



Report
Stage 1 Preliminary Site Investigation
120c Old Canterbury Road, Summer Hill

Prepared for:

The Yard 120C Pty Ltd

Prepared by:

Network Geotechnics

1 February 2018

Ref: G09-2641-Ar1

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Executive Summary

The Yard 120c Pty Ltd (the client) commissioned Network Geotechnics (NG) to carry out a Stage 1 preliminary site investigation (PSI) at the property located at 120c Old Canterbury Road, Summer Hill (the site). The PSI was conducted to accompany a development application for rezoning the site to high density residential from the current mixed business zoning.

This report presents the findings of the desktop review and site walkover conducted as part of the PSI

The objectives of this PSI were to:

- Assess the potential for contamination to be present on the site, due to past and present site use;
- Assess the suitability of the site, from a contamination perspective, for the proposed high density residential land use; and
- Recommend additional investigations or management measures that may be required to render the site suitable for the proposed land use.

The scope of work undertaken to achieve the objectives included the review of regional topography, geology, hydrogeology, acid sulphate potential, historical aerial photographs, title records, Section 149 Certificates and NSW EPA's contaminated register, as well as a site walkover.

The site is located to the north of Old Canterbury Road, Summer Hill. Sydney Light Rail is located west and north of the site with residential apartments to the north east and east. It is legally identified as Lot 1 DP817359, Lot 100 DP875660 and Part Lot 1 SP88286. The site address is 120c Old Canterbury Road, Summer Hill NSW.

Based on the desk study and the walk-over assessment, NG concludes the following:

- The site is unlikely to contain significant, widespread contamination as a result of the previous land use;
- The site is considered to be suitable, from a contamination perspective, for the proposed high density residential land use.

If any excavated material or drill cuttings require offsite disposal, we recommend that it be assessed, and a waste classification report be prepared to facilitate the offsite disposal to a licensed landfill.

This report should be read in conjunction with the Important Information attached in Appendix A.

1.0 Introduction

The Yard 120c Pty Ltd (the client) commissioned Network Geotechnics (NG) to carry out a Stage 1 preliminary site investigation (PSI) at the property located at 120c Old Canterbury Road, Summer Hill (the site). The PSI was conducted to accompany a development application for rezoning the site to high density residential from the current mixed business zoning.

This report presents the findings of the desktop review and site walkover conducted as part of the PSI.

2.0 Objective and Scope of Work

The objectives of this PSI were to:

- Assess the potential for contamination to be present on the site, due to past and present site use;
- Assess the suitability of the site, from a contamination perspective, for the proposed high density residential land use; and
- Recommend additional investigations or management measures that may be required to render the site suitable for the proposed land use.

The scope of work undertaken to achieve the objectives included:

- Review of regional topography, geology, hydrogeology and acid sulphate potential;
- Review of historical aerial photographs, title records and Section 149 Certificates;
- Review of NSW EPA's contaminated register;
- Walkover assessment of the subject site and its surrounds to assess the current site condition and surrounding land use; and
- Preparing this report presenting the findings in general accordance with State Environmental Protection Plan 55 for the Assessment and Management of Site Contamination (SEPP 55) and the NSW Office of Environment and Heritage (OEH, 2011) Guidelines for Consultants Reporting on Contaminated Sites.

3.0 Site Identification

The site is located to the north of Old Canterbury Road, Summer Hill. It is legally identified as Lot 1 DP817359, Lot 100 DP875660 and Part Lot 1 SP88286. However, based on a search conducted by NG on Six Maps website, the site is identified as Lot 1 DP817359 and Lot 100 DP875660, with no mention of Part Lot 1 SP88286. The site address is 120c Old Canterbury Road, Summer Hill NSW. A site location plan and a site layout plan are included in Appendix B.

The site covers an area of approximately 1957m². The site is surrounded by:

- Residential apartments to the north east (currently under construction) and to the east. Hawthorne Canal runs along the eastern boundary of the subject site, followed by residential apartments.
- Sydney Light Rail to the west and north; and

- Old Canterbury Road, followed by residential properties to the South.

4.0 Site History

4.1 Zoning

Section 149 Certificate for the site, obtained on 18 December 2017, states that the site is zoned as B2 – Local Centre. The Section 149 certificate is attached in Appendix C.

4.2 Title Records

A record of ownership/leasing as can be inferred from title records indicated that the site was initially owned by Chief Commissioner for Railways and Tramways from 1912 to 1931, after which it was owned by various individuals and companies as shown on Tables 1 and 2 below.

Table 1 Lot 100 DP875660 - Historical Ownership Since 1931

Period	Ownership
1931 to 1968	Thomas McGill, Andrew George McGill & Alphonsus Edward McGill (Carrying Contractors)
1968 to 1980	Amalgamated Colour Etchers Pty Ltd ½ share & William F. Schey Pty Ltd ½ share
1980 to 1989	William F. Schey Pty Ltd
1989 to 2007	Toyeheld Pty Ltd
2007 to 2009	Afif Chehab & Mohammad Haitham Chehab
2009 to present	Rick Dominic Timperi & Tyron Paul Timperi

Table 2 Lot 1 DP817359 – Historical Ownership Since 1912

Period	Ownership
1912 -1995	Chief Commissioner For Railways & Tramways
1995 to 2007	State Rail Authority of NSW to Toyeheld Pty Ltd
2007 to 2009	Afif Chehab & Mohammad Haitham Chehab
2009 to present	Rick Dominic Timperi & Tyron Paul Timperi

4.3 Aerial Photographs

Aerial photographs for the site were purchased from NSW Department of Finance, Services & Innovation in January 2018. The aerial images were provided as high-resolution image files. NG will be pleased to provide these upon request. A summary of findings is presented in Table 3 below.

Table 3 Summary of aerial photograph review

Year	Site Description
1955	<p>The site appears to be vacant with large trees along the canal. There seems to be overgrown grasslands</p> <p>The area to the west, across the railways is vacant. The area to the east and north east appear to contain commercial properties and residential beyond. The area to the south, beyond Old Canterbury Road, comprises mostly residential buildings.</p>
1965	<p>The site appears to be similar to the 1955 image. Some of the commercial buildings to the east and north east of the site appear to have been demolished and new structures constructed.</p> <p>More commercial properties appear to the north east and east of the site.</p>
1975	<p>The site has been reworked, levelled and seems to be utilised as a car parking facility, possibly for the adjacent (newly constructed) commercial properties located to the east and north east of site. The site surface that has been reworked, appears to be covered with asphalt.</p> <p>The land beyond the railway to the west now comprises a commercial building. There is an increase in the number of commercial properties surrounding the site.</p>
1982	The surrounding area appears similar to that described in 1975 image.
1994	Appears similar to the 1982 image. However there appears to be possible storage of equipment and/or excess construction materials along the eastern and northern portions of the site.
2007 Google Earth Image	<p>The site appears to comprise more storage of equipment, namely eastern and northern portions, and partially still used as a car parking area.</p> <p>The surrounding area appears to comprise a mix of residential and commercial land use. The surrounding area appears to be commercial land use. Beyond the railway to the west is a newly constructed commercial building with large Silo's in operation.</p>
2009 Google Earth Image	Site surface appears to have been partially disturbed showing patches of soil and asphalt. No cars are parked and it does not appear to be used as a storage.
2011 to 2018 Google Earth Image	<p>The site is now largely used as a storage for equipment and materials. There is also a concrete ramp that has been constructed over the canal.</p> <p>The building immediately to the south east of the site has been demolished and recently constructed as a residential apartment.</p>

4.4 POEO and Contaminated Land Register

A search of the online public register under the *Protection of the Environment Operations Act 1997* (POEO) and the NSW EPA Contaminated Land Register indicated that the subject site is not listed as contaminated.

Allied Mills Pty Ltd located at 2 Smith Street, Summer Hill and is approximately 50m North West of the subject site, across the railway embankment. The activities conducted onsite is likely to have been limited to agricultural processing (milling). NG obtained a copy of the environmental protection license (EPL) 2045 that is currently surrendered. The license indicated that the permissible activities on site for Allied Mills Pty Ltd did not include activities that would likely

contaminate soil or groundwater at the site. The EPL did not require the monitoring of groundwater or surface water or other discharges to the environment. The site is located at a similar elevation to the Milling facility. It should also be noted that the sites are separated by Sydney Light Rail embankments.

4.5 Section 149 Certificate

The Section 149 Certificates for the site indicate that there is no record of contamination or management order.

4.6 Land Use

Based on the site history review, the site appears to have been vacant 1950s to 1970 and used as car parking space storage of equipment since 1970s to approximately 2009. From 2009 to present the site has generally been used to store metal fixtures and other materials.

4.7 Adjacent Land

The surrounding land use has been historically, and continues to be, a mix of residential and commercial, with light industrial activity including a milling company carrying out agricultural processing North West across the railway.

5.0 Site Condition and Surrounding Environment

5.1 Topography

The site slopes gently to the north east, with the elevation decreasing from approximately 12m AHD at the southern boundary, to approximately 10m AHD at the north eastern boundary.

5.2 Site Observations

A site walkover was carried out by an NG Environmental Engineer (Mehran Asadabadi) on 19 January 2018. The observations made at the time of the inspection are summarised below.

- The site was occupied by several shipping containers, two of which were used as site offices used for construction of an apartment building located to the north east of the subject site. There were two skip bins filled with concrete and a number of empty wooden pallets which were presumed to be materials related to the adjacent construction works;
- Six of the shipping containers that were present in the central portion of the site could not be opened, and thus the use or the contents of these shipping containers are unknown. The containers had metal fixtures and timber stored on top;
- The southern portion of the site contained large metal fixtures (e.g. beams and scrap metal), old wheel barrows, fencing fixtures, disused electric boxes and timber, all of which seemed to have been stored for quite some time. There were also five large empty barrels in the south eastern corner of the site, with a product sticker labelled as 'Westox - Slaked Lime';
- The site surface was partially covered with road base with the remainder covered with asphalt. Grass and small shrubs were growing along the boundaries of the site and over the embankment in the southern portion;

- Fill material comprising pieces of bricks and concrete were exposed along the batter in the southern portion of the site. Majority of the batter comprised overgrown shrubs, making it difficult to assess surface soils;
- The site appeared to have filled in the past, as there was exposed filling on surface and along batters. There is a concrete lined canal that runs along the eastern boundary of the site. It is likely that filling of the site may have also been carried out during the construction of the canal;
- There were two small oil/hydrocarbon stains (approx.. 100mm to 300mm dia.) on the gravel surface soils, presumed to be associated with recent construction machinery (e.g. forklifts and small excavators) maintenance;
- Other than the above-mentioned stored materials, containers, empty barrels and waste bins, no other waste materials were observed on the site;
- No evidence of above ground storage tanks or underground storage tanks were observed;
- NG did not observe evidence of phytotoxicity on the site. The site comprised overgrown shrubs and grass along the boundaries of the site and on the batter located in the southern portion of site;
- No strange odours were observed; and
- No visible asbestos was observed, though NG notes that the potential for the presence of asbestos cannot be precluded given the presence of fill materials along the exposed batters that included foreign materials such as pieces of bricks and concrete.

5.3 Sensitive Environments

There are no sensitive environmental receptors at the subject site. However, the canal (Hawthorne Canal) that runs along the eastern boundary of the site collects the stormwater from the area and eventually flows to Iron Cove, located about 2.5km north of the site.

6.0 Geology & Hydrogeology

6.1 Geology

Reference to the 1:100,000 Sydney geological map indicates the site lies within Ashfield Shale 'Rwa', comprising black to dark grey shale and laminite.

6.2 Groundwater

A search of the NSW Office of Water groundwater bore database indicates there were no groundwater monitoring bores within 500m of the subject site.

7.0 Preliminary Conceptual Site Model

7.1 Proposed Development

The proposed development is a four-level residential apartment block with two above ground levels of parking. The building will be elevated above ground on piles, with the space below being dedicated for flood storage. The northern portion of the site will also include a landscaped

area ‘Greenway Park’ which includes a concrete pathway link to the Light Rail. All other proposed landscaped areas, including the nominated Community Garden area, are above the current ground level, and will be constructed with imported landscape medium. The proposed development plans are attached in Appendix D.

7.2 Exposure Risk Analysis

The preliminary conceptual site model for contamination, based on the site walkover and the site history review, presented below in Table 3.

Table 3 Preliminary Conceptual Site Model

CONTAMINATION SOURCES			
<p>Fill material that may be present on site, the storage of metal scraps, oil/hydrocarbon stains and disused electrical boxes that are present on site, could contain contaminants such as heavy metals, asbestos and semi-volatile hydrocarbon compounds. However, it is unlikely that the fill material will contain volatile hydrocarbon contaminants.</p>			
PATHWAYS, STRESSORS AND RECEPTORS (in the context of proposed development)			
Stressor	Receptors	Pathways	Risk Description / Probability of Exposure
On-Site Human Health	Construction workers and site occupants	Dermal contact, ingestion or inhalation of on-site impacted soils / fill materials	<p>Risk of exposure to contamination (if present) is Unlikely</p> <p>The level of access that the residents will have to soils currently present on site will be limited due to the presence of newly placed landscape medium, shrubs, trees and vegetation. The residences will not access to the site soils for the purposes of growing vegetables. NG considers that the potential for ingestion or dermal contact with existing fill material is low, and thus the potential for exposure to contamination that may be present in the fill material is considered to be unlikely.</p>

8.0 Conclusions

Based on the desk study and the walk-over assessment, NG concludes the following:

- The site is unlikely to contain significant, widespread contamination as a result of the previous land use;
- The site is considered to be suitable, from a contamination perspective, for the proposed high density residential land use.

If any excavated material or drill cuttings require offsite disposal, we recommend that it be assessed, and a waste classification report be prepared to facilitate the offsite disposal to a licensed landfill.

This report should be read in conjunction with the Important Information attached in Appendix A.

9.0 References

1. National Environment Protection Measures (NEPM) (2013)

Network Geotechnics Pty Ltd

Appendix A

Important Information

Information About This Report

LIMITATIONS

Scope of Services: The report has been prepared in accordance with the scope of services set out in NG's Proposal under NG's Terms of Engagement, or as otherwise agreed with the Client. The scope of services may have been limited and/or amended by a range of factors including time, budget, access and site constraints.

Specific Purpose: The report is provided for the specific development and purpose as described in the report. The report may not contain sufficient information for developments or purposes other than that described in the report.

Currency of Information: The information in this report is considered accurate at the date of issue with regard to the current conditions of the site.

