



C&M Antoniou Pty Ltd  
Preliminary Site Investigation

75-85 Crown Street and  
116 Princes Highway, St Peters NSW

14 April 2023

61122/ 139150 (Rev 1)

JBS&G Australia Pty Ltd

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## Abbreviations

Term	Definition
ACM	Asbestos Containing Materials
AEC	Area of Environmental Concern
AHD	Australian Height Datum
ASS	Acid Sulfate Soils
bgs	Below Ground Surface
BTEX	Benzene, Toluene, Ethylbenzene and Xylenes
CLM	Contaminated Land Management
COPC	Contaminant of Potential Concern
CSM	Conceptual Site Model
DP	Deposited Plan
DSI	Detailed Site Investigation
EPA	NSW Environment Protection Authority
JBS&G	JBS&G Australia Pty Ltd
LEP	Local Environmental Plan
PSI	Preliminary Site Assessment
m	Metre
Km	Kilometre
OEH	Office of Environment and Heritage
PAHs	Polycyclic Aromatic Hydrocarbons
mbtoc	Metres Below Top of Casing
PFAS	Per- and Poly- Fluoroalkyl Substances
POEO Act	<i>Protection of Environment Operations Act</i>
Charter Hall	Charter
TRH	Total Recoverable Hydrocarbons
VOC	Volatile Organic Compounds
HIL	Health Investigation level
HSL	Health Screening Level
EIL	Ecological Screening Levels
ESL	Ecological Investigation Levels
NEPM 2013	National Environmental Protection Measure
EC	Electrical Conductivity
µS/cm	micro-Siemens per centimetre
CLM Act	<i>Contaminated Land Management Act 1997</i>
LPG	Liquified Petroleum Gas
UST	Underground Storage Tank
AST	Above Ground Storage Tank
ANZECC	Australian and New Zealand Environment and Conservation Council
LOR	Limit of Reporting
SEPP	State Environmental Planning Policy (Resilience and Hazards)



## Executive Summary

JBS&G Australia Pty Ltd (JBS&G) was engaged by C&M Antoniou Pty Ltd (Antoniou, the Client) for the provision of environmental (contaminated land) services associated with a property located on the corner of Crown and Campbell Streets, St Peters, NSW (the site). The site address, legal cadastre, area and current land uses are shown in **Table 1.1**. The site location and layout are shown on **Figure 1** and **Figure 2**, respectively.

**Table: Site Identification**

Address	Lot/DP	Area (m <sup>2</sup> )	Description	Current Zoning <sup>1</sup>
85 Crown Street, St Peters, NSW, 2044	Lot 10 DP1227918	281	Commercial/industrial property	Mixed use (B4)
116 Princes Highway, St Peters, NSW, 2044	Lot 21 DP1249588	1473	Commercial/industrial property and a portion of a residential terrace. Also known as 77 Crown Street and 81-83 Crown Street, St Peters, NSW, 2044	Mixed use (B4)
75 Crown Street St Peters, NSW, 2044	Lot 24 DP1249592	167	Residential terrace	General residential (R1)
Total Site Area		1,921	-	-

The objectives of the investigation are to assess the potential for contamination from current and historical site activities and to draw conclusions relating to the suitability of the site for the proposed land use rezoning, as per the requirements of SEPP in support of a future planning proposal.

To address the objectives of the PSI, the following scope of work was undertaken as part of this PSI: a detailed site inspection; a review of available site history and background information, including historical aerial photographs, local topography, geology, soils and hydrogeological site setting, Section 10.7 planning certificates, historical titles, EPA searches, groundwater bores and dangerous good searches; to identify potential areas of environmental concern (AECs) and associated contaminants of potential concern (COPCs) and preparation of this PSI report documenting the assessment outcomes.

The PSI report documented herein has been developed in general accordance with relevant guidelines made or endorsed by the NSW EPA, including NSW EPA (2020<sup>2</sup>).

Based on the completed scope of works, outlined above, the following key findings were identified:

- The site has been historically utilised for residential land use until the 1970s when the southern site extent was developed to accommodate commercial/industrial land uses including an automotive mechanic and air conditioning service and repair centre and a commercial kitchen (bakery).
- The investigation identified a number of areas of concern that have the potential to have resulted in soil, groundwater and/or soil vapour/ground gas impacts at the site. Identified potential impacts are considered representative of common contaminants and potentially contaminating land use activities in urban areas which can be appropriately assessed and managed during future planning pathway approvals (Development Applications) (i.e. including completion of a Detailed Site Investigation consistent with SEPP requirements).
- Based on the scope of work completed, it is considered the site is to be able to be made suitable for the proposed use subject to a detailed (phase 2) contamination investigation and preparation and successful implementation of a remediation action plan (RAP) to

<sup>1</sup> Marrickville Local Environmental Plan (LEP) 2011

<sup>2</sup> Contaminated Land Guidelines, Consultants reporting on contaminated land. NSW Environment Protection Authority, 2020

address any contamination identified in the Phase 2 report as warranting remediation or management.

# 1. Introduction

## 1.1 Background

JBS&G Australia Pty Ltd (JBS&G) was engaged by C&M Antoniou Pty Ltd (Antoniou, the Client) for the provision of environmental (contaminated land) services associated with a property located on the corner of Crown and Campbell Streets, St Peters, NSW (the site). The site address, legal cadastre, and area are shown in **Table 1.1**. The site location and layout are shown on **Figure 1** and **Figure 2**, respectively.

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Total Site Area		1,921	-	-

Based on information provided by the Client it is understood that the site is proposed to be the subject of an application for a mixed land use.

State Environmental Planning (Resilience and Hazards) (SEPP, 2021<sup>4</sup>) and DUAP/EPA (1998<sup>5</sup>) Planning Guidelines require consideration of contamination issues when rezoning land. If allowed, a change of use that may increase the risk to human health or the environment from contamination, then the planning authority must be satisfied that the land is capable of being suitable for the proposed land use.

To this end the Client has requested a preliminary site investigation (PSI) of land contamination to support the rezoning application, as per the requirements of SEPP and in accordance with NEPC (2013<sup>6</sup>).

The investigation has been completed in accordance with guidelines made or approved by the NSW Environment Protection Authority (EPA) and relevant Australian Standards.

## 1.2 Objectives

The objectives of the investigation were to undertake a preliminary assessment of the potential for contamination from current and historical site activities and assess whether the site is considered suitable, or can be made suitable for the proposed land use, as per the requirements of SEPP.

It is noted that the objective of the investigation was not to determine site suitability, rather to assess potential contamination issues that may preclude the rezoning of the site, specifically, contamination issues that cannot be readily addressed during the development application (DA) stages for redevelopment and assessment of site suitability.

## 1.3 Scope of Work

The scope of work completed as part of this assessment included:

<sup>3</sup> Marrickville Local Environmental Plan (LEP) 2011

<sup>4</sup> Environmental Planning and Assessment Act 1979 - *State Environmental Planning Policy (Resilience and Hazards), 2021 [NSW] (SEPP, 2021)*.

<sup>5</sup> *Managing Land Contamination: Planning Guidelines*. NSW Department of Urban Affairs and Planning, August 1998 (DUAP 1998)

<sup>6</sup> *National Environment Protection (Assessment of Site Contamination) Measure No. 1 2013*. National Environment Protection Council (NEPC 2013)

- A detailed site inspection by a suitably training and experienced environmental consultant.
- A review of available site history and background information to identify potential areas of environmental concern (AECs) and associated contaminants of potential concern (COPC) including:
  - Review of historical aerial photographs for the site;
  - The environmental setting including information relating to topography, geology, soils and hydrogeology of the site and surrounding areas;
  - Review of current Section 10.7 Planning Certificates obtained from Inner West Council (Council) for: Lot 10 DP 1227918, Lot 21 DP 1249588, Lot 24 DP 1249592;
  - Review records of stored Dangerous Goods obtained from SafeWork NSW for Lots: Lot 21 DP1 249588 and Lot 22 DP 1249588;
  - Current and historical land title records for Lots: Lot 10 D.P. 1227918, Lot 21 DP 1249588, Lot 23 DP 1249592;
  - Records of environmental incidents, former environmental licences, or contaminated land notices or notifications, as held by the EPA including information with regards to per- and polyfluoroalkyl substances (PFAS) investigation programs;
  - Licensed groundwater bores present within a 1 km radius of the site; and
- Development and documentation of a conceptual site model (CSM) based on the available information; and
- Preparation of this PSI report in general accordance with relevant EPA guidelines presenting the outcomes of the assessment and associate conclusions.

## 2. Site Condition and Surrounding Environment

### 2.1 Site Identification

The location of the site is shown in **Figure 1** and the current site layout is shown in **Figure 2**. The site details are summarised in **Table 2.1**.

**Table 2.1 Summary Site Details**

<b>Site Legal Identifier (as shown on Figure 2)</b>	Lot 10 DP1227918 Lot 21 DP1249588 Lot 24 DP1249592 Lot 22 DP1249588 Lot 23 DP1249592
<b>Site Address</b>	Lot 10 DP1227918 – 85 Crown St, St Peters, NSW, 2044 Lot 21 DP1249588 – 116 Princes Hwy, St Peters, NSW, 2044 Lot 24 DP1249592 – 75 Crown St, St Peters, NSW, 2044 Lot 22 DP1249588 – 73 Crown St, St Peters, NSW, 2044 Lot 23 DP1249592 – 71 Crown St, St Peters, NSW, 2044
<b>Site Area (m<sup>2</sup>)</b>	2,380
<b>Approximate Australian Height Datum (AHD)</b>	The southern site extent has an elevation of approximately 18m Australian Height Datum (AHD) with surface elevations within the northern site extent of approximately 16m AHD.
<b>Local Government Authority</b>	Inner West Council
<b>Site Geographic Coordinates (MGA 56)</b>	Lot 10 DP1227918 – E: 1442938 N: 6200504 Lot 21 DP1249588 – E: 1442935 N: 6200525 Lot 24 DP1249592 – E: 1442956 N: 6200532 Lot 22 DP1249588 – E: 1442961 N: 6200539 Lot 23 DP1249592 – E: 1442968 N: 6200548
<b>Zoning</b>	Marrickville Local Environmental Plan (LEP) 2011
<b>Previous Land Uses</b>	Residential, Commercial/Industrial
<b>Current Land Uses</b>	Lot 10 DP1227918 – Vehicle mechanic + air conditioning repair and service Lot 21 DP1249588 – Vacant lot, food manufacturing. Lot 24 DP1249592 – General residential Lot 22 DP1249588 – General residential Lot 23 DP1249592 – General residential
<b>Proposed Land Uses</b>	Mixed land use residential, commercial, industrial

### 2.2 Site Description

A detailed site inspection was undertaken by Daniel Denaro and Chris Dagger, two of JBS&G's trained and experienced environmental consultants on 18 and 23 June 2021. The site comprised five allotments fronting Crown Street used for residential and/or commercial/industrial land uses. Site observations are discussed following and shown on **Figure 2**. A photographic log showing key site features is provided in **Appendix A**.

#### 2.2.1 85 Crown Street, St Peters

This portion of the site was leased to City Star Motors, an automotive air conditioning service and repair centre (**Photograph 1, Appendix A**).

The property appeared to have been subject to minor cut and fill activities to accommodate the built form. A warehouse (workshop) style structure occupied the entire property. The property's ground surface was sealed with a concrete hardstand pavement, which was noted to be in generally good repair (**Photograph 2, Appendix A**).

Small quantities of lubricants, oils, fuels and degreasers were noted throughout the workshop. Staining on the workshop ground surface was apparent in areas of automotive service and repair activities (**Photograph 3 and 4, Appendix A**).

At the rear of the workshop, being the western property extent, a singular above ground storage tank (AST), approximately 2.5m in length by 1m in width, was used for the storage of waste engine

oil (**Figure 2, Photograph 4, Appendix A**). JBS&G noted no appropriate spill retention infrastructure (e.g. concrete bunding) was present surrounding the identified AST. Minor staining was apparent on the underlying pavement (**Photograph 4, Appendix A**).

A concrete lined trench (drain) was present within the central property extent collecting wastewater which was transferred to a waste oil-water separator system present along the southern workshop boundary (**Photograph 5 and 6, Appendix A**).

A metal riser (**Photograph 1, Appendix A**) was observed at the front fascia of the workshop, however, inspection of the ground service did not identify fill points or concrete slab penetrations indicative of an underground storage tank (UST). It was noted however that a detailed inspection of the ground surface was precluded due to the storage of automotive parts and goods in this area.

### **2.2.2 116 Princes Hwy, St Peters**

At the time of the detailed site inspection, this portion of the site comprised a large vacant warehouse, historically used as a commercial kitchen/bakery (**Photograph 7, Appendix A**), with ground floor dry goods storage, refrigeration units and bathroom amenities (**Figure 2**). The balance of the warehouse comprised open plan work areas (**Photograph 8, Appendix A**). A mezzanine level was located along the northern and western building extents (office and staff amenities). A sunken basement area fronted the Princes Highway (electrical room). Whilst not apparent at the time of the inspection, the potential remains for a plant room or dry goods store below the refrigeration unit within the north western property extent, with six PVC vent pipes identified in this portion of the site (**Figure 2, Photograph 9, Appendix A**).

The property appeared to have been subject to cut and fill activities with either site won material or imported materials used to create current site levels when compared to surrounding properties. Within the warehouse, the ground surface was sealed with a concrete hardstand which was noted to be in generally good repair. Minor penetrations of the concrete pavement were apparent, considered potentially associated with fixtures for former (bakery) equipment (**Photograph 10, Appendix A**).

A loading lock area was located at the eastern extent of the building with an asphalt/concrete paved area providing access and used for car parking to the Crown Street frontage. Several compressors, high pressure gas fixtures and generators were observed external to the warehouse along the southern property extent (**Figure 2, Photograph 11 and 12, Appendix A**). A small garden bed fronted the Princes Highway between the building and site boundary.

### **2.2.3 75, 73, 71 Crown Street, St Peters**

Inspection of this portion of the site was from publicly accessible areas only (from Crown Street). The properties comprised residential terraces (**Photograph 13, 14 and 15, Appendix A**). Yard/landscaped areas comprising hardstand pavements, lawn and/or timbered vegetation were present along the lot(s) periphery. Vegetation was observed to be healthy with no noticeable dieback, strain or stress (**Photograph 16, 17 and 18, Appendix A**).

## **2.3 Surrounding Land-use**

Surrounding land-uses at the time of site inspection are described following:

- North: The site is bound to the north along Crown St by residential allotments similar to those located within the site. A commercial/retail hardware business (Sydney Hardware) bounds the site to the north along the Princes Highway frontage. Beyond this are newly redeveloped mixed use developments comprising shop top apartment buildings. A BP service station is located approximately 250m to the north of the site fronting the Princes Highway and Barwon Park Road;

- South: The site is bound to the south by Campbell Road, which has recently been the subject of road widening and reconstruction activities associated with the WestConnex interchange. Further afield are commercial/industrial allotments, including a motorcycle dealership and the St Peters WestConnex interchange constructed on the former Tempe Landfill site;
- East: The site is bound to the east by Crown Street, across which are a number of residential and commercial/industrial properties. The southern extent of Sydney Park is located approximately 100 m to the east of the site; and
- West: The site is bound to the west by the Princes Highway, across which is a commercial/industrial warehouse development occupied by Osmal Products (clothing).

The local area is noted to have a long and complex commercial/industrial history with common activities including manufacturing, quarrying and landfills.

## 2.4 Topography

A review of the 1:25,000 Botany Bay Topographic Map 9130-3-S (LPI 2013<sup>7</sup>) indicates that the site is situated in a gently undulating area with a localised ridge along which the Princes Highway is situated. To the east of the Highway, regional ground levels fall gently toward the south/south east, generally toward Shea's Creek/Alexandra Canal, located approximately 650 m to the south east of the site.

The southern site extent has an elevation of approximately 18 m AHD with ground levels falling away toward the north-east and east to approximately 16m AHD. Ground levels also fall away from this localised high spot at the southern extent of the site with levels across Crown Street, toward the southeast of Campbell Street and west beyond the Princes Highway occurring at an elevation of approximately 16 m.

As noted above, the site appears to have previously been the subject of minor cut and fill works in areas to accommodate the existing built form.

## 2.5 Geology and Soils

Reference to the online ESPADE 2.1 tool hosted by the NSW Office of Environment and Heritage (OEH 2020<sup>8</sup>) and the 1:100 000 scale Sydney Series Geological Survey of NSW Sheet 9130 (DMR 1983<sup>9</sup>) indicates that the site is present within the following natural geological and soil landscapes:

- **Geology:** Wianamatta Group - consisting of laminite and dark grey siltstone and shale, with occasional calcareous claystone, laminite and coal. This dominant feature is occasionally underlain by claystone and laminite lenses. The occurrence of clay and shale materials is evidenced by the former St Peters Quarry/brick pit (now Sydney Park) located approximately 650 m to the northeast of the site.
  - **Landscape:** Gently undulating rises with local relief typically between 10 – 30 m. Slopes are gentle between 5 – 10% with broad crests and ridges with rounded convex/concave features. Rocky outcrops are absent.
- **Soils:** A review of the regional soil map (DLWC 2002<sup>10</sup>) indicated that the site is underlain by the Blacktown Soil Landscape Group. The soils on crests, upper slopes and well-drained

<sup>7</sup> 1:25 000 Botany Bay Topographic Map 9130-3-S Sheet 9130 (third edition). Department of Land and Property Information 2013 (DPI 2013)

<sup>8</sup> ESPADE 2.1. NSW Office of Environment and Heritage, accessed 21 June 2021 (OEH 2020);

<sup>9</sup> Sydney 1:100 000 Geological Sheet 9130, 1st edition. 1983, Geological Survey of New South Wales, Sydney.

<sup>10</sup> 1:100 000 Sydney Soil Landscape Series Sheet 9130 (2nd Edition). Department of Land and Water Conservation 2002 (DLWC 2002)

areas at depths less than 100cm are noted to comprise Red and Brown Podzolic soils. In areas of poor drainage with depths between 150-300cm Yellow Podzolic soils and soloths are present.

- **Limitations:** –moderately reactive, seasonal waterlogging, low wet strength, high organic matter with low fertility.

## 2.6 Hydrology

The nearest surface water receptor is Shea’s Creek/Alexandra Canal located approximately 650m to the south east of the site. Alexandra Canal flows into the Cooks River, located approximately 2.8km to the south west of the site which discharges into Botany Bay approximately 5km to the south west of the site. It is noted that Shea’s Creek/Alexandra Canal is a highly disturbed marine/brackish tidal body.

It is also noted that there are several wetlands within Sydney Park, located approximately 90m to the east of the site, with the closest of the wetlands situated approximately 350 m to the east of the site.

Within the site, existing pavements occupy greater than approximately 95% of the site’s surface area, with only limited areas of landscaping associated with the residential lot open space areas. As such, rainfall within the site is anticipated to generally be controlled by the current internal stormwater network, draining towards the Crown Street/Princes Highway site boundaries and then into the regional stormwater system. It is expected that regional stormwater flow occur via below ground infrastructure to Shea’s Creek/Alexandra Canal.

In unsealed sections of the site, rainfall is expected to infiltrate the relatively permeable surface soils, with the remainder of rainfall becoming surface water that enters the regional stormwater system.

## 2.7 Hydrogeology

A search of licensed groundwater bores within 1.0 km of the site (**Appendix B**) was undertaken through the National Groundwater Information System (BoM 2021<sup>11</sup>) and is summarised in **Table 2.2**.

**Table 2.2 Groundwater Summary Details**

Bore Number (Year Installed)	Approximate distance from site	Intended Use	Drilled Depth (m bgs)	Standing Water Level (SWL) m AHD	Geological Material
GW109821 (1997)	0.2 km south east	Monitoring	35.0	14.5	Fill to 2.2m bgs Ashfield shale 2.2 – 35 m bgs
GW100053 (1994)	0.45 km east	Recreation	7.0	1.0	Fill to 0.98 m bgs Brown peat & sand 0.98 – 2.12 m bgs White sand 2.12 – 6.0 m bgs Dark grey clay 6.0 – 7.0 m bgs
GW111320 (2007)	0.6 km east south east	Monitoring	5.2	2.517	Concrete 0.18 m bgs Sand, gravelly clayey, M/dense 0.18 – 0.33 m bgs Sand, Very loose, moist 0.33 – 0.7 m bgs Sand, clayey, medium dense, moist, dark brown 0.7 – 1.5 m bgs Sand, Loose, very moist, brown 1.5 – 4.0 m bgs Sand clayey, medium dense, grey, brown 4.0- 4.5 m bgs

<sup>11</sup> National Groundwater Information System, <http://www.bom.gov.au/water/groundwater/explorer/map.shtml>. accessed 15 June 2021, BoM (2021)



Bore Number (Year Installed)	Approximate distance from site	Intended Use	Drilled Depth (m bgs)	Standing Water Level (SWL) m AHD	Geological Material
					Clay sandy, soft, saturated, L/plasticity 4.5 – 5.0 m bgs
GW111321 (2007)	0.65 km east southeast	Monitoring	5.0	2.635	Concrete 0.18 m bs Sand, gravelly clayey, dense 0.18 – 0.9 m bgs Gravel silty, dense, very moist 0.9 – 1.60 m bgs Sand, clayey sand, grey, fine grained 1.6 – 2.0 m bgs Clay, Sandy, Soft, L/Plasticity, Sand fine grained 2.0 – 5.0 m bgs
GW072643 (1996)	0.5 km South southeast	Test Bore	12.0	n/a	Fill 2.0 m bgs Medium sandy gravel 2.0 – 6.5 m bgs Grey silty clay WB 6.5 – 7.2 m bgs Medium sand WB 7.2 – 8.5 m bgs Brown silty sand WB 8.5 – 10 m bgs Grey shale clay 10 – 12 m bgs
GW109821 (1997)	0.46 km south	Monitoring	35.0	14.5	Fill 2.2 m bgs Ashfield shale 2.2 – 35 m bgs
GW109822 (1997)	0.45 km south	Monitoring	10.45	3.0	Fill 2.6 m bgs Clayey sand 2.6 – 3.8 m bgs Sand 3.8 – 8.2 m bgs Clay 8.2 – 10.45 m bgs
GW109824 (2005)	0.54 km south west of the site	Monitoring	20.7	4.51	Fill 4.5 m bgs Laminate 4.5 – 9.0 m bgs Shale 9.0 – 17.0 m bgs Sandstone 17 – 20.7 m bgs
GW109825 (2005)	0.19 km south southwest	Monitoring	22.0	14.9	Fill 4.5 m bgs Shale 4.5 – 22 m bgs
GW114924 (2012)	0.61 km north west	Monitoring	9.0	7.6	No description provided
GW114925 (2012)	0.62 km north west	Monitoring	6.1	2.8	No description provided

With reference to the regional geological formation and information provided for similar profiles above, it is anticipated localised perched groundwater is considered likely to be present (albeit limited in extent) underlying the site in intermittent zones within localised (shallow) filled areas and at the soil/rock interface. Given the site is located at a localised topographical high point, perched groundwater is anticipated to radiate outwards from the southern site extent, with an overall flow anticipated to generally occur in an easterly to south-easterly direction.

Regional groundwater is expected to be encountered at significant depth located within fractures of the deeper shale (and sandstone) bedrock. Regionally, groundwater is anticipated to follow the topographic gradient and flow south east towards the Botany Sands formation and associated Shea's Creek/Alexandra Canal.

## 2.8 Acid Sulfate Soils

Review of the *Acid Sulfate Soil Risk Map for Botany Bay*<sup>12</sup> and the underlying geology and local topography, the site is deemed to be within an area of no known or anticipated occurrence of acid sulfate soil (ASS).

Based on a review of the underlying geology and local topography, the management of potential ASS is not considered necessary.

<sup>12</sup> *Acid Sulfate Soil Risk Map – Botany Bay, Edition 2, 1997. 1:25 000 Ref: 91 30S3. NSW DLWC*

## 2.9 Meteorology

A review of average climatic data for the nearest Bureau of Meteorology monitoring location (Sydney Airport<sup>13</sup>) indicates the site is located within the following meteorological setting:

- Average minimum temperatures vary from 7.3 °C in July to 19.1 °C in February;
- Average maximum temperatures vary from 17.2 °C in July to 26.7 °C in January;
- The average annual rainfall is approximately 1079.1 mm with rainfall greater than 1 mm occurring on an average of 95.5 days per year; and
- Monthly rainfall varies from 59.7 mm in September to 124.8 mm in June with the wettest periods occurring on average between February and June.

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<sup>13</sup> Commonwealth of Australia, 2013 Bureau of Meteorology, [http://www.bom.gov.au/climate/averages/tables/cw\\_066037.shtml](http://www.bom.gov.au/climate/averages/tables/cw_066037.shtml) accessed 21 June 2021.

### 3. Summary Site History

#### 3.1 Historical Aerial Photographs

Historical aerial photographs dated 1930, 1943, 1960, 1970, 1986, 1994 and 2002 were obtained from the Land and Property Information Division of the Department of Finances and Services. Aerial photography from 2009 and 2021 were obtained from Nearmap imagery as presented in **Appendix C**. The aerial photograph review identified the following features in relation to the history of the site (**Table 3.1**):

**Table 3.1: Summary of Historical Aerial Imagery Review**

Year	Aerial Photograph Observations
1930	<p><b>Site and Surrounds:</b> The quality of the aerial photograph precluded a detail review of site features and surrounds, however, based on the shading the site appeared to have been heavily developed.</p>
1943	<p><b>Site:</b> The site appeared to be occupied by a number of residential buildings and associated amenities (sheds, garages etc.) fronting Crown/Campbell Streets and the Princes Highway.</p> <p><b>Surrounds:</b> A number of large warehouse style structures lined the Princes Highway. The balance of the immediate surrounding area appeared to comprise residential style structures. Based on the commercial/industrial setting to the south (beyond Campbell Street) and east (across Barwon Park Road), it is inferred quarrying activities were underway, with substantial excavation activities apparent.</p>
1951	<p><b>Site:</b> Minor augmentations and/or additions were observed to the built forms, with the site remaining used for residential land uses.</p> <p><b>Surrounds:</b> The surrounding land use remained similar to the previous aerial photograph with the notable exception of an increase in commercial/industrial properties (including a potential car yard) fronting the Princes Highway to the north of site. Augmentations and/or additions to the built form of residential and/or commercial/industrial building were also apparent resulting in an increased building density in the vicinity of the site.</p> <p>An expansion of the commercial/industrial estate (quarry) across Barwon Park Road to the east of the site was apparent.</p>
1960	<p><b>Site and Surrounds:</b> The site and surrounds appeared similar to the previous aerial photograph. Minor additions to the built form were apparent along with augmentations resulting in a greater building density. Another car yard (or automotive service centre or similar) was apparent on the western side of the Princes Highway. Further expansion of the commercial/industrial estate (quarry) across Barwon Park Road was apparent.</p>
1970	<p><b>Site:</b> The former residential style structures within the southern site extent (portion of 116 and 85 Crown Street) had been replaced with two warehouse style structures, one fronting Crown Street, the other fronting the Princes Highway. The balance of the site appeared similar to the previous aerial photograph.</p> <p><b>Surrounds:</b> The surrounding land use appeared similar to previous aerial photographs. A slight increase in building density was apparent along with augmentations and/or additions to the built form. Several industrial style structures were apparent across Barwon Park Road, potentially associated with the commencement of quarry reinstatement (landfilling) activities.</p>

Year	Aerial Photograph Observations
1986	<p><b>Site:</b> Two residential style structures fronting Crown Street had been replaced by a warehouse style structure. Resulting in the entire lot (116 and 85 Crown Street) to be replaced with warehouse style structures. The northern site extent fronting Crown Street appeared to comprise several residential style structures. The southern site extent appeared to have been used for commercial/industrial land uses (warehouses).</p> <p><b>Surrounds:</b> The surrounding land use appeared similar to the previous aerial photograph. Augmentations and/or additions to the built form of residential and/or commercial/industrial building were apparent resulting in an increased building density and/or land use changes (i.e. the car dealership across the Princes Highway was no longer apparent, having been replaced by a large warehouse building).</p> <p>An expansion of the commercial/industrial estate (former quarry) across Barwon Park Road was apparent with several new commercial/industrial buildings apparent. As noted above, it is assumed that this portion of Sydney Park had ceased landfill activities.</p>
1994	<p><b>Site:</b> The two residences (or one residence and a vacant land plot) fronting the Princes Highway were no longer apparent, with an expansion of the warehouse at 116 Princes Hwy occupying this portion of the site. The balance of the site remained similar to the previous aerial photograph with the northern site extent occupied by residential style structures. Minor additions and augmentations to the built forms were apparent.</p> <p><b>Surrounds:</b> The surrounding land use appeared similar to the previous aerial photograph with the exception of commercial/industrial buildings across Barwon Park Road (Sydney Park) no longer apparent. The former quarry/landfill appeared to have been developed to accommodate Sydney Park, comprising open park lands and series of artificial ponds.</p>
2002	<p><b>Site:</b> The site appeared similar to the previous aerial photograph. Some minor additions and augmentations to the built form were apparent (new roofing).</p> <p><b>Surrounds:</b> The surrounding land use appeared similar to the previous aerial photograph.</p>
2009	<p><b>Site and Surrounds:</b> the site and surrounds appeared similar to the previous aerial photograph. A number of buildings to the south west and south east were no longer apparent, these structures were removed due to the needs of the St Peters, WestConnex interchange</p>
2021	<p><b>Site:</b> The site appeared similar to the previous aerial photograph.</p> <p><b>Surrounds:</b> Campbell Road to the south of the site had been significantly widened, with the demolition of numerous commercial/residential buildings former apparent at the site and construction of a major intersection comprising approximately 6 lanes and associated footpath infrastructure.</p> <p>Beyond Campbell Road to the south-east of the site major infrastructure associated with the St Peters, WestConnex interchange being built in this vicinity was apparent.</p> <p>Several commercial and/or mixed use developments were apparent to the north and south of the site facing the Princes Highway.</p>

### 3.2 Section 10.7 Planning Certificate Search

Section 10.7 (2) and (5) Planning certificates were obtained for the following lots: Lot 10 DP 1227918, Lot 21 DP 1249588, Lot 24 DP 1249592 as being representative of the majority of the site inclusive of the various current zonings. Planning certificates were obtained from the Inner West Council and can be found in **Appendix D**.

