

Karimbla Construction Services Pty Ltd

Preliminary Site Investigation

234-238 Sussex Street, Sydney, NSW

19 June 2015



When you
think with a
global mind
problems
get smaller

)

)

Preliminary Site Investigation

Prepared for
Karimbla Construction Services Pty Ltd

Prepared by
Coffey Corporate Services Pty Ltd
Level 19, Tower B, 799 Pacific Highway
Chatswood NSW 2067 Australia
t: +61 2 9406 1119 f: +61 2 9911 1003
ABN: 55 139 460 521

19 June 2015

GEOTLCOV25423AA-AC

Quality information

Revision history

Revision	Description	Date	Originator	Reviewer	Approver
V1	GEOTLCOV25423AA-AC	19/06/2015	MR	GB	GB

Distribution

Report Status	No. of copies	Format	Distributed to	Date
V1	1	PDF	Karimbla Construction Services Pty Ltd	19/06/2015

Table of contents

1.	INTRODUCTION.....	1
1.1.	General.....	1
1.2.	Project Background.....	1
1.3.	Objective	1
1.4.	Scope of Works.....	1
2.	SITE LOCATION & DESCRIPTION	3
2.1.	Site Location & Identification.....	3
2.2.	Site Description	3
2.3.	Description of Surrounding Land Uses	4
3.	SITE SETTING	5
3.1.	Regional Geology & Soils	5
3.2.	Acid Sulfate Soils Risk	5
3.3.	Regional Topography and Drainage	5
3.4.	Regional Hydrogeology.....	5
3.5.	Hydrology	6
4.	SITE HISTORY REVIEW	7
4.1.	Aerial Photography.....	7
4.2.	Contaminated Land Public Register	8
4.3.	Land Title Certificates	8
4.4.	Dangerous Goods Search.....	9
4.5.	Previous Investigation Reports	9
4.6.	Section 149 Planning Certificate.....	9
4.7.	Integrity Assessment of Historical Data	10
5.	PRELIMINARY CONTAMINATION ASSESSMENT	11
6.	CONCLUSION AND RECOMMENDATIONS	11
7.	LIMITATIONS	13
8.	REFERENCES	14

Tables

Table 2.1 Site Identification

Table 2.2 Surrounding Land Uses

Table 4.1 Summary of Historical Land Uses Interpreted from Aerial Photographs

Table 4.2 Summary of Site Owners

Table 5.1 Areas of Environmental Concern

Figures

Figure 1 -- Site location

Figure 2 -- Site Layout

Figure 5.1 -- Decision Process for Assessment and Site Suitability

Appendices

Appendix A - Development Plans

Appendix B - Site Photographs

Appendix C - Groundwater Bore Search

Appendix D - Contaminated Land Register

Appendix E - Historical Title Search

Appendix F - Section 149 Planning Certificate (230-232 Sussex Street)

Appendix G - Historical Aerial Photographs

1. INTRODUCTION

1.1. General

This report presents the findings of a Preliminary Site Investigation (PSI) carried out by Coffey Environments Australia Pty Ltd (Coffey) for the proposed redevelopment of 234-238 Sussex Street in the Sydney CBD (the 'site').

The assessment was commissioned by Karimbla Construction Services Pty Ltd (Karimbla) and was undertaken in general accordance with Coffey's fee proposal dated 4 June 2015 (Ref: GEOTLCOV25423AA). The site location is shown in Figure 1.

A geotechnical desk study is currently being carried out by Coffey Geotechnics and will be reported separately. It is understood that the PSI and geotechnical desk study is required to support proposed rezoning and development of the site.

1.2. Project Background

The site is comprised of Lot 11, DP 809434 and has an approximate area of 540m². It is understood the site is situated within the proposed CBD Rail Link (CBDRL) which traverses the site in a north-northwest/south-southeast direction. The site falls within the interim rail corridor nominated by the NSW Department of Planning for the future CBD Rail Link. The proposed redevelopment will comprise the demolition of the existing building and construction of a mixed use high rise building with four basement car park levels. Concept drawings provided to Coffey at the time of this study are also included in Appendix A.

As part of the approvals and design process it will be necessary to rezone the site to allow for the new proposed building use and demonstrate that the proposed redevelopment will not impact the proposed rail corridor. It is understood that this PSI will support a rezoning application.

In accordance with 'State Environment Planning Policy (SEPP) 55 – Remediation of Land', a PSI is required to accompany rezoning application. The PSI is required to assess whether the site is suitable, or may be made suitable, for the land uses allowable under rezoning, with regard to potential site contamination.

1.3. Objective

Coffey understands that the objectives of this project are to:

- Assess the potential for land contamination to be present on the site as a result of historical and current land use activities; and
- Provide recommendations on the need for further contamination assessment (if required).

1.4. Scope of Works

To meet the above objectives, the scope of works undertaken comprised a site walkover survey and desk-based review of the following for the site:

- Geology, hydrogeology, topography and acid sulfate soil risk maps;
- A selection of relevant historical aerial photographs covering the property and surrounds;

- Historical land title ownership records;
- Local Council Section 149 planning certificate;
- Registered groundwater bore information in the public register held by NSW Office of Water;
- Contaminated land records and environmental protection licence information in the public registers held by the NSW Environment Protection Authority; and
- Stored chemical information database (SCID) records held by WorkCover NSW.

This assessment was carried out in accordance with the general process for assessment of site contamination provided in the *National Environment Protection (Assessment of Site Contamination) Measure 1999* (NEPC, 2013).

The observations from the site walkover and findings from the desk-based research were collated and presented within a report prepared in general accordance with the relevant sections of the above guidelines and *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites* (NSW OEH, 2011)

2. SITE LOCATION & DESCRIPTION

2.1. Site Location & Identification

Site identification details are summarised in Table 2.1. The location and site layout plan is shown in Figures 1 and 2 respectively.

