestos and SMF S3: Current and former commercial site uses Metals, TRH, BTEX, PAH, phenols and VOC	P1: Ingestion and dermal contact	R1: Current site users [commercial]	An intrusive investigation (soil, groundwater and possibly soil vapour) to identify the presence or otherwise of the potential source and / or contaminants associated with each source. Conduct a hazardous building materials assessment prior to redevelopment
	P2: Inhalation of dust and / or vapours	R2: Construction and maintenance workers R3: End site users [sensitive land use]	
	P2: Inhalation of dust and / or vapours	R4: Adjacent site users [commercial/industrial and residential]	
	P3: Surface water run-off P4: Lateral migration of groundwater providing base flow to water bodies	R5: Surface water [Iron Cove Creek]	
	P4: Lateral migration of groundwater providing base flow to water bodies P5: Leaching of contaminants and vertical migration into groundwater	R6: Groundwater	

Potential Source (AEC) and Contaminants of Concern	Pathway	Receptor	Action Recommended
	P6: Contact with terrestrial ecology	R7: Terrestrial ecology	
S4: Nearby commercial land uses Lead, TRH, BTEX, PAH, phenols 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

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

The following Table 7 presents the results of the application of the risk matrix (Appendix G) to each identified potential AEC.

Table 7: Application of Risk Matrix

Potential AEC	Probability*	Consequence*	Risk Number*
S1: Fill	3	3	9
S2: On-site structures	3	2	6
S3: Existing and former site uses	2	2	4
S4: Off-site sources	2	4	8
		Site Risk Rating*	9

Note:

*Refer to the risk rating matrix document in Appendix G for reference

9. Conclusions and Recommendations

Based on the available history information the site appears to have been developed into retail shops prior to 1930. The garages at rear which currently occupies the site were likely constructed between 1998 and 2002. The surrounding land use appears to have been commercial and residential since at least 1930, with an increase in commercial and residential land uses since the 1960s.

There were several data gaps identified during the investigation including:

- A detailed inspection of the site including interiors of the buildings and structures were not possible during the walkover due to site access consent issues; and
- SafeWork NSW records pertinent to potential contamination issues at the site were not yet available at the time of reporting.

A site inspection and SafeWork NSW records search should form part of further investigations as recommended below.

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

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.

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

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

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

10. References

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

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

11. Limitations

Douglas Partners (DP) has prepared this report for this project at 616-618 Parramatta Road, Croydon in accordance with DP's proposal dated 5 February 2021 and acceptance received from Alan Chen dated 9 February 2021. The work was carried out Inner West Consultancy Agreement, Contract No. 95-20. This report is provided for the exclusive use of Inner West Council for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

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

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

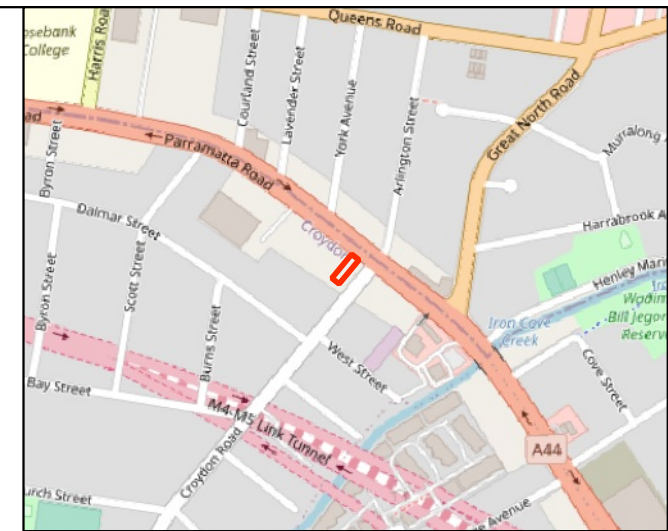
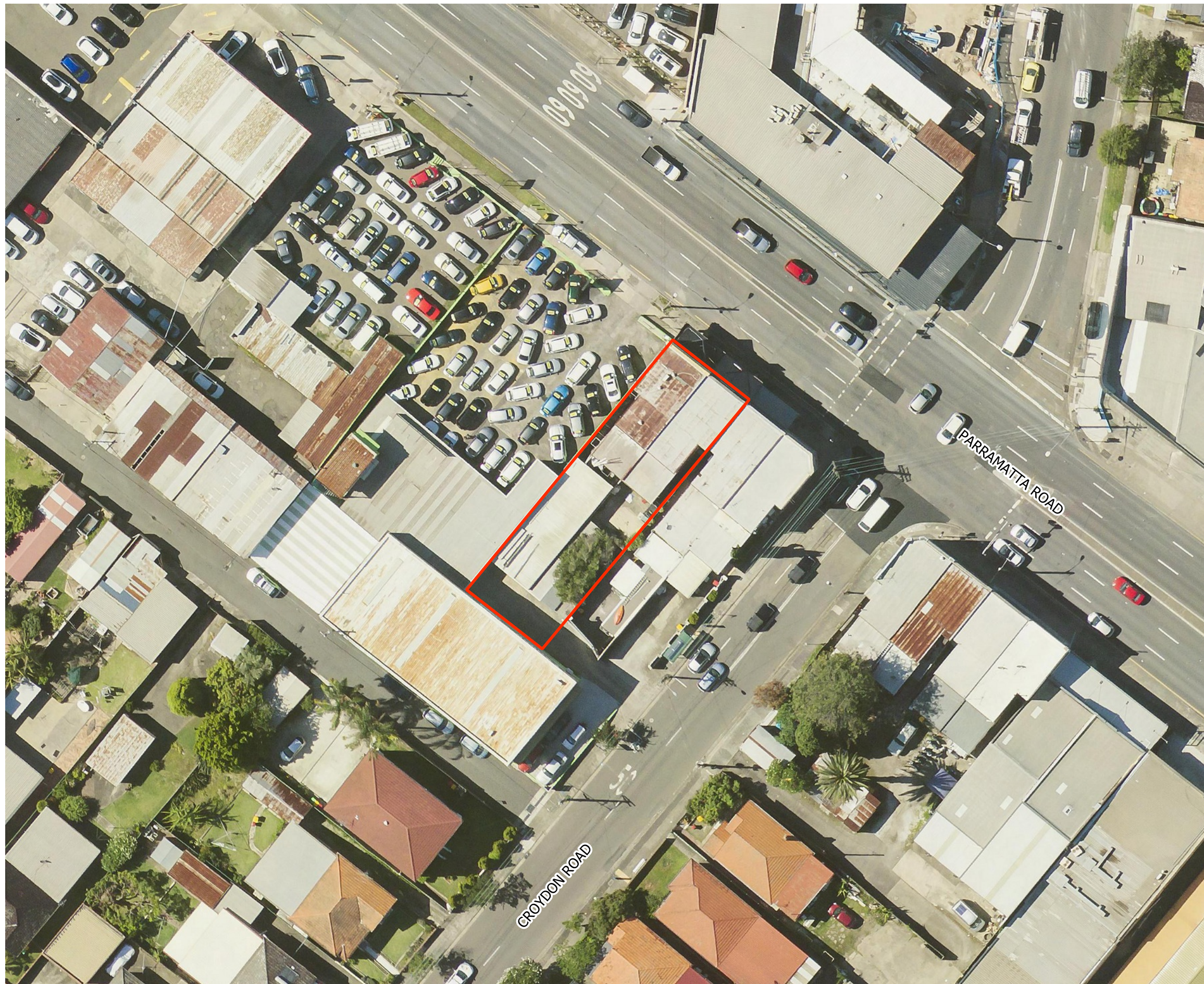
This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation,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

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

Douglas Partners Pty Ltd

Appendix A

Site Drawing



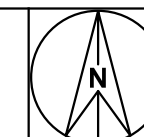
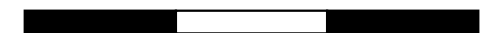
LOCALITY MAP

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.

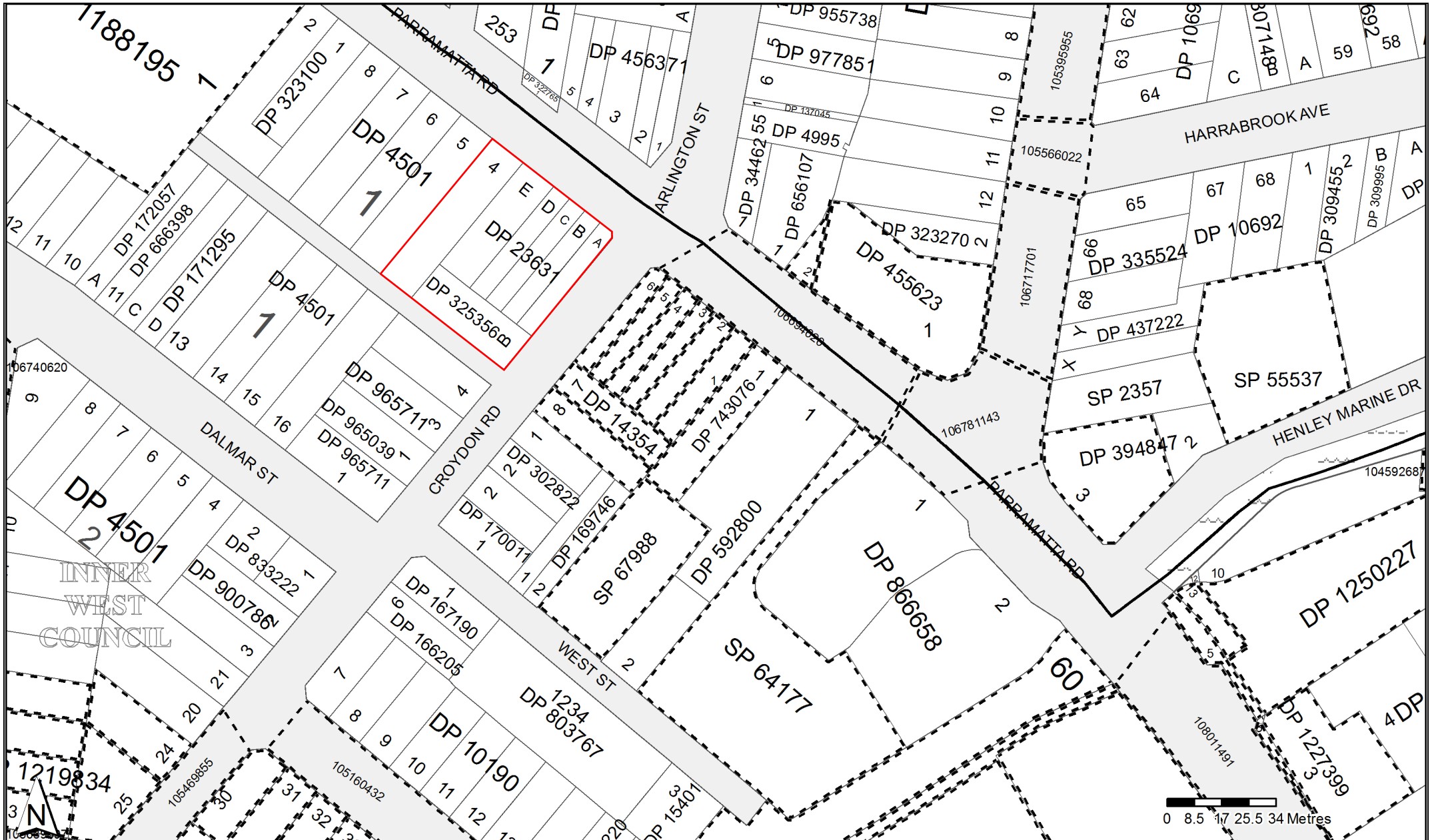
Appendix C

Historical Title Deeds

Cadastral Records Enquiry Report : Lot 1 DP 743076

Locality : CROYDON
LGA : INNER WEST

Parish : CONCORD
County : CUMBERLAND



NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



10863230

Application No.1520

Prior Titles Vol.8082 Fols.227, 228
and 229



Vol. 10863 Fol. 230
CANCELLED
Edition issued 20-8-1968

JG L103602

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

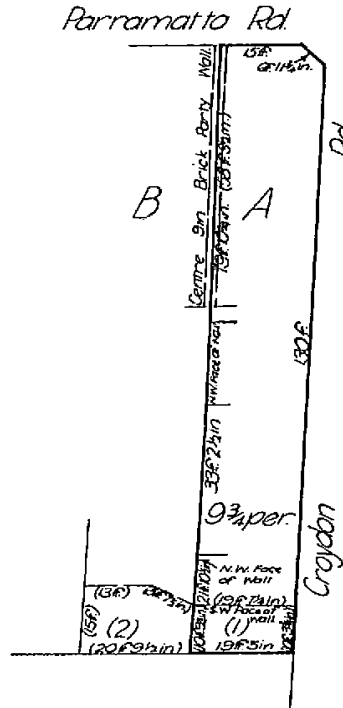
SEE AUTO FOLIO

Witness *L. Balliner*

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



L103602

Scale: 30 feet to one inch.