Reliance on Information: In preparing the report NG has necessarily relied upon information provided by the Client and/or their Agents. Such data may include surveys, analyses, designs, maps and plans. NG has not verified the accuracy or completeness of the data except as stated in this report.

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Construction Specifications: Unless otherwise stated, the report, or sections of the report, should not be used as part of a specification for a project, without review and agreement by NG.

Report Should Not be Separated: The report must be read in conjunction with the attached Information Sheets and any other explanatory notes and should be kept in its entirety without separation of individual pages or sections.

Review by Others: NG cannot be held responsible for interpretations or conclusions from review by others of this report or test data, which are not otherwise supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

GENERAL NOTES

Geotechnical and Environmental Reporting: Geotechnical and environmental reporting relies on the interpretation of factual information based on judgment and opinion and is far less exact than other engineering or design disciplines. Geotechnical and environmental reports are for a specific purpose, development and site as described in the report and may not contain sufficient information for other purposes, developments or sites (including adjacent sites) other than that described in the report.

Subsurface Conditions: Subsurface conditions can change with time and can vary between test locations. For example, the actual interface between the materials may be far more gradual or abrupt than indicated and contaminant presence may be affected by spatial and temporal patterns. Therefore, actual conditions in areas not sampled may differ from those predicted since no subsurface investigation, no matter how comprehensive, can reveal all subsurface details and anomalies. Construction operations at or adjacent to the site and natural events such as floods, earthquakes or groundwater fluctuations can also affect subsurface conditions and thus the continuing adequacy of a geotechnical report. NG should be kept informed of any such events and should be retained to identify variances, conduct additional tests if required, and recommend solutions to problems encountered on site.

Groundwater: Groundwater levels indicated on borehole and test pit logs are recorded at specific times. Depending on ground permeability, measured levels may or may not reflect actual levels if measured over a longer time period. Also, groundwater levels and seepage inflows may fluctuate with seasonal and environmental variations and construction activities.

Interpretation of Data: Data obtained from nominated discrete locations, subsequent laboratory testing and empirical or external sources are interpreted by trained professionals in order to provide an opinion about overall site conditions, their likely impact with respect to the report purpose and recommended actions in accordance with any relevant industry standards, guidelines or procedures.

Soil and Rock Descriptions: Soil and rock descriptions are based on AS 1726 – 1993, using visual and tactile assessment except at discrete locations where field and / or laboratory tests have been carried out. Refer to the accompanying soil and rock terms sheet for further information.

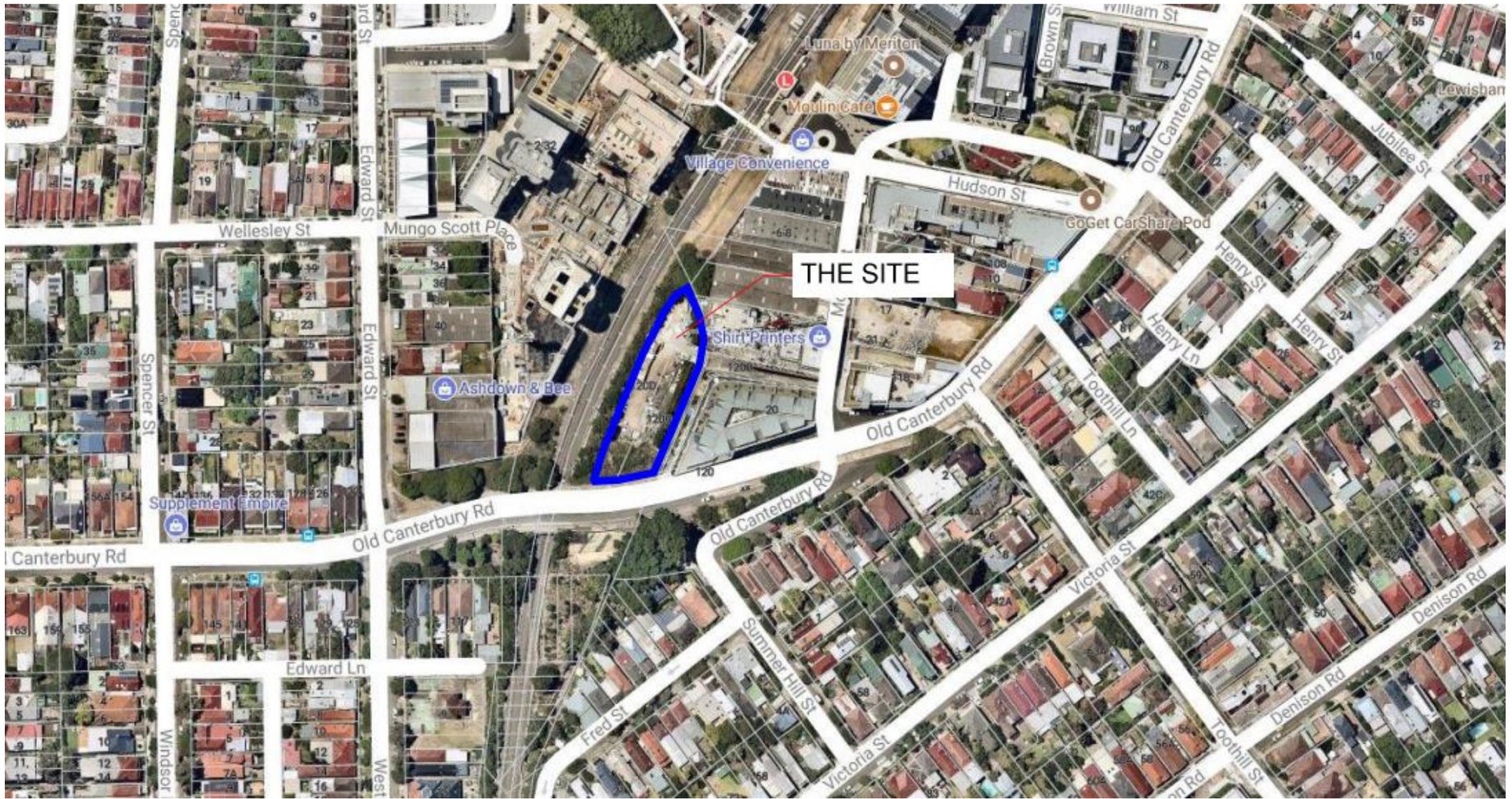
Further Advice: NG would be pleased to further discuss how any of the above issues could affect a specific project. We would also be pleased to provide further advice or assistance including:

- Assessment of suitability of designs and construction techniques;
- Contract documentation and specification;
- Construction control testing (earthworks, pavement materials, concrete);
- Construction advice (foundation assessments, excavation support).



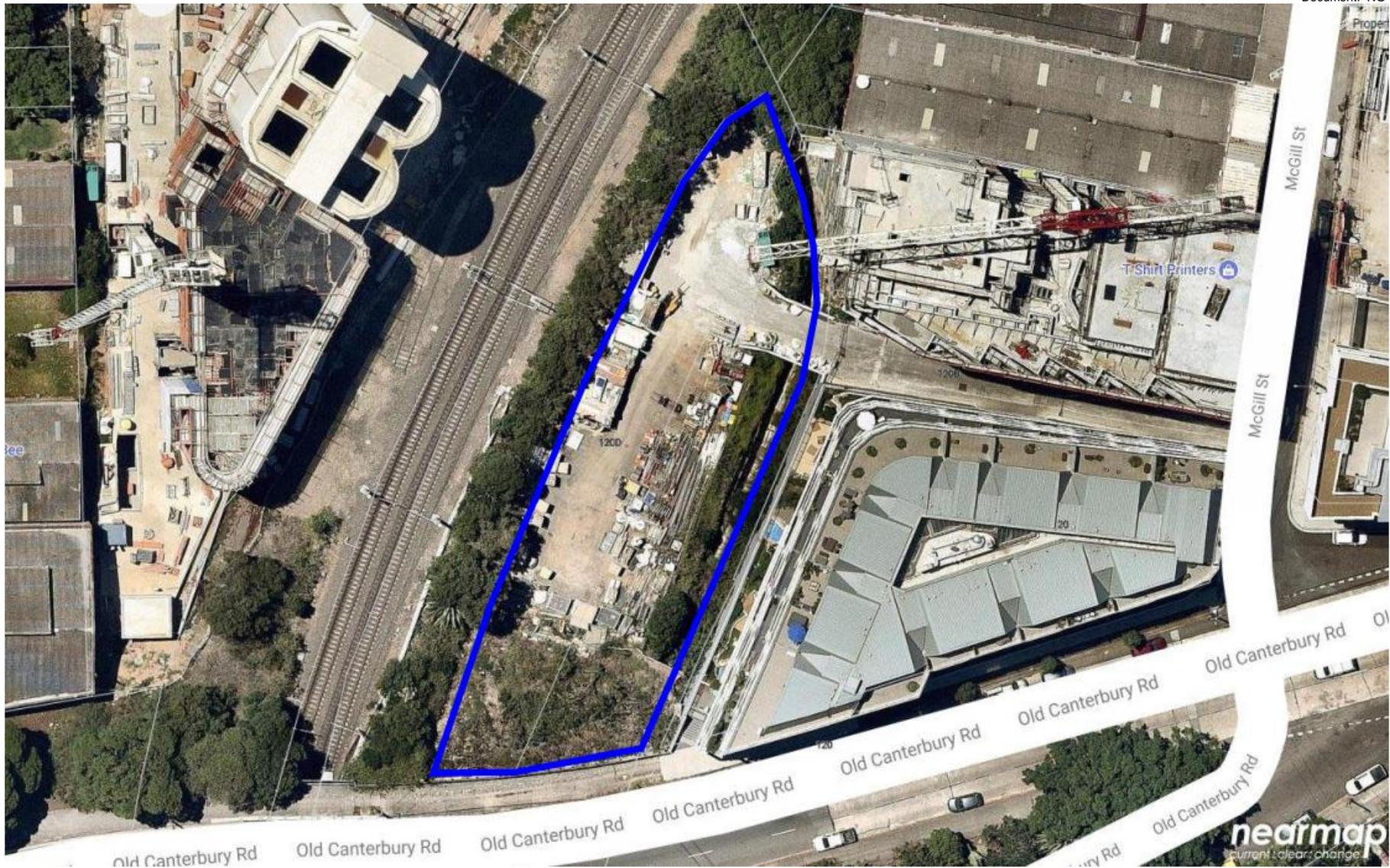
Appendix B

Site Plans



Document: NG-ENG-003 Version 2

LEGEND:	 12/9-15 Gundah Road, MT KURING-GAI NSW 2080 Tel: (02) 8438 0300 Fax: (02) 8438 0310 Email: engineering@netgeo.com.au	Scale: A4 - NOT TO SCALE	Client: Civil Logic Pty Ltd
		Date: 29/01/18	Project: THE YARD 120C PTY LTD
		Drawn By: MA	Location: 120C Old Canterbury Road, Summer Hill
		Drawing No: G09/2641-1	Sheet: 1 of 1



<p>LEGEND:</p>	 <p>12/9-15 Gundah Road, MT KURING-GAI NSW 2080 Tel: (02) 8438 0300 Fax: (02) 8438 0310 Email: engineering@netgeo.com.au</p>	<p>Scale: A4 - NOT TO SCALE</p>	<p>Client: Civil Logic Pty Ltd</p>	
		<p>Date: 29/01/18</p>	<p>Project: THE YARD 120C PTY LTD</p>	
		<p>Drawn By: MA</p>	<p>Location: 120C Old Canterbury Road, Summer Hill</p>	
		<p>Drawing No: G09/2641-2</p>	<p>Sheet: 1 of 1</p>	<p>SITE LAYOUT PLAN</p>

Appendix C

Section 149 Certificate

INNER WEST COUNCIL

PLANNING CERTIFICATE UNDER SECTION 149 ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

Network Geotechnics
31 Anvil Road
SEVEN HILLS NSW 2147

Certificate Number:	20171072	Certificate Date:	10/01/2018
Receipt Number:	1272237	Certificate Fee:	\$133.00
Property Number:	14610	Applicant's Reference:	

Description of Property

Title: LOT: 1 DP: 817359
Property: 120C Old Canterbury Road SUMMER HILL 2130

Land to which this certificate relates

The land to which this certificate relates, being the lot or one of the lots described in the corresponding application, is shown in the Council's records as being situated at the street address described on page 1 of this certificate. The information contained in this certificate relates only to the lot described on the certificate. Where the street address comprises more than one lot in one or more deposited plans or strata plans, separate planning certificates can be obtained upon application for the other lots. Those certificates may contain different information than is contained in this certificate.

Section 149(2) Details

In accordance with section 149(2) of the Environmental Planning and Assessment Act 1979, at the date of this certificate the following information is provided in respect of the prescribed matters to be included in a planning certificate.

1. Relevant environmental planning instruments

Relevant State/Draft State Environment Planning Policies and Deemed State Environmental Planning Policies applying to the land

Planning Policies applying to the land

The following is a list of State, Draft State Environmental Planning Policies (SEPP's) and Deemed State Environmental Planning Policies that apply to the Ashfield Local Government Area. The policy or draft policy may or may not be specifically applicable to the land that is the subject of this certificate. You will need to examine the policy or draft policy for the necessary details.

Any enquiries regarding State Environmental Planning Policies should be directed to the Department of Planning on: (02) 9228 6111 or visit their Website – <http://www.planning.nsw.gov.au>

Customer Service Centres

Petersham | P (02) 9335 2222 | E council@marrickville.nsw.gov.au | 2-14 Fisher Street, Petersham NSW 2049

Leichhardt | P (02) 9367 9222 | E leichhardt@lmc.nsw.gov.au | 7-15 Wetherill Street Leichhardt NSW 2040

Ashfield | P (02) 9716 1800 | E info@ashfield.nsw.gov.au | 260 Liverpool Road Ashfield NSW 2131

State Environmental Planning Policies (SEPP's)

- 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. 36 – Manufactured Home Estates.
- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy No. 62 – Sustainable Aquaculture
- State Environmental Planning Policy No. 64 – Advertising and Signage.
- State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- State Environmental Planning Policy Building Sustainability Index: BASIX 2004
- State Environmental Planning Policy (Mining, Petroleum and Extractive Industries) 2007
- 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 (State and Regional Development) 2011
- State Environmental Planning Policy (Urban Renewal) 2010
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

Draft State Environmental Planning Policies

- Draft State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016.
- Draft State Environmental Planning Policy no 64 Advertising and Signage (Amendment no 3)

Deemed State Environmental Planning Policies

- Deemed State Environmental Planning Policy (Sydney Harbour Catchment) 2005.

