Stage 1 Preliminary Site Investigation

84 Park Road, Homebush, NSW, 2140

5046200076

Prepared for ZTA Group
9/06/2020

Construction Sciences

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Executive Summary

Construction Sciences Pty Ltd (CS) was engaged by ZTA Group (the Client), to undertake a stage 1 preliminary site investigation (PSI) for land located at 84 Park Road, Homebush, NSW, 2140 (the site).

At the commencement of this work, CS understood:

> The site is legally defined as Lot B, Deposited Plan (DP) 958679;

> The site is currently used as a vehicle repair workshop and car sales yard;

> The site occupies an area of approximately 540m^2.

> The site is proposed for redevelopment comprising of a ground floor commercial tenancy, a seven storey residential boarding house above and a single level basement carpark; and

> The PSI is required to accompany a development application for the proposed development, to satisfy requirements of State Environmental Planning Policy (SEPP) No. 55. Pre-development application (DA) response by Strathfield Council has suggested a Stage 1 PSI is required.

The objectives of this project were to:

> Assess the potential for contamination to be present at the site, arising from past and present land use activities on site or surrounding land;

> Provide advice on whether the site is suitable, in the context of land contamination, for the proposed land use scenario; and

> Provide recommendations for supplementary investigations, contamination management, or remedial works.

The scope of work undertaken to address the project objectives included a desktop review of site history, a site walkover, development of an initial conceptual site model based on the findings of the desktop review and site inspection, data assessment and reporting.

A number of areas of environmental concern (AEC) on the site, and contaminants of potential concern (COPC) associated with those AEC, were identified and are presented in the table below.

ID	AEC	Land Use Activity	COPC
AEC01	Site	Demolition of historical buildings and structures	Asbestos (ACM, AF/FA), lead, zinc
AEC02	Underground waste oil sump and waste oil drainage lines	Leaks from waste oil storage and drainage	Hydrocarbons, phenol, metals
AEC03	Fuel, oil and paint thinners and solvent spills	Vehicle repairs and storage	Hydrocarbons, metals, solvents
AEC04	Subsurface infrastructure	Conduits and drainage pipes	Asbestos (ACM)

Based on the desktop review information and fieldwork observations, in the context of the proposed 'Residential B' land use scenario, CS makes the following conclusions:

> Contamination could be present below the concrete and asphalt pavement, which may pose an unacceptable risk to construction workers unless properly assessed and managed prior to commencement of earthworks;

> Minor contamination that may be present in the site soils will likely be removed during the excavation of the basement across the site;

> The site is suitable, from a contamination perspective, for the proposed residential land use (with basement car parking) with minimal access to soils.

CS makes the following recommendations:

> A post-demolition contamination assessment be undertaken to assess the contamination status within the building footprint and sealed areas, to manage potential risks to construction workers; and

> A hazardous materials survey of the buildings onsite may be conducted, prior to demolition.

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1 Introduction

1.1 Background

Construction Sciences Pty Ltd (CS) was engaged by ZTA Group (the Client), to undertake a stage 1 preliminary site investigation (PSI) for land located at 84 Park Road, Homebush, NSW, 2140 (the site).

At the commencement of this work, CS understood:

> The site is legally defined as Lot B, Deposited Plan (DP) 958679;

> The site is currently used as a vehicle repair workshop and car sales yard;

> The site occupies an area of approximately 540m^2.

> The site is proposed for redevelopment comprising of a ground floor commercial tenancy, a seven storey residential boarding house above and a single level basement carpark; and

> The PSI is required to accompany a development application for the proposed development, to satisfy requirements of State Environmental Planning Policy (SEPP) No. 55. Pre-development application (DA) response by Strathfield Council has suggested a Stage 1 PSI is required.

This report must be read in conjunction with the explanatory notes, limitations and general notes, as set out in **Appendix A**.

1.2 Objectives

The objectives of this project were to:

> Assess the potential for contamination to be present at the site, arising from past and present land use activities on site or surrounding land;

> Provide advice on whether the site is suitable, in the context of land contamination, for the proposed land use scenario; and

> Provide recommendations for supplementary investigations, contamination management, or remedial works.

1.3 Scope of Work

The scope of work undertaken to address the project objectives included:

> A desktop review of site history;

> A walkover of the site;

> Development of a site-specific conceptual site model based on the findings of the desktop review and site inspection; and

> Data assessment and reporting.

The scope of works was undertaken with reference to the relevant sections of NEPC (2013a), NEPC (2013b), NSW EPA (2020), WA DOH (2009), NSW EPA (1995) and Department of the Environment and Energy (2018).

2 Site Identification

2.1 Site Locality

The site is located between the M4 motorway, approximately 100m to the north of the site, and Parramatta Road, located approximately 20m to the south of the site.

The locality of the site is presented in **Figure 1**.

2.2 Site Layout

The site is a rectangular parcel of land, covering an area of approximately 540m^2, comprising of a car sales yard with a small office in the centre, a brick building at the rear used as a vehicle repair workshop and adjacent wash bay under a metal awning.

The general layout of the site is present in **Figure 2**.

2.3 Lot Number and Deposited Plan

The site is legally identified as Lot B in DP958679.

2.4 Zoning

The NSW Planning portal indicates the site is zoned as B4: Mixed Use under the Strathfield Local Environmental Plan 2012.

2.5 Geographic Coordinates

The geographic coordinates of the general centre of the site obtained from Google Earth were 33°51'48” S and 151° 4'56” E.

2.6 Detail and Level Survey

A copy of a detail and level survey of the site is presented in **Appendix B**.

3 Geology, Hydrogeology, Topography and Acid Sulfate Soils

3.1 Topography and Elevation

A detail and level survey plan indicated that the topography of the site is generally flat. The surface of the site is at an elevation of approximately 9.1m Australian Height Datum (AHD) in the north east corner and 8.6m AHD in the south west corner of the site, indicating a slight slope towards Park Road, towards the south west.

3.2 Geology and Soils

The Department of Mineral Resources Geological Survey of NSW Sydney 1:100,000 Geological Series Sheet 9130 (Edition 1) 1983, indicated that the site is likely to be underlain by Wianamatta Group; Ashfield Shale consisting of black to dark grey shale and laminite. This unit is occasionally underlain by claystone and laminite lenses within the Hawkesbury Sandstone.

A search of the NSW Planning and Environment eSpade revealed the soils are Blacktown residual, with dominant soils typically comprising of:

> ‘bt1’: friable brownish-black loam to clay loam, overlying;

> ‘bt2’: hardsetting brown clay loam to silty clay loam; then

> ‘bt3’: brown light to medium clay.

3.3 Hydrogeology and Hydrology

A search of https://realtimedata.waternsw.com.au/water.stm indicated that there are four registered groundwater bores located within a 500m radius of the site. The following relevant details were provided in each bore report:

> GW102670 (located approximately160m west of the site): Monitoring bore terminated at 2m below ground level (bgl), completed in July 1993. The standing water level (SWL) was not provided;

> GW111479 (located approximately 60m south east of the site): Monitoring bore and salinity measured at 577 mg/L. This indicates non-saline groundwater;

> GW111480 (located approximately 160m south east of the site): Monitoring bore terminated at 6m bgl, completed in February 2011. The SWL was reported at approximately 3.1m below ground level; and

> GW111481 (located approximately 160m south east of the site): Monitoring bore terminated at 5.9m bgl, completed in February 2011. The SWL was recorded at approximately 2.7m bgl.

The geology encountered during drilling, at bore location GW111480, generally comprised of grey gravelly road base fill (0-0.3m bgl) and brown gravelly CLAY fill (0.3-0.5m bgl) overlying natural brown/red CLAY (0.5-3.4 m bgl) and brown SHALE (3.4 m bgl – 6m bgl).

A copy of the search record is presented in **Appendix C**.

A review of readily available maps held on file by CS, indicated that surface water bodies near the site included Powell’s Creek, located approximately 370m to the north-east. Based on the location of the identified surface water courses and site topography, the inferred groundwater flow direction at the site is considered likely to be towards the north-east.

Based on site surface topography and elevation provided in the site survey, the inferred surface water flow direction on the site is considered likely to be towards the south-west.

3.4 Acid Sulfate Soils

A review of the NSW Department of Land and Water Conservation’s Acid Sulfate Soil Risk Map for Prospect/Parramatta (Edition 2, 1997), indicated that:

- the site is located in a map class description of ‘no known occurrence’ where acid sulfate soils are not known or expected to occur in these environments; and
- land management activities are not likely to be affected by acid sulfate soil materials.

Further assessment of acid sulfate soils, in the context of this project is considered not warranted.

4 Regulatory Records

4.1 Contaminated Land Management (CLM) Act 1997

4.1.1 Record of Notices

A search of the NSW EPA online contaminated land record of notices for the Strathfield LGA indicated that the site (and land located immediately adjacent to the site) was not the subject of:

> orders made under Part 3 of the Contaminated Land Management Act 1997;

> notices available to the public under section 58 of the CLM Act

> an approved voluntary management proposal under the CLM Act that has not been fully carried out and where NSW EPA approval has not been revoked;

> site audit statements provided to the NSW EPA under section 53B of the CLM Act that relate to significantly contaminated land;

> where practicable, copies of anything formerly required to be part of the public record; or

> actions taken by NSW EPA (or the previous State Pollution Control Commission) under section 35 or 36[1] of the Environmentally Hazardous Chemicals Act 1985.

CS notes one current NSW EPA notice for a Preliminary Investigation Order for land located at 81-86 Courallie Avenue, Homebush West, NSW 2140, approximately 1.5km west of the site. The notice indicated a potential ammonia leachate may be migrating south of the 'Old Ford Landfill', located at 22 Mandemar Avenue, Homebush West, and contaminating the land.

The direction of ammonia migration is not in the direction of the site and therefore is unlikely to pose a risk to the site.

A copy of the search record is presented in **Appendix D**.

4.1.2 Register of Notified Sites

A search of the NSW EPA online list of NSW contaminated sites notified to NSW EPA indicated that the site (and land located immediately adjacent to the site) was not on the list.

4.2 Protection of the Environment Operations (POEO) Act 1997

4.2.1 Register of Licences, Applications, Notices, Audits or Pollution Studies and Reduction Programs

A search of the NSW EPA online POEO public register, for the suburb of Homebush, indicated that the site (and land located immediately adjacent to the site) was not the subject of a licence, application, notice, audit, pollution study or reduction program.

A copy of the search record is presented in **Appendix D**.

4.3 Environmental Planning and Assessment (EP&A) Act 1979

4.3.1 Section 10.7 Planning Certificate

A copy of the planning certificate issued under section 10.7(2) of the EP&A Act was obtained, and indicated that, within the meaning of the CLM Act, the site was not:

> listed as land in a heritage conservation area or containing an item of environmental heritage;

> land containing critical habitat;

> proclaimed to be within a mine subsidence district;

[1] Sections 35 and 36 of the Environmentally Hazardous Chemicals Act 1985 have been repealed. Notices under these sections are treated by the CLM Act as management orders.

> bushfire prone land;
> listed on the 'Loose-Fill Asbestos Insulation Register;
> advised as including or comprising an area of outstanding biodiversity value;
> significantly contaminated land;
> subject to a management order;
> the subject of an approved voluntary management proposal;
> subject to an ongoing maintenance order; or
> the subject of a site audit statement.

A copy of the certificate is presented in **Appendix E.**

4.4 Work Health and Safety (WHS) Regulation 2017

4.4.1 Schedule 11 Hazardous Chemicals

A site search with SafeWork NSW for Schedule 11 hazardous chemicals (dangerous goods)[2] on the site was not within the scope of work undertaken for this site.

CS's review of historical aerial photography (refer Section 5.1) and visual observations of the surface of the site at the time of site inspection (Section 6.2) did not indicate a potential for licensable quantities of Schedule 11 hazardous chemicals (dangerous goods) to have been stored on the site.

CS considers that further assessment of the storage of licensable quantities of Schedule 11 hazardous chemicals (dangerous goods), within the context of this project, is considered not warranted.

[2] Under the Work Health and Safety Regulation

5 Site History

5.1 Aerial Photography

A selection of historical aerial photographs of the site, were reviewed. A copy of each historical aerial photograph reviewed is presented below.

Image 5.1.1 View of 1951 historical photograph

Image 5.1.2 View of 1961 historical photograph

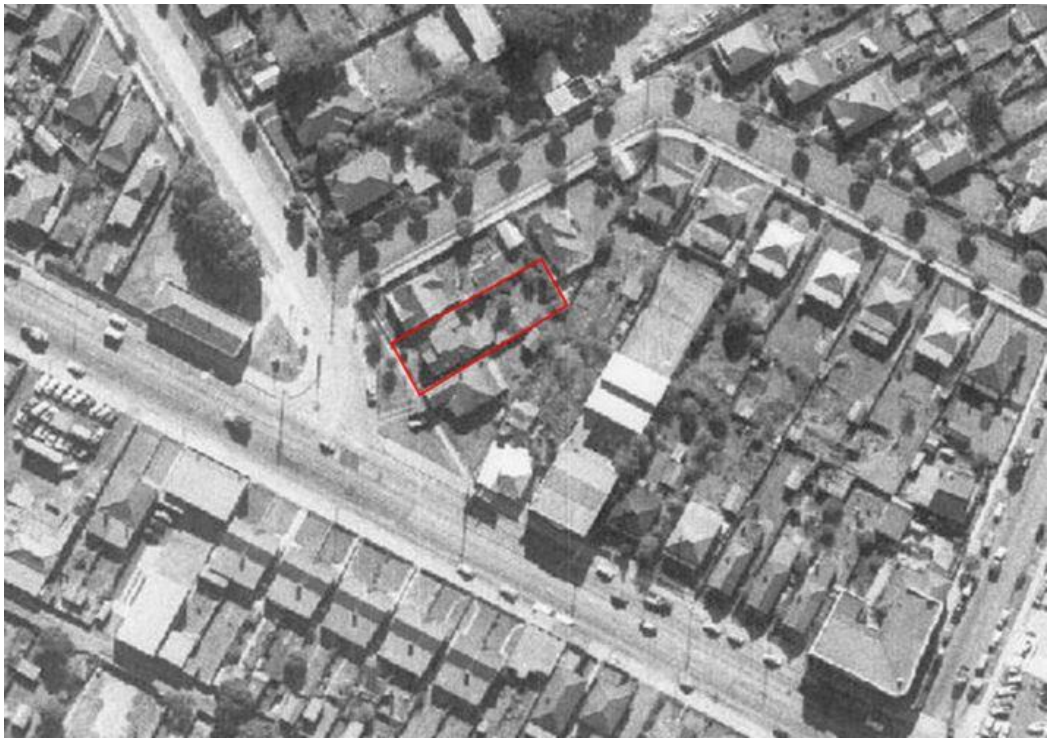

Image 5.1.3 View of 1986 historical photograph

Image 5.1.4 View of 1994 historical photograph

Image 5.1.5 View of 2012 historical photograph

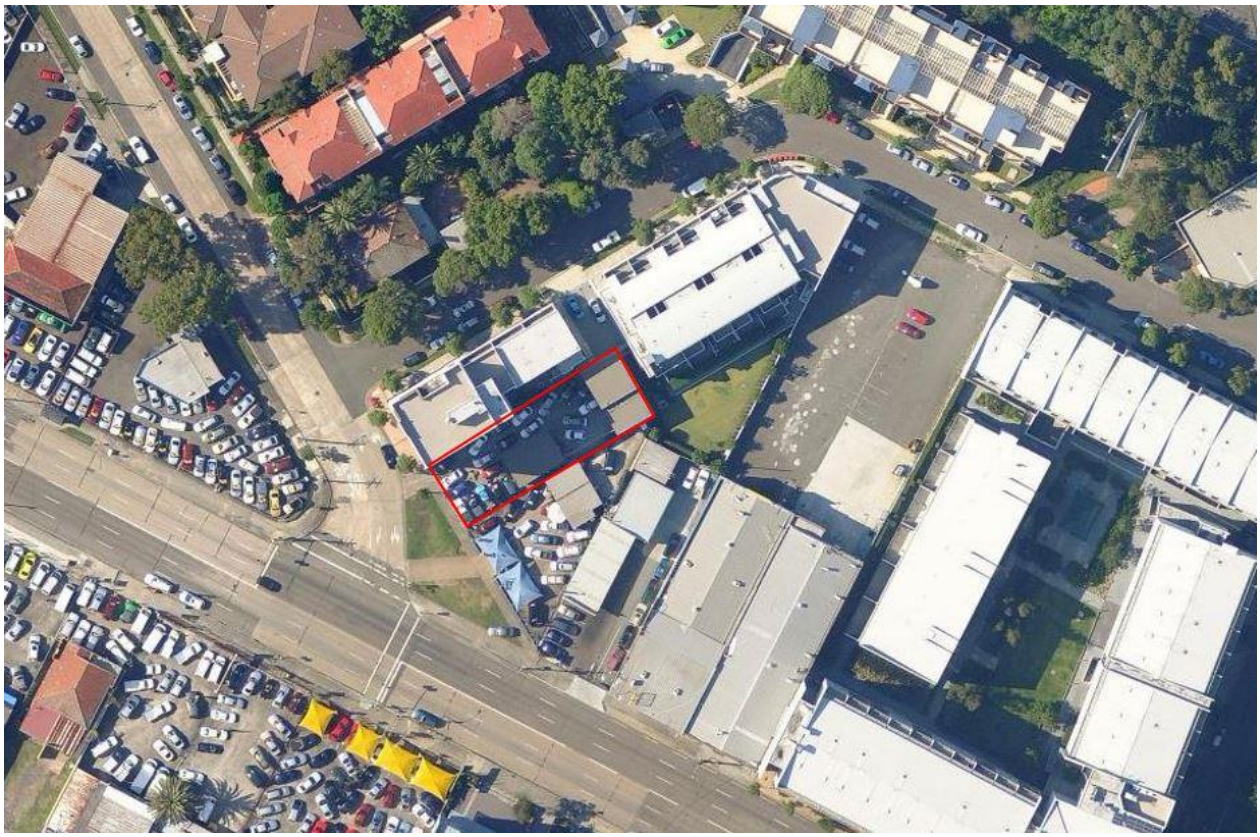

Image 5.1.6 View of 2018 historical photograph

Observations made during that review (considered relevant to this project) are presented in Table 5.1.

Table 5.1 Aerial Photography

Photo Date	Site Observations	Surrounding Land Observations
1951	Residential dwelling is visible on the south western boundary of the site	Low density residential
1961	No significant changes	Potential commercial/industrial development visible in the south east
1986	No significant changes	Ongoing commercial developments which appear to be car sales yards in the south west and immediately adjacent property, to the south east. Motorway visible in the north east.
1994	Dwelling is no longer present. A new commercial style layout is visible with structures in locations similar to the present day layout, including workshop, wash bay awning and office building. Cars are visible, scattered throughout the open areas of the site.	No significant change
2012	No significant change since previous image.	Further commercial/industrial developments towards the south east of the site.
2018	No significant change since previous image.	Further commercial/industrial developments towards the south east of the site.

The review of historical aerial photography did not indicate significant potential for land contaminating activities, with the exception of:

> demolition of building structure between 1986 and 1995;

Due to the age of the demolished residential building, there is a potential for hazardous building materials including lead, zinc and asbestos, to have been present. Therefore, there is a moderate potential for residual contamination to be present in soils on site.

5.2 Historical Land Titles

A search of historical land title ownership records of the site was not within the scope of the project. The historical aerial images suggest the site was consistent with a residential land use scenario up until sometime between 1986 and 1995, where the site was converted to a commercial and industrial land use scenario. Anecdotal evidence provided by the current owner of the current business entity ‘Carmotion Autos’ (refer to Section 5.6 below) indicated the previous land use, was a vehicle mechanic’s workshop, which is consistent with the historical aerial imagery of the site.

Therefore, further investigation of historical title records is considered not warranted.

5.3 Complaints

There was no evidence provided to CS during the project, regarding historical complaints about the site.

5.4 Incident Reports

There was no evidence provided to CS during the project, regarding historical incidents at the site.

5.5 Previous Contamination Assessments

There were no copies of previous contamination assessments provided to CS during the project.

5.6 Anecdotal Evidence

The following anecdotal evidence was provided to CS during the site inspection, by the current tenant and owner of Carmotion Autos, the business entity currently operating on site:

> The site was previously occupied by an auto mechanic approximately 8 years prior to the current occupancy. The mechanic's workshop was situated in the location of the current vehicle repair workshop.

> A subsurface waste oil sump may be located immediately south-west of the current vehicle repair workshop building.

6 Site Condition

A site walkover was undertaken by a suitably experienced environmental consultant from CS, on 19th May 2020. During the walkover, observations were made of land use activities being undertaken on the site, as well as on the properties located immediately adjacent to the site.

6.1 Current Land Use

The land use scenario at the time of the walkover was confirmed to be commercial/industrial, comprising of a car sales yard and vehicle repair workshop.

6.2 Buildings and Infrastructure

The following buildings were observed during the walkover:

> A single storey fibro office in the centre of the site;

> A single storey, brick vehicle restoration and repair workshop along the north western boundary and adjacent wash bay, under a metal awning;

> A hydraulic hoist (not in ground) in the workshop and small waste drain on the floor;

> Sewer access points and cast iron access cover in the ground, immediately adjacent to the workshop;

> A concrete sealed surface over the entire site, in good condition;

> An open space, u-shaped car sales yard area (around the office building) in the central portion of the site.

Image 6.2.1 View of car sales yard from Park Road, showing fibro office building and rear workshop

Image 6.2.2 View of external brick wall of workshop from Powell Street

Image 6.2.3 View of car repair workshop and hydraulic hoist

6.3 Site Boundaries

The entrance to the site from Park Road was not fenced. The boundary of the site on the south east opening to the wider car sales yard had a metal fence extending to the location of the office. The north western and north-eastern boundary were bordered with concrete and brick from the walls of the adjacent buildings and onsite workshop.

6.4 Drainage

Based on observations made during the walkover, site drainage mechanisms on site are considered likely to include:

> Overland surface flow, following site topography towards onsite stormwater collection drains; and

> Inflow to downpipes attached to building roofs and gutters, into subsurface drainage pipes.

6.5 Staining and Odours

The concrete surface of the site appeared to be in good condition. There was no visual evidence observed of significant or widespread staining on the surface of the site. Furthermore, there was no olfactory evidence detected of significant or widespread odours at the site.

6.6 Chemical Handling and Storage

There was no significant visual evidence of handling and storage of chemicals, with the exception of 20L containers of paint thinners, cleaning chemicals, engine oil lubricants and fuel containers. A drain was identified on the floor of the workshop which may be used to collect any spills.