#### 3.2.1 Lot 10 DP 1227918

- The land is subject to the Marrickville Local Environmental Plan 2011;
- The land is zoned as B4 (mixed use) Infrastructure;
- The land does not include or comprise a critical habitat;
- The land does not contain an item of environmental heritage under the protection of Marrickville Local Environmental Plan 2011;
- The land does not include any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the loose-fill asbestos insulation register that is required to be maintained under that Division;
- The land is not within a conservation area;
- The land is not bushfire prone;
- The subject land is affected by road widening or road realignment under an environmental planning instrument;
- The land has not been proclaimed to be a mine subsidence district;
- The land has been deemed as having a potential risk to subsidence;
- The land is not biodiversity certified land as defined under Part 8 of the *Biodiversity Conservation Act 2016*;
- Under the *Contaminated Land Management Act 1997* and *Contaminated Land Management Amendment Act 2008*;
- The land to which this certificate(s) relates has not been declared to be significantly contaminated land at the date when the certificate was issued;
- The land to which the certificate relates is not subject to a management order at the date when the certificate was issued;
- The land to which this certificate relates is not subject to an ongoing maintenance order as at the date when the certificate was issued; and
- The land to which this certificate relates is not the subject of a site audit statement provided to the Council.

#### 3.2.2 Lot 21 DP 1249588

- The land is subject to the Marrickville Local Environmental Plan 2011;
- The land is zoned as B4 (mixed use) Infrastructure;
- The land does not include or comprise a critical habitat;
- The land does not contain an item of environmental heritage under the protection of Marrickville Local Environmental Plan 2011;

- The land does not include any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the loose-fill asbestos insulation register that is required to be maintained under that Division;
- The land is not within a conservation area;
- The land is not bushfire prone;
- The subject land is not affected by road widening or road realignment under an environmental planning instrument;
- The land has not been proclaimed to be a mine subsidence district;
- The land has been deemed as having a potential risk to subsidence;
- The land is not biodiversity certified land as defined under Part 8 of the *Biodiversity Conservation Act 2016*;
- Under the *Contaminated Land Management Act 1997* and *Contaminated Land Management Amendment Act 2008*;
  - The land to which this certificate(s) relates has not been declared to be significantly contaminated land at the date when the certificate was issued;
  - The land to which the certificate relates is not subject to a management order at the date when the certificate was issued;
  - The land to which this certificate relates is not subject to an ongoing maintenance order as at the date when the certificate was issued; and
  - The land to which this certificate relates is not the subject of a site audit statement provided to the Council.

### **3.2.3 Lot 24 DP 1249592**

- The land is subject to the Marrickville Local Environmental Plan 2011;
- The land is zoned as R1 (general residential) Infrastructure;
- The land does not include or comprise a critical habitat;
- The land does not contain an item of environmental heritage under the protection of Marrickville Local Environmental Plan 2011;
- The land does not include any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the loose-fill asbestos insulation register that is required to be maintained under that Division;
- The land is not within a conservation area;
- The land is not bushfire prone;
- The subject land is not affected by road widening or road realignment under an environmental planning instrument;
- The land has not been proclaimed to be a mine subsidence district;
- The land has been deemed as having a potential risk to subsidence;
- The land is not biodiversity certified land as defined under Part 8 of the *Biodiversity Conservation Act 2016*;
- Under the *Contaminated Land Management Act 1997* and *Contaminated Land Management Amendment Act 2008*;

- The land to which this certificate(s) relates has not been declared to be significantly contaminated land at the date when the certificate was issued;
  - The land to which the certificate relates is not subject to a management order at the date when the certificate was issued; and
  - The land to which this certificate relates is not subject to an ongoing maintenance order as at the date when the certificate was issued;
  - The land to which this certificate relates is not the subject of a site audit statement provided to the Council.
- Council has not adopted any other policies to restrict the development of the subject land by reason of the likelihood of landslip, flooding, tidal inundation, or the occurrence of acid sulfate soils.

### 3.3 SafeWork NSW Dangerous Goods Records

Dangerous Goods Records search requests were submitted for Lot 21 DP1 249588, Lot 22 DP 1249588 & Lot 23 DP1249592. Based on a search of SafeWork NSW<sup>14</sup> information, no records of applications or storage of dangerous goods were found. A copy of the search findings is provided in **Appendix E**.

A search of SafeWork NSW records for the storage of Dangerous Goods was not undertaken for Lots: Lot 24 DP1249592 and Lot 10 DP1227918 given the identified historic/current residential nature of these properties and therefore the unlikely potential for positive search results.

JBS&G notes that while there exists no records/information of the storage of Dangerous Goods, information obtained through site inspections on the 18 and 22 June 2021 identified the onsite storage of waste motor oil (AST) and the potential remains for a UST within Lot 10 DP 1227918 (refer to **Section 2.2.1**).

### 3.4 EPA Searches

A search of the NSW EPA's database was undertaken on 21 June 2021 by JBS&G for the site and immediate surrounds. The search comprised review of the following (**Appendix F**):

- NSW EPA contaminated land public register of record of notices (under Section 58 of the *Contaminated Land Management Act 1997* (CLM Act));
- NSW contaminated sites notified to the EPA (under Section 60 of the *CLM Act*);
- NSW EPA *Protection of the Environment Operations Act 1997* (POEO Act) public register of licences, applications and notices (maintained under Section 308 of the *POEO Act*); and
- EPA's public per- and poly- fluoroalkyl substances (PFAS) register.

A search through the EPA's public contaminated land register identified that there have been no notices issued under the CLM Act for the site under section 58 and section 60. However, it is noted that several properties in surrounding areas have previously been the subject of notices as summarised following:

- A property located at 53 Barwon Park Road (Former Tidyburn Facility) which is located approximately 100m to the east of the site, was previously regulated under the CLM Act. The property activities were listed as "Chemical Industry". A declaration of remediation was issued in 2006 and rescinded in 2015 following issue of a Section A Site Audit Statement in 2015 certifying the property as suitable for mixed use including a residential, secondary

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<sup>14</sup> SafeWork New South Wales (NSW) - <https://www.safework.nsw.gov.au/>

school, commercial and open space land uses. This property is considered to be hydrogeologically downgradient of the site;

- A property formally known as Alexandra landfill/Tempe landfill located at 10-16 Albert Street, St Peters, approximately 400 m to the south of the site is currently regulated under the CLM Act. The site has had numerous site audit statements produced (5) between 2001 and 2013 associated with a remediation order issued on 22 March 2001. The site is currently still undergoing remediation/management activities. The property is situated hydrogeologically downgradient of the site.
- The following sites were also identified as having been notified to the EPA under CLM Act section 60, however, the EPA has identified no regulation is required:
  - May Street, St Peters, which is located approximately 400 m from the site to the northeast and operates as Camdenville Park (within a separate hydrogeological catchment).
  - 2 Princess Highway, St Peters, which is located approximately 250 m to the north and has a listed contamination activity as “service station” and operates as a BP Express service station. This premises is considered to be cross gradient to the subject site.
  - 75 May Street, St Peters, which is located approximately 440 m to the northeast and operates as Camdenville Park. The site was previously a paint manufacturing facility. As noted above, this is not upgradient of the subject site.

A search through the EPA’s public register of licenses, applications and notices under the POEO Act has identified there have been no records associated with the site. However, it is noted that several properties in surrounding areas have previously been the subject of records as summarised following:

- A property formally known as Alexandra landfill/Tempe landfill located at 10-16 Albert Street, St Peters, approximately 400 m to the south of the site. The site has been issued numerous clean up notice’s, licence variations and penalties issued to the vendors on site. A portion of this site is currently being redeveloped to become the new St Peters, WestConnex interchange. As noted above, this site is downgradient of the subject site.
- RMS/Transport NSW and its road construction contractors (John Holland Pty Ltd and CPB Contractors Pty Ltd) currently hold a number licenses for 10-16 Albert St, St Peters under the POEO Act till 27 June 2024 for the construction of a road (<50,000 T) and associated activities. This site is downgradient of the subject site.
  - located at this
- A property located at 15 Campbell Street (Former Tidyburn Facility), located approximately 100 m to the east of the site, hydrogeological down gradient of the site, formerly held a range of POEO licenses associated with “Chemical Industry” operations, which has been surrendered as of 2000.

EPA’s public per- and poly- fluoroalkyl substances (PFAS) register has identified that neither the site, nor those in the immediate area, have been notified to the EPA with regards to PFAS contamination.



### 3.5 Historical Title Review

Historical land titles were obtained for Lots: Lot 10 DP 1227918, Lot 21 DP1249588 and Lot 23 DP1249592. Documentation obtained for the site is provided in **Appendix G**. The historical title details are summarised in below in **Table 3.2**.

**Table 3.2: Lot description summary**

Lot	Address	Description
Lot 10 DP 1227918	85 Crown St, St Peters	Review of land titles found that the site was privately owned until 1968. Following this, the site was owned by a private company and remains owned under the same proprietor for 53 years, where commercial/industrial activities were in operation.
Lot 21 DP1249588	116 Princes Hwy, St Peters	116 Princes Highway initially operated as 7 individual, residential, land parcels until the early 1980s. During this time C & M Antoniou, a Patisserie company, purchased the individual lots, and amalgamating them for industrial/commercial use.
Lot 23 DP1249592	71 Crown St, St Peters	From 1875 to 2019 this residential terrace has been privately owned. In 2019 the lot was purchased by Longhurst Superannuation Fund.

### 3.6 Australian and NSW Heritage Register

A search of both the Australian Heritage Trust<sup>15</sup> database and the NSW Heritage Inventory<sup>16</sup> did not identify items of Australian or NSW historical significance on or in close proximity to the site. Review of Section 10.7 planning certificates as obtained for representative lots of the site did not identify any heritage items at the site.

### 3.7 Integrity Assessment

Based on the range of sources and the general consistency of the historical information along with historical aerial photographs, it is considered that the historical assessment has an acceptable level of accuracy with respect to the identification of potentially contaminating activities historically occurring at the site.

<sup>15</sup> Australian Heritage Database, Department of Agriculture, Water and the Environment, accessed 7/07/2021

<sup>16</sup> State Heritage Inventory, New South Wales Government, Accessed 7/07/2021

## 4. Conceptual Site Model (CSM)

### 4.1 Potential Areas of Environmental Concern

Based on a combined review of the site history and observations made during the JBS&G inspection of the site, AECs have been identified and are presented in **Table 4.1**.

**Table 4.1: Areas of Environmental Concern and Associated Contaminants of Potential Concern**

Area of Environmental Concern (AEC)	Contaminant of Potential Concern (COPC)
<b>On Site</b>	
Fill materials of unknown origin used to create existing site levels	Heavy metals, polycyclic aromatic hydrocarbons (PAH), total recoverable hydrocarbons (TRH), benzene, toluene, xylene, ethylbenzene, naphthalene (BTEXN), organochlorine pesticides (OCPs), polychlorinated biphenyls (PCBs), volatile organic compounds (VOCs) and asbestos
Chemical storage, handling, servicing and infrastructure (AST/potential UST, water/oil separator, spill/leaks and lubricants, oils, fuels and degreaser storage) associated with the automotive workshop in the southern most portion of the site and potentially historically associated with the loading dock at the rear of the commercial (bakery) building.	Heavy metals, TRH/BTEX, VOCs, PCBs, phenols, PAHs
Historical and existing site structures containing hazardous building materials	Heavy metals (specifically lead paint and lead dust), and asbestos
<b>Off Site</b>	
Migration of ground gases from adjacent landfill	Methane, carbon dioxide, hydrogen sulfide
Groundwater	Heavy metals, PAH, TRH/ BTEX, VOCs, PCBs, PFAS

Review of historical site activities and current infrastructure has not identified any indications of PFAS chemical use, including the manufacture, storage and/or use of fire fighting foams, metal plating activities, fabric weatherproofing/stain protection activities such that further consideration of the potential for PFAS impacts at the site. In the absence of such information, PFAS is considered to not be a COPC at the site. -----

Review of surrounding land uses as discussed in **Section 3** has identified a number of historical and current activities with the potential to result in land contamination, including former paint factories and a BP service station. Review of the topographical and geological characteristics of the area has identified that these premises are situated either cross or down-gradient of the site and as such, there is no further requirement to consider the potential for contaminant migration onto the site from these areas.

### 4.2 Potentially Contaminated Media

Potentially contaminated media present at the site include:

- Surface soils;
- Fill materials;
- Natural soils/bedrock;
- Groundwater; and
- Soil vapour/ground gas.

The site and surrounds have a long and complex site history with associated commercial/industrial land uses, the potential use and storage of oil, lubricants, fuels and other chemicals have been identified at the site. During such use, spillage and leakage may have occurred and as such, surface soils are considered a potentially contaminated media. In addition, redevelopment works have occurred across portions of the site, potentially resulting in impacts to surface and near surface soils

associated with the incomplete removal of past building materials (potentially inclusive of lead paint and/or asbestos impacts).

Given the potential for historical filling to generate current and historical site levels, there is the potential for fill material to have been placed at the site from unknown sources prior to construction of the existing/former site grades. Based on this, fill material underlying the site has been identified as a potentially contaminated medium.

Based on the potential leachability of contaminants within surface soils/fill material and the historical use of the site, vertical migration of contamination from the fill material/surface soils into the underlying natural soils/bedrock may have occurred. As such, the natural site soils and bedrock are considered potentially contaminated media.

Given the anticipated depth to bedrock (**Section 2.7**), the potential presence of below ground contamination sources (waste pits, USTs etc), particularly in the southern portion of the site and the potential occurrence of fill material associated with current site levels, there is a possibility that contaminant impacts may have migrated to/via shallow perched groundwater within either fill materials or occurring across the soil-bedrock interface. The ridgeline location potentially resulting in a relatively shallow depth to underlying bedrock of low permeability may result in relatively high potential for lateral migration of contaminants within subsoil water across the bedrock surface.

Considering the above, and the potential leachability of a number of the identified COPC, it is considered that groundwater is a potentially contaminated medium. As with the natural soils/rock, the potential for contamination of groundwater will depend upon the actual nature, occurrence and characteristics of contamination within the overlying fill material, the availability of preferential pathways and impacts to natural soils.

Given the potential for volatile soil and groundwater contamination, associated with petroleum/chemical storage and handling soil vapour/ground gas is also considered to be a potentially contaminated medium, particularly in the southern portion of the site. As noted in **Table 4.1** above, the presence of several known historical landfill sites to the northeast and southeast of the site, whilst present a low risk of contaminant migration associated with hazardous ground gases (HGG).

### **1.1 Potential for Migration**

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

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

The potential contaminants identified as part of the site history review are generally in either a solid form (e.g. heavy metals, asbestos, etc.) or liquid form (e.g. fuel, lubricants, etc.), however, dependent upon concentrations, there is the potential for impacts for volatile COPCs (fuel, solvents/degreaser, etc and hazardous ground gas) to occur as soil vapour underlying the site.

As the site is primarily surfaced with buildings, concrete pavements or vegetated with grass cover and dense vegetation, the potential for windblown dust migration of contamination from the site is generally low. The potential for contamination migration via surface water movement and infiltration of water and subsequent migration through the soil profile is considered generally to be low in areas of hardstand ground covering. The potential is considered to be moderate in unsealed areas (yard areas) for soluble contaminants or those present in liquid form.

Given the potential for perched groundwater movement along the soil-rock interface and/or within fill materials across the site, migration of contamination via groundwater movement is considered to be a potential migration pathway, albeit moderate based on underlying low permeability soil/geological characteristics of clay/shale profiles. The source and likelihood of such conditions is associated with the commercial operations in the southern portion of the site, with the potential risk of groundwater and/or soil vapour migration lower in the northern, residential portions of the site.

The vapour/ground gas generation potential associated with volatile and semi-volatile COPC is identified as a potential migration pathway, particularly in areas of subsurface infrastructure, that may underlie the site, associated with the southern commercial areas of the site and within areas identified to contain fill materials.

## 1.2 Potential Exposure Pathways

Based on COPC identified in various media, as discussed above, and proposed site use (mixed use), likely to include future basement infrastructure, the exposure pathways for the site include:

- Inhalation of potential COPC vapours/ground gas migrating upwards from fill material of unknown origin or impacted soil resulting from historical/current commercial/industrial land use, previous development activities; and/or
- Potential inhalation of airborne asbestos fibres and/or COPC impacted dust particles (if present) during site development activities associated with inground disturbance, inclusive of basement excavations;
- Potential dermal and oral contact to COPC impacted soils as present at shallow depths and/or accessible by future basement and/or service infrastructure excavations across the extent of the site; and/or
- Potential oral and dermal contact to shallow groundwater as accessible by potential basement excavations, future service excavations and/or installed services pits; and/or
- Potential contaminant uptake by vegetation within yard/landscaped areas; and/or
- Potential offsite exposure to users of the marine aquatic ecosystem of Shea's Creek/Alexandra Canal.

## 1.3 Receptors

Potential human populations who may be exposed to impacts in the future (if they are not remediated or appropriate management) include:

- Potential future occupants/workers/visitors to the site who may potentially be exposed to COPCs through direct contact with impacted soils/groundwater and/or inhalation of dusts/fibres/vapours associated with impacted soils; and/or
- Excavation/construction/maintenance workers conducting activities at the site, who may potentially be exposed to COPCs through direct contact with impacted soils/groundwater/vapours present within excavations and/or inhalation of dusts/fibres associated with impacted soils; and
- Existing and/or future users/occupants of adjoining properties should contamination be identified to be migrating from the current site.

Potential site ecological receptors include existing/future flora species established within yard/landscaped areas and downgradient ecological receptors that may potentially be impacted by groundwater, surface water and vapours/ground gas discharged from the site in addition to the wetlands within the southern portion of Sydney Park and the Shea's Creek/Alexandra Canal surface water features.

### **4.3 Preferential Pathways**

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

Man-made preferential pathways are present throughout the site and immediate surrounds, generally associated with fill materials and at near surface depths over the remainder of the site. Fill materials are anticipated to have a higher permeability than the underlying natural soil profile.

Sub-surface services are also present, or may be present as part of any future development, throughout the site. Preferential pathways can be created by the generally higher permeability backfill used to re-instate these trenches.

Natural preferential pathways are likely limited to natural lithological boundaries, such as between porous soils and weathered/residual bedrock, where infiltrating groundwater is vertically confined and begins to migrate laterally, and surface water drainage features.

Preferential pathways are also important in the assessment of potential offsite sources of COPC. Preferential pathways are potentially present underlying the adjoining road network (including the WestConnex tunnels), as associated with service easements and infrastructure.

## 5. Conclusions

Based on the findings of this investigation, and subject to the limitations in **Section 6**, the following observations are made:

- The site has been historically utilised for residential land use until the 1970s when the southern site extent was developed to accommodate commercial/industrial land use including an automotive mechanic and air conditioning service and repair centre and commercial kitchen (bakery).
- The investigation identified a number of areas of concern that have the potential to have resulted in soil, groundwater and/or soil vapour/ground gas impacts at the site. Identified potential impacts are considered representative of common contaminants and potentially contaminating land use activities in urban areas which can be readily dealt with during the DA stage (i.e. including completion of detailed site investigation consistent with SEPP requirements).
- Based on the scope of work completed, it is considered the site is to be able to be made suitable for the proposed use subject to a detailed (phase 2) contamination investigation and preparation and successful implementation of a remediation action plan (RAP) to address any contamination identified in the Phase 2 report as warranting remediation or management.

## 6. Limitations

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the client and other parties.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.

JBS&G accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced without prior approval by the client, or amended in any way without prior approval by JBS&G, and should not be relied upon by other parties, who should make their own enquires.

Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements.

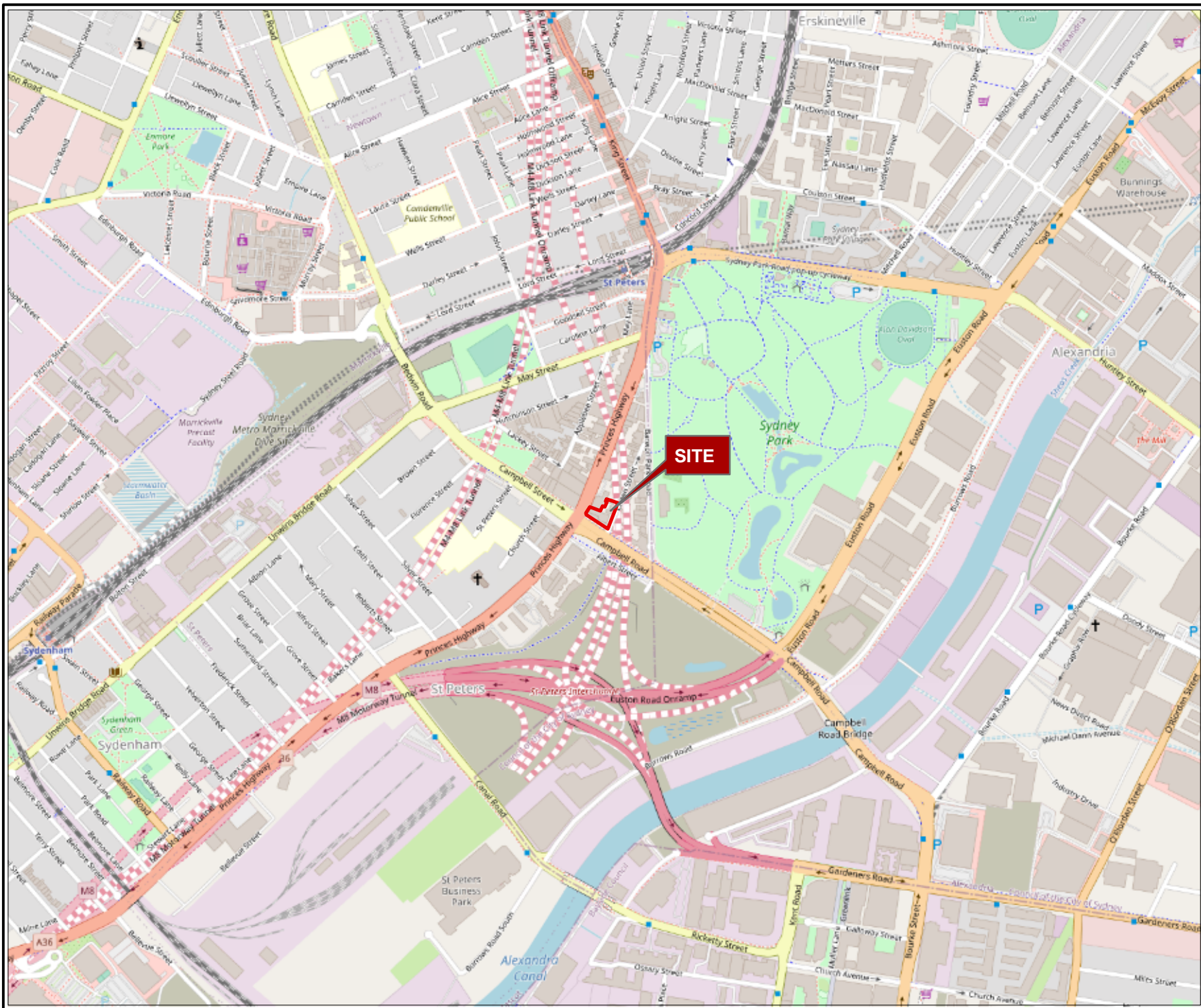
Limited sampling and laboratory analyses were undertaken as part of the investigations undertaken, as described herein. Ground conditions between sampling locations and media may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site, which were not identified in the site history and which may not be expected at the site.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.


## Figures





**Legend**  
 Approximate Site Boundary


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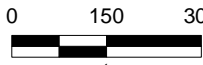



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Job No: 61122  
 Client: C&M Antoniou  
 Version: R01 Rev 0    Date 6/07/2021  
 Drawn By: JZ/RF    Checked By: CD

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Scale 1:12,000 

0    150    300  
  
 metres

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Coord. Sys. GDA 1994 MGA Zone 56

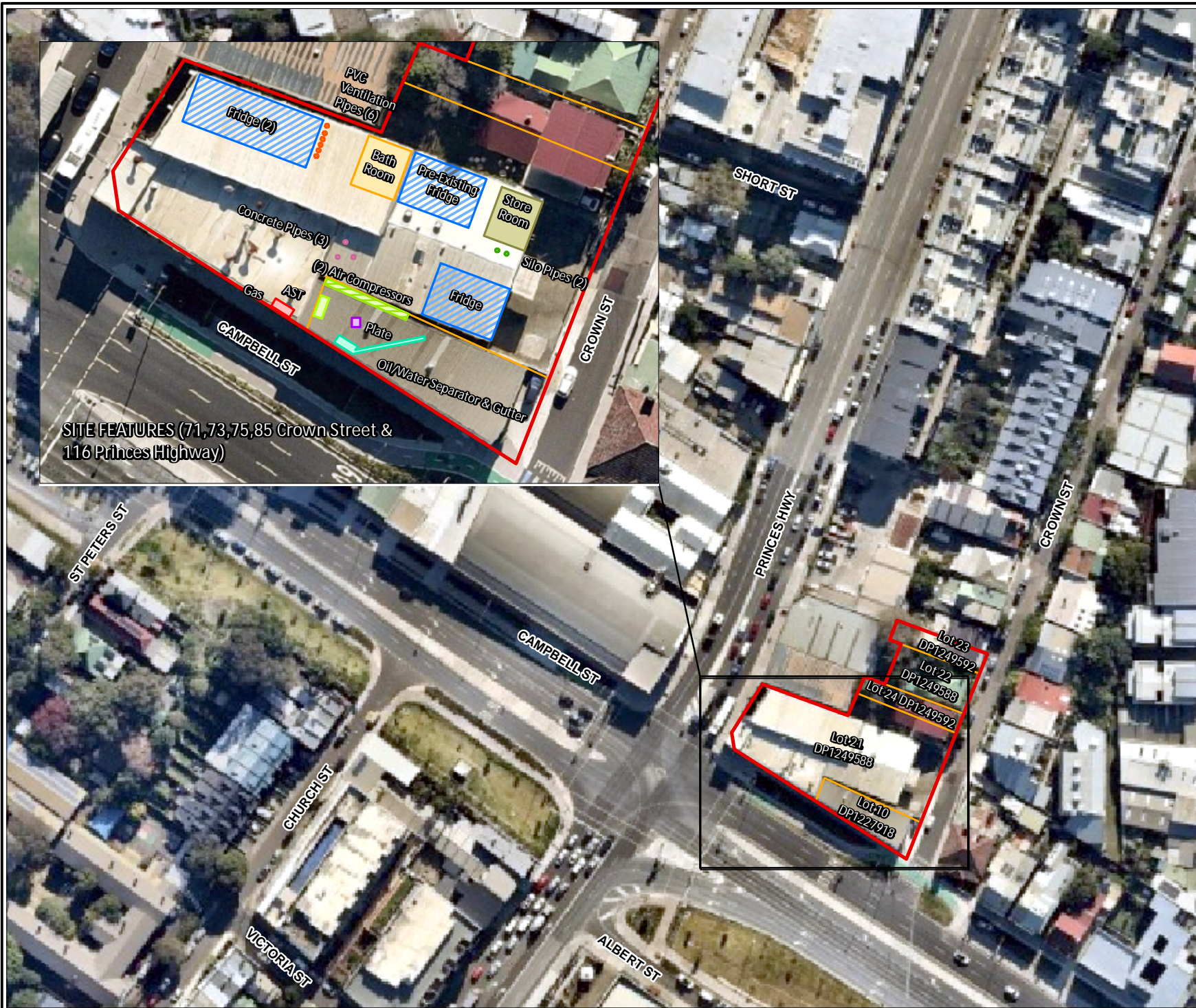
**71,73,75,85 Crown Street and  
 116 Princes Highway,  
 St Peters, NSW**

**SITE LOCATION**

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**FIGURE 1**





SITE FEATURES (71,73,75,85 Crown Street & 116 Princes Highway)

**Legend**

- Approximate Site Boundary
- NSW Cadastre (DFSI, 2021)
- Site Features (85 Crown Street & 116 Princes Hwy)**
- Air Compressors
- AST
- Bathroom
- Concrete Pipes
- Fridge
- Gas
- Oil/Water Separator & Gutter
- PVC Ventilation Pipes
- Plate Covering Hole in Floor
- Silo Pipes
- Store Room



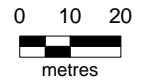
Job No: 61122

Client: C&M Antoniou

Version: R01 Rev 0    Date 7/07/2021

Drawn By: JZ/RF    Checked By: CD

Scale 1:1,500



Coord. Sys. GDA 1994 MGA Zone 56

**71,73,75,85 Crown Street and 116 Princes Highway, St Peters, NSW**


**SITE LAYOUT AND SITE FEATURES (83-85 CROWN STREET)**

**FIGURE 2**





**Legend**

 Approximate Site Boundary



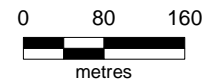
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Client: C&M Antoniou

Version: R01 Rev 0 Date 6/07/2021

Drawn By: JZ/RF Checked By: CD

Scale 1:7,500



Coord. Sys. GDA 1994 MGA Zone 56

**71,73,75,85 Crown Street and  
116 Princes Highway,  
St Peters, NSW**

**HISTORIC REGIONAL SETTING  
- CIRCA 1951**

**FIGURE 3**

## Appendix A Photographic Log



PHOTOGRAPH 1: CITY STAR MOTORS



PHOTOGRAPH 2: CONCRETE HARDSTAND + OILS/DEGREASERS/FUELS



PHOTOGRAPH 3: ISOLATED LOCATIONS OF STAINING



PHOTOGRAPH 4: AST WITH STAINING



Job No: 61122

Client: C&M Antoniou PTY LTD

Version: Rev A

Date: 7 July 2021

Drawn By: CD

Checked By: NC

Not to Scale

Coord. Sys n/a

Site Address –  
85, 75, 73, 71 Crown St + 116  
Princes HWY, ST Peters, 2044,  
NSW

