



# **Douglas Partners**

*Geotechnics | Environment | Groundwater*

Report on  
Preliminary Site Investigation (Contamination)

Inner West Phase 2A LEP  
612-614 Parramatta Road, Croydon NSW 2132

Prepared for  
Inner West Council

Project 200501.00  
June 2021

**Integrated Practical Solutions**





# Douglas Partners

Geotechnics | Environment | Groundwater

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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

	Signature	Date
Author	pp 	10 June 2021
Reviewer		10 June 2021



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## Executive Summary

This report presents the results of a Preliminary Site Investigation (Contamination) undertaken for the site located at 612-614 Parramatta Road, Croydon. It is understood that Inner West Council is preparing a planning proposal to amend the draft Inner West LEP for the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) area whereby the current land-use of the site may be changed to more sensitive land-uses.

Therefore, the objectives of the investigation were to identify, and to a limited extent, quantify the potential contamination risks at the site for the current, and potential future land-uses, based upon a review of available desktop information (including historical and contemporary data sources) and a limited inspection from publicly accessible areas.

At the time of preparing this report the site was occupied by a retail building with residential first floor levels. Based on the available history information the site appears to have been developed for a combined retail / residential use since at least 1930. The nearby surrounding land use appears to be relatively similar in nature, apart from public roads and the car dealership to the south-west.

Due to access constraints, a detailed inspection of the site and interior of the existing building was not possible during the walkover. This is considered to be a data gap in the investigation, however an assumption can be made that hazardous building materials are present.

SafeWork NSW records pertinent to potential contamination issues at the site were not obtainable at the time of reporting. This is considered to be a data gap in the investigation, however based on the apparent history it is unlikely that dangerous goods requiring notification were stored at the site. A SafeWork NSW records search should form part of further investigations as recommended below.

Potential sources of contamination identified from the site history information reviewed herein and the site walkover include imported fill, and hazardous building materials from the current and (potentially) former site buildings.

Based on the review of results of this PSI, and in accordance with the process outlined in Appendix G, the site has been assigned a contamination risk rating of 6, corresponding to a low risk.

Based on the results of this PSI, it is recommended that an intrusive investigation of soils within the site be undertaken to assess the presence and characteristics of the fill, and therefore assess the site's suitability (from a contamination standpoint) for a sensitive land use. In addition, the investigation should provide recommendations on the need for any further targeted investigation(s) and / or site remediation if deemed necessary. A hazardous building materials survey of the current building within the site is also recommended to assess the presence of otherwise of hazardous building materials.

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

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## Report on Preliminary Site Investigation (Contamination) Inner West Phase 2A LEP 612-614 Parramatta Road, Croydon NSW 2132

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### 1. Introduction

Douglas Partners Pty Ltd (DP) has been engaged by Inner West Council (Council) to complete this Preliminary Site Investigation (Contamination) (PSI) at 612-614 Parramatta Road, Croydon (the site). The site is shown on Drawing 1, Appendix A.

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

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

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

The objectives of the PSI are to:

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

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

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

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

## 2. Scope of Works

The scope of works for the PSI comprised the following:

- Review of the following site / history information, provided to DP by Council:
  - o Section 10.7 (2&5) Planning Certificate; and
  - o Council records pertinent to potential contamination issues.
- Review of the following site history information / records, obtained by DP:
  - o Historical aerial photographs;
  - o Historical title deed searches for each lot comprising the site;
  - o NSW EPA databases held under the *Contaminated Land Management (CLM)* and *Protection of the Environment Operations (POEO)* Acts for the site and nearby properties;
  - o Registered groundwater bores;
  - o Regional geological, soil and hydrogeological mapping; and
  - o Acid sulfate soil risk maps.
- A site walkover from publicly accessible areas only to identify current site features and land uses, signs of historical uses, hydrogeological features (i.e., streams, dams, water wells, catchments and drainage), presence of fill, waste disposal practices, etc;
- Based on the above information identify AEC and contaminants of potential concern (CoPCs);
- Preparation of a Conceptual Site Model (CSM);
- Nominate a contamination risk rating;
- Produce a draft PSI report for the site and submit to the Council for comment; and
- Update the report based on Council's comments and issue as final.

## 3. Site Information

Site Address	612-614 Parramatta Road, Croydon NSW 2132
Legal Description	Lots A and B, Deposited Plan 23631
Area	500 m <sup>2</sup>
Zoning	Zone B6 Enterprise Corridor
Local Council Area	Ashfield Council
Current Use	Commercial Premises, 612 - Premium Equipment Supplies (industrial equipment suppliers), 614 - Sydney Carpentry & Building Services (building contractor)

Surrounding Uses

- North-west - Commercial - retail shop fronts and rear yards
- North-east - Parramatta Road, then commercial (Illinois Hotel)
- South-west - Commercial - Tony Lahood Motors (used car yard)
- South-east - Croydon Road, then commercial (Rochford Group - property investment) / retail / residential



**Figure 1: Site Location**

#### 4. Environmental Setting

Regional Topography	Regional topography around the site generally slopes downwards to the south-east.
Site Topography	The site topography generally slopes from 20-22 m AHD in the north-west towards to the south-east to Iron Cove Creek at a lower level of 2 m AHD (to the south and south-east of the site).
Soil Landscape	The Sydney 1:100 000 Soils Landscape Sheet indicates that the site is underlain by the Gymea erosional soils landscape. Gymea erosional soils typically comprise shallow to moderately deep yellow earths and earthy sands on crests and inside of benches, shallow siliceous sands on leading edges of benches, localised gleyed podzolic soils and yellow podzolic sands on shale lenses, and shallow to moderately deep siliceous sands and leached sands along drainage lines.
Geology	The Sydney 1:100 000 Geological Series Sheet indicates that the site is underlain by Ashfield Shale.
Acid Sulfate Soils	Published acid sulphate soils (ASS) risk mapping indicates that the site is in an area of extremely low probability of occurrence. The closest land mapped for "disturbed terrain" that requires soil investigation assessment for ASS is 200 m south-east of the site.
Surface Water	Surface water is expected to follow site and regional topography and flow south east off the site onto Croydon and Parramatta Roads then in a south-easterly direction. Given the developed nature of the area (including paved driveways / streets and drains), most surface water flowing off the site is anticipated to be collected by the local stormwater network.
Groundwater	Based on topographic contours, it is anticipated that groundwater underlying the site flows in a south-easterly direction toward Iron Cove Creek approximately 200 m down gradient of the site, which ultimately flows into Iron Cove.

A search of the publicly available registered groundwater bore database indicated that there are two registered boreholes within 500 m of the site, as summarised below in Table 1.

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

<b>Bore ID Authorised Purpose Completion Year Status</b>	<b>Location Relative to Site</b>	<b>Final Depth (m)</b>	<b>Standing Water Level (m bgl)</b>
GW112144 Monitoring bore	210 m south-east	57.1	Not recorded-
GW112143 Monitoring bore	215 m north-west	67.16	Not recorded

Given the absence of recorded standing water levels, groundwater flow direction cannot be interpreted from those wells in proximity to the site. Based on the regional topography and the inferred flow direction of nearby water courses, the anticipated flow direction of groundwater beneath the site is to the south-east, towards Iron Cove Creek. Given the local geology (i.e., Ashfield Shale), the groundwater in the fractured rock beneath the site is anticipated to be saline and very low yield. Accordingly, there are unlikely to be significant potential beneficial uses of the groundwater in the region of the site.

## 5. Site History

### 5.1 Title Deeds

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

**Table 2a: Historical Title Deeds - Lot A**

<b>Date of Acquisition and Term Held</b>	<b>Registered Proprietor(s) &amp; Occupations</b>	<b>Inferred Land Use</b>
26.02.1930 (1930 to 1948)	Walter James (Gentleman)	Unknown
28.10.1948 (1948 to 1951)	James Robert Gow Prattis (Chemist)	Commercial chemist
10.03.1951 (1951 to 1960)	Josephine Tumminello (Widow)	Unknown
02.12.1960 (1960 to 1960)	Anthony Samuel Tumminello (Storekeeper) Edgar Newman Poole (Solicitor) (Section 94 Application not investigated)	Commercial premises
05.08.1960 (1960 to 1968)	Anthony Samuel Tumminello (Storekeeper) Mary Anne Barbuto (Married Woman) Doris Helen Toranto (Married Woman)	Commercial premises and unknown
11.06.1968 (1968 to 1984)	Masrio Costa Caterina Costa Vittorio Costa Maria Costa	Unknown
29.05.1984 (1984 to 1986)	Rex Keys Andrews Faye Germaine Andrews	Unknown
15.09.1986 (1986 to date)	# Conque Pty Limited	Unknown

**Table 2b: Historical Title Deeds - Lot B**

<b>Date of Acquisition and Term Held</b>	<b>Registered Proprietor(s) &amp; Occupations</b>	<b>Inferred Land Use</b>
26.02.1930 (1930 to 1948)	Walter James (Gentleman)	Unknown
28.10.1948 (1948 to 1951)	James Robert Gow Prattis (Chemist)	Chemist
03.10.1951 (1951 to 1977)	Evan Carroll Toyer (Grocer)	Grocer
10.06.1977 (1977 to 1978)	Dudley Norman Schwerdt (Shopkeeper) Sonia Ileana Schwerdt (Married Woman)	Commercial premises
06.12.1978 (1978 to 2001)	Xavier Kai Cheong Choi (Merchant) Annie Wai See Choi (Married Woman)	Commercial premises and unknown
15.05.2001 (2001 to 2008)	Annie Wai See Choi (Widow)	Unknown

## 5.2 Historical Aerial Photography

Several historical aerial photographs were obtained from public databases. A summary of key features observed for the site and surrounding land is presented in Table 3.

**Table 3: Summary of Historical Aerial Photographs**

<b>Year</b>	<b>Site</b>	<b>Surrounding Land Use</b>
1930	The site had similar buildings to the present (2021) layout with what appears to be a multi-storey building in the north eastern corner of each lot. Detached structures are present to the immediate south west of each structure. The layout resembles a retail shop front with probably residential first floor and rear yard.	The site is bound to the north-west by a similar retail / residential development, to the south-west by a residential property, to the north-east by Parramatta Road and to the south-east by Croydon Road.
1951	No significant change to the site is apparent.	No significant changes to the neighbouring and nearby sites are apparent.
1961	No significant change to the site was noted.	Apart from a new commercial development on the opposite side of Parramatta Road, there are no significant changes to the nearby properties noted.
1965	No significant change to the site is apparent.	No significant changes to the neighbouring and nearby sites are apparent.



Year	Site	Surrounding Land Use
1971	No significant change to the site is apparent.	No significant changes to the neighbouring and nearby sites are apparent.
1978	No significant change to the site is apparent.	The property to the south west has been redeveloped into a commercial building. There are no other significant changes to the surrounding area noted.
1986	No significant change to the site was noted.	No significant changes to the neighbouring and nearby sites are apparent.
1994	No significant change to the site was noted.	No significant changes to the neighbouring and nearby sites are apparent.
2002	No significant change to the site was noted.	There appears to be a new of refurbished commercial building to the rear of the adjoining property to the north-west. No significant changes to the remaining neighbouring and nearby sites are apparent.
2011	There appears to be some renovation to the open rear portion of the site, now apparently predominantly hardstand.	No significant changes to the neighbouring and nearby sites are apparent.