Image 6.6.1 View of chemicals and oils stored in the workshop

Image 6.6.2 View of drain located on the floor of the workshop and small tins of paint

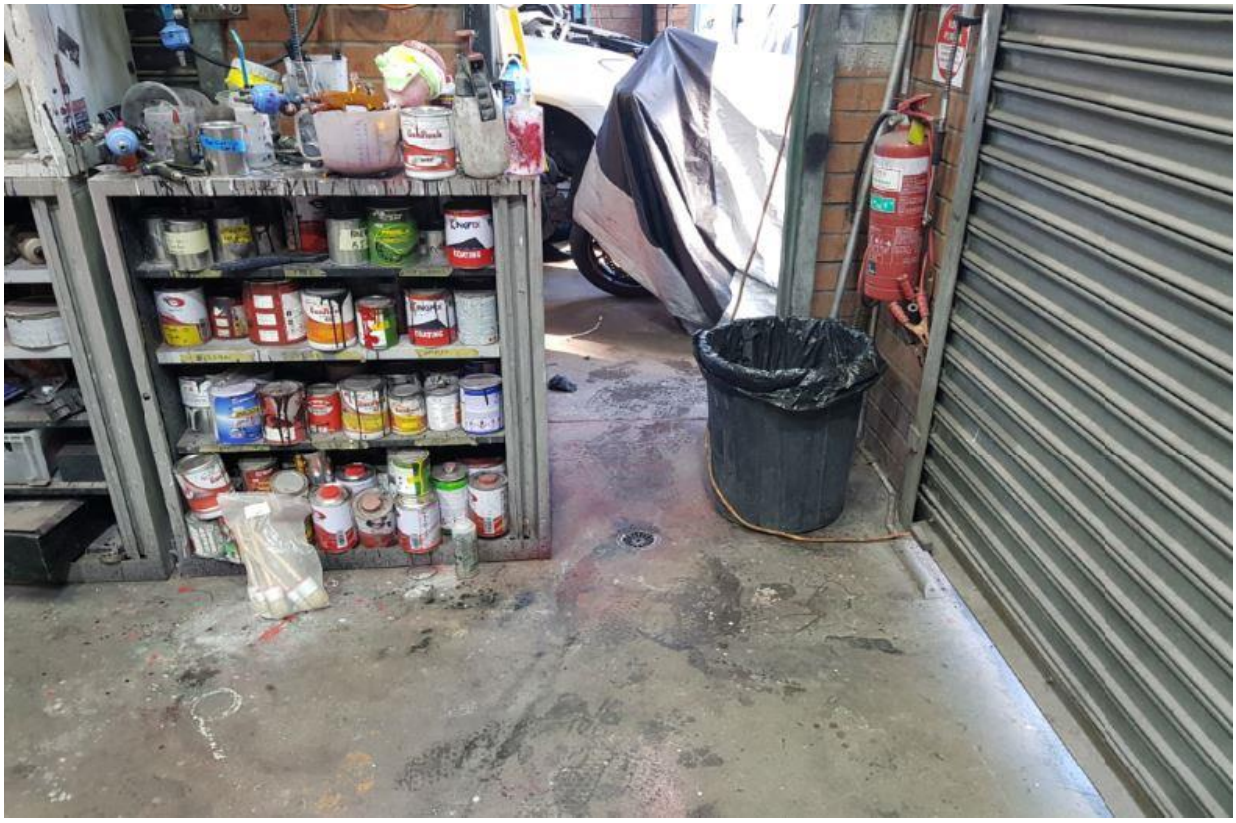

Image 6.6.3 View of fuel containers stored outside the workshop

6.7 Aboveground and Underground Storage Tanks

There was no visual evidence observed during the walkover, of significant aboveground storage tanks (AST). There was visual evidence of small 20L fuel storage containers stored in the workshop and on the surface, outside the workshop as shown in the previous image.

There was visual evidence of a cast-iron access cover, observed south east of the vehicle repair workshop, adjacent to a sewer junction, which may indicate the location of a redundant waste oil/fuel sump, as suggested by the anecdotal evidence.

Visual inspection of the surface of the site did not reveal signs of vents or cuts in the surface, indicative of significant petroleum USTs.

Image 6.7.1 View of cast iron access cover, in front of the workshop, adjacent to a sewer junction.

6.8 Wastes

There was no visual evidence observed during the walkover, to indicate the storage of wastes on the site.

6.9 Hazardous Materials

Hazardous materials were not identified on the sealed surface of the site. CS notes the potential for redundant subsurface infrastructure including conduits and drainage pipes, which may contain asbestos, and residues from the demolition of previous structures cannot be precluded.

The fibro site office may contain asbestos building materials, however, a hazardous building materials survey was not within the scope of this project.

6.10 Fill Material

The surface of the site was sealed with concrete and therefore visual assessment of potential fill could not be conducted. Historical aerial images did not suggest widespread significant filling at the site. Furthermore, the surface elevation of the site appeared to be approximately level with the surrounding land not indicative of significant historical filling.

6.11 Phytoxicity

The site was covered in concrete hardstand and there was no vegetation observed to facilitate a qualitative assessment of potential phytotoxic impact on site.

Furthermore, there was no visual evidence observed to suggest widespread or significant phytotoxic impact in the form of plant stress and/or dieback in vegetation on land immediately beyond the site boundaries.

6.12 Activities on Adjacent Land

Observations made from the site boundary, indicated land use activities on adjacent properties were comprised of the following:

> North-west – High density residential apartment, then Powell Street and low density residential beyond;

> South-east – Car sales yard and industrial/commercial buildings beyond;

> South-west – Park Road, leading into Parramatta Road and car sales yards beyond; and

> North-east – High density residential building, Powell Street and M4 motorway beyond.

7 Emerging Contaminants of Concern and Chemical Control Orders

7.1 Per and Poly-Fluoroalkyl Substances (PFAS)

Per and Poly-Fluoroalkyl Substances (PFAS) are a group of chemicals that are manufactured for their unique properties. There are numerous PFASs that may be present in the environment. Perfluorooctane sulfonate (PFOS) and perfluorooctanoic acid (PFOA) are two major PFASs, that were originally found as components in products used to provide stain resistance or as firefighting foams.

Some PFASs have been recognised as highly persistent, potentially bio-accumulative and toxic, and have been detected in the environment, wildlife, people and food.

CS uses the decision matrix presented in Table 7.1 (based on EnRisk (2016)), to facilitate an assessment of the potential for PFAS to be present on site.

Table 7.1 PFAS Decision Matrix

Preliminary PFAS Screening Question	Decision
Is there evidence of fire training occurring at the site	No
Is there evidence of fire training occurring, or the presence of an airport or fire station, up-gradient of, or adjacent to, the site	No
Is there evidence of fuel[3] fires having occurred on site	No
Is there evidence to suggest PFAS being stored, or used, for manufacturing on site	No

CS also considered guidance in the PFAS National Environmental Management Plan (NEMP) 2018 as prepared by HEPA. Section 9 of the NEMP advises that consideration should be given to the presence of primary sources of PFAS, including firefighting training areas, landfills and waste water treatment plants.

The historical records reviewed for this project, and the observations made during the site walkover, did not indicate a potential for these primary sources to be present on the site. Therefore, further assessment of this contaminant is considered unwarranted.

7.2 Chemical Control Orders

Chemical control orders (CCO) are created under Part 3, Division 5 of the Environmentally Hazardous Chemicals Act 1985, and are used to selectively and specifically control particular chemicals or chemical wastes to limit their potential or actual impact on the environment. CS uses the decision matrix presented in Table 7.2 based on the NSW EPA CCO available at the time of this project), to facilitate an assessment of the potential for those control chemicals to be present on site.

[3] Fuels could include solvents, petrol, diesel and kerosene.

Table 7.2 CCO Decision Matrix

Preliminary CCO Screening Question	Decision
Were aluminium smelter wastes used or stored on site?[4]	No
Were dioxin contaminated wastes generated or stored on site?[5]	No
Were organotin wastes generated or stored on site?[6]	No
Were polychlorinated biphenyls (PCB) used or stored on site?[7]	No
Were scheduled chemicals[8] used, or wastes stored, on site?[9]	No

Therefore, further assessment of these chemicals is considered unwarranted.

[4] SPCC 1986, 'Chemical Control Order In Relation to Aluminium Smelter Wastes Containing Fluoride and/or Cyanide' dated 21 March 1986
[5] NSW EPA 1986, 'Chemical Control Order In Relation to Dioxin-Contaminated Waste Materials' dated 14 March 1986
[6] NSW EPA 1989, 'Chemical Control Order In Relation to Organotin Wastes' dated 11 March 1989
[7] NSW EPA 1997, 'Polychlorinated Biphenyl Chemical Control Order' dated 20 June 1997
[8] Primarily organochlorine pesticide (OCP) compounds, with some industrial by-products
[9] NSW EPA 2004, 'Chemical Control Order in Relation to Scheduled Chemical Wastes

8 Conceptual Site Model

A Conceptual Site Model (CSM) is a representation of an environmental system and the processes that determine the transport of contaminants from sources through environmental media to human or environmental receptors. The CSM, hereafter, is the assessment of plausible mechanisms by which receptors may be exposed to contamination at a given site. For exposure to be considered possible, a given 'source' must exist, as well as a mechanism ('pathway') to an identified 'receptor'. Such complete 'source-pathway-receptor' exposure mechanisms are commonly termed 'SPR linkages'.

The Site desktop review and observations made during the Site walkover, were assessed in the context of the project objectives, in order to develop a CSM for the Site. An assessment of complete SPR linkages was conducted based on this information collected.

8.1 Areas of Environmental Concern and Contaminants of Potential Concern

A number of areas of environmental concern (AEC) on the site, and associated contaminants of potential concern (COPC), were identified for the site. These are considered potential 'sources' which may exist based on the desktop review and site walkover.

The identified AEC are presented in **Figure 3**, and the COPC associated with those AEC are presented in Table 8.1.

Table 8.1 AEC and COPC

ID	AEC	Land Use Activity	COPC
AEC01	Site	Demolition of historical buildings and structures	Asbestos (ACM, AF/FA), lead, zinc
AEC02	Underground liquid waste oil sump and waste oil drainage lines	Leaks from waste oil storage and drainage	Hydrocarbons, phenol, metals
AEC03	Fuel, oil and paint thinners and solvent spills	Vehicle repairs and storage	Hydrocarbons, metals, solvents
AEC04	Subsurface infrastructure	Conduits and drainage pipes	Asbestos (ACM)

AEC01: Historical aerial imagery indicated the former residential building was demolished prior to the current commercial site layout. The date of the residential building indicates the potential for hazardous building materials to have been present, including those containing asbestos, lead and zinc. CS understands there are no previous investigation reports for the site, to confirm the residual soils were validated.

AEC02: Anecdotal evidence suggests the land was previously occupied by a mechanic's workshop and that there was likely to be a waste oil sump. Visual evidence during the walkover indicated the presence of some type of underground pit, which may be the waste oil sump.

AEC03: The previous and current land use indicates vehicle storage and maintenance which may result in fuel, oil and solvent spills, which have the potential to migrate through joints in the concrete surface or from leaks subsurface drainage pipes. There was evidence of a drain inlet within the current workshop, which would collect any minor spills within this area. Therefore, there is the potential for leaks in underground pipes which may migrate into surrounding soils. Due to the small quantities stored onsite, CS considers historical leaks and spills are unlikely to be in large quantities, however, the potential for minor and isolated subsurface contamination cannot be dismissed.

AEC04: As no previous investigation reports have previously validated the site post demolition of the residential building, the existence of residual subsurface asbestos containing infrastructure, including conduits and drainage pipes cannot be dismissed. Residues of asbestos containing material from the demolition works may also be present in site soils underlying the concrete.

However, CS notes that the site includes a single level basement, and that soil contamination that may be attributable to the above AECs will likely be excavated and disposed offsite to facilitate the proposed development.

8.2 Land Use Scenario and Receptors

CS understands the proposed development of the site generally includes a seven storey residential building block with ground floor commercial tenancy, with the following specific details:

> The ground floor will comprise of a paved entrance from Park Road, a single commercial tenancy, building facilities, rear access driveway from Powell Street and undercover parking.

> Levels 1-7 will comprise of a boarding house residential tenancy and communal areas; and

> The building footprint will include a single level basement carpark with additional lower 'pit for car stackers'. The basement is proposed to extend approximately 4m bgl, with the additional pit extending approximately 6m bgl.

Details are provided in the pre-DA proposed building plans, provided in **Appendix B.**

Based on the provided development building plans the development includes a multi-land use scenario including residential and commercial, with minimal soil access. Therefore, CS considers the future land use scenario is consistent with 'Residential B', as defined in the NEPM (NEPC, 2013).

CS notes that due to the proposed basement carpark and ground floor commercial tenancy a 'commercial/industrial' land use scenario is appropriate for the assessment of any potential vapour intrusion from petroleum hydrocarbons, in accordance with the NEPM (NEPC, 2013).

The proposed development will not include any soil access and therefore, the potential for direct soil contact by future residential tenants is considered unlikely.

CS considers human receptors at the site may include construction and maintenance workers, future occupants, visitors and aquatic ecosystems. The desktop review and visual observations during the site walkover did not identify any ecological receptors on site or on surrounding land.

8.3 Exposure Pathways

8.3.1 Human Health – Direct Contact

Site history information and walkover observations indicated a potential for contaminants that may present a direct contact exposure risk, may be present on site. The proposed land use scenario is likely to include a sealed surface across the entire footprint of the site, where a direct contact exposure pathway is unlikely to be complete for future occupants and visitors. However, a direct contact exposure pathway for future maintenance and construction workers may be complete.

8.3.2 Human Health – Vapour Intrusion / Inhalation

Vapour intrusion / inhalation exposure risks can occur when a primary or secondary vapour source[10] is present.

Site history information did not indicate the potential for widespread filling onsite, however, this could not be confirmed during the site walkover, as the surface of the site was covered with a concrete hardstand. Furthermore, CS considers that:

> the transport, placement and spreading of uncontrolled filling typically includes significant disturbance of soils, which would typically result in the volatilisation of contaminants that might normally present an intrusion / inhalation risk; and

[10] Primary sources can include underground storage tanks, while secondary sources can include significantly contaminated soil or groundwater.

Therefore, based on historical records the potential for contaminants to be present in uncontrolled filling at concentrations which could present an intrusion / inhalation risk, is considered low.

Site history information and walkover observations indicate an underground waste liquid sump and secondary vapour sources (i.e. historical paint thinner and fuel spills), are likely to be present on site. CS has considered the following evidence, in relation to potential contamination of underlying soils and groundwater, which may pose a vapour intrusion risk under the proposed commercial/industrial land use scenario:

> The desktop review and walkover observations did not indicate significant contaminated groundwater known to be present on the site, or migrating onsite from surrounding land;

> Visual observations of surfaces indicate the likelihood for a significant primary source of vapour intrusion (i.e. from a petroleum UST) onsite is considered low.

> Standing water level in surrounding groundwater bores, indicates the water table is likely located approximately 3m bgl at the site. Therefore, previous isolated spills and leaks from an underground sump may have the potential to migrate into underlying natural clay soils and further into the shallow groundwater table;

> The proposed development includes excavations of up to 6m bgl, and soils are presumed to be classified for off-site disposal.

CS assumes the proposed basement carpark, with 6m deep excavation, will require excavation and disposal of soils to a licensed landfill. Therefore, a vapour intrusion / inhalation risk to future human receptors, from potentially contaminated soils, under the proposed land use scenario, is considered low.

Due to the approximate depth of groundwater table below the site, a vapour intrusion / inhalation exposure pathway from underlying groundwater cannot be dismissed, without further investigation.

8.3.3 Human Health – Asbestos

Bonded asbestos containing materials (ACM) comprises asbestos which is in sound condition, although possibly broken or fragmented, and where the asbestos is bound in a matrix such as cement or resin.

Fibrous asbestos (FA) comprises friable asbestos material and includes severely weathered cement sheet, insulation products and woven asbestos material, which can be broken or crumbled by hand pressure.

Asbestos fines (AF) include free fibres, small fibre bundles and small fragments of bonded ACM that can pass through a 7mm x 7mm sieve.

Asbestos poses a risk to human health when asbestos fibres are made airborne and inhaled. The assessment of sites contaminated with asbestos in soil should aim to describe the nature and quantity of asbestos in soil in sufficient detail to enable a risk management plan to be developed for the proposed land use scenario.

Site history information indicated a potential for residual hazardous building materials containing bonded ACM or AF/FA to be present across the underlying surface soils of the site. Furthermore, the fibro office building was identified as potentially containing asbestos building materials.

The proposed land use scenario is likely to include a sealed surface over the entire footprint of the site. Therefore, an asbestos exposure pathway to future occupants and visitors is unlikely to be complete.

CS considers a potential asbestos exposure pathway to future construction workers, during decommissioning and earthwork stages of development, may be complete.

8.3.4 Human Health – Aesthetics

Section 3.6.3 of NEPC (2013a) indicates that there are no specific numeric aesthetic guidelines, however site assessment requires balanced consideration of the quantity, type and distribution of foreign material or odours in relation to the specific land use and its sensitivity. For example, higher expectations for soil quality would apply to residential properties with gardens compared with industrial settings.

Site history information and walkover observations did not indicate a potential for contaminants, which may present an aesthetics exposure risk on site.

Furthermore, the proposed land use scenario is expected to include decommissioning of all building structures, excavation and disposal of any underlying fill and the installation of sealed surfaces across the footprint of the site, where an aesthetics exposure pathway is unlikely to be complete.

8.3.5 Groundwater – Drinking

Site history information and walkover observations indicated a potential for contaminants, which may present a drinking water risk, may be present on site.

Section 3.3 of this report did not identify registered drinking water extraction bores within a 500m radius of the site. Furthermore, the proposed land use scenario does not include extraction of groundwater for drinking water purposes and is unlikely in the future.

Therefore, a drinking water exposure pathway is unlikely to be complete.

8.3.6 Groundwater – Recreational

Site history information and walkover observations indicated a potential for contaminants, which may present a recreational water risk, may be present on site.

The nearest surface water body is Powell's Creek located in an inferred down gradient location approximately 370m from the site. Groundwater on site is considered likely to discharge to this surface water body. This surface water body is not known to be used for primary and secondary contact recreational purposes. Furthermore, Powell's Creek flows into Parramatta River Catchment, which is well known to be historically impacted by contamination from surrounding industrial practices.

Therefore, a recreational water exposure pathway is unlikely to be complete.

8.3.7 Groundwater – Agricultural (Irrigation and Stock Watering)

Site history information and walkover observations indicated a potential for contaminants, which may present an agricultural water risk, may be present on site.

However, urban development on the site and on nearby properties is likely to prevent agricultural land use activities from being undertaken. Further, Section 3.3 of this report did not identify any registered groundwater bores within a 500m radius of the site, authorised for irrigation or stock purposes.

Therefore, an agricultural groundwater exposure pathway is considered unlikely to be complete.

8.3.8 Groundwater – Aquatic Ecosystems

Site history information and walkover observations indicated a potential for contaminants, which may present an aquatic ecosystems risk, may be present on site.

The nearest surface water body is Powell's Creek located in an inferred down gradient location approximately 370m from the site. This surface water body is likely to contain freshwater aquatic species. Groundwater on site is considered likely to discharge to this surface water body.

An aquatic ecosystems groundwater exposure pathway may be complete.

8.3.9 Ecological – Terrestrial Ecosystems

Site history information and walkover observations indicated a potential for contaminants, which would likely present an ecological risk on site.

Section 3.4.2 of NEPC (2013a) indicates that:

> a pragmatic risk-based approach should be taken when assessing ecological risk in residential and commercial / industrial land use settings;

> in existing residential and urban development sites, there are often practical considerations that enable soil properties to be improved by addition of ameliorants with a persistent modifying effect or by the common practice of backfilling or top dressing with clean soil;

> in other cases, all of the site soils will be removed during site development works or relocated for the formation of new land forms;

> sites may also be backfilled with clean soil/fill and the fate of any excavated contaminated soil should be considered in process; and

> commercial and industrial sites may have large building structures and extensive areas covered with concrete, other pavement or hardstand materials and may have limited environmental values requiring consideration while in operational use.

The proposed land use scenario of commercial/industrial is likely to include sealed concrete hardstand with minimal soil access, where a terrestrial ecological exposure pathway is unlikely to be complete.

8.3.10 Management Limits for Petroleum Hydrocarbons

Section 2.9 of NEPC (2013a) indicates that there are a number of policy considerations which reflect the nature and properties of petroleum hydrocarbons:

> Formation of observable light non-aqueous phase liquids (LNAPL);

> Fire and explosive hazards; and

> Effects on buried infrastructure e.g. penetration of, or damage to, in-ground services by hydrocarbons.

Section 2.9 of NEPC (2013a) notes that CME (2008) includes management limits to avoid or minimise these potential effects. Application of management limits requires consideration of site specific factors such as depth of building basements and services, and depth to groundwater, to determine the maximum depth to which the limits should apply. NEPC (2013a) also states that:

> management limits may have less relevance at operating industrial sites (including mine sites) which have no or limited sensitive receptors in the area of potential impact.

> the presence of site total petroleum hydrocarbon (TPH) contamination at the levels of the management limits does not imply that there is no need for administrative notification or controls in accordance with jurisdiction requirements.

Site history information and walkover observations indicated a potential for one or more these policy considerations to be associated with relevant identified AEC at the site, in the context of the proposed future land use scenario. Therefore, further assessment is considered warranted.

8.4 Evaluation of SPR Linkages

The results of the desktop review and site walkover has identified the following potential SPR linkages to exist onsite is presented in Table 8.2.

Table 8.2 Revised Conceptual Site Model

AEC ID	Source Description	COPC	Exposure Pathway	Receptor	Perceived Risk
AEC01	Site surface soils underlying concrete and pavement	Lead, zinc	Direct contact	Future construction workers	Low to Moderate
		Asbestos	Inhalation		
AEC02	Underground liquid waste sump and waste drainage lines	Metals, phenol	Direct contact	Future construction workers and aquatic ecosystems	Low
		Hydrocarbons, phenol, Metals, phenol	Groundwater	Aquatic ecosystems	
		Hydrocarbons, phenol	Inhalation (groundwater)	Future ground floor occupants	
AEC03	Fuel, oil and paint thinners and solvent spills	Metals	Direct contact	Future construction workers	Low
		Hydrocarbons, solvents, metals	Groundwater	Aquatic ecosystems	
		Hydrocarbons, solvents	Inhalation (groundwater)	Future ground floor occupants	
AEC04	Site subsurface infrastructure	Asbestos	Inhalation	Future construction workers	Moderate

The following provides a discussion on the derivation of the aforementioned perceived risks:

AEC01: based on the lateral spread and condition of potential hazardous building materials which may be present. For example, highly degraded asbestos fragments have greater potential of producing free asbestos fibres, when disturbed. However, this contamination can pose an unacceptable risk to construction workers unless it is assessed (post demolition) and managed appropriately prior to commencing earthworks.

AEC02: dependent on the concentrations of contamination and the condition of the underground storage structure in terms of degree of mobilisation of contaminants, if present. However, such contamination will likely be removed during the excavation of the basement.

AEC03: the volume of spills/leaks is unlikely to be significant and such contamination will likely be removed during the excavation of the basement.

AEC04: the subsurface infrastructure is assumed to be in good condition and asbestos in bonded form. Therefore, mobilisation of free fibres is considered unlikely. However, this contamination can pose an unacceptable risk to construction workers unless it is assessed (post demolition) and managed appropriately prior to commencing earthworks.

9 Conclusions and Recommendations

CS considers the overall objectives have been met and an understanding of potential sources of contamination, receptors and potential exposure pathways has been established.

Based on the desktop review information and fieldwork observations, in the context of the proposed 'Residential B' land use scenario, CS makes the following conclusions:

> Contamination could be present below the concrete and asphalt pavement, which may pose an unacceptable risk to construction workers unless properly assessed and managed prior to commencement of earthworks;

> Minor contamination that may be present in the site soils will likely be removed during the excavation of the basement across the site;

> The site is suitable, from a contamination perspective, for the proposed residential land use (with basement car parking) with minimal access to soils.

CS makes the following recommendations:

> A post-demolition contamination assessment be undertaken to assess the contamination status within the building footprint and sealed areas, to manage potential risks to construction workers; and

> A hazardous materials survey of the buildings onsite may be conducted, prior to demolition.

This report should be read in conjunction with the information attached in **Appendix A**.

10 References

ANZECC 2000, 'Fresh and Marine Water Quality' date October 2000.

Berkman D A 1989, 'Field Geologist's Manual, Third Edition' published by The Australasian Institute of Mining and Metallurgy.

CCME 2008, 'Canada-wide standard for petroleum hydrocarbons (PHC) in soil, technical supplement' dated January 2008.

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Friebel, E & Nadebaum, P 2011, 'Health screening levels for petroleum hydrocarbons in soil and groundwater. Part 2: Application document', CRC CARE Technical Report No. 10.