The following environmental planning instrument applies to the land:

Ashfield Local Environmental Plan 2013

Effective Date: **23 December 2013**

Website: <http://143.119.201.4/maintop/view/inforce/epi+753+2013+cd+0+N>

Name of relevant Development Control Plan

- 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)

The effect of the above local environmental plan is:

SP2 - Infrastructure

1 Objectives of zone

To provide for infrastructure and related uses.

To prevent development that is not compatible with or that may detract from the provision of infrastructure.

2 Permitted without consent

Roads

3 Permitted with consent

Building identification signs; Business identification signs; Car parks; Child care centres; Community facilities; Emergency services facilities; Environmental facilities; Environmental protection works; Information and education facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose. Water recycling facilities

4 Prohibited

Any development not specified in item 2 or 3

Minimum land dimensions for the erection of a dwelling-house (applicable to residential zones only)
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

Does the land include or comprise 'critical habitat' under the provision of the local environmental plan applying to the land?

No

Is the land located within a heritage conservation area under the provisions of the local environmental plan applying to the land?

No

Is there a heritage item situated on the land under the provisions of the local environmental plan applying to the land?

No

Is the item in the State Heritage Register?

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.

3. Complying development

Provide information on whether or not land is land on which complying development may be carried out under each of the codes for complying development in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. If complying development may not be carried out on that land because of one or more of the requirements under clause 1.19 of that Policy, why it may not be carried out

Housing Code

Complying Development under the General Housing Code MAY be carried out on this land subject to compliance with provisions of the code.

Housing Alterations Code

Complying Development under the Housing Alterations Code MAY be carried out on this land subject to compliance with provisions of the code.

General Development Code

Complying Development under the General Development Code MAY be carried out on this land subject to compliance with provisions of the code.

Commercial and Industrial Alterations Code

Complying Development under the General Commercial/Industrial Code MAY be carried out on this land subject to compliance with provisions of the code.

Commercial and Industrial (New Buildings and Additions) Code

Complying Development under the General Commercial/Industrial Code MAY be carried out on this land subject to compliance with provisions of the code.

Container Recycling Facilities Code

Complying Development under the Container Recycling Facilities Code MAY be carried out on this land subject to compliance with provisions of the code.

Subdivisions Code

Complying Development under the Subdivision Code MAY be carried out on this land subject to compliance with provisions of the code.

Demolition Code

Complying Development under the Demolition Code MAY be carried out on this land subject to compliance with provisions of the code.

Fire safety Code

Complying Development under the Fire safety Code MAY be carried out on this land subject to compliance with provisions of the code.

4. Coastal protection

Is the land affected by the operation of section 38 or 39 of the *Coastal Protection Act 1979*, but only to the extent that Council has been so notified by the Department of Public Works?

No

4.A Information relating to beaches and coasts

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

No

(2)

- (a) whether the council has been notified under section 55X of the *Coastal Protection Act 1979* that emergency protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and
- (b) if works have been so placed – whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

No

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

Not applicable

4.B Annual charges for coastal protection services under *Local Government Act 1993*

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).

Not applicable

5. Mine subsidence

Is the land proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*?

No

6. Road widening and road realignment

Whether or not the land is land 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?

No

7. Council and other public authority policies restricting development due to risks or hazards

Is the land affected by a policy:

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

No

7.A Flood related development controls information

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

Yes

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

Yes

- (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

Is there an environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument applying to the land providing for the acquisition of the land by a public authority, as referred to in section 27 of the *Environmental Planning and Assessment Act 1979*?

No

9. Contribution plans

Ashfield Section 94 and Section 94A Contributions Plans apply to the land for land affected by the Ashfield LEP 2013.

9.A Biodiversity certified land

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 7A of the *former Threatened Species Conservation Act 1995* that is taken to be certified under Part 8 of the *Biodiversity Conservation Act 2016*

10. Biodiversity stewardship sites

The land is **NOT** a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016* (that Council has been notified of by the Chief Executive of the Office of Environment and Heritage).

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

10A. Native vegetation clearing set asides

There are **NO** set aside areas on the land under section 60ZC of the Local Land Services Act 2013 (that Council has been notified of by Local Land Services or it is registered in the public register under that section

11. Bush fire prone land

Is the land bush fire prone land (as defined in the *Environmental Planning and Assessment Act 1979*)?

No

12. Property vegetation plans

Is the land to which a property vegetation plan under the *Native Vegetation Act 2003* applies?

No

13. Orders under *Trees (Disputes between neighbours) Act 2006*

Has 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)?

No

14. Directions under Part 3A

Is there is 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, a statement to that effect identifying the provision that does not have effect.

Not applicable

15. Site compatibility certificates and conditions for seniors housing

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

- (a) a statement of whether there is a current site compatibility certificate (of which the Council is aware), issued under clause 25 of that Policy in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department of Planning, and
- (b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

Not applicable

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

A statement of whether there is a valid site compatibility certificate (of which the council is aware), issued under clause 19 of *State Environmental Planning Policy (Infrastructure) 2007* in respect of proposed development on the land and, if there is a certificate, the statement is to include:

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

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

17. Site compatibility certificates and conditions for affordable rental housing

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (a) the period for which the certificate is current, and
 - (b) that a copy may be obtained from the head office of the Department of Planning.
- (2) A statement setting out any terms of a kind referred to in clause 17 (1) or 37 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

Not applicable

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 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

Is there a current site verification certificate, of which the council is aware, in respect of the land.

No

20. Loose-fill asbestos insulation

Is Council 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*?

No

Note: 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) is the land to which the certificate relates significantly contaminated land — if the land (or part of the land) is declared to be significantly contaminated land at the date when this certificate is issued?

No

- (b) (b) is the land to which this certificate relates subject to a management order — if it is subject to such an order at the date when this certificate is issued?

No

- (c) (c) is the land to which this certificate relates the subject of an approved voluntary management proposal — if it is the subject of such an approved proposal at the date when this certificate is issued?

No

- (d) (d) is the land to which this certificate relates subject to an ongoing maintenance order — if it is subject to such an order at the date when this certificate is issued?

No

- (e) (e) is the land to which this certificate relates the subject of a site audit statement — if a copy of such a statement has been provided at any time to the local authority issuing this certificate?

No

Note: Note the following matters are prescribed by section 26 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* as additional matters to be specified in a planning certificate

Is the land subject to an Order under Section 23 and an authorisation under Section 24 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009*.

The order and authorisation may exempt the relevant project from complying with certain development control legislation. For further details please contact the Nation Building and jobs Plan Taskforce on telephone number 1800 752 100.

Not applicable

General message on matters not able to be included in this certificate

The s149 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 149(2) is in accordance with the matters prescribed under schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is provided only to the extent that the Council has been notified by relevant departments or public authorities

Any enquiries regarding State Environmental Planning Policies should be directed to Planning and Environment

Please contact Council's Strategic Planning section for further information about this planning certificate

Section 149(5): Subject to section 149(6) the following additional information is furnished in respect of the abovementioned land

Demolition of buildings

Under the local environmental plan applying to the land, development consent is required for the demolition of any building on the land, except in those circumstances for exempt and complying development specified in Ashfield LEP 2013 – Exempt and Complying Development, and except in those circumstances specified in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Tree preservation order

The whole of the Ashfield area, to the extent defined by the Ashfield LEP 2013, is affected by a Tree Preservation Order as found in the Inner West Comprehensive Development Control Plan 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill.

Council has granted consent to the following development application(s) within five years preceding the date of this certificate

Please Note: The absence of any information means that Council has not granted a consent within this period.

Rik Hart
Interim General Manager
Inner West Council

Per: 



INNER WEST COUNCIL

PLANNING CERTIFICATE UNDER SECTION 149 ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

Network Geotechnics
31 Anvil Road
SEVEN HILLS NSW 2147

Certificate Number:	20171075	Certificate Date:	12/01/2018
Receipt Number:	1272259	Certificate Fee:	\$133.00
Property Number:	10114	Applicant's Reference:	

Description of Property

Title: LOT: 100 DP: 875660
Property: 120C Old Canterbury Road SUMMER HILL 2130

Land to which this certificate relates

The land to which this certificate relates, being the lot or one of the lots described in the corresponding application, is shown in the Council's records as being situated at the street address described on page 1 of this certificate. The information contained in this certificate relates only to the lot described on the certificate. Where the street address comprises more than one lot in one or more deposited plans or strata plans, separate planning certificates can be obtained upon application for the other lots. Those certificates may contain different information than is contained in this certificate.

Section 149(2) Details

In accordance with section 149(2) of the Environmental Planning and Assessment Act 1979, at the date of this certificate the following information is provided in respect of the prescribed matters to be included in a planning certificate.

1. Relevant environmental planning instruments

Relevant State/Draft State Environment Planning Policies and Deemed State Environmental Planning Policies applying to the land

Planning Policies applying to the land

The following is a list of State, Draft State Environmental Planning Policies (SEPP's) and Deemed State Environmental Planning Policies that apply to the Ashfield Local Government Area. The policy or draft policy may or may not be specifically applicable to the land that is the subject of this certificate. You will need to examine the policy or draft policy for the necessary details.

Any enquiries regarding State Environmental Planning Policies should be directed to the Department of Planning on:(02) 9228 6111 or visit their Website – <http://www.planning.nsw.gov.au>

Customer Service Centres

Petersham | P (02) 9335 2222 | E council@marrickville.nsw.gov.au | 2-14 Fisher Street, Petersham NSW 2049

Leichhardt | P (02) 9367 9222 | E leichhardt@lmc.nsw.gov.au | 7-15 Wetherill Street Leichhardt NSW 2040

Ashfield | P (02) 9716 1800 | E info@ashfield.nsw.gov.au | 260 Liverpool Road Ashfield NSW 2131

State Environmental Planning Policies (SEPP's)

- 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. 36 – Manufactured Home Estates.
- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy No. 62 – Sustainable Aquaculture
- State Environmental Planning Policy No. 64 – Advertising and Signage.
- State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- State Environmental Planning Policy Building Sustainability Index: BASIX 2004
- State Environmental Planning Policy (Mining, Petroleum and Extractive Industries) 2007
- 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 (State and Regional Development) 2011
- State Environmental Planning Policy (Urban Renewal) 2010
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

Draft State Environmental Planning Policies

- Draft State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016.
- Draft State Environmental Planning Policy no 64 Advertising and Signage (Amendment no 3)

Deemed State Environmental Planning Policies

- Deemed State Environmental Planning Policy (Sydney Harbour Catchment) 2005.

The following environmental planning instrument applies to the land:

Ashfield Local Environmental Plan 2013

Effective Date: **23 December 2013**

Website: <http://143.119.201.4/maintop/view/inforce/epi+753+2013+cd+0+N>

Name of relevant Development Control Plan

- 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)

The effect of the above local environmental plan is:

B4 - Mixed Use

1 Objectives of zone

To provide a mixture of compatible land uses.

To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.

To enhance the viability, vitality and amenity of Ashfield town centre as the primary business activity, employment and civic centre of Ashfield.

To encourage the orderly and efficient development of land through the consolidation of lots.

2 Permitted without consent

Home occupations

3 Permitted with consent

Boarding houses; Business identification signs; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Any other development not specified in item 2 or 4

4 Prohibited

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

Minimum land dimensions for the erection of a dwelling-house (applicable to residential zones only)
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

Does the land include or comprise 'critical habitat' under the provision of the local environmental plan applying to the land?

No

Is the land located within a heritage conservation area under the provisions of the local environmental plan applying to the land?

No

Is there a heritage item situated on the land under the provisions of the local environmental plan applying to the land?

No

Is the item in the State Heritage Register?

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.

3. Complying development

Provide information on whether or not land is land on which complying development may be carried out under each of the codes for complying development in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. If complying development may not be carried out on that land because of one or more of the requirements under clause 1.19 of that Policy, why it may not be carried out

Housing Code

Complying Development under the General Housing Code MAY be carried out on this land subject to compliance with provisions of the code.

Housing Alterations Code

Complying Development under the Housing Alterations Code MAY be carried out on this land subject to compliance with provisions of the code.

General Development Code

Complying Development under the General Development Code MAY be carried out on this land subject to compliance with provisions of the code.

Commercial and Industrial Alterations Code

Complying Development under the General Commercial/Industrial Code MAY be carried out on this land subject to compliance with provisions of the code.

Commercial and Industrial (New Buildings and Additions) Code

Complying Development under the General Commercial/Industrial Code MAY be carried out on this land subject to compliance with provisions of the code.

Container Recycling Facilities Code

Complying Development under the Container Recycling Facilities Code MAY be carried out on this land subject to compliance with provisions of the code.

Subdivisions Code

Complying Development under the Subdivision Code MAY be carried out on this land subject to compliance with provisions of the code.

Demolition Code

Complying Development under the Demolition Code MAY be carried out on this land subject to compliance with provisions of the code.

Fire safety Code

Complying Development under the Fire safety Code MAY be carried out on this land subject to compliance with provisions of the code.

4. Coastal protection

Is the land affected by the operation of section 38 or 39 of the *Coastal Protection Act 1979*, but only to the extent that Council has been so notified by the Department of Public Works?

No

4.A Information relating to beaches and coasts

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

No

(2) (a) whether the council has been notified under section 55X of the *Coastal Protection Act 1979* that emergency protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and
(b) if works have been so placed – whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

No

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

Not applicable

4.B Annual charges for coastal protection services under *Local Government Act 1993*

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).

Not applicable

5. Mine subsidence

Is the land proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*?

No

6. Road widening and road realignment

Whether or not the land is land 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?

No

7. Council and other public authority policies restricting development due to risks or hazards

Is the land affected by a policy:

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

No

7.A Flood related development controls information

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

Yes

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

Yes

- (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

Is there an environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument applying to the land providing for the acquisition of the land by a public authority, as referred to in section 27 of the *Environmental Planning and Assessment Act 1979*?

No

9. Contribution plans

Ashfield Section 94 and Section 94A Contributions Plans apply to the land for land affected by the Ashfield LEP 2013.

9.A Biodiversity certified land

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 7A of the *former Threatened Species Conservation Act 1995* that is taken to be certified under Part 8 of the *Biodiversity Conservation Act 2016*

10. Biodiversity stewardship sites

The land is **NOT** a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016* (that Council has been notified of by the Chief Executive of the Office of Environment and Heritage).