### 5.3 Public Registers and Planning Records

EPA Contaminated Land Record of Notices [accessed 24/02/2021]	The results of a search of the public database of records of contaminated sites under Section 58 of the <i>Contaminated Land Management Act 1997</i> (CLM Act) indicated that the site was not listed as a contaminated site notified to the EPA. No sites listed as contaminated sites were located within a 1 km buffer zone of the site.
EPA Notified Sites [accessed 24/02/2021]	584 Parramatta Road (BP Ashfield), located about 100 m to the south-east of the site. Regulation under the CLM Act currently not required.
EPA Licenses [accessed 24/02/2021]	<p>The results of a search of the public database of records of environmental protection licenses under Section 308 of the <i>Protection of the Environment Operations Act 1997</i> (POEO Act) indicated that 34 Cheltenham Road (located approximately 1.2 km west of the site) had the following EPA Notices:</p> <ul style="list-style-type: none"> <li>• Surrendered a POEO licence on 14 Nov 2000 for <i>waste disposal by application to land</i>;</li> <li>• S.91 clean up notice on 9 September 2003;</li> <li>• Issued a S58 licence variation on 18 November 2003;</li> <li>• Issued a S58 licence variation on 30 January 2004;</li> <li>• Surrendered a licence on 2 July 2004;</li> <li>• S91 variation of a surrender condition on 28 September 2005; and</li> </ul>

	<ul style="list-style-type: none"> <li>S91 Variation of a surrender condition on 8 November 2006.</li> </ul>
SafeWork NSW	Unable to obtain authorisation letter from current site owner.
Planning Certificates [dated 14/02/2021] Included in Appendix E	<p>The Planning Certificates issued under Section 10.7(2 and 5) for both lots do not provide any specific information pertaining to the contamination status of the site. The certificates state that both lots are zoned as 'Zone B6 Enterprise Corridor'.</p> <p>The certificates state that, as prescribed by Section 59 (2) of the <i>Contaminated Land Management Act, 1997</i>, Council has not been provided with a site audit statement with respect to the sites, and the land to which the certificates relate <u>is not</u>:</p> <ul style="list-style-type: none"> <li>Declared to be significantly contaminated land;</li> <li>Subject to a management order;</li> <li>Subject of an approved voluntary management proposal;</li> <li>Subject of an ongoing maintenance order; or</li> <li>Subject of a site audit statement.</li> </ul>
Council Records Included in Appendix E	<p>A number of development consent documents relating to 612 and 614 Parramatta Road were provided by Council, including permission for various commercial activities, installation of fencing, signage and the construction of a new carpark at 612 Parramatta Road.</p> <p>No other significant items were noted in the records.</p>

#### 5.4 Site History Integrity Assessment

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

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

#### 5.5 Summary of Site History

The aerial photographs suggest that the site had been developed since at least 1930, and likely earlier and the site layout has been relatively consistent since then, comprising a retail and residential combined development.



The aerial photographs suggest that the site's surrounding land use has been mixed residential and commercial (retail) since at least 1930, with an increasingly commercial and higher density residential land use around the region since the 1970's.

## 6. Site Walkover

A site walkover was undertaken by an environmental engineer on 23 February 2021 from publicly accessible areas around the site. The general site topography was consistent with that described in Section 4. The site layout appears to have remained unchanged from the 2019 aerial photograph. The following key site features pertinent to the PSI were observed (refer to photographs in Appendix F):

- The site was occupied by a Premium Equipment Supplies (industrial equipment suppliers) at 612 Parramatta Road, and by Sydney Carpentry & Building Services (building contractor) at 614 Parramatta Road;
- Both premises were double storey with the second storey only present in the portion of the buildings immediately adjacent to Parramatta Road;
- The site was covered in hardstand with a small, landscaped garden bed on a portion of the Croydon Road frontage;
- The 612 shop front appeared to have been recently refurbished noting the condition of the finished surfaces (photographs 2 - 3);
- Garage space was noted to the rear of property (photograph 4);
- Nearby land-uses were predominately commercial including automotive sales / repairs and commercial shopfronts. Residential land use was noted further from the site to the south and north-east; and
- Canalised Iron Cove Creek was located to the south / south-east of the site.

The site and immediate surrounding area was occupied predominantly by commercial / retail properties (photograph 1 - 5). The property to the north west appeared to vacant with a roof service commercial premise and operational car yard located to the further north west. The car yard also operated out of the garage to the immediate south-west of the site. A property investment commercial premises is located to the south-east of the site (opposite Croydon Road). Illinois hotel and a car smash repairs premises is located to the north-east of the site (opposite Parramatta Road).

There were no signs of any significant gross contamination based on the site observations and site use, although given the inferred age of the site structures and possibility of previous demolition of structures it was considered possible that hazardous building materials may be present in the buildings and in the substrate soils.

No asbestos-containing material (ACM) was observed on the site surface or in the buildings / structures on the site, however observations were limited by access constraints. It is noted that the interior parts of the buildings were not inspected during the walkover.

## 7. Preliminary Conceptual Site Model

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

### Potential Sources

Based on the information presented in this report, the following potential sources of contamination and associated CoPCs have been identified.

- S1: Fill: Associated with general levelling and backfilling (a common characteristic of inner Sydney suburbs, and likely given the disturbed terrain mapping):
  - o CoPC: metals, total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), polychlorinated biphenyls (PCB), organochlorine pesticides (OCP), phenols and asbestos. These are the more common contaminants associated with fill of an unknown source.
- S2: Former and existing buildings / structures on the site:
  - o CoPC: Hazardous building materials including lead (in paint), ACM, synthetic mineral fibres ('SMF') and PCB.

### Potential Receptors

The following potential human receptors have been identified:

- R1: Current users [commercial];
- R2: Construction and maintenance workers;
- R3: End users [possible sensitive land use receptors i.e., residential, educational, recreational, childcare and / or hospitals]; and
- R4: Adjacent site users [commercial].

The following potential environmental receptors have been identified:

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

### Potential Pathways

The following potential pathways have been identified:

- P1: Ingestion and dermal contact;
- P2: Inhalation of dust and / or vapours;
- P3: Surface water run-off;
- P4: Lateral migration of groundwater providing base flow to water bodies;

- P5: Leaching of contaminants and vertical migration into groundwater; and
- P6: Contact with terrestrial ecology.

### Summary of Potentially Complete Exposure Pathways

A 'source - pathway - receptor' approach has been used to assess the potential risks of harm being caused to human or environmental receptors from contamination sources on or in the vicinity of the site, via exposure pathways (potential complete pathways). The possible pathways between the above sources (S1 to S2) and receptors (R1 to R7) are provided in below Table 4.

**Table 4: Summary of Potentially Complete Exposure Pathways**

Source and COPC	Transport Pathway	Receptor	Risk Management Action
<b>S1: Imported Fill</b> Metals, TRH, BTEX, PAH, OCP, OPP, PCB, phenols and asbestos	P1: Ingestion and dermal contact	R1: Current users [commercial]	An intrusive investigation is recommended to assess possible contamination including testing of the soils.  Intrusive investigation of groundwater and / or soil vapour (if required) based on the results of the soil investigation.
	P2: Inhalation of dust and / or vapours	R2: Construction and maintenance workers	
		R3: End users [possible sensitive land use receptors i.e. residential, educational, recreational, childcare and/or hospitals]	
		R4: Adjacent site users [commercial].	
	P3: Surface water run-off	R5: Surface water [Iron Cove Creek]	A hazardous building materials assessment is required for the existing buildings. Hazardous materials, if
P4: Lateral migration of groundwater providing base flow to water bodies	R6: Groundwater		
P5: Leaching of contaminants and vertical migration into groundwater			
	P6: Contact with terrestrial ecology	R7: Terrestrial Ecology	

Source and COPC	Transport Pathway	Receptor	Risk Management Action
<b>S2: Existing and previous (commercial) buildings/structures on the site</b>  Asbestos, SMF, lead (in paint) and PCB	P1: Ingestion and dermal contact  P2: Inhalation of dust and/or vapours	R1: Current site users R2: Construction and maintenance workers R3: End site users R4: Adjacent site users	present, will need to be removed in accordance with relevant legislation and guidelines prior to demolition.

## 8. Risk Rating

Based upon the preliminary CSM and the methodology outlined in Appendix G the following qualitative risk ratings for the identified contamination sources have been developed:

**Table 5. AEC Risk Ratings**

AEC	AEC Description	Probability	Consequence	Risk Rating
S1	Fill	3	2	<b>6</b>
S2	Former and existing buildings	2	2	<b>4</b>

Overall, this corresponds to a low risk rating for contamination, with fill onsite considered to be the main potential risk driver, and if complete pathways are present, is likely to affect either localised areas or shallow depths within the site.

## 9. Conclusions and Recommendations

SafeWork NSW records pertinent to potential contamination issues at the site were not obtainable at the time of reporting. This is considered to be a data gap in the investigation. Once received, these documents will be reviewed, and relevant information will be included in a revised copy of this report.

Based on the review of results of this PSI, and in accordance with the process outlined in Appendix G, the site has been assigned a contamination risk rating of 6, corresponding to a low-risk.

Based on the results of this PSI, it is recommended that an intrusive investigation of soils within the site be undertaken to assess the presence and characteristics of the fill, and therefore assess the site's suitability (from a contamination standpoint) for a sensitive land use. In addition, the investigation should provide recommendations on the need for any further targeted investigation(s) and / or site remediation if deemed necessary. A hazardous building materials survey of the current building within the site is also recommended to assess the presence of otherwise of hazardous building materials.

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

## 10. References

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

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

## 11. Limitations

Douglas Partners (DP) has prepared this report (or services) for this project at 612-614 Parramatta Road, Croydon NSW 2132 in accordance with DP's proposal dated 5 February 2021 and acceptance received from Alan Chen dated 9 February 2021. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of Inner West Council for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

The results provided in the report are indicative of the sub-surface conditions on the site only at the specific sampling and/or testing locations, and then only to the depths investigated and at the time the work was carried out. Sub-surface conditions can change abruptly due to variable geological processes and also as a result of human influences. Such changes may occur after DP's field testing has been completed.

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

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

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

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

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**Douglas Partners Pty Ltd**

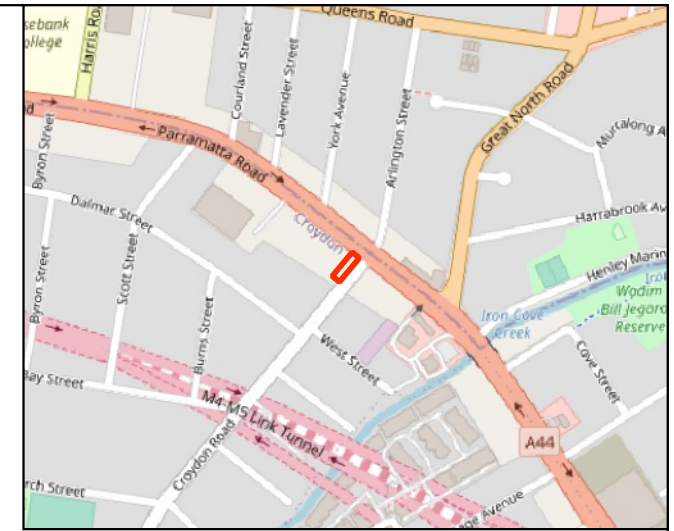
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## **Appendix A**

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Drawings



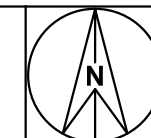
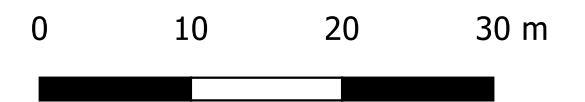