National Environment Protection Council (NEPC) 2013a, 'Schedule B(1) Guideline on Investigation Levels for Soil and Groundwater, National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013.

National Environment Protection Council (NEPC) 2013b, 'Schedule B(2) Guideline on Site Characterisation, National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013.

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NSW DECCW 2010, 'Vapour Intrusion: Technical Practice Note', dated September 2010, ref: DECCW 2010/774.

NSW EPA 1995, 'Contaminated Sites: Sampling Design Guidelines', dated September 1995, ref: EPA 95/59.

NSW EPA 2015, 'Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997' dated September 2015, ref: EPA 2015/0164.

NSW EPA 2017, 'Contaminated Land Management, Guidelines for the NSW Site Auditor Scheme (3rd edition)', dated October 2017, ref: EPA 2017P0269.

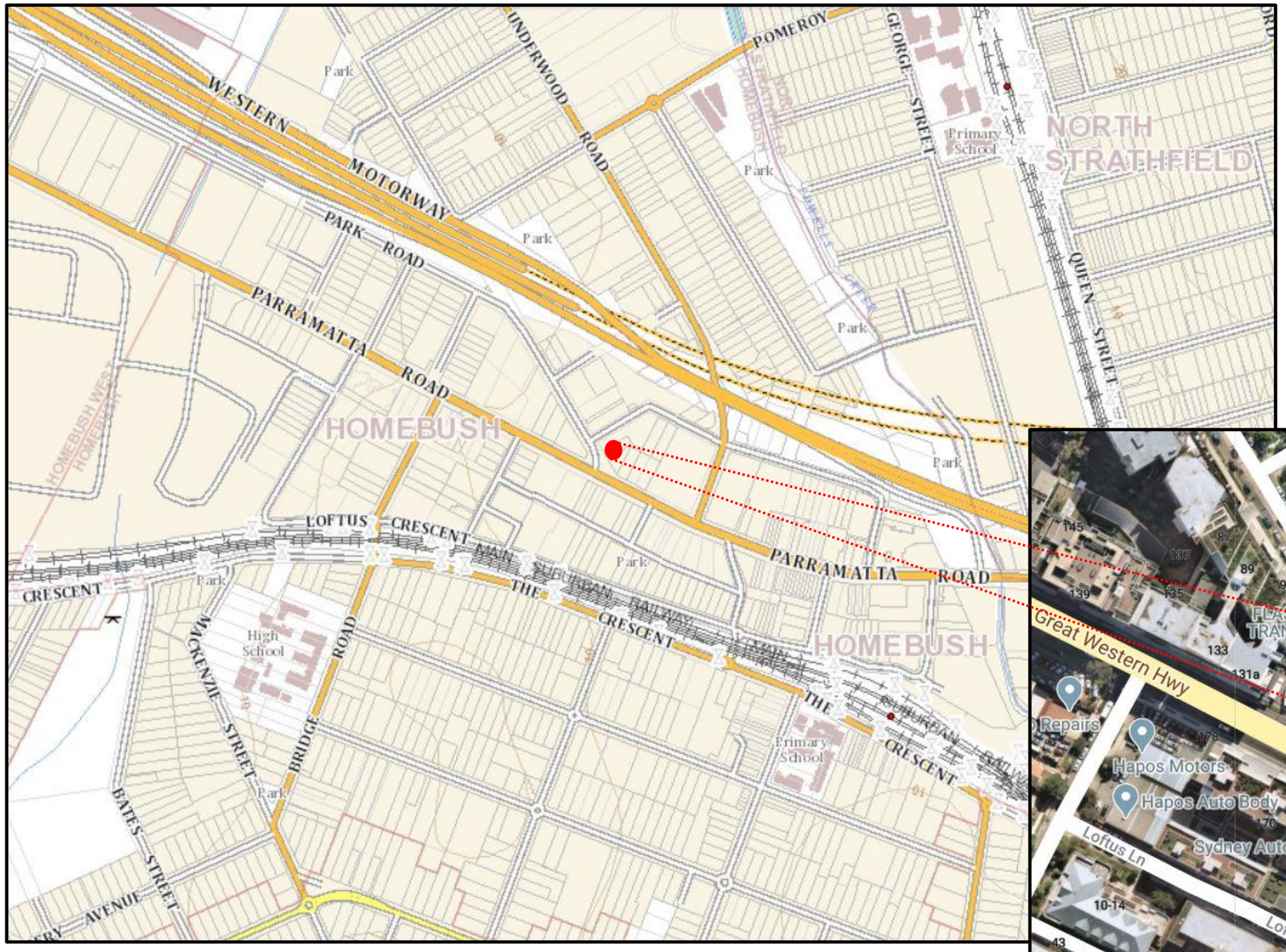
NSW EPA 2020, 'Contaminated Land Guidelines: Consultants Reporting on Contaminated Land', NSW Environmental Protection Authority (EPA, dated April 2020.

WA DOH 2009, 'Guidelines for the Assessment, Remediation and Management of Asbestos Contaminated Sites in Western Australia', dated May 2009.

84 Park Road,
Homebush, NSW,
2140

Figure 1

SITE LOCATION



N

LEGEND:

- Site Location
- Approximate Site Boundary

Construction Sciences
31 Anvil Road
SEVEN HILLS NSW 2147
Tel: (02) 8646 2000
Fax: (02) 8646 2025
Web: www.constructionsciences.net

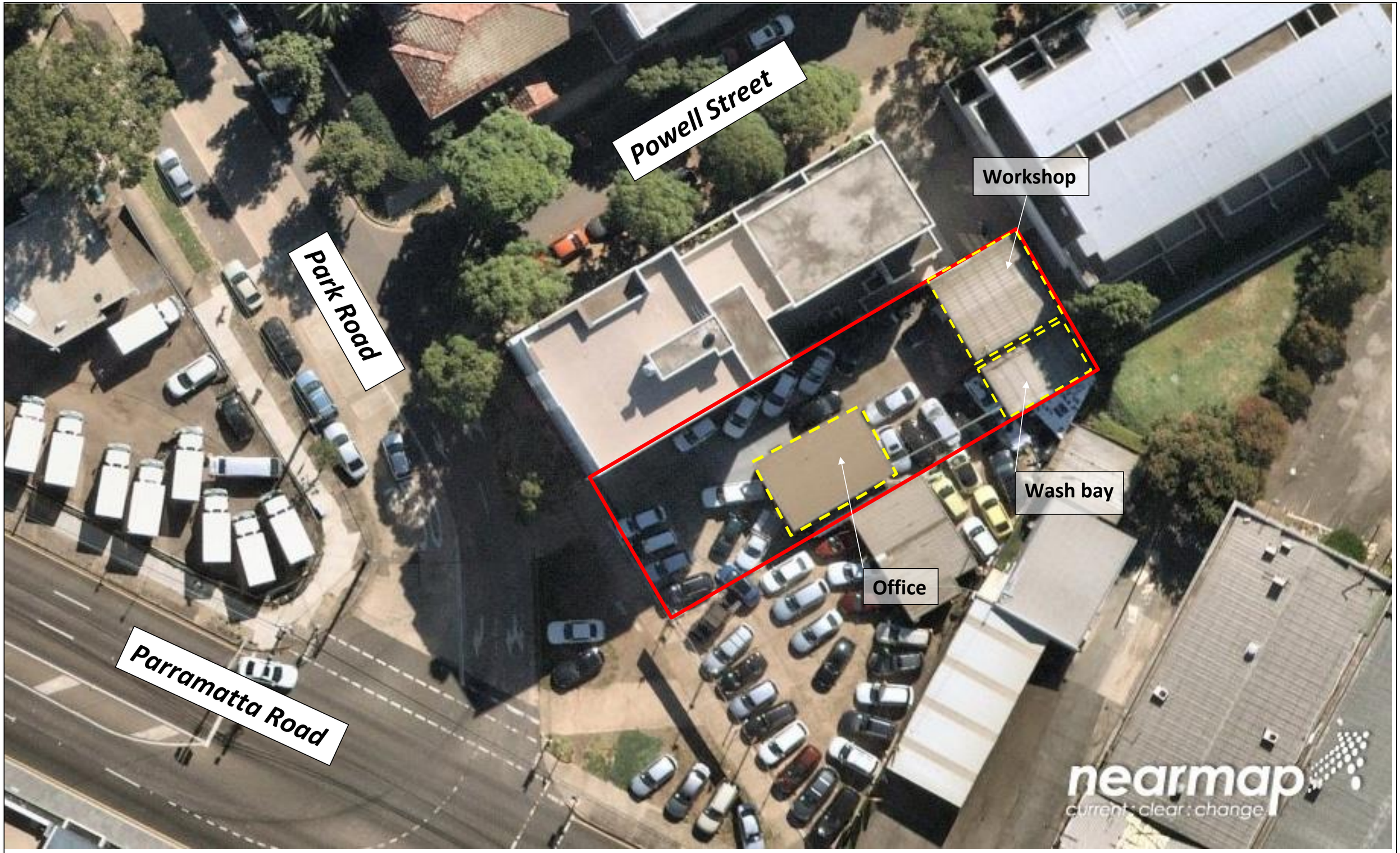
Not to scale	Client: Radwan Alam c/o ZTA Group
Date: 25 May 2020	Project: Stage 1 Preliminary Site Investigation
Drawn By: Beau Dubois	Location: Lot B, DP958679, 84 Park Road, Homebush, NSW, 2140
Drawing No: 5046200076 Figure 1	Sheet: 1 of 1

Site Location

84 Park Road,
Homebush, NSW, 2140

Figure 2

SITE LAYOUT



LEGEND:

- Site Boundary
- Existing building structures

N

Construction Sciences
31 Anvil Road
SEVEN HILLS NSW 2147
Tel: (02) 8646 2000
Fax: (02) 8646 2025
Web: www.constructionsciences.net

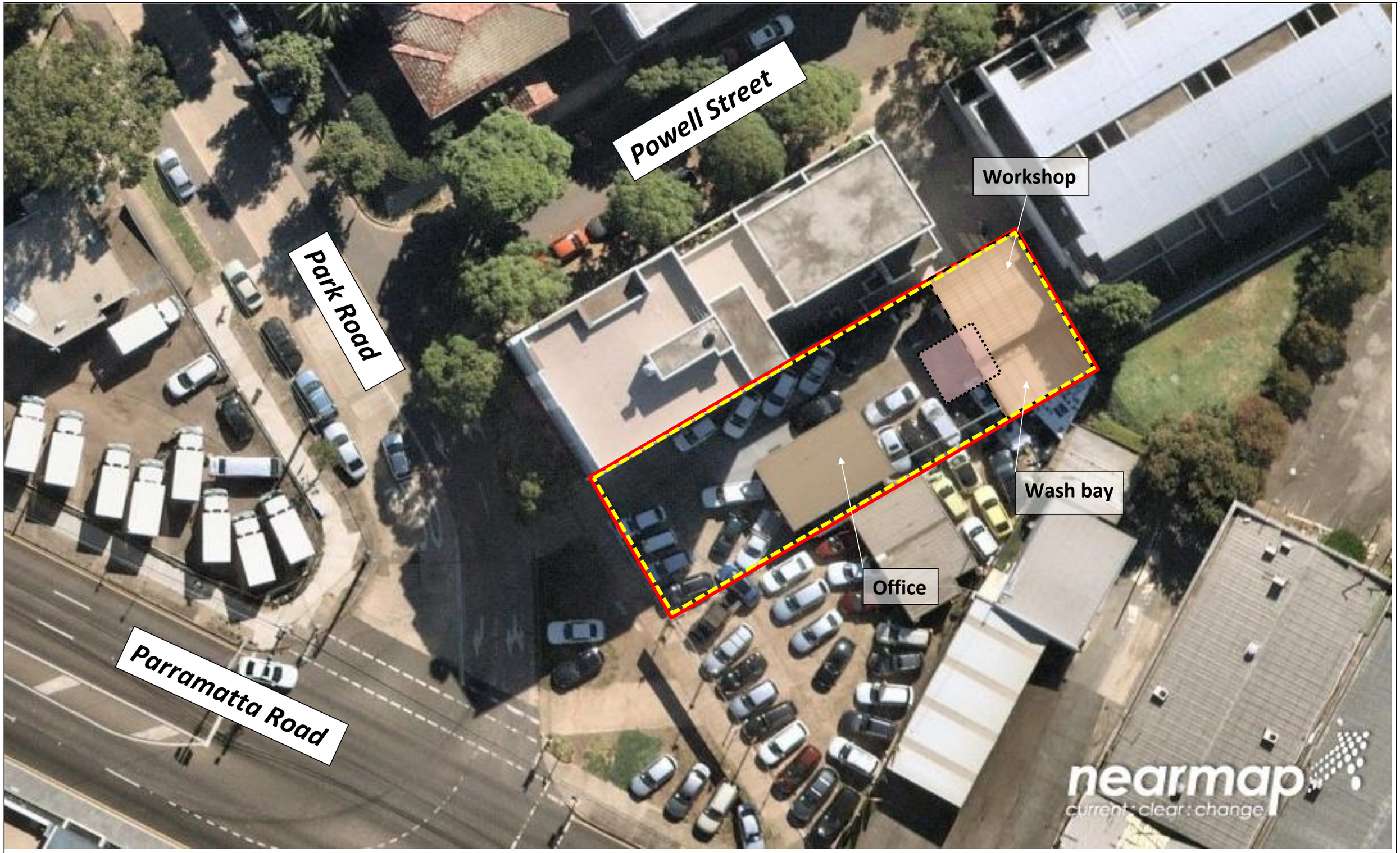
Scale (m) 0 10 20	Client: Radwan Alam c/o ZTA Group
Date: 25 May 2020	Project: Stage 1 Preliminary Site Investigation
Drawn By: Beau Dubois	Location: Lot B, DP958679, 84 Park Road, Homebush, NSW, 2140
Drawing No: 5046200076 Figure 2	Sheet: 1 of 1

SITE LAYOUT

84 Park Road,
Homebush, NSW, 2140

Figure 3

AREAS OF CONCERN



LEGEND:

- Site Boundary
- AEC01 and AEC04
- AEC02
- AEC03

N

Construction Sciences
31 Anvil Road
SEVEN HILLS NSW 2147
Tel: (02) 8646 2000
Fax: (02) 8646 2025
Web: www.constructionsciences.net

Scale (m) 0 10 20	Client: ZTA Group
Date: 3 June 2020	Project: Stage 1 Preliminary Site Investigation
Drawn By: Beau Dubois	Location: Lot B, DP958679, 84 Park Road, Homebush, NSW, 2140
Drawing No: 5046200076 Figure 3	Sheet: 1 of 1

Areas of Concern

84 Park Road,
Homebush, NSW,
2140

APPENDIX A

LIMITATIONS

Information About This Report

LIMITATIONS

Scope of Services: The report has been prepared in accordance with the scope of services set out in CS's Proposal under CS'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 CS has necessarily relied upon information provided by the Client and/or their Agents. Such data may include surveys, analyses, designs, maps and plans. CS has not verified the accuracy or completeness of the data except as stated in this report.

Copyright and Reproduction: The contents of this document are and remain the intellectual property of CS. This document should only be used for the purpose for which it was commissioned and should not be used for other projects or by a third party. This report shall not be reproduced either totally or in part without the permission of CS. Where information from this report is to be included in contract documents or engineering specification for the project, the entire report should be included in order to minimise the likelihood of misinterpretation.

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 CS.

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: CS 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. CS 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 – 2017, 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: CS 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).

84 Park Road,
Homebush, NSW, 2140

APPENDIX B

SURVEY AND PLAN

MIXED USE: COMMERCIAL & BOARDING HOUSES

PRE-DA

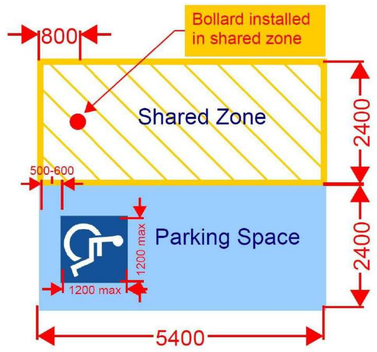
84 PARK ROAD HOMEBUSH SYDNEY NSW 2140

PROJECT No. 19307

No	DRAWING NAME
A000	COVER PAGE
A100	CALCULATION
A101	SITE PLAN & SITE ANALYSIS
A103	DEMOLITION PLAN
A104	CONSTRUCTION MANAGMENT PLAN
A200	GENERAL ARRANGEMENT - BASEMENT
A201	GENERAL ARRANGEMENT - GROUND FLOOR PLAN
A202	GENERAL ARRANGEMENT - LEVEL 1_WITH COS; LEVEL 2
A203	GENERAL ARRANGMENT - LEVEL 3; LEVEL 4
A204	GENERAL ARRANGMENT - LEVEL 5; LEVEL 6
A205	GENERAL ARRANGMENT - LEVEL 7_WITH COS; ROOF_LIFT OVER RUN
A300	WEST ELEVATION; EAST ELEVATION
A301	NORTH ELEVATION
A302	SOUTH ELEVATION
A303	FRONT STREETSCAPE
A400	SECTION AA
A401	SECTION BB; SECTION CC
A501	FSR CALCULATION
A502	SOLAR ACCESS
A503	SHADOW DIAGRAM_1
A504	SHADOW DIAGRAM_2
A601	SCHEDULE FOR FINISHES_1
A602	SCHEDULE FOR FINISHES_2
A603	ADAPTABLE ROOM TYPES
A700	NOTIFICATION PLAN

DESIGN STANDARDS

Smoke detectors and heat detectors	Spec. E2.2(a) BCA, AS 1670.1-1995, AS 3786-1993
Protection of Buildings from Subterranean Termites	AS 3660.1-2000
The Demolition of Structures	AS 2601



PROJECT MANAGER

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ph: +61 2 8098 7886 fx: +61 2 8098 7886
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ABN 56 164 632 517

CONSULTANTS

ISSUE	DATE
A	12/11/2019
B	30/01/2020

PURPOSE OF ISSUE
PRE-DA
FOR DEVELOPMENT APPLICATION

PROJECT ADDRESS
84 PARK ROAD HOMEBUSH SYDNEY NSW 2140

MIXED USE: COMMERCIAL & BOARDING HOUSES

CLIENT
RADWAN ALAM

N

STATUS
PRE-DA

STAGE
PRE-DA

DRAWING NO. **A000**

ISSUE **B**

JOB NO. **19307**

DRAWN BY **MAF**

CHECKED BY **PS**

SCALE **1:100@ A1**
1:200@ A3
UNO

PRINT DATE **10/03/2020**

DRAWING TITLE
COVER PAGE

0 1 2 3 4 5m

STRATHFIELD LEP 2012 AND STRATHFIELD DCP COMPLAINCE TABLE			
LAND ZONING	B4 - MIXED USE		
SITE AREA	537.4 SQM BY TITLE; 539.6 SQM BY SURVEY		
LOT / DP	LOT B DP 958679		
KEY SITES	KEY SITE AREAS 25		
REQUIREMENT		PROPOSED	COMPLIANCE
FSR	2:1 + BONUS 0.5 (PLEP_PARRAMATTA ROAD CORRIDOR) =2.5 OF 537.4 SQM= 1343.50 SQM	1343 sqm	YES
MAX. BUILDING HEIGHT	29m (BONUS HEIGHT UNDER CLAUSE 4.3A, SLEP 2012 _ PARRAMATTA ROAD CORRIDOR) 22m (MAXIMUM PERMISSION HEIGHHT UNDER CLAUSE 4.3, SLEPP 2012)	26.480 M	YES
ALLOWABLE SETBACKS	<u>FRONT SETBACK</u> 6M <u>SIDE SETBACKS</u> ZERO SETBACK <u>REAR SETBACK</u> 6M: GROUND FLOOR-LEVEL 4 9M: LEVEL 5 AND ABOVE	<u>FRONT SETBACK:</u> 6M <u>SIDE SETBACK:</u> ZERO <u>REAR SETBACK</u> 6M: GROUND FLOOR-LEVEL 4 9M: LEVEL 5 AND ABOVE	YES
LANDSCAPING	N/A	COMMUNAL TERRACE: (LVL1 +ROOF TOP TERRACE): 119 sqm INDIVIDUAL BALCONIES: 221 sqm MANAGER'S COURTYARD: 13 sqm	N/A
DEEP SOIL AREA	N/A	N/A	N/A

SEPP AFFORDABLE RENTAL HOUSING			
	REQUIREMENT	PROPOSED	COMPLIANCE
SOLAR ACCESS	3 HRS BETWEEN 9AM AND 3PM TO COMMUNAL LIVING AREA		YES
COS (COMMON TERRACE)	20 sqm	119 sqm	YES
MANAGER'S POS	8sqm	13 sqm	YES
CAR PARKING	0.5 CAR SPACES PER BOARDING ROOM = 21 CARS; 1 PARKING SPACE FOR MANAGER (ARH) 1 COMMERCIAL PARKING TOTAL: 23 CARS	20 PARKING FOR BOARDING 1 MANAGER'S PARKING 1 COMMERCIAL PARKING TOTAL: 23 CARS	YES
BICYCLE & MOTOR BIKE PARKING	1 BICYCLE PER 5 BOARD ROOMS = 8.4 BICYCLES 1 MOTOR BIKE PER 5 BOARDROOMS = 8.4 MOTOR BIKES	09 BICYCLE 09 MOTOR BIKES	YES YES
MIN. ROOM SIZES	SINGLE: 12sqm DOUBLE: 16sqm		YES
MAX. ROOM SIZES	25 SQM		YES
COMMUNAL LIVING AREA	YES, WHEN MORE THAN 5 BOARD ROOMS	1 COMMUNAL LIVING AREA	YES
MANAGER'S ROOM	YES WHEN MORE THAN 20 BOARD ROOMS	1 MANAGER'S ROOM	YES

BOARDING ROOM AREAS					
ROOM NUMBER	HOME STOREY	ROOM TYPES	INTERNAL HABITABLE AREA	KITCHEN / BATH	UNIT TOTAL (HABITABLE + KIT/BATH)
MANAGER'S ROOM	3. Level 1_With COS	DOUBLE ROOM	18	7	21
ROOM 01	3. Level 1_With COS	DOUBLE ROOM	19	6	20
ROOM 02	3. Level 1_With COS	SINGLE ROOM	14	9	21
ROOM 03_ADAPT	3. Level 1_With COS	SINGLE ROOM	17	9	26
ROOM 05	4. Level 2	DOUBLE ROOM	19	6	20
ROOM 06	4. Level 2	SINGLE ROOM	14	9	21
ROOM 07_ADAPT	4. Level 2	SINGLE ROOM	17	9	26
ROOM 08	4. Level 2	DOUBLE ROOM	18	12	29
ROOM 09	4. Level 2	DOUBLE ROOM	19	11	29
ROOM 10	4. Level 2	DOUBLE ROOM	18	6	29
ROOM 11	3. Level 1_With COS	DOUBLE ROOM	19	7	30
ROOM 11	4. Level 2	DOUBLE ROOM	19	7	30
ROOM 12	5. Level 3	DOUBLE ROOM	19	6	20
ROOM 13	5. Level 3	SINGLE ROOM	14	9	22
ROOM 14_ADAPT	5. Level 3	SINGLE ROOM	17	9	26
ROOM 15	5. Level 3	DOUBLE ROOM	18	12	29
ROOM 16	5. Level 3	DOUBLE ROOM	19	10	28
ROOM 17	5. Level 3	DOUBLE ROOM	18	6	30
ROOM 18	5. Level 3	DOUBLE ROOM	19	7	30
ROOM 19	6. Level 4	DOUBLE ROOM	19	6	20
ROOM 20	6. Level 4	SINGLE ROOM	16	9	22
ROOM 21_ADAPT	6. Level 4	SINGLE ROOM	17	9	26
ROOM 22	6. Level 4	DOUBLE ROOM	18	12	29
ROOM 23	6. Level 4	DOUBLE ROOM	19	10	28
ROOM 24	6. Level 4	DOUBLE ROOM	18	6	29
ROOM 25	6. Level 4	DOUBLE ROOM	19	7	30
ROOM 26	7. Level 5	SINGLE ROOM	19	6	19
ROOM 27	7. Level 5	SINGLE ROOM	14	9	19
ROOM 28	7. Level 5	SINGLE ROOM	17	9	26
ROOM 29	7. Level 5	DOUBLE ROOM	18	12	29
ROOM 30	7. Level 5	DOUBLE ROOM	18	10	28
ROOM 31	7. Level 5	DOUBLE ROOM	22	6	23
ROOM 32	7. Level 5	DOUBLE ROOM	18	7	30
ROOM 33	8. Level 6	DOUBLE ROOM	19	6	19
ROOM 34	8. Level 6	SINGLE ROOM	14	9	11
ROOM 35_ADAPT	8. Level 6	SINGLE ROOM	17	9	26
ROOM 36	8. Level 6	DOUBLE ROOM	18	12	29
ROOM 37	8. Level 6	DOUBLE ROOM	19	10	28
ROOM 38	8. Level 6	DOUBLE ROOM	18	6	29
ROOM 39	8. Level 6	DOUBLE ROOM	19	7	30
ROOM 40	9. Level 7_With COS	DOUBLE ROOM	19	6	19
ROOM 41	9. Level 7_With COS	SINGLE ROOM	14	9	21
ROOM 42	9. Level 7_With COS	DOUBLE ROOM	17	9	26
			761 m^2		