APPENDIX: A



**PHOTOGRAPH 5: HAND-CUT DRAIN**



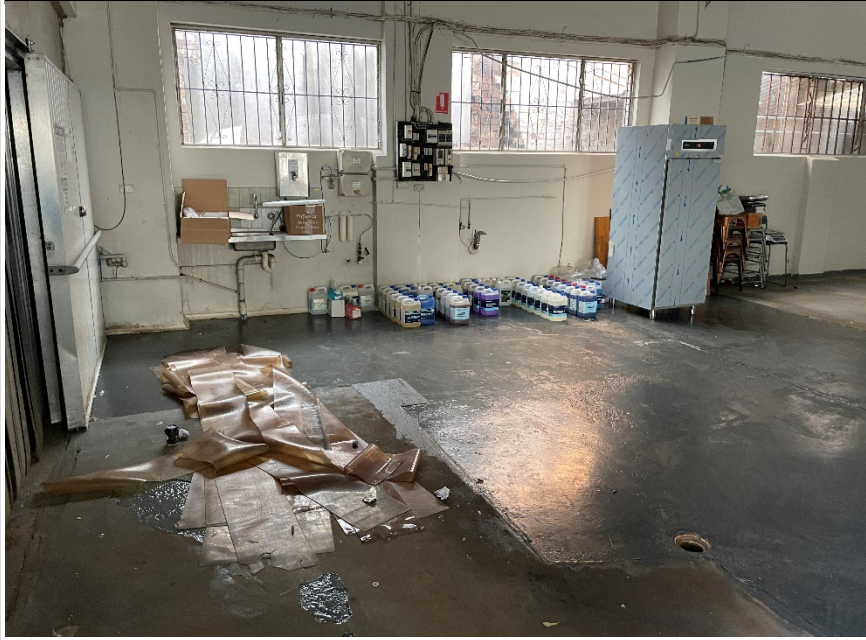
**PHOTOGRAPH 6: WASTE OIL-WATER SEPARATOR**



**PHOTOGRAPH 7: 116 PRINCES HWY**



**PHOTOGRAPH 8: OPEN PLAN WORK AREA**



Job No: 61122

Client: C&M Antoniou PTY LTD

Version: Rev A

Date: 7 July 2021

Drawn By: CD

Checked By: NC

Not to Scale

Coord. Sys n/a

**Site Address –  
85, 75, 73, 71 Crown St + 116  
Princes HWY, ST Peters, 2044,  
NSW**

**APPENDIX: A**



**PHOTOGRAPH 9: 6X PVC VENTING PIPES**



**PHOTOGRAPH 10: MINOR PENETRATIONS OF THE CONCRETE**



**PHOTOGRAPH 11: AIR COMPRESSOR SYSTEM**



**PHOTOGRAPH 12: INDUSTRIAL GAS FIXTURE**



Job No: 61122

Client: C&M Antoniou PTY LTD

Version: Rev A

Date: 7 July 2021

Drawn By: CD

Checked By: NC

Not to Scale

Coord. Sys n/a

**Site Address –**

**85, 75, 73, 71 Crown St + 116  
Princes HWY, ST Peters, 2044,  
NSW**

**APPENDIX: A**



PHOTOGRAPH 13: RESIDENTIAL TERRACE (75 CROWN ST)



PHOTOGRAPH 14: RESIDENTIAL TERRACE (73 CROWN ST)



PHOTOGRAPH 15: RESIDENTIAL TERRACE (71 CROWN ST)



PHOTOGRAPH 16: RESIDENTIAL TERRACE (75 CROWN ST)



Job No: 61122

Client: C&M Antoniou PTY LTD

Version: Rev A

Date: 7 July 2021

Drawn By: CD

Checked By: NC

Not to Scale

Coord. Sys n/a

**Site Address –**

**85, 75, 73, 71 Crown St + 116  
Princes HWY, ST Peters, 2044,  
NSW**

**APPENDIX: A**



PHOTOGRAPH 13: RESIDENTIAL TERRACE (75 CROWN ST)



PHOTOGRAPH 14: RESIDENTIAL TERRACE (71 CROWN ST)



Job No: 61122

Client: C&M Antoniou PTY LTD

Version: Rev A

Date: 7 July 2021

Drawn By: CD

Checked By: NC

Not to Scale

Coord. Sys n/a

**Site Address –**

**85, 75, 73, 71 Crown St + 116  
Princes HWY, ST Peters, 2044,  
NSW**

**APPENDIX: A**

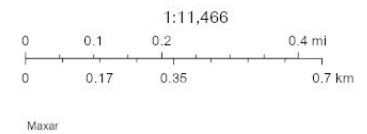
## Appendix B Hydrogeology





6/30/2021, 2:23:38 PM

- Override 1
- Water Supply
- Monitoring
- Unknown
- Commercial and Industrial
- Other
- Dewatering



**1** Licence: 10BL164967 Licence Status: ACTIVE  
 Authorised Purpose(s): MONITORING BORE  
 Intended Purpose(s): MONITORING BORE  
 Work Type: Bore  
 Work Status:  
 Construct.Method: Other  
 Owner Type: Private  
 Commenced Date: Final Depth: 35.00 m  
 Completion Date: 03/04/1997 Drilled Depth: 35.00 m  
 Contractor Name: Macquarie Drilling  
 Driller: Unknown Unknown  
 Assistant Driller:

Property: ALEXANDRIA LANDFILL Albert St ST Standing Water Level (m): 14.500  
 PETERS 2044 NSW  
 GWMA: - Salinity Description:  
 GW Zone: - Yield (L/s):

## Site Details

### Site Chosen By:

County: CUMBERLAND Parish: PETERSHAM Cadastre: 11/1013168  
 Form A: CUMBERLAND Licensed: CUMBERLAND ALEXANDRIA Whole Lot 11/1013168  
 Region: 10 - Sydney South Coast CMA Map:  
 River Basin: - Unknown Area/District: Grid Zone: Scale:  
 Elevation: 0.00 m (A.H.D.) Northing: 6245899.000 Latitude: 33°54'50.1"S  
 Elevation Source: Unknown Easting: 331819.000 Longitude: 151°10'50.8"E  
 G 8 Map: - MGA Zone: 56 Coordinate Source: Unknown

## Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	35.00	100			Other
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Casing	Pvc Class 18	0.00	29.00	63			Screwed
1	1	Opening	Slots - Horizontal	29.00	35.00	63		0	PVC, SL: 6.0mm, A: 0.40mm

## Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
29.00	35.00	6.00	Unknown	14.50					4400.00

## Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.20	2.20	FILL	Fill	
2.20	35.00	32.80	ASHFIELD SHALE	Ash	

2

Licence: 10WA114697

Licence Status: CURRENT

Authorized Purpose(s): RECREATION (GROUNDWATER)  
 Intended Purpose(s): RECREATION (GROU

Work Type: Spear  
 Work Status: Supply Obtained  
 Construct Method: Cable Tool  
 Owner Type: Local Govt

Commenced Date: 20/04/1994  
 Completion Date: 20/04/1994  
 Final Depth: 7.00 m  
 Drilled Depth: 7.00 m

Contractor Name: BD DRILLING  
 Driller: Roy Max Barrett  
 Assistant Driller:

Property: SYDNEY PARK 171-203 Euston Rd  
 ALEXANDRIA 2015 NSW  
 Standing Water Level (m): 1.000  
 Salinity Description:  
 Yield (L/s): 1.800

GWMA: -  
 GW Zone: -

## Site Details

### Sites Chosen By:

County: CUMBERLAND  
 Form A: CUMBERLAND  
 Licensed: CUMBERLAND  
 Parish: ALEXANDRIA  
 ALEXANDRIA  
 Cadastre: 6 8 10522  
 Whole Lot 6/8 10522

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown  
 Area/District:

Grid Zone:

Scale:

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

Northing: 6245867.000  
 Easting: 332163.000

Latitude: 33°54'51.3"S  
 Longitude: 151°11'04.2"E

G8 Map: -

MGA Zone: 56

Coordinate Source: Unknown

## Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Annulus	Waterworn/Rounded	2.00	6.00				Graded
1	1	Casing	P.V.C.	0.00	4.50	80			Sealed on Bottom, Glued
1	1	Casing	P.V.C.	0.00	6.00	80			Glued
1	1	Opening	Screen	4.50	6.00	50		1	Stainless Steel, Glued, A: 20.00mm

## Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
1.00	6.00	5.00	Unknown	1.00	4.50	1.80	6.00	08:00:00	900.00

## Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.95	0.95	FILL	Fill	
0.95	2.12	1.17	BROWN PEAT & SAND	Peat	
2.12	6.00	3.88	WHITESAND (WB)	Sand	
6.00	7.00	1.00	DARK GREY CLAY	Clay	



3

Licence:

Licence Status:

Authorised Purpose(s):  
Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Equipped

Construct Method: Auger - Hollow

Owner Type: Private

Commenced Date:  
Completion Date: 09/01/2007

Final Depth: 5.20 m  
Drilled Depth: 5.20 m

Contractor Name: HLA ENVIROSCIENCES

Driller: Unknown Unknown

Assistant Driller:

Property:  
GWMA:  
GW Zone:

Standing Water Level (m): 2.517  
Salinity Description:  
Yield (L/s):

## Site Details

Site Chosen By:

County: CUMBERLAND  
Parish: ALEXANDRI  
Cadastral: C/162050  
Form A: CUMBERLAND  
Licensed:

Region: 10 - Sydney South Coast  
River Basin: - Unknown  
Area/District:

CMA Map:  
Grid Zone:  
Scale:

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

Northing: 6245845.000  
Easting: 332305.000

Latitude: 33°54'52.1"S  
Longitude: 151°11'09.7"E

G S Map: -

MGA Zone: 56

Coordinate Source: Unknown

## Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.20	200			Auger - Hollow Flight
1		Annulus	Waterworn/Rounded	0.00	5.20	200			Graded
1	1	Casing	Pvc Class 18	0.00	4.20	50			
1	1	Opening	Screen	4.20	5.20	50		0	PVC Class 18

## Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.18	0.18	CONCRETE	Fill	
0.18	0.33	0.15	SAND, GRAVELLY CLAYEY, M/DENSE	Sand	
0.33	0.70	0.37	SAND, VERY LOOSE, MOIST	Sand	
0.70	1.50	0.80	SAND, CLAYEY, MEDIUM DENSE, MOIST, DARK BROWN	Clayey Sand	
1.50	4.00	2.50	SAND, LOOSE, VERY MOIST, BROWN	Sand	
4.00	4.50	0.50	SAND CLAYEY, MEDIUM DENSE, GREY/BROWN	Clayey Sand	
4.50	5.20	0.70	CLAY SANDY, SOFT, SATURATED, LI PLASTICITY	Sandy Clay	

# Work Summary

GW111321

# 4

Licence:

Licence Status:

Authorised Purpose(s):  
Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Equipped

Construct.Method: Auger - Hollow

Owner Type: Private

Commenced Date:

Completion Date: 09/01/2007

Final Depth: 5.00 m

Drilled Depth: 5.00 m

Contractor Name: HLA ENVIROSCIENCES

Driller: Unknown Unknown

Assistant Driller:

Property:

GWMA:

GW Zone:

Standing Water Level (m): 2.635

Salinity Description:

Yield (L/s):

## Site Details

Site Chosen By:

County  
Form A: CUMBERLAND  
Licensed:

Parish  
ALEXANDRI

Cadastra  
C//162050

Region: 10 - Sydney South Coast

CMA Map:

Grid Zone:

Scale:

River Basin: - Unknown  
Area/District:

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

Elevation Source: Unknown

Northing: 6245742.000

Easting: 332322.000

Latitude: 33°54'55.5"S

Longitude: 151°11'10.3"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

## Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.00	200			Auger - Hollow Flight
1		Annulus	Waterworn/Rounded	0.00	5.00	200			Graded
1	1	Casing	Pvc Class 18	0.00	2.00	50			
1	1	Opening	Screen	2.00	5.00	50		0	PVC Class 18

## Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.18	0.18	CONCRETE	Fill	
0.18	0.90	0.72	GRAVELLY CLAYEY SAND,DENSE,MOIST	Clayey Sand	
0.90	1.60	0.70	GRAVEL SILTY,DENSE,VERY MOIST	Gravel	
1.60	2.00	0.40	SAND,CLAYEY SAND,GREY,FINE GRAINED	Clayey Sand	
2.00	5.00	3.00	CLAY,SANDY,SOFT,LPLASTICITY,SAND FINE GRAINED	Sandy Clay	

# WaterNSW Work Summary

GW072643

**5**

Licence:

Licence Status:

Authorised Purpose(s):  
Intended Purpose(s): TEST BORE

Work Type: Bore

Work Status: Abandoned

Construct.Method: Cable Tool

Owner Type: Local Govt

Commenced Date:

Final Depth: 12.00 m

Completion Date: 25/09/1996

Drilled Depth: 12.00 m

Contractor Name: B &amp; B DRILLING INC

Driller: Michael Gerard Barrett

Assistant Driller:

Property:

GWMA:

GW Zone:

Standing Water Level (m):

Salinity Description:

Yield (L/s):

## Site Details

Site Chosen By:

County  
Form A: CUMBERLAND  
Licensed:Parish  
ALEXANDRICadastral  
13/606737

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

Elevation: 0.00 m (A.H.D.)  
Elevation Source: UnknownNorthing: 6245584.000  
Easting: 331951.000Latitude: 33°55'00.4"S  
Longitude: 151°10'55.7"E

G\$ Map: -

MGA Zone: 56

Coordinate Source: Unknown

## Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.00	2.00	FILL	Fill	
2.00	6.50	4.50	MEDIUM SANDY GRAVEL	Gravel	
6.50	7.20	0.70	GREY SILTY CLAY WB	Silty Clay	
7.20	8.50	1.30	MEDIUM SAND WB	Sand	
8.50	10.00	1.50	BROWN SILTY SAND WB	Sand	
10.00	12.00	2.00	GREY SHALE CLAY	Shale	

## Remarks

25/09/1996: Form A Remarks:

ABANDONED - NO WATER.

10/01/2013: Nat Carling, 10-Jan-2013; Added rock type codes to driller's log &amp; added missing information (based on existing data).



6

Licence: 10BL164967

Licence Status: ACTIVE

Authorised Purpose(s): MONITORING BORE  
 Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status:

Construct.Method: Other

Owner Type: Private

Commenced Date:  
 Completion Date: 03/04/1997

Final Depth: 35.00 m  
 Drilled Depth: 35.00 m

Contractor Name: Macquarie Drilling

Driller: Unknown Unknown

Assistant Driller:

Property: ALEXANDRIA LANDFILL Albert St ST  
 PETERS 2044 NSW

Standing Water Level (m): 14.500

GWMA: -  
 GW Zone: -

Salinity Description:  
 Yield (L/s):

## Site Details

Site Chosen By:

County: CUMBERLAND  
 Form A: CUMBERLAND  
 Licenced: CUMBERLAND

Parish: PETERSHAM  
 ALEXANDRIA

Cadastra: 11//1013168  
 Whole Lot 11//1013168

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown  
 Area/District:

Grid Zone:

Scale:

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

Northing: 6245899.000  
 Easting: 331819.000

Latitude: 33°54'50.1"S  
 Longitude: 151°10'50.8"E

G S Map: -

MGA Zone: 56

Coordinate Source: Unknown

## Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	35.00	100			Other
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Casing	Pvc Class 18	0.00	29.00	63			Screwed
1	1	Opening	Slots - Horizontal	29.00	35.00	63		0	PVC, SL: 6.0mm, A: 0.40mm

## Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
29.00	35.00	6.00	Unknown	14.50					4400.00

## Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.20	2.20	FILL	Fill	
2.20	35.00	32.80	ASHFIELD SHALE	Ash	

7

Licence:

Licence Status:

Authorised Purpose(s):  
Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status:

Construct Method: Other

Owner Type: Private

Commenced Date:  
Completion Date: 04/04/1997

Final Depth: 10.45 m  
Drilled Depth: 10.45 m

Contractor Name: Macquarie Drilling

Driller: Unknown Unknown

Assistant Driller:

Property:

GWMA:

GW Zone:

Standing Water Level (m): 3.000

Salinity Description:

Yield (L/s):

## Site Details

Site Chosen By:

County: CUMBERLAND  
Parish: ALEXANDRI  
Cadastra: 11/1013168  
Form A: Licensed:

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown  
Area/District:

Grid Zone:

Scale:

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

Northing: 6245594.000  
Easting: 331806.000

Latitude: 33°54'60.0"S  
Longitude: 151°10'50.1"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

## Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	10.45	125			Other
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Casing	Pvc Class 18	0.00	5.00	63			Sealed on Bottom, Screwed
1	1	Opening	Slots - Horizontal	5.00	8.00	63		0	Stamped, PVC, SL: 3.0mm, A: 0.40mm

## Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
3.00	10.45	7.45	Unknown	3.00					958.00

## Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.60	2.60	FILL	Fill	
2.60	3.80	1.20	CLAYEY SAND	Clayey Sand	
3.80	8.20	4.40	SAND	Sand	
8.20	10.45	2.25	CLAY	Clay	

Licence:

Licence Status:

8

Authorised Purpose(s):  
Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status:

Construct.Method: Other

Owner Type: Private

Commenced Date:  
Completion Date: 05/04/2006

Final Depth: 20.70 m  
Drilled Depth: 20.70 m

Contractor Name: Macquarie Drilling

Driller: Unknown Unknown

Assistant Driller:

Property:

GWMA:

GW Zone:

Standing Water Level (m): 4.510

Salinity Description:

Yield (L/s):

## Site Details

Site Chosen By:

County: CUMBERLAND  
Form A: CUMBERLAND  
Licensed:  
Parish: PETERSHAM  
Cadaastre: 11/1013168

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Area/District:

Scale:

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

Northing: 6245635.000

Latitude: 33°54'58.4"S

Elevation Source: Unknown

Easting: 331393.000

Longitude: 151°10'34.0"E

G S Map: -

MGA Zone: 56

Coordinate Source: Unknown

## Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	20.70	100			Other
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Casing	Pvc Class 18	0.00	13.40	63			Screwed
1	1	Opening	Slots - Horizontal	13.40	18.40	63		0	PVC, SL: 6.0mm, A: 0.40mm

## Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
13.00	20.00	7.00	Unknown	4.51					4350.00

## Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	4.50	4.50	FILL	Fill	
4.50	9.00	4.50	LAMINITE	Laterite	
9.00	17.00	8.00	SHALE	Shale	
17.00	20.70	3.70	SANDSTONE	Sandstone	

9

Licence:

Licence Status:

Authorised Purpose(s):  
Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status:

Construct Method:

Owner Type: Private

Commenced Date:

Completion Date: 10/02/2005

Final Depth: 22.00 m

Drilled Depth: 22.00 m

Contractor Name: ENGINEERING EXPLORATIONS PTY LTD

Driller: Unknown Unknown

Assistant Driller:

Property:

GWMA:

GW Zone:

Standing Water Level (m): 14.900

Salinity Description:

Yield (L/s):

## Site Details

Site Chosen By:

County  
Form A: CUMBERLAND  
Licensed:

Parish  
PETERSHAM

Cadastra  
11/1013168

Region: 10 - Sydney South Coast

River Basin: - Unknown  
Area/District:

CMA Map:

Grid Zone:

Scale:

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

Northing: 6245853.000  
Easting: 331689.000

Latitude: 33°54'51.5"S  
Longitude: 151°10'45.7"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

## Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	22.00	0			Unknown
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Casing	Pvc Class 18	0.00	16.00	62			Screwed
1	1	Opening	Screen	16.00	22.00	62		0	PVC Class 18, Screwed, A: 0.40mm

## Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
17.50	22.00	4.50	Unknown	14.90					1800.00

## Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	4.50	4.50	FILL	Fill	
4.50	22.00	17.50	SHALE	Shale	

# WaterNSW Work Summary

GW114924

**10**  
Licence:

Licence Status:

Authorised Purpose(s):  
Intended Purpose(s): MONITORING BOREWork Type: Bore  
Work Status: Equipped  
Construct.Method: Auger - Solid  
Owner Type: Other GovtCommenced Date:  
Completion Date: 24/03/2012Final Depth: 9.00 m  
Drilled Depth: 9.00 mContractor Name: Terratest  
Driller: Unknown Unknown  
Assistant Driller:Property:  
GWMA:  
GW Zone:Standing Water Level (m): 7.600  
Salinity Description:  
Yield (L/s):

## Site Details

Site Chosen By:

County: CUMBERLAND  
Parish: PETERSHAM  
Cadaastre: 2/1066940  
Form A:  
Licensed:Region: 10 - Sydney South Coast  
River Basin: - Unknown  
Area/District:CMA Map:  
Grid Zone: Scale:Elevation: 0.00 m (A.H.D.)  
Elevation Source: UnknownNorthing: 6246465.000  
Easting: 331299.000Latitude: 33°54'31.4"S  
Longitude: 151°10'31.0"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

## Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	9.00	0			Auger - Solid Flight
1	1	Casing	Pvc Class 1B	0.00	6.00	52			Sealed on Bottom

## Remarks

08/07/2015: Coordinates provided by sketch on file.

L. Franchi

12/08/2015: Nat Carling, 12-Aug-2015; Work, owner types &amp; coordinate source updated. Added drilled depth to summary.



# WaterNSW Work Summary

GW114925

**11**

Licence:

Licence Status:

Authorised Purpose(s):  
Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Equipped

Construct.Method: Auger - Solid

Owner Type: Other Govt

Commenced Date:

Completion Date: 24/03/2012

Final Depth: 6.10 m

Drilled Depth: 6.10 m

Contractor Name: Terratest

Driller: Unknown Unknown

Assistant Driller:

Property:

GWMA:

GW Zone:

Standing Water Level (m): 2.800

Salinity Description:

Yield (L/s):

## Site Details

Site Chosen By:

County	Parish	Cadastra
Form A: CUMBERLAND	PETERSHAM	2/1068940
Licensed:		

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6246473.000

Latitude: 33°54'31.2"S

Elevation Source: Unknown

Easting: 331322.000

Longitude: 151°10'31.9"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

## Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	6.10	0			Auger - Solid Flight
1	1	Casing	Pvc Class 18	0.00	4.60	52			

## Remarks

08/07/2015: Coordinates provided by sketch on file.

L. Franchi

12/08/2015: Nat Carling, 12-Aug-2015; Work, owner types updated. Added drilled depth to summary.

## Appendix C Historical Aerials



**Legend**  
[Red Outline] Approximate Site Boundary



Job No: 61122

Client: C&M Antoniou

Version: Aerials	Date 6/07/2021
Drawn By: RF/JZ	Checked By: CD

Scale 1:1,200 

  
metres

Coord. Sys. GDA 1994 MGA Zone 56

**71, 73, 75, 85 Crown Street and  
116 Princes Highway,  
St Peters, NSW**


**HISTORICAL AERIAL  
PHOTOGRAPHS 1930**

**FIGURE 1930**





**Legend**

 Approximate Site Boundary



Job No: 61122

Client: C&M Antoniou

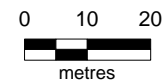
Version: Aerials

Date 6/07/2021

Drawn By: RF/JZ

Checked By: CD

Scale 1:1,200



Coord. Sys. GDA 1994 MGA Zone 56


**71, 73, 75, 85 Crown Street and  
116 Princes Highway,  
St Peters, NSW**

**HISTORICAL AERIAL  
PHOTOGRAPHS 1943**

**FIGURE 1943**



**Legend**

 Approximate Site Boundary



Job No: 61122

Client: C&M Antoniou

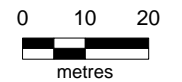
Version: Aerials

Date 6/07/2021

Drawn By: RF/JZ

Checked By: CD

Scale 1:1,200



Coord. Sys. GDA 1994 MGA Zone 56

**71, 73, 75, 85 Crown Street and  
116 Princes Highway,  
St Peters, NSW**


**HISTORICAL AERIAL  
PHOTOGRAPHS 1951**

**FIGURE 1951**





**Legend**

 Approximate Site Boundary



Job No: 61122

Client: C&M Antoniou

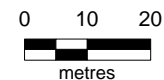
Version: Aerials

Date 6/07/2021

Drawn By: RF/JZ

Checked By: CD

Scale 1:1,200



Coord. Sys. GDA 1994 MGA Zone 56

**71, 73, 75, 85 Crown Street and  
116 Princes Highway,  
St Peters, NSW**


**HISTORICAL AERIAL  
PHOTOGRAPHS 1960**

**FIGURE 1960**





**Legend**

 Approximate Site Boundary



Job No: 61122

Client: C&M Antoniou

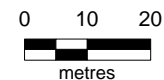
Version: Aerials

Date 6/07/2021

Drawn By: RF/JZ

Checked By: CD

Scale 1:1,200



Coord. Sys. GDA 1994 MGA Zone 56

**71, 73, 75, 85 Crown Street and  
116 Princes Highway,  
St Peters, NSW**


**HISTORICAL AERIAL  
PHOTOGRAPHS 1970**

**FIGURE 1970**





**Legend**

 Approximate Site Boundary



Job No: 61122

Client: C&M Antoniou

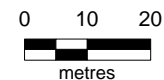
Version: Aerials

Date 6/07/2021

Drawn By: RF/JZ

Checked By: CD

Scale 1:1,200



Coord. Sys. GDA 1994 MGA Zone 56

**71, 73, 75, 85 Crown Street and  
116 Princes Highway,  
St Peters, NSW**


**HISTORICAL AERIAL  
PHOTOGRAPHS 1986**

**FIGURE 1986**





**Legend**

 Approximate Site Boundary



Job No: 61122

Client: C&M Antoniou

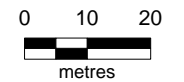
Version: Aerials

Date 6/07/2021

Drawn By: RF/JZ

Checked By: CD

Scale 1:1,200



Coord. Sys. GDA 1994 MGA Zone 56

**71, 73, 75, 85 Crown Street and  
116 Princes Highway,  
St Peters, NSW**


**HISTORICAL AERIAL  
PHOTOGRAPHS 1994**

**FIGURE 1994**





**Legend**

 Approximate Site Boundary



Job No: 61122

Client: C&M Antoniou

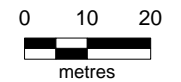
Version: Aerials

Date 6/07/2021

Drawn By: RF/JZ

Checked By: CD

Scale 1:1,200



Coord. Sys. GDA 1994 MGA Zone 56

**71, 73, 75, 85 Crown Street and  
116 Princes Highway,  
St Peters, NSW**


**HISTORICAL AERIAL  
PHOTOGRAPHS 2002**

**FIGURE 2002**





**Legend**

 Approximate Site Boundary



Job No: 61122

Client: C&M Antoniou

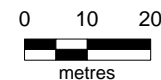
Version: Aerials

Date 6/07/2021

Drawn By: RF/JZ

Checked By: CD

Scale 1:1,200



Coord. Sys. GDA 1994 MGA Zone 56

**71, 73, 75, 85 Crown Street and  
116 Princes Highway,  
St Peters, NSW**

**HISTORICAL AERIAL  
PHOTOGRAPHS 2009**

**FIGURE 2009**





**Legend**

 Approximate Site Boundary



Job No: 61122

Client: C&M Antoniou

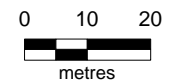
Version: Aerials

Date 6/07/2021

Drawn By: RF/JZ

Checked By: CD

Scale 1:1,200



Coord. Sys. GDA 1994 MGA Zone 56

**71, 73, 75, 85 Crown Street and  
116 Princes Highway,  
St Peters, NSW**

**HISTORICAL AERIAL  
PHOTOGRAPHS 2021**

**FIGURE 2021**

## Appendix D Planning Certificates 10.7

**PLANNING CERTIFICATE**

**UNDER SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT,  
1979**

**Cert. No.:** PCT/2021/3002

**Fee:** \$133.00

**Application Date:** 18 June 2021

**Issued Date:** 24 June 2021

**Applicant's Reference:**

Applicant	Owner (as recorded by Council)
Name: Chris Dagger Address: 50 Margaret Street SYDNEY NSW 2000 Email: CDAGGER@JBSG.COM.AU Phone: (02) 8245 0300	Name: C & M Antoniou Pty Ltd

Subject property address	Legal description
Street address: 75 Crown Street ST PETERS NSW 2044	Lot 24 DP 1249592

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 <i>Environmental Planning and Assessment Act 1979</i> , 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
- State Environmental Planning Policy Amendment (Build-to-rent Housing) 2021
- Sydney Regional Environment Plan (Sydney Harbour Catchment) 2005
- Draft State Environmental Planning Policy (Environment) 2017
- Draft State Environmental Planning Policy (Remediation of Land) 2017
- Draft State Environmental Planning Policy (Short-term Rental Accommodation) 2019
- Draft Housing Diversity State Environmental Planning Policy 2020
- Draft State Environmental Planning Policy (Design and Place) 2021

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

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

- Marrickville Local Environmental Plan 2011

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

- Draft Inner West Local Environment Plan 2020

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

- Marrickville Development Control Plan 2011

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

### Lot 24 DP 1249592

#### Marrickville Local Environmental Plan 2011

##### Zone R1 General Residential

###### 1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

###### 2 Permitted without consent

Home occupations

###### 2 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Community facilities; Dwelling houses; Group homes; Home Industries; Hostels; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4

###### 3 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Business premises; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Dual occupancies; Eco-tourist facilities; Electricity generating works; Emergency services facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Garden centres; Hardware and building supplies; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Landscaping material supplies; Marinas; Mooring pens; Moorings; Mortuaries; Office Premises; Open cut mining; Passenger transport facilities; Plant nurseries; Pubs; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Restricted premises; Retail premises; Rural industries; Rural supplies; Rural workers' dwellings; Service stations; Sewerage systems; Sex services premises; Specialised retail premises; Storage premises; Timber yards; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

### Lot 24 DP 1249592

#### Draft Inner West Local Environmental Plan 2020

##### Proposed Zone R1 General Residential

###### 1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses the provide facilities or services to meet the day to day needs of residents.
- To provide housing that is compatible with the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas.
- To provide landscaped areas for the use and enjoyment of existing and future residents.
- To ensure that subdivision creates lots of regular shapes that are complementary to, and compatible with, the character, style, orientation and pattern of the surrounding area.
- To protect and enhance the amenity of existing and future residents and the neighbourhood

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

### 2 Permitted without consent

Home occupations

### 3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Community facilities; Dwelling houses; Group homes; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4

### 4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Dual occupancies; Eco-tourist facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Port facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewage treatment plants; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies

Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land, and if so, the minimum land dimensions so fixed:

**Lot 24 DP 1249592 – NO**

Whether the land includes or comprises critical habitat:

**Lot 24 DP 1249592 – NO**

Whether the land is in a conservation area (however described):

**Lot 24 DP 1249592 – NO**

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

**Lot 24 DP 1249592 – 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.



<b>3. Complying Development - State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</b>
<p><b>Housing Code</b></p> <p><b>Lot 24 DP 1249592:</b> <b>NO.</b> Complying Development may not be carried out on this land because of the provisions of clause 1.19 of the <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> that land is excluded land being land that is:</p> <ul style="list-style-type: none"> <li>• Within the 25 ANEF contour or a higher ANEF contour, unless the development is only for the erection of ancillary development, attached development or detached development, or the alteration of, or addition to, ancillary development or detached development.</li> </ul>
<p><b>Low Rise Housing Diversity Code</b></p> <p><b>Lot 24 DP 1249592:</b> <b>NO.</b> Complying Development may not be carried out on this land because of the provisions of clause 1.19 of the <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> that land is excluded land being land that is:</p> <ul style="list-style-type: none"> <li>• Within the 25 ANEF contour or a higher ANEF contour, unless the development is only for the erection of ancillary development, attached development or detached development, or the alteration of, or addition to, ancillary development or detached development.</li> </ul>
<p><b>Inland Code</b></p> <p>NO, the Inland Code does not apply to land within the Inner West Local Government Area.</p>
<p><b>Rural Housing Code</b></p> <p>NO, the Rural Housing Code does not apply to land within the Inner West Local Government Area.</p>
<p><b>Greenfield Housing Code</b></p> <p>NO, the Greenfield Housing Code does not apply to land within the Inner West Local Government Area.</p>
<p><b>Commercial and Industrial (New Buildings and Additions) Code</b></p> <p><b>Lot 24 DP 1249592:</b> <b>YES.</b> 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><b>Housing Alterations Code</b></p> <p><b>Lot 24 DP 1249592:</b> <b>YES.</b> 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><b>General Development Code</b></p> <p><b>Lot 24 DP 1249592:</b> <b>YES.</b> 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><b>Commercial and Industrial Alterations Code</b></p> <p><b>Lot 24 DP 1249592:</b> <b>YES.</b> 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>