ESTATE AND LAND REFERRED TO
Estate in Fee Simple in Lot A in Deposited Plan 23634 in the Municipality of Ashfield Parish of Concord and County of Cumberland being part of Portion 253 granted to John Townson on 1-6-1793.

FIRST SCHEDULE(continued overleaf)

~~MARIO COSTA of Croydon, Storekeeper and CATERINA COSTA his wife as Joint Tenants~~
~~as to an undivided one half share~~ } as Tenants
and
~~VITTORIO COSTA of Haberfield, Shopkeeper and MARIA COSTA his wife as Joint Tenants~~
~~as to the remaining undivided one half share.~~ } in Common.

SECOND SCHEDULE(continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Right of Carriageway created by Transfer No.F432123^F affecting the piece of land designated (1) in the plan hereon.
3. Cross Easements (Section 181B Conveyancing Act, 1913) created by Transfer No.F432123^F affecting the party wall on the common boundary of Lots A and B shown in the plan hereon.
4. Right of Way created by Transfer No.F577802 appurtenant to the land above described affecting the piece of land designated (2) in the plan hereon.


Jawatson
Registrar General

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


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

V120907
 CBT
 09/21
 W5038904
 917
 X23250

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
Rex Keys Andrews and Faye Germaine Andrews as joint tenants by Transfer V120908. Registered 29-5-1984. Conque Pty. Limited by Transfer W503891. Registered 15-9-1986.					
CANCELLED					
SEE AUTO FOLIO					

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	
	NUMBER	DATE					
Mortgage	L103603	25-6-1968	to James Frank Love of Beaufort Insurance Manager and Vera Cecilia Love his wife	22-8-1968	Jaworski	Discharged	W28644
Mortgage	M556790	17-12-1971	to Commercial Bank of Australia Limited	17-1-1972	Jaworski	Discharged	V120907
V120909	Mortgage to Barclays Australia (Finance) Limited.		Registered 29-5-1984.			Discharged	W503890
X923252	Mortgage to Westpac Banking Corporation.		Registered 21-10-1988.				

Vol. 10863 Fol 230

MX

(Page 2 of 2 pages)



SEARCH DATE

1/3/2021 7:32AM

FOLIO: A/23631

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

Prior Title(s): VOL 10863 FOL 230

Recorded	Number	Type of Instrument	C.T. Issue
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
25/8/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
20/7/1994	U455645	LEASE	EDITION 1
7/2/1997	2818124	DISCHARGE OF MORTGAGE	
7/2/1997	2818125	MORTGAGE	EDITION 2
25/7/2000	6970645	LEASE	EDITION 3
17/8/2006	AC535545	LEASE	EDITION 4
17/4/2009	AE515802	REQUEST	
17/4/2009	AE490285	LEASE	EDITION 5
7/3/2012	AG857682	LEASE	EDITION 6
6/12/2012	AH415025	CAVEAT	
12/6/2013	AH716473	APPLICATION FOR PREPARATION OF LAPSING NOTICE	
9/9/2018	AN695392	DEPARTMENTAL DEALING	EDITION 7 CORD ISSUED
11/2/2019	AP51085	DISCHARGE OF MORTGAGE	EDITION 8

*** END OF SEARCH ***



FOLIO: A/23631

SEARCH DATE	TIME	EDITION NO	DATE
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28/2/2021	8:13 AM	8	11/2/2019

LAND

LOT A IN DEPOSITED PLAN 23631
LOCAL GOVERNMENT AREA INNER WEST
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP23631

FIRST SCHEDULE

CONQUE PTY LIMITED (T W503891)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 F432123 RIGHT OF CARRIAGEWAY AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 F432123 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON BOUNDARY OF LOTS A AND B IN DP23631
- 4 F577802 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



SEARCH DATE

1/3/2021 7:31AM

FOLIO: B/23631

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

Prior Title(s): VOL 6563 FOL 220

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
22/11/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
20/9/1996	2476982	DISCHARGE OF MORTGAGE	
20/9/1996	2476983	LEASE	EDITION 1
15/5/2001	7611161	NOTICE OF DEATH	EDITION 2
13/8/2008	AE147478	TRANSFER	
13/8/2008	AE147479	MORTGAGE	EDITION 3
2/2/2012	AG710551	DISCHARGE OF MORTGAGE	
2/2/2012	AG710552	MORTGAGE	EDITION 4
13/6/2014	AI658747	CAVEAT	
31/3/2015	AJ375490	WITHDRAWAL OF CAVEAT	
9/6/2015	AJ549474	DISCHARGE OF MORTGAGE	
9/6/2015	AJ549475	MORTGAGE	EDITION 5
24/9/2018	AN733525	DEPARTMENTAL DEALING	EDITION 6 CORD ISSUED

*** END OF SEARCH ***

Form: 01T
Release: 3.1
www.lands.nsw.gov.au

TRANSFER
New South Wales
Real Property Act 1900



AE147478U

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

STAMP DUTY

Office of State Revenue use only	Office of State Revenue
	NSW Treasury Client No: 1411509 Duty: \$2 Trans No: 5099473 Asst Collector:

(A) TORRENS TITLE

B/23631

(B) LODGED BY

Document 795D Correction Doc	Name, Address or DX and Telephone LLPN 123576E Reference: 26 55611 : TXP	DEACONS LAWYERS GROSVENOR PLACE TEL: 0330 8000 SYDNEY	CODES T TW (Sheriff)
---------------------------------------	---	--	-------------------------------

(C) TRANSFEROR

Annie Wai See CHOI

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 500,000.00 and as regards

(E) ESTATE

the land specified above transfers to the transferee an estate in fee simple

(F) SHARE TRANSFERRED

(G) ENCUMBRANCES

Encumbrances (if applicable): _____

(H) TRANSFEREE

Blistex Pty Ltd (ABN 12 125 057 776)
TENANCY:

DATE 8 AUGUST 2008

(J) I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

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

Signature of witness:

Signature of transferor:

Name of witness: RICHARD EDMONDS YEO
SOLICITOR
Address of witness: LVL 16, 25 BLIGH STREET
SYDNEY NSW 2000

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

Signature:

Signatory's name: Claudio Venegas
Signatory's capacity: transferee's solicitor

Aman



FOLIO: B/23631

SEARCH DATE	TIME	EDITION NO	DATE
28/2/2021	8:14 AM	6	24/9/2018

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO. CONTROL OF THE RIGHT TO DEAL IS HELD BY ING BANK (AUSTRALIA) LIMITED.

LAND

LOT B IN DEPOSITED PLAN 23631
LOCAL GOVERNMENT AREA INNER WEST
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP23631

FIRST SCHEDULE

BLISTEX PTY LTD (T AE147478)

SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 F432123 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN VOL 6563 FOL 220
- 3 F432123 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON BOUNDARY OF LOTS A & B IN DP23631
- 4 F577802 RIGHT OF WAY AFFECTING THE LAND SHOWN SO BURDENED IN VOL 6563 FOL 220
- 5 F577802 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN VOL 6563 FOL 220
- 6 F577802 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON BOUNDARY OF LOTS B & C IN DP23631
- 7 AJ549475 MORTGAGE TO ING BANK (AUSTRALIA) LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.



SEARCH DATE

1/3/2021 7:32AM

FOLIO: C/23631

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 7837 FOL 232

Recorded	Number	Type of Instrument	C.T. Issue
31/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/10/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
7/9/1990	Z205594	LEASE	EDITION 1
15/9/1992	E759173	LEASE	EDITION 2
6/12/1994	U708422	LEASE	EDITION 3
16/9/1996	2461783	LEASE	EDITION 4
10/11/1999	6335121	REQUEST	EDITION 5
17/11/2000	7225076	TRANSFER	
17/11/2000	7225077	MORTGAGE	EDITION 6
15/12/2004	AB161673	DISCHARGE OF MORTGAGE	
15/12/2004	AB161674	TRANSFER	
15/12/2004	AB161675	MORTGAGE	EDITION 7
28/8/2008	AD904939	LEASE	EDITION 8
15/9/2018	AN713171	DEPARTMENTAL DEALING	EDITION 9 CORD ISSUED

*** END OF SEARCH ***

7225076H

Form 97-01T
Licence 10V/0096/96
Edition 980A

TRANSFER
New South Wales
Real Property Act 1900



STAMP DUTY

Office of State Revenue use only
\$2.00 994405
<i>Banwell</i> 29.10.99

(A) **TORRENS TITLE**

If appropriate, specify the part or share transferred
C/23631

(B) **LODGED BY**

LTO Box 354 374	Name, Address or DX and Telephone FAAC Reference (optional): 64188710 - BCB	WBC	CODES T TS (s713) TW (Sheriff)
----------------------------------	--	-----	---

(C) **TRANSFEROR**

MARGARET SUNG

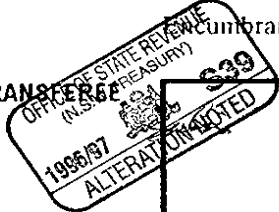
(D) The transferor acknowledges receipt of the consideration of \$277,000.00 and as regards the land specified above transfers to the transferee an estate in fee simple

(E) Encumbrances (if applicable) 1 RENS. IN C.G. 2 3

(F) **TRANSFEREE**

THONG DONG
~~DONG THONG~~ NGO & LI XIN NI

TENANCY: JOINT TENANTS



(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE: 24.12.99

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

[Signature]
Signature of witness.
Name of witness: **TERENCE CHOI**
Address of witness: **37 MacMahon St, Hurstville**

Signature of transferor:
[Signature]

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

SIGNED FOR THE TRANSFEREES

Signature of witness:

Signature of transferee:

Name of witness:

Address of witness:

[Signature]
If signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name and capacity below
25/10/99.
NEVILLE ROSS BANWELL SOLICITOR

All handwriting must be in block capitals.
A set of notes on this form (97-01T-2)
is available from the Land Titles Office

[Signature]



FOLIO: C/23631

SEARCH DATE	TIME	EDITION NO	DATE
28/2/2021	8:14 AM	9	15/9/2018

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY CITIGROUP PTY LIMITED.