LOCALITY MAP

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

Legend

 Site Boundary





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## **Appendix B**

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Notes About this Report

# About this Report

# Douglas Partners



## Introduction

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

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

## Copyright

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

## Borehole and Test Pit Logs

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

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

## Groundwater

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

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

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

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

## Reports

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

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

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

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

# *About this Report*

## **Site Anomalies**

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

## **Information for Contractual Purposes**

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

## **Site Inspection**

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

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## **Appendix C**

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Historical Title Deeds

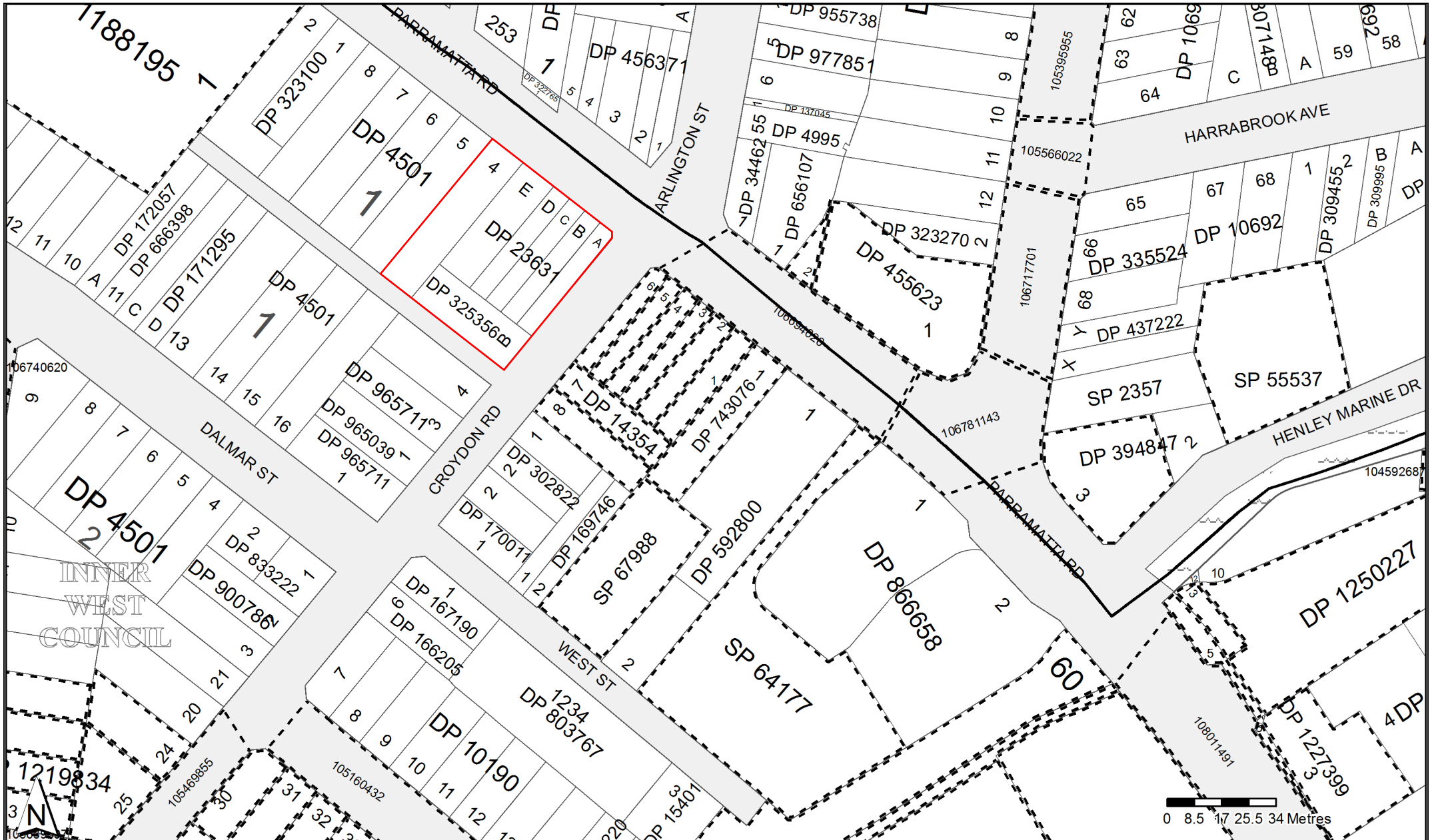
# Cadastral Records Enquiry Report : Lot 1 DP 743076

Locality : CROYDON

Parish : CONCORD

LGA : INNER WEST

County : CUMBERLAND



NEW SOUTH WALES

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



10863230

Application No.1520

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



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

JG L103602

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

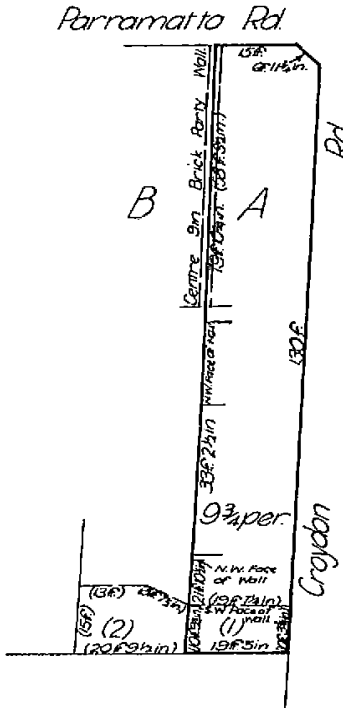
**SEE AUTO FOLIO**

Witness *L. Balliner*

*Jawatson*  
Registrar General.



PLAN SHOWING LOCATION OF LAND



L103602

Scale: 30 feet to one inch.

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

FIRST SCHEDULE (continued overleaf)

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

SECOND SCHEDULE (continued overleaf)

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

*Jawatson*  
Registrar General


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

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


10863 (Page 1) Vol. 230 Fol.

V1209072  
 CBT  
 09/11  
 W5038904  
 917  
 X23250

FIRST SCHEDULE (continued)

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

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	
	NUMBER	DATE					
<del>Mortgage</del>	<del>L103603</del>	<del>25-6-1968</del>	<del>to James Frank Love of Beaufort Insurance Manager and Vera Cecilia Love his wife</del>	<del>22-8-1968</del>	<del>Jaworski</del>	<del>Discharged</del>	<del>W238644</del>
<del>Mortgage</del>	<del>M556790</del>	<del>17-12-1971</del>	<del>to Commercial Bank of Australia Limited</del>	<del>17-1-1972</del>	<del>Jaworski</del>	<del>Discharged</del>	<del>V120907</del>
V120909	Mortgage to Barclays Australia (Finance) Limited.		Registered 29-5-1984.			Discharged	W503890
X923252	Mortgage to Westpac Banking Corporation.		Registered 21-10-1988.				

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

Vol. 10863 Fol 230

MX

(Page 2 of 2 pages)

Reg: 1425878 / Doc: CT 10863-230 CT / Rev: 21-Dec-2010 / NSW LRS / Pgs: ALL / Prt: 01-Mar-2021 07:31 / Seq: 2 of 2  
 © Office of the Registrar-General / Sec: INFOTRACK / Ref: croydon site





SEARCH DATE

1/3/2021 7:32AM

FOLIO: A/23631

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

Prior Title(s): VOL 10863 FOL 230

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

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





FOLIO: A/23631  
-----

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

LAND

----

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

FIRST SCHEDULE

-----

CONQUE PTY LIMITED (T W503891)

SECOND SCHEDULE (4 NOTIFICATIONS)

-----

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

NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

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



SEARCH DATE

1/3/2021 7:31AM

FOLIO: B/23631

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

Prior Title(s): VOL 6563 FOL 220

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

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

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

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



**AE147478U**

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

**STAMP DUTY**

Office of State Revenue use only

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

**(A) TORRENS TITLE**

B/23631

**(B) LODGED BY**

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

**(C) TRANSFEROR**

Annie Wai See CHOI

**(D) CONSIDERATION**

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

**(E) ESTATE**

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

**(F) SHARE TRANSFERRED**

**(G) Encumbrances (if applicable):**

**(H) TRANSFEREE**

Blistex Pty Ltd (ABN 12 125 057 776)

**(I) TENANCY:**

**DATE** 8 AUGUST 2008

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

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

Signature of witness:

Signature of transferor:

Name of witness:

RICHARD EDMONDS YEO  
SOLICITOR

Address of witness:

LVL 16, 25 BLIGH STREET  
SYDNEY NSW 2000

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

Signature:

Signatory's name:

Claudio Venegas

Signatory's capacity:

transferee's solicitor

*Aman*



FOLIO: B/23631

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

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

LAND

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

FIRST SCHEDULE

BLISTEX PTY LTD (T AE147478)

SECOND SCHEDULE (7 NOTIFICATIONS)

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

NOTATIONS

UNREGISTERED DEALINGS: NIL

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



SEARCH DATE

1/3/2021 7:32AM

FOLIO: C/23631

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

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

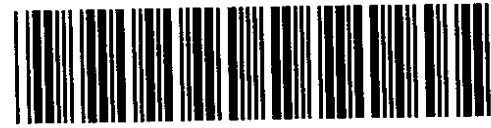
\*\*\* END OF SEARCH \*\*\*

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

# TRANSFER

New South Wales  
Real Property Act 1900

## 7225076H



### STAMP DUTY

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

(A) TORRENS TITLE If appropriate, specify the part or share transferred  
C/23631

(B) LODGED BY	LTO Box <del>354</del> 374	Name, Address or DX and Telephone <del>FAAC</del> Reference (optional): 64188710 - BCB	WBC	CODES T TS (s713) TW (Sheriff)
---------------	----------------------------------	--	-----	---

(C) TRANSFEROR  
MARGARET SUNG

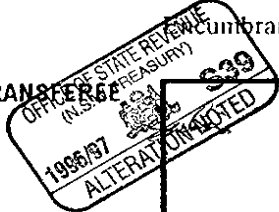
(D) The transferor acknowledges receipt of the consideration of \$277,000.00 and as regards the land specified above transfers to the transferee an estate in fee simple

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

(F) TRANSFEREE

THONG DONG  
DONG THONG NGO & LI XIN NI

TENANCY: JOINT TENANTS



(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE: 24.12.99  
Signed in my presence by the transferor who is personally known to me.

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

Signature of transferor:  
*[Signature]*

~~Signed in my presence by the transferee who is personally known to me~~  
SIGNED FOR THE TRANSFEREES

Signature of witness: \_\_\_\_\_ Signature of transferee: \_\_\_\_\_  
Name of witness: \_\_\_\_\_  
Address of witness: \_\_\_\_\_  
If signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name and capacity below  
*25/10/99*  
NEVILLE ROSS BANWELL SOLICITOR



FOLIO: C/23631

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

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

LAND

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

FIRST SCHEDULE

EN ZHI ZHOU

(T AB161674)

SECOND SCHEDULE (8 NOTIFICATIONS)

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

NOTATIONS

UNREGISTERED DEALINGS: NIL

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



# CERTIFICATE OF TITLE



12524087

NEW SOUTH WALES

REAL PROPERTY ACT, 1900

Appln. No. 1520

Vol. **12524** Fol. **87**  
Edition issued 28-8-1974

Prior Title Vol. 4381 Fol. 88



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

*Jawatson*  
Registrar General.

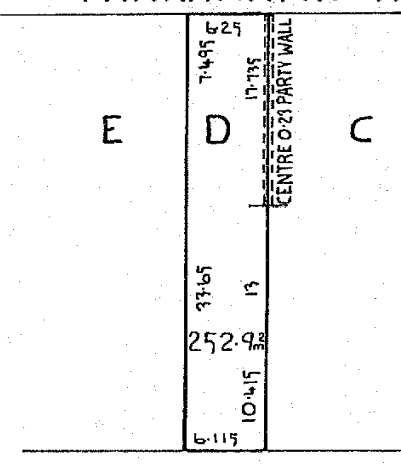


## PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

# CANCELLED

### PARRAMATTA RD SEE AUTO MONO



REDUCTION RATIO 1:500

N799135 Pa.  
S GRY

### ESTATE AND LAND REFERRED TO

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

### FIRST SCHEDULE

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

### SECOND SCHEDULE

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

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

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

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







NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

1/3/2021 7:32AM

FOLIO: D/23631

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

Prior Title(s): VOL 12524 FOL 87

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

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

RP 13  
1985



STAMP DUTY

①



**B**



**E**  
**101558 F**

A2

**TRANSFER**  
REAL PROPERTY ACT, 1900

	of	
\$		

DESCRIPTION OF LAND  
Note (a)

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

TRANSFEROR  
Note (b)

NAM SAN THNG of 88 Gordon Crescent, Lane Cove

ESTATE  
Note (c)

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

TRANSFEREE  
Note (d)

CHO TAK WU and WAI YI LO of 25 Ronald Avenue, Denistone East

OFFICE USE ONLY

TENANCY  
Note (e)

as joint tenants/tenants in common

PRIOR ENCUMBRANCES  
Note (f)

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

DATE

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

EXECUTION  
Note (g)

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

*[Signature]*

Signature of Witness

RICHARD WJ

Name of Witness (BLOCK LETTERS)

65 YORK ST. SYDNEY

Address and occupation of Witness

SOLICITOR

Note (g)

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

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

Signature of transferee's solicitor

**RICHARD WJ**  
**BENNY LUT**

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

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

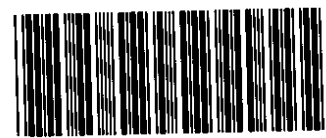
OFFICE USE ONLY

7-01T

①

# TRANSFER

Real Property Act, 1900



3348416 X



00.24 00/T69801200 70 2072 269020  
Office of State Revenue use only  
N-S M STAMP DUTY

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

FOLIO IDENTIFIER D/23631

(B) **LODGED BY**

L.T.O. Box  374	Name, Address or DX and Telephone SA  WBC  REFERENCE (max. 15 characters): 82380075 WBT1
-----------------------	---

(C) **TRANSFEROR**

CHO TAK WU and WAI YI LO

(D) acknowledges receipt of the consideration of ..\$245,000.00.....  
and as regards the land specified above transfers to the Transferee an estate in fee simple

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

(F) **TRANSFEEE**

T TS (s713 LGA) TW (Sheriff)	EVELYN TSUI HOON TAN and THOMAS KWOK YIN LEE  <b>TENANCY:</b> Joint tenants
--	---

(G)

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATED** 14 August 1997

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

Ford Wang  
Signature of Witness  
FORD WANG  
Name of Witness (BLOCK LETTERS)

*[Handwritten Signature]*  
lowy  
Signature of Transferor

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

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

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

*[Handwritten Signature]*  
Signature of Transferee's Solicitor  
Terry Shanahan  
CHECKED BY (office use only)

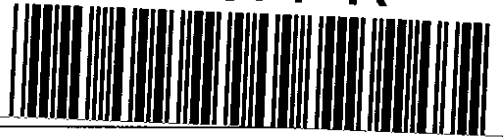
INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE

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

# TRANSFER

New South Wales  
Real Property Act 1900

## 3918971 R



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

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

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

FOLIO IDENTIFIER No. D/23631
------------------------------

(B) **LODGED BY**

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

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

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

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

(F) **TRANSFEEE**

T TS (s713 LGA) TW (Sheriff)	CHRISTOS KOUKOUTAS
(G)	<b>TENANCY:</b>

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

*Lauren Sim*  
Signature of Witness

Lauren Sim  
Name of Witness (BLOCK LETTERS)

165 Forest Road, Hurstville  
Address of Witness

*Evelyn Tan*  
Signature of Transferor

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

.....  
Signature of Witness

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

.....  
Address of Witness

*Veronique Marie Bodart*  
Signature of Transferee's Solicitor

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



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

13

# TRANSFER

New South Wales  
Real Property Act 1900

## AH925728L

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

### STAMP DUTY

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

(A) TORRENS TITLE

D/23631

(B) LODGED BY

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

(C) TRANSFEROR

Christos KOUKOUTAS

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$800,000.00 and as regards the abovementioned land transfers to the transferee an estate in fee simple.