**Container Recycling Code**

**Lot 24 DP 1249592:**

**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.

**Subdivisions Code**

**Lot 24 DP 1249592:**

**YES.**

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

**Demolition Code**

**Lot 24 DP 1249592:**

**YES.**

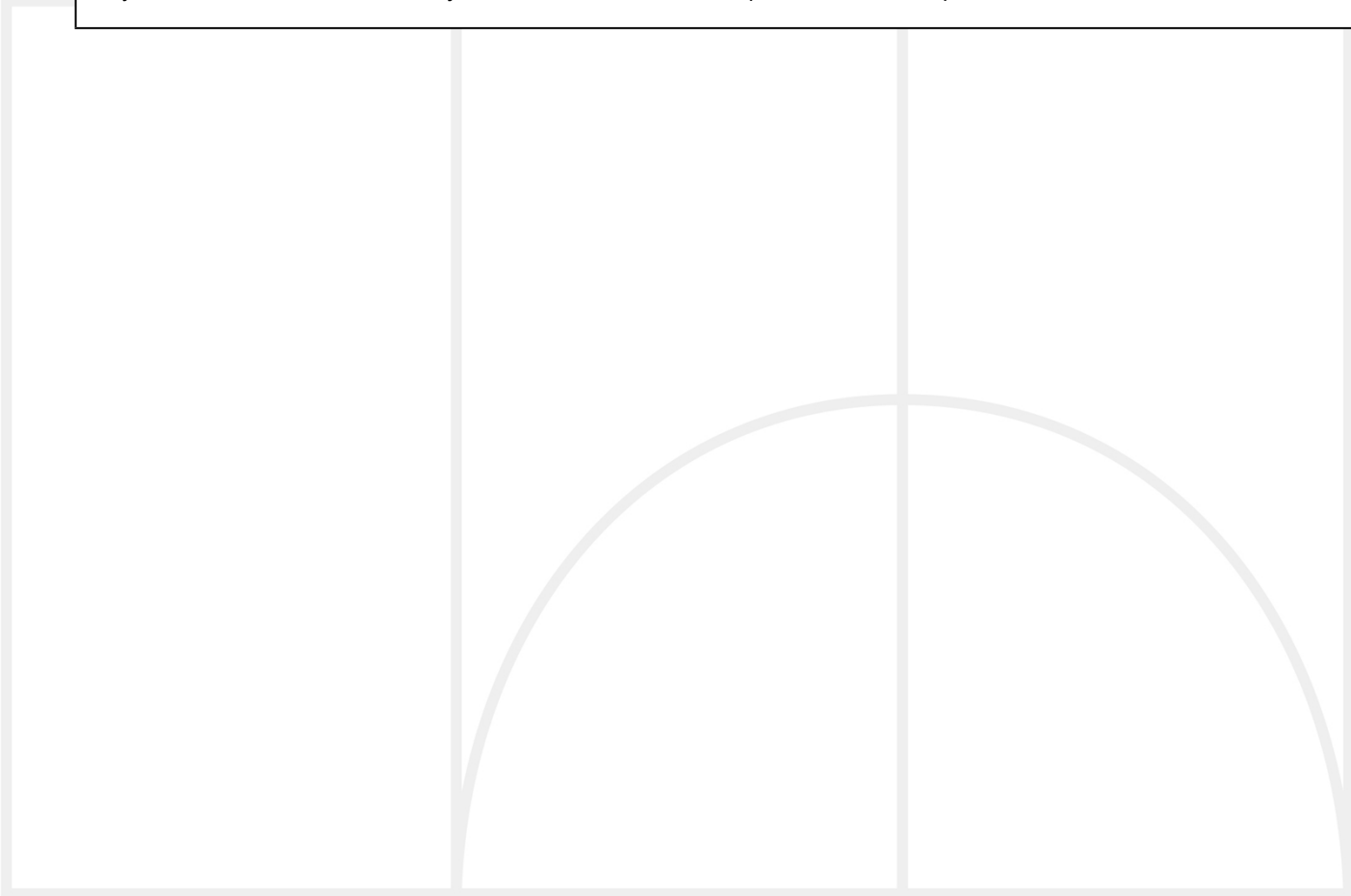
Complying Development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

**Fire Safety Code**

**Lot 24 DP 1249592:**

**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.

**Lot 24 DP 1249592:**

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

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

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

### 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:

**Lot 24 DP 1249592:**

**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:

**Lot 24 DP 1249592:**

**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:

**Lot 24 DP 1249592:**

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

### 9. Contributions plans

The name of each contributions plan applying to the land:

Marrickville Section 94/94A Development Contributions Plan 2014.

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

### 9A. Biodiversity certified land

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

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

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

### 10. Biodiversity stewardship sites

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

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

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

### 10A. Native vegetation clearing set asides

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

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

### 11. Bush fire prone land

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

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

### 12. Property vegetation plans

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

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

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

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

**Lot 24 DP 1249592:**

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.

**Lot 24 DP 1249592:**

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

### Lot 24 DP 1249592:

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

### Lot 24 DP 1249592:

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*.

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

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,

**Lot 24 DP 1249592 – 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,

**Lot 24 DP 1249592 – 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,

**Lot 24 DP 1249592 – 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,

**Lot 24 DP 1249592 – 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.

**Lot 24 DP 1249592 – NO**

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

**Boarding House**

**Lot 24 DP 1249592:**

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.)**

**Lot 24 DP 1249592:**

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

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

For more information please contact:

**Airservices Australia**

Noise Enquiry Lines

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

**National Noise Enquiry Line:** 1800 802 584

Head Office Address:

Alan Woods Building  
25 Constitution Avenue  
Canberra ACT 2601

Postal Address:

GPO Box 367  
Canberra ACT 2601

Phone: 02 6268 4111 or 1300 301 120

Fax: 02 6268 5683

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

### Information regarding outstanding notices and orders

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

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

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

### General Information

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

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

Any enquiries regarding State Environmental Planning Policies and should be directed to Planning and Environment. Please contact Council's Strategic Planning section for further information about this Planning Certificate.

### 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/2021/3003

**Fee:** \$133.00

**Application Date:** 18 June 2021

**Issued Date:** 24 June 2021

**Applicant's Reference:**

<b>Applicant</b>	<b>Owner (as recorded by Council)</b>
<p>Name: Chris Dagger</p> <p>Address: 50 Margaret Street SYDNEY NSW 2000</p> <p>Email: CDAGGER@JBSG.COM.AU</p> <p>Phone: (02) 8245 0300</p>	<p>Name: Mr E R Firth</p>

<b>Subject property address</b>	<b>Legal description</b>
<p>Street address: 85 Crown Street ST PETERS NSW 2044</p>	<p>Lot 10 DP 1227918</p>

<b>Information provided pursuant to Section 10.7(2) of the EP&amp;A Act</b>
<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
- State Environmental Planning Policy Amendment (Build-to-rent Housing) 2021
- Sydney Regional Environment Plan (Sydney Harbour Catchment) 2005
- Draft State Environmental Planning Policy (Environment) 2017
- Draft State Environmental Planning Policy (Remediation of Land) 2017
- Draft State Environmental Planning Policy (Short-term Rental Accommodation) 2019
- Draft Housing Diversity State Environmental Planning Policy 2020
- Draft State Environmental Planning Policy (Design and Place) 2021

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

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

- Marrickville Local Environmental Plan 2011

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

- Draft Inner West Local Environment Plan 2020

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

- Marrickville Development Control Plan 2011

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

Lot 10 DP 1227918

Marrickville Local Environmental Plan 2011

### Zone B4 Mixed Use

#### 1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To support the renewal of specific areas by providing for a broad range of services and employment uses in development which display good design.
- To promote commercial uses by limiting housing.
- To constrain parking and restrict car use.

#### 2 Permitted without consent

Home occupations

#### 3 Permitted with consent

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

#### 4 Prohibited

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

Lot 10 DP 1227918

Draft Inner West Local Environmental Plan 2020

### Proposed Zone B4 Mixed Use

#### 1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To support the renewal of specific areas by providing for a broad range of services and employment uses without adversely impacting on the role or viability of nearby centres.
- To facilitate a high standard of urban design and pedestrian amenity that creates open and lively facades, contributes to achieving a sense of place for the local community and caters for the needs of all ages and abilities.

#### 2 Permitted without consent

Home occupations; Home-based child care

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

### 3 Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Group homes; Hostels; Hotel or motel accommodation; Information and education facilities; Light industries; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Serviced apartments; Shop top housing; Tank-based aquaculture; 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; Camping grounds; Boat building and repair facilities; Boat launching ramps; Boats sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Residential accommodation; Rural industries; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

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:

**Lot 10 DP 1227918 – NO**

Whether the land includes or comprises critical habitat:

**Lot 10 DP 1227918 – NO**

Whether the land is in a conservation area (however described):

**Lot 10 DP 1227918 – NO**

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

**Lot 10 DP 1227918 – NO**

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

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

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

### 3. Complying Development - State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

#### Housing Code

**Lot 10 DP 1227918:**

**NO.**

Complying Development may not be carried out on this land because of the provisions of clause 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* that land is excluded land being land that is:

- Reserved for Public Purpose by an environmental planning instrument. This restriction only affects part of the land. Refer to Land Reservation Acquisition Map in the Marrickville Local Environmental Plan 2011 to determine the extent to which complying development may be carried out.
- Within the 25 ANEF contour or a higher ANEF contour, unless the development is only for the erection of ancillary development, attached development or detached development, or the alteration of, or addition to, ancillary development or detached development.

#### Low Rise Housing Diversity Code

**Lot 10 DP 1227918:**

**NO.**

Complying Development may not be carried out on this land because of the provisions of clause 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* that land is excluded land being land that is:

- Reserved for Public Purpose by an environmental planning instrument. This restriction only affects part of the land. Refer to Land Reservation Acquisition Map in the Marrickville Local Environmental Plan 2011 to determine the extent to which complying development may be carried out.
- Within the 25 ANEF contour or a higher ANEF contour, unless the development is only for the erection of ancillary development, attached development or detached development, or the alteration of, or addition to, ancillary development or detached development.

#### Inland Code

NO, the Inland Code does not apply to land within the Inner West Local Government Area.

#### Rural Housing Code

NO, the Rural Housing Code does not apply to land within the Inner West Local Government Area.

#### Greenfield Housing Code

NO, the Greenfield Housing Code does not apply to land within the Inner West Local Government Area.

#### Commercial and Industrial (New Buildings and Additions) Code

**Lot 10 DP 1227918:**

**NO.**

Complying Development may not be carried out on this land because of the provisions of clause 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* that land is excluded land being land that is:

- Reserved for Public Purpose by an environmental planning instrument. This restriction only affects part of the land. Refer to Land Reservation Acquisition Map in the Marrickville Local Environmental Plan 2011 to determine the extent to which complying development may be carried out.

#### Housing Alterations Code

**Lot 10 DP 1227918:**

**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.



<p><b>General Development Code</b></p> <p><b>Lot 10 DP 1227918:</b> <b>YES.</b> 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><b>Commercial and Industrial Alterations Code</b></p> <p><b>Lot 10 DP 1227918:</b> <b>YES.</b> 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><b>Container Recycling Code</b></p> <p><b>Lot 10 DP 1227918:</b> <b>YES.</b> 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><b>Subdivisions Code</b></p> <p><b>Lot 10 DP 1227918:</b> <b>YES.</b> 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><b>Demolition Code</b></p> <p><b>Lot 10 DP 1227918:</b> <b>YES.</b> 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><b>Fire Safety Code</b></p> <p><b>Lot 10 DP 1227918:</b> <b>YES.</b> Complying Development under <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.</p>

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

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

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

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

**5. Mine subsidence**

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the *Coal Mine Compensation Act 2017*:

**NO**

**6. Road widening and road realignment**

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

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

**Lot 10 DP 1227918:**

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

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

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

**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:

**Lot 10 DP 1227918:**

**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:

**Lot 10 DP 1227918:**

**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:

**Lot 10 DP 1227918:**

The land **IS** reserved, in part or whole, for acquisition by a public authority, as referred to in section 3.15 of the Act, under:

- (i) any environmental planning instruments
- (ii) deemed environmental planning instrument; or
- (iii) draft environmental planning instrument

**9. Contributions plans**

The name of each contributions plan applying to the land:

Marrickville Section 94/94A Development Contributions Plan 2014.

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

**9A. Biodiversity certified land**

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

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

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

**10. Biodiversity stewardship sites**

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

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

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

### 10A. Native vegetation clearing set asides

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

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

### 11. Bush fire prone land

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

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

### 12. Property vegetation plans

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

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

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

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

**Lot 10 DP 1227918:**

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.

**Lot 10 DP 1227918:**

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

### Lot 10 DP 1227918:

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

### Lot 10 DP 1227918:

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*.

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

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,

**Lot 10 DP 1227918 – 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,

**Lot 10 DP 1227918 – 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,

**Lot 10 DP 1227918 – 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,

**Lot 10 DP 1227918 – 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.

**Lot 10 DP 1227918 – NO**

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

**Boarding House**

**Lot 10 DP 1227918:**

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.)**

**Lot 10 DP 1227918:**

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

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

For more information please contact:

**Airservices Australia**

Noise Enquiry Lines

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

**National Noise Enquiry Line:** 1800 802 584

Head Office Address:

Alan Woods Building  
25 Constitution Avenue  
Canberra ACT 2601

Postal Address:

GPO Box 367  
Canberra ACT 2601

Phone: 02 6268 4111 or 1300 301 120

Fax: 02 6268 5683

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

### Information regarding outstanding notices and orders

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

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

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

### General Information

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

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

Any enquiries regarding State Environmental Planning Policies and should be directed to Planning and Environment. Please contact Council's Strategic Planning section for further information about this Planning Certificate.

### 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/2021/3004

**Fee:** \$133.00

**Application Date:** 18 June 2021

**Issued Date:** 24 June 2021

**Applicant's Reference:**

Applicant	Owner (as recorded by Council)
Name: Chris Dagger Address: 50 Margaret Street SYDNEY NSW 2000 Email: CDAGGER@JBSG.COM.AU Phone: (02) 8245 0300	Name: C & M Antonious Pty Ltd

Subject property address	Legal description
Street address: 116 Princes Highway ST PETERS NSW 2044	Lot 21 DP 1249588

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 <i>Environmental Planning and Assessment Act 1979</i> , 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
- State Environmental Planning Policy Amendment (Build-to-rent Housing) 2021
- Sydney Regional Environment Plan (Sydney Harbour Catchment) 2005
- Draft State Environmental Planning Policy (Environment) 2017
- Draft State Environmental Planning Policy (Remediation of Land) 2017
- Draft State Environmental Planning Policy (Short-term Rental Accommodation) 2019
- Draft Housing Diversity State Environmental Planning Policy 2020
- Draft State Environmental Planning Policy (Design and Place) 2021

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

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

- Marrickville Local Environmental Plan 2011

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

- Draft Inner West Local Environment Plan 2020

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

- Marrickville Development Control Plan 2011

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

**Lot 21 DP 1249588**

**Marrickville Local Environmental Plan 2011**

### **Zone B4 Mixed Use**

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

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To support the renewal of specific areas by providing for a broad range of services and employment uses in development which display good design.
- To promote commercial uses by limiting housing.
- To constrain parking and restrict car use.

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

Home occupations

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

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

#### **4 Prohibited**

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

**Lot 21 DP 1249588**

**Draft Inner West Local Environmental Plan 2020**

### **Proposed Zone B4 Mixed Use**

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

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To support the renewal of specific areas by providing for a broad range of services and employment uses without adversely impacting on the role or viability of nearby centres.
- To facilitate a high standard of urban design and pedestrian amenity that creates open and lively facades, contributes to achieving a sense of place for the local community and caters for the needs of all ages and abilities.

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

Home occupations; Home-based child care

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

### 3 Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Group homes; Hostels; Hotel or motel accommodation; Information and education facilities; Light industries; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Serviced apartments; Shop top housing; Tank-based aquaculture; 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; Camping grounds; Boat building and repair facilities; Boat launching ramps; Boats sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Residential accommodation; Rural industries; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

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:

**Lot 21 DP 1249588 – NO**

Whether the land includes or comprises critical habitat:

**Lot 21 DP 1249588 – NO**

Whether the land is in a conservation area (however described):

**Lot 21 DP 1249588 – NO**

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

**Lot 21 DP 1249588 – 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.



<b>3. Complying Development - State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</b>
<p><b>Housing Code</b></p> <p><b>Lot 21 DP 1249588:</b> <b>NO.</b> Complying Development may not be carried out on this land because of the provisions of clause 1.19 of the <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> that land is excluded land being land that is:</p> <ul style="list-style-type: none"> <li>• Within the 25 ANEF contour or a higher ANEF contour, unless the development is only for the erection of ancillary development, attached development or detached development, or the alteration of, or addition to, ancillary development or detached development.</li> </ul>
<p><b>Low Rise Housing Diversity Code</b></p> <p><b>Lot 21 DP 1249588:</b> <b>NO.</b> Complying Development may not be carried out on this land because of the provisions of clause 1.19 of the <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> that land is excluded land being land that is:</p> <ul style="list-style-type: none"> <li>• Within the 25 ANEF contour or a higher ANEF contour, unless the development is only for the erection of ancillary development, attached development or detached development, or the alteration of, or addition to, ancillary development or detached development.</li> </ul>
<p><b>Inland Code</b></p> <p>NO, the Inland Code does not apply to land within the Inner West Local Government Area.</p>
<p><b>Rural Housing Code</b></p> <p>NO, the Rural Housing Code does not apply to land within the Inner West Local Government Area.</p>
<p><b>Greenfield Housing Code</b></p> <p>NO, the Greenfield Housing Code does not apply to land within the Inner West Local Government Area.</p>
<p><b>Commercial and Industrial (New Buildings and Additions) Code</b></p> <p><b>Lot 21 DP 1249588:</b> <b>YES.</b> 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><b>Housing Alterations Code</b></p> <p><b>Lot 21 DP 1249588:</b> <b>YES.</b> 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><b>General Development Code</b></p> <p><b>Lot 21 DP 1249588:</b> <b>YES.</b> 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><b>Commercial and Industrial Alterations Code</b></p> <p><b>Lot 21 DP 1249588:</b> <b>YES.</b> 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>

**Container Recycling Code**

**Lot 21 DP 1249588:**

**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.

**Subdivisions Code**

**Lot 21 DP 1249588:**

**YES.**

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

**Demolition Code**

**Lot 21 DP 1249588:**

**YES.**

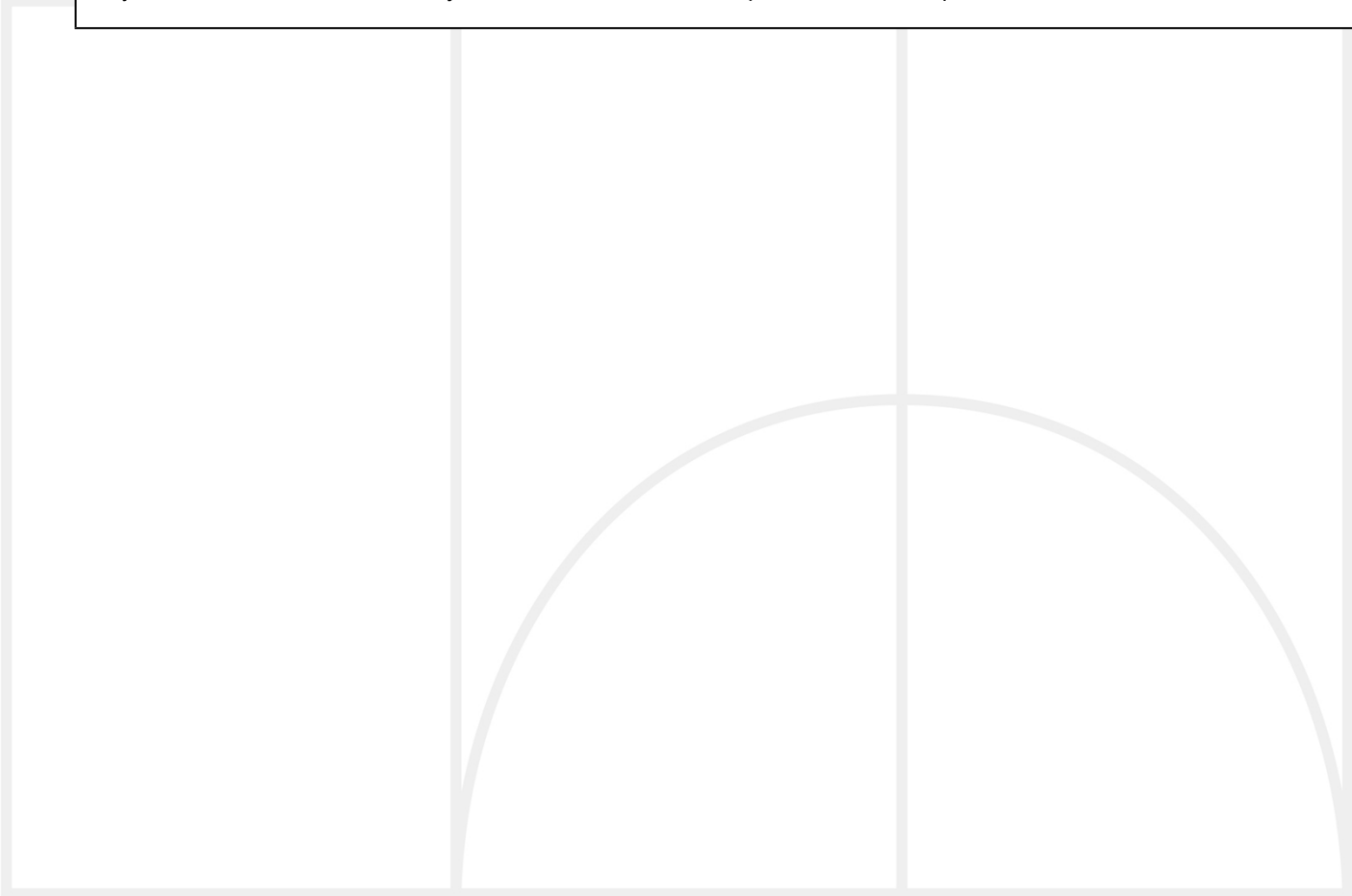
Complying Development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

**Fire Safety Code**

**Lot 21 DP 1249588:**

**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.

**Lot 21 DP 1249588:**

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

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

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

### 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:

**Lot 21 DP 1249588:**

**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:

**Lot 21 DP 1249588:**

**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:

**Lot 21 DP 1249588:**

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

### 9. Contributions plans

The name of each contributions plan applying to the land:

Marrickville Section 94/94A Development Contributions Plan 2014.

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

### 9A. Biodiversity certified land

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

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

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

### 10. Biodiversity stewardship sites

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

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

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



### 10A. Native vegetation clearing set asides

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

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

### 11. Bush fire prone land

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

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

### 12. Property vegetation plans

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

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

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

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

**Lot 21 DP 1249588:**

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.

**Lot 21 DP 1249588:**

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

### Lot 21 DP 1249588:

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

### Lot 21 DP 1249588:

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*.

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

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,

**Lot 21 DP 1249588 – 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,

**Lot 21 DP 1249588 – 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,

**Lot 21 DP 1249588 – 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,

**Lot 21 DP 1249588 – 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.

**Lot 21 DP 1249588 – NO**

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

**Boarding House**

**Lot 21 DP 1249588:**

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.)**

**Lot 21 DP 1249588:**

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

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

For more information please contact:

**Airservices Australia**

Noise Enquiry Lines

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

**National Noise Enquiry Line:** 1800 802 584

Head Office Address:

Alan Woods Building  
25 Constitution Avenue  
Canberra ACT 2601

Postal Address:

GPO Box 367  
Canberra ACT 2601

Phone: 02 6268 4111 or 1300 301 120

Fax: 02 6268 5683

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



### Information regarding outstanding notices and orders

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

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

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

### General Information

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

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

Any enquiries regarding State Environmental Planning Policies and should be directed to Planning and Environment. Please contact Council's Strategic Planning section for further information about this Planning Certificate.

### 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**

## Appendix E SafeWork NSW Dangerous Goods Records



Our Ref: D21/103068

5 July 2021

Mr Chris Dagger  
JBS&G Australia Pty Ltd  
[cdagger@jbsg.com.au](mailto:cdagger@jbsg.com.au)

Dear Mr Dagger

**RE SITE: Lot 21 DP1 249588, Lot 22 DP 1249588, Lot 23 DP 1249 Crown St, St Peters**

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

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

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'G Draper'.

Gabriela Draper

Licensing Representative  
Licensing and Funds, Better Regulation  
SafeWork NSW

## Appendix F EPA Searches



## Public registers

+ POEO Public Register

- Contaminated land record of notices

[About the record of notices](#)

[List of notified sites](#)

[Tips for searching](#)

[Disclaimer](#)

[Dangerous goods licences](#)

[Pesticide licences](#)

[Radiation licences](#)

[Home](#) [Public registers](#) [Contaminated land record of notices](#)

## Search results

Your search for: LGA: INNER WEST COUNCIL

Matched 97 notices relating to 17 sites.

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
BALMAIN	Hyam, Foy, Reynolds, Palmer, Booth STREET	<a href="#">Former Unilever Detergent Factory</a>	18 former
CAMPERDOWN	Salisbury LANE	<a href="#">O'Dea Reserve</a>	1 former
HABERFIELD	25-35 Parramatta ROAD	<a href="#">7-Eleven Haberfield</a>	3 current and 1 former
LEICHHARDT	22 George STREET	<a href="#">Former Kolotex site</a>	1 current and 8 former
LEICHHARDT	30-40 George STREET	<a href="#">Former Labelcraft Site</a>	4 current and 3 former
LEICHHARDT	10-11 Balmain ROAD	<a href="#">SRA Land</a>	5 former
MARRICKVILLE	Thornley STREET	<a href="#">Cooks River Aqueduct</a>	1 former
MARRICKVILLE	Smidmore STREET	<a href="#">Former Dry Cleaners and Loading Dock</a>	2 current
MARRICKVILLE	22-28 Carrington ROAD	<a href="#">TRW Steering and Suspension</a>	1 current and 1 former
ROZELLE	Reynolds Street and Buchanan STREET	<a href="#">Ampol Balmain</a>	8 former
ROZELLE	Terry STREET	<a href="#">Balmain Power Station</a>	5 former
ROZELLE	35 Terry STREET	<a href="#">Former Chemplex Factory</a>	10 former
ROZELLE	Reynolds STREET	<a href="#">Former Unilever Sulphonation Plant</a>	4 former
ROZELLE	Robert STREET	<a href="#">White Bay Power Station</a>	7 former
ST PETERS	53 Barwon Park ROAD	<a href="#">Former Tidyburn Facility</a>	4 former
TEMPE	775 Princes HIGHWAY	<a href="#">Caltex Service Station</a>	2 current
TEMPE	South STREET	<a href="#">Former Tempe Tip</a>	2 current and 6 former

# Licence summary

[Search Again](#)

[Return to Previous Page](#)

## Summary Licence No: 21524

[View this licence](#) (PDF document 180 kb)

**Licence holder:** JOHN HOLLAND PTY LTD

**Premises:** SYDNEY GATEWAY ROAD PROJECT  
PORTION OF FORMER TEMPE LANDFILL, TEMPE, NSW, 2044  
**LGA:** BAYSIDE **Catchment:** Sydney Coast & Georges River

**Administrative fee:** \$18,765.00

**Licence status:** Issued

**Activity type:** Road construction ( $\geq 50,000\text{T}$  & road to be constructed  $< 10\text{km}$ )

**Licence review:** Due date 09 Jun 2026

**Pollution incident management**

**plan:** No

# Site and notice details

Your search for:

Suburb: TEMPE

10 notices on 2 sites were matched.

[Return to list of search results](#)

[Search Again](#)

[Refine Search](#)

## Area No: 3157

The information below was correct at the time the notices were issued.

**Site:** Former Tempe Tip

**Address:** South STREET, TEMPE

**LGA:** INNER WEST

**Occupier:** Several

**Owner:** Marrickville Council

Lot 1/ DP 124394

Lot 1/ DP 124399

Lot 3/ DP 261958

Lot A/ DP 382059

Lot C/ DP 385209

Lot F/ DP 385210

Lot 8/20 DP 57638

Lot 1/ DP 62963

Lot 7/ DP 63236

Lot 3/ DP 662867

Lot 40/ DP 746918

Lot 19/ DP 825649

Lot 20/ DP 825649

Lot 2/ DP 869306

## Notices relating to this site (2 current and 6 former)

(Map) where available, maps show the part of the site affected by the notice

\* notice matched search criteria

Notice recipient	Notice type & number	Status	Date
Marrickville Council	Agreed Voluntary Remediation Proposal * <a href="#">26050</a>	Current	Issued 19 Mar 2003
Not Applicable	Declaration of Remediation Site * <a href="#">21005</a>	Current	Issued 25 Jul 2000
Marrickville Council	Remediation Order * <a href="#">23003</a>	Former	Issued 22 Mar 2001 Complied with 30 Nov 2001
Ikea Pty Ltd	Site Audit Statements * <a href="#">GN420B</a>	Issued	Issued 12 Nov 2013
Valad Property Group	Site Audit Statements * <a href="#">GN420</a>	Issued	Issued 09 Jul 2010
Marrickville Council	Site Audit Statements * <a href="#">GN35C</a>	Issued	Issued 27 Sep 2005
Marrickville Council	Site Audit Statements * <a href="#">GN35B</a>	Issued	Issued 30 Aug 2004
Marrickville Council	Site Audit Statements * <a href="#">GN35</a>	Issued	Issued 26 Nov 2001

# The NSW Government PFAS Investigation Program

View a map of the sites in NSW that may be contaminated with PFAS, learn how to reduce your exposure to these dangerous chemicals, and read about our investigation of the issue.

The EPA is leading an investigation program to assess the legacy of PFAS use across NSW. With the assistance of the NSW PFAS Technical Advisory Group, which includes NSW Health, Department of Primary Industries and the Office of Environment and Heritage, we provide impacted residents with tailored, precautionary dietary advice to help them reduce any exposure to PFAS.