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

10A. Native vegetation clearing set asides

There are **NO** set aside areas on the land under section 60ZC of the Local Land Services Act 2013 (that Council has been notified of by Local Land Services or it is registered in the public register under that section

11. Bush fire prone land

Is the land bush fire prone land (as defined in the *Environmental Planning and Assessment Act 1979*)?

No

12. Property vegetation plans

Is the land to which a property vegetation plan under the *Native Vegetation Act 2003* applies?

No

13. Orders under *Trees (Disputes between neighbours) Act 2006*

Has 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)?

No

14. Directions under Part 3A

Is there is 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, a statement to that effect identifying the provision that does not have effect.

Not applicable

15. Site compatibility certificates and conditions for seniors housing

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

- (a) a statement of whether there is a current site compatibility certificate (of which the Council is aware), issued under clause 25 of that Policy in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department of Planning, and
- (b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

Not applicable

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

A statement of whether there is a valid site compatibility certificate (of which the council is aware), issued under clause 19 of *State Environmental Planning Policy (Infrastructure) 2007* in respect of proposed development on the land and, if there is a certificate, the statement is to include:

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

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

17. Site compatibility certificates and conditions for affordable rental housing

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (a) the period for which the certificate is current, and
 - (b) that a copy may be obtained from the head office of the Department of Planning.
- (2) A statement setting out any terms of a kind referred to in clause 17 (1) or 37 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

Not applicable

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 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

Is there a current site verification certificate, of which the council is aware, in respect of the land.

No

20. Loose-fill asbestos insulation

Is Council 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*?

No

Note: 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) is the land to which the certificate relates significantly contaminated land — if the land (or part of the land) is declared to be significantly contaminated land at the date when this certificate is issued?

No

- (b) (b) is the land to which this certificate relates subject to a management order — if it is subject to such an order at the date when this certificate is issued?

No

- (c) (c) is the land to which this certificate relates the subject of an approved voluntary management proposal — if it is the subject of such an approved proposal at the date when this certificate is issued?

No

- (d) (d) is the land to which this certificate relates subject to an ongoing maintenance order — if it is subject to such an order at the date when this certificate is issued?

No

- (e) (e) is the land to which this certificate relates the subject of a site audit statement — if a copy of such a statement has been provided at any time to the local authority issuing this certificate?

No

Note: Note the following matters are prescribed by section 26 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* as additional matters to be specified in a planning certificate

Is the land subject to an Order under Section 23 and an authorisation under Section 24 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009*.

The order and authorisation may exempt the relevant project from complying with certain development control legislation. For further details please contact the Nation Building and jobs Plan Taskforce on telephone number 1800 752 100.

Not applicable

General message on matters not able to be included in this certificate

The s149 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 149(2) is in accordance with the matters prescribed under schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is provided only to the extent that the Council has been notified by relevant departments or public authorities

Any enquiries regarding State Environmental Planning Policies should be directed to Planning and Environment

Please contact Council's Strategic Planning section for further information about this planning certificate

Section 149(5): Subject to section 149(6) the following additional information is furnished in respect of the abovementioned land

Demolition of buildings

Under the local environmental plan applying to the land, development consent is required for the demolition of any building on the land, except in those circumstances for exempt and complying development specified in Ashfield LEP 2013 – Exempt and Complying Development, and except in those circumstances specified in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Tree preservation order

The whole of the Ashfield area, to the extent defined by the Ashfield LEP 2013, is affected by a Tree Preservation Order as found in the Inner West Comprehensive Development Control Plan 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill.

Council has granted consent to the following development application(s) within five years preceding the date of this certificate

21/03/2014 - Development Application	APPROVAL	2013/283	Other-
11/12/2013 - Development Application	APPROVAL	2011/144	s.96 modification to DA 10.2011.144 - seeking approval for
20/05/2013 - Development Application	APPROVAL	2011/144	s.96 modification to DA 10.2011.144

Rik Hart
Interim General Manager
Inner West Council

Per: 

Appendix D

Proposed Development Plans

**Fox
Johnston**

T + 612 9211 2700
W foxjohnston.com.au

Level 1
268A Devonshire Street
Surry Hills NSW 2010
Australia

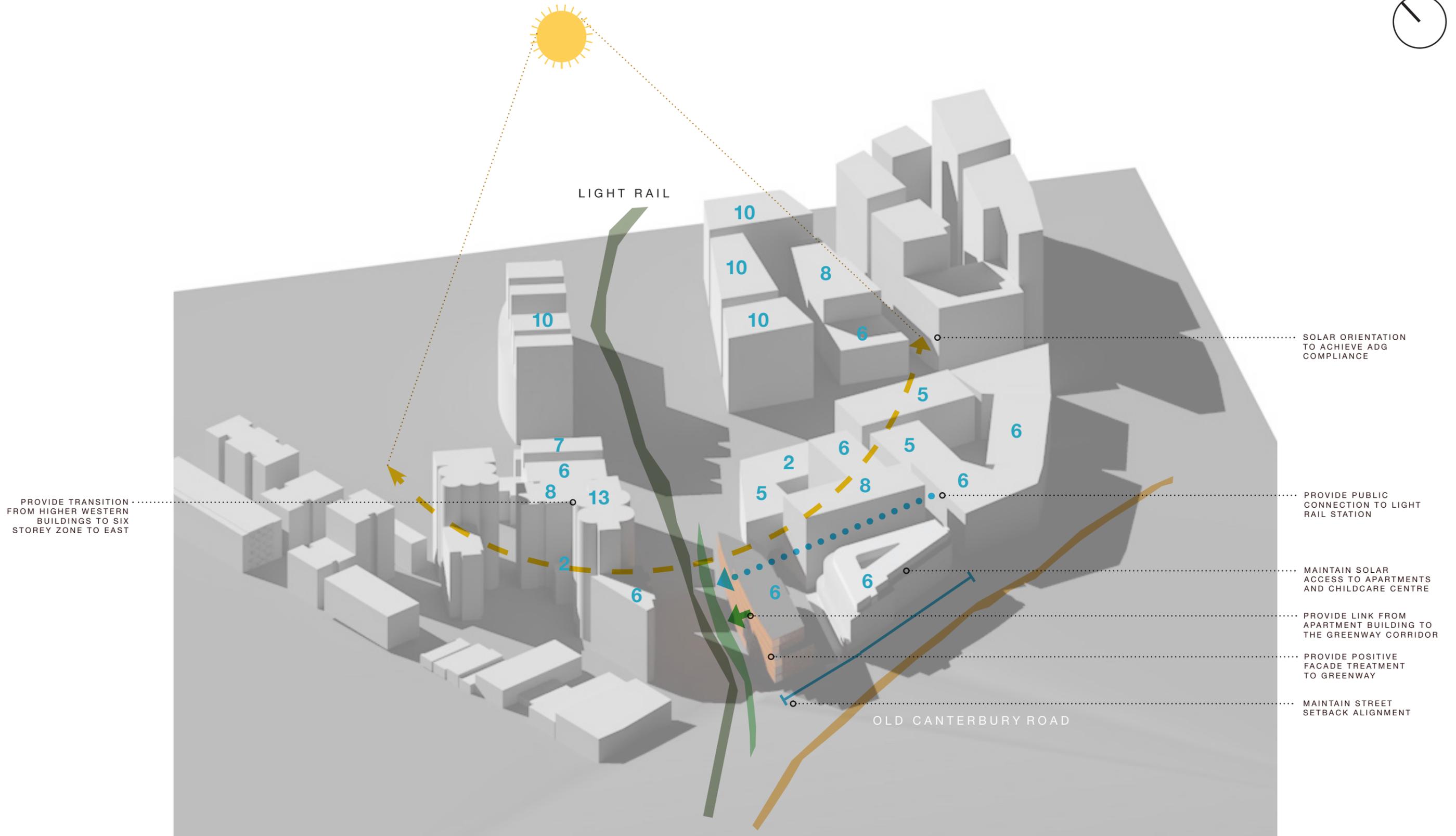
www.foxjohnston.com.au

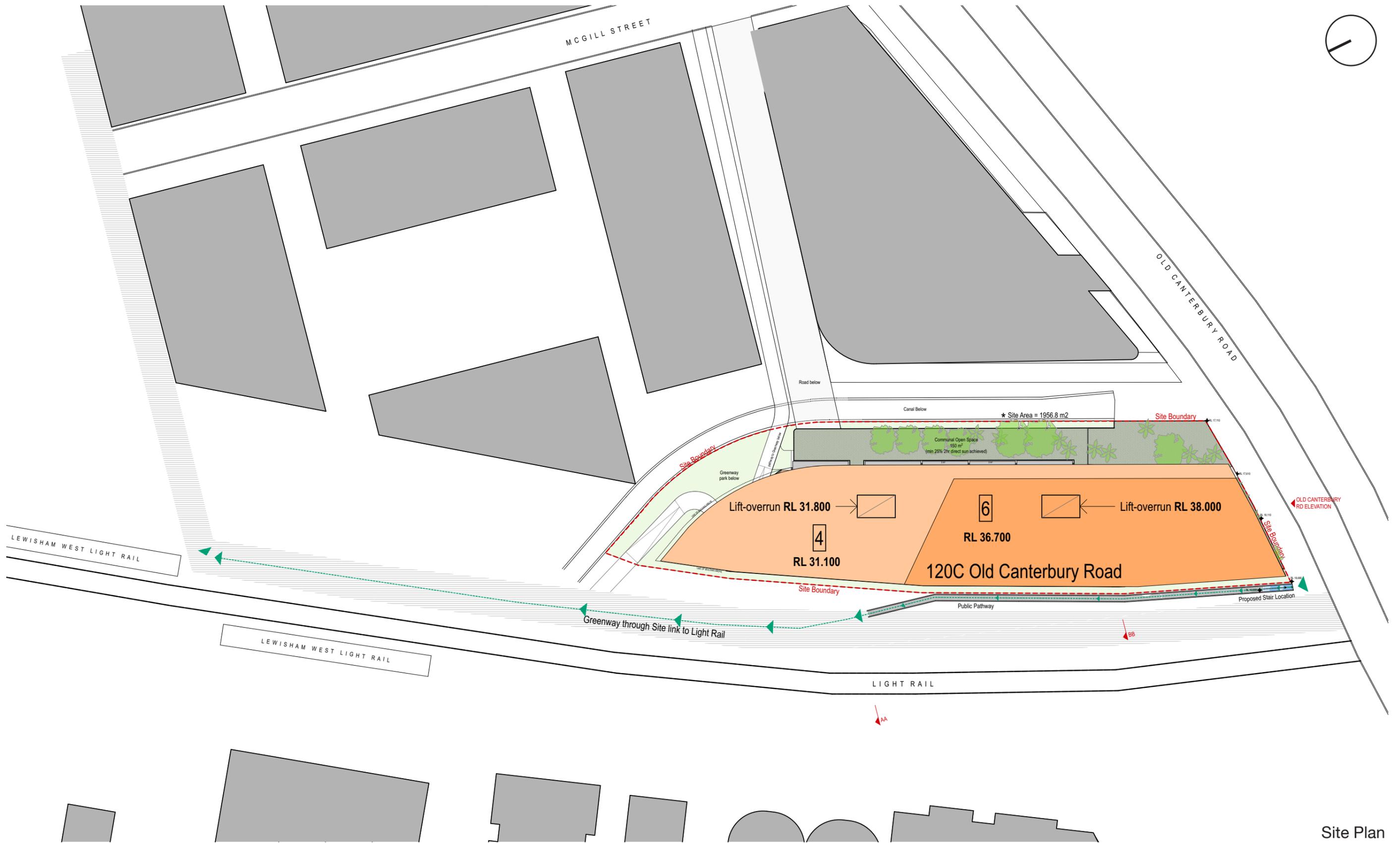
120C Old Canterbury Road, Lewisham

August 2017

C O N T E N T S

1. Urban Analysis
2. ADG Compliance
3. GFA Diagrams
4. Envelope & Setback Diagrams
5. Elevation & Sections
6. Sun Eye Views
7. Streetscape Views
8. Streetscape Photomontage







CANTERBURY ROAD

Maintain street wall movement with neighbour

Existing Driveway to be used to gain access to basement

RL 11,930

RL 11,850

Existing Bridge levels adjusted to achieve freeboard

RL 11,470

1:8

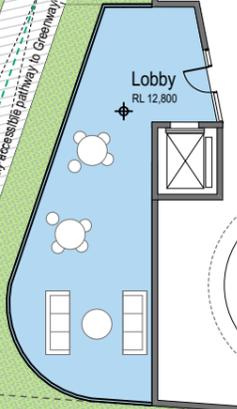
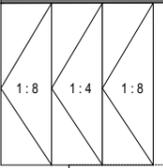
Canal 1,000

* Site Area = 1956.8 m²

Site Boundary

120 C OLD CANTERBURY ROAD

LG02 Carpark RL 11,850



Loading dock and services

RL 12,800

RL 12,800 (Freeboard level)

RL 12,800

RL 11,560

1 in 20 Public accessway to Greenway

Greenway park

Site Boundary

Ramp up to LG01

Site Boundary

Site Boundary

Public Pathway

2 m curtilage to greenway pathway

Provide connection to Light Rail / Greenway Project.