Table 2.1: Site Identification

Site Address	243-238 Sussex Street, Sydney, NSW
Site Identification	Lot 11, DP 809434
Site Use / Zoning	B8 Metropolitan Centre
Proposed Use	B4 Mixed Use
Site Area	Approximately 540m ²

2.2. Site Description

A site walkover survey was undertaken by an experienced Coffey environmental consultant, on 11th June 2015. The key observations made during the walkover survey are summarised below:

- The site comprises a rectangular parcel of land occupied by a multi-storey commercial building with no basement bounded by a three storey heritage building to the north, multi-storey commercial building to the east, Druitt Place to the south, and Sussex Street to the west.
- At the time of the walkover, the building on the site was used for commercial/retail purposes.
- Buildings and hardstand surfaces (i.e. concrete) cover the majority of the site.
- An underground car park is present at ground level, which is accessed via a driveway off Druitt Place. No basement levels are present beneath the building on-site.
- The topography of the site is flat however the site boundary was observed to fall towards the south-western corner (corner of Sussex Street and Druitt Place), which indicates the site has been levelled with fill.
- Minor oil stains were observed on the concrete surface in the car park, which is likely the result of minor oil leaks from cars. The concrete slab appeared to be in good condition with no major cracks observed.
- Solid waste and rubbish items were noted in the car park, stacked within the ground floor eastern section. These materials were generally assessed to be inert in nature.
- No evidence of underground tanks (i.e. fill/dip points, vent pipes, etc) or storage vessels were observed during the walkover.
- No other visual or olfactory indications of contamination were noted during the site walkover.
- No materials suspected to contain asbestos were observed during the walkover survey. However, it was noted that the former building on the site was demolished approximately 25 years ago,

based on aerial photographs and historical land titles information, with potential for asbestos to have been discharged to the site during this activity.

- No significant filling of the site was identified during the site walkover.

Selected photographs of the site are presented in Appendix B.

2.3. Description of Surrounding Land Uses

In summary, the site is situated at 234-238 Sussex Street in the Sydney CBD. Table 2.2 provides a summary of the land uses surrounding the site.

Table 2.2: Surrounding Land Uses

Direction	Land Uses
North	<ul style="list-style-type: none">• Immediately to the north of the site is a three storey heritage building.• Beyond the heritage building, comprises various commercial buildings.
East	<ul style="list-style-type: none">• A commercial building and underground carpark are located adjacent to the eastern boundary of the site.
South	<ul style="list-style-type: none">• Druitt Place forms the southern boundary of the site.• A commercial building is located beyond Druitt Place.
West	<ul style="list-style-type: none">• Sussex Street forms the western boundary of the site.• Land to the west, beyond Sussex Street, a large PricewaterhouseCoopers building.

3. SITE SETTING

3.1. Regional Geology & Soils

The Sydney 1:100,000 Geological Sheet indicates that the site locality is underlain by the Hawkesbury Sandstone Formation, with a geological contact with Quaternary age alluvium located approximately 50m to the west of the site.

The Hawkesbury Sandstone is composed of predominantly fine to medium grained quartzose sandstone typically comprising 1m to 3m thick beds.

The Sydney 1:100,000 Soil Landscape Series Sheet 9130 (Soil Conservation Service of NSW, 1989) indicates that the site is in an area underlain by 'Gynea' soils, comprising clayey sand to sand, which are typically associated with the steep terrain of Hawkesbury Sandstone.

Located to the west of the intersection of Sussex Street and Druitt Lane is the approximate eastern boundary of the northeast trending GPO Fault Zone. The GPO Fault Zone comprises a concentration of structural features such as faulting, sub vertical joint swarms and low angled thrust faults and the bedrock in such zones may be more weathered, of lower strength, and sometimes fragmented.

3.2. Acid Sulfate Soils Risk

Review of the acid sulfate soils (ASS) maps available on the Australian Soils Resource Information System website (<http://www.asris.csiro.au>) indicates that there is an extremely low probability for the presence of acid sulfate soils beneath the site.

3.3. Regional Topography and Drainage

The NSW Department of Lands Spatial Information Exchange (<http://imagery.maps.nsw.gov.au>) indicates that the site has an elevation of approximately 5m Australian Height Datum (AHD).

The topography of the site boundaries were observed to slope down towards the south-western corner of the site.

It is expected that surface water runoff would become run-off and enter drainage channels along the curb of Sussex Street and Druitt Place.

3.4. Regional Hydrogeology

Based on the hydrology of the surrounding area, it is expected that regional groundwater would flow in a broadly westerly direction toward Cockle Bay, located approximately 200m away.

A search of groundwater bore licences was undertaken on 10 June 2014 using the NSW Office of Water continuous water monitoring network (<http://allwaterdata.water.nsw.gov.au/water.stm>) indicated that there are no registered groundwater bores within 500 m radius of the site (Appendix C).

Coffey notes that the region of the CBD including the site is affected by tunnels carrying parts of the Sydney Trains rail network and the cross city road tunnel. These tunnels are generally unlined which has resulted in lowering of groundwater levels due to seepage into tunnels.

3.5. Hydrology

Cockle Bay is closest surface water receptor, located 200m west of the site. All surface water runoff is likely to flow down gradient in a westerly direction towards Cockle Bay.

4. SITE HISTORY REVIEW

4.1. Aerial Photography

Selected historical aerial photographs (Appendix G) of the site were reviewed between the period of 1930 and 2014. Findings are summarised in Table 4.1.

Table 4.1: Summary of Historic Land Uses interpreted from Aerial Photographs

Year	Site Description	Historical Land Use Interpretation
1930	The site appears to contain three large commercial/industrial style buildings located within the site boundary. The structures are also located outside the site boundary. Due to the poor quality of the aerial photograph it is difficult to identify specific site structures.	Residential and commercial buildings surround the site. The site is bound by Sussex Street to the west and a lane to the south. Cockie Bay is located further to the west of site, which appears to be a busy shipping area, comprising a number of wharfs.
1935	No significant changes are noted since the previous photograph.	No significant changes are noted since the previous photograph.
1940	No significant changes are noted since the previous photograph.	No significant changes are noted since the previous photograph.
1945	No significant changes are noted since the previous photograph.	No significant changes are noted since the previous photograph.
1950	No significant changes are noted since the previous photograph.	Buildings to the north of the site have been removed as a car park is visible on the cleared land. Several structures to the west have also been demolished.
1955	No significant changes are noted since the previous photograph.	The area to the west of the site has been converted into a network of roads and overpasses. A large building has been erected to the north of the site.
1960	A new building has been constructed on the site, covering the majority of the site area.	Large multi-storey commercial buildings have been constructed to the west and north-east of the site.
1965	No significant changes are noted since the previous photograph.	Another tower has been constructed to the west of the site.
1970	The image shows no significant changes since the previous photograph.	The image shows no significant changes since the previous photograph.
1975	The image shows no significant changes since the previous photograph.	The image shows no significant changes since the previous photograph.
1980	The image shows no significant changes since the previous photograph.	The image shows no significant changes since the previous photograph.
1985	The image shows no significant changes since the previous photograph.	The image shows no significant changes since the previous photograph.
1990	The image shows no significant changes since the previous photograph.	The image shows no significant changes since the previous photograph.
1995	The image shows no significant changes since the previous photograph.	The image shows no significant changes since the previous photograph.
2000	The image shows no significant changes since the previous photograph.	The image shows no significant changes since the previous photograph.
2005	The image shows no significant changes since the previous photograph.	The image shows no significant changes since the previous photograph.
2010	The image shows no significant changes since the previous photograph.	The image shows no significant changes since the previous photograph.
2014	The image shows no significant changes since the previous photograph.	The image shows no significant changes since the previous photograph.