(E) ESTATE

(F) SHARE TRANSFERRED

(G) Encumbrances (if applicable):

(H) TRANSFEE

St Peters Developments Pty Ltd ACN 111 497 968  
  
TENANCY:

### DATE

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

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

Signature of witness:

Signature of transferor:

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

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

Signature:

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

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

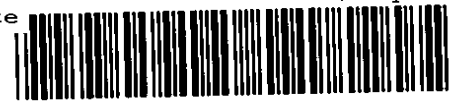
\* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

Form: 01T  
Release: 6-1

①

# TRANSFER

New South Wales  
Real Property Act 1900



## AK263464H

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

### STAMP DUTY

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

### (A) TORRENS TITLE

D/23631

### (B) LODGED BY

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any	CODES
IW	VARNAI MORRISON DX 3804 CAMPSIE T 97893790	T TW
	Reference: WM RACHWAN	

### (C) TRANSFEROR

ST PETERS DEVELOPMENTS PTY LTD (ACN 111 497 968)

### (D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 1,000,000.00 and as regards

### (E) ESTATE

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

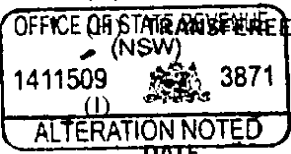
### (F) SHARE TRANSFERRED

Whole

### (G) Encumbrances (if applicable):

ANTOINE RACHWAN & LINA RACHWAN

TENANCY: Joint Tenants



DATE 3 March 2016

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

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

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

Signature of authorised person: *[Signature]*  
Name of authorised person: Wayne Morrison  
Office held: solicitor for transferees

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

Signature:

Signatory's name:  
Signatory's capacity:

Wayne Morrison  
solicitor for transferees

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



FOLIO: D/23631

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

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

LAND

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

FIRST SCHEDULE

HABIB LAHOOD (T AM922875)

SECOND SCHEDULE (7 NOTIFICATIONS)

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

NOTATIONS

UNREGISTERED DEALINGS: NIL

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





SEARCH DATE

1/3/2021 7:32AM

FOLIO: E/23631

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

Prior Title(s): VOL 6733 FOL 248

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

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



FOLIO: E/23631

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

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

LAND

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

FIRST SCHEDULE

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

SECOND SCHEDULE (5 NOTIFICATIONS)

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

NOTATIONS

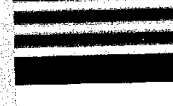
UNREGISTERED DEALINGS: NIL

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



13901035

NEW SOUTH WALES



# CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

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

35  
13901

Appln No 1520

Prior Title Vol. 1790 Fol. 75



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

## CANCELLED

Registrar General.



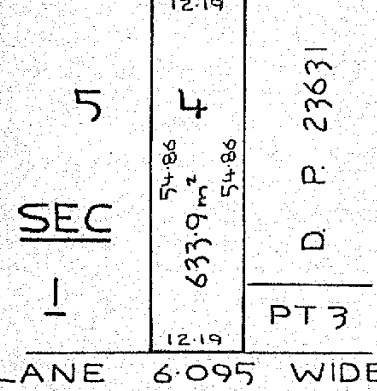
SEE AUTO FOLIO



### PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

## PARRAMATTA RD



LANE 6.095 WIDE

R 228374 rg

REDUCTION RATIO 1:800

### ESTATE AND LAND REFERRED TO

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

### FIRST SCHEDULE

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

### SECOND SCHEDULE

1. <sup>GRY</sup>Reservations and conditions, if any, contained in the Crown Grant above referred to.

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

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





SEARCH DATE

1/3/2021 7:32AM

FOLIO: 4/1/4501

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

Prior Title(s): VOL 13901 FOL 35

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

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



FOLIO: 4/1/4501

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

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

LAND

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

FIRST SCHEDULE

MARIE LAHOOD

(ND AC169974)

SECOND SCHEDULE (2 NOTIFICATIONS)

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

NOTATIONS

UNREGISTERED DEALINGS: NIL

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



SEARCH DATE

1/3/2021 7:32AM

FOLIO: B/325356

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

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

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



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

# TRANSFER

New South Wales  
Real Property Act 1900

6712147V



Office of State Revenue use only	NEW SOUTH WALES DUTY 06-03-2000 0000248306-001 SECTION 18(2) DUTY \$ *****2.00
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82

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

**CERTIFICATE OF TITLE VOLUME 4396, FOLIO 26**

~~NOW BEING~~ **B/325356**

(B) **LODGED BY**

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

(C) **TRANSFEROR**

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

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

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

(F) **TRANSFEEE**

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

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

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

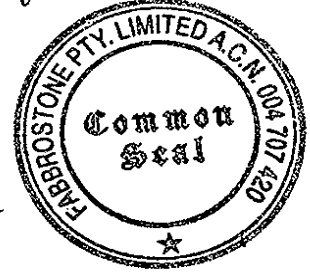
.....  
Signature of Witness

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

.....  
Address of Witness

M. FABBRO DIRECTOR  
M.R. GILBERT SECRETARY

Signature of Transferor



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

.....  
Signature of Witness

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

.....  
Address of Witness

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

21-2-00

HW





FOLIO: B/325356

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

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

LAND

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

FIRST SCHEDULE

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

(T AK66417)

SECOND SCHEDULE (2 NOTIFICATIONS)

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

NOTATIONS

UNREGISTERED DEALINGS: NIL

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



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

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

**Summary of Owners Report**

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

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

**As regards Lot A D.P. 23631**

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

**# Denotes current registered proprietor**

**Leases, excluding premises: -**

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

**Easements: -**

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



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

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

**As regards Lot B D.P. 23631**

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

**# Denotes current registered proprietor**

Leases, excluding premises: -

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

Easements: -

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

**As regards Lot C D.P. 23631**

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
26.02.1930 (1930 to 1948)	Walter James (Gentleman)	Vol 4381 Fol 88
28.10.1948 (1948 to 1959)	James Robert Gow Prattis (Chemist)	Vol 4381 Fol 88
05.08.1959 (1959 to 1976)	John Glennan Cunneen (Chemist)	Vol 4381 Fol 88 Now Vol 7837 Fol 232
12.10.1976 (1976 to 1976)	Lola Joan Cunneen (Widow) (Transmission Application not investigated)	Vol 7837 Fol 232
23.11.1976 (1976 to 1977)	Robert Allan Oliver (Newsagent) Robin Elizabeth Helene Oliver (Married Woman)	Vol 7837 Fol 232
11.10.1977 (1977 to 1988)	Sung Yiet Ming (Shopkeeper)	Vol 7837 Fol 232



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 Lot C D.P. 23631**

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

**# Denotes current registered proprietor**

Leases, excluding premises: -

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

Easements: -

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

**As regards Lot D D.P. 23631**

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



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

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

Continued as regards Lot D D.P. 23631

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

**# Denotes current registered proprietor**

Leases, excluding premises: - NIL

Easements: -

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

---

**As regards Lot E D.P. 23631**

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
26.02.1930 (1930 to 1948)	Walter James (Gentleman)	Vol 4381 Fol 88
28.10.1948 (1948 to 1953)	James Robert Gow Prattis (Chemist)	Vol 4381 Fol 88
01.09.1953 (1953 to 1971)	Mavis Amelia Dorothy Feeny (Married Woman)	Vol 4381 Fol 88 Now Vol 6733 Fol 248
26.02.1971 (1971 to 1996)	Reginald Sidney Laming	Vol 6733 Fol 248 Now E/23631
06.02.1996 (1996 to date)	# Habib Anthony Lahood # James Anthony Lahood	E/23631

**# Denotes current registered proprietor**

Leases and Easements: - NIL

---



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

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

**As regards Lot 4 Section 1 D.P. 4501**

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

**# Denotes current registered proprietor**

Leases and Easements: - NIL

**As regards Lot B D.P. 325356**

<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>
11.04.1930 (1930 to 1965)	Edmund James Hookway (Engineer)	Vol 4396 Fol 26
27.08.1965 (1965 to 1972)	Sophie Hookway (Widow) (Section 94 Application not investigated)	Vol 4396 Fol 26
14.02.1972 (1972 to 1972)	Ermyrn Winifred Krippner (Married Woman) (Section 93 Application not investigated)	Vol 4396 Fol 26
02.11.1972 (1972 to 1985)	Raymond Ward (Motor Dealer) Now Raymond Steve Ward	Vol 4396 Fol 26
21.08.1985 (1985 to 1989)	Mark Anthony Betar	Vol 4396 Fol 26
07.07.1989 (1989 to 2000)	Antonio Donadon Fabbrostone Pty Limited	Vol 4396 Fol 26 Now B/325356
12.04.2000 (2000 to 2016)	Antonio Donadon Rosanne Donadon	B/325356



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

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

Continued ass regards Lot B D.P. 325356

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
12.01.2016 (2016 to date)	# Habib Anthony Lahood # James Anthony Lahood # Anthony Habib Lahood # Garry Habib Lahood	B/325356

# Denotes current registered proprietors

Leases and Easements: - NIL

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Yours Sincerely  
Mark Groll  
1 March 2021

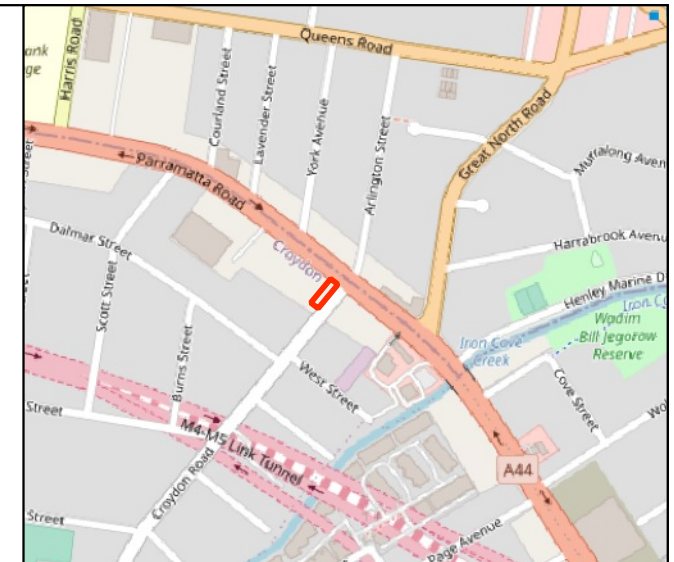
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## **Appendix D**

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Historical Aerial Photographs



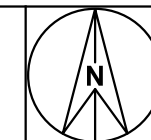
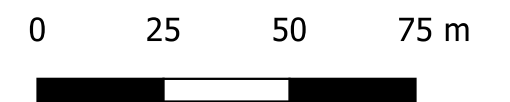