PRIVATE OPEN SPACE CALCULATION		
Zone Category	ROOM NAME	AREA
POS	COMMUNAL TER.	35
POS	COMMUNAL TER.	83
POS	MANAGER'S ROOM	16
POS	ROOM 01	7
POS	ROOM 02	7
POS	ROOM 03	7
POS	ROOM 04	15
POS	ROOM 05	6
POS	ROOM 06	6
POS	ROOM 07	6
POS	ROOM 08	7
POS	ROOM 09	7
POS	ROOM 10	7
POS	ROOM 11	7
POS	ROOM 12	6
POS	ROOM 13	6
POS	ROOM 14	6
POS	ROOM 15	7
POS	ROOM 16	7
POS	ROOM 17	7
POS	ROOM 18	7
POS	ROOM 19	6
POS	ROOM 20	6
POS	ROOM 21	6
POS	ROOM 22	7
POS	ROOM 23	7
POS	ROOM 24	7
POS	ROOM 25	7
POS	ROOM 26	6
POS	ROOM 27	6
POS	ROOM 28	6
POS	ROOM 29	7
POS	ROOM 30	7
POS	ROOM 31	7
POS	ROOM 32	7
POS	ROOM 33	6
POS	ROOM 34	6
POS	ROOM 35	6
POS	ROOM 36	7
POS	ROOM 37	7
POS	ROOM 38	7
POS	ROOM 39	7
POS	ROOM 40	6
POS	ROOM 41	5
POS	ROOM 42	6
		417 m^2

02 BOARDING ROOM AREA

03 PRIVATE OPEN SPACE CALCULATION

PROJECT MANAGER

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zta group

CONSULTANTS

ISSUE	DATE
A	12/11/2019
B	30/01/2020

PURPOSE OF ISSUE
PRE-DA
FOR DEVELOPMENT APPLICATION

PROJECT ADDRESS
84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140

MIXED USE: COMMERCIAL & BOARDING HOUSES

CLIENT
RADWAN ALAM

STATUS
PRE-DA

STAGE
PRE-DA

DRAWING NO.
A100

ISSUE
B

JOB NO.
19307

DRAWN BY
MAF

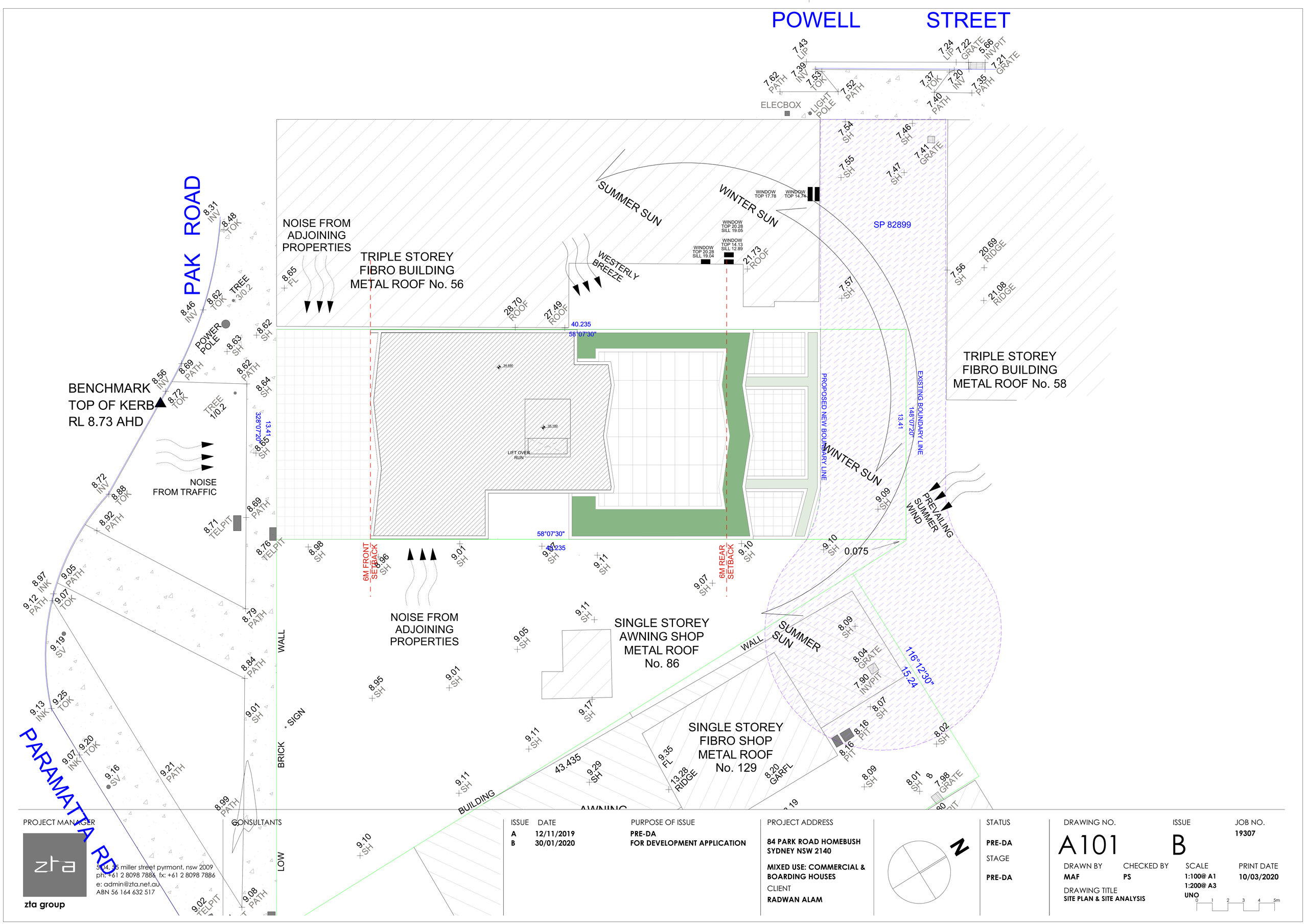
CHECKED BY
PS

SCALE
1:100@ A1
1:200@ A3
UNO

PRINT DATE
10/03/2020

DRAWING TITLE
CALCULATION

0 1 2 3 4 5m



PROJECT MANAGER

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PROJECT ADDRESS

84 PARK ROAD HOMEBUSH SYDNEY NSW 2140

MIXED USE: COMMERCIAL & BOARDING HOUSES

CLIENT

RADWAN ALAM

N

STATUS

PRE-DA

STAGE

PRE-DA

DRAWING NO.

A101

ISSUE

B

JOB NO.

19307

DRAWN BY

MAF

CHECKED BY

PS

SCALE

1:100@ A1
1:200@ A3
UNO

PRINT DATE

10/03/2020

DRAWING TITLE

SITE PLAN & SITE ANALYSIS

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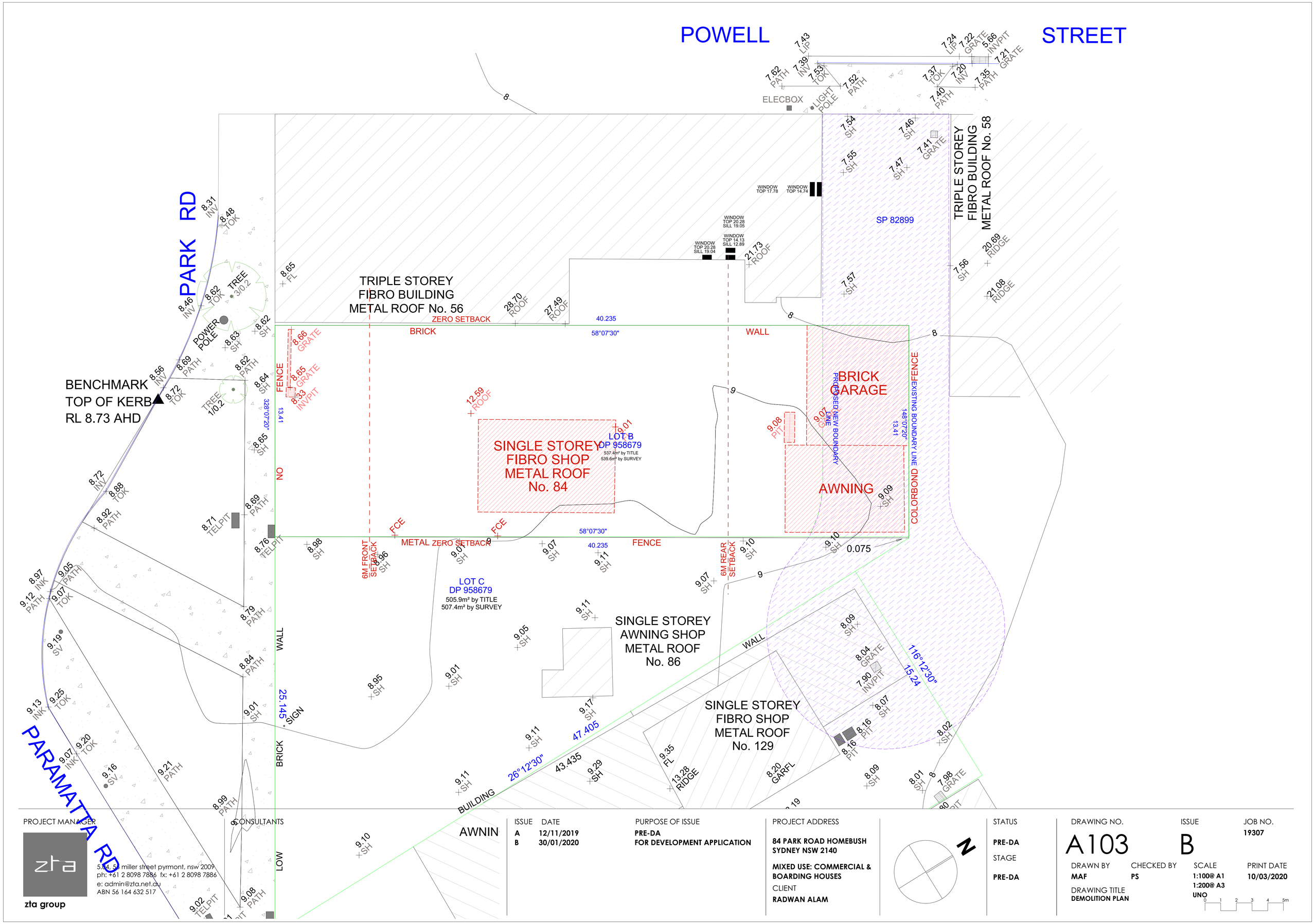

PROJECT MANAGER

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84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140

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CLIENT
RADWAN ALAM

STATUS
PRE-DA

STAGE
PRE-DA

DRAWING NO.
A103

ISSUE
B

JOB NO.
19307

DRAWN BY
MAF

CHECKED BY
PS

SCALE
1:100@ A1
1:200@ A3
UNO

PRINT DATE
10/03/2020

DRAWING TITLE
DEMOLITION PLAN

POWELL

PARK RD

PARAMATTA RD

TRIPLE STOREY
FIBRO BUILDING
METAL ROOF No. 58

TRIPLE STOREY
FIBRO BUILDING
METAL ROOF No. 56

ZERO SETBACK

40.235

SINGLE STOREY
AWNING SHOP
METAL ROOF
No. 86

SINGLE STOREY
FIBRO SHOP
METAL ROOF
No. 129

LOT C
DP 958679
505.9m² by TITLE
507.4m² by SURVEY

BENCHMARK
TOP OF KERB
RL 8.73 AHD

TEMPORARY
DELIVARY AREA
DURING
CONSTRUCTION

TEMPORARY STOCK
PILES

TEMPORRAY
LOCATION OF
SKIP BIN

SITE
OFFICE

LOCATION OF
TEMPORARY WC

PROPOSED NEW BOUNDARY LINE

EXISTING BOUNDARY LINE

6M FRONT SETBACK

6M REAR SETBACK

ELECBOX

LIGHT POLE

POWER POLE

TREE

WINDOW TOP 17.78

WINDOW TOP 14.74

WINDOW TOP 20.28 SILL 19.04

WINDOW TOP 20.28 SILL 19.05

WINDOW TOP 14.13 SILL 12.89

WALL

BRICK

BUILDING

AWNING

LOW

SIGN

82899

328°07'20"

116°12'30"

26°12'30"

13.41

25.145

15.24

47.405

43.435

0.075

EROSION & SEDIMENTATION CONTROL NOTES

1. CONTRACTOR SHALL PROVIDE SEDIMENT FENCING MATERIAL DURING CONSTRUCTION TO THE LOW SIDE OF THE WORKS. TIE SEDIMENT FENCING MATERIAL TO CYCLONE WIRE SECURITY FENCE. SEDIMENT CONTROL FABRIC SHALL BE AN APPROVED MATERIAL (EG. HUMES PROPEX SILT STOP) STANDING 300mm ABOVE GROUND & EXTENDING 150mm BELOW GROUND.
2. EXISTING DRAINS LOCATED WITHIN THE SITE SHALL ALSO BE ISOLATED BY SEDIMENT FENCING MATERIAL.
3. NO PARKING OR STOCKPILING OF MATERIALS IS PERMITTED ON THE LOWER SIDE OF THE SEDIMENT FENCE.
4. GRASS VERGES SHALL BE MAINTAINED AS MUCH AS PRACTICAL TO PROVIDE A BUFFER ZONE TO THE CONSTRUCTION SITE.
5. CONSTRUCTION ENTRY/EXIT SHALL BE VIA THE LOCATION NOTED ON THE DRAWING. CONTRACTOR SHALL ENSURE ALL DROPPABLE SOIL & SEDIMENT IS REMOVED PRIOR TO CONSTRUCTION TRAFFIC EXITING SITE. CONTRACTOR SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING & LEAVING THE SITE DO SO IN A FORWARD DIRECTION.

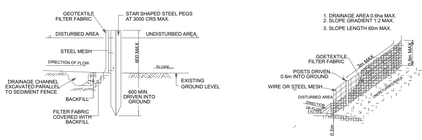
GENERAL NOTES

1. THIS PLAN IS A CONCEPT PLAN ONLY FOR STORMWATER DISPOSAL & EROSION CONTROL. IT IS NOT SUITABLE FOR CONSTRUCTION. THIS PLAN SHOULD BE ADAPTED BY THE BUILDER DURING DEMOLITION, EXCAVATION & CONSTRUCTION PHASES TO ENSURE ADEQUATE PERFORMANCE.
2. ALL DRAINAGE LAYOUT & DETAILS ARE DIAGRAMMATIC & INDICATIVE ONLY. ACTUAL LOCATION, SIZES, LEVELS & GRADES MAY ALTER WHEN DETAIL DESIGN WORKS ARE DOCUMENTED.

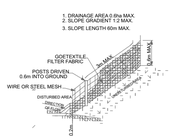
CLAY SOILS

1. A SYSTEM SHALL BE INSTALLED TO EITHER:
2. TRANSPORT STORMWATER RUNOFF WITH SUSPENDED SOLIDS FROM SITE VIA PUMP TRUCKS.

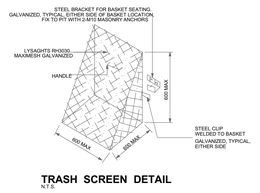
TREAT THE STORMWATER RUNOFF WITH SUSPENDED SOLIDS SO THE DISCHARGE WATER QUALITY TO COUNCIL STORMWATER DRAINAGE SYSTEM HAS A MAXIMUM CONCENTRATION OF SUSPENDED SOLIDS THAT DOES NOT EXCEED 50 MILLIGRAMS PER LITRE IN ACCORDANCE WITH THE PROTECTION OF THE ENVIRONMENT OPERATION ACT (POEO 1997) AND SHALL BE APPROVED BY LOCAL COUNCIL



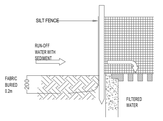
TYPICAL SEDIMENT FENCE SECTION

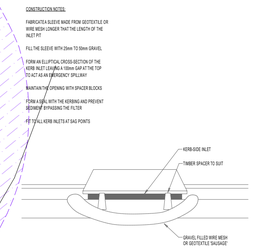


SEDIMENT FENCE

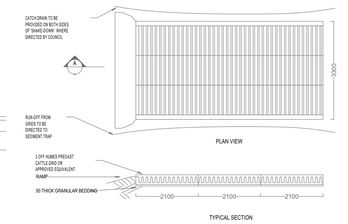


TRASH SCREEN DETAIL
N.T.S.



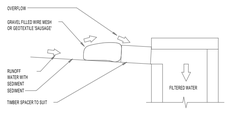


2 DETAIL
SUMP SEDIMENT TRAP
NOT TO SCALE



NOT TO SCALE

'CATTLE GRID' ALTERNATIVE



1 DETAIL
GRAVEL INLET FILTER (SAUSAGE)
NOT TO SCALE

3 DETAIL
TEMPORARY CONSTRUCTION EXIT

PROJECT MANAGER

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CONSULTANTS

ISSUE	DATE
A	12/11/2019
B	30/01/2020

PURPOSE OF ISSUE
PRE-DA
FOR DEVELOPMENT APPLICATION

PROJECT ADDRESS
84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140

MIXED USE: COMMERCIAL & BOARDING HOUSES

CLIENT
RADWAN ALAM

STATUS
PRE-DA

STAGE
PRE-DA

DRAWING NO.
A104

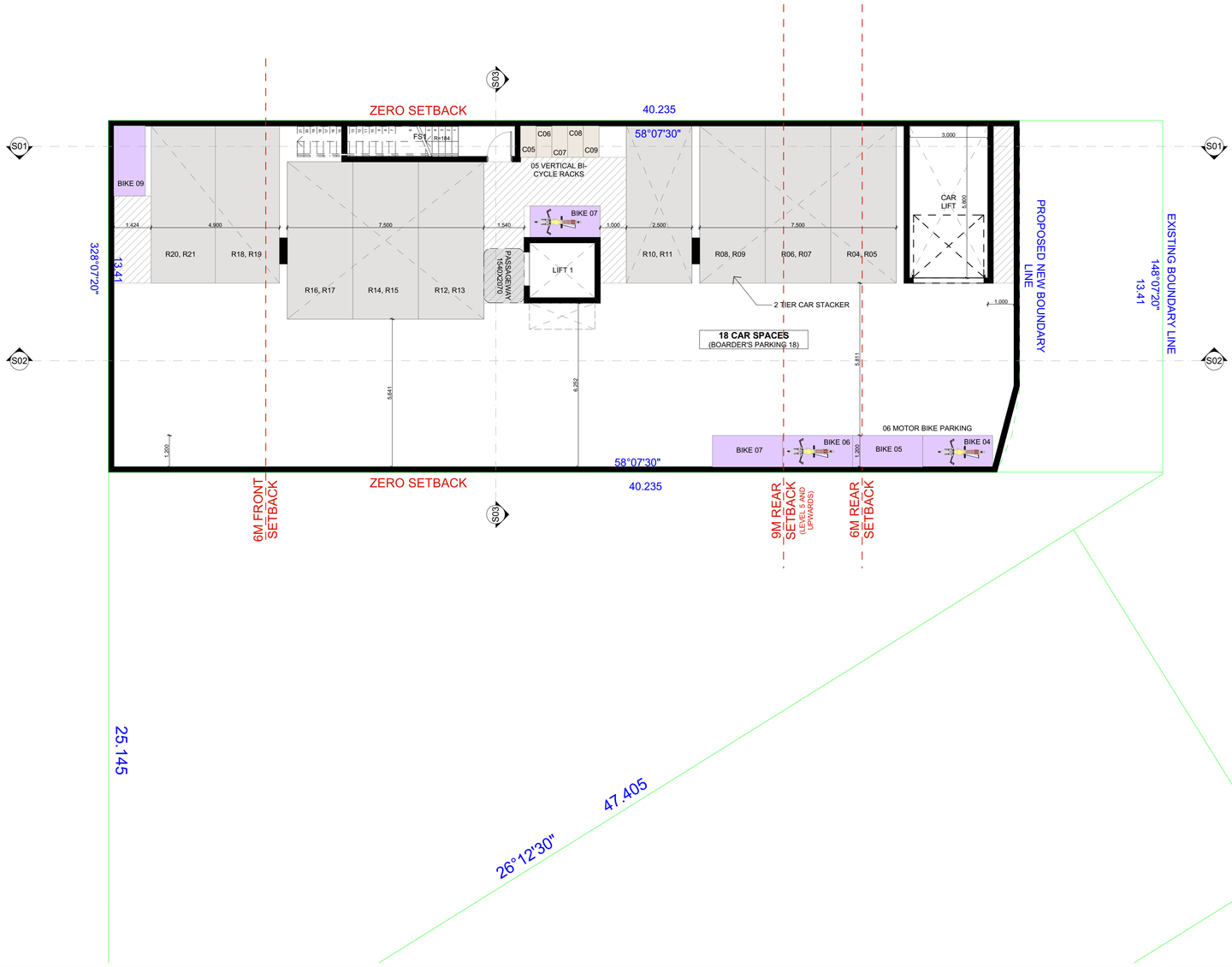
ISSUE
B

JOB NO.
19307

DRAWN BY **MAF**
CHECKED BY **PS**
SCALE **1:100@ A1**
1:200@ A3
UNO
PRINT DATE **10/03/2020**

DRAWING TITLE
CONSTRUCTION MANAGMENT PLAN

0 1 2 3 4 5m



PROJECT MANAGER

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PROJECT ADDRESS

84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140

MIXED USE: COMMERCIAL & BOARDING HOUSES

CLIENT

RADWAN ALAM

STATUS

PRE-DA

STAGE

PRE-DA

DRAWING NO.

A200

ISSUE

B

JOB NO.