4.2. Contaminated Land Public Register

Coffey undertook a search of the NSW EPA online contaminated land register on 10 June 2015 (Appendix D). The search did not identify notices that have been issued by the NSW EPA under the Contaminated Land Management Act (1997) for the site, or properties immediately surrounding the site.

The search identified notices relating to properties within the surrounding suburbs, however as the site is located 1km or more from the site, it is assessed that the contamination issues relating to these properties are unlikely to affect the site.

4.3. Land Title Certificates

Land title certificates obtained for the site were reviewed to assess the current and historical ownership (Appendix E). Historical land title records indicate the following:

Table 4.2: Summary of Site Owners

Period	Site Owners
Note (a) Lot 1 BP 498820	
1913 - 1930	Various site owners
1930 - 1948	Thomas Oliver Mackey, builder
1948 - 1965	Various site owners
1965 - 1975	Graphic House Services Pty Limited
1975 - 1991	Various trust companies
Note (b) Part Allotment 8 Section 22 City of Sydney - Area 89 Perchins - CTVC17518/Fol 122	
1913 - 1958	Various site owners
1958 - 1985	Stowe Electric Pty limited
1985 - 1991	Various site owners

Land Ownership History	
1913 - 1914	Various trust companies
1914 - 1915	
1915 - 1916	
1916 - 1917	
1917 - 1918	
1918 - 1919	
1919 - 1920	
1920 - 1921	
1921 - 1922	
1922 - 1923	
1923 - 1924	
1924 - 1925	
1925 - 1926	
1926 - 1927	
1927 - 1928	
1928 - 1929	
1929 - 1930	
1930 - 1931	
1931 - 1932	
1932 - 1933	
1933 - 1934	
1934 - 1935	
1935 - 1936	
1936 - 1937	
1937 - 1938	
1938 - 1939	
1939 - 1940	
1940 - 1941	
1941 - 1942	
1942 - 1943	
1943 - 1944	
1944 - 1945	
1945 - 1946	
1946 - 1947	
1947 - 1948	
1948 - 1949	
1949 - 1950	
1950 - 1951	
1951 - 1952	
1952 - 1953	
1953 - 1954	
1954 - 1955	
1955 - 1956	
1956 - 1957	
1957 - 1958	
1958 - 1959	
1959 - 1960	
1960 - 1961	
1961 - 1962	
1962 - 1963	
1963 - 1964	
1964 - 1965	
1965 - 1966	
1966 - 1967	
1967 - 1968	
1968 - 1969	
1969 - 1970	
1970 - 1971	
1971 - 1972	
1972 - 1973	
1973 - 1974	
1974 - 1975	
1975 - 1976	
1976 - 1977	
1977 - 1978	
1978 - 1979	
1979 - 1980	
1980 - 1981	
1981 - 1982	
1982 - 1983	
1983 - 1984	
1984 - 1985	
1985 - 1986	
1986 - 1987	
1987 - 1988	
1988 - 1989	
1989 - 1990	
1990 - 1991	
1991 - 1992	
1992 - 1993	
1993 - 1994	
1994 - 1995	
1995 - 1996	
1996 - 1997	
1997 - 1998	
1998 - 1999	
1999 - 2000	
2000 - 2001	
2001 - 2002	
2002 - 2003	
2003 - 2004	
2004 - 2005	
2005 - 2006	
2006 - 2007	
2007 - 2008	
2008 - 2009	
2009 - 2010	
2010 - 2011	
2011 - 2012	
2012 - 2013	
2013 - 2014	
2014 - 2015	
2015 - 2016	
2016 - 2017	
2017 - 2018	
2018 - 2019	
2019 - 2020	
2020 - 2021	
2021 - 2022	
2022 - 2023	
2023 - 2024	
2024 - 2025	
2025 - 2026	
2026 - 2027	
2027 - 2028	
2028 - 2029	
2029 - 2030	
2030 - 2031	
2031 - 2032	
2032 - 2033	
2033 - 2034	
2034 - 2035	
2035 - 2036	
2036 - 2037	
2037 - 2038	
2038 - 2039	
2039 - 2040	
2040 - 2041	
2041 - 2042	
2042 - 2043	
2043 - 2044	
2044 - 2045	
2045 - 2046	
2046 - 2047	
2047 - 2048	
2048 - 2049	
2049 - 2050	
2050 - 2051	
2051 - 2052	
2052 - 2053	
2053 - 2054	
2054 - 2055	
2055 - 2056	
2056 - 2057	
2057 - 2058	
2058 - 2059	
2059 - 2060	
2060 - 2061	
2061 - 2062	
2062 - 2063	
2063 - 2064	
2064 - 2065	
2065 - 2066	
2066 - 2067	
2067 - 2068	
2068 - 2069	
2069 - 2070	
2070 - 2071	
2071 - 2072	
2072 - 2073	
2073 - 2074	
2074 - 2075	
2075 - 2076	
2076 - 2077	
2077 - 2078	
2078 - 2079	
2079 - 2080	
2080 - 2081	
2081 - 2082	
2082 - 2083	
2083 - 2084	
2084 - 2085	
2085 - 2086	
2086 - 2087	
2087 - 2088	
2088 - 2089	
2089 - 2090	
2090 - 2091	
2091 - 2092	
2092 - 2093	
2093 - 2094	
2094 - 2095	
2095 - 2096	
2096 - 2097	
2097 - 2098	
2098 - 2099	
2099 - 2100	
2100 - 2101	
2101 - 2102	
2102 - 2103	
2103 - 2104	
2104 - 2105	
2105 - 2106	
2106 - 2107	
2107 - 2108	
2108 - 2109	
2109 - 2110	
2110 - 2111	
2111 - 2112	
2112 - 2113	
2113 - 2114	
2114 - 2115	
2115 - 2116	
2116 - 2117	
2117 - 2118	
2118 - 2119	
2119 - 2120	
2120 - 2121	
2121 - 2122	
2122 - 2123	
2123 - 2124	
2124 - 2125	