BB

Greenway through Site link to Light Rail

LIGHT RAIL

AA

Lower Ground 02
1 : 250 @ A3
ADG Compliance





CANTERBURY ROAD

Road below

Canal Below

* Site Area = 1956.8 m2

Site Boundary

Site Boundary

Greenway park below

Pathway to Greenway below

VOID

VOID

Lobby

RL 14.725

bridge to lobby

LG01 Carpark

RL 14.725

Site Boundary

RL 16.860

Site Boundary

Public Pathway

BB

Greenway through Site link to Light Rail

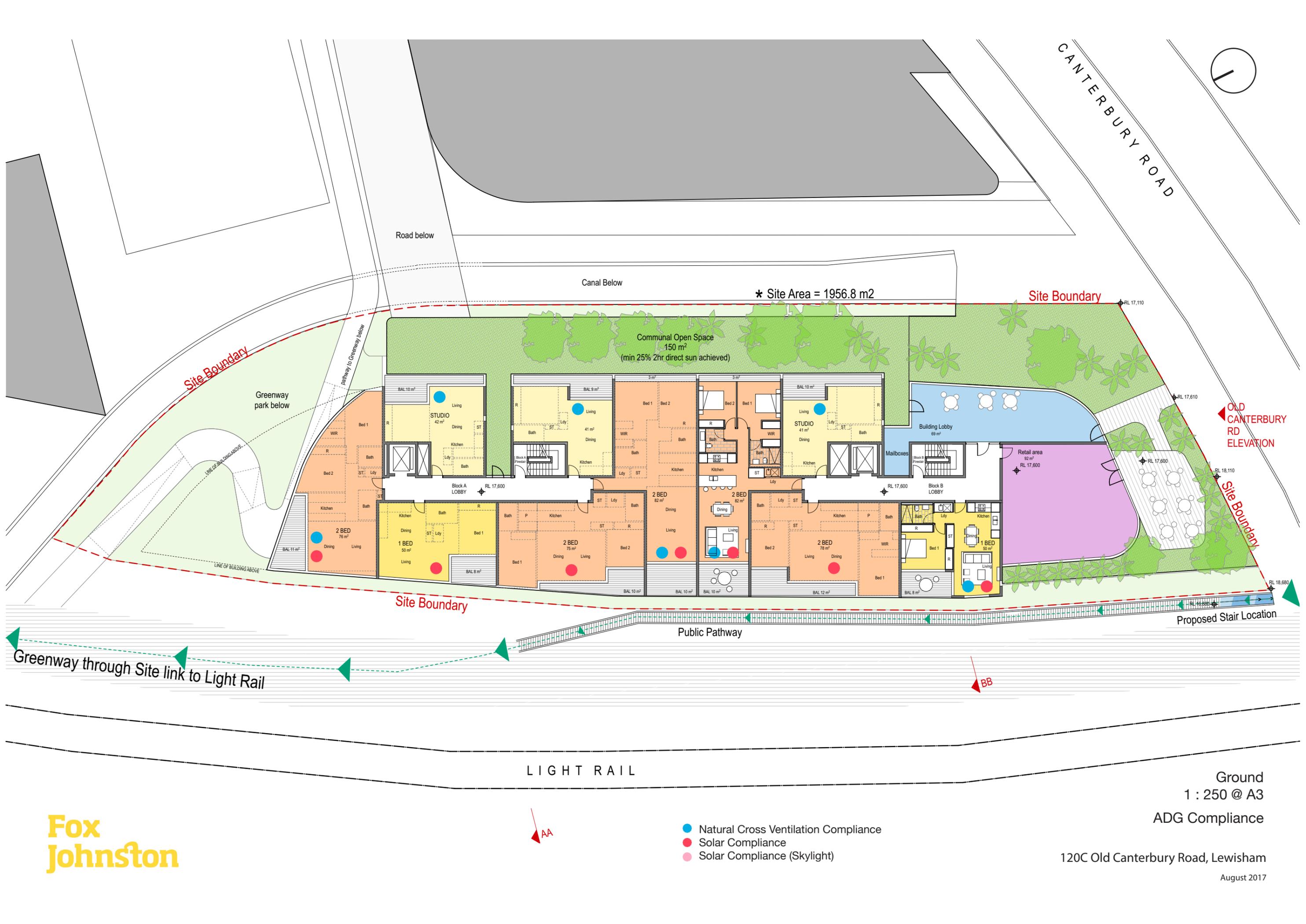
LIGHT RAIL

AA

Lower Ground 01
1 : 250 @ A3
ADG Compliance

**Fox
Johnston**

120C Old Canterbury Road, Lewisham
August 2017



CANTERBURY ROAD



* Site Area = 1956.8 m²

Site Boundary

Communal Open Space
150 m²
(min 25% 2hr direct sun achieved)

Site Boundary

Greenway park below

OLD CANTERBURY RD ELEVATION

Site Boundary

Site Boundary

Public Pathway

Proposed Stair Location

Greenway through Site link to Light Rail

LIGHT RAIL

Fox Johnston

AA

- Natural Cross Ventilation Compliance
- Solar Compliance
- Solar Compliance (Skylight)

Ground
1 : 250 @ A3
ADG Compliance

120C Old Canterbury Road, Lewisham

August 2017



CANTERBURY ROAD

Road below

Canal Below

* Site Area = 1956.8 m²

Site Boundary

Site Boundary

Greenway park below

Site Boundary

Site Boundary

BB

LIGHT RAIL

AA

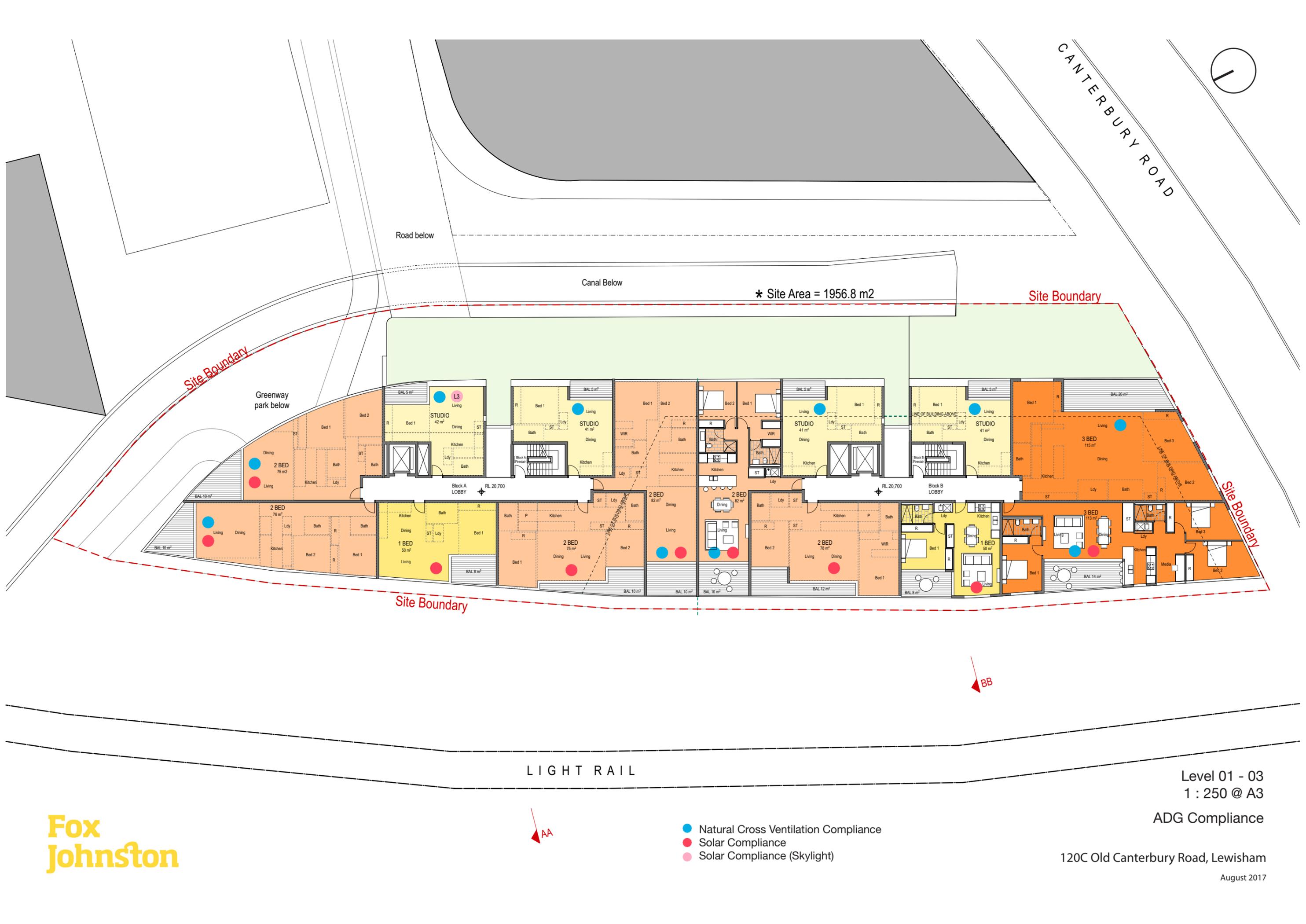
- Natural Cross Ventilation Compliance
- Solar Compliance
- Solar Compliance (Skylight)

Level 01 - 03
1 : 250 @ A3

ADG Compliance

120C Old Canterbury Road, Lewisham

August 2017





CANTERBURY ROAD

Road below

Canal Below

* Site Area = 1956.8 m²

Site Boundary

Site Boundary

Site Boundary

Site Boundary



Communal Open Space
640 m²
(min 75% 2hr direct sun achieved)

RL 30,000

Block B LOBBY (Breezeway)

LINE OF BUILDING BELOW

LINE OF BUILDING BELOW

LINE OF BUILDING BELOW

LIGHT RAIL

BB

AA

- Natural Cross Ventilation Compliance
- Solar Compliance
- Solar Compliance (Skylight)

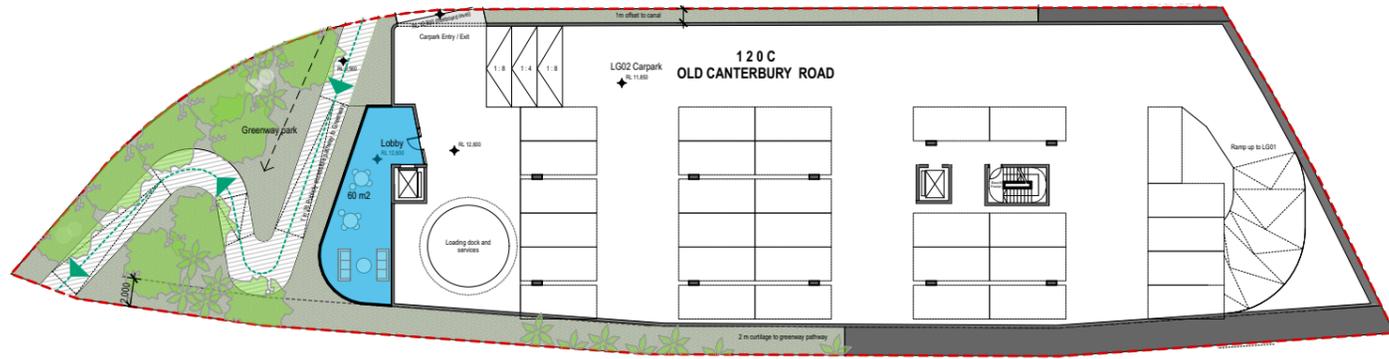
Level 04 - 05
1 : 250 @ A3
ADG Compliance

120C Old Canterbury Road, Lewisham

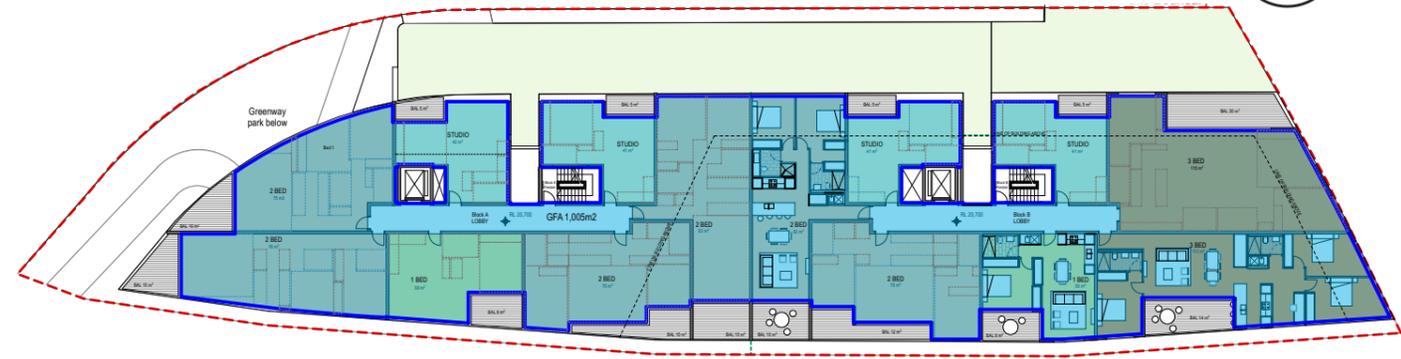
August 2017



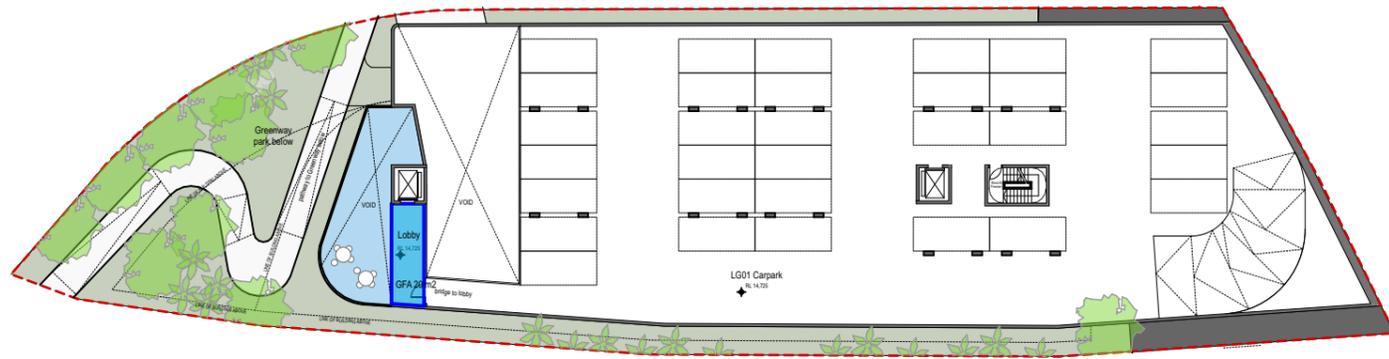
Level	Unit Type				ADG	
	Studio	1 Bed	2 Bed	3 Bed	Solar	Cross Vent
Ground	3	2	5	0	7	6
L1	4	2	6	2	9	10
L2	4	2	6	2	9	10
L3	4	2	6	2	10	10
L4	0	0	2	3	4	5
L5	0	0	2	3	5	5
Total	15	8	27	12	62	46
Mix %	24.2%	12.9%	43.5%	19.4%	71.0%	74.2%