Current investigations are focused on sites where it is likely that large quantities of PFAS have been used. The EPA is currently investigating PFAS at these sites:

Map view List view

Clear filters  Only show sites within current map view Showing 0 of 49 sites

Organisation	Address	Status
<input type="text" value="**filter by organisation**"/>	<input type="text" value="St Peters"/>	<input checked="" type="checkbox"/> PFAS investigation site

Tags:

PFAS



# Search results

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

**Suburb - St Peters**

returned 128 results

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Number	Name	Location	Type	Status	Issued date
<a href="#">1593734</a>		25 Burrows Road South, ST PETERS, NSW 2044	s.80 Surrender of a Licence	Issued	16 Apr 2020
<a href="#">1605186</a>		6-10 Burrows Road South , ST PETERS, NSW 2044	s.80 Surrender of a Licence	Issued	27 Jan 2021
<a href="#">1113578</a>	ACN 127 624 775 PTY LTD	6-10 Burrows Road South, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	04 Jun 2010
<a href="#">1116922</a>	ACN 127 624 775 PTY LTD	6-10 Burrows Road South, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	05 Aug 2010
<a href="#">1017904</a>	ALEXANDRIA LANDFILL PTY LTD	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.91 Clean Up Notice	Issued	31 May 2002
<a href="#">1017963</a>	ALEXANDRIA LANDFILL PTY LTD	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.91 Clean Up Notice	Issued	06 Jun 2002
<a href="#">1018247</a>	ALEXANDRIA LANDFILL PTY LTD	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.91 Clean Up Notice	Issued	18 Jun 2002
<a href="#">1018386</a>	ALEXANDRIA LANDFILL PTY LTD	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.91 Clean Up Notice	Issued	21 Jun 2002
<a href="#">1018818</a>	ALEXANDRIA LANDFILL PTY LTD	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	09 Jul 2002
<a href="#">1024148</a>	ALEXANDRIA LANDFILL PTY LTD	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	07 Jan 2003
<a href="#">1028703</a>	ALEXANDRIA LANDFILL PTY LTD	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	04 Jul 2003
<a href="#">1040317</a>	ALEXANDRIA LANDFILL PTY LTD	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	02 Sep 2004
<a href="#">1041133</a>	ALEXANDRIA LANDFILL PTY LTD	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	29 Sep 2004
<a href="#">1042998</a>	ALEXANDRIA LANDFILL PTY LTD	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	30 Sep 2005
<a href="#">1057971</a>	ALEXANDRIA LANDFILL PTY LTD	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	31 Mar 2006
<a href="#">1061862</a>	ALEXANDRIA LANDFILL PTY LTD	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	02 Nov 2006
<a href="#">1067504</a>	ALEXANDRIA LANDFILL PTY LTD	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	04 Dec 2006
<a href="#">1068196</a>	ALEXANDRIA LANDFILL PTY LTD	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	21 Jun 2007
<a href="#">1093194</a>	ALEXANDRIA LANDFILL PTY LTD	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	31 Oct 2008
<a href="#">1099148</a>	ALEXANDRIA LANDFILL PTY LTD	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	30 Mar 2009

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30 June 2021

# Search results

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

**Suburb - St Peters**

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<u>Number</u>	<u>Name</u>	<u>Location</u>	<u>Type</u>	<u>Status</u>	<u>Issued date</u>
<a href="#">1127043</a>	ALEXANDRIA LANDFILL PTY LTD	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.91 Clean Up Notice	Issued	15 Apr 2011
<a href="#">1127407</a>	ALEXANDRIA LANDFILL PTY LTD	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.110 Variation of Clean Up Notice	Issued	21 Apr 2011
<a href="#">1127781</a>	ALEXANDRIA LANDFILL PTY LTD	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.110 Variation of Clean Up Notice	Issued	28 Apr 2011
<a href="#">1128035</a>	ALEXANDRIA LANDFILL PTY LTD	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.110 Variation of Clean Up Notice	Issued	03 May 2011
<a href="#">1128694</a>	ALEXANDRIA LANDFILL PTY LTD	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.91 Clean Up Notice	Issued	21 Jun 2011
<a href="#">1507165</a>	ALEXANDRIA LANDFILL PTY LTD	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	03 Aug 2012
<a href="#">7590</a>	BITUPAVE LTD	BURROWS ROAD SOUTH, ST PETERS, NSW 2044	POEO licence	Surrendered	22 Sep 2000
<a href="#">1012172</a>	BITUPAVE LTD	BURROWS ROAD SOUTH, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	15 Oct 2001
<a href="#">1024930</a>	BITUPAVE LTD	BURROWS ROAD SOUTH, ST PETERS, NSW 2044	s.80 Surrender of a Licence	Issued	14 Feb 2003
<a href="#">1093242</a>	BOILING PTY LTD	10 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	31 Oct 2008
<a href="#">1099150</a>	BOILING PTY LTD	10 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	30 Mar 2009
<a href="#">1110780</a>	BOILING PTY LTD	10 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	02 Mar 2010
<a href="#">1123991</a>	BOILING PTY LTD	10 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	11 Feb 2011
<a href="#">1128662</a>	BOILING PTY LTD	10 ALBERT STREET, ST PETERS, NSW 2044	s.91 Clean Up Notice	Issued	08 Jun 2011
<a href="#">1500750</a>	BOILING PTY LTD	10 ALBERT STREET, ST PETERS, NSW 2044	s.91 Clean Up Notice	Issued	02 Sep 2011
<a href="#">1502233</a>	BOILING PTY LTD	10 ALBERT STREET, ST PETERS, NSW 2044	s.110 Variation of Clean Up Notice	Issued	02 Nov 2011
<a href="#">1504464</a>	BOILING PTY LTD	10 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	15 Mar 2012
<a href="#">3085763093</a>	BOILING PTY LTD	10 ALBERT STREET, ST PETERS, NSW 2044	Penalty Notice	Issued	05 Apr 2012
<a href="#">1507603</a>	BOILING PTY LTD	10 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	08 Aug 2012
<a href="#">1520084</a>	BOILING PTY LTD	10 ALBERT STREET, ST PETERS, NSW 2044	s.110 Variation of Clean Up Notice	Issued	03 Jul 2014

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# Search results

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

**Suburb - St Peters**

returned 128 results

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Number	Name	Location	Type	Status	Issued date
<a href="#">12418</a>	BORAL RECYCLING PTY LIMITED	25 Burrows Road South, ST PETERS, NSW 2044	POEO licence	Surrendered	21 Dec 2005
<a href="#">1082128</a>	BORAL RECYCLING PTY LIMITED	25 Burrows Road South, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	18 Dec 2008
<a href="#">1101458</a>	BORAL RECYCLING PTY LIMITED	25 Burrows Road South, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	03 Jun 2009
<a href="#">1533349</a>	BORAL RECYCLING PTY LIMITED	25 Burrows Road South, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	27 Jan 2017
<a href="#">1183</a>	BORAL RESOURCES (NSW) PTY LTD	25 BURROWS ROAD SOUTH, ST PETERS, NSW 2044	POEO licence	No longer in force	22 Aug 2000
<a href="#">1007271</a>	BORAL RESOURCES (NSW) PTY LTD	25 BURROWS ROAD SOUTH, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	26 Jul 2001
<a href="#">1093256</a>	BORAL RESOURCES (NSW) PTY LTD	25 BURROWS ROAD SOUTH, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	12 Nov 2008
<a href="#">3173526080</a>	CPB CONTRACTORS PTY LIMITED	10-16 ALBERT STREET, ST PETERS, NSW 2044	Penalty Notice	Withdrawn	
<a href="#">1545898</a>	CPB CONTRACTORS PTY LIMITED	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	26 Oct 2016
<a href="#">1549125</a>	CPB CONTRACTORS PTY LIMITED	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	08 Feb 2017
<a href="#">1550068</a>	CPB CONTRACTORS PTY LIMITED	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	16 Mar 2017
<a href="#">1550650</a>	CPB CONTRACTORS PTY LIMITED	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.96 Prevention Notice	Issued	28 Mar 2017
<a href="#">1550780</a>	CPB CONTRACTORS PTY LIMITED	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	31 Mar 2017
<a href="#">1551203</a>	CPB CONTRACTORS PTY LIMITED	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	13 Apr 2017
<a href="#">1552047</a>	CPB CONTRACTORS PTY LIMITED	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	17 May 2017
<a href="#">1552509</a>	CPB CONTRACTORS PTY LIMITED	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	26 May 2017
<a href="#">1552538</a>	CPB CONTRACTORS PTY LIMITED	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	26 May 2017
<a href="#">1552934</a>	CPB CONTRACTORS PTY LIMITED	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	14 Jun 2017
<a href="#">1553293</a>	CPB CONTRACTORS PTY LIMITED	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.91 Clean Up Notice	Issued	19 Jun 2017
<a href="#">3085782958</a>	CPB CONTRACTORS PTY LIMITED	10-16 ALBERT STREET, ST PETERS, NSW 2044	Penalty Notice	Issued	27 Jul 2017

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**Suburb - St Peters**

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<u>Number</u>	<u>Name</u>	<u>Location</u>	<u>Type</u>	<u>Status</u>	<u>Issued date</u>
<a href="#">1555235</a>	CPB CONTRACTORS PTY LIMITED	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	25 Aug 2017
<a href="#">1560076</a>	CPB CONTRACTORS PTY LIMITED	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	12 Jan 2018
<a href="#">1564521</a>	CPB CONTRACTORS PTY LIMITED	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	05 Jun 2018
<a href="#">3173526144</a>	CPB CONTRACTORS PTY LIMITED	10-16 ALBERT STREET, ST PETERS, NSW 2044	Penalty Notice	Issued	10 Aug 2018
<a href="#">1567566</a>	CPB CONTRACTORS PTY LIMITED	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	14 Aug 2018
<a href="#">1571099</a>	CPB CONTRACTORS PTY LIMITED	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	06 Sep 2019
<a href="#">1597180</a>	CPB CONTRACTORS PTY LIMITED	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	13 Aug 2020
<a href="#">10350</a>	GOOD RIVER PROPERTIES PTY LTD	33 Burrows Road (also known as 53-57 Campbell Road St Peters), ST PETERS, NSW 2044	POEO licence	Surrendered	23 Dec 1999
<a href="#">1010912</a>	GOOD RIVER PROPERTIES PTY LTD	33 Burrows Road (also known as 53-57 Campbell Road St Peters), ST PETERS, NSW 2044	s.58 Licence Variation	Issued	29 Oct 2001
<a href="#">1035112</a>	GOOD RIVER PROPERTIES PTY LTD	33 Burrows Road (also known as 53-57 Campbell Road St Peters), ST PETERS, NSW 2044	s.58 Licence Variation	Issued	04 Mar 2004
<a href="#">1052570</a>	GOOD RIVER PROPERTIES PTY LTD	33 Burrows Road (also known as 53-57 Campbell Road St Peters), ST PETERS, NSW 2044	s.58 Licence Variation	Issued	17 Mar 2006
<a href="#">1107439</a>	GOOD RIVER PROPERTIES PTY LTD	33 Burrows Road (also known as 53-57 Campbell Road St Peters), ST PETERS, NSW 2044	s.58 Licence Variation	Issued	04 Nov 2009
<a href="#">1112697</a>	GOOD RIVER PROPERTIES PTY LTD	33 Burrows Road (also known as 53-57 Campbell Road St Peters), ST PETERS, NSW 2044	s.58 Licence Variation	Issued	23 Apr 2010
<a href="#">1533677</a>	GOOD RIVER PROPERTIES PTY LTD	33 Burrows Road (also known as 53-57 Campbell Road St Peters), ST PETERS, NSW 2044	s.80 Surrender of a Licence	Issued	06 Oct 2015
<a href="#">119</a>	J A BRADSHAW PTY LTD	2 ALBERT STREET, ST PETERS, NSW 2044	POEO licence	Surrendered	29 Mar 2000
<a href="#">1008197</a>	J A BRADSHAW PTY LTD	2 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	27 Sep 2001
<a href="#">1034715</a>	J A BRADSHAW PTY LTD	2 ALBERT STREET, ST PETERS, NSW 2044	s.80 Surrender of a Licence	Issued	19 Feb 2004
<a href="#">11483</a>	METROPOLITAN DEMOLITIONS AND RECYCLING PTY LIMITED	396 PRINCES HIGHWAY, ST PETERS, NSW 2044	POEO licence	Issued	09 Oct 2001
<a href="#">1015425</a>	METROPOLITAN DEMOLITIONS AND RECYCLING PTY LIMITED	396 PRINCES HIGHWAY, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	18 Mar 2002
<a href="#">1041162</a>	METROPOLITAN DEMOLITIONS AND RECYCLING PTY LIMITED	396 PRINCES HIGHWAY, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	23 Dec 2004

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30 June 2021



# Search results

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

**Suburb - St Peters**

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Number	Name	Location	Type	Status	Issued date
<a href="#">1096640</a>	METROPOLITAN DEMOLITIONS AND RECYCLING PTY LIMITED	396 PRINCES HIGHWAY, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	16 Jan 2009
<a href="#">1110923</a>	METROPOLITAN DEMOLITIONS AND RECYCLING PTY LIMITED	396 PRINCES HIGHWAY, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	23 Mar 2010
<a href="#">1128714</a>	METROPOLITAN DEMOLITIONS AND RECYCLING PTY LIMITED	396 PRINCES HIGHWAY, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	04 Jul 2011
<a href="#">1533266</a>	METROPOLITAN DEMOLITIONS AND RECYCLING PTY LIMITED	396 PRINCES HIGHWAY, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	16 Oct 2015
<a href="#">1542153</a>	METROPOLITAN DEMOLITIONS AND RECYCLING PTY LIMITED	396 PRINCES HIGHWAY, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	18 Jul 2016
<a href="#">1564853</a>	METROPOLITAN DEMOLITIONS AND RECYCLING PTY LIMITED	396 PRINCES HIGHWAY, ST PETERS, NSW 2044	s.91 Clean Up Notice	Issued	25 May 2018
<a href="#">12594</a>	ROADS AND MARITIME SERVICES	10 ALBERT STREET, ST PETERS, NSW 2044	POEO licence	Surrendered	21 Jun 2007
<a href="#">1533773</a>	ROADS AND MARITIME SERVICES	10 ALBERT STREET, ST PETERS, NSW 2044	s.92 Clean Up Notice	Issued	06 Nov 2015
<a href="#">1535597</a>	ROADS AND MARITIME SERVICES	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	27 Apr 2016
<a href="#">1538114</a>	ROADS AND MARITIME SERVICES	10 ALBERT STREET, ST PETERS, NSW 2044	s.80 Surrender of a Licence	Issued	27 Apr 2016
<a href="#">1540748</a>	ROADS AND MARITIME SERVICES	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	20 May 2016
<a href="#">1541193</a>	ROADS AND MARITIME SERVICES	10 ALBERT STREET, ST PETERS, NSW 2044	s.110 Revocation of Clean Up Notice	Issued	09 Jun 2016
<a href="#">5523</a>	SEALED AIR AUSTRALIA PTY LIMITED	3 BURROWS ROAD, ST PETERS, NSW 2044	POEO licence	No longer in force	09 Dec 1999
<a href="#">1044347</a>	SEALED AIR AUSTRALIA PTY LIMITED	3 BURROWS ROAD, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	08 Feb 2005
<a href="#">13432</a>	SITA ALEXANDRIA PTY LTD	33 BURROWS ROAD, ST PETERS, NSW 2044	POEO licence	Surrendered	30 Sep 2011
<a href="#">1502645</a>	SITA ALEXANDRIA PTY LTD	33 BURROWS ROAD, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	06 Dec 2011
<a href="#">1532373</a>	SITA ALEXANDRIA PTY LTD	33 BURROWS ROAD, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	27 Jul 2015
<a href="#">1539864</a>	SITA ALEXANDRIA PTY LTD	33 BURROWS ROAD, ST PETERS, NSW 2044	s.80 Surrender of a Licence	Issued	05 May 2016
<a href="#">1008992</a>	SOUTH SYDNEY CITY COUNCIL	25 BURROWS ROAD, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	16 Aug 2001
<a href="#">13142</a>	SPRC PTY LTD	6-10 Burrows Road South, ST PETERS, NSW 2044	POEO licence	Surrendered	23 Apr 2010

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30 June 2021

# Search results

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

**Suburb - St Peters**

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Number	Name	Location	Type	Status	Issued date
<a href="#">1119169</a>	SPRC PTY LTD	6-10 Burrows Road South, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	26 Nov 2010
<a href="#">3085776129</a>	SPRC PTY LTD	6-10 Burrows Road South, ST PETERS, NSW 2044	Penalty Notice	Issued	02 Apr 2015
<a href="#">1532465</a>	SPRC PTY LTD	6-10 Burrows Road South, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	02 Nov 2015
<a href="#">1536834</a>	SPRC PTY LTD	6-10 Burrows Road South, ST PETERS, NSW 2044	s.80 Surrender of a Licence	Issued	02 Jul 2019
<a href="#">11673</a>	TF GROUP PTY LIMITED C/- HALL CHADWICK CHARTERED ACCOUNTANTS	5A CANAL ROAD, ST PETERS, NSW 2044	POEO licence	Surrendered	24 May 2002
<a href="#">1047277</a>	TF GROUP PTY LIMITED C/- HALL CHADWICK CHARTERED ACCOUNTANTS	5A CANAL ROAD, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	12 May 2005
<a href="#">1096672</a>	TF GROUP PTY LIMITED C/- HALL CHADWICK CHARTERED ACCOUNTANTS	5A CANAL ROAD, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	16 Jan 2009
<a href="#">1109739</a>	TF GROUP PTY LIMITED C/- HALL CHADWICK CHARTERED ACCOUNTANTS	5A CANAL ROAD, ST PETERS, NSW 2044	s.80 Surrender of a Licence	Issued	06 Jan 2010
<a href="#">5923</a>	THE COUNCIL OF THE CITY OF SYDNEY	25 BURROWS ROAD, ST PETERS, NSW 2044	POEO licence	Surrendered	22 Sep 2000
<a href="#">1050956</a>	THE COUNCIL OF THE CITY OF SYDNEY	25 BURROWS ROAD, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	21 Sep 2005
<a href="#">1095661</a>	THE COUNCIL OF THE CITY OF SYDNEY	25 BURROWS ROAD, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	20 Feb 2009
<a href="#">1122609</a>	THE COUNCIL OF THE CITY OF SYDNEY	25 BURROWS ROAD, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	10 Dec 2010
<a href="#">1504273</a>	THE COUNCIL OF THE CITY OF SYDNEY	25 BURROWS ROAD, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	23 Feb 2012
<a href="#">1530093</a>	THE COUNCIL OF THE CITY OF SYDNEY	25 BURROWS ROAD, ST PETERS, NSW 2044	s.80 Surrender of a Licence	Issued	24 Sep 2015
<a href="#">6208</a>	TIDYBURN PTY. LIMITED	15 CAMPBELL STREET, ST PETERS, NSW 2044	POEO licence	Surrendered	14 Aug 2000
<a href="#">1013300</a>	TIDYBURN PTY. LIMITED	15 CAMPBELL STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	30 Nov 2001
<a href="#">1013476</a>	TIDYBURN PTY. LIMITED	15 CAMPBELL STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	07 Dec 2001
<a href="#">1015463</a>	TIDYBURN PTY. LIMITED	15 CAMPBELL STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	30 Apr 2002
<a href="#">1022997</a>	TIDYBURN PTY. LIMITED	15 CAMPBELL STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	03 Dec 2002
<a href="#">1047310</a>	TIDYBURN PTY. LIMITED	15 CAMPBELL STREET, ST PETERS, NSW 2044	s.80 Surrender of a Licence	Issued	23 Jun 2005

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Number	Name	Location	Type	Status	Issued date
<a href="#">4627</a>	TRANSPORT FOR NSW	10-16 ALBERT STREET, ST PETERS, NSW 2044	POEO licence	Issued	15 Jan 2001
<a href="#">1609171</a>	TRANSPORT FOR NSW	10-16 ALBERT STREET, ST PETERS, NSW 2044	s.58 Licence Variation	Issued	28 May 2021
<a href="#">13069</a>	VISY PAPER PTY. LTD.	6-10 Burrows Road South , ST PETERS, NSW 2044	POEO licence	Surrendered	02 Sep 2009
<a href="#">1504558</a>	VISY PAPER PTY. LTD.	6-10 Burrows Road South , ST PETERS, NSW 2044	s.58 Licence Variation	Issued	30 Mar 2012
<a href="#">1532264</a>	VISY PAPER PTY. LTD.	6-10 Burrows Road South , ST PETERS, NSW 2044	s.58 Licence Variation	Issued	15 Oct 2015
<a href="#">3173523679</a>	VISY PAPER PTY. LTD.	6-10 Burrows Road South , ST PETERS, NSW 2044	Penalty Notice	Issued	07 Dec 2017
<a href="#">1548460</a>	VISY PAPER PTY. LTD.	6-10 Burrows Road South , ST PETERS, NSW 2044	s.58 Licence Variation	Issued	11 Feb 2019
<a href="#">1531854</a>	WESTCONNEX DELIVERY AUTHORITY	10 ALBERT STREET, ST PETERS, NSW 2044	s.110 Revocation of Clean Up Notice	Issued	24 Sep 2015

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Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
ST IVES	Caltex Service Station	164 Mona Vale ROAD	Service Station	Regulation under CLM Act not required	-33.7307595	151.1570462
ST IVES	Caltex Service Station St Ives	363 Mona Vale ROAD	Service Station	Regulation under CLM Act not required	-33.7168971	151.1735263
ST IVES	Shell Service Station	179-181 Mona Vale ROAD	Service Station	Contamination formerly regulated under the CLM Act	-33.73124859	151.1575827
ST LEONARDS	Telstra Data Centre	4A Herbert STREET	Other Petroleum	Regulation under CLM Act not required	-33.81873741	151.1914222
ST MARYS	Former Woolworths Service Station	120-128 Forrester ROAD	Service Station	Regulation under CLM Act not required	-33.75525115	150.7752897
ST MARYS	7-Eleven (former Mobil) Service Station	2 Christie STREET	Service Station	Regulation under CLM Act not required	-33.74790843	150.7767667
ST MARYS	7-Eleven (former Mobil) Service Station	2 Wilson STREET	Service Station	Regulation under CLM Act not required	-33.77790415	150.771689
ST MARYS	Solveco	38 LINKS ROAD	Other Industry	Contamination currently regulated under CLM Act	-33.73875413	150.7716457
ST MARYS	Integral Energy Mt Druitt Transmission Substation	69 Kurrajong North ROAD	Other Industry	Regulation under CLM Act not required	-33.76376093	150.7921691
ST MARYS	Caltex St Marys Service Station	Wordoo St Cnr Forrester ROAD	Service Station	Regulation under CLM Act not required	-33.75334263	150.7755489
ST MARYS	Chemcolour Industries	19-25 Anne STREET	Chemical Industry	Regulation under CLM Act not required	-33.75027071	150.7725397
ST MARYS	Old Drycleaning location	1-7 Queen STREET	Other Industry	Under assessment	-33.76223376	150.774412
ST MARYS	St Mary's Shopping Village	10 Charles Hackett DRIVE	Other Industry	Regulation under CLM Act not required	-33.76647672	150.7710143
ST PETERS	Cooks River Rail Terminal	20 Canal ROAD	Unclassified	Regulation under CLM Act not required	-33.91943986	151.1726689
ST PETERS	Camdenville Park	May STREET	Other Industry	Regulation under CLM Act not required	-33.90911815	151.176951
ST PETERS	Former Tidyburn Facility	53 Barwon Park ROAD	Chemical Industry	Contamination formerly regulated under the CLM Act	-33.9130091	151.1809912



Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
ST PETERS	BP Express Service Station	2 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-33.90982281	151.1809936
ST PETERS	Former Industrial Manufacturing Facility (Taubman's Paints)	75 Mary STREET	Other Industry	Regulation under CLM Act not required	-33.91307297	151.1731383
ST PETERS	Burrows Industrial Estate	1-3 Burrows ROAD	Landfill	Regulation under CLM Act not required	-33.918118	151.178838
STANMORE	125 Corunna Road	125 Corunna ROAD	Unclassified	Regulation under CLM Act not required	-33.88937382	151.1644589
STOCKTON	Former Coroba Landfill	310 Fullerton STREET	Landfill	Regulation under CLM Act not required	-32.89578751	151.7898857
STRATHFIELD	7-Eleven (former Mobil) Service Station	577 Liverpool ROAD	Service Station	Regulation under CLM Act not required	-33.88736091	151.0743474
STRATHFIELD SOUTH	Former Landfill Site	7-9 Dunlop STREET	Landfill	Regulation under CLM Act not required	-33.89509698	151.0796751
STROUD	Stroud Fuel Supplies (Former Caltex) Service Station	1 Cowper STREET	Service Station	Regulation under CLM Act not required	-32.39092749	151.9563089
SUFFOLK PARK	BP Service Station	207-209 Broken Head ROAD	Service Station	Regulation under CLM Act not required	-28.68800088	153.6083821
SUFFOLK PARK	Suffolk Park dip site	Cnr Broken Head Road & Beech DRIVE	Cattle Dip	Regulation under CLM Act not required	-28.6874242	153.6072824
SUMMER HILL	Maurice Dry Cleaners	150 Smith STREET	Other Industry	Under assessment	-33.891881	151.137264
SURRY HILLS	Woolworths Petrol Surry Hills	475 Cleveland STREET	Service Station	Regulation under CLM Act not required	-33.89223271	151.2161434
SURRY HILLS	Former Legion Cabs (Trading) Cooperative	81 & 81A (Formerly 69 - 81) Foveaux STREET	Service Station	Regulation under CLM Act not required	-33.88470082	151.2107944
SURRY HILLS	Ausgrid Road Reserve	Mary STREET	Other Industry	Regulation under CLM Act not required	-33.88292195	151.2095176
SUTHERLAND	United Service Station and Sutherland Reservoir	1 to 3 Oxford STREET	Service Station	Contamination currently regulated under CLM Act	-34.029532	151.0579906
SUTHERLAND	7-Eleven Service Station	693 Old Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-34.02976735	151.0588789

## Section 60

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
TAREN POINT	Mangrove Lane Cycle pathway	Mangrove LANE	Unclassified	Regulation under CLM Act not required	-34.02404025	151.1324783
TAREN POINT	Caltex Service Station	114 Taren Point ROAD	Service Station	Regulation under CLM Act not required	-34.02065958	151.1218938
TAREN POINT	Shell Coles Express Service Station	99-103 Parraweena ROAD	Service Station	Regulation under CLM Act not required	-34.02630233	151.1200897
TAREN POINT	Redevelopment Site	25 Bay ROAD	Landfill	Regulation under CLM Act not required	-34.02119591	151.1274727
TELARAH	Former Ausgrid Depot	Green STREET	Other Industry	Regulation under CLM Act not required	-32.7276446	151.5269745
TELARAH	ACIRL	5 Junction STREET	Other Industry	Regulation under CLM Act not required	-32.73457183	151.5400128
TEMORA	Woolworths Caltex Temora	98-100 Hoskins STREET	Service Station	Regulation under CLM Act not required	-34.44324584	147.5318667
TEMPE	Tempe Depot	1a Gannon STREET	Other Petroleum	Regulation under CLM Act not required	-33.92408255	151.1596469
TEMPE	Caltex Service Station	775 Princes HIGHWAY	Service Station	Contamination currently regulated under CLM Act	-33.9253681	151.1596532
TEMPE	Former Tempe Tip	South STREET	Landfill	Contamination currently regulated under CLM Act	-33.92558642	151.1667178
TEMPE	Railcorp Site Renwick Street	Renwick STREET	Other Industry	Regulation under CLM Act not required	-33.91997709	151.1576058
TENTERFIELD	United Tenterfield Service Station	94 Rouse STREET	Service Station	Under assessment	-29.06260969	152.0168305
TERALBA	Lake Macquarie Teralba Sanitary Depot	Griffen ROAD	Landfill	Regulation under CLM Act not required	-32.9372059	151.6214528
TERALBA	Lucky's Scrap Metal Yard	21 Racecourse ROAD	Metal Industry	Contamination currently regulated under CLM Act	-32.946875	151.617105
TERANIA CREEK	Former Izzards Cattle Tick Dip	Wallace ROAD	Cattle Dip	Contamination formerly regulated under the CLM Act	-28.65425776	153.2767438
THE ROCKS	Dawes Point Park	Hickson ROAD	Other Industry	Regulation under CLM Act not required	-33.855356	151.209723

## Appendix G Historical Land Titles



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

**Report**

**Address: - 85 Crown Street, St Peters**

**Description: - Lot 10 D.P. 1227918 (Stratum Lot)**

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
15.08.1925 (1925 to 1954)	William Newton (Managing Clerk)	Book 1396 No. 765
11.10.1954 (1954 to 1959)	Irene Lorna Harrison (Married Woman)	Book 2308 No. 58
18.11.1959 (1959 to 1968)	Anthony Carmel Joseph Angelo Azzopardi (Labourer) Rosalie Azzopardi (Married Woman)	Book 2507 No. 377
17.09.1968 (1968 to 1992)	Edward John Palmer (Company Director)	Book 2903 No. 595 Now 1/825986
23.12.1992 (1992 to 2005)	Edward Roger Firth Judith Anne Firth	1/825986
19.12.2005 (2005 to date)	# Edward Roger Firth	1/825986 Now 10/1227918

# Denotes current registered proprietors

**Easements and Leases: - NIL**

Yours Sincerely,  
Mark Groll  
1 July 2021

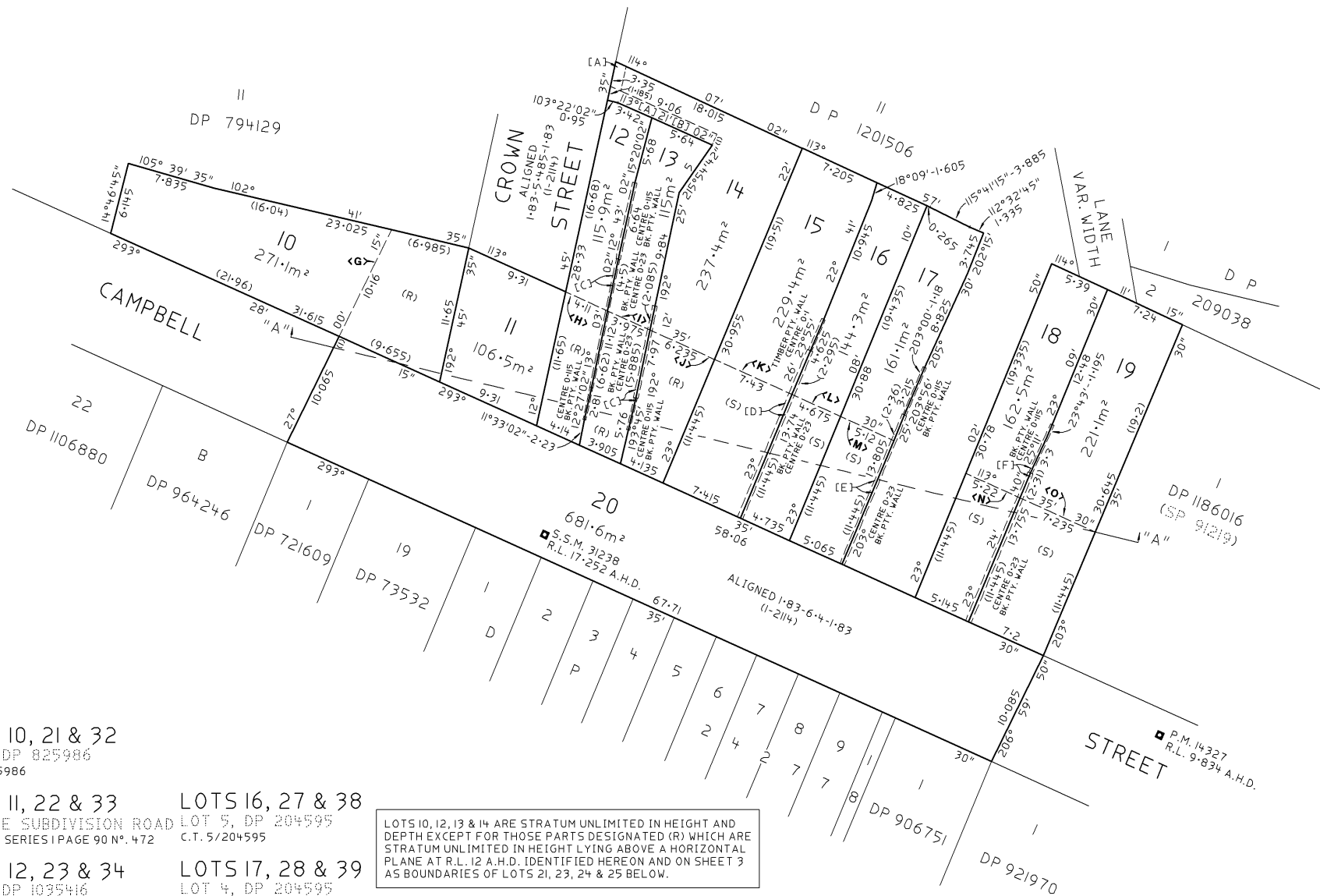






Req: R109582 / Doc: DP 1227918 P / Rev: 13-Jan-2017 / NSW IRS / Pgs: ALL / Prt: 01-Jul-2021 10:57 / Seq: 1 of 5  
© Office of the Registrar-General / Src: INFOTRACK / Ref: St Peters 85 Crown Street

### GROUND LEVEL VIEW



#### LOTS 10, 21 & 32

LOT 1, DP 825986  
C.T. 1/825986

#### LOTS 12, 23 & 34

LOT 1, DP 1035416  
C.T. 1/1035416

#### LOTS 13, 24 & 35

LOT 2, DP 1035416  
C.T. 2/1035416

#### LOTS 14, 25 & 36

LOT 3, DP 1035416  
C.T. 3/1035416

#### LOTS 15, 26 & 37

LOT 6, DP 204595  
C.T. 6/204595

#### LOTS 16, 27 & 38

PRIVATE SUBDIVISION ROAD LOT 5, DP 204595  
OLD DEED SERIES 1 PAGE 90 N°. 472 C.T. 5/204595

#### LOTS 17, 28 & 39

LOT 4, DP 204595  
C.T. 4/204595

#### LOTS 18, 29 & 40

LOT 2, DP 204595  
C.T. 2/204595

#### LOTS 19, 30 & 41

LOT 1, DP 204595  
C.T. 1/204595

#### LOTS 20, 31 & 42

PRIVATE SUBDIVISION ROAD  
CONV. BK. II N° 491 C.T. 1/204595

LOTS 10, 12, 13 & 14 ARE STRATUM UNLIMITED IN HEIGHT AND DEPTH EXCEPT FOR THOSE PARTS DESIGNATED (R) WHICH ARE STRATUM UNLIMITED IN HEIGHT LYING ABOVE A HORIZONTAL PLANE AT R.L. 12 A.H.D. IDENTIFIED HEREON AND ON SHEET 3 AS BOUNDARIES OF LOTS 21, 23, 24 & 25 BELOW.