2125 - 2126	
2126 - 2127	
2127 - 2128	
2128 - 2129	
2129 - 2130	
2130 - 2131	
2131 - 2132	
2132 - 2133	
2133 - 2134	
2134 - 2135	
2135 - 2136	
2136 - 2137	
2137 - 2138	
2138 - 2139	
2139 - 2140	
2140 - 2141	
2141 - 2142	
2142 - 2143	
2143 - 2144	
2144 - 2145	
2145 - 2146	
2146 - 2147	
2147 - 2148	
2148 - 2149	
2149 - 2150	
2150 - 2151	
2151 - 2152	
2152 - 2153	
2153 - 2154	
2154 - 2155	
2155 - 2156	
2156 - 2157	
2157 - 2158	
2158 - 2159	
2159 - 2160	
2160 - 2161	
2161 - 2162	
2162 - 2163	
2163 - 2164	
2164 - 2165	
2165 - 2166	
2166 - 2167	
2167 - 2168	
2168 - 2169	
2169 - 2170	
2170 - 2171	
2171 - 2172	
2172 - 2173	
2173 - 2174	
2174 - 2175	
2175 - 2176	
2176 - 2177	
2177 - 2178	
2178 - 2179	
2179 - 2180	
2180 - 2181	
2181 - 2182	
2182 - 2183	
2183 - 2184	
2184 - 2185	
2185 - 2186	
2186 - 2187	
2187 - 2188	
2188 - 2189	
2189 - 2190	
2190 - 2191	
2191 - 2192	
2192 - 2193	
2193 - 2194	
2194 - 2195	
2195 - 2196	
2196 - 2197	
2197 - 2198	
2198 - 2199	
2199 - 2200	
2200 - 2201	
2201 - 2202	
2202 - 2203	
2203 - 2204	
2204 - 2205	
2205 - 2206	
2206 - 2207	
2207 - 2208	
2208 - 2209	
2209 - 2210	
2210 - 2211	
2211 - 2212	
2212 - 2213	
2213 - 2214	
2214 - 2215	
2215 - 2216	
2216 - 2217	
2217 - 2218	
2218 - 2219	
2219 - 2220	
2220 - 2221	
2221 - 2222	
2222 - 2223	
2223 - 2224	
2224 - 2225	
2225 - 2226	
2226 - 2227	
2227 - 2228	
2228 - 2229	
2229 - 2230	
2230 - 2231	
2231 - 2232	
2232 - 2233	
2233 - 2234	
2234 - 2235	
2235 - 2236	
2236 - 2237	
2237 - 2238	
2238 - 2239	
2239 - 2240	
2240 - 2241	
2241 - 2242	
2242 - 2243	
2243 - 2244	
2244 - 2245	
2245 - 2246	
2246 - 2247	
2247 - 2248	
2248 - 2249	
2249 - 2250	
2250 - 2251	
2251 - 2252	
2252 - 2253	
2253 - 2254	
2254 - 2255	
2255 - 2256	
2256 - 2257	
2257 - 2258	
2258 - 2259	
2259 - 2260	
2260 - 2261	
2261 - 2262	
2262 - 2263	
2263 - 2264	
2264 - 2265	
2265 - 2266	
2266 - 2267	
2267 - 2268	
2268 - 2269	
2269 - 2270	
2270 - 2271	
2271 - 2272	
2272 - 2273	
2273 - 2274	
2274 - 2275	
2275 - 2276	
2276 - 2277	
2277 - 2278	
2278 - 2279	
2279 - 2280	
2280 - 2281	
2281 - 2282	
2282 - 2283	
2283 - 2284	
2284 - 2285	
2285 - 2286	
2286 - 2287	
2287 - 2288	
2288 - 2289	
2289 - 2290	
2290 - 2291	
2291 - 2292	
2292 - 2293	
2293 - 2294	
2294 - 2295	
2295 - 2296	
2296 - 2297	
2297 - 2298	
2298 - 2299	
2299 - 2300	
2300 - 2301	
2301 - 2302	
2302 - 2303	
2303 - 2304	
2304 - 2305	
2305 - 2306	
2306 - 2307	
2307 - 2308	
2308 - 2309	
2309 - 2310	
2310 - 2311	
2311 - 2312	
2312 - 2313	
2313 - 2314	
2314 - 2315	
2315 - 2316	
2316 - 2317	
2317 - 2318	
2318 - 2319	
2319 - 2320	
2320 - 2321	
2321 - 2322	
2322 - 2323	
2323 - 2324	
2324 - 2325	
2325 - 2326	
2326 - 2327	
2327 - 2328	
2328 - 2329	
2329 - 2330	
2330 - 2331	
2331 - 2332	
2332 - 2333	
2333 - 2334	
2334 - 2335	
2335 - 2336	
2336 - 2337	
2337 - 2338	
2338 - 2339	
2339 - 2340	
2340 - 2341	
2341 - 2342	
2342 - 2343	
2343 - 2344	
2344 - 2345	
2345 - 2346	
2346 - 2347	
2347 - 2348	
2348 - 2349	
2349 - 2350	
2350 - 2351	
2351 - 2352	
2352 - 2353	
2353 - 2354	
2354 - 2355	
2355 - 2356	
2356 - 2357	
2357 - 2358	
2358 - 2359	
2359 - 2360	
2360 - 2361	
2361 - 2362	
2362 - 2363	
2363 - 2364	
2364 - 2365	
2365 - 2366	
2366 - 2367	
2367 - 2368	
2368 - 2369	
2369 - 2370	
2370 - 2371	
2371 - 2372	
2372 - 2373	
2373 - 2374	
2374 - 2375	
2375 - 2376	
2376 - 2377	
2377 - 2378	
2378 - 2379	
2379 - 2380	
2380 - 2381	
2381 - 2382	
2382 - 2383	
2383 - 2384	
2384 - 2385	
2385 - 2386	
2386 - 2387	
2387 - 2388	
2388 - 2389	
2389 - 2390	
2390 - 2391	
2391 - 2392	
2392 - 2393	
2393 - 2394	
2394 - 2395	
2395 - 2396	
2396 - 2397	
2397 - 2398	
2398 - 2399	
2399 - 2400	

It is noted that the available land ownership records for the site state that ownership of the site dates back to 1913. Initially the site was split into two titles before merging together to become Lot 11 DP 809434 in 1991.

4.4. Dangerous Goods Search

A search of the Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover NSW has been requested, but was not available at the time of this report. A copy of the Dangerous Goods Search will be provided once received from WorkCover NSW.