LOCALITY MAP

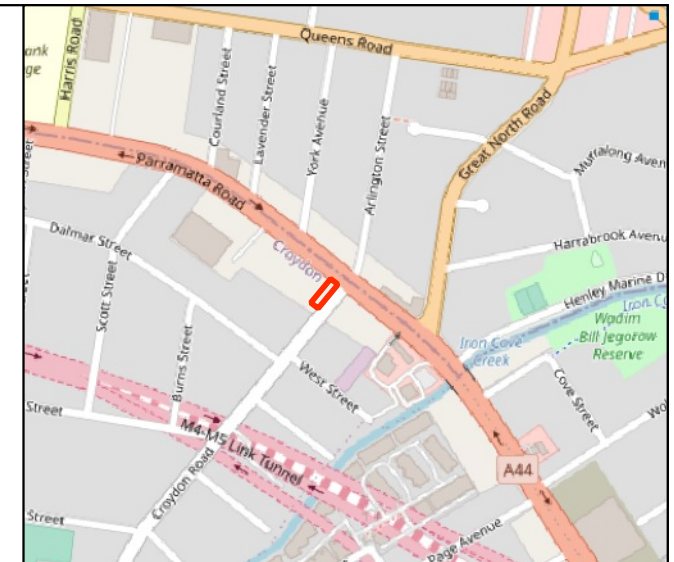
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 Basemap sourced from NSW Spatial Services

Legend

 Site Boundary





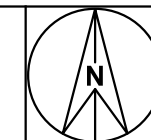
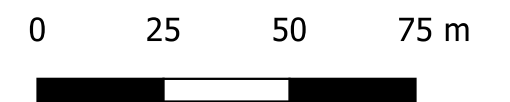


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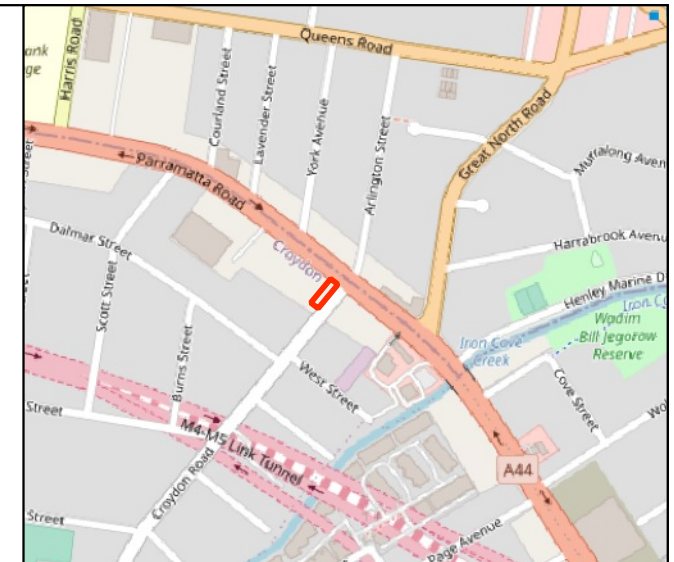
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 Basemap sourced from NSW Spatial Services

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 Site Boundary





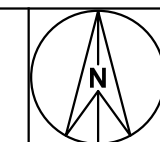
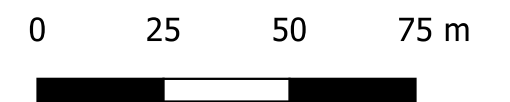


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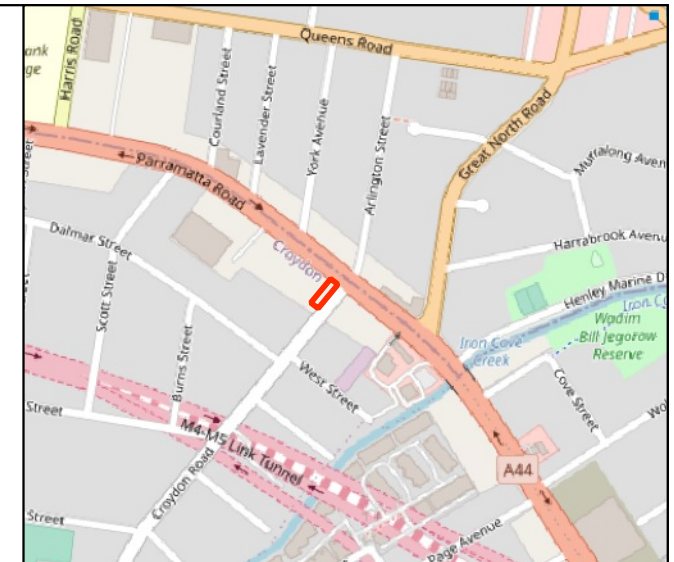
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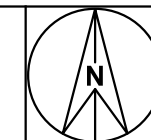
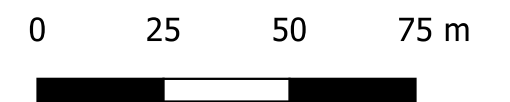


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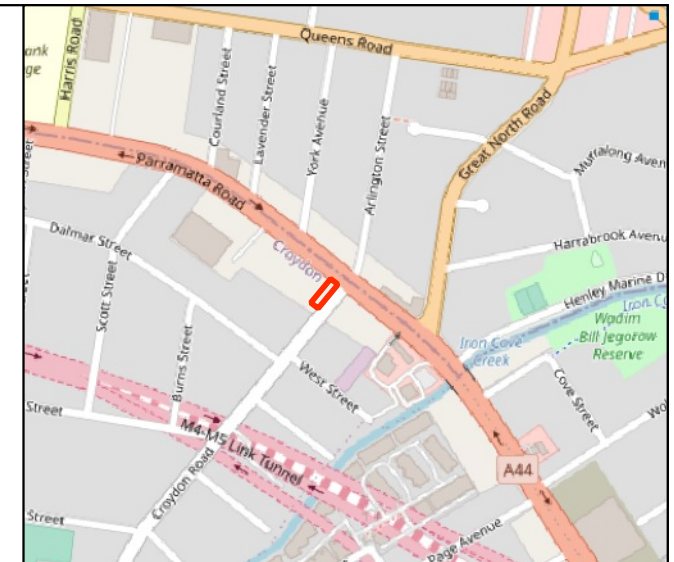
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 Site Boundary





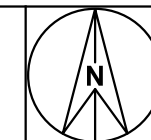
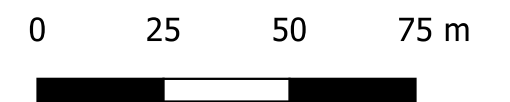


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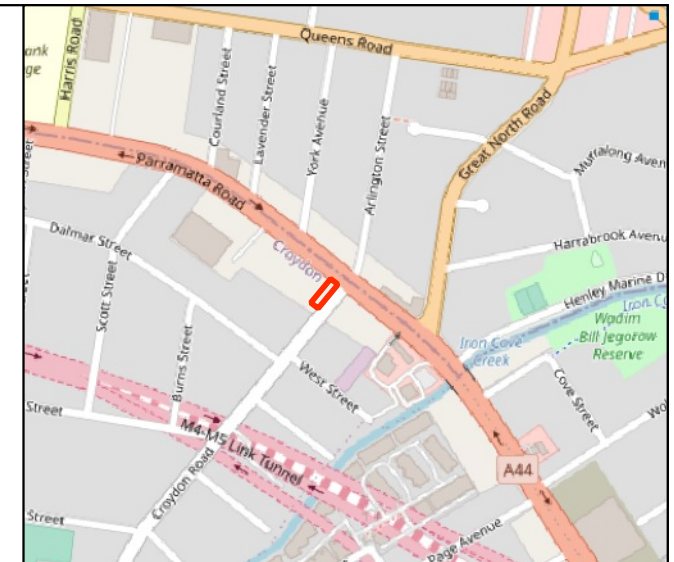
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 Site Boundary







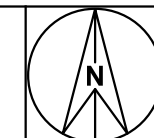
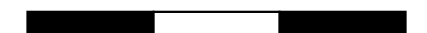
LOCALITY MAP

Notes:  
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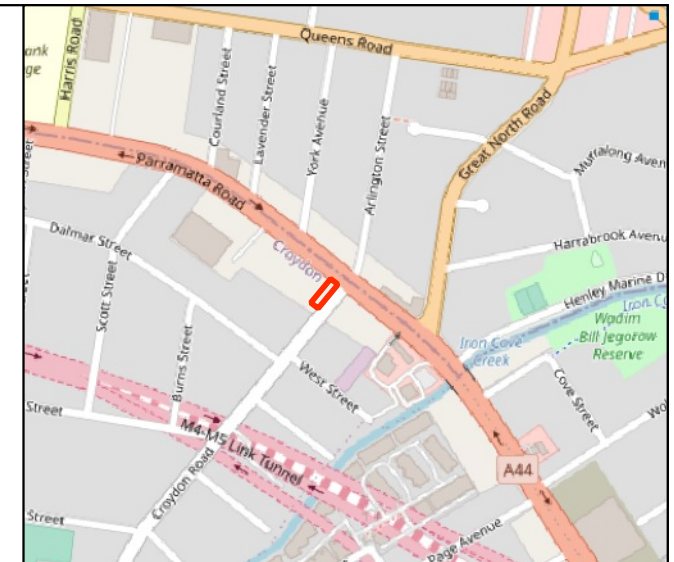
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 Site Boundary

0 25 50 75 m





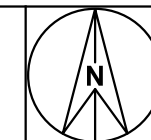
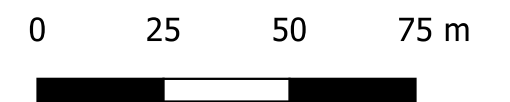


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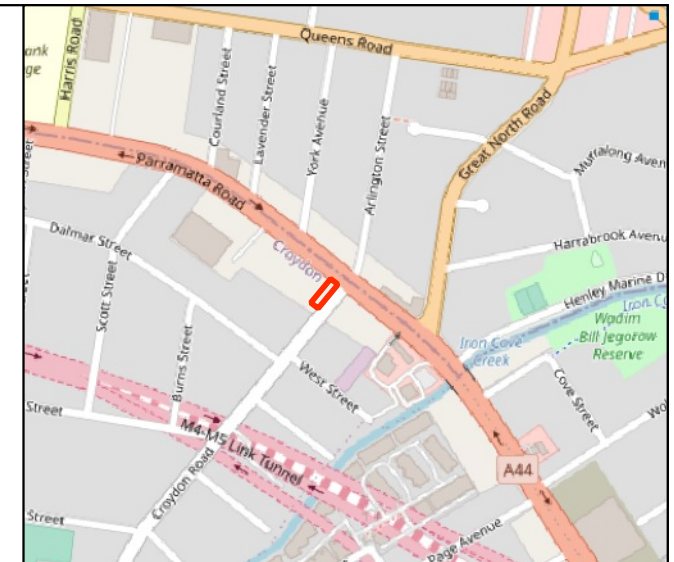
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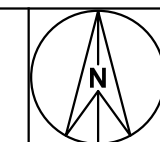
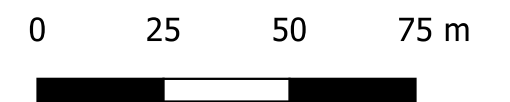


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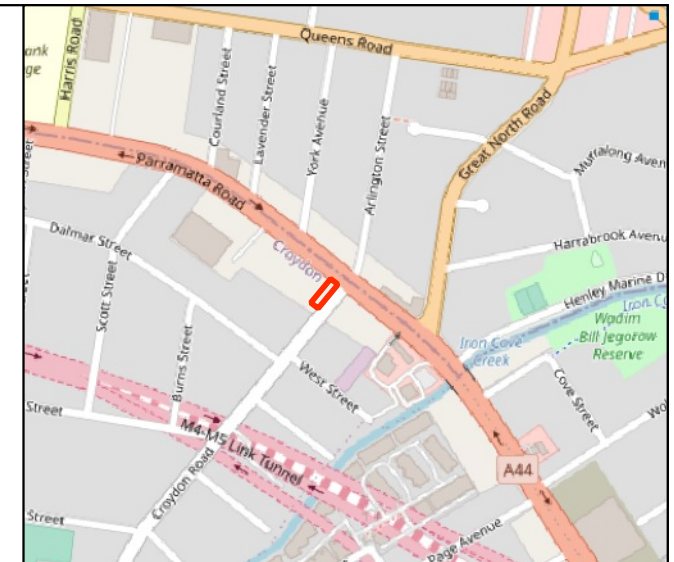
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 Basemap sourced from NSW Spatial Services

Legend

 Site Boundary







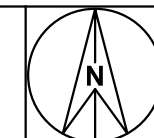
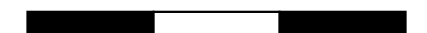
LOCALITY MAP