19307

DRAWN BY	CHECKED BY	SCALE	PRINT DATE
MAF	**PS**	**1:100@ A1** **1:200@ A3**	**10/03/2020**

DRAWING TITLE

GENERAL ARRANGEMENT - BASEMENT

UNO

0 1 2 3 4 5m

POWELL STREET

PARK RD

PARAMATTA

TRIPLE STOREY
FIBRO BUILDING
METAL ROOF No. 58

SP 82899

TRIPLE STOREY
FIBRO BUILDING
METAL ROOF No. 56

ZERO SETBACK

40.235

58°07'30"

LOT B
DP 958679
537.4m² by TITLE
539.6m² by SURVEY

LOT C
DP 958679
505.9m² by TITLE
507.4m² by SURVEY

05 CAR SPACES
(COMMERCIAL PARKING 01;
MANAGER'S PARKNG 01;
BOARDER'S PARKING 03)

FS1
FS2
SERVICES
PROVISION FOR INTERCOM
PUMP ROOM
BIN HOLDING ROOM
PROVISION FOR LETTER BOX
PRIMARY PEDESTRIAN ENTRY
LIFT 1
ADAPT. TOILET
C01
C02
C03
C04
03 VERTICAL BI-CYCLE RACKS
01 VERTICAL BI-CYCLE RACKS
PASSAGEWAY 1540X2070
C01, R03
2 TIER CAR STACKER
COM 01
A: 32.3 m²
MANAGER
R02
R01
2500MM HEAD HEIGHT CLEARANCE
SHARED SPACE
CAR LIFT
METAL BOLLARD
VEHICULAR ENTRY
03 MOTOR BIKE PARKING
BIKE 03
BIKE 02
BIKE 01
1:20 (5%) GRADIENT

PROPOSED NEW BOUNDARY LINE
EXISTING BOUNDARY LINE
13.41
328°07'20"
148°07'20"
PROPOSED DUL-DE SCA AS PER DCP 20 - PARRAMATTA ROAD CORRIDOR

SINGLE STOREY
AWNING SHOP
METAL ROOF
No. 86

SINGLE STOREY
FIBRO SHOP
METAL ROOF
No. 129

WALL
BRICK
BUILDING
AWNING
25.145
SIGN
47.405
26°12'30"
43.435
116°12'30"
15.24
6M FRONT SETBACK
6M REAR SETBACK
0.075

WINDOW TOP 17.78
WINDOW TOP 14.74
WINDOW TOP 20.28 SILL 19.05
WINDOW TOP 14.13 SILL 12.89
WINDOW TOP 20.28 SILL 19.04

BENCHMARK
TOP OF KERB
RL 8.73 AHD

TREE 3/0.2
TREE 1/0.2
POWER POLE
ELECBOX
LIGHT POLE

PROJECT MANAGER

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FOR DEVELOPMENT APPLICATION

PROJECT ADDRESS
84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140

MIXED USE: COMMERCIAL & BOARDING HOUSES

CLIENT
RADWAN ALAM

STATUS
PRE-DA

STAGE
PRE-DA

DRAWING NO.
A201

ISSUE
B

JOB NO.
19307

DRAWN BY **MAF**
CHECKED BY **PS**
SCALE **1:100@ A1**
1:200@ A3
UNO
PRINT DATE **10/03/2020**

DRAWING TITLE
GENERAL ARRANGEMENT - GROUND FLOOR PLAN

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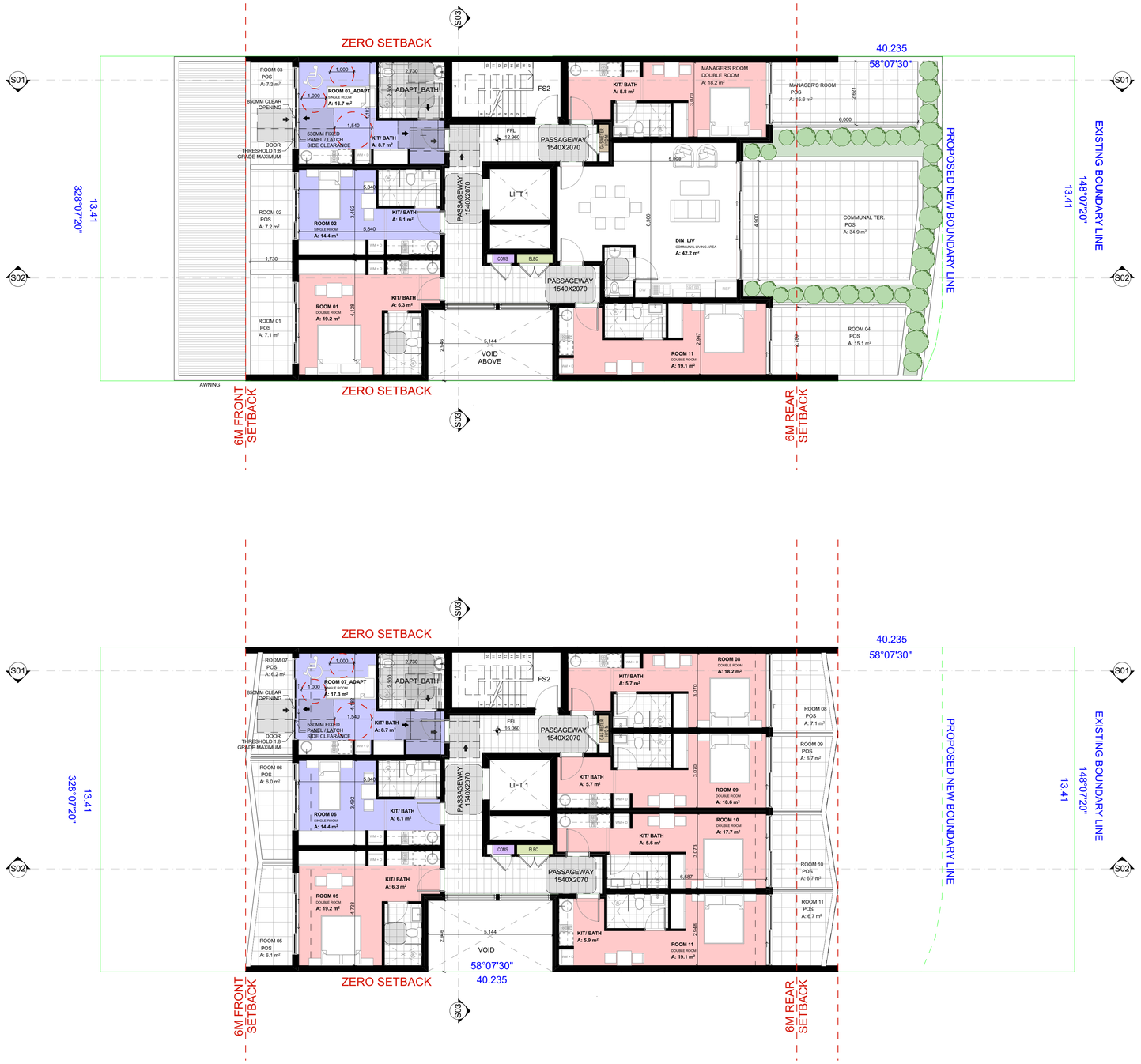

PROJECT MANAGER

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84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140

MIXED USE: COMMERCIAL & BOARDING HOUSES

CLIENT
RADWAN ALAM

STATUS
PRE-DA

STAGE
PRE-DA

DRAWING NO.
A202

ISSUE
B

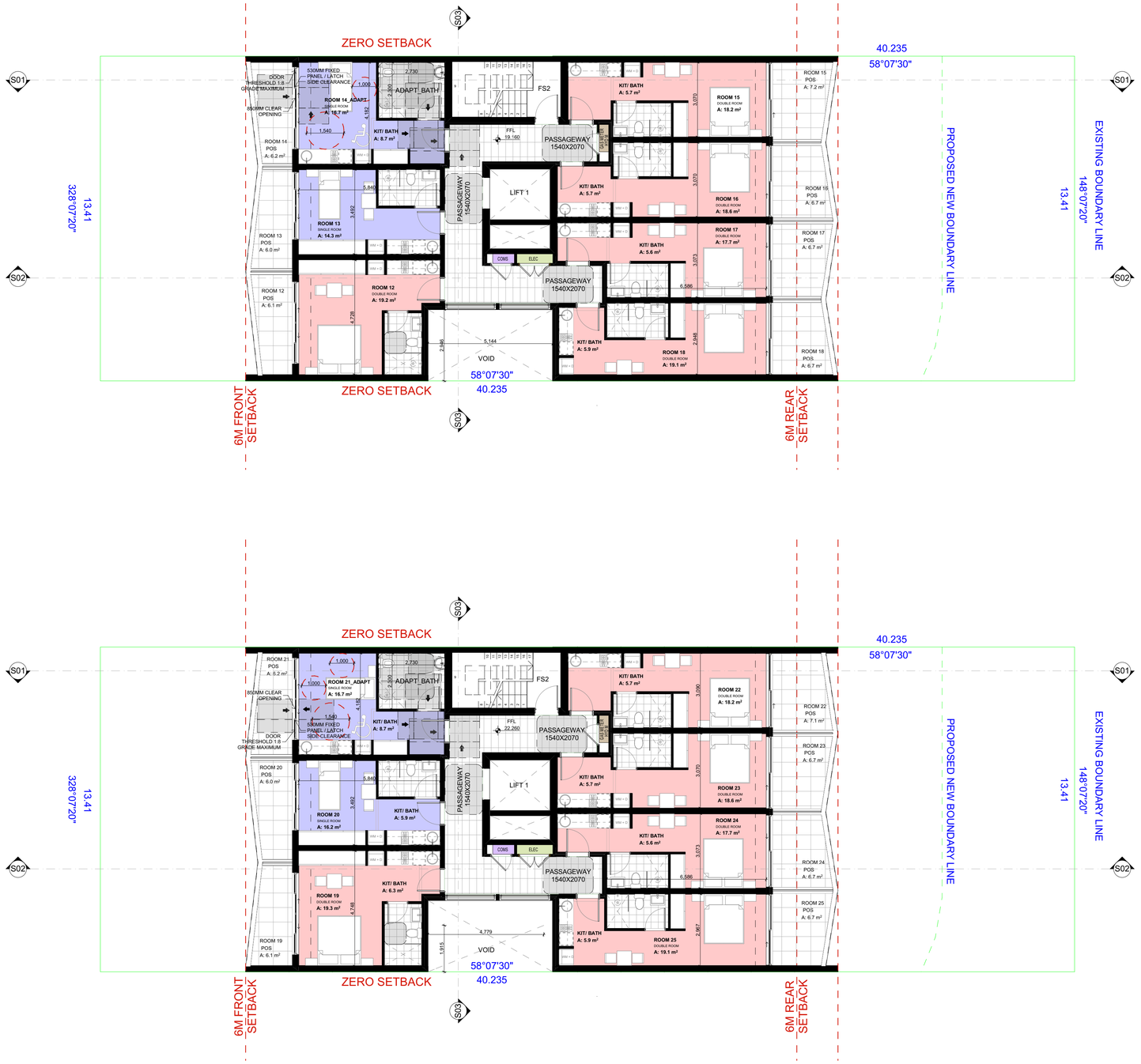
JOB NO.
19307

DRAWN BY	CHECKED BY	SCALE	PRINT DATE
MAF	**PS**	**1:100@ A1** **1:200@ A3**	**10/03/2020**

DRAWING TITLE
GENERAL ARRANGEMENT - LEVEL 1_WITH COS; LEVEL 2

UNO

0 1 2 3 4 5m



PROJECT MANAGER

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PRE-DA
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PROJECT ADDRESS
84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140

MIXED USE: COMMERCIAL & BOARDING HOUSES

CLIENT
RADWAN ALAM

STATUS
PRE-DA

STAGE
PRE-DA

DRAWING NO.
A203

ISSUE
B

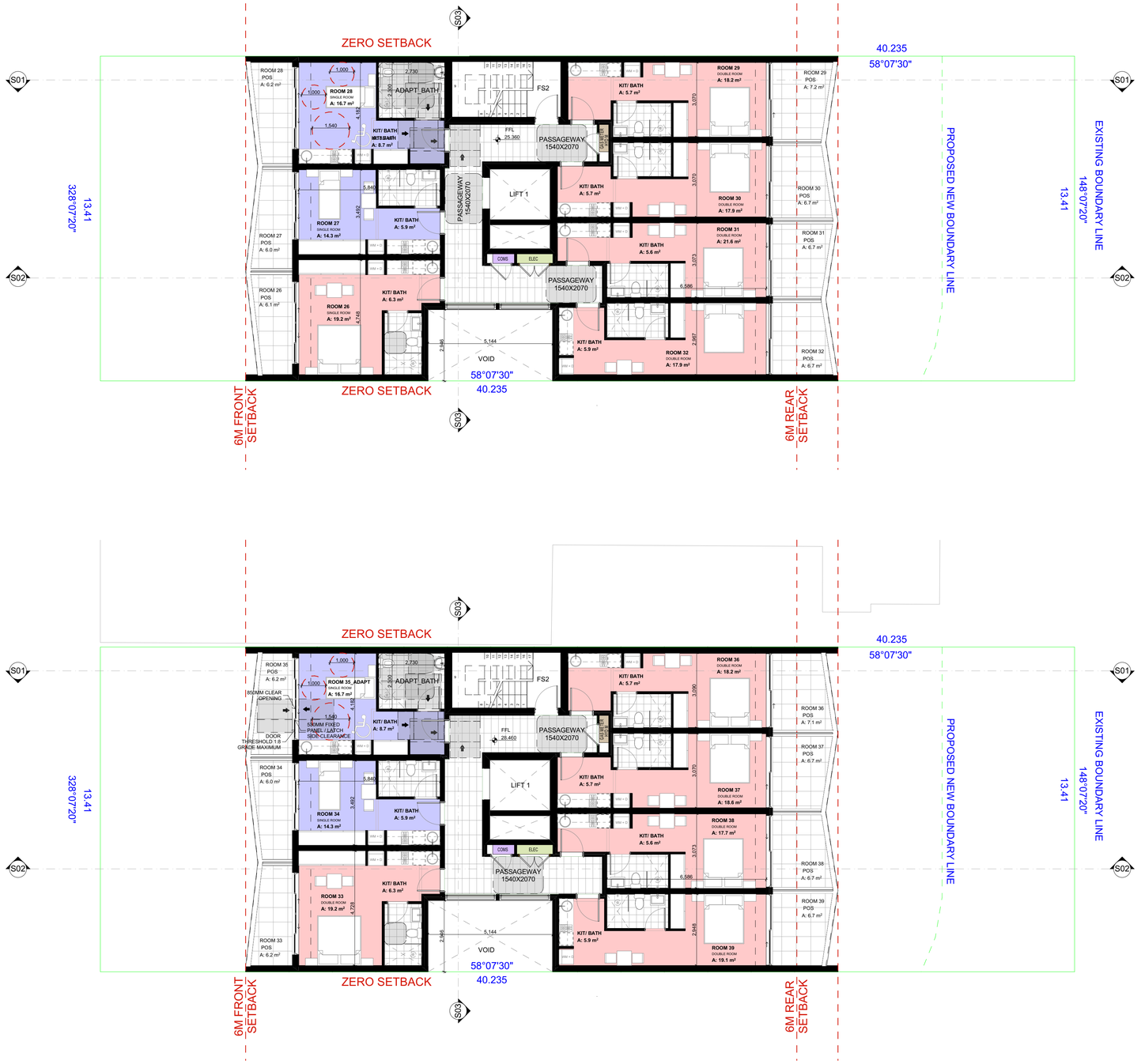
JOB NO.
19307

DRAWN BY	CHECKED BY	SCALE	PRINT DATE
MAF	**PS**	**1:100@ A1** **1:200@ A3**	**10/03/2020**

DRAWING TITLE
GENERAL ARRANGMENT - LEVEL 3; LEVEL 4

UNO

0 1 2 3 4 5m



PROJECT MANAGER

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ABN 56 164 632 517

CONSULTANTS

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PURPOSE OF ISSUE
PRE-DA
FOR DEVELOPMENT APPLICATION

PROJECT ADDRESS
84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140

MIXED USE: COMMERCIAL & BOARDING HOUSES

CLIENT
RADWAN ALAM

STATUS
PRE-DA

STAGE
PRE-DA

DRAWING NO.
A204

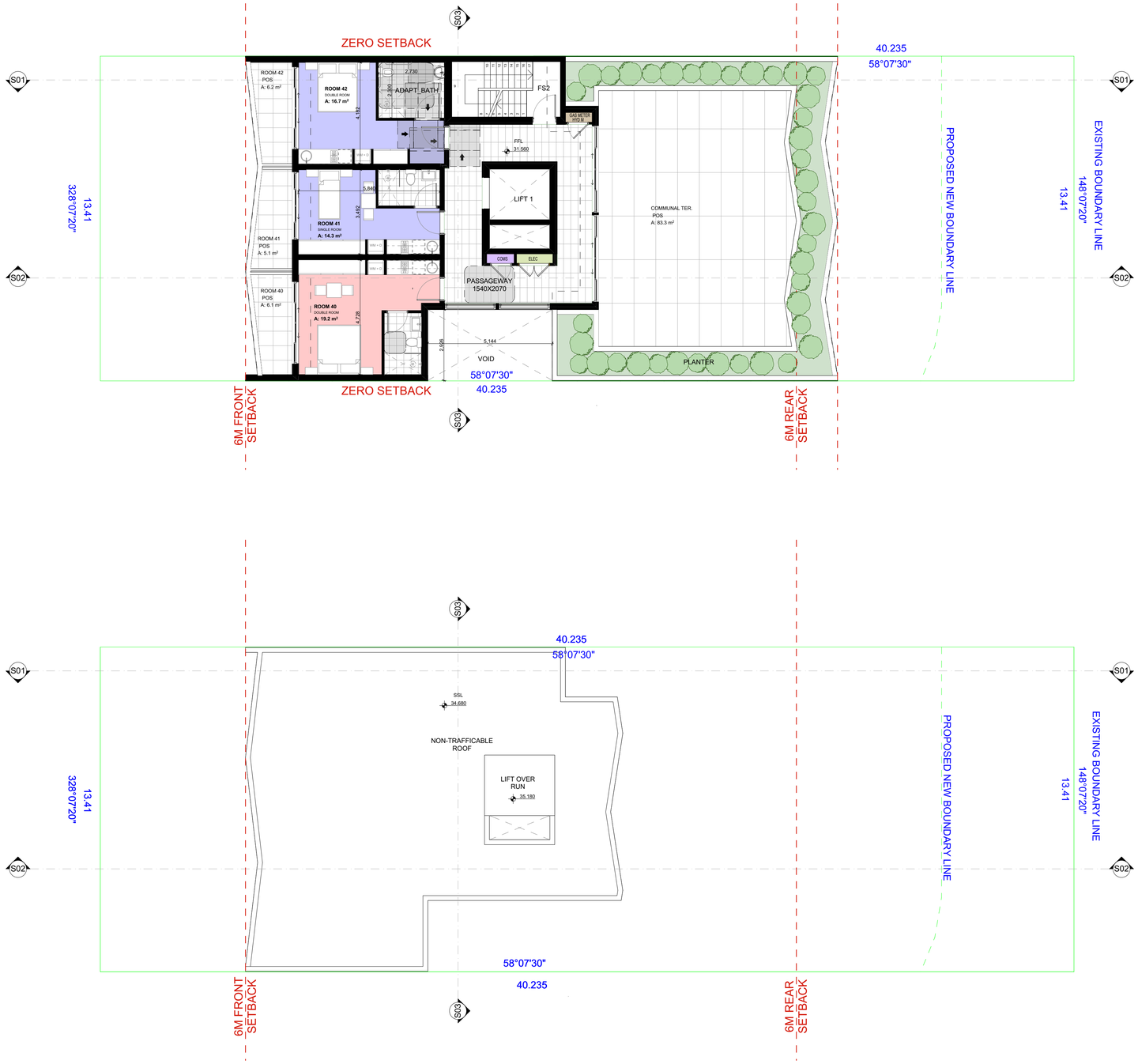
ISSUE
B

JOB NO.
19307

DRAWN BY **MAF**
CHECKED BY **PS**
SCALE **1:100@ A1**
1:200@ A3
UNO
PRINT DATE **10/03/2020**

DRAWING TITLE
GENERAL ARRANGMENT - LEVEL 5; LEVEL 6

0 1 2 3 4 5m



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FOR DEVELOPMENT APPLICATION

PROJECT ADDRESS
84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140

MIXED USE: COMMERCIAL & BOARDING HOUSES

CLIENT
RADWAN ALAM

STATUS
PRE-DA

STAGE
PRE-DA

DRAWING NO.
A205

ISSUE
B

JOB NO.
19307

DRAWN BY
MAF

CHECKED BY
PS

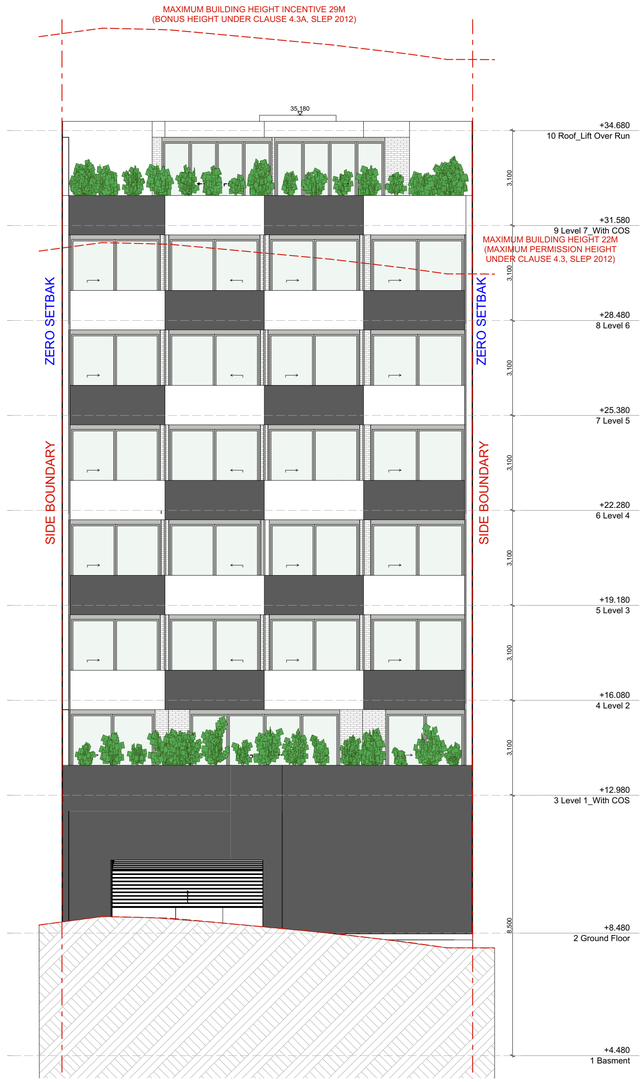
SCALE
1:100@ A1
1:200@ A3
UNO

PRINT DATE
10/03/2020

DRAWING TITLE
GENERAL ARRANGMENT - LEVEL 7_WITH COS; ROOF_LIFT OVER RUN

0 1 2 3 4 5m

CE01 COLOURED WEST ELEVATION 1:100



CE02 COLOURED EAST ELEVATION 1:100

PROJECT MANAGER

zta group

5.04, 55 miller street pyrmont, nsw 2009
ph: +61 2 8098 7886 fx: +61 2 8098 7886
e: admin@zta.net.au
ABN 56 164 632 517