4.5. Previous Investigation Reports

No previous environmental or geotechnical reports for the site have been provided by the client. However, the client provided a Phase I Preliminary Site Investigation of the historical building adjacent to the north of site, located at 230-232 Sussex Street. The Phase 1 PSI did not identify any contamination of concern for this site.

4.6. Section 149 Planning Certificate

The Planning certificate under Section 149 of the Environmental Planning and Assessment Act 1979 may provide declarations under relevant state environmental legislation and local planning instruments, affecting the site.

City of Sydney Council did not have the site listed on their records to obtain a Section 149 Certificate and thus a Section 149 Certificate was not available at the time of preparing this report. Coffey has applied for a Section 149 Certificate from City of Sydney Council and will provide the relevant information pertaining to the site, when obtained from City of Sydney Council.

Based on information provided in the Section 149 Certificate for the adjacent property to the north of site (230-232 Sussex Street), the Section 149 certificate indicates that:

- The land is zoned M8 Metropolitan Centre;
- Is not declared significantly contaminated land, within the meaning of the Contaminated Land Management Act 1997;
- There are no heritage items situated on the site;
- The site does not comprise critical habitat and is not a conservation area;
- The site is not affected by mine subsidence;
- The site is not flood prone land;

- Is not identified as being on an acid sulfate soils map as ASS risk; and
- The site is identified as bushfire prone land.

A copy of the Section 149 Certificate for the adjacent property to the north of site (230-232 Sussex Street) is provided in Appendix F.

4.7. Integrity Assessment of Historical Data

The following sources of historical data were relied upon for this assessment:

- NSW EPA;
- NSW Department of Primary Industries – Office of Water;
- Aerial photographs provided by NSW Land & Property Information and Google Earth;
- Workcover NSW;
- Historic land title records;
- Observations made during the site walkover.

In summary, Coffey considers the historical data assessed was generally adequate, reliable and suitable for the objective of this assessment.

The following data gaps remains:

- While significant filling of the site has not been identified, it is considered that some filling is likely. The source of the fill material is unknown. The possibility that unidentified contamination associated with fill previously imported to the site cannot be precluded.
- No DG search – unlikely to affect outcome of PSI as no indications of USTs were identified during the site walkover.
- No reports or documentation was obtained regarding the demolition of the former building/buildings on the site.

5. PRELIMINARY CONTAMINATION ASSESSMENT

Based on the site history review and the site walkover, a number of potential Areas of Environmental Concern (AECs) and associated Contaminants of Potential Concern (COPC) have been identified and are summarised in Table 5.1.

Table 5.1: Areas of Environmental Concern

Potential Contaminant of Concern (COPC)	Source of Contaminant	Significance of Contaminant	Summary of Impacts
Potential weathering or remnants of hazardous building materials from historic and existing buildings on site	Metals (e.g. copper, zinc, lead) and asbestos	Low	Asbestos containing materials (ACM), copper, zinc and lead could have historically been present in building materials. Impacts associated with weathering or remnants of building rubble containing hazardous materials (if present) would likely be within the near surface soils.
Potential contamination in fill, previously imported to the site	TPH, BTEX, PAH, Metals*, PCB, OCP and asbestos.	Low	The source and quality of fill material present on site is unknown.

Notes:

* Metals = arsenic, chromium, cadmium, copper, lead, nickel, mercury and zinc.

6. CONCLUSION AND RECOMMENDATIONS

Based on our review of the site, the following Areas of Environmental Concern were identified:

- The presence hazardous building materials within fill materials on site which has derived from either the weathering of such materials in current/former buildings, or the remnants of these structures following demolition.
- Fill material of unknown quality of origin.

If present, this contamination is unlikely to warrant further investigation and can be addressed adequately via an Unexpected Finds Protocol included in any Construction Environmental Management Plan (CEMP) for the development.

No evidence of other potential sources of contamination, such as underground or above ground storage tanks and industrial activities / processes, was identified on site or land immediately surrounding the site. While a search of the NSW WorkCover dangerous goods database for the site has been requested, the outcome of this search is unlikely to affect the conclusions of this report.

Assessment of the suitability of the site for the proposed redevelopment of the site was undertaken with reference to the decision making process presented as Figure 1 in Section 3 of *Managing Land*

Contamination, Planning Guidelines: SEPP 55 – Remediation of Land (DUAP, 1998), which has been reproduced herein as Figure 5.1.