Notes:  
Basemap sourced from NSW Spatial Services

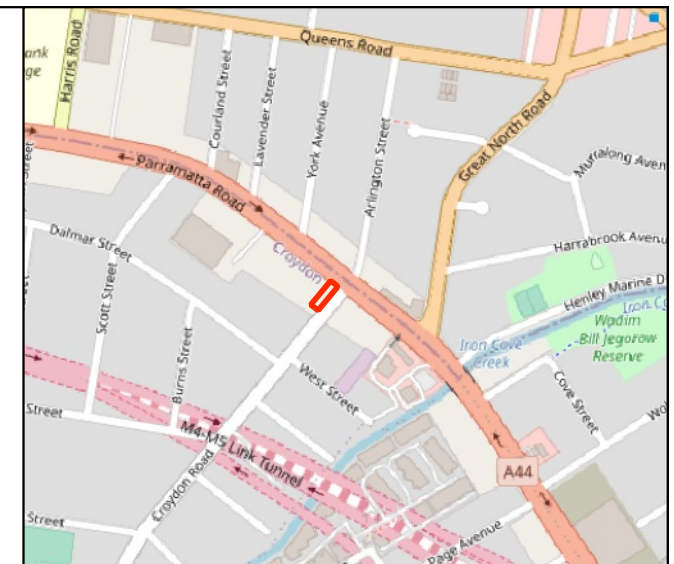
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 Site Boundary

0 25 50 75 m





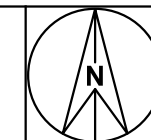
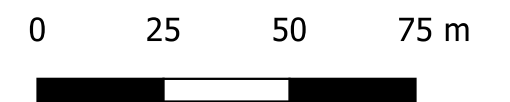


LOCALITY MAP

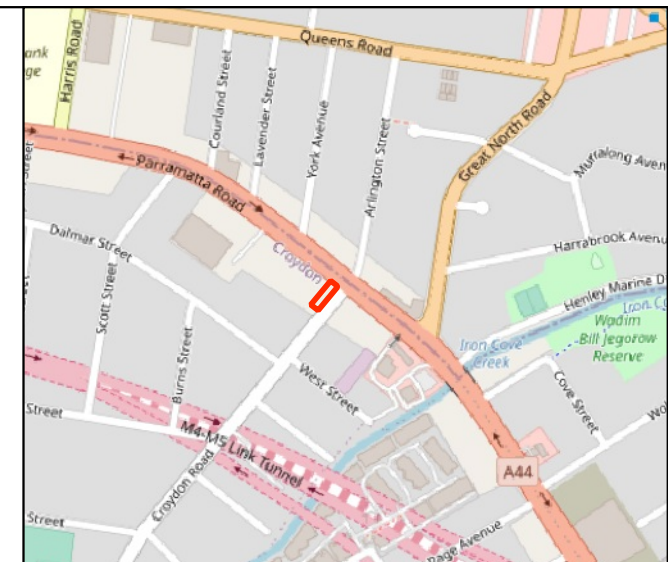
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Legend

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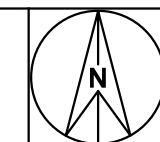
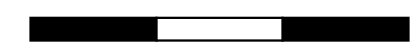
LOCALITY MAP

Notes:  
 Basemap sourced from NSW Spatial Services

Legend

 Site Boundary

0 25 50 75 m





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## **Appendix E**

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10.7 Planning Certificates

Council Records

**DEVELOPMENT CONSENT**  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979  
ASHFIELD LOCAL ENVIRONMENTAL PLAN, 1985, AS AMENDED  
(SECTION 81(1)(A))



H:\AUTHORITY\_APPS\AUTHDOC\DOCUMENTS\DD\010\FROM000\010-2002-00000441-001\0005CONSNT\_LOC.DOC

**Consent No.** 10.2002.441.1  
**Date of Determination:** 5 June 2003  
**Lapse Date:** 4 June 2008

**Ashfield Municipal Council**

260 Liverpool Road, Ashfield  
PO Box 1145, Ashfield NSW 1800  
DX 21221 ASHFIELD  
Telephone (02) 9716 1800  
Facsimile (02) 9716 1911  
Email ashcncl@ashfield.nsw.gov.au  
Web www.ashfield.nsw.gov.au

**APPLICANT:**

MR F CIVARDI  
1 WEST STREET  
CROYDON NSW 2132

**PREMISES:** 612 PARRAMATTA ROAD, CROYDON  
**LOT: A DP: 23631**  
**BUILDING CLASSIFICATION:** 7 and 10b

**APPROVAL:**

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

**Construction of car parking at the rear of the property.**

**CONDITIONS:**

**A General Conditions**

**(1) Approved plans stamped by Council**

The development must be carried out only in accordance with the plans and specifications set out on drawing numbers R200.003 DA 01, DA 02, DA 03 and DA 04 - prepared by Esteves Design and Drafting dated November 8, 2002 and stamped "Approval" by Council and any supporting documentation received with the application, except as amended by the conditions specified hereunder.

**B Design Changes**

Not applicable.

**C Conditions that must be satisfied prior to issuing/releasing a Construction Certificate**

Not applicable.

Executive Manager – Planning and Building Services

Per.....  




**D Conditions that must be complied with before work commences****(1) Sydney Water approval**

The approved plans must be submitted to the appropriate Sydney Water office prior to work commencing. to determine whether the development will affect Sydney Water's sewer and water mains, storm-water drains and/or easements. Sydney Water must stamp the approved plans prior to the commencement of construction works. For details see the Sydney Water web site: [www.sydneywater.com.au/customer/urban/index](http://www.sydneywater.com.au/customer/urban/index) or telephone Sydney Water 13 20 92.

**(2) Requirement for a Construction Certificate**

In accordance with the provisions of Section 81A of the *Environmental Planning and Assessment Act 1979* the erection of a building and/or construction works must not commence until:

- (a) detailed plans and specifications of the building have been endorsed with a Construction Certificate by:
  - (i) Council; or
  - (ii) an accredited certifier; and
- (b) a principal certifying authority (PCA) has been appointed and the Council has been notified in writing of the appointment, and
- (c) at least two days notice, in writing, has been given to Council of the intention to commence work.

The documentation required under this condition shall show that the proposal complies with all development consent conditions and the *Building Code of Australia*.

**Note: If the principal certifying authority is the Council, the appointment will be subject to the payment of a fee for the service to cover the cost of undertaking building work and / or civil engineering inspections.**


**E Conditions that must be complied with during construction or demolition****(1) Plans to be available on site**

The Council stamped approved plans and Construction Certificate shall be held on site to be produced unobliterated to Council's officer at any time when required.

**(2) Building construction - check survey**

A check survey is to be submitted to the Principal Certifying Authority for perusal at an early stage of construction indicating excavated levels, boundary distances, site coverage and building alignment to ensure compliance with the approved plans.

Executive Manager – Planning and Building Services

Per.....  




**(3) Building materials - storage/placement on footpath/roadway - Council approval**

All building materials shall be stored wholly within the property boundaries and shall not be placed on the footpath, grass verge or roadway without prior written approval of Council.

Bulk refuse bins shall not be placed on the grass verge, footpath or roadway without Council permission. Application forms and details of applicable fees are available from Council's One Stop Shop telephone 9716 1800.

**(4) Demolition/excavation/construction – hours of work**

Demolition, excavation and construction work, including loading and unloading of materials and machinery, shall be restricted to between the hours of 7.00am to 6.00pm, Monday to Saturday inclusive. Work is prohibited on Sundays, and on public holidays.

**(5) Stormwater disposal**

The carpark shall be drained to prevent the flow of surface water onto adjoining properties. All stormwater shall be disposed of by approved drainage lines discharging into the street gutter.

**Compliance with Building Code of Australia**

- (1) All building work (other than work relating to the erection of a temporary building) must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant construction certificate or complying development certificate was made).
- (2) This clause does not apply to the extent to which an exemption is in force under clause 80H or 80I, subject to the terms of any condition or requirement referred to in clause 80H (6) or 80I (4).

**Reason for the imposition of conditions**

Unrestricted consent would be likely to cause injury to the amenity of the neighbourhood and further, would not be in the public interest.

**NOTES**

- (i) This approval does not relieve an applicant of the obligation to obtain any other approval required under Section 68 of the Local Government Act, 1993 and Ordinances or Section 78A of the Environmental Planning & Assessment Act, 1979 or any other Act or Regulation.
- (ii) Further approval(s) – see above, may be required in addition to this development consent. Plans and specifications submitted for building works must comply with the Building Code of Australia, any relevant condition of development consent and/or other code or requirement of Council at the time of approval.


Ask Council if you are unsure of what procedures you need to follow.

**SECTIONS 82A, 97 AND 95 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979**

You are advised that:

- Under the provisions of Section 82A of the Environmental Planning and Assessment Act, 1979, an applicant may request Council to review a determination of the applicant's application, other than an application for designated development. Any request for a review must be made within 28 days after the date on which the applicant received notice, given in accordance with the regulations, of the

Executive Manager – Planning and Building Services

Per.  .....



determination of the application and be accompanied by the fee prescribed in Section 257 of the Regulations.

- If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act, 1979, gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.
- Section 97 of the Environmental Planning and Assessment Act, 1979, does not apply to the determination of a development application for State significant development or local designated development that has been the subject of a Commission of Inquiry.
- Under the provisions of Section 95 of the Environmental Planning and Assessment Act, 1979, unless the development, which is the subject of this consent, is commenced within five (5) years from the date of determination, the consent will lapse.

Executive Manager – Planning and Building Services

Per.....  




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

CONSENT  
PAGE 2

File No. 79/285/73052  
Permit No. 1978  
Date 12/10/79

APPLICANT'S FULL NAME & ADDRESS

XAVIER CHOI  
614 PARRAMATTA ROAD  
CROYDON, N.S.W. 2132

PROPERTY:

614 PARRAMATTA ROAD, CROYDON  
Lot B, D.P. 23631  
Dimensions: 6.1m/6.63m x 41.15m

APPROVAL:—

The Council of the Municipality of Ashfield as the responsible authority hereby permits

The use of the shop for the retail sale of sandwiches, pies, cakes and hot foods.

CONDITIONS (IF ANY):

(continued)

8. Occupation of the subject building shall not commence until a Certificate of Classification has been issued in respect of the building.
9. Attention is drawn to the need for a time clock control to be installed in all cases where property protection alarms are installed.

**NOTE: IMPORTANT!**

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

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

DEPUTY

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

CONSENT

File No. 79/285/73052  
Permit No. 1978  
Date 12/10/79

APPLICANT'S FULL NAME & ADDRESS

XAVIER CHOI  
614 PARRAMATTA ROAD  
CROYDON, N.S.W. 2132

PROPERTY:

614 PARRAMATTA ROAD, CROYDON  
Lot B, D.P. 23631  
Dimensions: 6.1m/6.63m x 41.15m

APPROVAL:—

The Council of the Municipality of Ashfield as the responsible authority hereby permits

The use of the shop for the retail sale of sandwiches, pies, cakes and hot foods.

CONDITIONS (IF ANY):

1. The approval relates to the use of the shop only and any extension of the development shall be the subject of a further Development Application to be submitted to Council for consideration.
2. The shop front shall be aesthetically treated to the satisfaction of the Municipal Engineer/Town Planner and Municipal Health Surveyor.
3. The hours of operation shall be in accordance with the provisions of the Factories, Shops and Industries Act, 1962.
4. The submission of a Building Application in the prescribed manner for all alterations and additions proposed, including alterations necessary to bring the building into conformity with the Act and Ordinance where a change in classification occurs.
5. A separate application shall be made to Council for a licence under Ordinance 69 (Refreshment Room).
6. A separate application shall be made to Council for any proposed advertising sign.
7. Arrangements shall be made to the satisfaction of the Municipal Health Surveyor for the storage and removal of all trade waste arising on the premises.

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

**NOTE: IMPORTANT!**

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

DEPUTY



M U N I C I P A L I T Y   O F   A S H F I E L D  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979  
ASHFIELD LOCAL ENVIRONMENTAL PLAN, 1985

C O N S E N T

File Number 86/285/72419  
Permit Number 86/256  
Date - 2nd October, 1986  
MJT:MV

APPLICANT'S FULL NAME & ADDRESS

Conque Pty Ltd,  
612 Parramatta Road,  
CROYDON. 2132

PROPERTY

612 Parramatta Road, Croydon.  
LOT A. D.P.23631  
Dimensions - SPL COR 6.10/5.92 x 41.15

APPROVAL:-

The Council of the Municipality of Ashfield as the responsible authority hereby permits the display of imported and exclusive office equipment.