CONSULTANTS

ISSUE	DATE
A	12/11/2019
B	30/01/2020

PURPOSE OF ISSUE
PRE-DA
FOR DEVELOPMENT APPLICATION

PROJECT ADDRESS
84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140

MIXED USE: COMMERCIAL & BOARDING HOUSES

CLIENT
RADWAN ALAM

STATUS
PRE-DA

STAGE
PRE-DA

DRAWING NO.
A300

ISSUE
B

JOB NO.
19307

DRAWN BY
MAF

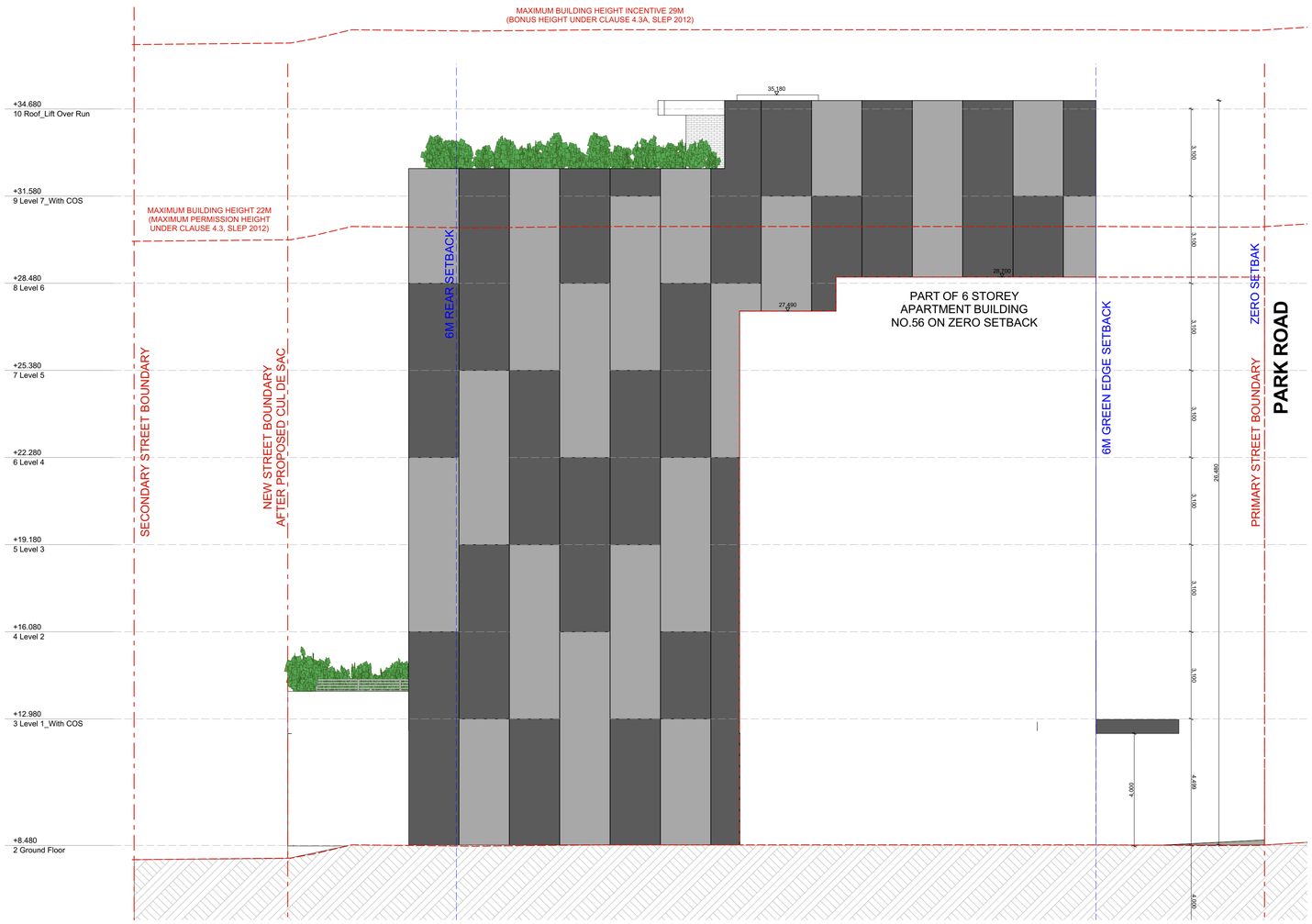
CHECKED BY
PS

SCALE
1:100@ A1
1:200@ A3
UNO

PRINT DATE
10/03/2020

DRAWING TITLE
WEST ELEVATION; EAST ELEVATION

0 1 2 3 4 5m



PROJECT MANAGER

zta

5.04, 55 miller street pyrmont, nsw 2009
ph: +61 2 8098 7886 fx: +61 2 8098 7886
e: admin@zta.net.au
ABN 56 164 632 517

zta group

CONSULTANTS

ISSUE	DATE
A	**12/11/2019**
B	**30/01/2020**

PURPOSE OF ISSUE
PRE-DA
FOR DEVELOPMENT APPLICATION

PROJECT ADDRESS
84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140

MIXED USE: COMMERCIAL & BOARDING HOUSES

CLIENT
RADWAN ALAM

STATUS
PRE-DA

STAGE
PRE-DA

DRAWING NO.
A301

ISSUE
B

JOB NO.
19307

DRAWN BY
MAF

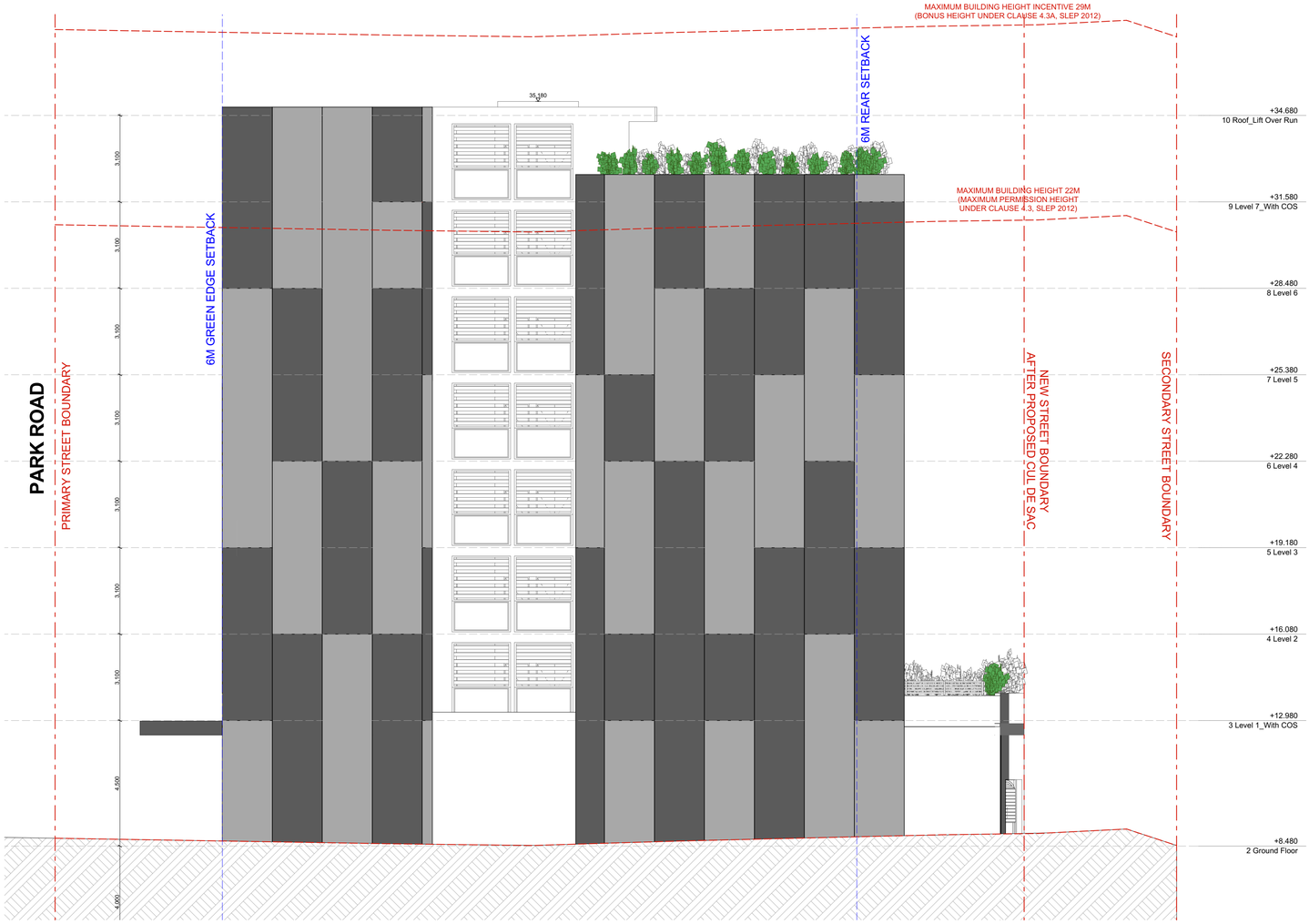
CHECKED BY
PS

SCALE
1:100@ A1
1:200@ A3
UNO

PRINT DATE
10/03/2020

DRAWING TITLE
NORTH ELEVATION

0 1 2 3 4 5m



PROJECT MANAGER

zta

5.04, 55 miller street pyrmont, nsw 2009
ph: +61 2 8098 7886 fx: +61 2 8098 7886
e: admin@zta.net.au
ABN 56 164 632 517

zta group

CONSULTANTS

ISSUE	DATE
A	12/11/2019
B	30/01/2020

PURPOSE OF ISSUE

PRE-DA
FOR DEVELOPMENT APPLICATION

PROJECT ADDRESS

84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140

MIXED USE: COMMERCIAL & BOARDING HOUSES

CLIENT

RADWAN ALAM

STATUS

PRE-DA

STAGE

PRE-DA

DRAWING NO.

A302

ISSUE

B

JOB NO.

19307

DRAWN BY **MAF**

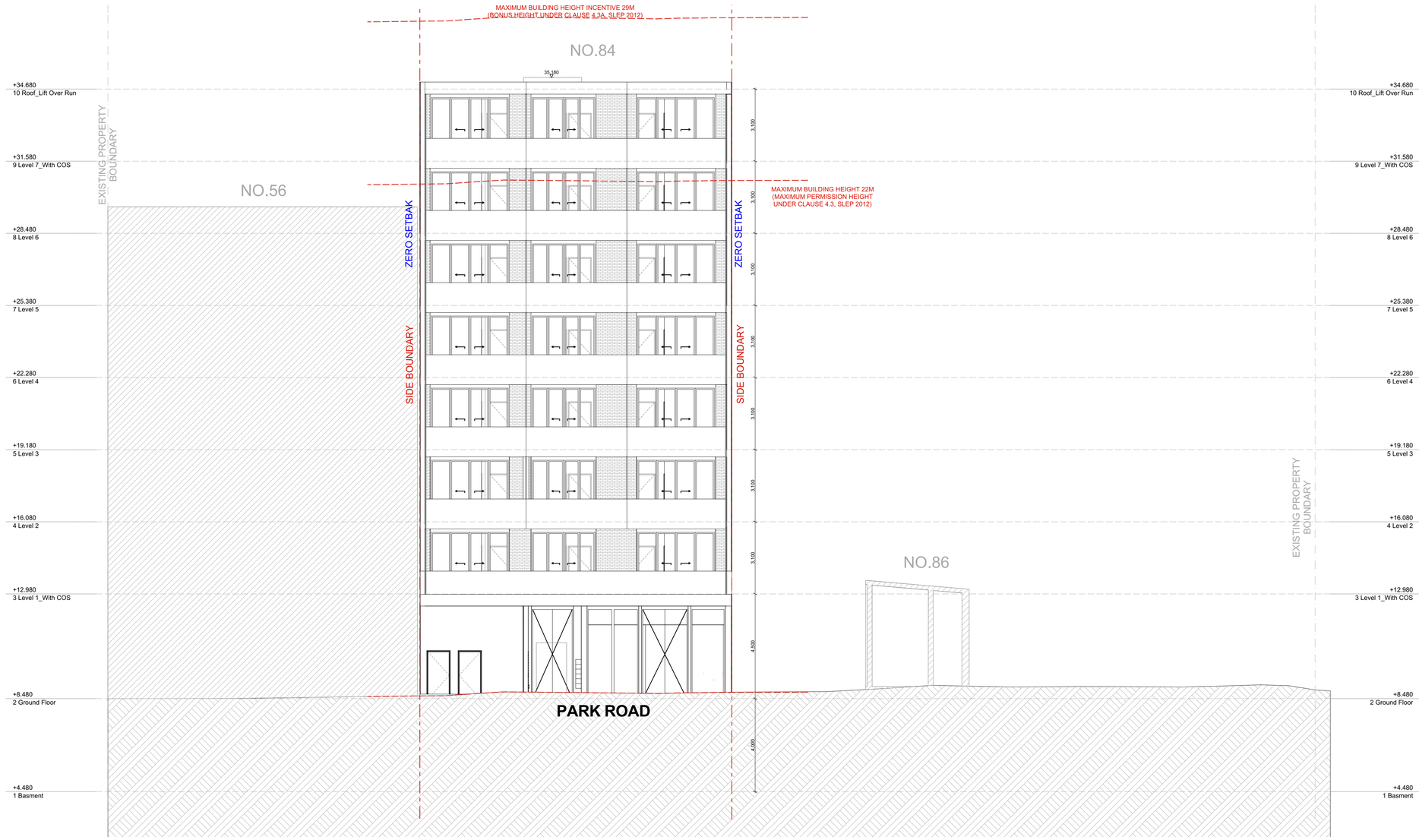
CHECKED BY **PS**

SCALE
1:100@ A1
1:200@ A3
UNO

PRINT DATE
10/03/2020

DRAWING TITLE
SOUTH ELEVATION

0 1 2 3 4 5m



PROJECT MANAGER

zta group

5.04, 55 miller street pyrmont, nsw 2009
ph: +61 2 8098 7886 fx: +61 2 8098 7886
e: admin@zta.net.au
ABN 56 164 632 517

CONSULTANTS

ISSUE	DATE
A	12/11/2019
B	30/01/2020

PURPOSE OF ISSUE

PRE-DA
FOR DEVELOPMENT APPLICATION

PROJECT ADDRESS

84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140

MIXED USE: COMMERCIAL & BOARDING HOUSES

CLIENT

RADWAN ALAM

N

STATUS

PRE-DA

STAGE

PRE-DA

DRAWING NO.

A303

ISSUE

B

JOB NO.

19307

DRAWN BY **MAF**

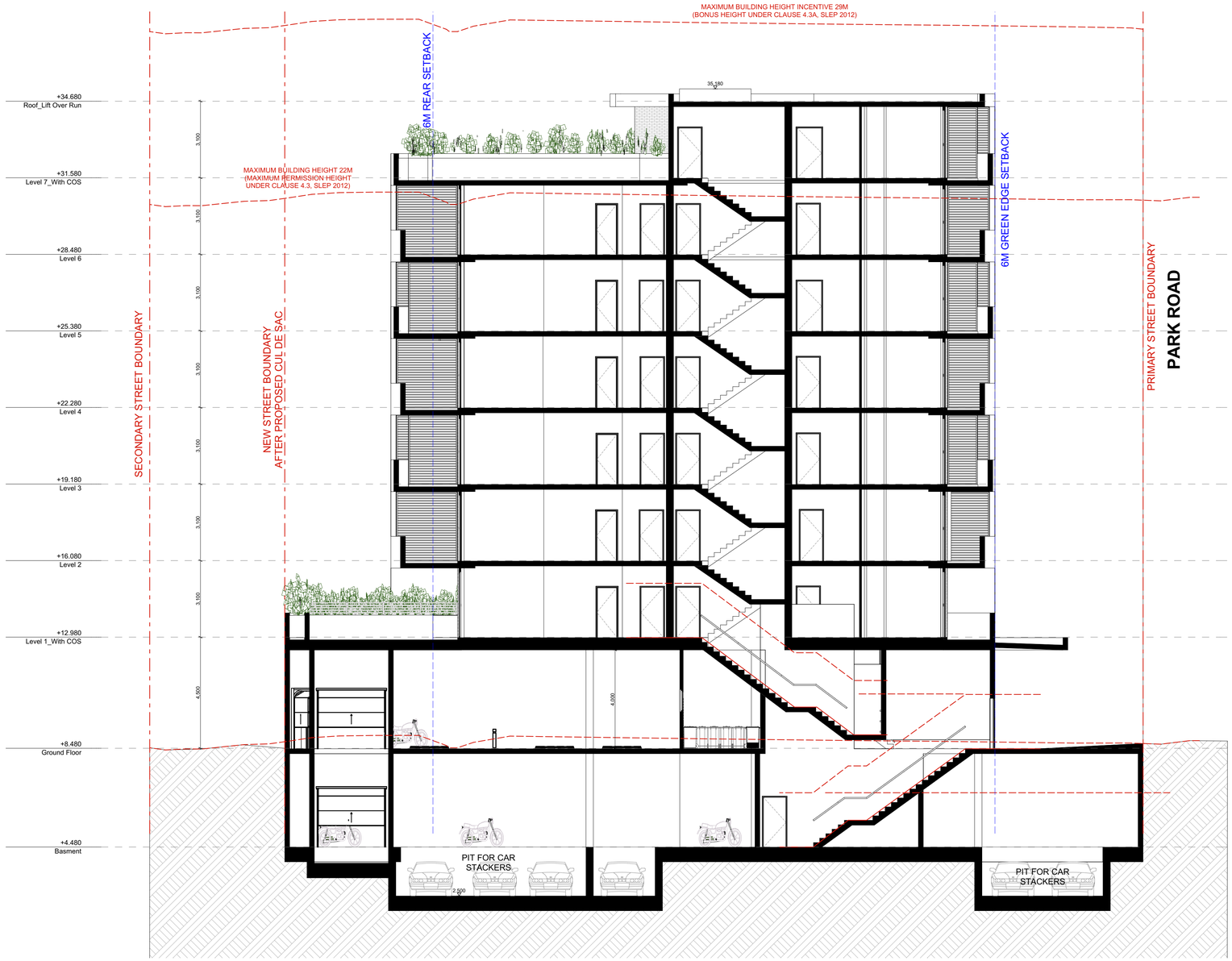
CHECKED BY **PS**

SCALE
1:100@ A1
1:200@ A3
UNO

PRINT DATE **10/03/2020**

DRAWING TITLE
FRONT STREETSCAPE

0 1 2 3 4 5m



S01 SECTION AA 1:100

PROJECT MANAGER

zta

5.04, 55 miller street pyrmont, nsw 2009
ph: +61 2 8098 7886 fx: +61 2 8098 7886
e: admin@zta.net.au
ABN 56 164 632 517

zta group

CONSULTANTS

ISSUE	DATE
A	12/11/2019
B	30/01/2020

PURPOSE OF ISSUE
PRE-DA
FOR DEVELOPMENT APPLICATION

PROJECT ADDRESS
84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140

MIXED USE: COMMERCIAL & BOARDING HOUSES

CLIENT
RADWAN ALAM

STATUS
PRE-DA

STAGE
PRE-DA

DRAWING NO.
A400

ISSUE
B

JOB NO.
19307

DRAWN BY
MAF

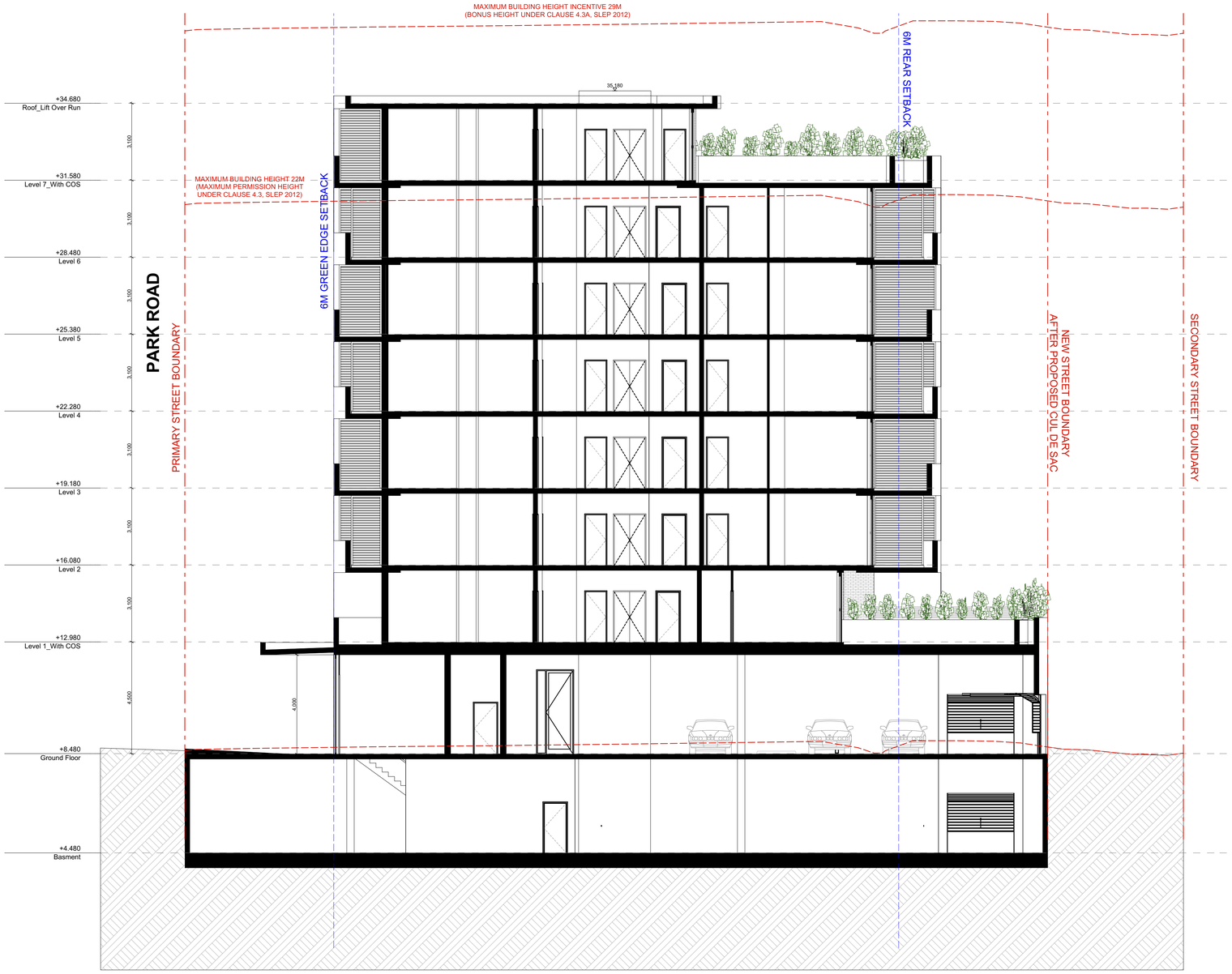
CHECKED BY
PS

SCALE
1:100@ A1
1:200@ A3
UNO

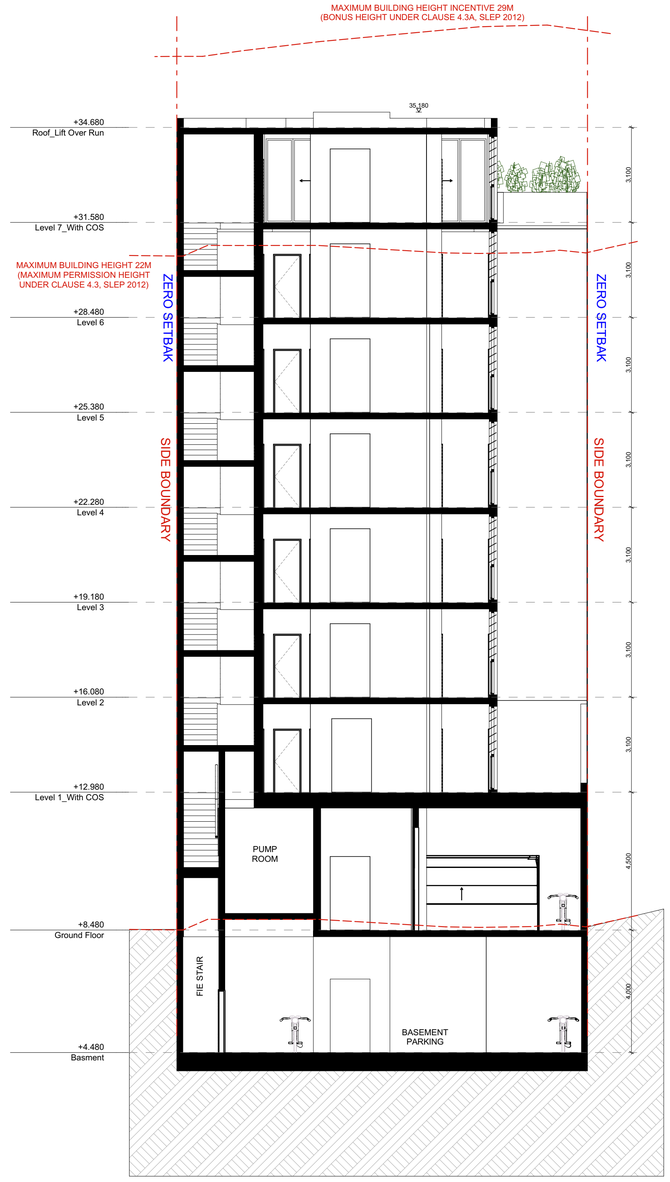
PRINT DATE
10/03/2020

DRAWING TITLE
SECTION AA

0 1 2 3 4 5m



S02 SECTION BB 1:100



S03 SECTION CC 1:100

PROJECT MANAGER

zta group
5.04, 55 miller street pyrmont, nsw 2009
ph: +61 2 8098 7886 fx: +61 2 8098 7886
e: admin@zta.net.au
ABN 56 164 632 517