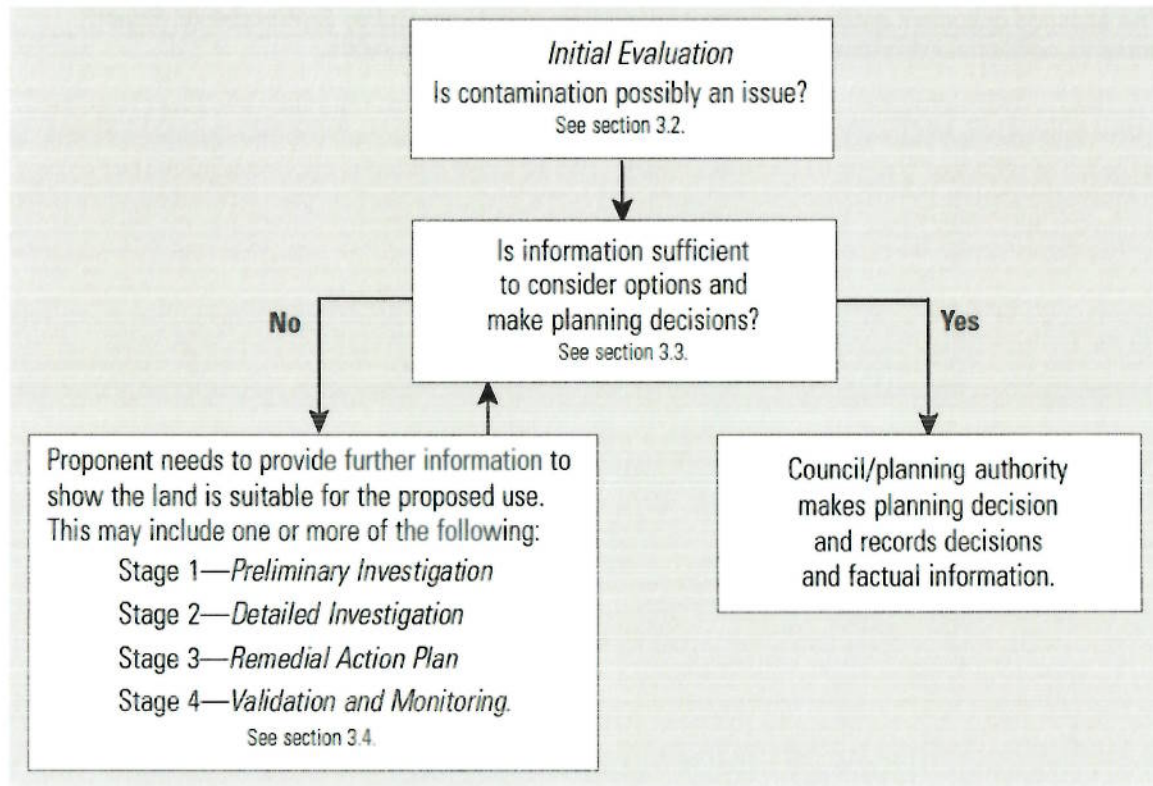


Figure 5.1: Decision Process for Assessment of Site Suitability (source: DUAP, 1998)

In consideration of the process presented in Figure 5.1, and in consideration of the Areas of Environmental Concern identified, Coffey considers that the site can be made suitable for the proposed development.

Given that the proposed redevelopment comprises installation of four basement levels, it is likely that any potential contaminants within the fill material (if present), will be removed during excavation. Coffey recommends that any subsurface soils excavated during redevelopment of the site, be classified in accordance with the 'Waste Classification Guidelines: Part 1 Classifying Waste' (NSW DECC, 2009), prior to off-site disposal. Waste classification may require analysis for the chemicals identified in Table 5.1.

Based on the findings of the PSI, including the desktop review of available information and the site walkover, Coffey considers that there is a low likelihood for wide-spread land contamination to be present on the site as a result of historical or current usage and surrounding land use activities. Coffey considers that further investigation pertaining to land contamination is not required for the site, in accordance with assessment of site suitability considerations conforming with SEPP55 Managing Land Contamination Planning Guidelines (DUAP/EPA, 1998)

This report should be read in conjunction with the attached **Important Information About Your Coffey Environmental Report**.

7. LIMITATIONS

The attached document entitled "Important Information about your Coffey Environmental Report" presents additional information about the uses and limitations of this report.

8. REFERENCES

NEPC (2013) *National Environmental Protection (Assessment of Site Contamination) Measure 1999*, as amended in 2013, National Environment Protection Council.

NSW OEH (2011) *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites*

Appendix A - Development Plans

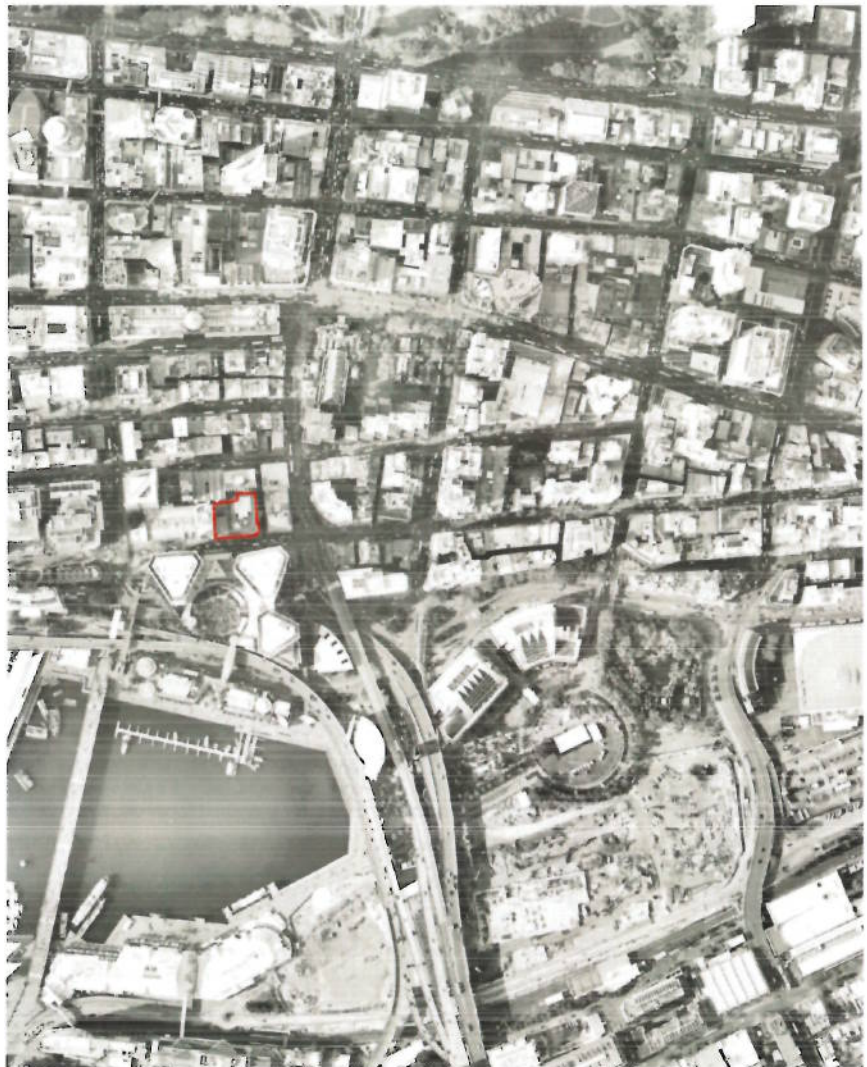
COUNCIL PROPOSED PLANE
RL117.10 - 100.90 m

AREA SCHEDULE	
TOTAL FLOOR AREA	approx. 2,185sqm
TOTAL SITE AREA	approx. 2,238sqm
TOTAL FLOOR AREA	25,122sqm

EXISTING HERITAGE BUILDING	
TOTAL SITE AREA	approx. 545sqm
TOTAL FLOOR AREA	979sqm
GROUND FLOOR	277sqm
FIRST FLOOR	355sqm
SECOND FLOOR	289sqm
BASEMENT FLOOR	86sqm