LAND

LOT C IN DEPOSITED PLAN 23631
LOCAL GOVERNMENT AREA INNER WEST
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP23631

FIRST SCHEDULE

EN ZHI ZHOU

(T AB161674)

SECOND SCHEDULE (8 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 F432123 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN IN VOL 7837 FOL 232
- 3 F577802 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN IN VOL 7837 FOL 232
- 4 F577802 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON BOUNDARY OF LOTS C & B IN DP23631
- 5 H288540 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON BOUNDARY OF LOTS C & D IN DP23631
- 6 F929332 RIGHTS OF WAY AFFECTING THE LAND SHOWN IN VOL 7837 FOL 232
- 7 AB161675 MORTGAGE TO CITIGROUP PTY LIMITED
- 8 AD904939 LEASE TO ZHI AUSTRALIA PTY LTD OF FRONT SHOP, GROUND FLOOR, 616 PARRAMATTA RD, CROYDON. EXPIRES: 24/10/2010. OPTION OF RENEWAL: 3 YRS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



CERTIFICATE OF TITLE



12524087

NEW SOUTH WALES

REAL PROPERTY ACT, 1900

Appln. No. 1520

Vol. **12524** Fol. **87**

Prior Title Vol. 4381 Fol. 88

Edition issued 28-8-1974



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

Jawatson
Registrar General.

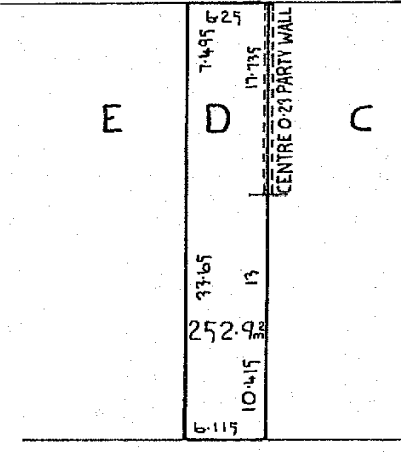


PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

CANCELLED

PARRAMATTA RD SEE AUTO MONO



REDUCTION RATIO 1:500

N799135 Pa.
S GRY

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot D in Deposited Plan 23631 in the Municipality of Ashfield, Parish of Concord and County of Cumberland being part of Portion 253 granted to John Townson on 1-6-1793.

FIRST SCHEDULE

~~JAMES ROBERT GOWRIE, of Croydon, Chemist.~~

SECOND SCHEDULE

- Reservations and conditions, if any, contained in the Crown Grant above referred to.
- Mortgage No. N799135 to Helen Bowden, of Parramatta, Married Woman. Discharged P718193 Entered 9-8-1974.
- F432123P- Right of Carriageway appurtenant to the land above described affecting the part of Lot A in DP 23631 shown as "Site of Proposed R.O.W. 15' wide and variable width" in DP 23631
- F577802P- Right of way appurtenant to the land above described affecting the part of lot B in DP 23631 shown as "Site of Proposed R.O.W. 15' wide and variable width" in DP 23631
- F577802P- Right of way affecting the part of the land above described shown as "Site of proposed R.O.W. 15' wide and variable width" in DP 23631
- F929332P- Right of way affecting the part of the land above described shown as "Site of proposed R.O.W. 15' wide and variable width" in DP 23631.
- 7-A Cross easements created pursuant to Sec 181B Conveyancing Act, 1919 affecting the party walls shown on the boundary between lots C and D in DP 23631.

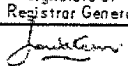
PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

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


RCZ
RCZ
PW
CX

P718193
W844113T
X352034T
X486190T
91m

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		
Reginald Sidney Laming of Kogarah Motor Trader	Transfer	P718194		17-5-1976	
Roberto Alesso and Rosa Alesso as joint tenants by Transfer W844113 registered 23-4-1987					
Chi Cheng Lu and Kay Low as joint tenants by Transfer X352034. Registered 9-3-1988					
Nam San Thng by Transfer X486190. Registered 12-4-1988.					
CANCELLED					
SEE NOTE FOLIO					

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
	NUMBER	DATE				
My X486191	mortgage to Australia And New Zealand Banking Group Limited.	Registered 12-4-1988.				

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

Vol. 12524 Fol. 87
(Page 2 of 2 pages)



SEARCH DATE

1/3/2021 7:32AM

FOLIO: D/23631

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

Prior Title(s): VOL 12524 FOL 87

Recorded	Number	Type of Instrument	C.T. Issue
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
11/9/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
30/1/1990	Y794612	CAVEAT	
17/4/1990	Y947903	WITHDRAWAL OF CAVEAT	
3/12/1991	E101557	DISCHARGE OF MORTGAGE	
3/12/1991	E101558	TRANSFER	EDITION 1
25/8/1997	3348416	TRANSFER	
25/8/1997	3348417	MORTGAGE	EDITION 2
16/4/1998	3918970	DISCHARGE OF MORTGAGE	
16/4/1998	3918971	TRANSFER	
16/4/1998	3918972	MORTGAGE	EDITION 3
6/11/2002	9103094	DISCHARGE OF MORTGAGE	
6/11/2002	9103095	MORTGAGE	EDITION 4
5/8/2013	AH925727	DISCHARGE OF MORTGAGE	
5/8/2013	AH925728	TRANSFER	
5/8/2013	AH925729	MORTGAGE	EDITION 5
4/3/2016	AK263463	DISCHARGE OF MORTGAGE	
4/3/2016	AK263464	TRANSFER	EDITION 6
28/11/2017	AM922875	TRANSFER	
28/11/2017	AM922876	MORTGAGE	EDITION 7 CORD ISSUED

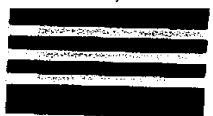
*** END OF SEARCH ***

RP 13
1985



STAMP DUTY

①



B



E
101558 F

A2

TRANSFER
REAL PROPERTY ACT, 1900

	of	
\$		

DESCRIPTION OF LAND
Note (a)

Torrens Title Reference	if Part Only, Delete Whole and Give Details	Location
Volume 12524 Folio 87	WHOLE	Croydon
NOW BEING <u>with</u> OF AND COMPRISED IN FOLD/CE <u>D/2363/</u>		

TRANSFEROR
Note (b)

NAM SAN THNG of 88 Gordon Crescent, Lane Cove

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 213,000.00 and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEREE
Note (d)

<u>CHO TAK WU</u> and <u>WAI YI LO</u> of 25 Ronald Avenue, Denistone East	OFFICE USE ONLY
as joint tenants/tenants in common	

TENANCY
Note (e)

PRIOR ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. 2. 3.

DATE

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

EXECUTION
Note (g)

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

Signature of Witness

RICHARD WJ
Name of Witness (BLOCK LETTERS)

65 YORK ST. SYDNEY
Address and occupation of Witness
SOLICITOR

Note (g)

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Signature of Transferor
EXECUTED BY ON
BEHALF OF NAM SAN THNG BY HIS ATTORNEY IN FACT
Power of Attorney
MICHAEL LYONS PURSUANT TO POWER OF ATTORNEY REGISTERED
BK 3229
NO 242. AND THE ATTORNEY HAS NO
NOTICE OF ANY REVOCATION OF SUCH POWER.

Signature of Transferee's Solicitor
RICHARD WJ
BENNY LUT

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

LODGED BY <u>WU & LO</u> <u>UNIVERSAL</u> <u>46217</u>	LOCATION OF DOCUMENTS	
	CT	OTHER
		Herewith.
Delivery Box Number		In L.T.O. with
		Produced by
Checked 	Passed	REGISTERED - -19
Signed	Extra Fee	Secondary Directions
		Delivery Directions

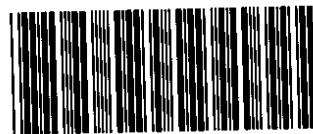
OFFICE USE ONLY

7-01T

①

TRANSFER

Real Property Act, 1900



3348416 X



00:24 00/T69801200 70 2072 269020
Office of State Revenue use only

N-S M STAMP DUTY

(A) LAND TRANSFERRED

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

FOLIO IDENTIFIER D/23631

(B) LODGED BY

L.T.O. Box

Name, Address or DX and Telephone SA

374

WBC

REFERENCE (max. 15 characters): 82380075 WBT1

(C) TRANSFEROR

CHO TAK WU and WAI YI LO

(D) acknowledges receipt of the consideration of .. \$245,000.00 ..

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

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

(F) TRANSFEREE

T
TS
(s713 LGA)
TW
(Sheriff)

EVELYN TSUI HOON TAN and THOMAS KWOK YIN LEE

TENANCY: Joint tenants

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

DATED

14 August 1997

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

Ford Wang

Signature of Witness

FORD WANG

Name of Witness (BLOCK LETTERS)

FLAT C,6/F. SAN ON ST. TUEN MUN, N.T. HONG KONG

Address of Witness

[Handwritten Signature]

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

[Handwritten Signature]

Signature of Transferee's Solicitor

Terry Shanahan

CHECKED BY (office use only)

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

Form: 97-01T
Licence: 10V/0096/95
Printed: 0897LTO

TRANSFER

New South Wales
Real Property Act 1900

3918971 R



Instructions for filling out this form are available from the Land Titles Office

Office of State Revenue use only
N.S.W. STAMP DUTY 250398 9111 04 402228188/03 \$2.00

(A) **LAND TRANSFERRED**
If appropriate, specify the share or part transferred.

FOLIO IDENTIFIER No. D/23631

(B) **LODGED BY**

LTO Box	Name, Address or DX and Telephone
374	Reference (15 character maximum): 01835848-W-MT

(C) **TRANSFEROR** EVELYN TSUI HOON TAN & THOMAS KWOK YIN LEE

(D) acknowledges receipt of the consideration of \$260,000.00
and as regards the land specified above transfers to the transferee an estate in fee simple.

(E) Encumbrances (if applicable): 1. 2. 3.

(F) **TRANSFEEE**

T TS (s713 LGA) TW (Sheriff)	CHRISTOS KOUKOUTAS
(G)	TENANCY:

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. **DATE** 2 April 1998.
Signed in my presence by the transferor who is personally known to me.

Lauren Sim
Signature of Witness

Lauren Sim
Name of Witness (BLOCK LETTERS)

165 Forest Road, Hurstville
Address of Witness

Evelyn Tan
Signature of Transferor

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

.....
Signature of Witness

.....
Name of Witness (BLOCK LETTERS)

.....
Address of Witness

Veronique Marie Bodart
Signature of Transferee's Solicitor

VERONIQUE MARIE BODART
If signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name in block letters.