LOTS 15 TO 19 INCLUSIVE ARE STRATUM UNLIMITED IN HEIGHT AND DEPTH EXCEPT FOR THOSE PARTS DESIGNATED (S) WHICH ARE STRATUM UNLIMITED IN HEIGHT LYING ABOVE A HORIZONTAL PLANE AT R.L. II A.H.D. IDENTIFIED HEREON AND ON SHEET 3 AS BOUNDARIES OF LOTS 26 TO 30 INCLUSIVE BELOW.

LOTS 11 & 20 ARE STRATUM UNLIMITED IN HEIGHT LYING ABOVE A HORIZONTAL PLANE AT R.L. 12 A.H.D. IDENTIFIED HEREON AND ON SHEET 3 AS BOUNDARIES OF LOTS 22 & 31 BELOW.

Surveyor : DAVID KENNETH BURKE  
Date of Survey : 15-12-2016  
Surveyor's Ref : C11371A,  
CHECKLIST  
EXEMPTION : 2015M710016001NEW M5

PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993.

L.G.A. : INNER WEST  
Locality : ST PETERS  
Subdivision No : N/A  
Lengths are in metres. Reduction Ratio 1:250

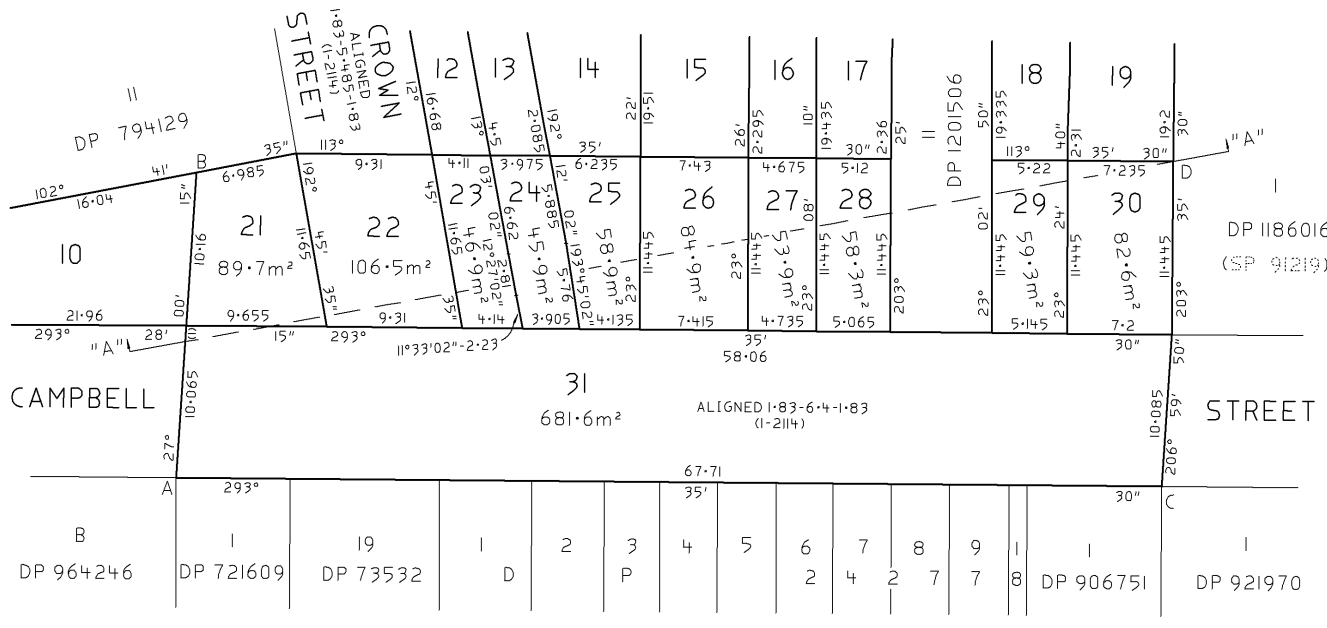
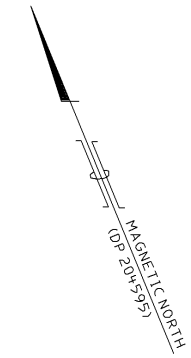
Registered  
 13.1.2017

**DP1227918**

- <G> BOUNDARY OF LOT 21 BELOW
- <H> BOUNDARY OF LOT 23 BELOW
- <I> BOUNDARY OF LOT 24 BELOW
- <J> BOUNDARY OF LOT 25 BELOW
- <K> BOUNDARY OF LOT 26 BELOW
- <L> BOUNDARY OF LOT 27 BELOW
- <M> BOUNDARY OF LOT 28 BELOW
- <N> BOUNDARY OF LOT 29 BELOW
- <O> BOUNDARY OF LOT 30 BELOW

- [A] DP 1035416 - EASEMENT TO DRAIN WATER 1 WIDE AND VARIABLE
- [B] DP 1035416 - RIGHT OF FOOTWAY 1 WIDE AND VARIABLE
- [C] DP 1035416 - CROSS EASEMENTS FOR PARTY WALL
- [D] H925696 - CROSS EASEMENTS FOR PARTY WALL (DP 204595)
- [E] H885378 - CROSS EASEMENTS FOR PARTY WALL (DP 204595)
- [F] H972930 - CROSS EASEMENTS FOR PARTY WALL (DP 204595)

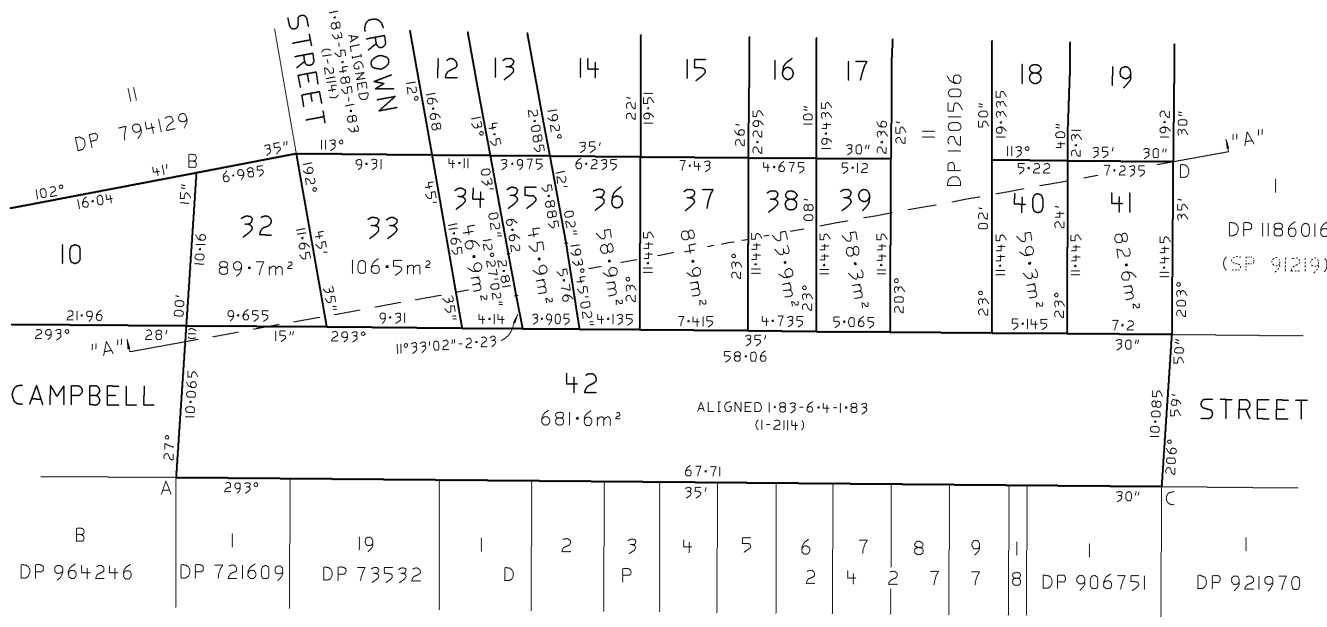
STRATUM VIEW AT R.L. II A.H.D.



LOTS 21 TO 25 INCLUSIVE & 31 ARE STRATUM LIMITED IN HEIGHT LYING BELOW A HORIZONTAL PLANE AT R.L. 12 A.H.D. IDENTIFIED HEREON AND ON SHEET 3 AS BOUNDARIES OF LOTS 10 TO 14 INCLUSIVE & 20 ABOVE AND LIMITED IN DEPTH LYING ABOVE A HORIZONTAL PLANE AT R.L. -18 A.H.D. IDENTIFIED HEREON AND ON SHEET 3 AS BOUNDARIES OF LOTS 32 TO 36 INCLUSIVE & 42 BELOW.

LOTS 26 TO 30 INCLUSIVE ARE STRATUM LIMITED IN HEIGHT LYING BELOW A HORIZONTAL PLANE AT R.L. II A.H.D. IDENTIFIED HEREON AND ON SHEET 3 AS BOUNDARIES OF LOTS 15 TO 19 INCLUSIVE ABOVE AND LIMITED IN DEPTH LYING ABOVE A HORIZONTAL PLANE AT R.L. -19 A.H.D. IDENTIFIED HEREON AND ON SHEET 3 AS BOUNDARIES OF LOTS 37 TO 41 INCLUSIVE BELOW.


STRATUM VIEW AT R.L. -19 A.H.D.



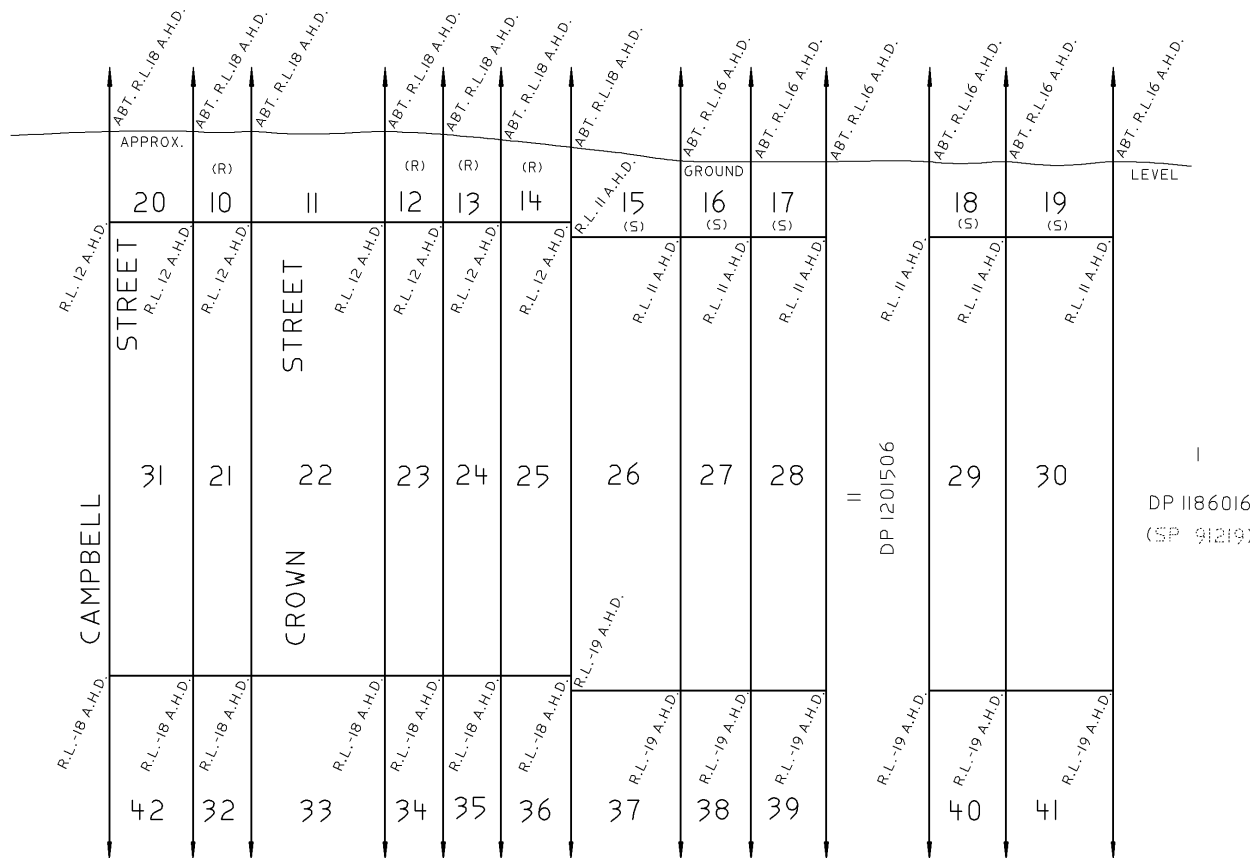
LOTS 32 TO 36 INCLUSIVE & 42 ARE STRATUM UNLIMITED IN DEPTH LYING BELOW A HORIZONTAL PLANE AT R.L. -18 A.H.D. IDENTIFIED HEREON AND ON SHEET 3 AS BOUNDARIES OF LOTS 21 TO 25 INCLUSIVE & 31 ABOVE.

LOTS 37 TO 41 INCLUSIVE ARE STRATUM UNLIMITED IN DEPTH LYING BELOW A HORIZONTAL PLANE AT R.L. -19 A.H.D. IDENTIFIED HEREON AND ON SHEET 3 AS BOUNDARIES OF LOTS 26 TO 30 INCLUSIVE ABOVE.


Req: R109582 / Doc: DP 1227918 P / Rev: 13-Jan-2017 / NSW IRS / Pgs: ALL / Prt: 01-Jul-2021 10:57 / Seq: 2 of 5  
© Office of the Registrar-General / Src: INFOTRACK / Ref: St Peters 85 Crown Street

Surveyor : DAVID KENNETH BURKE Date of Survey : 15-12-2016 Surveyor's Ref : C11371A, CHECKLIST EXEMPTION : 2015M710016001NEW M5	PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993.	L.G.A. : INNER WEST Locality : ST PETERS Subdivision No : N/A Lengths are in metres. Reduction Ratio 1:250	Registered  13.1.2017	<h1 style="text-align: center;">DP1227918</h1>
---	---	---	---	--

SECTION "A"-"A"  
REDUCTION RATIO 1:250



NATURAL SURFACE NOT SURVEYED  
INDICATIVE ONLY  
DERIVED FROM TOPOGRAPHIC CONTOURS

Surveyor : DAVID KENNETH BURKE Date of Survey : 15-12-2016 Surveyor's Ref : C11371A, CHECKLIST EXEMPTION : 2015M710016001NEW M5	PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993.	L.G.A. : INNER WEST Locality : ST PETERS Subdivision No : N/A Lengths are in metres. Reduction Ratio 1:250	Registered  13.1.2017	<h1 style="text-align: center;">DP1227918</h1>
---	---	---	---	--

Req:R109582 /Doc:DP 1227918 P /Rev:13-Jan-2017 /NSW IRS /Pgs:ALL /Prt:01-Jul-2021 10:57 /Seq:3 of 5  
 © Office of the Registrar-General /Src:INFOTRACK /Ref:St Peters 85 Crown Street




PLAN FORM 6 (2013)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheets

<p>Registered:  13.1.2017</p> <p>Title System: TORRENS &amp; OLD SYSTEM</p> <p>Purpose: ACQUISITION (ROADS ACT, 1993)</p>	<p>Office Use Only</p> <h1 style="margin: 0;">DP1227918</h1> <p>Office Use Only</p>								
<p><b>PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993.</b></p>	<p>LGA: INNER WEST</p> <p>Locality: ST PETERS</p> <p>Parish: PETERSHAM</p> <p>County: CUMBERLAND</p>								
<p style="text-align: center;">Crown Lands NSW/Western Lands Office Approval</p> <p>I, ..... (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature: .....</p> <p>Date: .....</p> <p>File Number: .....</p> <p>Office: .....</p>	<p style="text-align: center;">Survey Certificate</p> <p>I, DAVID KENNETH BURKE ..... of ROADS AND MARITIME SERVICES ..... a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p><del>*(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on .....</del></p> <p><del>*(b) The part of the land shown in the plan (*being/*excluding ^.....) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on..... the part not surveyed was compiled in accordance with that Regulation.</del></p> <p>*(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>.</p> <p>Signature: <i>D. K. Burke</i> Dated: <i>15.12.16</i></p> <p>Surveyor ID: 645 .....</p> <p>Datum Line: N/A .....</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating / *Steep-Mountainous.</p> <p><small>*Strike through if inapplicable.                  ^Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</small></p>								
<p style="text-align: center;">Subdivision Certificate</p> <p>I, ..... *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: .....</p> <p>Accreditation number: .....</p> <p>Consent Authority: .....</p> <p>Date of endorsement: .....</p> <p>Subdivision Certificate number: .....</p> <p>File number: .....</p> <p><small>*Strike through if inapplicable.</small></p>	<p>Plans used in the preparation of survey/compilation.</p> <table style="width:100%; border: none;"> <tr> <td style="width:50%;">DP 825986</td> <td style="width:50%;">DP 1035416</td> </tr> <tr> <td>DP 204595</td> <td>DP 406092</td> </tr> <tr> <td>DP 721609</td> <td>DP 73532</td> </tr> <tr> <td>DP 242778</td> <td>DP 906751</td> </tr> </table> <p style="text-align: center; font-size: small;">If space is insufficient continue on PLAN FORM 6A</p>	DP 825986	DP 1035416	DP 204595	DP 406092	DP 721609	DP 73532	DP 242778	DP 906751
DP 825986	DP 1035416								
DP 204595	DP 406092								
DP 721609	DP 73532								
DP 242778	DP 906751								
<p>Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.</p> <p>LOTS 21 TO 42 INCLUSIVE ARE REQUIRED FOR FREEWAY UNDER SECTION 48 OF THE ROADS ACT, 1993.</p> <p>ACCESS WILL BE RESTRICTED ACROSS THE BOUNDARY OF LOTS 30 &amp; 31 AND 32, 41 &amp; 42 MARKED A-B &amp; C-D.</p>	<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>								
<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	<p>Surveyor's Reference: C11371A, CHECKLIST                  EXEMPTION: 2015M7100(1600)NEW M5</p>								


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheets

Registered:  13.1.2017

Office Use Only

Office Use Only

PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993.

DP1227918

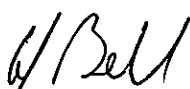
- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
  - Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
  - Signatures and seals- see 195D *Conveyancing Act 1919*
  - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number: .....

Date of Endorsement: .....

- LOT 10 – 85 CROWN STREET, ST PETERS
- LOT 11 – ROAD
- LOT 12 – 35 CAMPBELL STREET, ST PETERS
- LOT 13 – 33 CAMPBELL STREET, ST PETERS
- LOT 14 – 31 CAMPBELL STREET, ST PETERS
- LOT 15 – 29 CAMPBELL STREET, ST PETERS
- LOT 16 – 27 CAMPBELL STREET, ST PETERS
- LOT 17 – 25 CAMPBELL STREET, ST PETERS
- LOT 18 – 21 CAMPBELL STREET, ST PETERS
- LOT 19 – 19 CAMPBELL STREET, ST PETERS
- LOT 20 – ROAD
- LOTS 21 TO 42 INCLUSIVE – N/A

APPROVED:

 19.12.16

A/ PRINCIPAL SURVEYOR  
ROADS AND MARITIME SERVICES

If space is insufficient use additional annexure sheet

Surveyor's Reference: C11371A, CHECKLIST EXEMPTION: 2015M7100(1600)NEW M5



SEARCH DATE

1/7/2021 10:56AM

FOLIO: 1/825986

First Title(s): OLD SYSTEM

Prior Title(s): CA55867

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
20/11/1992	CA55867	CONVERSION ACTION	FOLIO CREATED EDITION 1
23/12/1992	I2850	TRANSFER	EDITION 2
19/12/2005	AB993826	NOTICE OF DEATH	EDITION 3
13/1/2017	DP1227918	DEPOSITED PLAN	
2/5/2017	AM344617	DEPARTMENTAL DEALING	
4/5/2017	AM116328	REQUEST	
27/6/2017	AM375278	REQUEST	FOLIO CANCELLED

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

RP13



DP

# TRANSFER

Real Property Act, 1900



I  
002850 M



Office of State Revenue use only



OFFICE OF STATE REVENUE P8  
STAMP DUTY 1992/93

DUTY \$ 2.00 1ST REC N° 200531565

B

(A) **LAND TRANSFERRED**

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

FOLIO IDENTIFIER 1/825986

(B) **LODGED BY**

L.T.O. Box  3890	Name, Address or DX and Telephone Metropolitan Land Service DX 1229, Sydney  REFERENCE (max. 15 characters): Firth
------------------------	--

(C) **TRANSFEROR**

EDWARD JOHN PALMER

(D) acknowledges receipt of the consideration of \$150,000.00

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) **TRANSFEEE**

T	EDWARD ROGER FIRTH and JUDITH ANNE FIRTH of 31 Lancaster Avenue, St. Ives, 21
	OFFICE OF STATE REVENUE 1992/93 P8 TRANSFER STAMPED as joint tenants/ <del>tenants in common</del>

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

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

*[Signature]*

Signature of Witness

*D. CARLON*

Name of Witness (BLOCK LETTERS)

*57A Hawthorn Road*

Address of Witness

*[Signature]*

Signature of Transferor

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

*M.J. Morgan*

Signature of Witness

**MICHAEL JOHN MORGAN**

Name of Witness (BLOCK LETTERS)

**24 LEWIS STREET, EPPING.**

Address of Witness

*[Signature]*

Signature of Transferee

*[Handwritten mark]*





FOLIO: 10/1227918

SEARCH DATE	TIME	EDITION NO	DATE
1/7/2021	10:56 AM	-	-

CERTIFICATE OF TITLE HAS NOT ISSUED

LAND

LOT 10 IN DEPOSITED PLAN 1227918  
AT ST PETERS  
LOCAL GOVERNMENT AREA INNER WEST  
PARISH OF PETERSHAM COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP1227918

FIRST SCHEDULE

EDWARD ROGER FIRTH

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- \* 2 THE LAND ABOVE DESCRIBED IS LIMITED IN STRATUM IN THE MANNER DESCRIBED IN THE TITLE DIAGRAM

NOTATIONS

CERTIFICATE OF TITLE NOT ISSUED. LODGED DEALINGS MUST BE ACCOMPANIED BY PRIOR CERTIFICATE OF TITLE 1/825986 (EDITION 3)

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

**Report**

**Address: - 116 Princes Highway St Peters**

**Description: - Lot 21 D.P. 1249588 (Stratum land)**

As regards the part numbered (1) on the attached Cadastral Records Enquiry Report

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
15.08.1925 (1925 to 1954)	William Newton (Managing Clerk)	Book 1396 No. 765
11.10.1954 (1954 to 1969)	Nellie Maude Baker (Married Woman)	Book 2308 No. 60
23.10.1969 (1969 to 1970)	Elaine Marie Moffatt (Married Woman) Beverley Ann Frith (Married Woman)	Book 2949 No. 670
20.06.1970 (1970 to 1973)	E.J. Palmer & Co. Pty Limited	Book 2977 No. 943
1973 (1973 to 1974)	Leslie Ekker (Insurance Agent) Eva Ekker (Married Woman)	Book 3095 No. 426 (Book 3148 No. 871)
12.06.1974 (1974 to 1982)	Chris Antoniou (Pastry Cook) Maria Antoniou (Married Woman)	Book 3165 No. 916
13.05.1982 (1982 to date)	# C & M Antoniou Pty Limited	Book 3522 No. 149 Now 21/1249588

# Denotes current registered proprietor

As regards the part numbered (2) on the attached Cadastral Records Enquiry Report

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
18.10.1920 (1920 to 1920)	Archibald Hopper (Engineer)	Vol 3111 Fol 239
29.10.1920 (1920 to 1945)	Albert John Henry Greenwood (Freeholder)	Vol 3111 Fol 239
24.10.1945 (1945 to 1955)	Florence Mary Greenwood (Widow) (Transmission Application not investigated)	Vol 3111 Fol 239
21.01.1955 (1955 to 1971)	Percy Cooper Law (Solicitor) Colin Robert Milne (Solicitor) (Transmission Application not investigated)	Vol 3111 Fol 239
22.09.1971 (1971 to 1971)	Colin Robert Milne (Solicitor) Ronald James Darton (Solicitor) (Trustees)	Vol 3111 Fol 239
21.12.1971 (1971 to 1971)	Zap Finance Pty Limited	Vol 3111 Fol 239

Continued over.