PROPOSED RESIDENTIAL 5	
TOTAL SITE AREA	approx. 1,540sqm
TOTAL FLOOR AREA	24,126sqm
BASEMENT 4 (GARAGE)	
BASEMENT 3 (GARAGE)	
BASEMENT 2 (GARAGE)	
BASEMENT 1 (GARAGE)	
GROUND LEVEL (RETAINMENT)	915sqm
LEVEL 1 (RESIDENTIAL)	2,700sqm
LEVEL 2 (RESIDENTIAL)	2,700sqm
LEVEL 3 (PODIUM)	1,055sqm
LEVEL 4 (REC)	1,000sqm
LEVEL 5 (REC)	1,000sqm
LEVEL 6 (REC)	1,000sqm
LEVEL 7 (REC)	1,000sqm
LEVEL 8 (REC)	1,000sqm
LEVEL 9 (REC)	1,000sqm
LEVEL 10 (REC)	1,000sqm
LEVEL 11 (REC)	1,000sqm
LEVEL 12 (PRESERVE)	7,821sqm
LEVEL 13 (PRESERVE)	7,821sqm
LEVEL 14 (PRESERVE)	7,821sqm
LEVEL 15 (PRESERVE)	7,821sqm
LEVEL 16 (PRESERVE)	7,821sqm
LEVEL 17 (PRESERVE)	7,821sqm
LEVEL 18 (PRESERVE)	7,821sqm
LEVEL 19 (PRESERVE)	7,821sqm
LEVEL 20 (PRESERVE)	7,821sqm
LEVEL 21 (PRESERVE)	7,821sqm
LEVEL 22 (PRESERVE)	7,821sqm
LEVEL 23 (PRESERVE)	7,821sqm
LEVEL 24 (PRESERVE)	7,821sqm
LEVEL 25 (PRESERVE)	7,821sqm
LEVEL 26 (PRESERVE)	7,821sqm
LEVEL 27 (PRESERVE)	7,821sqm
LEVEL 28 (PRESERVE)	7,821sqm
LEVEL 29 (PRESERVE)	7,821sqm
LEVEL 30 (PRESERVE)	7,821sqm
LEVEL 31 (PLANT)	500sqm

USE SCHEDULE	
BASEMENT	5sqm
GROUND LEVEL	211sqm
LEVEL 1,2	5,400sqm
LEVEL 3	5,400sqm
LEVEL 4	5,400sqm
LEVEL 5-18	154,000sqm
LEVEL 19-30	154,000sqm
LEVEL 31	500sqm
TOTAL	322,000sqm
RESIDENTIAL_APT	27,000sqm
RESIDENTIAL_APT	27,000sqm



- DRAWING LIST**
- SK 000 SUSSEX STREET
 - SK 010 SUSSEX STREET
 - SK 011 SUSSEX STREET
 - SK 012 SUSSEX STREET
 - SK 013 SUSSEX STREET
 - SK 014 SUSSEX STREET
 - SK 015 SUSSEX STREET
 - SK 016 SUSSEX STREET
 - SK 017 SUSSEX STREET
 - SK 018 SUSSEX STREET
 - SK 019 SUSSEX STREET
 - SK 020 SUSSEX STREET
 - SK 031 SUSSEX STREET
 - SK 032 SUSSEX STREET
 - SK 033 SUSSEX STREET
 - SK 050 SUSSEX STREET
 - SK 052 SUSSEX STREET
 - SK 053 SUSSEX STREET
- HOTEL COVER SHEET
 - HOTEL BASEMENT PLAN
 - HOTEL GROUND FLOOR PLAN
 - HOTEL FIRST FLOOR PLAN
 - HOTEL SECOND FLOOR PLAN
 - HOTEL THIRD FLOOR PLAN
 - HOTEL TYPICAL FLOOR PLAN - HOTEL
 - HOTEL TYPICAL FLOOR PLAN - RESIDENTIAL
 - HOTEL TYPICAL FLOOR PLAN - RESIDENTIAL
 - HOTEL TYPICAL FLOOR LAYOUT PLAN - HOTEL
 - HOTEL TYPICAL FLOOR LAYOUT PLAN - RESIDENTIAL
 - HOTEL SECTION
 - HOTEL WEST ELEVATION
 - HOTEL SOUTH ELEVATION
 - HOTEL SOLAR ACCESS STUDY
 - HOTEL 30 SITE CONTEXT
 - HOTEL GFA AREA PLAN



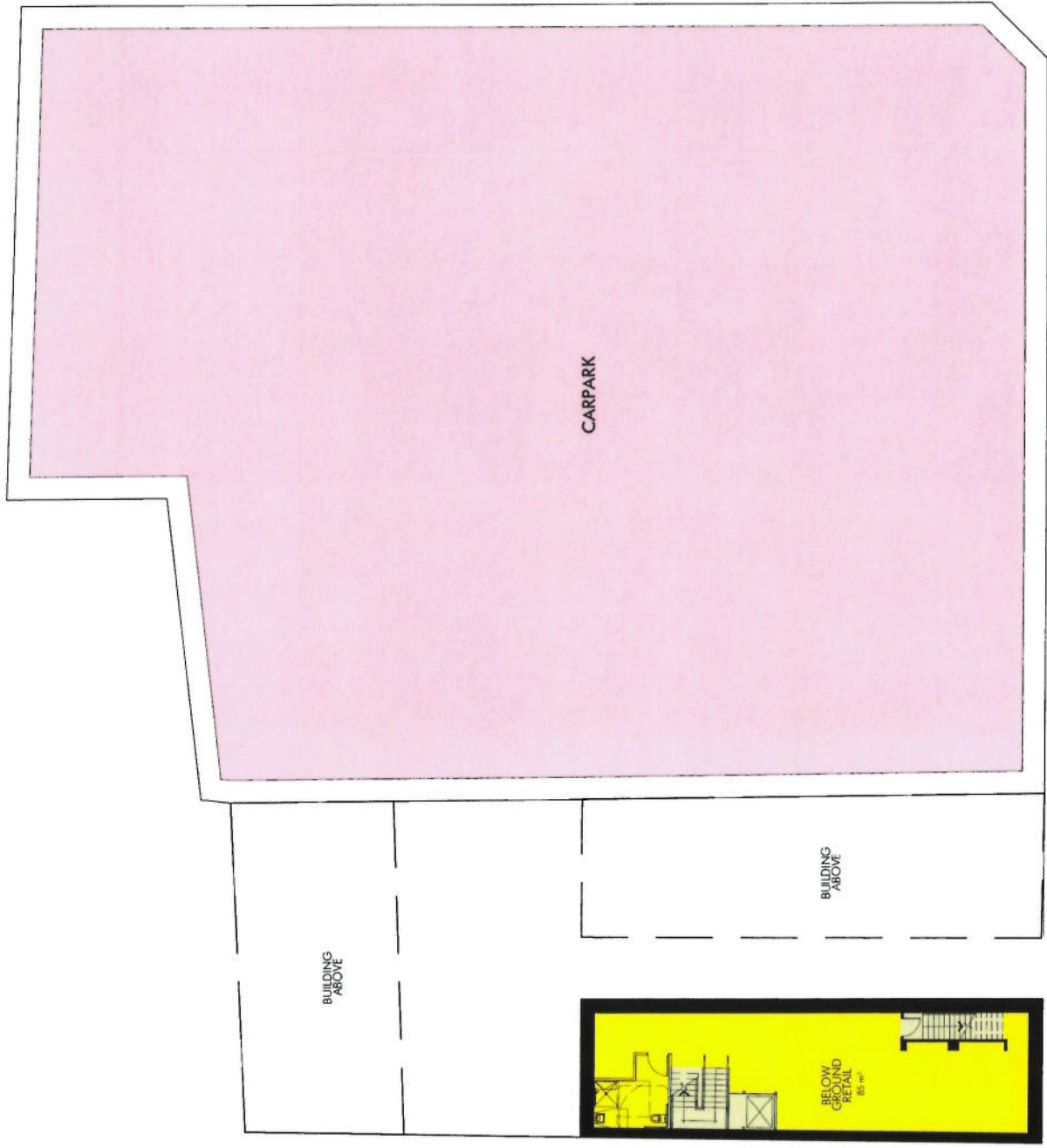
SK 000 - SUSSEX STREET - HOTEL - COVER SHEET
 1 : 200 @ A3
 10th June 2015
 4496_SK000