AH925728L

Form: 01T
Licence: 01-05-025
Licensee: LEAP Legal Software Pty Limited
Firm name: Bull, Son & Schmidt

TRANSFER
New South Wales
Real Property Act 1900

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

STAMP DUTY

Office of State Revenue use only	 Client No: 119578250 Duty: 10 3560 Trans No: 7184071 Asst details:
----------------------------------	--

(A) TORRENS TITLE

D/23631

(B) LODGED BY

Document Collection Box 45A	Name, Address or DX, Telephone, and Customer Account Number if any Level 5, Building C 1 Homebush Bay Drive Rhodes NSW 2138 Reference: 13FH7502	CODES T TW
------------------------------------	---	------------------

(C) TRANSFEROR

Christos KOUKOUTAS

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$800,000.00 and as regards

(E) ESTATE

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

(F) SHARE TRANSFERRED

(G)

Encumbrances (if applicable):

(H) TRANSFEREE

St Peters Developments Pty Ltd ACN 111 497 968

(I)

TENANCY:

DATE

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

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

Signature of witness:
Name of witness: MICHAELA MINICHINI
Address of witness: Suite 201, 398 Pitt St, SYDNEY NSW 2000

Signature of transferor:

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

Signature:
Signatory's name: Sarah Newman
Signatory's capacity: Solicitor for the Transferee

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 439011 Full name: Sarah Yael Newman Signature:

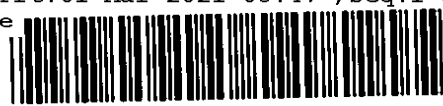
* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

Form: 01T
Release: 6-1

①

TRANSFER

New South Wales
Real Property Act 1900



AK263464H

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

STAMP DUTY

Office of State Revenue use only	Client No: 1411509	3871
	Duty: \$10	Trans No: 8569756-001
	As at date: 29/2/16	

(A) **TORRENS TITLE** D/23631

(B) LODGED BY	Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any	CODES T TW
	IW	JARNAL MORRISON DX 3804 CAMPSIE T 97893790 Reference: WM RACHWAN	

(C) **TRANSFEROR** ST PETERS DEVELOPMENTS PTY LTD (ACN 111 497 968)

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 1,000,000.00 and as regards

(E) **ESTATE** the abovementioned land transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED** Whole

(G) Encumbrances (if applicable):

OFFICE OF STATE REVENUE (NSW)
1411509 3871
ALTERATION NOTED
DATE

ANTOINE RACHWAN & LINA RACHWAN
TENANCY: Joint Tenants

(J) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the company named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Company: ST PETERS DEVELOPMENTS PTY LTD ACN 111 497 968
Authority: SECTION 127 OF THE CORPORATIONS ACT, 2001

Signature of authorised person:	Signature of authorised person:
Name of authorised person: Peter Prasad Mahonraj	Name of authorised person:
Office held: Sole Director/Secretary	Office held:

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

Signature:

Signatory's name:
Signatory's capacity:

Wayne Morrison
solicitor for transferees

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 1001806 Full name: Wayne Morrison Signature:

* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.
ALL HANDWRITING MUST BE IN BLOCK CAPITALS Page 1 of 1 1303



FOLIO: D/23631

SEARCH DATE	TIME	EDITION NO	DATE
28/2/2021	8:14 AM	7	28/11/2017

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO. CONTROL OF THE RIGHT TO DEAL IS HELD BY AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED.

LAND

LOT D IN DEPOSITED PLAN 23631
LOCAL GOVERNMENT AREA INNER WEST
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP23631

FIRST SCHEDULE

HABIB LAHOOD (T AM922875)

SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 F432123 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART OF LOT A IN DP23631 SHOWN AS SITE OF PROPOSED R.O.W. 15' WIDE AND VARIABLE WIDTH IN DP23631
- 3 F577802 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART OF LOT B IN DP23631 SHOWN AS SITE OF PROPOSED R.O.W. 15' WIDE AND VARIABLE WIDTH IN DP23631
- 4 F577802 RIGHT OF WAY AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN AS SITE OF PROPOSED R.O.W. 15' WIDE AND VARIABLE WIDTH IN DP23631
- 5 F929332 RIGHT OF WAY AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN AS SITE OF PROPOSED R.O.W. 15' WIDE AND VARIABLE WIDTH IN DP23631
- 6 H288540 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON BOUNDARY OF LOTS C AND D IN DP23631
- 7 AM922876 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.



SEARCH DATE

1/3/2021 7:32AM

FOLIO: E/23631

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

Prior Title(s): VOL 6733 FOL 248

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
5/12/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
24/10/1995	0632073	CAVEAT	
6/2/1996	0891322	WITHDRAWAL OF CAVEAT	
6/2/1996	0891323	DISCHARGE OF MORTGAGE	
6/2/1996	0891324	DISCHARGE OF MORTGAGE	
6/2/1996	0891325	TRANSFER	EDITION 1
19/1/2001	7358256	MORTGAGE	EDITION 2
1/9/2018	AN678863	DEPARTMENTAL DEALING	EDITION 3 CORD ISSUED

*** END OF SEARCH ***



FOLIO: E/23631

SEARCH DATE	TIME	EDITION NO	DATE
28/2/2021	8:14 AM	3	1/9/2018

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO. CONTROL OF THE RIGHT TO DEAL IS HELD BY AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED.

LAND

LOT E IN DEPOSITED PLAN 23631
LOCAL GOVERNMENT AREA INNER WEST
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP23631

FIRST SCHEDULE

HABIB ANTHONY LAHOOD
JAMES ANTHONY LAHOOD
AS TENANTS IN COMMON IN EQUAL SHARES (T 0891325)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 F432123 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN VOL 6733 FOL 248
- 3 F577802 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN VOL 6733 FOL 248
- 4 F929332 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN VOL 6733 FOL 248
- 5 7358256 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

NOTATIONS

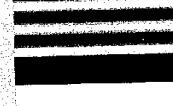
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



13901035

NEW SOUTH WALES



CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

Vol. **13901** Fol. **35**
EDITION ISSUED
23 7 1979

35
13901

Appln No 1520

Prior Title Vol. 1790 Fol. 75



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

CANCELLED

Registrar General.



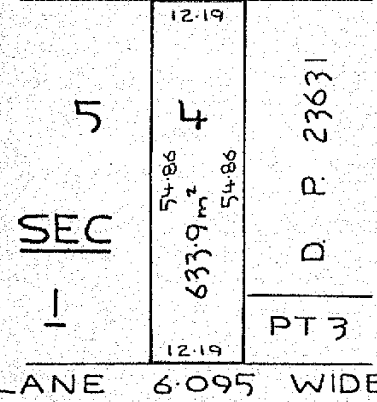
SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

PARRAMATTA RD



LANE 6.095 WIDE

R 228374 rg
A.T.

REDUCTION RATIO 1:800

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 4 of Section 1 in Deposited Plan 4501 in the Municipality of Ashfield Parish of Concord and County of Cumberland being part of Portion 253 granted to John Townson on 1-6-1793.

FIRST SCHEDULE

~~DAVID NORMAN GILBERT and PHILLIP STEPHEN GILBERT both of Strathfield, Company Directors, as Tenants in Common in equal shares.~~

SECOND SCHEDULE

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

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


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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT		REGISTERED	Signature of Registrar General
	NATURE	NUMBER		
Antonio Habib Lahood and Marie Lahood as joint tenants by Transfer T876516. Registered 16-12-1983.				<i>[Signature]</i>
CANCELLED				
SEE AUTO FOLIO				

T876516
W52923

SECOND SCHEDULE (continued)

INSTRUMENT		PARTICULARS	REGISTERED	Signature of Registrar General	CANCELLATION	
NATURE	NUMBER					
W52923 p		Mortgage to Australia and New Zealand Banking Group Limited. Registered 28-11-1985				

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



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

1/3/2021 7:32AM

FOLIO: 4/1/4501

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

Prior Title(s): VOL 13901 FOL 35

Recorded	Number	Type of Instrument	C.T. Issue
9/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
19/9/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
10/3/2006	AC169974	NOTICE OF DEATH	EDITION 1
1/9/2018	AN678863	DEPARTMENTAL DEALING	EDITION 2 CORD ISSUED
15/9/2020	AP912711	DEPARTMENTAL DEALING	

*** END OF SEARCH ***



FOLIO: 4/1/4501

SEARCH DATE	TIME	EDITION NO	DATE
1/3/2021	2:22 PM	2	1/9/2018

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO. CONTROL OF THE RIGHT TO DEAL IS HELD BY AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED.

LAND

LOT 4 OF SECTION 1 IN DEPOSITED PLAN 4501
AT CROYDON
LOCAL GOVERNMENT AREA INNER WEST
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP4501

FIRST SCHEDULE

MARIE LAHOOD

(ND AC169974)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 W52923 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

1/3/2021 7:32AM

FOLIO: B/325356

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 4396 FOL 26

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
15/2/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
12/4/2000	6712146	DISCHARGE OF MORTGAGE	
12/4/2000	6712147	TRANSFER	
12/4/2000	6712148	MORTGAGE	EDITION 1
18/1/2016	AK66416	DISCHARGE OF MORTGAGE	
18/1/2016	AK66417	TRANSFER	
18/1/2016	AK66418	MORTGAGE	EDITION 2
1/9/2018	AN678863	DEPARTMENTAL DEALING	EDITION 3 CORD ISSUED

*** END OF SEARCH ***

Form: 97-01T
Licence: LAW/0526/98

TRANSFER

New South Wales
Real Property Act 1900

6712147V



Office of State Revenue use only	NEW SOUTH WALES DUTY 06-03-2000 0000248306-001 SECTION 18(2) DUTY \$ *****2.00
----------------------------------	---

(A) **LAND TRANSFERRED**
If appropriate, specify the share or part transferred.

CERTIFICATE OF TITLE VOLUME 4396, FOLIO 26
~~NOW BEING~~ B/325356

(B) **LODGED BY**

LTO Box ASA	Name, Address or DX and Telephone NATIONAL AUSTRALIA BANK 197 Prospect Highway Seven Hills NSW 2147 45A Fax: 8825 0404 REFERENCE (optional): 00FP9806
--------------------	--

(C) **TRANSFEROR**

FABBROSTONE PTY. LIMITED as to one half share as tenant in common

(D) acknowledges receipt of the consideration of \$225,000.00
and as regards the land specified above transfers to the transferee an estate in fee simple.

(E) Encumbrances (if applicable) 1. 2. 3.

(F) **TRANSFEE**

(s713 LGA) TW (Sheriff)	ROSANNE DONADON of 5 King Street, Hunter Hill TENANCY: 1996/97 \$36 ALTERATION NOTED	1/2 Antonio Donadon 1/2
-------------------------------	--	----------------------------

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 15/3/00

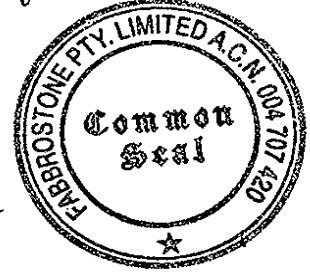
Signed in my presence by the transferor who is personally known to me.

.....
Signature of Witness

.....
Name of Witness (BLOCK LETTERS)

.....
Address of Witness

M. FABBRO DIRECTOR
M.R. GILBERT SECRETARY
Signature of Transferor



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

.....
Signature of Witness

.....
Name of Witness (BLOCK LETTERS)

.....
Address of Witness

..... FRANCO POMARE!
Signature of Transferee
Solicitor for Transferee

21-2-00

HW



FOLIO: B/325356

SEARCH DATE	TIME	EDITION NO	DATE
28/2/2021	8:14 AM	3	1/9/2018

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO. CONTROL OF THE RIGHT TO DEAL IS HELD BY AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED.