CONDITIONS (IF ANY):

1. By virtue of the premises being located within a Primary Fire Zone and having a rise in storeys of two and one the building for the classification as proposed shall be of at least type two construction.
2. The submission of a Building Application in the prescribed manner for all alterations and additions proposed.
3. In accordance with the provisions of Part 6 of Ordinance 70 the building has the following classifications:  
  
Whole, Class IV
4. Fire resistance rating of external walls to comply with Table 16.8 Ordinance 70. Attention is drawn to rear timber/fibro construction.
5. The applicant and owner being advised that Council will need to determine the standard of fire safety within the building in accordance with the requirements of Division 4B of the Local Government Act, 1919 and for this purpose arrangements are to be made for a full inspection of the premises prior to use and occupation, and prior to commencement of any proposed alterations or additions in respect of the proposed development.

K. D. SPITTLE  
TOWN CLERK  
Per 

Per

6. Occupation of the subject building shall not commence until a Certificate of Classification has been issued, in respect of the building. (Current Application Fee \$55.00).
7. Attention is drawn to the need for a time clock control to be installed in all cases where property protection alarms are installed.
8. A separate application being made to Council for any proposed advertising sign.
9. One (1) car space is to be provided at the rear of the building to the satisfaction of the Municipal Engineer/Town Planner.
10. The hours of operations are to be within the following:  
9.00 a.m. to 5.00 p.m. Monday to Saturday.
11. The shop front is to be treated aesthetically to the satisfaction of the Municipal Engineer/Town Planner.
12. Submission of a separate Development Application for any proposed advertising sign.
13. Any proposed extension of the development, either in size or intensity, shall be the subject of a further Development Application to be submitted to Council for consideration prior to its implementation.

\*\*\*\*\*

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

**NOTE:**

**IMPORTANT!**

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

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

K. B. SPITTLE  
TOWN CLERK

Per

MUNICIPALITY OF ASHFIELD

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979  
ASHFIELD LOCAL ENVIRONMENTAL PLAN, 1985

C O N S E N T

File Number: 222097  
Permit Number: 88/437  
29 December 1988  
MJT:LR WPPLAR-142

APPLICANT'S FULL NAME & ADDRESS

Zebra Markings from A-Z Pty Ltd, 112 High Street, Mascot, 2020

PROPERTY

612 Parramatta Road, Croydon  
Lot A DP 23631 Dimensions - 6.10/5.92 x 41.15 Spl Cor

APPROVAL

The Council of the Municipality of Ashfield as the responsible authority hereby permits the use of the premises for the computer design of sign text and corporate logos.

CONDITIONS (IF ANY)

- 1 The proposed development/use being carried out in accordance with the plans date stamped 25 November 1988 submitted with Development Application No 88/437, except where amended by the conditions hereunder.
- 2 A separate Development Application is required for any proposed advertising structure that may be erected on the site.
- 3 One (1) car parking space is to be provided at the rear of the building to the satisfaction of the Municipal Engineer/Town Planner.
- 4 The shop front is to be aesthetically treated to the satisfaction of the Municipal Engineer/Town Planner.
- 5 The hours of operation are to be restricted to those indicated on the Development Application, being;  
  
Monday to Friday: 7.30 am to 5.30 pm  
Saturday: 8.30 am to 12.30 pm  
  
Any variation to these hours is to be the subject of a further Development Application.
- 6 Any extension of the development either in size or intensity shall be the subject of a further Development Application being submitted to Council for consideration.

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NOTE: The Council has also resolved that the following Health and Building matters must be complied with in respect of Ordinance 70 requirements.

- 7 The submission of a Building Application in the prescribed manner for all alterations and additions proposed.
- 8 Arrangements being made to the satisfaction of the Principal Health and Building Surveyor for the storage and removal of all trade waste arising on the premises.
- 9 A separate application being made to Council for any proposed advertising sign.
- 10 Property protection and intruder alarms where installed shall be fitted with time clock controls that limits to a ten (10) minute maximum at any one occasion, the period for which the alarm can emit noise in accordance with Regulation Clause 12A of the Noise Control Act.

\*\*\*\*\*

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

NOTE:

**IMPORTANT!**

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

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

B. C. NETTLETON

TOWN CLERK

Per 



MUNICIPALITY OF ASHFIELD

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979  
ASHFIELD LOCAL ENVIRONMENTAL PLAN 1985

C O N S E N T

File Number: 222097  
Permit Number: 90/146  
17 July 1990  
GTC: MV WPPMV/617/39

**APPLICANT'S FULL NAME & ADDRESS:**

Conque Pty Ltd, 612 Parramatta Road, Croydon

**PROPERTY:**

612 Parramatta Road, Croydon  
Lot A DP: 23631  
Dimensions: 6.1/5.92 x 41.15

**APPROVAL:**

The Council of the Municipality of Ashfield as the responsible authority hereby permits the erection of two (2) flush wall signs.

**CONDITIONS (IF ANY):**

1. The proposed development being carried out in accordance with the plans date stamped 19 June 1990 submitted with the Development Application, except where amended by the conditions hereunder.
2. A separate Development Application is required for any proposed advertising structure that may be erected on the site.
3. An application is to be submitted in accordance with the provisions of Ordinance 55 in respect of any proposed advertising structures.
4. The proposed signs are not to contain any animated sequence of movement.
5. The signs must not be arranged to move or vary the intensity from light to dark or colour to colour, or to be intense enough to impair a driver's vision nor to distract his/her attention.
6. **NOTE:** The applicant should be advised that the Roads and Traffic Authority reserves the right to later object if the signs after erection, are considered to be prejudicial to the safety of the travelling public.

**NOTE:** The Council has also resolved that the following Health and Building matters must be complied with in respect of Ordinance 70 requirements.

B C NETTLETON  
Town Clerk

Per  .....



7. Property protection and intruder alarms where installed shall be fitted with time clock controls that limits to a ten (10) minute maximum at any one occasion, the period for which the alarm can emit noise in accordance with Regulation Clause 12A of the Noise Control Act.

8. Current Sign Licence Fees are:-

- (a) Application Fee: \$10 PLUS
- (b) Licence Fee: of either \$114, \$152 or \$190 for 3, 4, or 5 years respectively PLUS
- (c) Proportionate Licence Fee:  
\$38 x (number of full months up to and  
12 including December next)


\* \* \*

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

**NOTE: IMPORTANT!**

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

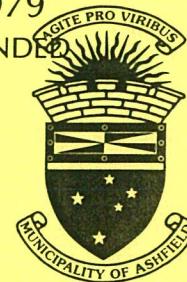
B C NETTLETON  
Town Clerk

  
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**DEVELOPMENT CONSENT**  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979  
ASHFIELD LOCAL ENVIRONMENTAL PLAN, 1985, AS AMENDED  
(SECTION 81(1)(A))



**File: P910.1360/D/632/98**  
**Consent No. 637/98**  
**Date of Determination: 9 December 1998**

**APPLICANT:**

Yi Xing Tang & Lian Duan  
6/1-3 Helen Street  
Lane Cove NSW 2066

**Ashfield Municipal Council**

260 Liverpool Road, Ashfield  
PO Box 1145, Ashfield NSW 1800  
DX 21221 ASHFIELD  
Facsimile: (02) 9716 1911  
Telephone: (02) 9716 1800

**PROPERTY:**

612 PARRAMATTA ROAD, CROYDON                      LOT: A                      DP: 23631

**BUILDING CLASSIFICATION:**                      Class 5 & 6

**APPROVAL:**

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

**Change of use of premises for sale of computers and computer accessories, construction of boundary fence, and replacement of existing advertising signage.**

**CONDITIONS:**

**Approved Drawings**

- 1        The proposed development be carried out in accordance with the plan numbered 210/87 date stamped by Council 12 October 1998 submitted with the Development Application, except where amended by the conditions hereunder.

**Works not part of consent**

- 2        The first floor of the premises is not to be used for residential purposes without prior approval from Council.
- 3        Cement rendering of the exterior walls of the premises is not to be undertaken without prior approval from Council.

**General Conditions**

- 4        Prior to the erection or painting of any advertising signage, details of the proposed signage must be provided to the satisfaction of the Council. Such detail must include:-

JOHN ROSS  
Executive Manager – Planning and Building Services

Per..... *lew* .....



- i) dimensions of all proposed signage;
  - ii) wording or other of all proposed signage; and
  - iii) location of all proposed signage.
- 5 Steel sheeting erected on the eastern boundary fence must not exceed the height of existing concrete posts on the eastern boundary fence.
- 6 The premises shall not be used for any other purpose than that stated in the Development Application, i.e. sale of computers and computer accessories, without prior consent of the Council.
- 7 All deliveries to and from the site are to be conducted from vehicles standing wholly within the site and under no circumstances from vehicles standing kerbside in Croydon Road or Parramatta Road.
- 8 The hours of operation are to be restricted to those listed below:
- Monday – Friday: 10:00 am – 8:00 pm  
Thursday: 10:00 am – 8:00 pm  
Saturday: 10:00 am – 8:00 pm  
Sunday: 10:00 am – 8:00 pm  
Public Holidays: 10:00 am – 8:00 pm

Any variation to these hours is to be the subject of a further Development Application.

- 9 The owner, lessee, operator and/or manager of the premises is advised that under the Disability Discrimination Act, 1992, it is illegal to discriminate against a person with a disability by means of restricting access to or within the building. If access is restricted the owner, lessee, operator and/or manager of the premises may be liable for prosecution and/or a successful appeal to the Human Rights and Equal Opportunities Commission.

### Construction Certificate

- 10 You are advised that the balustrades are to comply with Clause D2.16 of the Building Code of Australia. In this regard, the following provisions of the Environmental Planning and Assessment Act, 1979 (the 'Act') shall be complied with:
- (i) A Construction Certificate is to be obtained from either Council or an accredited certifier in accordance with Section 81A (2)(a) of the Act.

*Applicants are advised that at this time no accredited certifiers are recognised by Council.*

JOHN ROSS  
Executive Manager – Planning and Building Services

Per.....



- (ii) The documentation required under this condition shall show that the proposal complies with the development consent conditions, and the Building Code of Australia.

**Please note that the balustrades must be fixed to comply with the Building Code of Australia prior to occupation of the subject premises.**

**Essential Services**

- 11 Exit signs to be provided in accordance with Clause E4.5 of the Building Code of Australia. Details indicating location shall be submitted to Council for its consideration.

Pursuant to Clause 22 of the Local Government (Approvals) Regulation 1993 the following is a schedule of existing and/or new Essential Services required to be installed in the building, and the minimum standard to which these services shall be designed and maintained.

On completion of the installation of exist signs and prior to occupation of the building the **owner of the building shall furnish** to Council a Certificate of Compliance for each Essential Service in the building.

The owner of the building shall then furnish Council with a Certificate of Compliance **annually** for each Essential Services in the building.

**ESSENTIAL SERVICES SCHEDULE**

Minimum Standards

Essential Service	Design and/or Installation	Maintenance
Exit Signs	Clause E4.8, Australian Standard 2293, Part 1-1987	Australian Standard 2293, Part 2-1987

- 12 As the doors in the required exit do not swing in the direction of travel, the two (2) ground floor doors leading from the main building are to be fitted with a device for holding them in the open position.

**Final Occupation**

- 13 It is necessary to obtain from Council a Compliance Certificate and an Occupation Certificate when the building works have been completed.

**Reason for Imposition of Conditions**

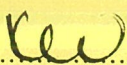
Unrestricted consent would be likely to cause injury:

- a) to the amenity of the neighbourhood

and further, would not be in the public interest.

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Executive Manager – Planning and Building Services

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Advisory Notes

- i) The area of the ground floor ceiling immediately above the stairway, which has a sub-standard height above the nosings of the stair treads is to be fitted with appropriately cushioned material head injury to stair users.
- ii) The corroded guttering is to be replaced or repaired.
- iii) The fibro walled storage shed at the rear of the building is not to be used for habitable purposes. The adjoining storage room is also not to be used for habitable purposes.
- iv) While the rear window in the first floor is not presently deemed to need protection under Clause C3.2 of the Building Code of Australia, you are advised that Council may in the future require the protection of the window.