Lower Ground 02



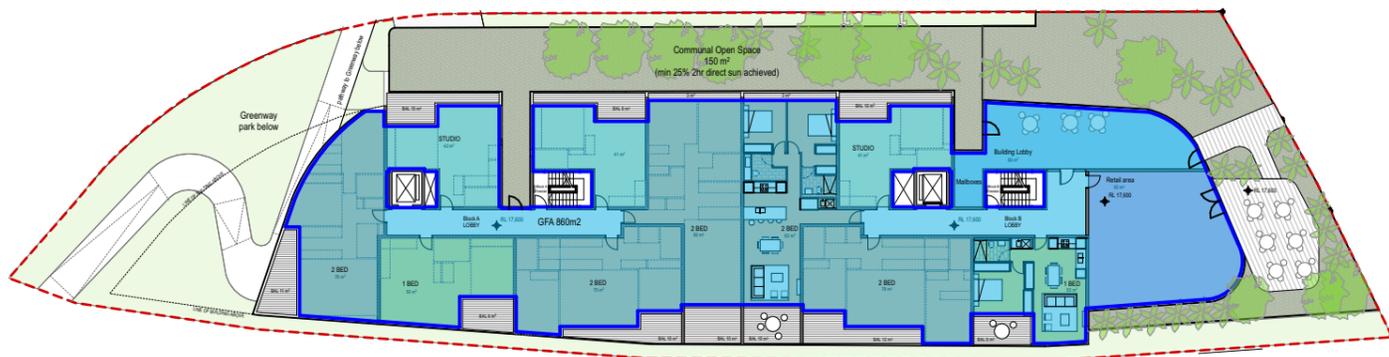
L01 - L03



Lower Ground 01



L04 - L05



Ground

PROPOSED GFA : FSR

- Lower Ground 02 - 60m²
- Lower Ground 01 - 20m²
- Ground - 860m²
- L01 - L03 - 1005 x 3 = 3015m²
- L04 - L05 - 480 x 2 = 960m²