LAND

LOT B IN DEPOSITED PLAN 325356
LOCAL GOVERNMENT AREA INNER WEST
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP325356

FIRST SCHEDULE

HABIB ANTHONY LAHOOD
IN 1/4 SHARE
JAMES ANTHONY LAHOOD
IN 1/4 SHARE
ANTHONY HABIB LAHOOD
IN 1/4 SHARE
GARRY HABIB LAHOOD
IN 1/4 SHARE
AS TENANTS IN COMMON

(T AK66417)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AK66418 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

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: - 612 to 624 Parramatta Road & 210 Croydon Road, Croydon

Description: - Lots A to E D.P. 23631, Lot 4 Section 1 D.P 4501 & Lot B D.P. 325356

As regards Lot A D.P. 23631

<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>
26.02.1930 (1930 to 1948)	Walter James (Gentleman)	Vol 4381 Fol 88
28.10.1948 (1948 to 1951)	James Robert Gow Prattis (Chemist)	Vol 4381 Fol 88
10.03.1951 (1951 to 1960)	Josephine Tumminello (Widow)	Vol 4381 Fol 88 Now Vol 6441 Fol 133
02.12.1960 (1960 to 1960)	Anthony Samuel Tumminello (Storekeeper) Edgar Newman Poole (Solicitor) (Section 94 Application not investigated)	Vol 6441 Fol 133
05.08.1960 (1960 to 1968)	Anthony Samuel Tumminello (Storekeeper) Mary Anne Barbuto (Married Woman) Doris Helen Toranto (Married Woman)	Vol 6441 Fol 133 Now Vol 8082 Fol's 227 to 229
11.06.1968 (1968 to 1984)	Masrio Costa Caterina Costa Vittorio Costa Maria Costa	Vol 8082 Fol's 227 to 229 Now Vol 10863 Fol 230
29.05.1984 (1984 to 1986)	Rex Keys Andrews Faye Germaine Andrews	Vol 10863 Fol 230
15.09.1986 (1986 to date)	# Conque Pty Limited	Vol 10863 Fol 230 Now A/23631

Denotes current registered proprietor

Leases, excluding premises: -

- Various leases were found from 20.07.1994 that have since expired, not investigated.

Easements: -

- 10.03.1951 (F 432123) Right of Carriageway
- 10.03.1951 (F 432123) Cross Easements for support



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 Sydney 2000
 GPO Box 4103 Sydney NSW 2001
 DX 967 Sydney

As regards Lot B D.P. 23631

<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>
26.02.1930 (1930 to 1948)	Walter James (Gentleman)	Vol 4381 Fol 88
28.10.1948 (1948 to 1951)	James Robert Gow Prattis (Chemist)	Vol 4381 Fol 88
03.10.1951 (1951 to 1977)	Evan Carroll Toyer (Grocer)	Vol 4381 Fol 88 Now Vol 6563 Fol 220
10.06.1977 (1977 to 1978)	Dudley Norman Schwerdt (Shopkeeper) Sonia Ileana Schwerdt (Married Woman)	Vol 6563 Fol 220
06.12.1978 (1978 to 2001)	Xavier Kai Cheong Choi (Merchant) Annie Wai See Choi (Married Woman)	Vol 6563 Fol 220 Now B/23631
15.05.2001 (2001 to 2008)	Annie Wai See Choi (Widow)	B/23631
13.08.2008 (2008 to date)	# Blistex Pty Ltd	B/23631

Denotes current registered proprietor

Leases, excluding premises: -

- 02.08.1988 to Chung Wing Kan, Chung Lin Chun & Leung Hei Ming – expires 03.07.1991, also 3 year option.
 - 02.06.1989 Transfer to Shu Kueng Wong & Khamphong Phounsavan.
- 20.09.1996 (2476983), expired, not investigated.

Easements: -

- 10.03.1951 (F 432123) Cross Easements for support
- 03.10.1951 (F 577802) Right of Carriageway
- 03.10.1951 (F 577802) Cross Easements for support

As regards Lot C D.P. 23631

<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>
26.02.1930 (1930 to 1948)	Walter James (Gentleman)	Vol 4381 Fol 88
28.10.1948 (1948 to 1959)	James Robert Gow Prattis (Chemist)	Vol 4381 Fol 88
05.08.1959 (1959 to 1976)	John Glennan Cunneen (Chemist)	Vol 4381 Fol 88 Now Vol 7837 Fol 232
12.10.1976 (1976 to 1976)	Lola Joan Cunneen (Widow) (Transmission Application not investigated)	Vol 7837 Fol 232
23.11.1976 (1976 to 1977)	Robert Allan Oliver (Newsagent) Robin Elizabeth Helene Oliver (Married Woman)	Vol 7837 Fol 232
11.10.1977 (1977 to 1988)	Sung Yiet Ming (Shopkeeper)	Vol 7837 Fol 232



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 Ph: 02 9099 7400
 (Ph: 0412 199 304)

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 Sydney 2000
 GPO Box 4103 Sydney NSW 2001
 DX 967 Sydney

Continued as regards Lot C D.P. 23631

<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>
27.04.1988 (1988 to 2000)	Margaret Sung	Vol 7837 Fol 232 Now C/23631
17.11.2000 (2000 to 2004)	Thong Dong Ngo Li Xin Ni	C/23631
15.12.2004 (2004 to date)	# En Zhi Zhou	C/23631

Denotes current registered proprietor

Leases, excluding premises: -

- 17.10.1985 to Graham Neville Bruin & Alice Bruin – expires 17.10.1985.
- Various leases were found from 07.09.1990 that have since expired, not investigated.

Easements: -

- 03.10.1951 (F 577802) Cross Easements for support
- 01.09.1953 (F 929332) Right of Carriageway
- 05.08.1956 (H 288540) Cross Easements for support

As regards Lot D D.P. 23631

<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>
26.02.1930 (1930 to 1948)	Walter James (Gentleman)	Vol 4381 Fol 88
28.10.1948 (1948 to 1974)	James Robert Gow Prattis (Chemist)	Vol 4381 Fol 88 Now Vol 12524 Fol 87
17.05.1976 (1976 to 1987)	Reginald Sidney Laming (Motor Trader)	Vol 12524 Fol 87
23.04.1987 (1987 to 1988)	Robert Alesso Rosa Alesso	Vol 12524 Fol 87
09.03.1988 (1988 to 1988)	Chi Cheng Lu Kay Low	Vol 12524 Fol 87
12.04.1988 (1988 to 1991)	Nam San Thng	Vol 12524 Fol 87 Now D/23631
03.12.1991 (1991 to 1997)	Cho Tak Wu Wai Yi Lo	D/23631
25.08.1997 (1997 to 1998)	Evelyn Tsui Hoon Tan Thomas Kwok Yin Lee	D/23631
16.04.1998 (2998 to 2013)	Christos Koukoutas	D/23631
05.08.2013 (2013 to 2016)	St Peters Developments Pty Ltd	D/23631
04.03.2016 (2016 to 2017)	Antoine Rachwan Lina Rashwan	D/23631



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

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GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Continued as regards Lot D D.P. 23631

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
28.11.2017 (2017 to date)	# Habib Lahood	D/23631

Denotes current registered proprietor

Leases, excluding premises: - NIL

Easements: -

- 03.10.1951 (F 577802) Right of Carriageway
- 01.09.1953 (F 929332) Right of Carriageway
- 05.08.1956 (H 288540) Cross Easements for support

As regards Lot E D.P. 23631

<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>
26.02.1930 (1930 to 1948)	Walter James (Gentleman)	Vol 4381 Fol 88
28.10.1948 (1948 to 1953)	James Robert Gow Prattis (Chemist)	Vol 4381 Fol 88
01.09.1953 (1953 to 1971)	Mavis Amelia Dorothy Feeny (Married Woman)	Vol 4381 Fol 88 Now Vol 6733 Fol 248
26.02.1971 (1971 to 1996)	Reginald Sidney Laming	Vol 6733 Fol 248 Now E/23631
06.02.1996 (1996 to date)	# Habib Anthony Lahood # James Anthony Lahood	E/23631

Denotes current registered proprietor

Leases and Easements: - NIL



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 Ph: 02 9099 7400
 (Ph: 0412 199 304)

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 Sydney 2000
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 DX 967 Sydney

As regards Lot 4 Section 1 D.P. 4501

<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>
10.04.1913 (1913 to 1958)	Arthur Frederick Smith (Warehouseman) (Transmission Application not investigated)	Vol 1790 Fol 75
30.10.1958 (1958 to 1970)	Lily Louisa Smith (Widow) (Section 94 Application not investigated)	Vol 1790 Fol 75
14.09.1970 (1970 to 1976)	R.C. Phillips Properties Pty Limited	Vol 1790 Fol 75
23.03.1976 (1976 to 1978)	Trader Horn Motors Pty Limited	Vol 1790 Fol 75
29.09.1978 (1978 to 1979)	Richard Arthur Swann (Company Director) Brian Peter Bradshaw (Company Director)	Vol 1790 Fol 75
28.05.1979 (1979 to 1983)	David Norman Gilbert (Company Director) Phillip Stephen Gilbert (Company Director)	Vol 1790 Fol 75 Now Vol 13901 Fol 35
16.12.1983 (1983 to 2006)	Antonio Habib Lahood Marie Lahood	Vol 13901 Fol 35 Now 4/1/4501
10.03.2006 (2006 to date)	# Marie Lahood	4/1/4501

Denotes current registered proprietor

Leases and Easements: - NIL

As regards Lot B D.P. 325356

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
11.04.1930 (1930 to 1965)	Edmund James Hookway (Engineer)	Vol 4396 Fol 26
27.08.1965 (1965 to 1972)	Sophie Hookway (Widow) (Section 94 Application not investigated)	Vol 4396 Fol 26
14.02.1972 (1972 to 1972)	Ermyrn Winifred Krippner (Married Woman) (Section 93 Application not investigated)	Vol 4396 Fol 26
02.11.1972 (1972 to 1985)	Raymond Ward (Motor Dealer) Now Raymond Steve Ward	Vol 4396 Fol 26
21.08.1985 (1985 to 1989)	Mark Anthony Betar	Vol 4396 Fol 26
07.07.1989 (1989 to 2000)	Antonio Donadon Fabbrostone Pty Limited	Vol 4396 Fol 26 Now B/325356
12.04.2000 (2000 to 2016)	Antonio Donadon Rosanne Donadon	B/325356



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

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

Continued ass regards Lot B D.P. 325356

<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>
12.01.2016 (2016 to date)	# Habib Anthony Lahood # James Anthony Lahood # Anthony Habib Lahood # Garry Habib Lahood	B/325356

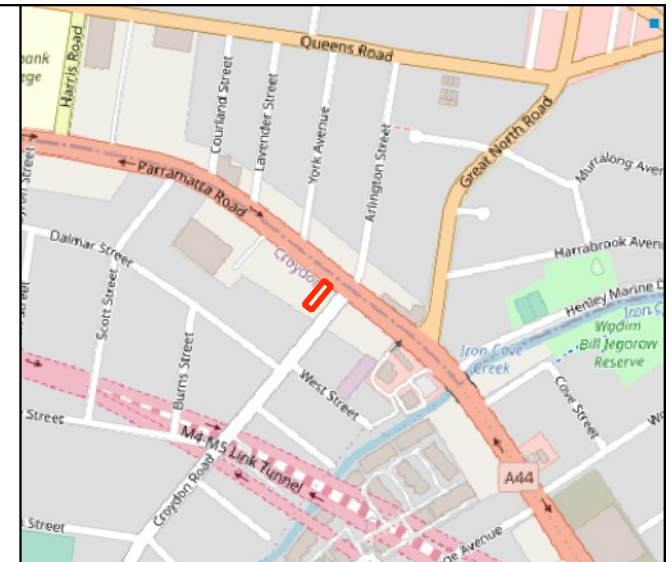
Denotes current registered proprietors

Leases and Easements: - NIL

Yours Sincerely
Mark Groll
1 March 2021

Appendix D

Historical Aerial Photographs

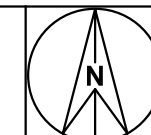
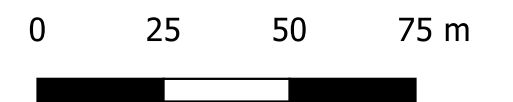