**NOTES**

- (i) This approval does not relieve an applicant of the obligation to obtain any other approval required under Section 68 of the Local Government Act, 1993 and Ordinances or Section 78A of the Environmental Planning & Assessment Act, 1979 or any other Act or Regulation.
- (ii) Further approval(s) – see above, may be required in addition to this development consent. Plans and specifications submitted for building works must comply with the Building Code of Australia, any relevant condition of development consent and/or other code or requirement of Council at the time of approval.

Ask Council if you are unsure of what procedures you need to follow.

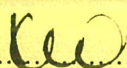
**SECTIONS 82A, 97 AND 95 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979**

You are advised that:

- Under the provisions of Section 82A of the Environmental Planning and Assessment Act, 1979, an applicant may request Council to review a determination of the applicant's application, other than an application for designated development. Any request for a review must be made within 28 days after the date of determination and be accompanied by the prescribed fee (\$200 as at September 1998).
- If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act, 1979, gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.
- Section 97 of the Environmental Planning and Assessment Act, 1979, does not apply to the determination of a development application for State significant development or local designated development that has been the subject of a Commission of Inquiry.
- Under the provisions of Section 95 of the Environmental Planning and Assessment Act, 1979, unless the development, which is the subject of this consent, is commenced within five (5) years from the date of determination, the consent will lapse.

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JOHN ROSS  
Executive Manager – Planning and Building Services

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# PLANNING CERTIFICATE

UNDER SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

**Cert. No.:** PCT/2021/3707  
**Fee:** \$133.00  
**Application Date:** 14 February 2021  
**Issued Date:** 14 February 2021  
**Applicant's Reference:** PRCUTS13

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

Subject property address	Legal description
Street address: 612 Parramatta Road CROYDON NSW 2132	Lot A DP 23631

Information provided pursuant to Section 10.7(2) of the EP&A Act
In accordance with the requirements of section 10.7(2) of the <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
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- Draft State Environmental Planning Policy (Environment) 2017
- Draft State Environmental Planning Policy (Remediation of Land) 2017
- Draft State Environmental Planning Policy (Short-term Rental Accommodation) 2019
- Draft Housing Diversity State Environmental Planning Policy 2020

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

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

- Ashfield Local Environmental Plan 2013

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

- Draft Inner West Local Environment Plan 2020

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

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



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

### Ashfield Local Environmental Plan 2013

#### Zone B6 Enterprise Corridor

##### 1 Objectives of zone

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

##### 2 Permitted without consent

Home occupations

##### 3 Permitted with consent

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

##### 4 Prohibited

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

### Draft Inner West Local Environmental Plan 2020

#### Proposed Zone B6 Business Park

##### 1 Objectives of zone

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

##### 2 Permitted without consent

Home occupations

##### 3 Permitted with consent

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

##### 4 Prohibited

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

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

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

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

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

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

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

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

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

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



<b>3. Complying Development - State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</b>
<p><b>Housing Code</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>Inland Code</b> <b>NO</b>, the Inland Code does not apply to land within the Inner West Local Government Area.</p>
<p><b>Low Rise Medium Density Housing Code</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>Rural Housing Code</b> <b>NO</b>, the Rural Housing Code does not apply to land within the Inner West Local Government Area.</p>
<p><b>Greenfield Housing Code</b> <b>NO</b>, 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> <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> <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> <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> <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> <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> <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>

**Demolition Code**

**YES**

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

**Fire Safety Code**

**YES**

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





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

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

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

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

**5. Mine subsidence**

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

**6. Road widening and road realignment**

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

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

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

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

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

Land Slip	<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 Comprehensive Inner West DCP 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill refer to Section A14 Contaminated Land in Ashfield. Persons relying on this certificate should refer to this Development Control Plan to satisfy themselves that the land is suitable for the intended use.

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

Land Slip	<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:

**NO.**

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

**NO.**

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

## 8. Land reserved for acquisition

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

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

## 9. Contributions plans

The name of each contributions plan applying to the land:

- Ashfield Section 94 and Ashfield Section 94A Contributions Plans

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

## 9A. Biodiversity certified land

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

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

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

## 10. Biodiversity stewardship sites

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

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

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

## 10A. Native vegetation clearing set asides

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

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



### 11. Bush fire prone land

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

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

### 12. Property vegetation plans

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

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

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

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

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

### 14. Directions under Part 3A

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

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

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

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

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

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

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

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

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

### 17. Site compatibility certificates for affordable rental housing

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

### 18. Paper subdivision information

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

### 19. Site verification certificates

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

- a) the matter certified by the certificate, and

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

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

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

### 20. Loose-fill asbestos insulation

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

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

### 21. Affected building notices and building product rectification orders

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

**NO**

- (2) A statement of:

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

**NO**

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

**NO**

- (3) In this clause:

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

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

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

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

**NO**

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

**NO**

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

**NO**

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

**NO**

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

**NO**



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

**Boarding House**

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

**State Environmental Planning Policy (Concurrences) 2018**

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

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

**Draft Inner West Development Control Plan 2020**

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

**Additional Information**

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

- The subject land is below the 20 ANEF contour.

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

For more information please contact:

**Airservices Australia**

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

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

Postal Address:  
GPO Box 367  
Canberra ACT 2601

Phone: 02 6268 4111 or 1300 301 120

Fax: 02 6268 5683

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

### Information regarding outstanding notices and orders

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

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

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

### General Information

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

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

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

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

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



**HARJEET ATWAL**  
**SENIOR MANAGER PLANNING**



## PLANNING CERTIFICATE

UNDER SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

**Cert. No.:** PCT/2021/3708

**Fee:** \$133.00

**Application Date:** 14 February 2021

**Issued Date:** 14 February 2021

**Applicant's Reference:** PRCUTS14

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

Subject property address	Legal description
<p>Street address: 614 Parramatta Road CROYDON NSW 2132</p>	<p>Lot B DP 23631</p>

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

## 1. Names of relevant planning instruments and DCPs

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

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

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

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

- Ashfield Local Environmental Plan 2013

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

- Draft Inner West Local Environment Plan 2020

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

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

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

### Ashfield Local Environmental Plan 2013

#### Zone B6 Enterprise Corridor

##### 1 Objectives of zone

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

##### 2 Permitted without consent

Home occupations

##### 3 Permitted with consent

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

##### 4 Prohibited

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

### Draft Inner West Local Environmental Plan 2020

#### Proposed Zone B6 Business Park

##### 1 Objectives of zone

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

##### 2 Permitted without consent

Home occupations

##### 3 Permitted with consent

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

##### 4 Prohibited

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



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

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

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

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

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

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

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

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

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

<b>3. Complying Development - State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</b>
<p><b>Housing Code</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>Inland Code</b> <b>NO</b>, the Inland Code does not apply to land within the Inner West Local Government Area.</p>
<p><b>Low Rise Medium Density Housing Code</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>Rural Housing Code</b> <b>NO</b>, the Rural Housing Code does not apply to land within the Inner West Local Government Area.</p>
<p><b>Greenfield Housing Code</b> <b>NO</b>, 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> <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> <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> <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> <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> <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> <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>

**Demolition Code**

**YES**

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

**Fire Safety Code**

**YES**

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



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

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

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

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

**5. Mine subsidence**

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

**6. Road widening and road realignment**

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

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

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

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

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

Land Slip	<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 Comprehensive Inner West DCP 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill refer to Section A14 Contaminated Land in Ashfield. Persons relying on this certificate should refer to this Development Control Plan to satisfy themselves that the land is suitable for the intended use.

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

Land Slip	<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:

**NO.**

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

**NO.**

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

## 8. Land reserved for acquisition

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

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

## 9. Contributions plans

The name of each contributions plan applying to the land:

- Ashfield Section 94 and Ashfield Section 94A Contributions Plans

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

## 9A. Biodiversity certified land

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

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

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

## 10. Biodiversity stewardship sites

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

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

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

## 10A. Native vegetation clearing set asides

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

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

### 11. Bush fire prone land

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

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

### 12. Property vegetation plans

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

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

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

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

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

### 14. Directions under Part 3A

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

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

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

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

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

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

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

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

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

### 17. Site compatibility certificates for affordable rental housing

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

### 18. Paper subdivision information

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



### 19. Site verification certificates

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

- a) the matter certified by the certificate, and

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

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

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

### 20. Loose-fill asbestos insulation

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

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

### 21. Affected building notices and building product rectification orders

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

**NO**

- (2) A statement of:

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

**NO**

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

**NO**

- (3) In this clause:

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

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

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

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

**NO**

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

**NO**

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

**NO**

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

**NO**

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

**NO**

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

**Boarding House**

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

**State Environmental Planning Policy (Concurrences) 2018**

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

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

**Draft Inner West Development Control Plan 2020**

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

**Additional Information**

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

- The subject land is below the 20 ANEF contour.

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

For more information please contact:

**Airservices Australia**

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

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

Postal Address:  
GPO Box 367  
Canberra ACT 2601

Phone: 02 6268 4111 or 1300 301 120

Fax: 02 6268 5683

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

### Information regarding outstanding notices and orders

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

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

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

### General Information

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

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

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

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

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



**HARJEET ATWAL**  
**SENIOR MANAGER PLANNING**



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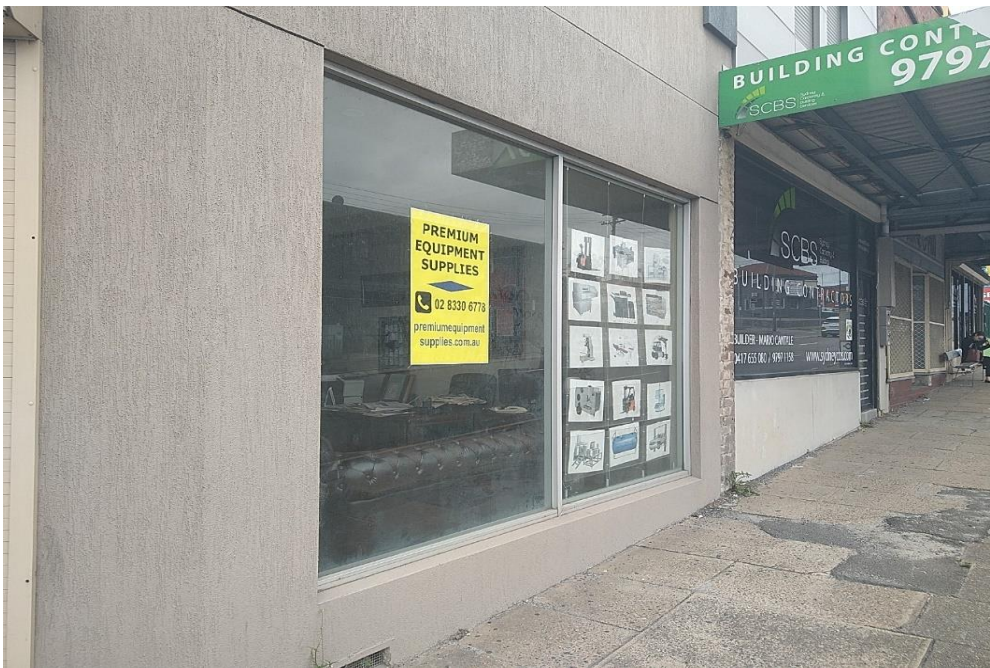
## **Appendix F**

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Site Photographs



Photograph 1: Site viewed from the south - looking north



Photograph 2: 612 Parramatta Road - looking north west


	<b>Site Photographs</b>	PROJECT: 200501.00
	<b>Preliminary Site Investigation</b>	PLATE No: 1
	<b>612-614 Parramatta Road, Croydon</b>	REV: A
	CLIENT: Inner West Council	DATE: Feb-21



Photograph 3: Level 2 of 612 Parramatta Road - looking north west



Photograph 4: Garages to the immediate south of the site - looking north west

	<b>Site Photographs</b>	PROJECT: 200501.00
	<b>Preliminary Site Investigation</b>	PLATE No: 2
	<b>612-614 Parramatta Road, Croydon</b>	REV: A
	CLIENT: Inner West Council	DATE: Feb-21





Photograph 5: Adjacent commercial premise to the immediate east of the site



Photograph 6: 612 Parramatta Road - looking north

	<b>Site Photographs</b>	PROJECT: 200501.00
	<b>Preliminary Site Investigation</b>	PLATE No: 3
	<b>612-614 Parramatta Road, Croydon</b>	REV: A
	CLIENT: Inner West Council	DATE: Feb-21

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## Appendix G

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Risk Matrix

## Appendix G

### Risk Rating Matrix

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

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

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

**Table G1: Qualitative Probabilities and Consequences**

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

**Table G2: Risk Matrix**

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

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**Douglas Partners Pty Ltd**