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

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

Continued as regards the part numbered (2) on the attached Cadastral Records Enquiry Report

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
21.12.1971 (1971 to 1974)	Magdalena White (Company Director) George Weinberger (Company Director)	Vol 3111 Fol 239
12.06.1974 (1974 to 1982)	Chris Antoniou (Pastry Cook) Maria Antoniou (Married Woman)	Vol 3111 Fol 239
28.09.1982 (1982 to date)	# C & M Antoniou Pty Limited	Vol 3111 Fol 239 Now 21/1249588

# Denotes current registered proprietor

As regards the part numbered (3) on the attached Cadastral Records Enquiry Report

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
27.08.1920 (1920 to 1945)	Albert John Henry Greenwood (Freeholder)	Vol 2729 Fol 46
24.10.1945 (1945 to 1955)	Florence Mary Greenwood (Widow) (Transmission Application not investigated)	Vol 2729 Fol 46
21.01.1955 (1955 to 1971)	Percy Cooper Law (Solicitor) Colin Robert Milne (Solicitor) (Transmission Application not investigated)	Vol 2729 Fol 46
22.09.1971 (1971 to 1971)	Colin Robert Milne (Solicitor) Ronald James Darton (Solicitor) (Trustees)	Vol 2729 Fol 46
21.12.1971 (1971 to 1971)	Zap Finance Pty Limited	Vol 2729 Fol 46
21.12.1971 (1971 to 1974)	Magdalena White (Company Director) George Weinberger (Company Director)	Vol 2729 Fol 46 Now Vol 12513 Fol 55
12.06.1974 (1974 to 1982)	Chris Antoniou (Pastry Cook) Maria Antoniou (Married Woman)	Vol 12513 Fol 55
28.09.1982 (1982 to date)	# C & M Antoniou Pty Limited	Vol 12513 Fol 55 Now 21/1249588

# Denotes current registered proprietor

As regards the part numbered (4) on the attached Cadastral Records Enquiry Report

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
03.10.1903 (1903 to 1926)	Maria Beehag (Widow)	Vol 1493 Fol 123
01.03.1926 (1926 to 1926)	William Alexander Beehag (Gentleman) James Pert (Railway Employee) (Transmission Application not investigated)	Vol 1493 Fol 123
19.03.1926 (1926 to 1979)	Gordon Frank Davis (Sheet Metal Worker)	Vol 1493 Fol 123 Now Vol 9312 Fol 246



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 as regards the part numbered (4) on the attached Cadastral Records Enquiry Report

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
02.08.1979 (1979 to 1979)	Lorna Hazel Lucas (Femme Sole)	Vol 9312 Fol 246
07.09.1979 (1979 to 1981)	Ivan Stojic (Company Director)	Vol 9312 Fol 246
17.08.1981 (1981 to date)	# C & M Antoniou Pty Limited	Vol 9312 Fol 246 Now 21/1249588

# Denotes current registered proprietor

As regards the part numbered (5) on the attached Cadastral Records Enquiry Report

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
11.09.1928 (1928 to 1942)	Joseph Newton (& his deceased estate)	Book 1531 No. 350
18.04.1942 (1942 to 1968)	Arthur Sydney Newton (Produce Merchant)	Book 1913 No. 79
02.02.1968 (1968 to 1972)	John Sher (Freeholder) Beatrice Sher (Married Woman)	Book 2873 No. 812
21.07.1972 (1972 to 1974)	John Gunn (Panel Beater) Alana Carole Gunn (Married Woman)	Book 3058 No. 327
30.08.1974 (1974 to 1979)	Ivan Stojic (Company Director) Sharon Stojic (Married Woman)	Book 3165 No. 965
14.11.1979 (1979 to 1982)	Ivan Stojic (Company Director)	Book 3407 No. 274
31.05.1982 (1982 to date)	# C & M Antoniou Pty Limited	Book 3512 No. 309 Now 21/1249588

# Denotes current registered proprietor

As regards the part numbered (6) on the attached Cadastral Records Enquiry Report

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
03.07.1928 (1928 to 1959)	Richard Nicholson (Confectioner) (Or Richard Walburn Nicholson)	Book 1523 No. 128
31.08.1959 (1959 to 1970)	Doris Jane Spilstead (Married Woman)	Book 2509 No. 847
10.07.1970 (1970 to 1973)	Alan Maurice Sher (Script Clerk)	Book 2980 No. 180
23.02.1973 (1973 to 1974)	Jilly's Pty Limited	Book 3085 No. 210
22.07.1974 (1974 to 1978)	Wallace Allan Bubb (Builder)	Book 3164 No. 285

Continued over.



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

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

Continued as regards the part numbered (6) on the attached Cadastral Records Enquiry Report

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
16.05.1978 (1978 to 1982)	Ivan Stojic (Company Director)	Book 3318 No. 765
31.05.1982 (1982 to date)	# C & M Antoniou Pty Limited	Book 3512 No. 309 Now 21/1249588

# Denotes current registered proprietor

As regards the part numbered (7) on the attached Cadastral Records Enquiry Report

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
03.11.1926 (1926 to 1946)	Lydia Annie Hill (Married Woman)	Book 1449 No. 24
11.10.1946 (1946 to 1947)	Stanley Cecil Stoneham (Plumber)	Book 1999 No. 771
12.12.1947 (1947 to 1951)	Robert Henry Coates (Signwriter)	Book 2039 No. 624
15.01.1951 (1951 to 1976)	Charles Henry Linden	Book 2157 No. 157
09.08.1976 (1976 to 1979)	Amy Linden (Widow)	Book 3259 No. 493
22.02.1979 (1979 to 1989)	Beverley Ann Hodder (Married Woman)	Book 3352 No. 90
15.03.1989 (1989 to date)	# C & M Antoniou Pty Limited	Book 3767 No. 720 Now 21/1249588

# Denotes current registered proprietor

Easements: - NIL

Leases: -NIL

Yours Sincerely,  
Mark Groll  
1 July 2021







NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

1/7/2021 2:00PM

FOLIO: 10/710629

First Title(s): OLD SYSTEM

Prior Title(s): VOL 3111 FOL 239 VOL 9312 FOL 246  
VOL 12513 FOL 55 PA58576

Recorded	Number	Type of Instrument	C.T. Issue
28/5/1985	PA58576	PRIMARY APPLICATION	FOLIO CREATED EDITION 1
1/2/1990	DP794129	DEPOSITED PLAN	FOLIO CANCELLED

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

# CERTIFICATE OF TITLE

PROPERTY ACT, 1900



12513055

NEW SOUTH WALES

Vol. **12513** Fol. **55**  
Edition issued 14-8-1974.

**CANCELLED** W

Appln. No. 1055

Prior Title Vol. 2729 Fol. 46



*Jawataon*  
Registrar General.



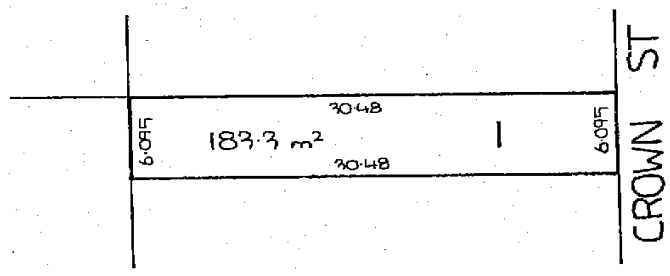
12513 Fol. 55  
(Page 1) Vol.

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.



### PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



REDUCTION RATIO 1:400

ESTATE AND LAND REFERRED TO  
115127

Estate in Fee Simple in Lot 1 in Deposited Plan ~~946843~~ in the Municipality of St. Peters Parish of Petersham and County of Cumberland being part of 12.14 hectares granted to Daniel Chambers on 14-3-1795.

#### FIRST SCHEDULE

~~CHRIS ANTONIOU of St. Peters, Pastry Cook and MARIA ANTONIOU his wife, as Joint Tenants.~~

GRY

#### SECOND SCHEDULE

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


DP115127 pps.

*Reg. Gen.*  
3.5.1982.

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.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		
<i>C &amp; M Ambour Pty Limited by transfer T226102 Registered 28-9-1982</i>					<i>[Signature]</i>
<i>DP188 710629 Registered 23-5-85</i>					
<i>This folio is cancelled as to whole part upon creation of computer folios for lots 10 in the abovementioned plan. (PA 58576) Consideration</i>					
					

Q409  
 Q407573  
 REFER 588  
 DP 119127 PPS  
 T226101  
 DM R  
 027-R  
 032-R  
 4 FEB 1986  
 DP 710629  
 REG 23-5-85

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION	
	NUMBER	DATE					
<del>Mortgage</del>	<del>0407573</del>	<del>—</del>	<del>To Bank of New South Wales</del>	<del>17-10-1977</del>	<del>[Signature]</del>	<del>Discharged</del>	<del>T226101</del>
<i>T226103</i>	<i>Mortgage</i>	<i>to bank of</i>	<i>New South Wales Registered 28-9-1982.</i>				

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





09312246

M  
NEW SOUTH WALES

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

Vol. **9312** Fol. **246**

**CANCELLED**

1st Edition issued 15-11-1962



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

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

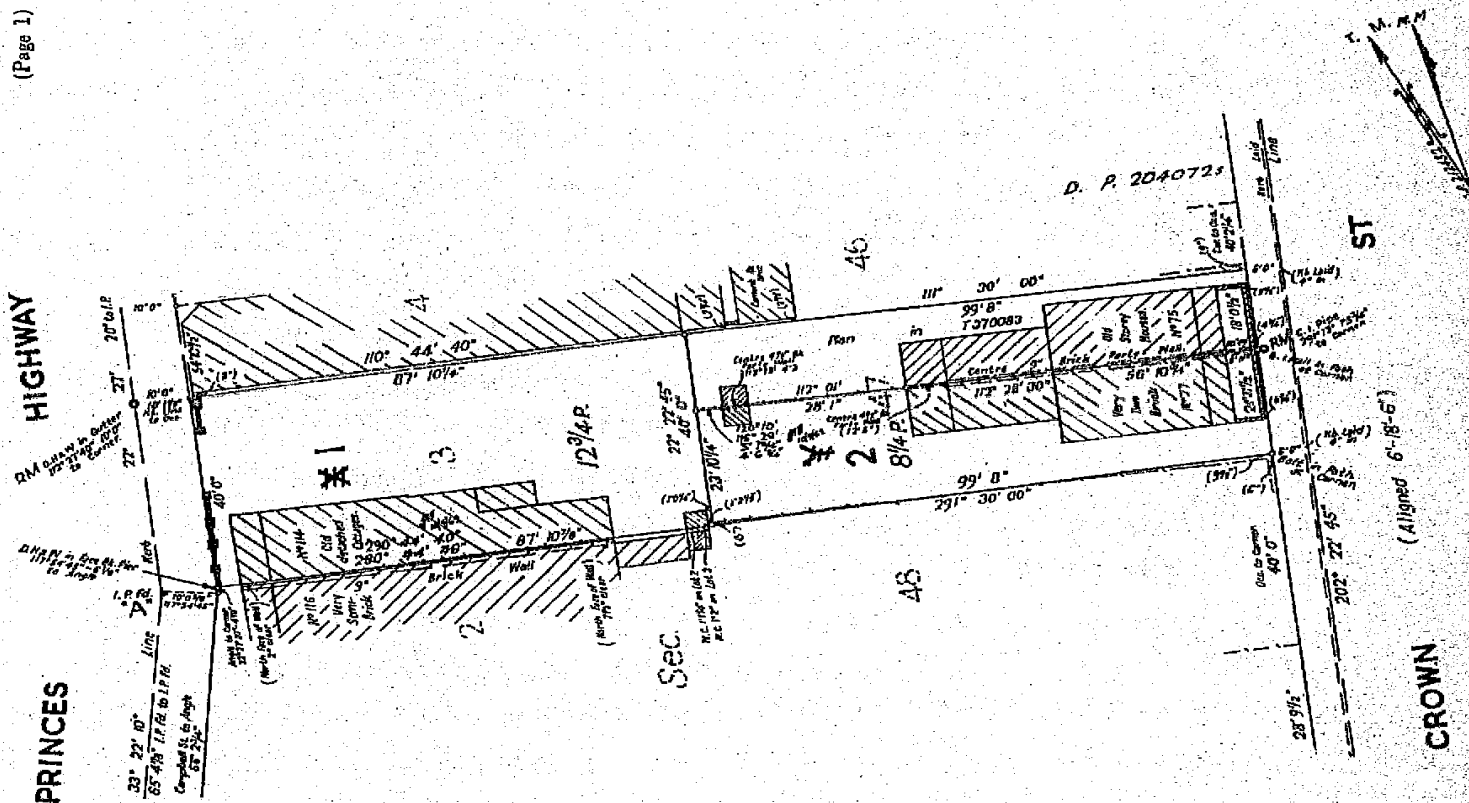
Witness

*H. Smithley*

*J. Watson*  
Registrar-General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot **2** in Deposited Plan 212432 in the Municipality of Marrickville Parish of Petersham and County of Cumberland.

FIRST SCHEDULE (Continued overleaf)

~~GORDON FRANK DAVIS of Newtown, Sheet Metal Worker.~~

*J. Watson*  
Registrar General.

SECOND SCHEDULE (Continued overleaf)

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

*J. Watson*  
Registrar General.

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.

9312 Fol. 246  
(Page 1) Vol.



FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
<del>Lorna Hazel Lucas of Bondi, Female Sole</del>	<del>Transmission</del>	<del>R283213</del>	<del>-</del>	<del>2-8-1979</del>	<del>[Signature]</del>
<del>Ivan Stojic of Bardwell Park, Company Director</del>	<del>Transfer</del>	<del>R408812</del>	<del>-</del>	<del>7-9-1979</del>	<del>[Signature]</del>
C. & M. Antoniou Pty. Ltd. by Transfer S633354. Registered 17-8-1981.					
DP/SP 710629 Registered 23-5-95 This folio is cancelled as to whole/part upon creation of computer folios for lots 10 in the abovementioned plan. CPA 58576 Consolidation					



P237458  
C/M  
R283213  
R408812  
S633354  
#5  
CT 4 FEB  
DP 710629  
Revis 23/5/95

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	
	NUMBER	DATE					
S633355	Mortgage to Bank	of New South Wales.	Registered 17-8-1981.		[Signature]		

Vol. 9312 Fol 246

(Page 2 of 2 pages)

Reg: R12755 / Doc: CT 09312-246 CT / Rev: 19-Jan-2011 / NSW IRS / Pgs: All / Prt: 01-Jul-2021 15:10 / Seq: 2 of 2  
© Office of the Registrar-General / Sec: INFOTRACK / Ref: St Peters 116 Princes Highway



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

1/7/2021 2:00PM

FOLIO: 10/710629

First Title(s): OLD SYSTEM

Prior Title(s): VOL 3111 FOL 239 VOL 9312 FOL 246  
VOL 12513 FOL 55 PA58576

Recorded	Number	Type of Instrument	C.T. Issue
28/5/1985	PA58576	PRIMARY APPLICATION	FOLIO CREATED EDITION 1
1/2/1990	DP794129	DEPOSITED PLAN	FOLIO CANCELLED

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



SEARCH DATE

1/7/2021 2:03PM

FOLIO: 11/794129

First Title(s): OLD SYSTEM

Prior Title(s): 10/710629 CA44108

Recorded	Number	Type of Instrument	C.T. Issue
1/2/1990	CA44108	CONVERSION ACTION	FOLIO CREATED EDITION 1
14/8/1990	Z163839	DISCHARGE OF MORTGAGE	
14/8/1990	Z163840	MORTGAGE	EDITION 2
30/6/1992	E574032	DISCHARGE OF MORTGAGE	
30/6/1992	E574033	MORTGAGE	EDITION 3
24/8/1998	5216740	DISCHARGE OF MORTGAGE	
24/8/1998	5216741	MORTGAGE	EDITION 4
14/9/2015	AJ811575	DEPARTMENTAL DEALING	
8/9/2018	AN695391	DEPARTMENTAL DEALING	EDITION 5 CORD ISSUED
16/1/2019	DP1249588	DEPOSITED PLAN	
11/3/2019	AP65583	REQUEST	
10/7/2019	AP384926	DEPARTMENTAL DEALING	
18/9/2020	AP273600	RESUMPTION APPLICATION	FOLIO CANCELLED

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



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

SEARCH DATE  
-----

1/7/2021 2:04PM

FOLIO: 21/1249588  
-----

First Title(s): OLD SYSTEM

Prior Title(s): 11/794129

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
16/1/2019	DP1249588	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
19/9/2020	AQ407741	DEPARTMENTAL DEALING	FOLIO CREATED EDITION 1 CORD ISSUED

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



FOLIO: 21/1249588

SEARCH DATE	TIME	EDITION NO	DATE
1/7/2021	2:03 PM	1	19/9/2020

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.  
CONTROL OF THE RIGHT TO DEAL IS HELD BY WESTPAC BANKING CORPORATION.

LAND

LOT 21 IN DEPOSITED PLAN 1249588  
AT ST PETERS  
LOCAL GOVERNMENT AREA INNER WEST  
PARISH OF PETERSHAM COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP1249588

FIRST SCHEDULE

C. & M. ANTONIOU PTY. LIMITED

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 THE LAND ABOVE DESCRIBED IS LIMITED IN STRATUM IN THE MANNER DESCRIBED IN DP1249588
- 3 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL. AS REGARDS THE PART FORMERLY IN BK 3767 NO 720
- 4 BK 2308 NO 58 CROSS EASEMENTS FOR SUPPORT AFFECTING THE PARTY WALL SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 5216741 MORTGAGE TO WESTPAC BANKING CORPORATION

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

**Report**

**Address: - 71 Crown Street, St Peters**

**Description: - Lot 23 D.P. 1249592 (Stratum Lot)**

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
23.10.1875 (1875 to 1924)	William Edwards (Brickmaker)	Vol 236 Fol 216
20.03.1924 (1924 to 1936)	Catherine Edwards (Widow) William Charles Edwards (Commercial Traveller) George Leslie Edwards (Business Proprietor) (Transmission Application not investigated)	Vol 236 Fol 216
14.05.1936 (1936 to 1936)	George Leslie Edwards (Business Proprietor) Harry James Brigden (Trustees)	Vol 236 Fol 216
27.05.1936 (1936 to 1961)	Lilian Evelyn Cox (Married Woman)	Vol 236 Fol 216
12.07.1961 (1961 to 1967)	William Robert John Cox (Retired Builder) John William Robert Cox (Taxi Cab Proprietor) (Section 94 Application not investigated)	Vol 236 Fol 216 Now Vol 9062 Fol 229
21.10.1967 (1967 to 1970)	John William Robert Cox (Retired)	Vol 9062 Fol 229
11.03.1970 (1970 to 1976)	Hazel Jessie Jones (Married Woman)	Vol 9062 Fol 229
18.03.1976 (1976 to 1979)	Wallace Allan Bubbs (Builder)	Vol 9062 Fol 229
11.09.1979 (1979 to 1981)	Robert Malcolm Severs (Sales Supervisor) Caroline May Severs (Married Woman)	Vol 9062 Fol 229
14.05.1981 (1981 to 1986)	Terence James Brooks	Vol 9062 Fol 229
26.05.1986 (1986 to 1998)	John Martin Clare Maree O' Leary Now Clare Maree Martin	Vol 9062 Fol 229 Now 1/204072
16.12.1998 (1998 to 2003)	Sharon Therese Lawson	1/204072
13.10.2003 (2003 to 2005)	Stephen Michael Boyd Kirsty Lee Liddell	1/204072
20.05.2005 (2005 to 2008)	Stephen Michael Boyd	1/204072
11.11.2008 (2008 to 2019)	Lucinda Jane Poole Richard Bruce Lucas	1/204072
05.02.2019 (2019 to date)	# Longhurst Superannuation Fund No 2 Pty Ltd	1/204072 Now 23/1249592

# Denotes current registered proprietors



**ABN: 36 092 724 251**

**Ph: 02 9099 7400**

(Ph: 0412 199 304)

**Level 14, 135 King Street, Sydney  
Sydney 2000**

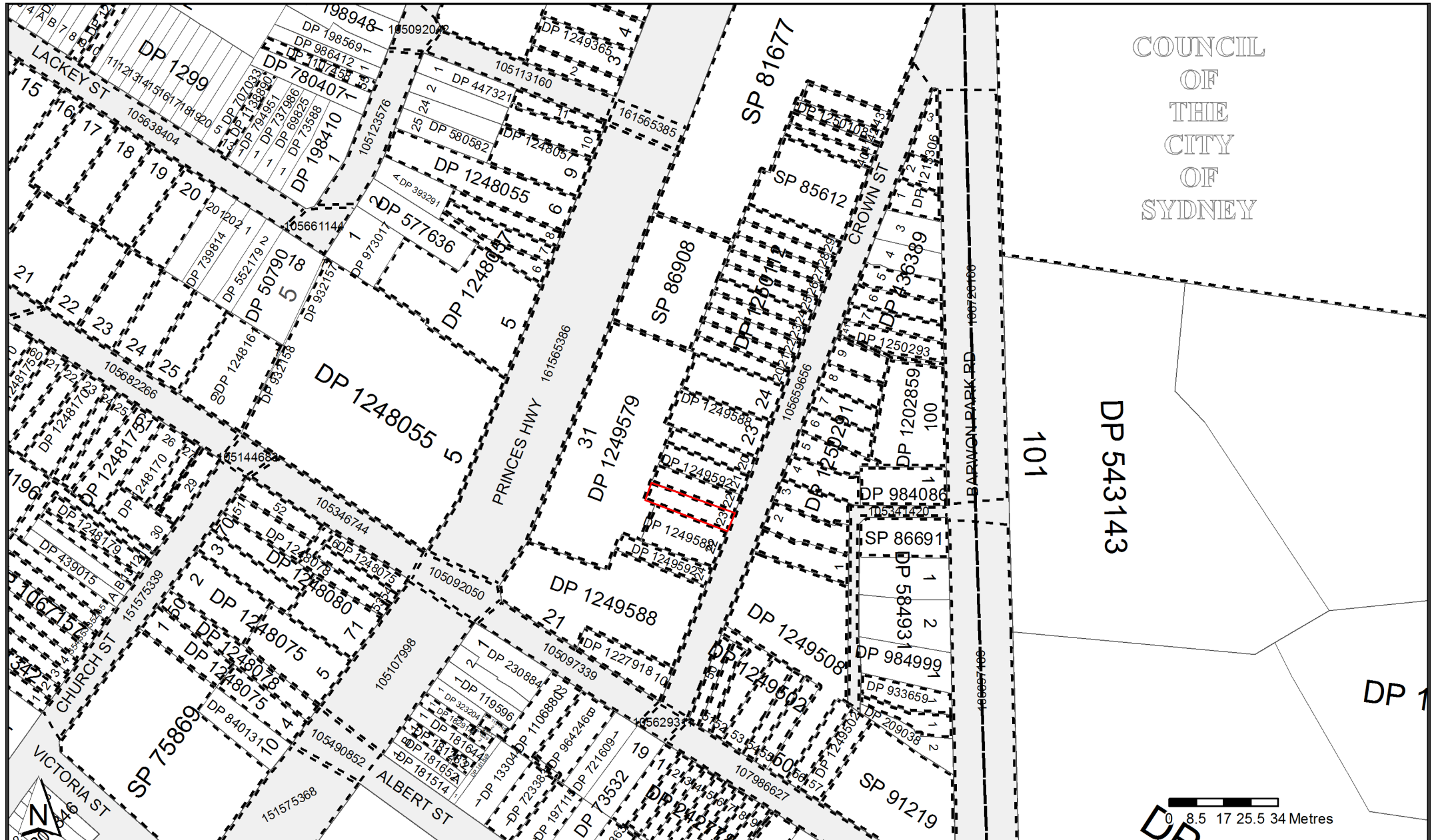
**GPO Box 4103 Sydney NSW 2001  
DX 967 Sydney**

**Easements**

- 08.12.1961 (H 823559) Cross Easements for Party Wall

**Leases: - NIL**

Yours Sincerely,  
Mark Groll  
1 July 2021



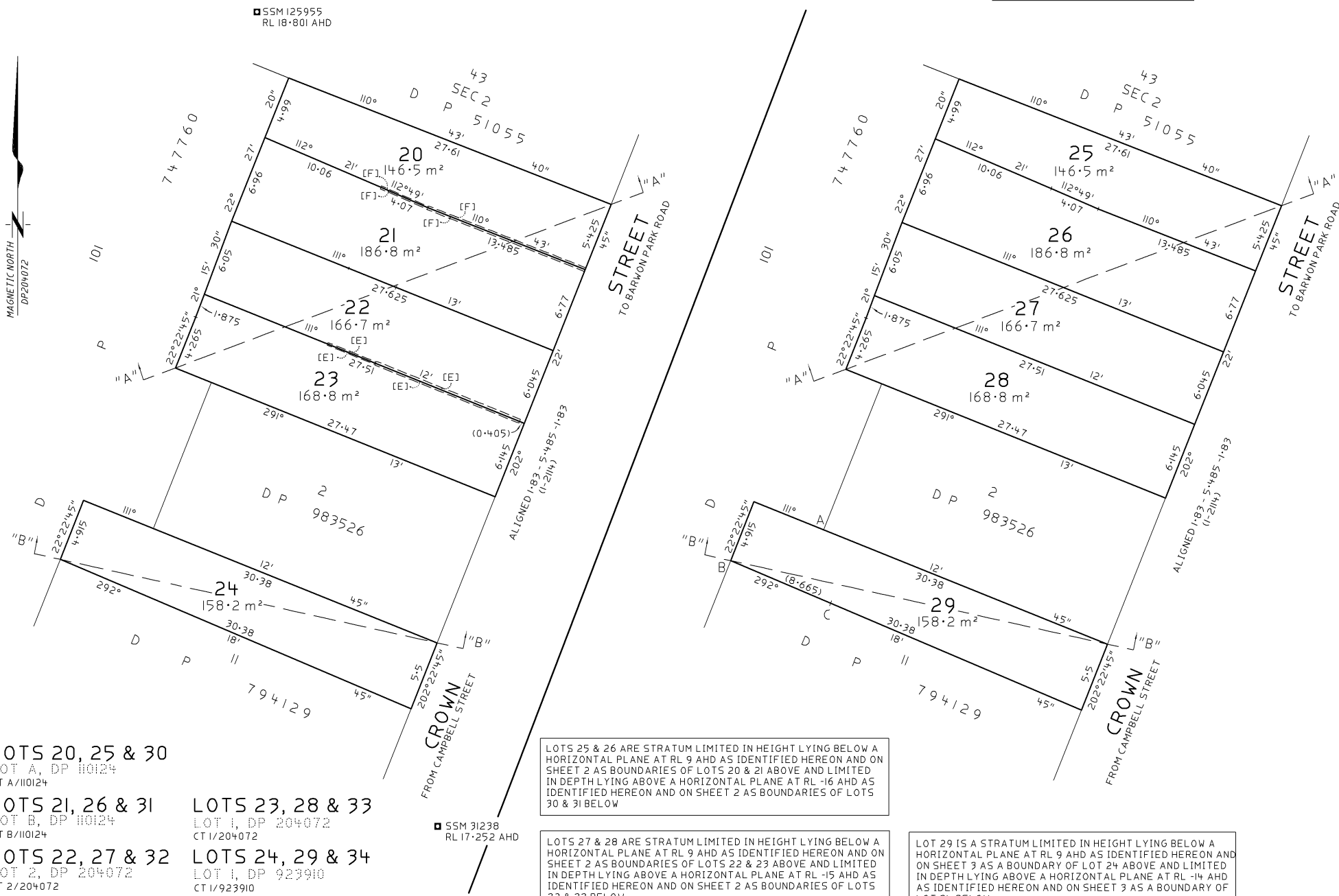


Req: R114821 / Doc: DP 1249592 P / Rev: 09-Jan-2019 / NSW IRS / Pgs: ALL / Prt: 01-Jul-2021 21:01 / Seq: 1 of 5  
 © Office of the Registrar-General / Sec: INFOTRACK / Ref: 71 Crown Street, St Peters

(E1) H823559 - CROSS EASEMENTS FOR PARTY WALL (DP 204072)  
 (F1) G94984 - CROSS EASEMENTS FOR PARTY WALL (DP 110124)

GROUND LEVEL VIEW

STRATUM VIEW AT RL 9 AHD



LOTS 20, 21, 22, 23 & 24 ARE STRATUM UNLIMITED IN HEIGHT LYING ABOVE A HORIZONTAL PLANE AT RL 9 AHD AS IDENTIFIED HEREON AND ON SHEETS 2 & 3 AS BOUNDARIES OF LOTS 25, 26, 27, 28 & 29 BELOW

Surveyor : KITSANA PANYA  
 Date of Survey : 26/11/2018  
 Surveyor's Ref : C11616C, CHECKLIST  
 EXEMPTION:  
 2017M7100(1444)M4-MS LINK

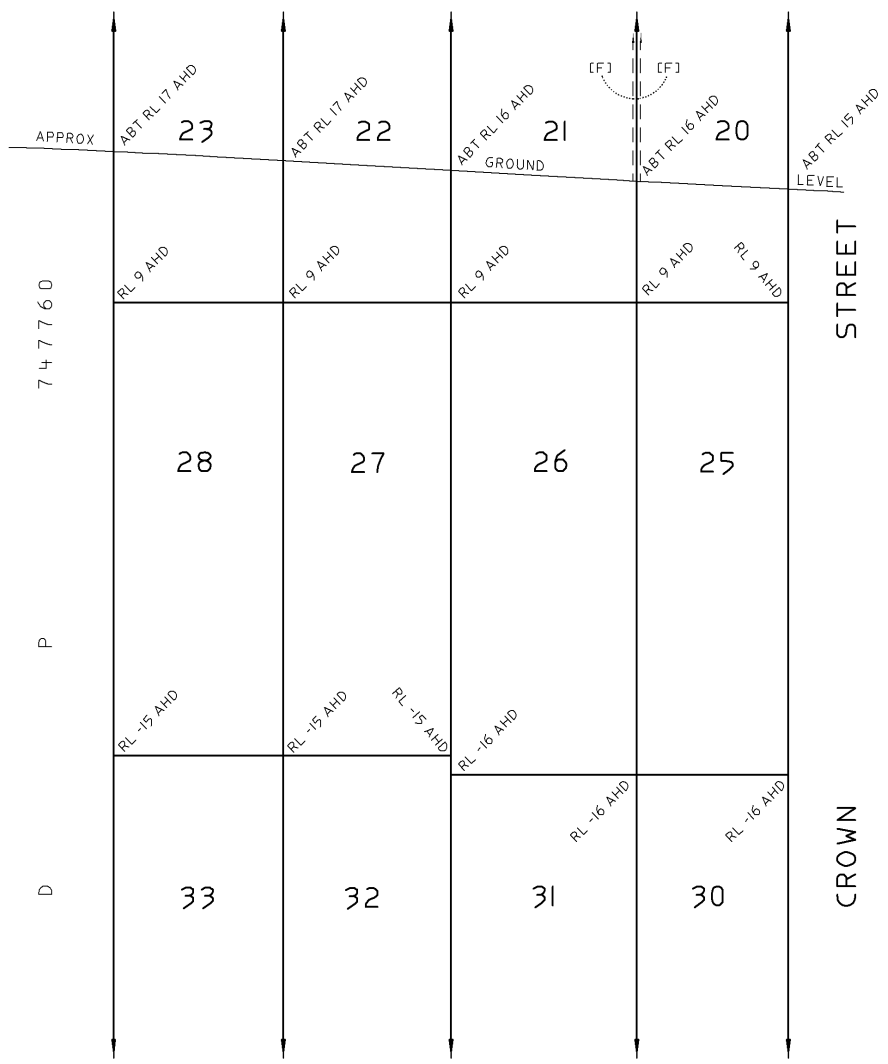
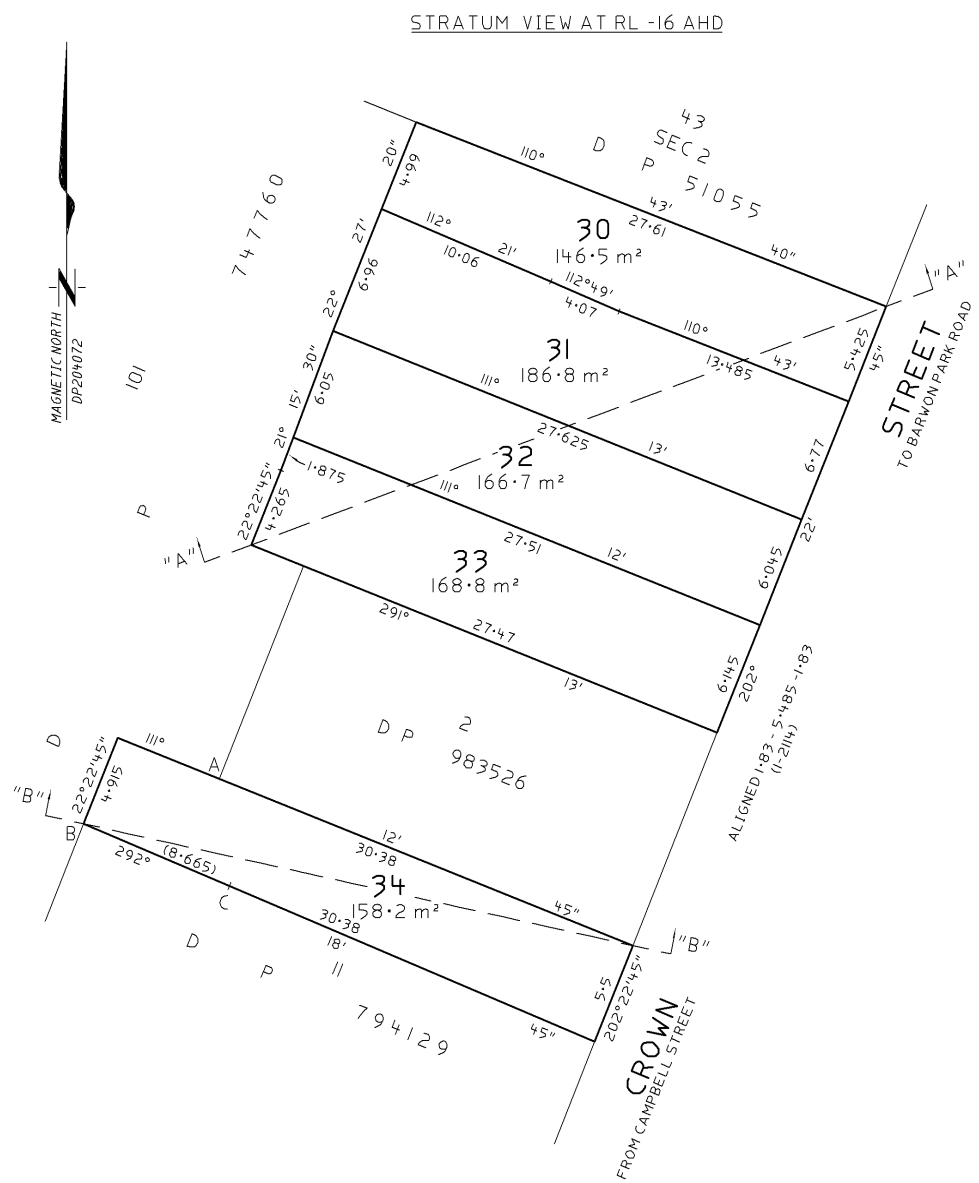
PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993