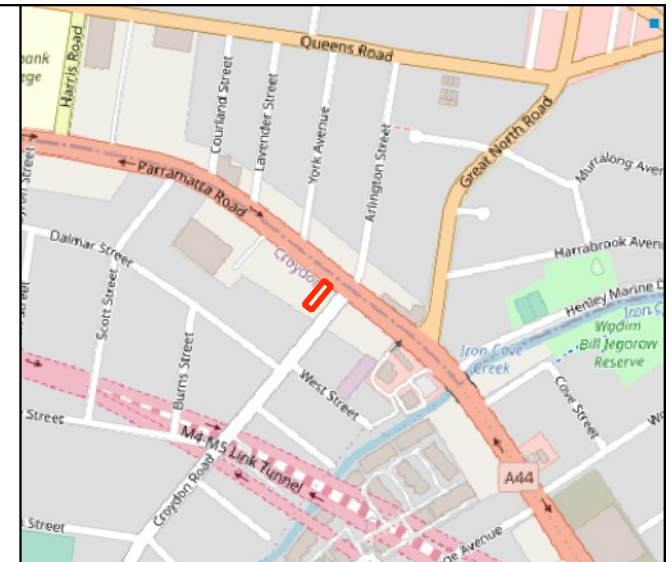
LOCALITY MAP

Notes:
Basemap sourced from NSW Spatial Services

Legend

 Site Boundary



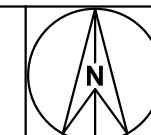
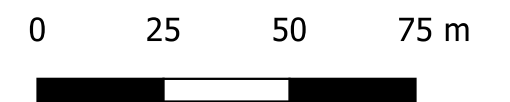


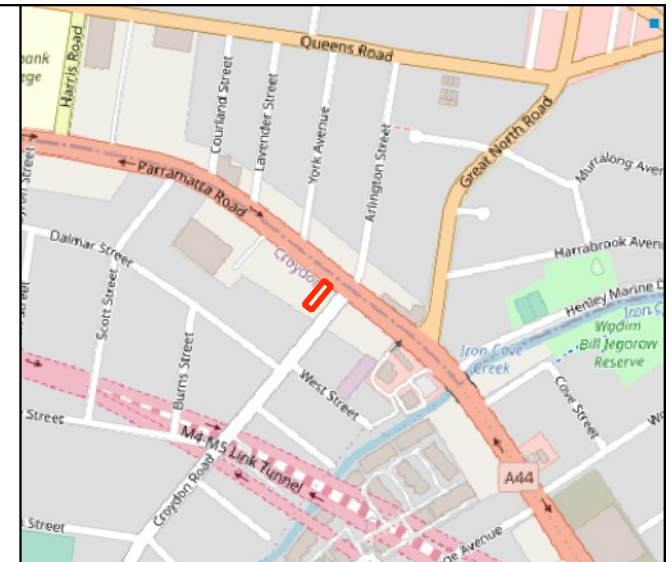
LOCALITY MAP

Notes:
 Basemap sourced from NSW Spatial Services

Legend

 Site Boundary



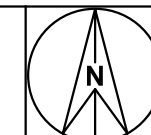
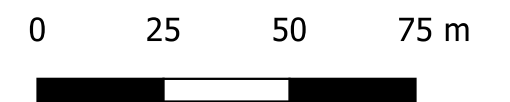


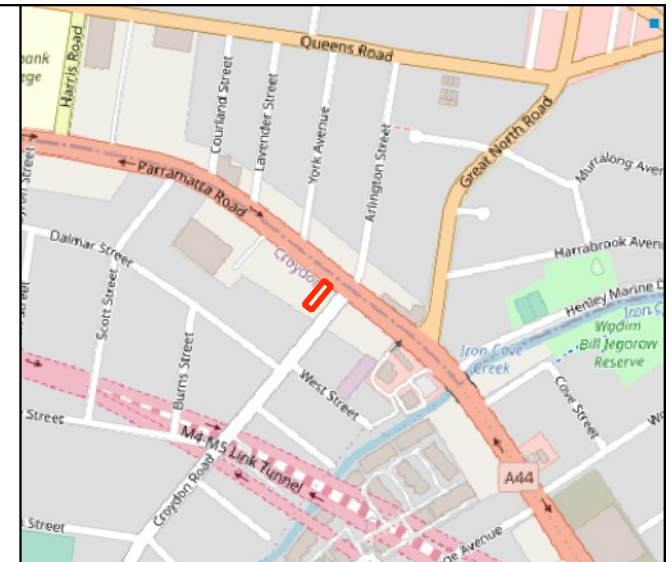
LOCALITY MAP

Notes:
 Basemap sourced from NSW Spatial Services

Legend

 Site Boundary



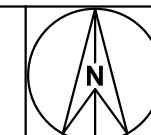
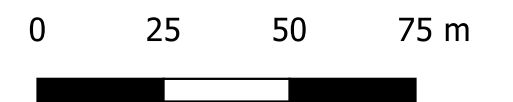


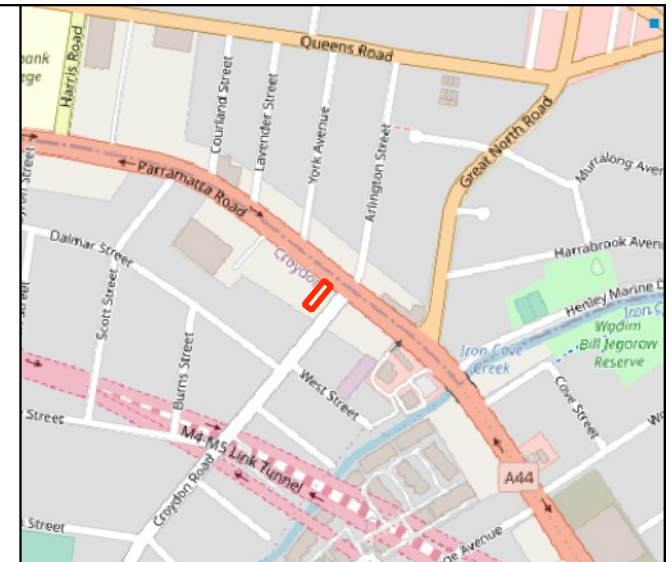
LOCALITY MAP

Notes:
 Basemap sourced from NSW Spatial Services

Legend

 Site Boundary



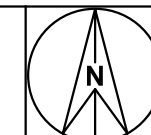
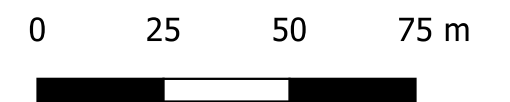


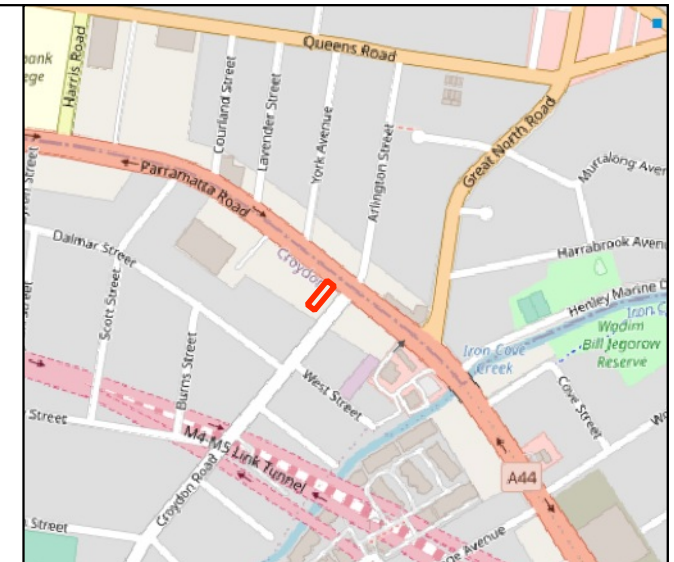
LOCALITY MAP

Notes:
Basemap sourced from NSW Spatial Services

Legend

 Site Boundary



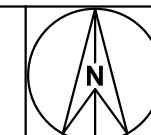
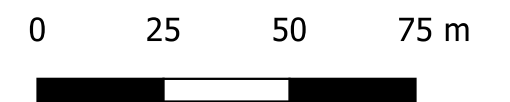


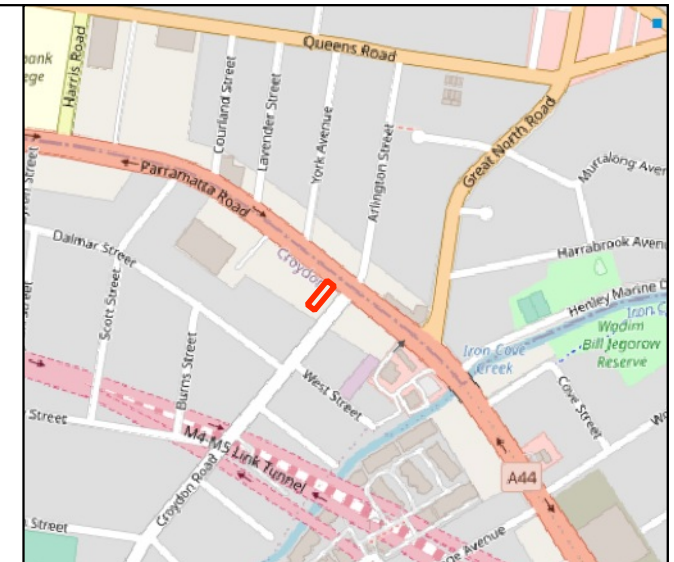
LOCALITY MAP

Notes:
 Basemap sourced from NSW Spatial Services

Legend

 Site Boundary



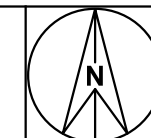
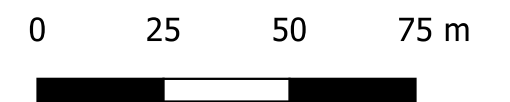