Total GFA - 4915m²
Site Area - 1956.8m²
FSR - 2.51 : 1

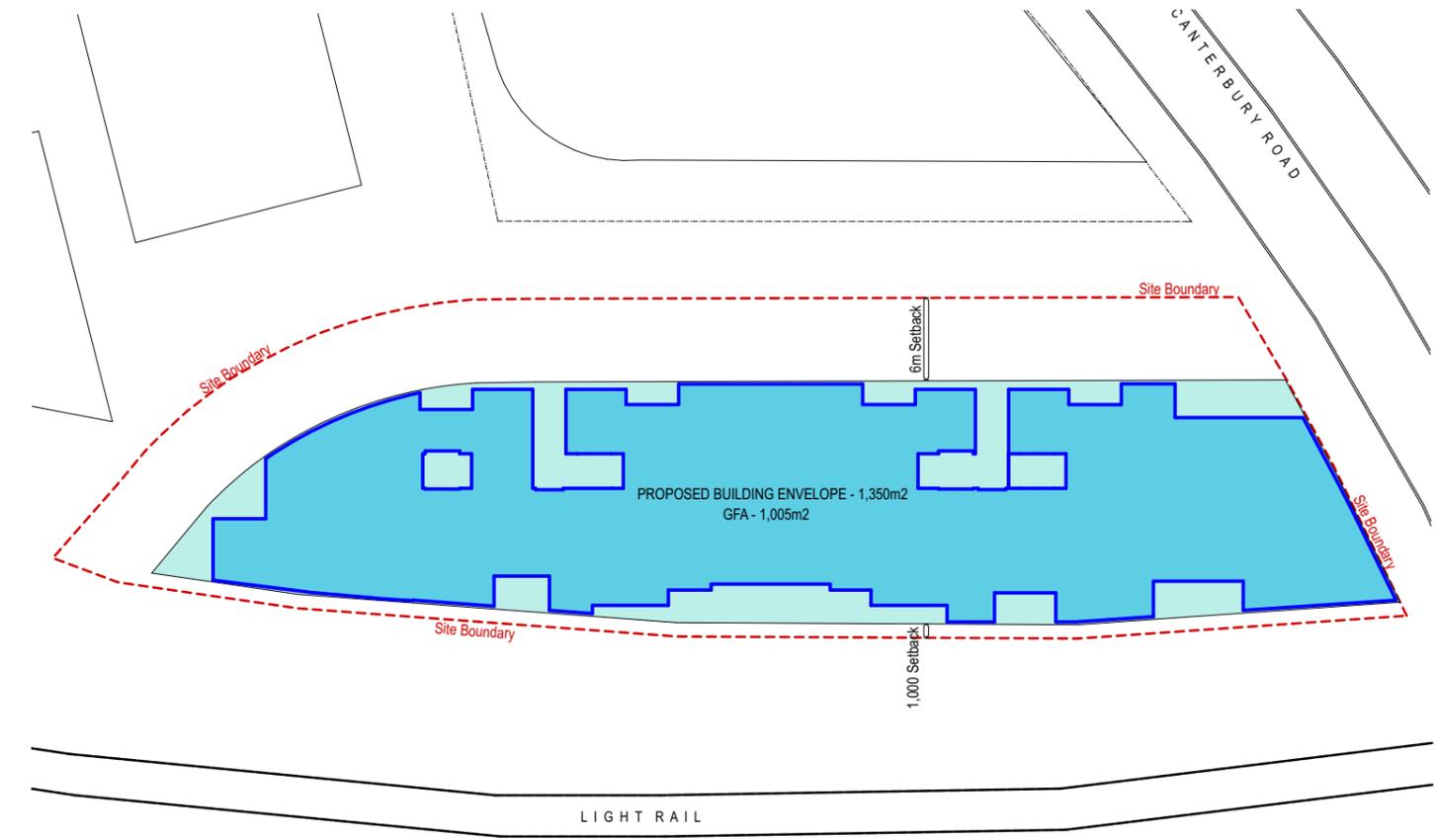
Proposed GFA : FSR

120C Old Canterbury Road, Lewisham

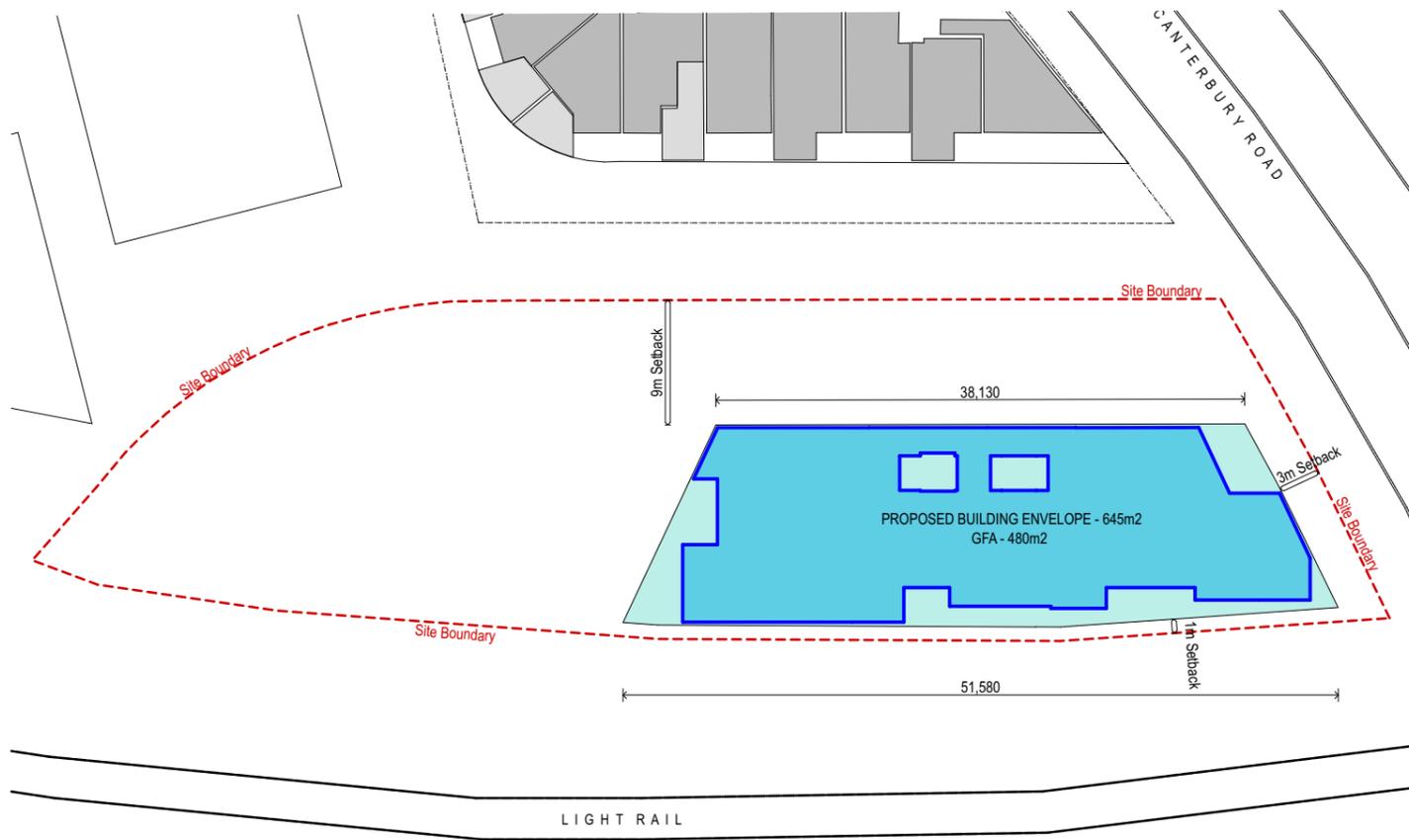
August 2017



Ground

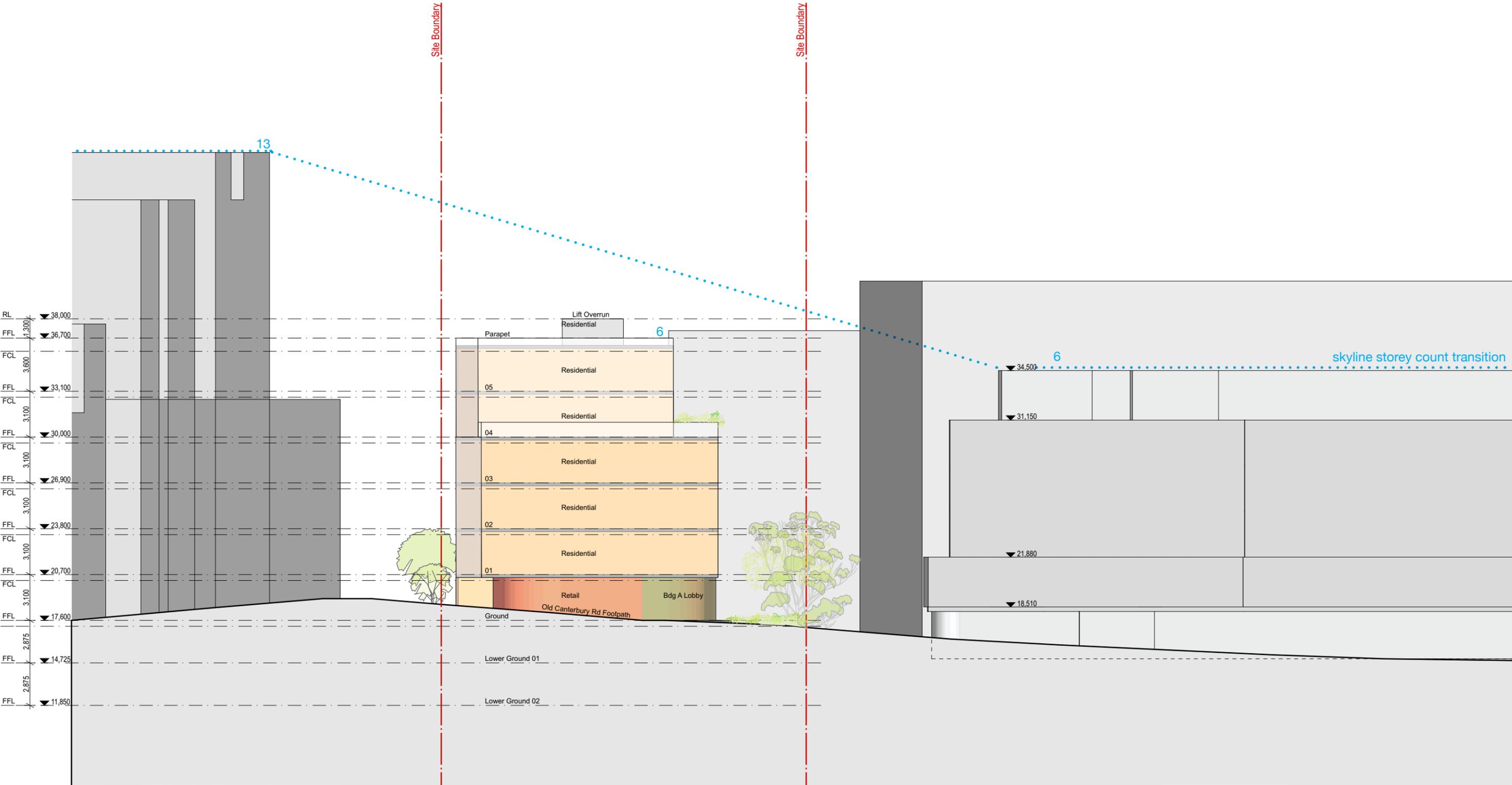


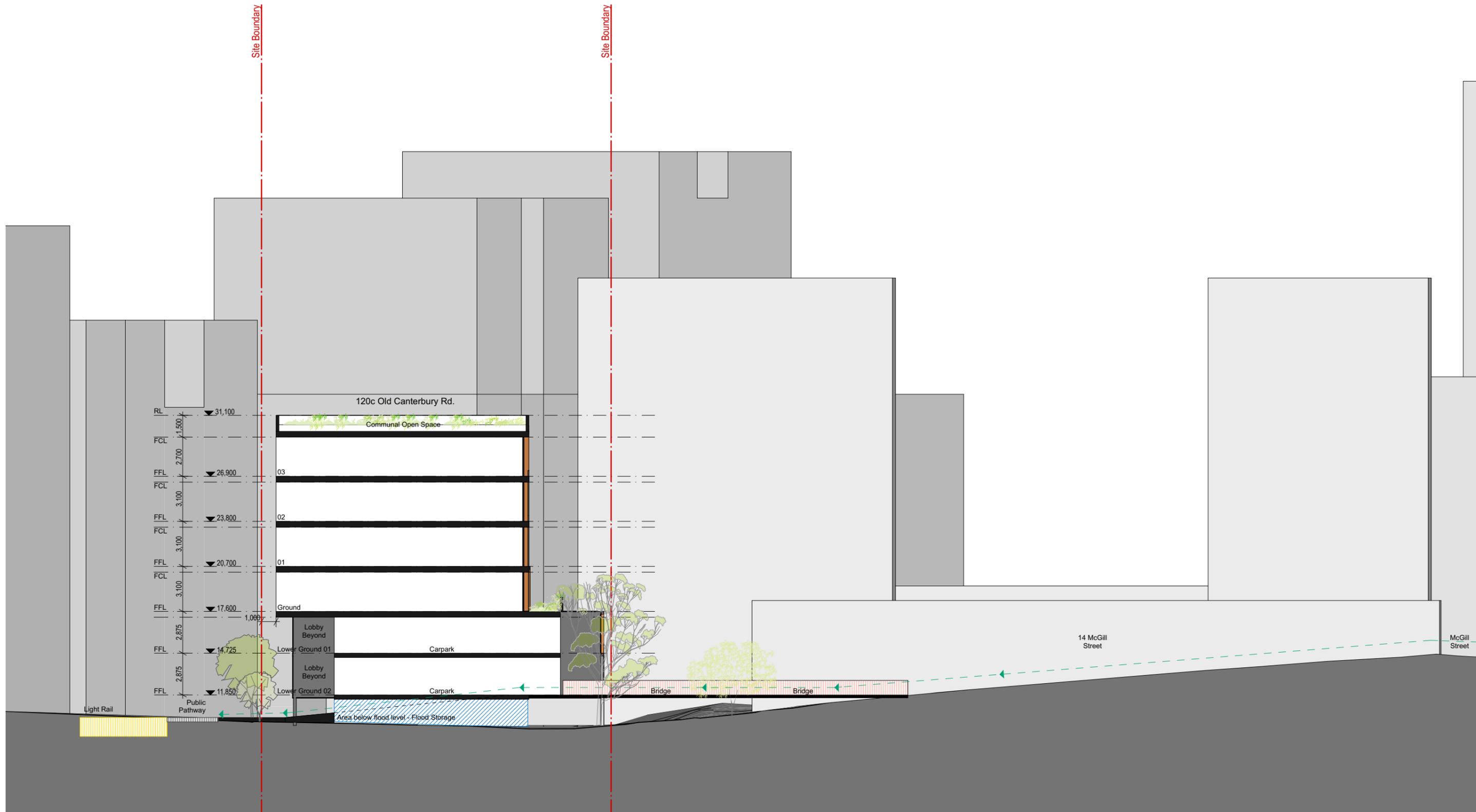
L01 - L03

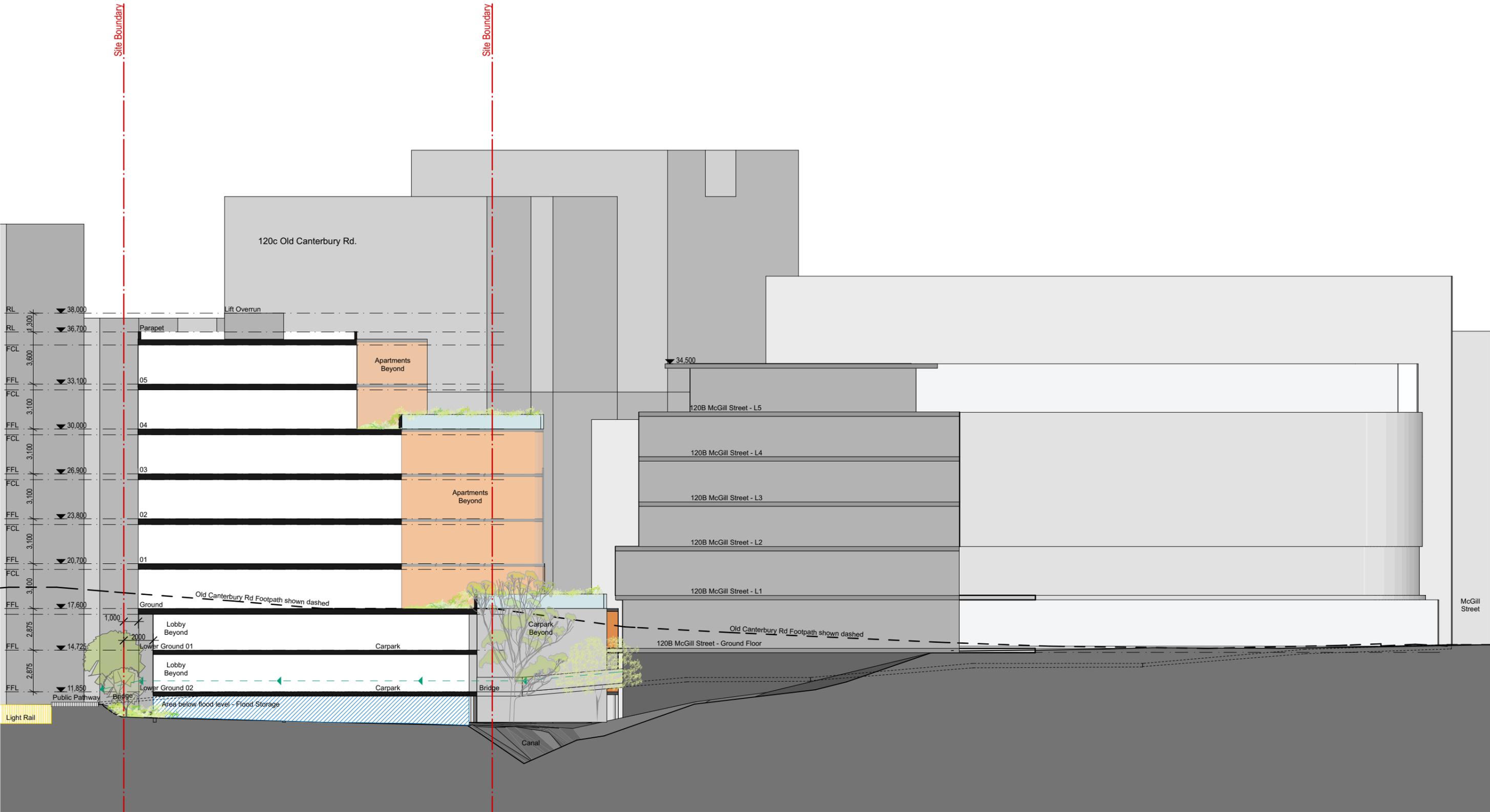


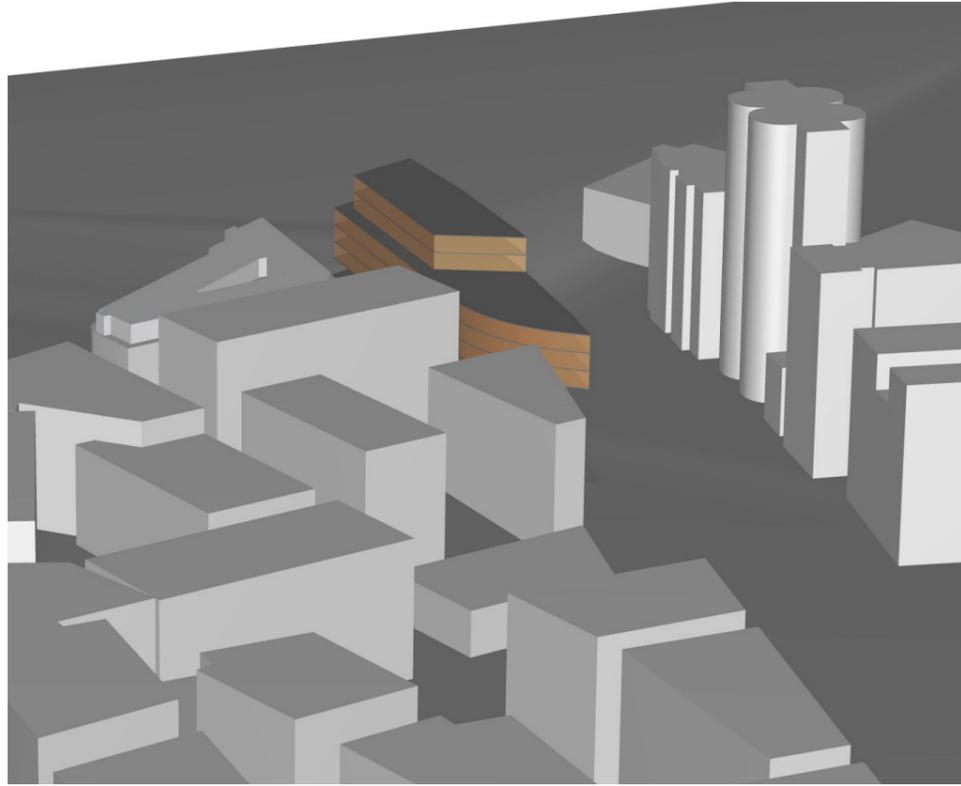
L04 - L05

PROPOSED GFA : ENVELOPE		
Ground	- 860 / 1150m ²	= 74.7%
L01 - L03	- 1005 / 1350m ²	= 74.4%
L04 - L05	- 480 / 645m ²	= 74.4%