L.G.A. : INNER WEST  
 Locality : ST PETERS  
 Subdivision No : N/A  
 Lengths are in metres. Reduction Ratio 1:200

Registered  
 09.01.2019

DP1249592

NATURAL SURFACE NOT SURVEYED  
INDICATIVE ONLY DERIVED FROM  
TOPOGRAPHIC CONTOURS



SECTION "A" - "A"

[F]G94984 - CROSS EASEMENT FOR SUPPORT

LOTS 30 & 31 ARE STRATUM UNLIMITED IN DEPTH LYING BELOW A HORIZONTAL PLANE AT RL -16 AHD AS IDENTIFIED HEREON AS BOUNDARIES OF LOT 25 & 26 ABOVE

LOTS 32 & 33 ARE STRATUM UNLIMITED IN DEPTH LYING BELOW A HORIZONTAL PLANE AT RL -15 AHD AS IDENTIFIED HEREON AS BOUNDARIES OF LOT 27 & 28 ABOVE

LOT 34 IS A STRATUM UNLIMITED IN DEPTH LYING BELOW A HORIZONTAL PLANE AT RL -14 AHD AS IDENTIFIED HEREON AND SHEET 3 AS A BOUNDARY OF LOT 29 ABOVE

Surveyor : KITSANA PANYA  
Date of Survey : 26/11/2018  
Surveyor's Ref : C11616C, CHECKLIST  
EXEMPTION:  
2017M7100(14+4)M4-M5 LINK

PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993

L.G.A. : INNER WEST  
Locality : ST PETERS  
Subdivision No : N/A  
Lengths are in metres. Reduction Ratio 1:200

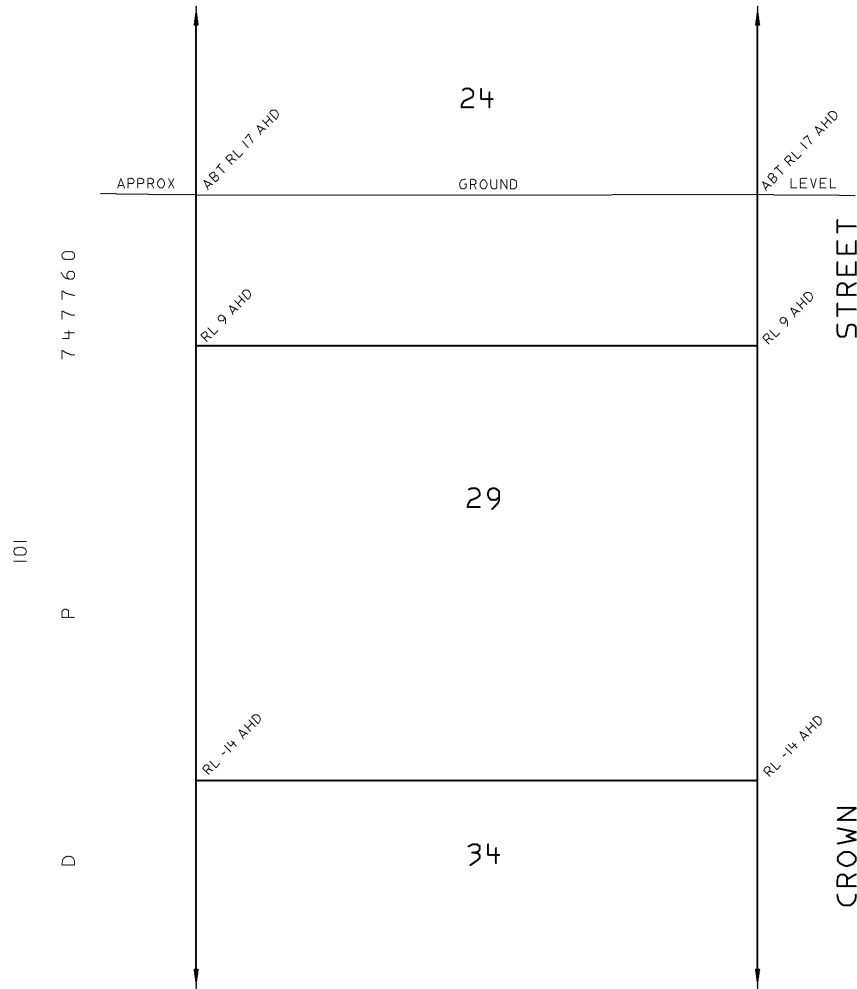
Registered  
09.01.2019

DP1249592

Req: R114821 / Doc: DP 1249592 P / Rev: 09-Jan-2019 / NSW IRS / Pgs: ALL / Prt: 01-Jul-2021 21:01 / Seq: 2 of 5  
© Office of the Registrar-General / Src: INFOTRACK / Ref: 71 Crown Street, St Peters



NATURAL SURFACE NOT SURVEYED  
INDICATIVE ONLY DERIVED FROM  
TOPOGRAPHIC CONTOURS



SECTION "B" - "B"

Surveyor : KITSANA PANYA  
Date of Survey : 26/11/2018  
Surveyor's Ref: C11616C, CHECKLIST  
EXEMPTION:  
2017M7100(1444)M4-M5 LINK



PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES OF  
THE ROADS ACT, 1993

L.G.A. : INNER WEST  
Locality : ST PETERS  
Subdivision No : N/A  
Lengths are in metres. Reduction Ratio 1:200

Registered  
 09.01.2019

DP1249592

Req: R114821 / Doc: DP 1249592 P / Rev: 09-Jan-2019 / NSW IRS / Pgs: ALL / Prt: 01-Jul-2021 21:01 / Seq: 3 of 5  
© Office of the Registrar-General / Src: INFOTRACK / Ref: 71 Crown Street, St Peters

<b>PLAN FORM 6 (2017)</b>	<b>DEPOSITED PLAN ADMINISTRATION SHEET</b>	Sheet 1 of 2 sheets
Office Use Only Registered:  09.01.2019 Title System: TORRENS	Office Use Only <h1 style="margin: 0;">DP1249592</h1>	
<b>PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993.</b>	LGA: INNER WEST Locality: ST PETERS Parish: PETERSHAM County: CUMBERLAND	
<p style="text-align: center;"><b>Survey Certificate</b></p> I, KITSANA PANYA ..... of ROADS AND MARITIME SERVICES..... a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that: *(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> , is accurate and the survey was completed on ....., of *(b) The part of the land shown in the plan (*being/*excluding .....) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> , the part surveyed is accurate and the survey was completed on ... the part not surveyed was compiled in accordance with that Regulation, or *(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> . Datum Line: N/A Type: *Urban/*Rural The terrain is *Level-Undulating / *Steep-Mountainous. Signature:  Dated: 26.11.18 Surveyor Identification No: 8590 Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>  *Strike out inappropriate words. **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.	<p style="text-align: center;"><b>Crown Lands NSW/Western Lands Office Approval</b></p> I, ..... (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: ..... Date: ..... File Number: ..... Office: .....	
Plans used in the preparation of compilation. DP'S 110124, 204072, 923910	<p style="text-align: center;"><b>Subdivision Certificate</b></p> I, ..... *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature: ..... Accreditation number: ..... Consent Authority: ..... Date of endorsement: ..... Subdivision Certificate number: ..... File number: .....  *Strike through if inapplicable.	
Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.  LOTS 25 TO 34 INCLUSIVE ARE REQUIRED FOR FREEWAY UNDER SECTION 48 OF THE ROADS ACT, 1993.  ACCESS WILL BE RESTRICTED ACROSS THE BOUNDARY OF LOTS 29 & 34 MARKED A-B-C.	Surveyor's Reference: CI1616C, CHECKLIST EXEMPTION: 2017M7100(1444)M4-M5 LINK	
Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A		FILE : 2016/020923
PLAN: 6013 010 SS 4078		

PLAN FORM 6A (2017)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheets

Registered:



09.01.2019

Office Use Only

Office Use Only

**PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993.**

**DP1249592**

Subdivision Certificate number: .....

Date of Endorsement: .....

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses- See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

ADDRESS

LOT 20 - NO. 65 CROWN STREET, ST PETERS  
LOT 21 - NO. 67 CROWN STREET, ST PETERS  
LOT 22 - NO. 69 CROWN STREET, ST PETERS  
LOT 23 - NO. 71 CROWN STREET, ST PETERS  
LOT 24 - NO. 75 CROWN STREET, ST PETERS  
LOTS 25 TO 34 INCLUSIVE - N/A

APPROVED:

DIRECTOR SURVEYING  
ROADS AND MARITIME SERVICES

If space is insufficient use additional annexure sheet

Surveyor's Reference: C11616C

CHECKLIST, EXEMPTION: 2017M7100(1444)M4-M5 LINK

G. 1

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

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



9062229

Vol. **9062** Fol. **229**  
1st Edition **1961**



229

9062

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

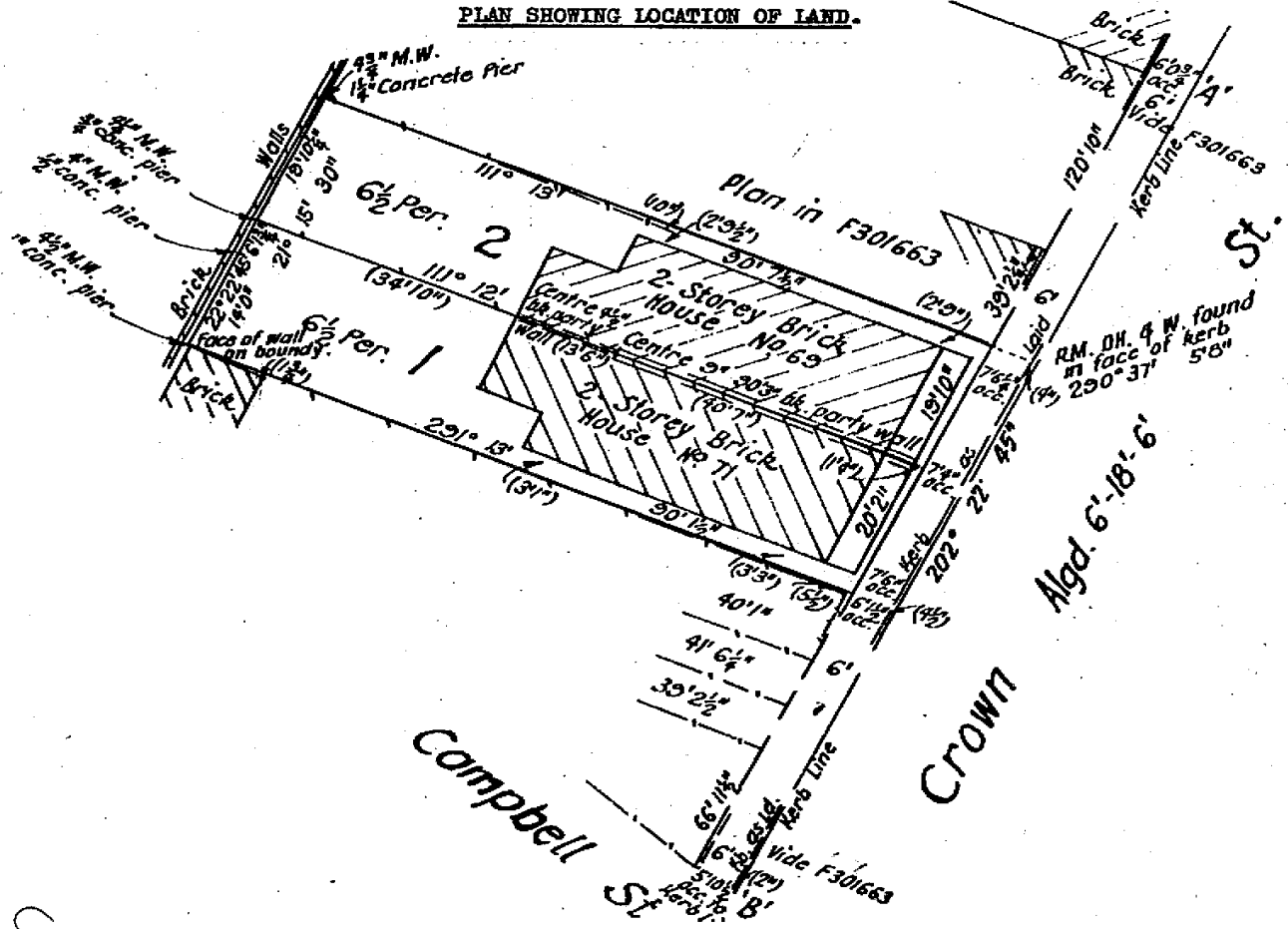
Witness

*J. J. Jones*

*J. J. Jones*  
Registrar-General.



**PLAN SHOWING LOCATION OF LAND.**



**ESTATE AND LAND REFERRED TO.**

Estate in Fee Simple in Lot 1 in Deposited Plan 204072s at St. Peters in the Municipality of Marrickville Parish of Petersham and County of Cumberland.

**FIRST SCHEDULE (Continued overleaf)**

~~WILLIAM ROBERT JOHN COX, Retired Builder and JOHN WILLIAM ROBERT COX, Taxi Cab Proprietor, both of Newtown, as Joint Tenants.~~

*J. J. Jones*  
Registrar General.

**SECOND SCHEDULE (Continued overleaf)**

- 1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.
- 2. Caveat No. H821558 by the Registrar-General. Entered 12-7-1961. *Withdrawn L775035*

*J. J. Jones*  
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.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
<i>John William Robert Cox of South Coast Retired</i>	<i>Notice of death</i>	<i>K941733</i>	<i>21-10-1967</i>		<i>Johnston</i>
<i>Hazel Jessie Jones of Carrulla, Married Woman</i>	<i>Transfer</i>	<i>L775033</i>	<i>12-3-1968</i>		<i>Johnston</i>
<i>Wallace Allan Bubb of Bellevue Hill, Builder</i>	<i>Transfer</i>	<i>P641434</i>	<i>19-3-1970</i>		<i>Johnston</i>
<i>Robert Malcolm Severs, of St. Peters, Sales Supervisor and Caroline May Severs, his wife, as joint tenants.</i>	<i>Transfer</i>	<i>R416431</i>	<i>18-5-1976</i>		<i>Johnston</i>
<i>Terence James Brooks by Transfer S459315 Registered 20-5-1981.</i>				<i>11-9-1979</i>	<i>Johnston</i>
<i>John Martin and Clare Marie O'Leary as joint tenants by Transfer W341075 Registered 26-5-1986.</i>					<i>Johnston</i>

**CANCELLED**

SEE AUTO FOLIO

Refer re X  
 easements  
 P823559  
 re X easements  
 K941733-11/12  
 1775033-2  
 P641434-7  
 - SA/R  
 R416430-11/12  
 2 M/R  
 S287308-11/12  
 S459313-14/15  
 - 15 TC  
 W341075-11/12  
 - 6 M/R

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
	NUMBER	DATE						
<i>Transfer</i>	<i>H823539</i>	<i>23-6-1961</i>	<i>Cross easements (Sec. 181B, Conveyancing Act, 1919) affecting party wall shown on the common boundary of Lots 1 and 2, D.P. 204072, S.</i>	<i>8-12-1961</i>	<i>Johnston</i>			
<i>Mortgage</i>	<i>P641435</i>		<i>to Helen Mary Hensell, Married Woman and Thomas Alexander Hensell, Retired both of Earlwood.</i>	<i>18-3-1976</i>	<i>Johnston</i>	<i>Discharged</i>	<i>R416430</i>	<i>Johnston</i>
<i>Mortgage</i>	<i>R416432</i>		<i>to Bank of New South Wales.</i>	<i>11-9-1979</i>	<i>Johnston</i>	<i>Discharged</i>	<i>S459314</i>	<i>Johnston</i>
<i>Caveat</i>	<i>S287305</i>		<i>by Terence James Brooks</i>	<i>6-2-1981</i>	<i>Johnston</i>	<i>Withdrawn</i>	<i>S459313</i>	<i>Johnston</i>
<i>W341076</i>	<i>Mortgage</i>		<i>to St George Building Society Ltd. Registered 26-5-1986.</i>		<i>Johnston</i>			

Req: RL14797 / Doc: CT 09062-229 CT / Rev: 17-Feb-2011 / NSW LRS / Egs: ALL / Prt: 01-Jul-2021 20:39 / Seq: 2 of 2  
 Office of the Registrar-General / Src: INFOPACK / Ref: 71 Crown Street, St Peters  
 Vol: 9062 Fol: 229  
 Page 4 of 4 pages





SEARCH DATE

1/7/2021 8:39PM

FOLIO: 1/204072

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

Prior Title(s): VOL 9062 FOL 229

Recorded	Number	Type of Instrument	C.T. Issue
4/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
7/6/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
16/10/1989	Y643797	MORTGAGE	EDITION 1
8/7/1991	Z740184	DISCHARGE OF MORTGAGE	
8/7/1991	Z740185	DISCHARGE OF MORTGAGE	
8/7/1991	Z740186	CHANGE OF NAME	
8/7/1991	Z740187	MORTGAGE	EDITION 2
13/7/1995	O377966	DISCHARGE OF MORTGAGE	EDITION 3
13/9/1995	O529475	MORTGAGE	EDITION 4
8/8/1996	2365936	DISCHARGE OF MORTGAGE	
8/8/1996	2365937	MORTGAGE	EDITION 5
16/12/1998	5467644	DISCHARGE OF MORTGAGE	
16/12/1998	5467645	TRANSFER	
16/12/1998	5467646	MORTGAGE	EDITION 6
13/10/2003	AA59694	DISCHARGE OF MORTGAGE	
13/10/2003	AA59695	TRANSFER	
13/10/2003	AA59696	MORTGAGE	EDITION 7
20/1/2005	AB233991	DISCHARGE OF MORTGAGE	
20/1/2005	AB233992	TRANSFER	
20/1/2005	AB233993	MORTGAGE	EDITION 8
11/11/2008	AE318923	DISCHARGE OF MORTGAGE	
11/11/2008	AE318924	TRANSFER	
11/11/2008	AE318925	MORTGAGE	EDITION 9
7/8/2013	AH931733	DISCHARGE OF MORTGAGE	
7/8/2013	AH931734	CHANGE OF NAME	
7/8/2013	AH931735	MORTGAGE	EDITION 10

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

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1/7/2021 8:39PM

FOLIO: 1/204072

PAGE 2

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Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
8/9/2018	AN695391	DEPARTMENTAL DEALING	EDITION 11 CORD ISSUED
9/1/2019	DP1249592	DEPOSITED PLAN	
5/2/2019	AP43251	DISCHARGE OF MORTGAGE	
5/2/2019	AP43252	TRANSFER	EDITION 12
11/3/2019	AP65583	REQUEST	
10/7/2019	AP384926	DEPARTMENTAL DEALING	
18/9/2020	AP273600	RESUMPTION APPLICATION	FOLIO CANCELLED

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

Form number: 97-01T  
Licence number: 10V/0096/95  
Printed: 0596LTO

# TRANSFER

New South Wales  
Real Property Act 1900



Page 1 of 1

Office of State Revenue use only  
N.S.W. STAMP DUTY  
101198 5121 04 201519166/03  
00\*24

(A) **LAND TRANSFERRED**  
Show no more than 20 references to title.  
If appropriate, specify the share transferred.

Folio Identifier 1/204072

(B) **LODGED BY**

L.T.O. Box  <b>1082N</b>	Name, Address or DX and Telephone  <b>SUNCORP METWAY LTD</b> <b>DX 845</b> <b>SYDNEY</b> REFERENCE (max 10 characters):
--------------------------------	--

(C) **TRANSFEROR** JOHN MARTIN and CLARE MAREE MARTIN

(D) acknowledges receipt of the consideration of \$255,000.00

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) **TRANSFEEE**

T TS (s713 LGA) TW (Sheriff)	SHARON THERESE LAWSON of 204 Union Street, Erskineville 2042 <b>TENANCY:</b>
--	--

(G)

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE DO NOT DATE 11/12/98  
Signed in my presence by the Transferor who is personally known to me.

Witness field

J. Holmes J.P.  
Signature of Witness

JUDITH HOLMES  
Name of Witness (BLOCK LETTERS)

353 ENMORE RD, MARRICKVILLE  
Address of Witness 2204

X mod  
X  
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

Signature of Transferee's Solicitor  
Anna A. Herz

NB: if applicable, indicate that the signatory is the transferee's solicitor and show the solicitor's full name in block letters.

Form: 01T  
Licence: 01-08-067  
Licensee: Midware Systems  
White Barnes

# TRANSFER

New South Wales  
Real Property Act 1900



## AA59695B

PRIVACY NOTE: this information is legally required and will

STAMP DUTY

Office of State Revenue ①	<b>OFFICE OF STATE REVENUE</b> (N.S.W. TREASURY)	
	CLIENT No. 90834140 STAMP DUTY <u>52-</u> TRANSACTION No. <u>1612187</u>	STAMP No. 1451 SIGNATURE <u>Anabel</u> DATE <u>18/9/03</u>
ASSESSMENT DETAILS:		

(A) TORRENS TITLE If appropriate, specify the part transferred  
Folio Identifier 1/204072

(B) LODGED BY	Delivery Box	Name, Address or DX and Telephone	CODE
	<u>256</u>	<u>EDS</u> Reference (optional):	<u>T</u> <u>TW</u> (Sheriff)

(C) TRANSFEROR  
**SHARON THERESE LAWSON**

(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 (if applicable):

(H) TRANSFEREE  
**STEPHEN MICHAEL BOYD and KIRSTY LEE LIDDELL**

(I) TENANCY: Tenants in Common in equal shares

(J) DATE ..... / ..... / .....

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: KAK

Signature of transferor:

Name of witness: Kerry Pocock

Address of witness: 23 St Peters St  
St Peters 2044

S. Lawson

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

Signature: [Signature]

Signatory's name: ALLAN FARRAR  
Signatory's capacity: Solicitor for the transferee

Form: 01TWC  
Licence: 01-08-110  
Licensee: Midware Systems  
Champion Legal

**TRANSFER**  
without monetary consideration  
New South Wales  
Real Property Act 1900



**AB233992A**

PRIVACY NOTE: this information is legally required and will

STAMP DUTY

Office of State Revenue use only 5162X (868) VENDOR DUTY ENDORSED ID: 2362137-002	NEW SOUTH WALES DUTY 14-12-2004      0002362137-001 SECTION 68(2)-ORIGINAL NO DUTY PAYABLE
---	---

(A) TORRENS TITLE

FOLIO IDENTIFIER 1/204072

(B) LODGED BY

Delivery Box  256	Name, Address or DX and Telephone  <b>EDS BPA PTY LTD</b> <b>25 PIERSON ST LOCKLEYS SA 5032</b> TEL: 132558 LLPN: 123002H  Reference (optional):	CODE  <b>T</b>
-------------------------	---	----------------------

(C) TRANSFEROR

**KIRSTY LEE LIDDELL**

(D) Separation Agreement pursuant to Property (Relationships) Act 1984 dated 9 December 2004  
(E) ESTATE and as regards the land specified above transfers to the transferee an estate in fee simple.

(F) SHARE TRANSFERRED

(G) Encumbrances (if applicable):

(H) TRANSFEREE


**STEPHEN MICHAEL BOYD**


(I) TENANCY:

(J) DATE ..... / ..... / .....

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: X 


Signature of transferor: K L L 


Name of witness: X SIMON FOK

Address of witness: X 23 BARCLAY ST  
BROWIE  
N.S.W.

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 transferee.

Signature of witness: Su. 

Signature of transferee: 

Name of witness: SUSANA STAKA

Address of witness: 3/60 Phillip St  
Perucombe



Form: 01T  
Release: 3.4  
www.lands.nsw.gov.au

①

**TRANSFER**  
New South Wales  
Real Property Act 1900



**AE318924W**

**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: 92174313	1538
Duty: 2.00	Trans No: 5180953
Asst details: FHP Private Dwelling	

(A) **FOLIO OF THE REGISTER**

1/204072

(B) **LOGGED BY**

Document Collection Box	Name, Address or DX, Telephone, and LLPN if any	CODES
1042B	ESPREON DX 885 SYDNEY LLPN 123860H Reference: — 9283 5111	T TW (Sheriff)

(C) **TRANSFEROR**

STEPHEN MICHAEL BOYD

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 560,000.00 and as regards

(E) **ESTATE** the above folio of the Register transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED**

(G) Encumbrances (if applicable): \_\_\_\_\_

(H) **TRANSFeree**

LUCINDA JANE POOLE AND RICHARD BRUCE LUCAS

(I) **TENANCY:** Joint Tenants

DATE DO NOT DATE

(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: X Malaeke

Name of witness: X MALAEKA NADEEM

Address of witness: X 224 GEORGE STREET  
PARRAMATTA, 2150

Signature of transferor: X [Signature]

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

Signature: [Signature]

Signatory's name: James Moustakas  
Signatory's capacity: transferees' solicitor

Form: 01T  
Release: 6.2  
Licence: 01-05-025  
Licensee: LEAP Legal Software Pty Limited  
Firm name: Holman Webb

**TRANSFER**  
New South Wales  
Real Property Act 1900



**AP43252C**

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises 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**

Revenue NSW use only	Office of State Revenue NSW Treasury Client No: 109163208 Duty: \$10 - Trans No: 9528268-001 Asst details:
----------------------	--

**(A) TORRENS TITLE**

1/204072

**(B) LODGED BY**

Document Collection Box 2681	Name, Address or DX, Telephone, and Customer Account Number if any SYDNEY LEGAL AGENTS - INFOTRACK .. JD LLP: 132579W Reference: CHAMBERS: 472703	CODES T TW
---------------------------------	--	------------------

**(C) TRANSFEROR**

Richard Bruce LUCAS and Lucinda Jane LUCAS

**(D) CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$985,000.00 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**

Longhurst Superannuation Fund No 2 Pty Ltd ACN 630 328 004

**(I)**

TENANCY:

**DATE**

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

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

[See note\* below]

Signature of witness:

Signature of transferor:

Name of witness: JOSEPH BARRY MIDDLETON

*R. Lucas*

Address of witness: LIGHTFOOTS SOLICITOR

*Lucas*

1-3 HIGH STREET

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

THAME

OXON OX9 2BX

*[Signature]*

SEA ID 276835

Signature:

Signatory's name: Roger John Cornforth

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. 1744825	Full name: Roger John Cornforth	Signature: <i>[Signature]</i>
---------------------	---------------------------------	-------------------------------

\* s 117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

CORS



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

1/7/2021 8:38PM

FOLIO: 23/1249592

First Title(s): OLD SYSTEM

Prior Title(s): 1/204072

Recorded	Number	Type of Instrument	C.T. Issue
9/1/2019	DP1249592	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
7/10/2020	AQ454335	DEPARTMENTAL DEALING	FOLIO CREATED CT NOT ISSUED

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



FOLIO: 23/1249592

SEARCH DATE	TIME	EDITION NO	DATE
1/7/2021	8:38 PM	-	-

CERTIFICATE OF TITLE HAS NOT ISSUED

LAND

-----  
 LOT 23 IN DEPOSITED PLAN 1249592  
 AT ST PETERS  
 LOCAL GOVERNMENT AREA INNER WEST  
 PARISH OF PETERSHAM COUNTY OF CUMBERLAND  
 TITLE DIAGRAM DP1249592

FIRST SCHEDULE

LONGHURST SUPERANNUATION FUND NO 2 PTY LTD

SECOND SCHEDULE (3 NOTIFICATIONS)

- 
- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
  - \* 2 THE LAND ABOVE DESCRIBED IS LIMITED IN STRATUM IN THE MANNER DESCRIBED IN DP1249592
  - \* 3 H823559 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON BOUNDARY OF LOTS 22 AND 23 IN DP1249592

NOTATIONS

-----  
 CERTIFICATE OF TITLE NOT ISSUED. LODGED DEALINGS MUST BE ACCOMPANIED BY PRIOR CERTIFICATE OF TITLE 1/204072 (EDITION 12)

UNREGISTERED DEALINGS: NIL

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



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		Name	Name	Signature	Date
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1	Chris Dagger	Joanne Rosner	Joanne Rosner		14 April 2023