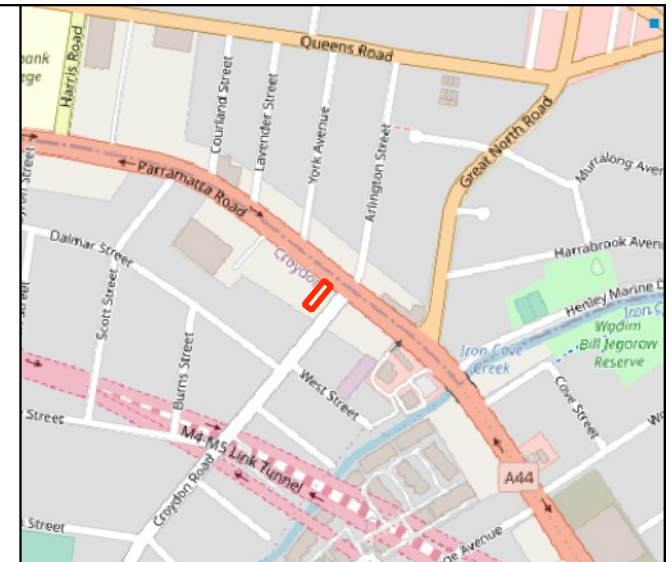
LOCALITY MAP

Notes:
 Basemap sourced from NSW Spatial Services

Legend

 Site Boundary





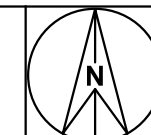
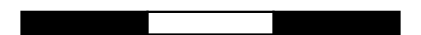
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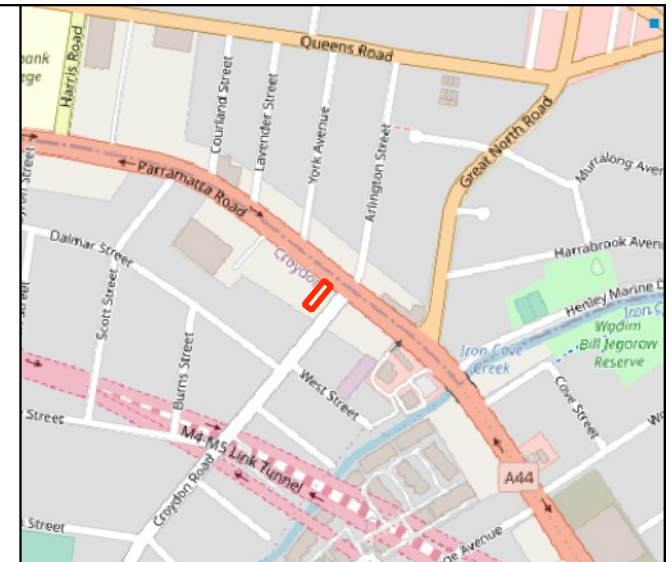
Notes:
Basemap sourced from NSW Spatial Services

Legend

 Site Boundary

0 25 50 75 m





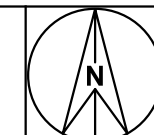
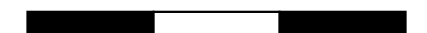
LOCALITY MAP

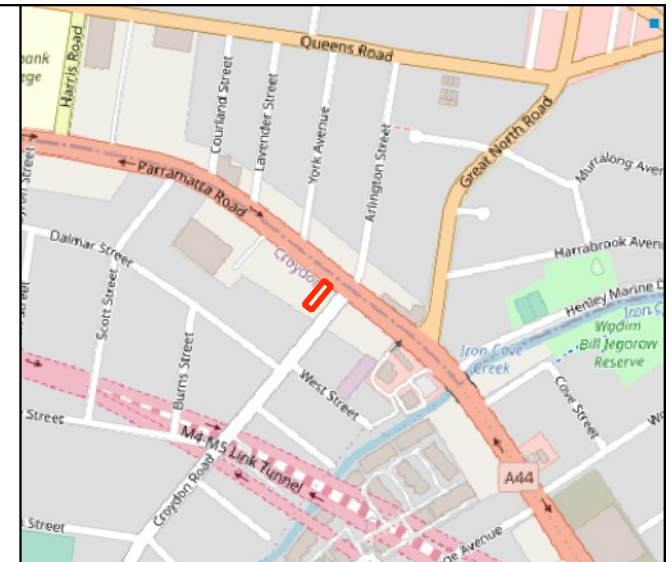
Notes:
Basemap sourced from NSW Spatial Services

Legend

 Site Boundary

0 25 50 75 m





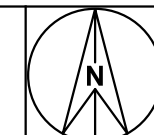
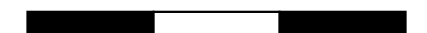
LOCALITY MAP

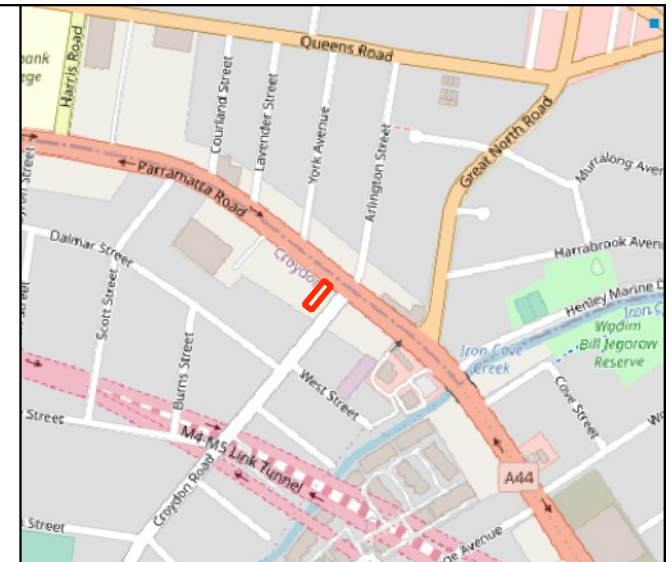
Notes:
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Legend

 Site Boundary

0 25 50 75 m





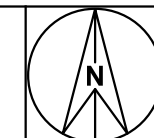
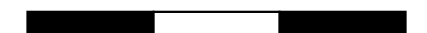
LOCALITY MAP

Notes:
Basemap sourced from NSW Spatial Services

Legend

 Site Boundary

0 25 50 75 m



Appendix E

Planning Records and Public Registers Search Results

PLANNING CERTIFICATE

UNDER SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Cert. No.: PCT/2021/3710

Fee: \$133.00

Application Date: 14 February 2021

Issued Date: 14 February 2021

Applicant's Reference: PRCUTS15

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: Mr E Z Zhou</p>

Subject property address	Legal description
<p>Street address: 616 Parramatta Road CROYDON NSW 2132</p>	<p>Lot C DP 23631</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 Environmental Plan (Sydney Harbour Catchment) 2005
- Draft State Environmental Planning Policy (Environment) 2017
- Draft State Environmental Planning Policy (Remediation of Land) 2017
- Draft State Environmental Planning Policy (Short-term Rental Accommodation) 2019
- Draft Housing Diversity State Environmental Planning Policy 2020

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

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

- Ashfield Local Environmental Plan 2013

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

- Draft Inner West Local Environment Plan 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:

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

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

Ashfield Local Environmental Plan 2013

Zone B6 Enterprise Corridor

1 Objectives of zone

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

2 Permitted without consent

Home occupations

3 Permitted with consent

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

4 Prohibited

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

Draft Inner West Local Environmental Plan 2020

Proposed Zone B6 Business Park

1 Objectives of zone

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

2 Permitted without consent

Home occupations

3 Permitted with consent

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

4 Prohibited

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

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

premises; Road side stalls; Rural industries; Rural supplies; Sewage treatment plants; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Waste disposal facilities; Water recreation structures; Water supply systems

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 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>Inland Code NO, the Inland Code does not apply to land within the Inner West Local Government Area.</p>
<p>Low Rise Medium Density Housing Code YES Complying Development under <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.</p>
<p>Rural Housing Code NO, the Rural Housing Code does not apply to land within the Inner West Local Government Area.</p>
<p>Greenfield Housing Code 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 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 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 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 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 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>Subdivisions Code YES Complying Development under <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.</p>

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 Comprehensive Inner West DCP 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill refer to Section A14 Contaminated Land in Ashfield. 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:

- Ashfield Section 94 and Ashfield Section 94A Contributions Plans

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

9A. Biodiversity certified land

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

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

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

10. Biodiversity stewardship sites

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

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

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

10A. Native vegetation clearing set asides

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

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

11. Bush fire prone land

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

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

12. Property vegetation plans

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

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

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

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

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

14. Directions under Part 3A

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

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

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

15. Site compatibility certificates and conditions for seniors housing

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

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

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

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

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

17. Site compatibility certificates for affordable rental housing

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

18. Paper subdivision information

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

19. Site verification certificates

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

- a) the matter certified by the certificate, and

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

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

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

20. Loose-fill asbestos insulation

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

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

21. Affected building notices and building product rectification orders

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

NO

- (2) A statement of:

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

NO

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

NO

- (3) In this clause:

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

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

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

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

NO

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

NO

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

NO

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

NO

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

NO

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

Boarding House

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

State Environmental Planning Policy (Concurrences) 2018

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

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

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 below the 20 ANEF contour.

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

For more information please contact:

Airservices Australia

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

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

Postal Address:
GPO Box 367
Canberra ACT 2601

Phone: 02 6268 4111 or 1300 301 120

Fax: 02 6268 5683

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

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/2021/3711

Fee: \$133.00

Application Date: 14 February 2021

Issued Date: 14 February 2021

Applicant's Reference: PRCUTS16

Applicant	Owner (as recorded by Council)
Name: Katie Miles	Name: Mr H Lahood
Address: Staff 7-15 Wetherill St LEICHHARDT NSW 2040	
Email: katie.miles@innerwest.nsw.gov.au	
Phone: InsertMobilePhoneHer	

Subject property address	Legal description
Street address: 618 Parramatta Road CROYDON NSW 2132	Lot D DP 23631

Information provided pursuant to Section 10.7(2) of the EP&A Act

In accordance with the requirements of section 10.7(2) of the *Environmental Planning and Assessment Act 1979*, the following prescribed matters relate to the land at the date of this certificate.

1. Names of relevant planning instruments and DCPs

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

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

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

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

- Ashfield Local Environmental Plan 2013

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

- Draft Inner West Local Environment Plan 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:

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

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

Ashfield Local Environmental Plan 2013

Zone B6 Enterprise Corridor

1 Objectives of zone

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

2 Permitted without consent

Home occupations

3 Permitted with consent

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

4 Prohibited

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

Draft Inner West Local Environmental Plan 2020

Proposed Zone B6 Business Park

1 Objectives of zone

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

2 Permitted without consent

Home occupations

3 Permitted with consent

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

4 Prohibited

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

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

premises; Road side stalls; Rural industries; Rural supplies; Sewage treatment plants; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Waste disposal facilities; Water recreation structures; Water supply systems

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 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>Inland Code NO, the Inland Code does not apply to land within the Inner West Local Government Area.</p>
<p>Low Rise Medium Density Housing Code YES Complying Development under <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.</p>
<p>Rural Housing Code NO, the Rural Housing Code does not apply to land within the Inner West Local Government Area.</p>
<p>Greenfield Housing Code 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 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 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 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 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 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>Subdivisions Code YES Complying Development under <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.</p>

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 Comprehensive Inner West DCP 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill refer to Section A14 Contaminated Land in Ashfield. 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:

- Ashfield Section 94 and Ashfield Section 94A Contributions Plans

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

9A. Biodiversity certified land

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

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

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

10. Biodiversity stewardship sites

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

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

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

10A. Native vegetation clearing set asides

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

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

11. Bush fire prone land

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

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

12. Property vegetation plans

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

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

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

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

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

14. Directions under Part 3A

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

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

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

15. Site compatibility certificates and conditions for seniors housing

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

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

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

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

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

17. Site compatibility certificates for affordable rental housing

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

18. Paper subdivision information

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

19. Site verification certificates

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

- a) the matter certified by the certificate, and

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

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

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

20. Loose-fill asbestos insulation

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

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

21. Affected building notices and building product rectification orders

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

NO

- (2) A statement of:

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

NO

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

NO

- (3) In this clause:

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

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

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

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

NO

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

NO

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

NO

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

NO

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

NO

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

Boarding House

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

State Environmental Planning Policy (Concurrences) 2018

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

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

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 below the 20 ANEF contour.