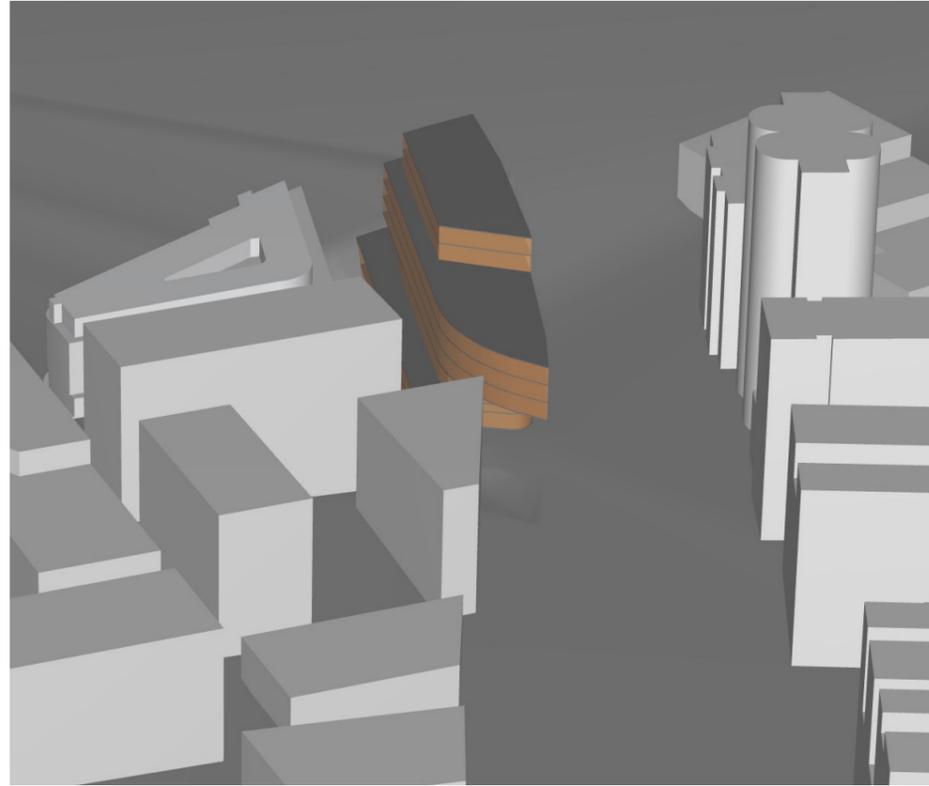




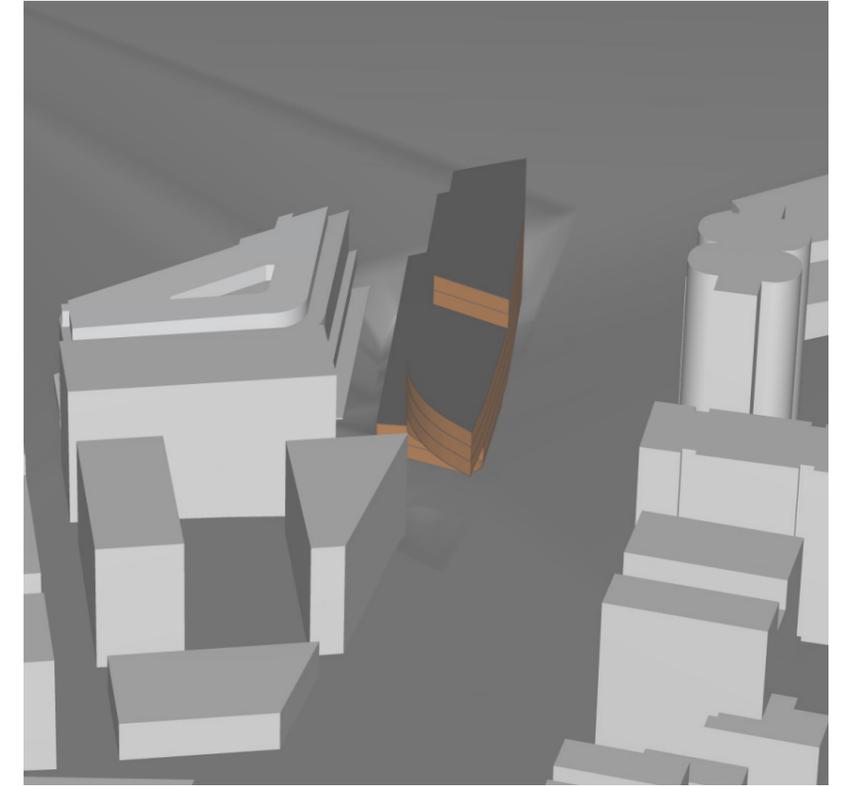




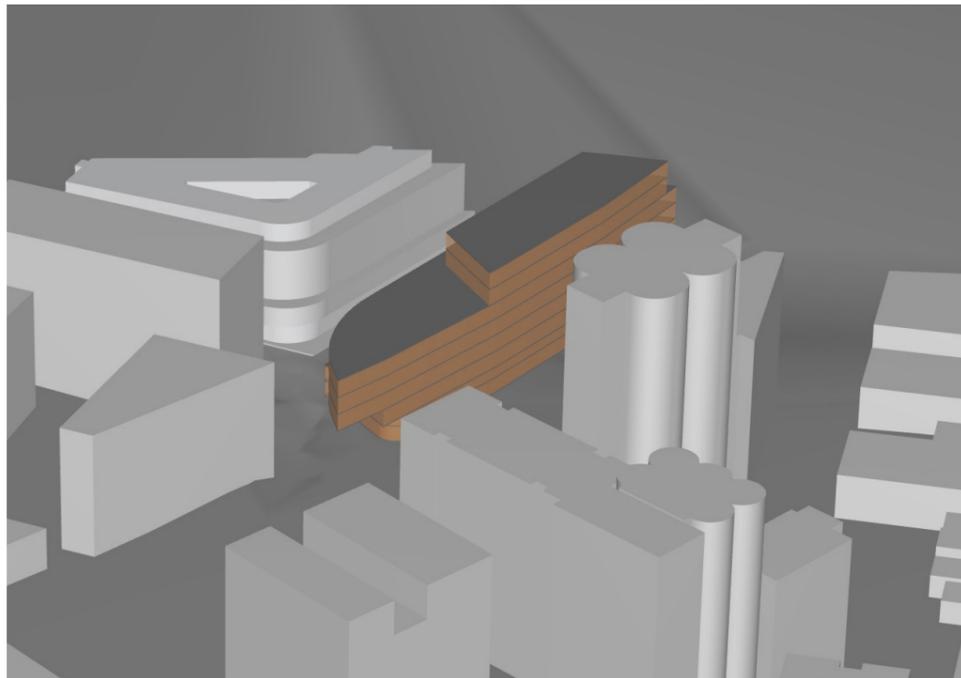
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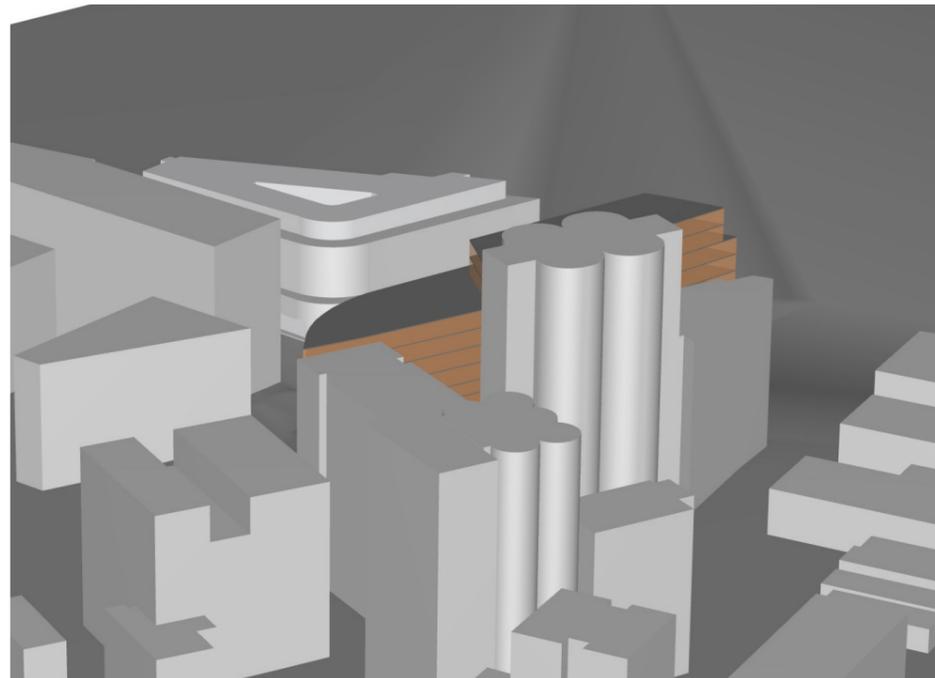
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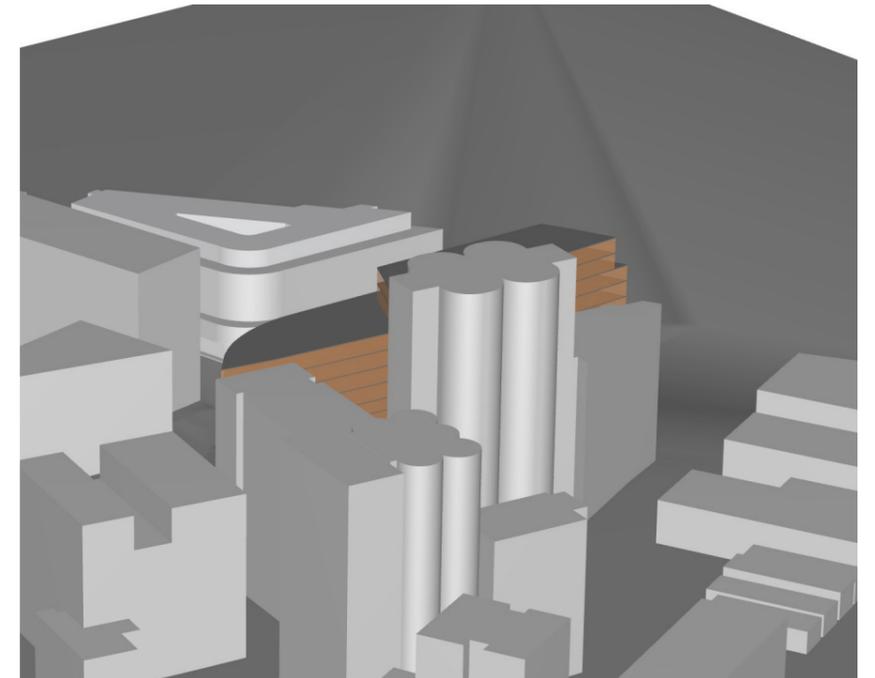
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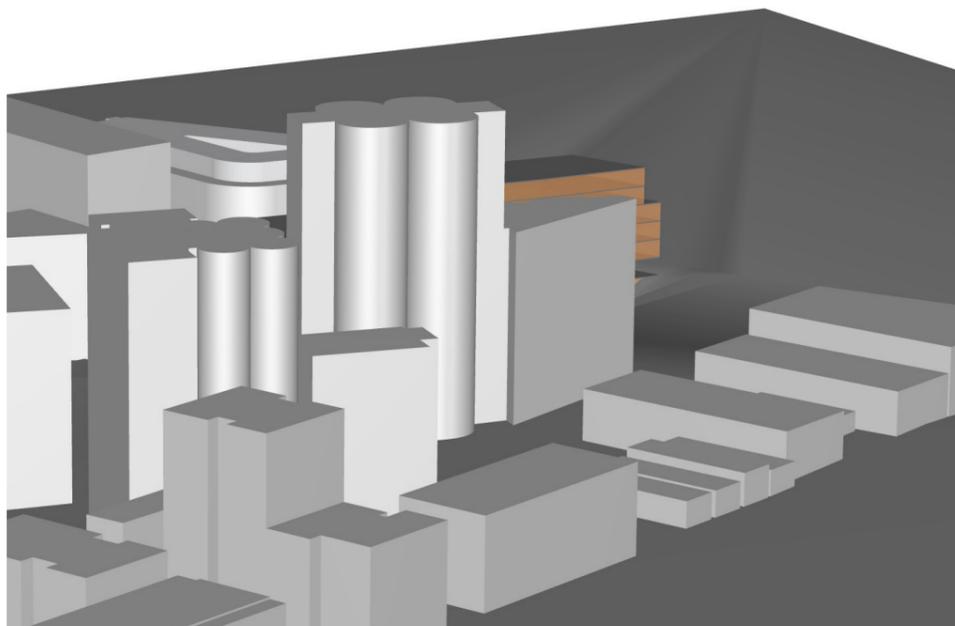
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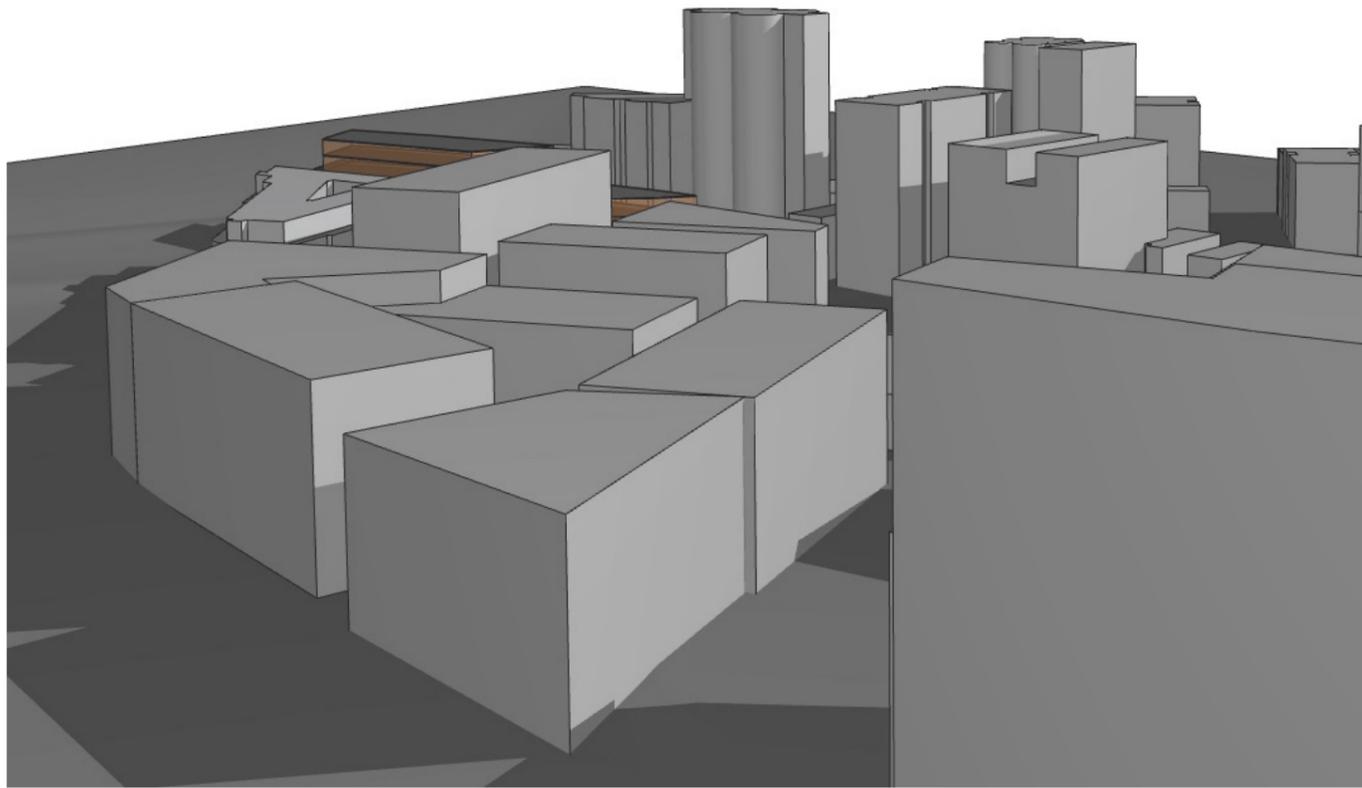
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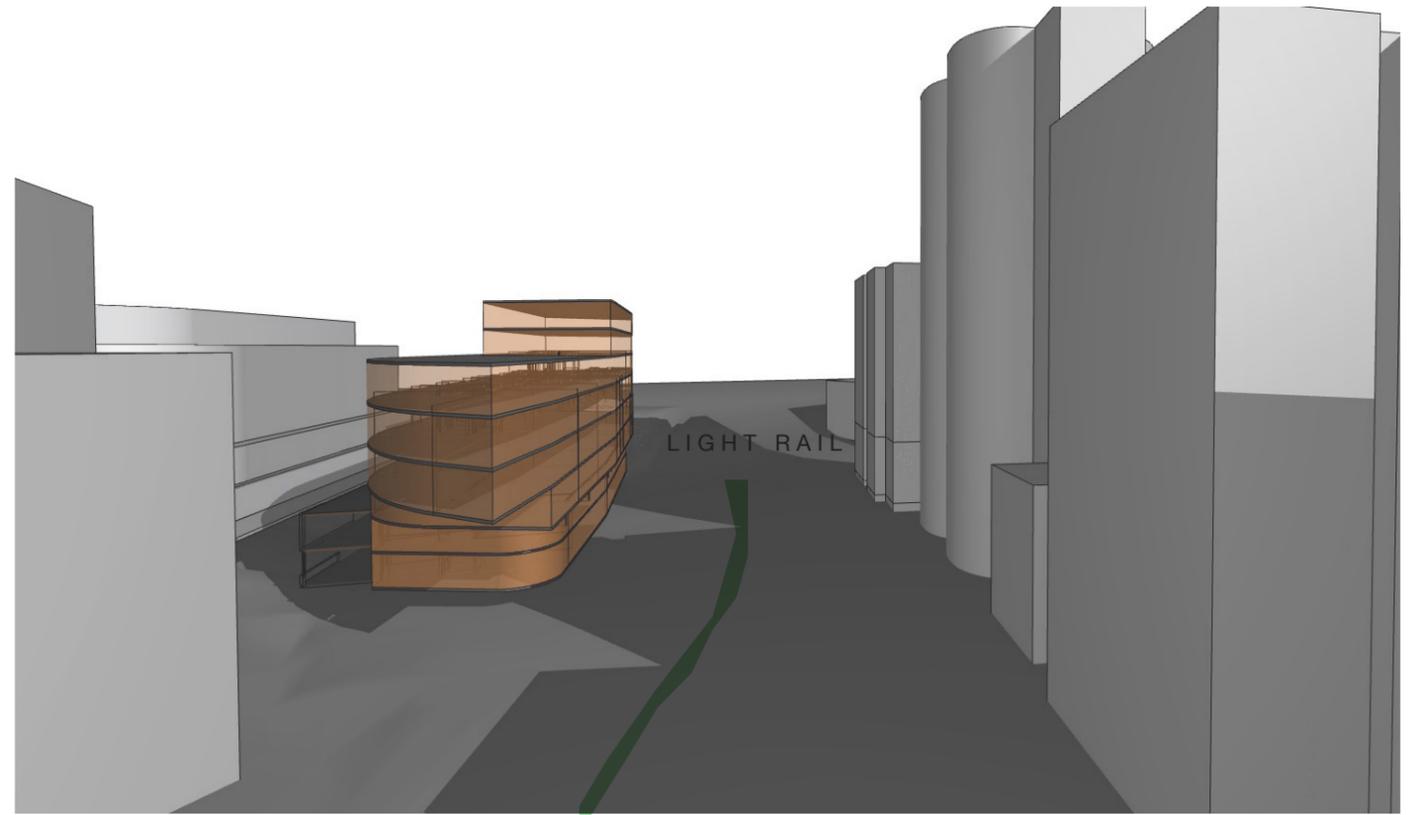
14:00



15:00



View from McGill Street



View from North