CONSULTANTS

ISSUE	DATE
A	12/11/2019
B	30/01/2020

PURPOSE OF ISSUE
PRE-DA
FOR DEVELOPMENT APPLICATION

PROJECT ADDRESS
84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140

MIXED USE: COMMERCIAL & BOARDING HOUSES

CLIENT
RADWAN ALAM

STATUS
PRE-DA

STAGE
PRE-DA

DRAWING NO.
A401

ISSUE
B

JOB NO.
19307

DRAWN BY
MAF

CHECKED BY
PS

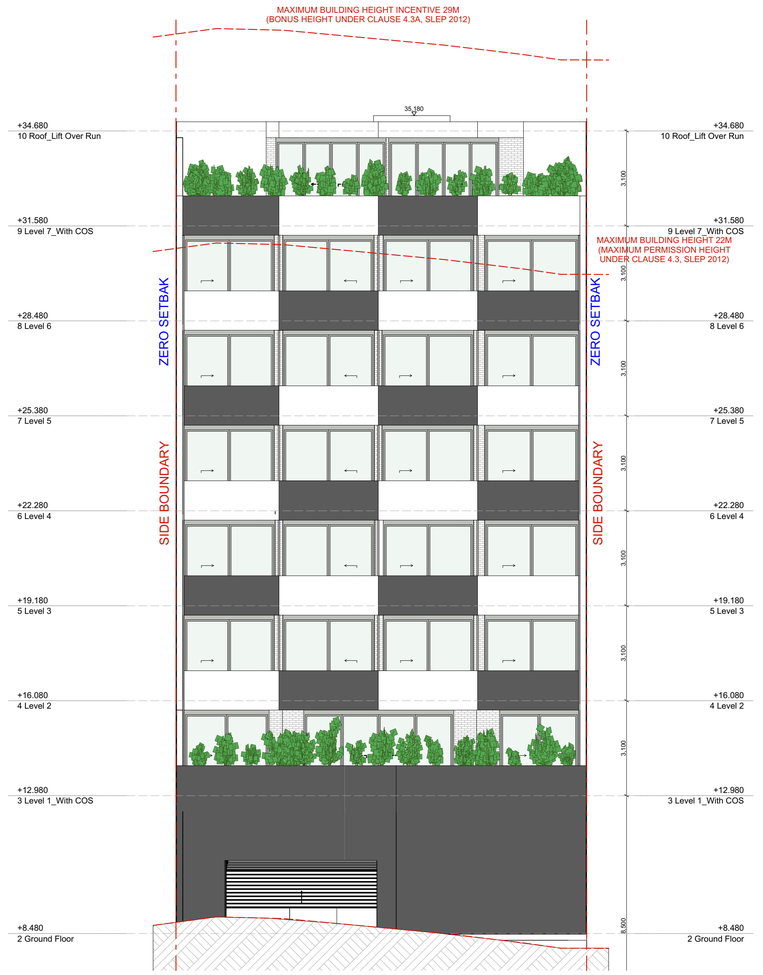
SCALE
1:100@ A1
1:200@ A3
UNO

PRINT DATE
10/03/2020

DRAWING TITLE
SECTION BB; SECTION CC

0 1 2 3 4 5m

CE01 COLOURED WEST ELEVATION 1:100

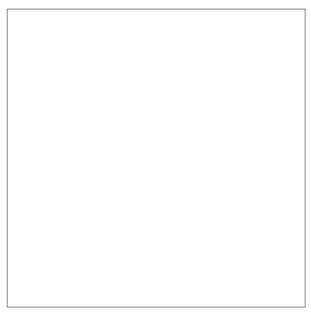


CE02 COLOURED EAST ELEVATION 1:100

PRECAST CONCRETE PANELS

GREY FACEBRICK

CHARCOAL GREY RENDER



WHITE RENDER

METAL AWNING OVER SHOP FRONT DOORS

PROJECT MANAGER

zta

5.04, 55 miller street pyrmont, nsw 2009
ph: +61 2 8098 7886 fx: +61 2 8098 7886
e: admin@zta.net.au
ABN 56 164 632 517

zta group

CONSULTANTS

ISSUE	DATE
A	**12/11/2019**
B	**30/01/2020**

PURPOSE OF ISSUE
PRE-DA
FOR DEVELOPMENT APPLICATION

PROJECT ADDRESS
84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140

MIXED USE: COMMERCIAL & BOARDING HOUSES

CLIENT
RADWAN ALAM

STATUS
PRE-DA

STAGE
PRE-DA

DRAWING NO.
A601

ISSUE
B

JOB NO.
19307

DRAWN BY **MAF**

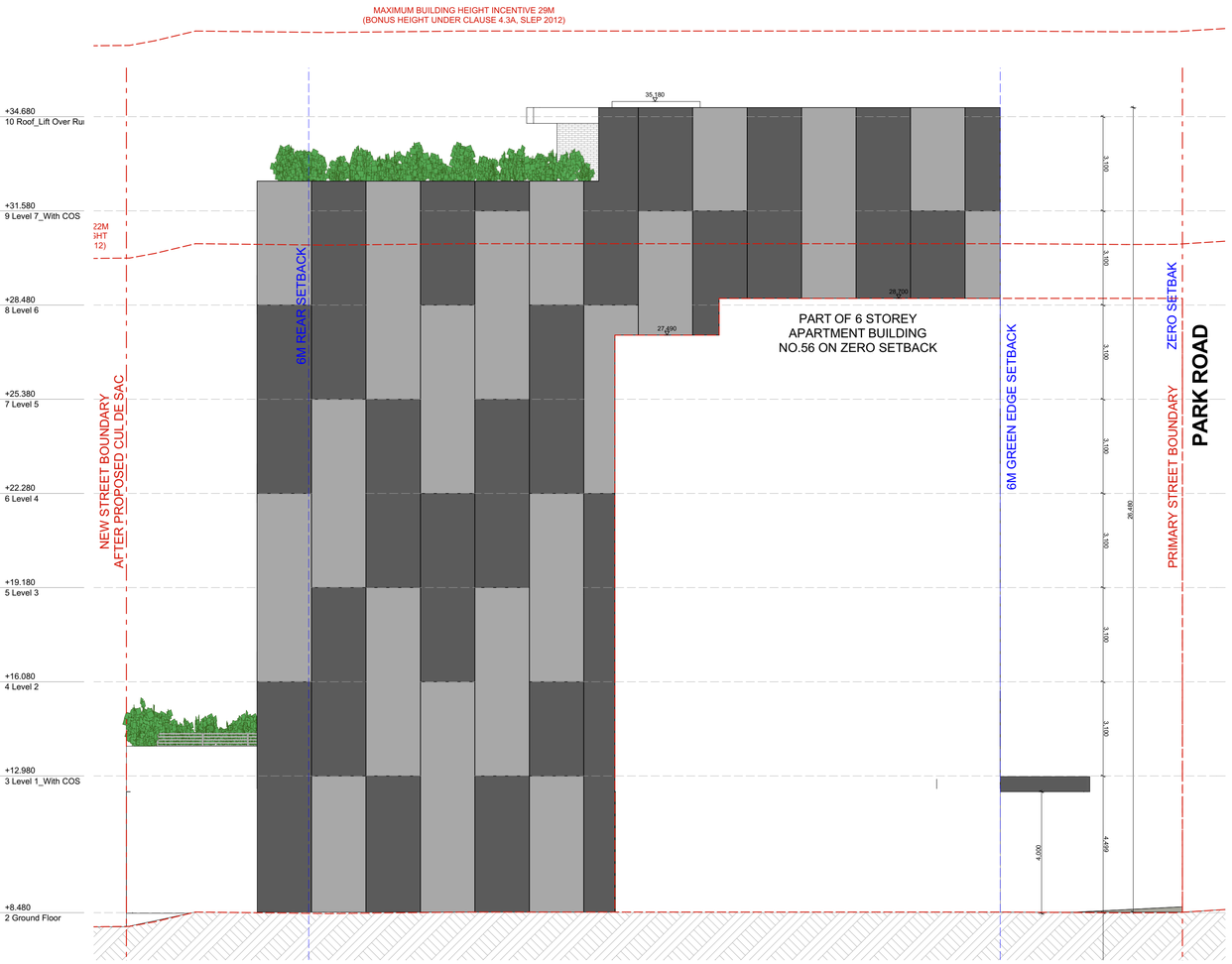
CHECKED BY **PS**

SCALE
1:100@ A1
1:200@ A3
UNO

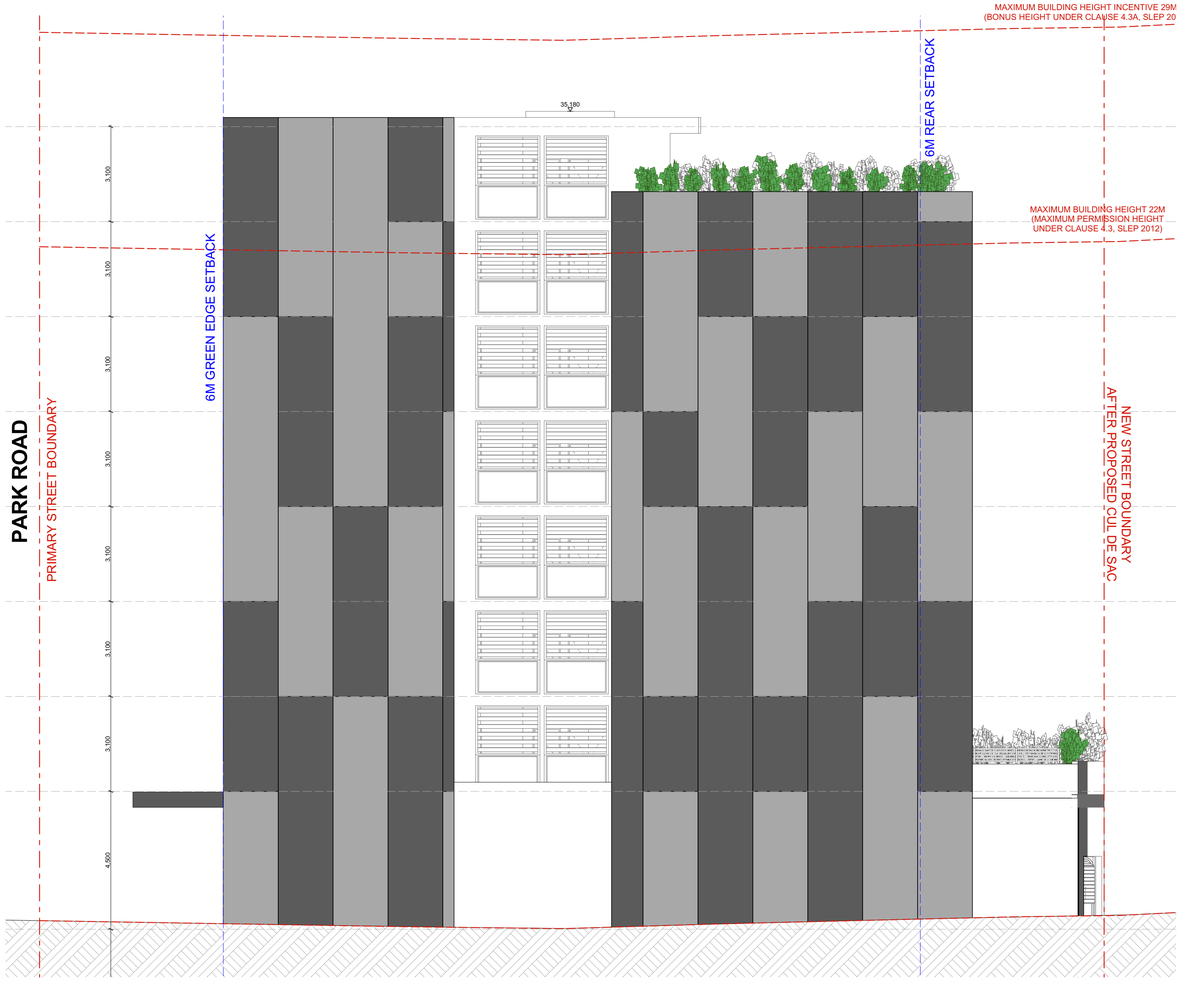
PRINT DATE **10/03/2020**

DRAWING TITLE
SCHEDULE FOR FINISHES_1

0 1 2 3 4 5m



CE03 COLOURED NORTH ELEVATION 1:100



CE04 COLOURED SOUTH ELEVATION 1:100

PRECAST CONCRETE PANELS

GREY FACEBRICK

CHARCOAL GREY RENDER

WHITE RENDER

METAL AWNING OVER SHOP FRONT DOORS

PROJECT MANAGER

zta

5.04, 55 miller street pyrmont, nsw 2009
ph: +61 2 8098 7886 fx: +61 2 8098 7886
e: admin@zta.net.au
ABN 56 164 632 517

zta group

CONSULTANTS

ISSUE	DATE
A	12/11/2019
B	30/01/2020

PURPOSE OF ISSUE
PRE-DA
FOR DEVELOPMENT APPLICATION

PROJECT ADDRESS
84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140

MIXED USE: COMMERCIAL & BOARDING HOUSES

CLIENT
RADWAN ALAM

N

STATUS
PRE-DA

STAGE
PRE-DA

DRAWING NO.
A602

ISSUE
B

JOB NO.
19307

DRAWN BY
MAF

CHECKED BY
PS

SCALE
1:100@ A1
1:200@ A3
UNO

PRINT DATE
10/03/2020

DRAWING TITLE
SCHEDULE FOR FINISHES_2

0 1 2 3 4 5m

84 Park Road,
Homebush, NSW, 2140

APPENDIX C

GROUNDWATER BOR SEARCH

WaterNSW
Work Summary

GW102670

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

Work Type: Bore
Work Status:
Construct.Method: Auger
Owner Type:

Commenced Date:
Completion Date: 01/07/1993
Final Depth: 2.00 m
Drilled Depth: 2.00 m

Contractor Name: JEFFERY & KATAUSKAS PTY LTD
Driller:
Assistant Driller:

Property:
GWMA:
GW Zone:
Standing Water Level (m):
Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:		UNKNOWN	
Licensed:			

Region: 10 - Sydney South Coast
River Basin: - Unknown
Area/District:
CMA Map:
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown
Northing: 6251329.000
Easting: 322426.000
Latitude: 33°51'48.3"S
Longitude: 151°04'49.2"E

GS Map: -
MGA Zone: 56
Coordinate Source: GIS - Geogra

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	2.00	125			Auger
1		Annulus	(Unknown)	0.50	2.00				Ungraded
1	1	Casing	P.V.C.	0.00	2.00	50			Seated on Bottom, Screwed
1	1	Opening	Slots - Horizontal	0.20	2.00	50		0	PVC, A: 0.05mm

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.00	1.00	SOIL	Soil	
1.00	2.00	1.00	SANDSTONE	Sandstone	

***** End of GW102670 *****

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

Site GW111479 Values at Time of Drilling

Measure	Data Type	Hole	Pipe	Date	Value
Groundwater depth below surface level (Metres)	Manual	1	1	12/02/2011 @ 12:00	0.900
Meter Discharge (Kilolitres/Day)	Manual	1	1	12/02/2011 @ 00:00	0.200
Inst. Salinity (Total Dissolved Salts) (Milligrams/Litre)	Manual	1	1	12/02/2011 @ 00:00	577

WaterNSW
Work Summary

GW111480

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

Work Type: Bore
Work Status: Equipped
Construct.Method: Cable Tool
Owner Type: Private

Commenced Date:
Completion Date: 12/02/2011
Final Depth: 6.00 m
Drilled Depth: 6.00 m

Contractor Name: (None)
Driller: Daniel Giles Fox
Assistant Driller:

Property:
GWMA:
GW Zone:
Standing Water Level (m): 3.070
Salinity Description:
Yield (L/s): 0.100

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	CONCORD	2//934526
Licensed:			

Region: 10 - Sydney South Coast
River Basin: - Unknown
Area/District:
CMA Map:
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown
Northing: 6251188.000
Easting: 322702.000
Latitude: 33°51'53.1"S
Longitude: 151°04'59.8"E

GS Map: -
MGA Zone: 56
Coordinate Source: Unknown

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	6.00	0			Cable Tool
1		Annulus	Bentonite/Grout	2.00	2.50				
1		Annulus	Waterworn/Rounded	2.50	6.00				Graded
1	1	Casing	Pvc Class 18	0.00	3.00	50			Cemented, Screwed
1	1	Opening	Slots - Horizontal	3.00	6.00	50		0	Casing - Machine Slotted, PVC Class 18, Screwed

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
5.00	6.00	1.00	Unknown	3.07		0.10		00:10:00	6.87

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.30	0.30	FILL,GREY,GRAVELLY ROAD BASE	Fill	
0.30	0.50	0.20	CLAY FILL MOIST,BROWN,SOME GRAVEL	Clay	

0.50	1.30	0.80	CLAY NATURAL BROWN,MOIST,PLASTIC	Clay	
1.30	1.70	0.40	CLAY RED PLASTIC DRY	Clay	
1.70	3.40	1.70	CLAY GREY/RED,MOIST,M/PLASTICITY	Clay	
3.40	4.20	0.80	SHALE,BROWN,DRY,STIFF	Shale	
4.20	6.00	1.80	SHALE BROWN,DRY,STIFF GRADING TO GREY	Shale	

***** End of GW111480 *****

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW
Work Summary

GW111481

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

Work Type: Bore
Work Status: Equipped
Construct.Method: Cable Tool
Owner Type: Private

Commenced Date:
Completion Date: 12/02/2011
Final Depth: 5.90 m
Drilled Depth: 5.90 m

Contractor Name: (None)
Driller: Daniel Giles Fox
Assistant Driller:

Property:
GWMA:
GW Zone:
Standing Water Level (m): 2.710
Salinity Description:
Yield (L/s): 0.100

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	CONCORD	2//934526
Licensed:			

Region: 10 - Sydney South Coast
River Basin: - Unknown
Area/District:
CMA Map:
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown
Northing: 6251185.000
Easting: 322702.000
Latitude: 33°51'53.2"S
Longitude: 151°04'59.8"E

GS Map: -
MGA Zone: 56
Coordinate Source: Unknown

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.90	0			Cable Tool
1		Annulus	Bentonite/Grout	1.90	2.40				
1		Annulus	Waterworn/Rounded	2.40	5.90				Graded
1	1	Casing	Pvc Class 18	0.00	2.90	50			Cemented, Screwed
1	1	Opening	Slots - Horizontal	2.90	5.90	50		0	Casing - Machine Slotted, PVC Class 18, Screwed

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
5.00	6.00	1.00	Unknown	2.71		0.10		00:10:00	

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.30	0.30	FILL,GREY,GRAVELLY ROAD BASE	Fill	
0.30	1.30	1.00	CLAY NATURAL BROWN,MOIST,PLASTIC	Clay	

1.30	2.60	1.30	CLAY RED,DRY,PLASTIC	Clay	
2.60	2.80	0.20	CLAY RESIDUL,GREY AND RED	Clay	
2.80	4.70	1.90	SHALE,WEATHERED,GREY,MINOR CLAY	Shale	
4.70	5.90	1.20	SHALE BROWN,DRY,HARD,BECOMING WET	Shale	

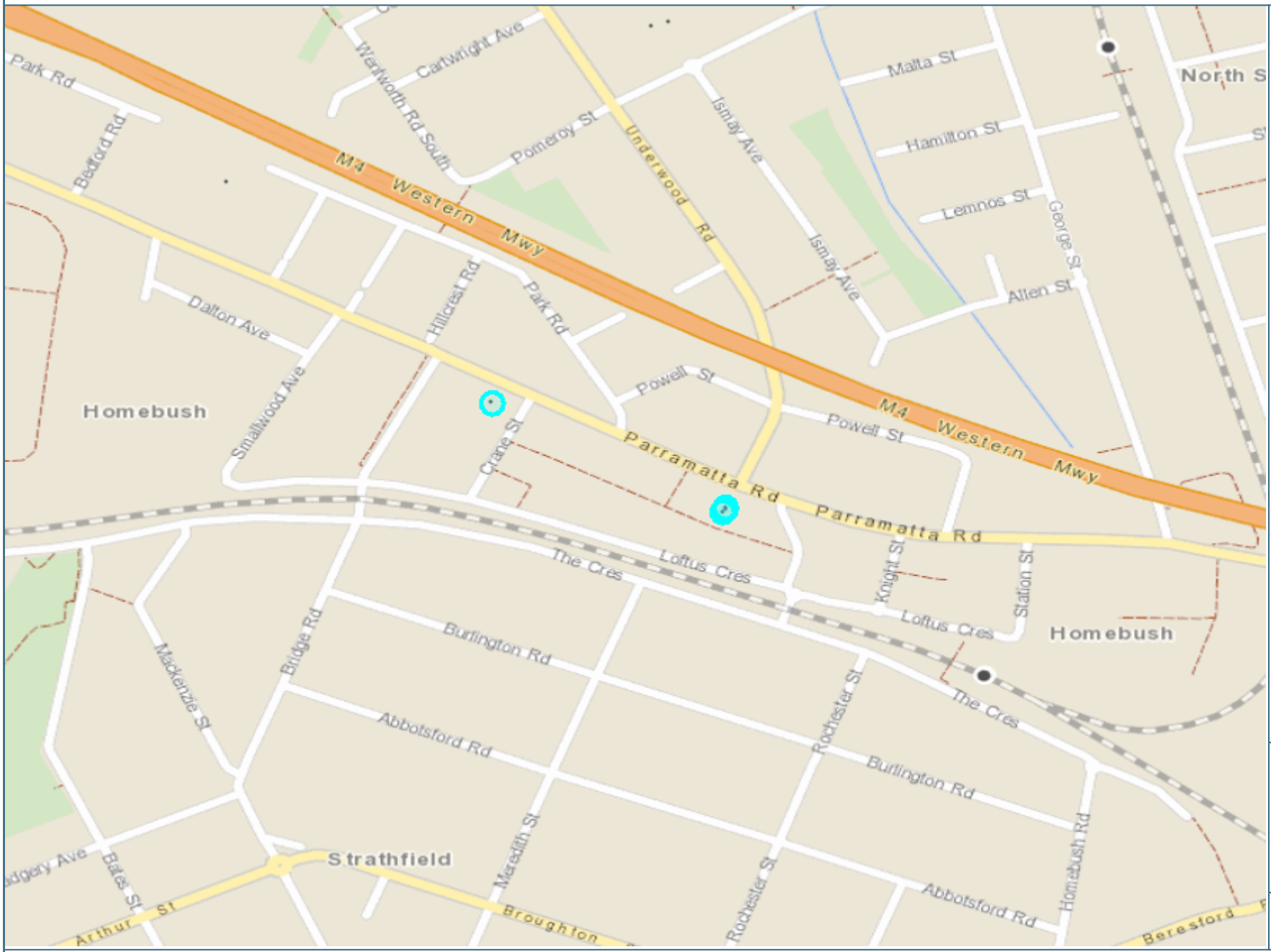
***** End of GW111481 *****

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

Australian Government
Bureau of Meteorology

Australian Groundwater Explorer

84 Park Street, Homebush: Bores 500m radius



All bores

Bore

All bores

All bores

Bore density per 25km2

1 - 5

6 - 10

11 - 20

21 - 50

51 - 100

101 - 200

More than 200

Mainland outline

N

1:6,781

Kilometres 0.1 0.2

Data Source: Bureau of Meteorology, Geoscience Australia and State/Territory lead water agencies. Refer to metadata for further information: Click here