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

For more information please contact:

Airservices Australia

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

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

Postal Address:
GPO Box 367
Canberra ACT 2601

Phone: 02 6268 4111 or 1300 301 120

Fax: 02 6268 5683

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

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

CONSENT

APPLICANT'S FULL NAME & ADDRESS

ROBERT ALLAN and ROBIN ELIZABETH OLIVER,
593 PARRAMATTA ROAD,
CROYDON, N.S.W. 2132.

PROPERTY:

616 PARRAMATTA ROAD, CROYDON.

LOT C, D.P. 23631
DIMENSIONS 6.07m x 41.15m.

APPROVAL:—

The Council of the Municipality of Ashfield as the responsible authority hereby permits
The use of the shop as a newsagency.

CONDITIONS (IF ANY): NIL

NOTE:

IMPORTANT!

(a) All statements and limitations contained or implied in the Development Application, and/or covering letters referred to therein, unless amended are to be regarded as conditions of approval whether or not specifically or partly listed as separate conditions of approval on the consent.

(b) Any plans whether sketch plans or detailed plans, accompanying Development Applications are not to be regarded as considered or approved in detail with respect to any consent issued; and subsequent plans and specifications submitted as a building application are required to comply with the Act, the Ordinances and any code or requirement of Council at the time of determination.

N.B. This approval does not relieve the applicant of the obligation to obtain any other approval required under the Local Government Act, 1919, and Ordinances (including the submission to and approval by the Council of a Building Application, plans and specifications complying with the Local Government Act and Ordinances, and the Council's requirements), or any other Act.
The building line fixed by the Council must be observed.

LOCAL GOVERNMENT (AMENDMENT) ACT, 1951
CUMBERLAND COUNTY PLANNING SCHEME ORDINANCE

File No. 75/285/62094

Permit No. 1607

Date 19 May 1975

CONSENT

APPLICANT'S FULL NAME & ADDRESS

DOUGLAS TREVOR BERRYMAN,
173 Arundel Street,
GLEBE, N.S.W. 2037

PROPERTY:

618 PARRAMATTA ROAD, CROYDON
Lot D, Deposited Plan 23631
Dimensions 6.25/6.1 x 41.15 Metres

APPROVAL:—

The Council of the Municipality of Ashfield as the responsible authority hereby permits
the use of the shop for the buying and selling of Antiques
and second-hand goods.

CONDITIONS (IF ANY):

- (1) The use for the sale of Antiques must be restricted to
the existing shop area.

NOTE:

IMPORTANT!

(a) All statements and limitations contained or implied in the Development Application, and/or covering letters referred to therein, unless amended are to be regarded as conditions of approval whether or not specifically or partly listed as separate conditions of approval on the consent.
(b) Any plans whether sketch plans or detailed plans, accompanying Development Applications are not to be regarded as considered or approved in detail with respect to any consent issued; and subsequent plans and specifications submitted as a building application are required to comply with the Act, the Ordinances and any code or requirement of Council at the time of determination.

N.B. This approval does not relieve the applicant of the obligation to obtain any other approval required under the Local Government Act, 1919, and Ordinances (including the submission to and approval by the Council of a Building Application, plans and specifications complying with the Local Government Act and Ordinances, and the Council's requirements), or any other Act.
The building line fixed by the Council must be observed.

W. P. Smith

COMPLYING DEVELOPMENT CERTIFICATE
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979
ASHFIELD LOCAL ENVIRONMENTAL PLAN, 1985 (AMENDMENT No. 89)
(SECTION 86)

Certificate No. 16.2015.11.1

Date of Determination 09/01/2015

Lapse Date: 08/01/2020

Dix Gardner Pty Ltd
Level 4
155 Castlereagh Street
SYDNEY NSW 2000

PREMISES: 618 Parramatta Road CROYDON

LOT: D DP: 23631

BUILDING CLASSIFICATION: 5 ,5

APPROVAL:

The Council of the Municipality of Ashfield, as the responsible authority, hereby consents to:

Commercial Development (Offices) and Commercial Fitout (Offices)

CONDITIONS:

Approved plans stamped by Council

The development must be carried out only in accordance with the plans and specifications set out on drawing numbers <insert drawing numbers> prepared by <insert architect/draftsman> and date stamped by Council <insert date> and any supporting documentation received with the application, except as amended by the conditions specified hereunder.

Before you begin work

- 1 Two days before any site works, building or demolition begins, the applicant must:
- (a) inform the adjoining owners in writing that work will commence, and
 - (b) forward to Council a notice of the appointment of the principal certifying Authority and of intention to commence the erection of a building or subdivision work.

The notice forwarded to Council must contain the following information and be in the form (if any) approved by the Council:

- (a) the name and address of the person by whom the notice is being given, and
- (b) a description of the land on which the work is to be carried out,
- (c) the address of the land on which the work is to be carried out,
- (d) the registered number and date of issue of the relevant complying development certificate, and
- (e) the name and address of the principal certifying authority, and
- (f) if the principal certifying authority is an accredited certifier:

Per.....
Manager Regulatory Services

- (i) his or her accreditation number, and
- (ii) the name of the accreditation body by which he or she is accredited, and
- (iii) a statement signed by the accredited certifier to the effect that he or she consents to being appointed as principal certifying authority.

2 Before any site works, building or demolition begins, the applicant must:

- (a) notify the Council of the name, address, phone number and licence number of the builder, and
- (b) erect a sign at the front of the property with the builder's name, licence number, site address and the number given by the Council to the application for the complying development certificate, and
- (c) provide for access to an on-site toilet, and
- (d) protect and support any neighbouring buildings, and
- (e) protect any public place from obstruction, inconvenience or damage due to the carrying out of the development, and
- (f) prevent any substance from falling onto any public place, and
- (g) have obtained a certificate of compliance, if required, from Sydney Water Corporation Ltd, and
- (h) comply with any other conditions prescribed by the *Environmental Planning and Assessment Regulation 2000*.

This item does not impose a requirement on an applicant if it is complied with by the builder.

Site management

3 Run-off and erosion controls must be implemented to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:

- (a) divert uncontaminated run-off around cleared or disturbed areas,
- (b) erect a silt fence to prevent debris escaping into drainage systems or waterways,
- (c) prevent tracking of sediment by vehicles onto roads,
- (d) stockpile topsoil, excavated material, construction and landscaping supplies and debris within the site.

4 Removal or disturbance of vegetation and topsoil must be confined to within 3 metres of the proposed building.

Drainage

5 The land surrounding any structure must be graded to divert surface water to the street, and must be clear of existing and proposed structures and adjoining premises.

6 If the water falls to the rear of the property, it must be collected and drained via a gravity system to a Council stormwater line or disposed of in a manner consistent with the Council's Soil and Water Management Policy.

Inspections during construction

7 The applicant must notify either the Council or an accredited certifier at least 48 hours in advance in writing, by fax or by phone to inspect the following:

- (a) erosion controls, site works and site set out, before building starts,
- (b) placement of piers or foundation before placing footings,
- (c) steel reinforcing before pouring concrete,
- (d) framework of structure before lining or cladding is fixed,
- (e) stormwater drainage and on-site detention before backfilling,

Per.....

Manager Regulatory Services

- (f) wet areas treated before lining or tiling,
- (g) final inspection prior to occupation or use.

Hours of work

- 8 Any building work must be carried out between 7.00am and 6.00pm Monday to Friday and 8.00am to 5.00pm Saturdays, but not on Sundays or public holidays.

Survey certificate

- 9 For all:

- (i) non-residential development; or
- (ii) Class 10a & 10b buildings less than 450mm from the boundary; or
- (iii) Class 1a & 1b buildings less than 1500mm from the boundary,

(excluding internal works), a survey certificate must be given to the principal certifying authority at the following stages:

- (a) on completion of floor slab framework before concrete is poured, detailing the location of the structure to the boundaries, and
- (b) at completion of the lowest floor, confirming that levels are in accordance with the certificate. (Levels must relate to the datum on the certificate.)

Site access

- 10 Driveways are to be a minimum of 500 mm clear of all drainage structures on the kerb and gutter and are not to interfere with the existing public utility infrastructure, including Council drainage structures, unless prior approval is obtained from the relevant authority.
- 11 Driveways are to be a minimum of 6 metres from a road intersection.
- 12 Driveways are to be constructed in accordance with any relevant requirements of *AS 2890.1 – 1986. Second Edition 1993*, with appropriate transition zones.

Occupation certificate

- 13 Unless it is a Class 1a, 1b, 10a or 10b building, the building is not to be occupied before issue of an occupation certificate.

Notes:

Builders Insurance

The builder or person who does the residential building work must comply with the applicable requirements of Part 6 of the *Home Building Act 1989*, whereby a person must not contract to do any residential building work unless a contract of insurance that complies with this Act is in force in relation to the proposed work. It is the responsibility of the builder or person who is to do the work to satisfy Council that they have so complied.

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Construction Industry Long Service Levy

It is the responsibility of the builder or person who does building work to satisfy Council or accredited certifier under Section 85 (10A) of the *Environmental Planning and Assessment Act 1979* that any long service levy (or instalment of a levy) payable under the Building and Construction Industry Long Service Payments Act 1986 has been paid.

SECTIONS 86A OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

Under the provisions of Section 86A(2), a complying development certificate lapses 5 (five) years after the date endorsed on the certificate.

oo0oo

Per.....
Manager Regulatory Services

Contact:
Phone:

Dix Gardner Pty Ltd
Level 4
155 Castlereagh Street
SYDNEY NSW 2000

Dear Dix Gardner Pty Ltd

Complying Development Certificate 16.2015.11.1
Premises: 618 Parramatta Road CROYDON

The Complying Development (CD) Certificate for the above premises has been approved and is awaiting collection at the Customer Service Centre.

Work **cannot commence** until the following matters are satisfied and the CD Certificate has been collected from Council.

1. Compliance with Part 6 of the Home Building Act, 1989. Provide to Council a copy of either the Builder's Indemnity Insurance OR copy of the Owner/Builder Permit.
2. Compliance with Section 109F Environmental Planning and Assessment Act, 1979. All building works in excess of \$25,000 are subject to the payment of a Long Service Levy at the rate of 0.35% \$.
3. Council is selected as the Principal Certifying Authority (PCA). Inspections will be required and must be paid for in advance.

Total cost of inspections = \$

4. Damage Deposit of \$ to be submitted covering repair and/or replacement of adjoining footpath, road shoulder, road pavement, kerbing and guttering.

Refer to Consent Condition for requirements when lodging the Damage Deposit in the form of a **Bank Guarantee**.

Please present this letter at Council's Customer Service Centre to collect certificate/plans. You will be given a blue site notice stating that Council is the Principal Certifying Authority and this should be erected in a prominent position on the site.

Yours faithfully

File
for Manager Regulatory Services

Appendix F

Site Photographs



Photograph 1: 616 Parramatta road shopfront (currently vacant)




Photograph 2: Rear garages of premises 616-618 Parramatta Road

	Site Photographs		PROJECT:	200501.00
	Preliminary Site Investigation		PLATE No:	1
	616-618 Parramatta Road, Croydon		REV:	0
	CLIENT	Inner West Council	DATE	5/03/2021



Photo 3: 618 Parramatta Road shopfront

	Site Photographs		PROJECT:	200501.00
	Preliminary Site Investigation		PLATE No:	2
	616-618 Parramatta Road, Croydon		REV:	0
	CLIENT	Inner West Council	DATE	5/03/2021

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 based on 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