Australian Albers GDA94

CC BY

Date: 17 May, 2020

WaterNSW

State Overview
State Overview

Rivers and Streams
favourites · search · download sites · find a site
Real Time Data - Rivers And Streams

Daily River Reports
Daily River Reports

Dams
favourites · search · download sites · find a site
Real Time Data - Major Dams

Groundwater (Telemetered data)
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Real Time Data - Weather Stations

Hunter Integrated Telemetry System
Hunter Integrated Telemetry System

glossary and metadata

contact WaterNSW

All Groundwater Site Details

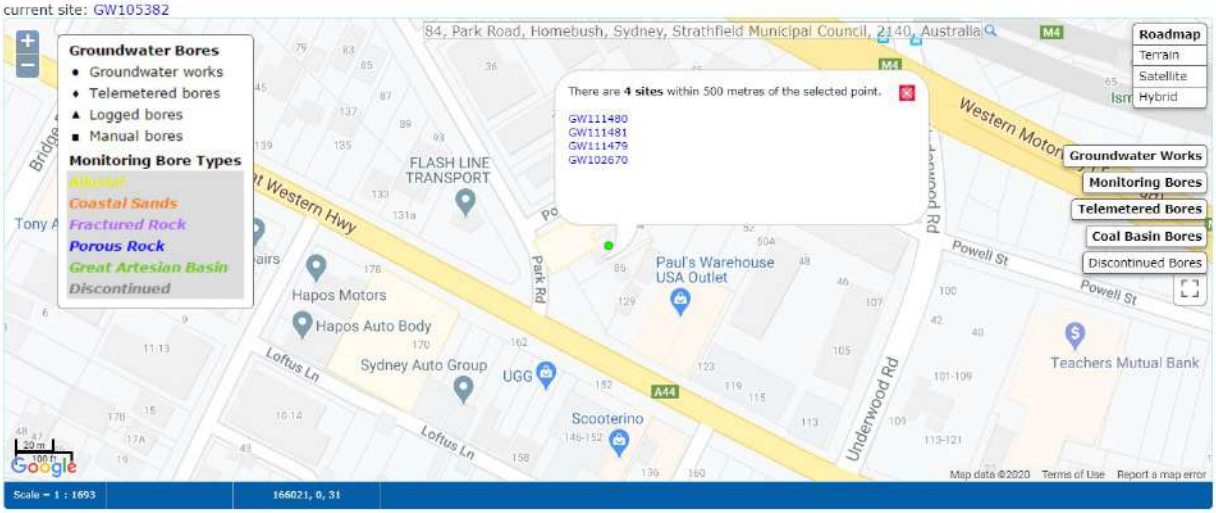
All Groundwater Map

bookmark this page

All data times are Eastern Standard Time

Map | Info

current site: GW105382



84 Park Road,
Homebush, NSW, 2140

APPENDIX D

NSW EPA RECORDS

Number	Name	Location
2005	ALLIED MILLS QUEENSLAND PTY LIMITED	2A HAMILTON STREET EAST, HOMEBUSH, NSW 2140
1013777	ALLIED MILLS QUEENSLAND PTY LIMITED	2A HAMILTON STREET EAST, HOMEBUSH, NSW 2140
1042771	AUSGRID	25-27 Pomeroy Street, HOMEBUSH, NSW 2140
1077298	AUSGRID	25-27 Pomeroy Street, HOMEBUSH, NSW 2140
1079830	AUSGRID	25-27 Pomeroy Street, HOMEBUSH, NSW 2140
1093228	AUSGRID	25-27 Pomeroy Street, HOMEBUSH, NSW 2140
1539247	AUSGRID	25-27 Pomeroy Street, HOMEBUSH, NSW 2140
11426	AUSGRID OPERATOR PARTNERSHIP	25-27 Pomeroy Street, HOMEBUSH, NSW 2140
2862	FLETCHER INSULATION (VIC) PTY LTD	161 ARTHUR STREET, HOMEBUSH, NSW 2140
1044219	FLETCHER INSULATION (VIC) PTY LTD	161 ARTHUR STREET, HOMEBUSH, NSW 2140
7509	SILANNA SEMICONDUCTOR PTY LTD	8 HERB ELLIOTT AVE, HOMEBUSH, NSW 2140
1044297	SILANNA SEMICONDUCTOR PTY LTD	8 HERB ELLIOTT AVE, HOMEBUSH, NSW 2140

Type	Status	Issued date
POEO licence	Surrendered	14-Feb-00
s.80 Surrender of a Licence	Issued	2-Jan-02
s.58 Licence Variation	Issued	24-Jan-05
s.58 Licence Variation	Issued	29-Aug-07
s.58 Licence Variation	Issued	2-Nov-07
s.58 Licence Variation	Issued	16-Dec-08
s.58 Licence Variation	Issued	7-Apr-16
POEO licence	Issued	31-Jan-02
POEO licence	No longer in force	30-Mar-00
s.58 Licence Variation	Issued	8-Feb-05
POEO licence	No longer in force	28-Apr-00
s.58 Licence Variation	Issued	9-Feb-05

Site and notice details

Your search for: LGA: STRATHFIELD MUNICIPAL COUNCIL

4 notices on 1 site were matched.

Return to list of search results

Search Again | Refine Search

Area No: 3134

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

Site: Former Ford Landfill
Address: 22 Mandemar AVENUE, HOMEBUSH WEST
LGA: STRATHFIELD

Occupier: Ford Motor Company of Australia Limited
Owner: Ford Motor Company of Australia Limited
Lot 1/ DP 186510 Lot 2/ DP 206742 Lot 1-2/ DP 357029 Lot 2/ DP 547918 Lot 11/ DP 854284

Notices relating to this site (1 current and 3 former)

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

* notice matched search criteria

Notice recipient	Notice type & number	Status	Date
Ford Motor Company of Australia Limited	Preliminary Investigation Order * 20191002	Current	Issued 21 May 2019
Ford Motor Company of Australia Ltd	EHC Act Revocation Notice * 540	Former	Issued 24 Sep 2001
Ford Motor Company of Australia Ltd	Section 35 EHC Act Order * 474 Map	Former	Issued 17 Dec 1997 Revoked 24 Sep 2001
Ford Motor Company of Australia Ltd	Section 35 EHC Act Order * 458 Map	Former	Issued 18 Sep 1997 Revoked 24 Sep 2001

14 May 2020

84 Park Road,
Homebush, NSW, 2140

APPENDIX E

PLANNING CERTIFICATE

STRATHFIELD COUNCIL

65 Homebush Road, Strathfield NSW 2135
PO Box 120, Strathfield NSW 2135 | P 02 9748 9999 | F 02 9764 1034
E council@strathfield.nsw.gov.au | www.strathfield.nsw.gov.au | ABN 52 719 940 263

PC2839/1920/SO
Ref: Melby Group P/L

Beau Dubois
31 Anvil Road
Seven Hills NSW 2147

Issue Date	:	27/05/2020
Receipt No.	:	48233
Fee Paid	:	$53.00
Address	:	84 PARK ROAD HOMEBUSH NSW 2140
Description	:	LOT: B DP: 958679
Owner	:	MELBY GROUP P/L
Fees	:	Planning Certificate under Section 10.7(2) - $53.00 Planning Certificate under Section 10.7(5) - $80.00 Urgency fee - $153.00 (includes GST)

PLANNING CERTIFICATE

Issued under Section 10.7 (2) Environmental Planning & Assessment Act 1979

This planning certificate should be read in conjunction with the relevant Local Environmental Plan listed under Names of Relevant Planning Instruments and DCPs. This is available on the NSW legislation website at ww.legislation.nsw.gov.au

The land to which this certificate relates, being the lot or one of the lots described in the corresponding application, is shown in Council's records as being situated at the street address described on page 1 of this certificate.

It is the applicant's responsibility to confirm that the legal description of the lot to which the application relates is accurate and current. Council does not check the accuracy or currency of the information; nor does Council have the copyright to this information.

The legal description of land is obtained from NSW Land and Property Information. Applicants must verify all property and lot information with NSW Land and Property Information.

The information contained in this certificate relates only to the lot described on page 1 of this 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.

At the date of this certificate, the subject land may be affected by the following matters.

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Item 1. Names of relevant environmental planning instruments and development control plans.

(1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

REPLY: *Strathfield Local Environmental Plan 2012* commenced 29 March 2013. Refer to attachment for relevant State Environmental Planning Policies.

(2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved). In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

REPLY:

- Housekeeping Amendments to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- Review of Environmental Planning and Assessment Regulations 2000
- Proposed new Remediation of Land State Environmental Planning Policy.
- 2-6 Pilgrim Avenue and 11-13 Albert Road, Strathfield
  Proposal to amend Strathfield Local Environmental Plan 2012 to increase height and floor space ratio development standards

  Further information is available on the NSW Department of Planning & Environment's LEP Online System: http://leptracking.planning.nsw.gov.au/currentproposal.php
- 1 Loftus Crescent
  Proposal to reclassify the land from Community Land to Operational Land.

  Further information is available on the NSW Department of Planning & Environment's LEP Online System: http://leptracking.planning.nsw.gov.au/currentproposal.php
- 7-23 and 25-33 Water Street, Strathfield South
  Proposal to amend zoning, FSR and height controls to increase development standards at 7-23 and 25-33 Water Street, Strathfield South.

  Further information is available on the NSW Department of Planning & Environment's LEP Online System: http://leptracking.planning.nsw.gov.au/currentproposal.php

(3) The name of each Development Control Plan (DCP) that applies to the carrying out of development on the land.

REPLY: Refer to attachment for relevant DCPs.

Item 2. Zoning and land use under relevant Local Environmental Plans.

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP).

(a) The identity of the zone, whether by reference to a name or by reference to a number.

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REPLY: B4 - Mixed Use in the Strathfield Local Environmental Plan 2012.

(b) The purposes for which the instrument provides that development may be carried out within the zone without the need for development consent.

(c) The purposes for which the instrument provides that development may not be carried out without development consent.

(d) The purposes for which the instrument provides that the carrying out of development is prohibited within the zone.

REPLY: Refer to attachment for relevant land use table in the *Strathfield Local Environmental Plan 2012*.

(e) 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.

REPLY: There are no development standards applying to the land that fix minimum land dimensions for the erection of a dwelling house under the Strathfield Local Environmental Plan 2012.

(f) Whether the land includes or comprises critical habitat.

REPLY: No.

(g) Whether the land is in a heritage conservation area.

REPLY: No.

(h) Whether an item of environmental heritage is situated on the land.

REPLY: No.

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

To the extent that the land is within any zone (however described) under:

(a) Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP), or

(b) a Precinct Plan (within the meaning of the 2006 SEPP), or

(c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act, the particulars referred to in clause 2(a)-(h) in relation to that land (with a reference to "the instrument" in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

The State Environmental Planning Policy (Sydney Region Growth Centres) 2006 does not identify land within the Strathfield Council Local Government Area as a growth centre and therefore the policy does not apply.

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Item 3. Complying development

(1) Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (c) and (d) and 1.19 and (e),(2),(3) and (4),1.18(1),(c3) of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.*

Housing Code

REPLY: Yes - Complying Development under the General Housing Code may be carried out on this land.

Rural Housing Code

REPLY: No – Complying Development under the Rural Housing Code may not be carried out on this land.

Greenfield Housing Code

REPLY: No – Complying development under the Greenfield Housing Code does not apply to Strathfield Council Local Government Area.

Medium Density Code (Exemption till 1 July 2020)

REPLY: No – Complying development under the Medium Density Code does not apply to Strathfield Council Local Government Area, as Strathfield is exempted from this code till 1 July 2020.

Housing Alterations Code

REPLY: Yes – Complying Development under the Housing Alterations Code may be carried out on this land.

General Development Code

REPLY: Yes – Complying Development under the General Development Code may be carried out on this land.

Commercial and Industrial Alterations Code

REPLY: Yes – Complying Development under the Commercial and Industrial Alterations Code may be carried out on this land.

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Commercial and Industrial Code (New Building and Additions Code)

REPLY: Yes – Complying Development under the Commercial and Industrial Code (New Building and Additions Code) may be carried out on this land.

Container Recycling Facilities Code

REPLY: Yes – Complying Development under the Container Recycling Facilities Code may be carried out on this land.

Subdivision Code

REPLY: Yes – Complying Development under the Subdivision Code may be carried out on this land.

Demolition Code

REPLY: Yes – Complying Development under the Demolition Code may be carried out on this land.

Fire Safety Code

REPLY: Yes – Complying Development under the Fire Safety Code may be carried out on this land.

Disclaimer: The information above addresses matters raised in Clause 1.17A (1) (b) to (e), (2), (3), and (4), 1.18(1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that you comply with any other general requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the State Environment Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.

NOTE: Council does not have sufficient information to ascertain the extent of a land based exclusion on a property. Despite any statement preventing the carrying out of complying development in the Codes listed above, complying development may still be carried out providing the development is not on the land affected by the exclusion and meets the requirements and standards of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

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Item 4. Coastal protection – Repealed (03/04/2018)

Item 4A. Certain information relating to beaches and coasts – Repealed (03/04/2018)

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

In relation to a coastal council - 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 works (within the meaning of Section 553B of that Act).

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.

REPLY: No - Council records as at the date of this certificate do not indicate that the owner (or any previous owner) of the subject 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).

Item 5. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.

REPLY: No.

Item 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

REPLY: No.

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

Whether or not the land is 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 landslip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

REPLY: Yes – Council has adopted by resolution a policy for the management of development on contaminated land. This policy will restrict development of land:

- Which is affected by contamination;
- Which has been used for certain purposes;
- In respect of which there is not sufficient information about contamination;
- Which is proposed to be used for certain purposes;
- In other circumstances contained in the policy.

Refer to Part K – Development on Contaminated Land of the *Strathfield Consolidated Development Control Plan 2005* for more information.

Item 7A. 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.

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

(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*.

REPLY: The site is within the '1 - in - 100 flood event'. Any queries should be referred to Council's Development Control Engineer - Stormwater Hydraulics on 97489999.

Item 8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

REPLY: No.

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Item 9. Contributions plans

The name of each contributions plan applying to the land.

REPLY: Strathfield Indirect Development Contributions Plan 2010 (Amended 3 September 2010).

Strathfield Direct Development Contributions Plan 2010 - 2030 (Amended 21 May 2019).

Item 9A. Biodiversity certified land

Whether or not the subject land is biodiversity certified land?

REPLY: Council has not been notified by the Chief Executive of the Office of Environment and Heritage, that the subject land is biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

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.

Item 10. Bio-banking stewardship sites

Whether or not 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).

Reply: Council has not been notified by the Chief Executive of the Office of Environment and Heritage, that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

Note: Biodiversity stewardship agreements include bio-banking 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.

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Item 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).

REPLY: Council has not been notified by the Local Land Services that the land contains a set aside area nor is the land registered in the public register under section 60ZC of the *Local Land Services Act 2013*.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

Item 11. Bush fire prone land

Whether or not the land is bush fire prone land.

REPLY: No - No land in Strathfield LGA is identified as bush fire prone land as defined in the Act.

Item 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).

REPLY: No.

Item 13. Orders under Trees (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).

REPLY: No.

Item 14. Directions under Part 3A

Whether or not 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.

REPLY: No, the site has not been identified as a project on the land under Part 4 of the Act.

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Item 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 (seniors 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:

(i) the period for which the certificate is current, and
(ii) that a copy may be obtained from the head office of the Department, 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.

REPLY: No - Council is not aware of the issue of any current Site Compatibility Certificate (seniors housing) in respect of proposed development on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

Item 16. Site compatibility certificates for infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land and, if there is a certificate 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

REPLY: No - Council is not aware of the issue of any valid Site Compatibility Certificate (Infrastructure) or (Schools or TAFE Establishments), in respect of proposed development on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

Item 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:

(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

(2) A statement setting out any terms of a kind referred to in clause 17 (1) or 38(1) of the *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.

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REPLY: No – Council is not aware of a current site compatibility certificate (affordable rental housing) being issued in respect of the proposed development on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

Item 18. Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

REPLY: No – Council does not hold any paper subdivision within the meaning of this clause.

(2) The date of any subdivision order that applies to the land.

REPLY: Not applicable.

Item 19. Site verification certificates

A statement of whether there is a current site verification certificate, of which the 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 *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

(b) the date on which the certificate ceases to be current (if any), and

(c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure.

REPLY: No – Council is not aware of a current site verification certificate (Mining, Petroleum Production and Extractive Industries) 2007 (Mining SEPP) being issued in respect of the proposed development on the land.

Item 20. Loose-fill asbestos insulation

Does the land include any residential premises listed on the Loose-Fill Asbestos Insulation Register maintained under Division 1A of Part 8 of the *Home Building Act 1989*?

REPLY: No

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Strathfield Municipal Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

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Item 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.

(2) A statement of:

(a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and

(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.

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*.

REPLY: No – Council is not aware of a building rectification order being issued in respect of the proposed development on the land.

No – Council is not aware of any notice of intention to make a building product rectification order in respect of the proposed development on the land.

Additional Matters: Matters arising under the Contaminated Land Management Act 1997

Section 59(2) of the *Contaminated Land Management Act 1997* prescribes the following additional matters to be specified in planning certificates:

(a) At the date of this certificate, is the land to which this certificate relates significantly contaminated land?

REPLY: No - Council records as at the date of this certificate do not indicate that the subject land is declared by the Environment Protection Authority to be significantly contaminated land as defined under the Contaminated Land Management Act 1997.

(b) At the date of this certificate, is the land to which this certificate relates subject to a management order?

REPLY: No – Council records as at the date of this certificate do not indicate that the subject land is subject to a management order.

(c) At the date of this certificate, is the land to which this certificate relates the subject of an approved voluntary management proposal?

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REPLY: No – Council records do not indicate at the date of this certificate that the land to which this certificate relates is the subject of an approved voluntary management proposal.

(d) At the date of this certificate, is the land to which this certificate relates subject to an ongoing maintenance order?

REPLY: No – Council records do not indicate at the date of this certificate that the land to which this certificate relates is subject to an ongoing maintenance order.

(e) At the date of this certificate, is the land to which this certificate relates the subject of a site audit statement and a copy of such a statement has been provided to the Council?

REPLY: No - Council records do not indicate at the date of this certificate that the land to which this certificate relates is subject of a site audit statement and a copy of such a statement has been provided to the Council.

STEPHEN CLEMENTS
DEPUTY CEO, GM
PLANNING, ENVIRONMENT & URBAN SERVICES

GEOFF BAKER
PUBLIC OFFICER

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Strathfield Development Control Plan (DCP) 2005
Part O -Tree Management

TREE PRESERVATION ORDER

In accordance with the Tree Preservation Order applying to the Strathfield Council area, no tree having a height greater than 4.0 metres or a girth greater than 0.5 metres measured at a point 1.0 metres above ground level, shall be ringbarked, cut down, topped, lopped, removed, injured or wilfully destroyed without prior written consent of Council.

NOTE:

1) Any person who contravenes or causes or permits to be contravened the provisions of the Tree Preservation Order shall be guilty of an offence.

2) **PENALTY:** Section 9.56 of the Environmental Planning and Assessment Act. 1979

A person guilty of an offence against this Act shall, for every such offence, be liable to the penalty expressly imposed and, if no penalty is so imposed, to a penalty not exceeding $1,100,000. The Court may also direct that new trees and vegetation be planted and that a security be paid to ensure their establishment.

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Strathfield Municipal Council
Mixed Use Zoned Sites

Attachments referred to in Section 10.7 Certificate

Attachment referred to in Item 1 (1)

State Environmental Planning Policies

The following State Environmental Planning Policies apply:

No. 19 - Bushland in Urban Areas
No. 21 - Caravan Parks
No. 33 - Hazardous and Offensive Development
No. 50 - Canal Estate Development
No. 55 - Remediation of Land
No. 64 - Advertising and Signage
No. 65 - Design Quality of Residential Apartment Development
No. 70 - Affordable Housing (Revised Schemes)
SEPP (Affordable Rental Housing) 2009
SEPP (Building Sustainability Index: BASIX) 2004
SEPP (Coastal Management) 2018
SEPP (Educational Establishments and Child Care Facilities) 2017
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Housing for Seniors or People with a Disability) 2004
SEPP (Infrastructure) 2007
SEPP (Mining, Petroleum Production and Extraction Industries) 2007
SEPP (Miscellaneous Consent Provisions) 2007
SEPP (Primary Production and Rural Development) 2019
SEPP (State and Regional Development) 2011
SEPP (State Significant Precincts) 2005
SEPP (Vegetation in Non-Rural Areas) 2017

Attachment referred to in Item 1 (2)

Refer to **attachment**

Attachment referred to in Item 1 (3)

Development Control Plan No. 20 – Parramatta Road Corridor Area (Site Specific DCP) (3.5.06)

Strathfield Consolidated Development Control Plan 2005 Part C – Multiple Unit Housing

Strathfield Consolidated Development Control Plan 2005 Part E - Child Care Centres

Strathfield Consolidated Development Control Plan 2005 Part H - Waste Management

Strathfield Consolidated Development Control Plan 2005 Part I - Provision of Off-Street Parking Facilities.

Strathfield Consolidated Development Control Plan 2005 Part J Erection and Display of Advertising Signs and Structures.

Strathfield Consolidated Development Control Plan 2005 Part K - Development on Contaminated Land

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Strathfield Consolidated Development Control Plan 2005 Part L - Public Notification Requirements for Development and Complying Development Applications

Strathfield Consolidated Development Control Plan 2005 Part M - Educational Establishments

Strathfield Consolidated Development Control Plan 2005 Part N – Water Sensitive Urban Design

Strathfield Consolidated Development Control Plan 2005 Part O – Tree Management

Strathfield Consolidated Development Control Plan 2005 Part Q – Urban Design Controls

***Codes** - Council has adopted codes relating to hospitals and landscaping.

Attachment referred to in Items 2 (d)

Refer to **attached** "LAND USE TABLE- MIXED USE ZONE"

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LAND USE TABLE – MIXED USE ZONE

Zone B4 Mixed Use

1. Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To facilitate mixed use urban growth around railway stations and transport nodes and corridors, commercial centres and open space.
- To provide local and regional employment and live and work opportunities.

2. Permitted without consent

Home occupations

3. Permitted with consent

Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Multi dwelling housing; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Serviced apartments; Shop top housing; Any other development not specified in item 2 or 4

4. Prohibited

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

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STRATHFIELD LEP 2012 - EXEMPT AND COMPLYING DEVELOPMENT

The LEP identifies the types of development which are exempt and complying development within the Strathfield Municipality.

Exempt development consists of development that has minimal impact and complies with the set criteria listed in Part 3 of the Strathfield LEP 2012. No development consent is required for exempt development.

Complying development consists of development that is more complex than exempt and does require development consent by either Council or an Accredited Certifier. Development is only complying development if it meets all the specified criteria in Part 3 of the Strathfield LEP 2012.

Details of exempt and complying development can be obtained by contacting the Customer Service Staff on 9748-9999 during business hours.

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