File
 Scale
 Date
 Number

PLANNING PROPOSAL
 230-238 SUSSEX STREET, SYDNEY



Client



- LEGEND**
- COMMERCIAL
 - RETAIL
 - RESIDENTIAL
 - SERVICES + PLANT
 - CARPARK

01 PROPOSED BASEMENT
1:200@A3

Client

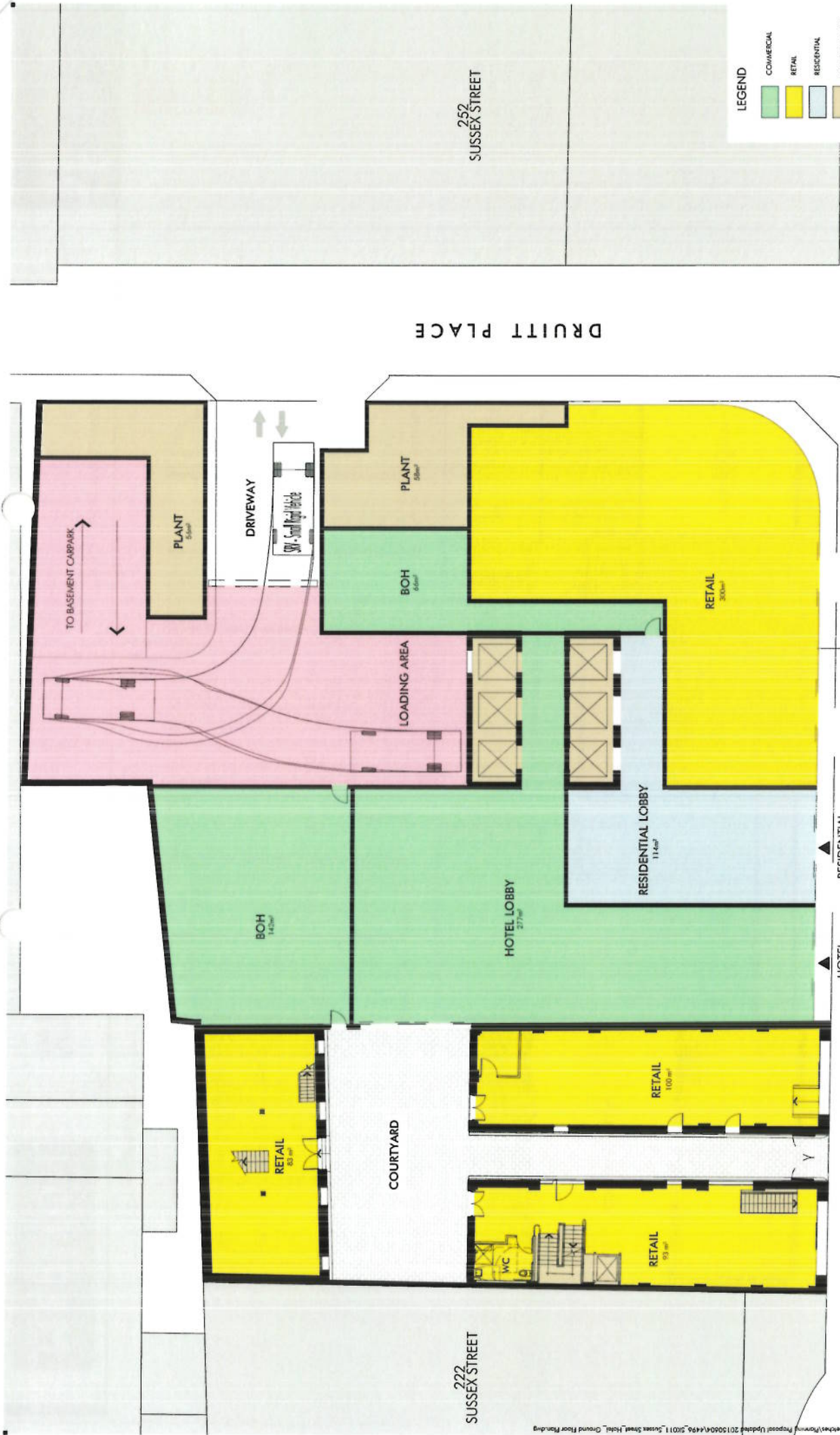


PLANNING PROPOSAL
230-238 SUSSEX STREET, SYDNEY

Title
Scale
Date
Number

SK 010 - SUSSEX STREET - HOTEL - BASEMENT PLAN
1:200 @ A3
10th June 2015
4496_SK010





LEGEND

Commercial	Retail	Residential	Services + Plant	Carpark
[Green]	[Yellow]	[Light Blue]	[Tan]	[Pink]

SUSSEX STREET

HOTEL ENTRY
RESIDENTIAL ENTRY

PROPOSED GROUND FLOOR
1:200 (S4)

SK 011 - SUSSEX STREET - HOTEL - GROUND FLOOR PLAN
1:200 @ A3
10th June 2015
4496_SK011

Title	Scale	Date	Number

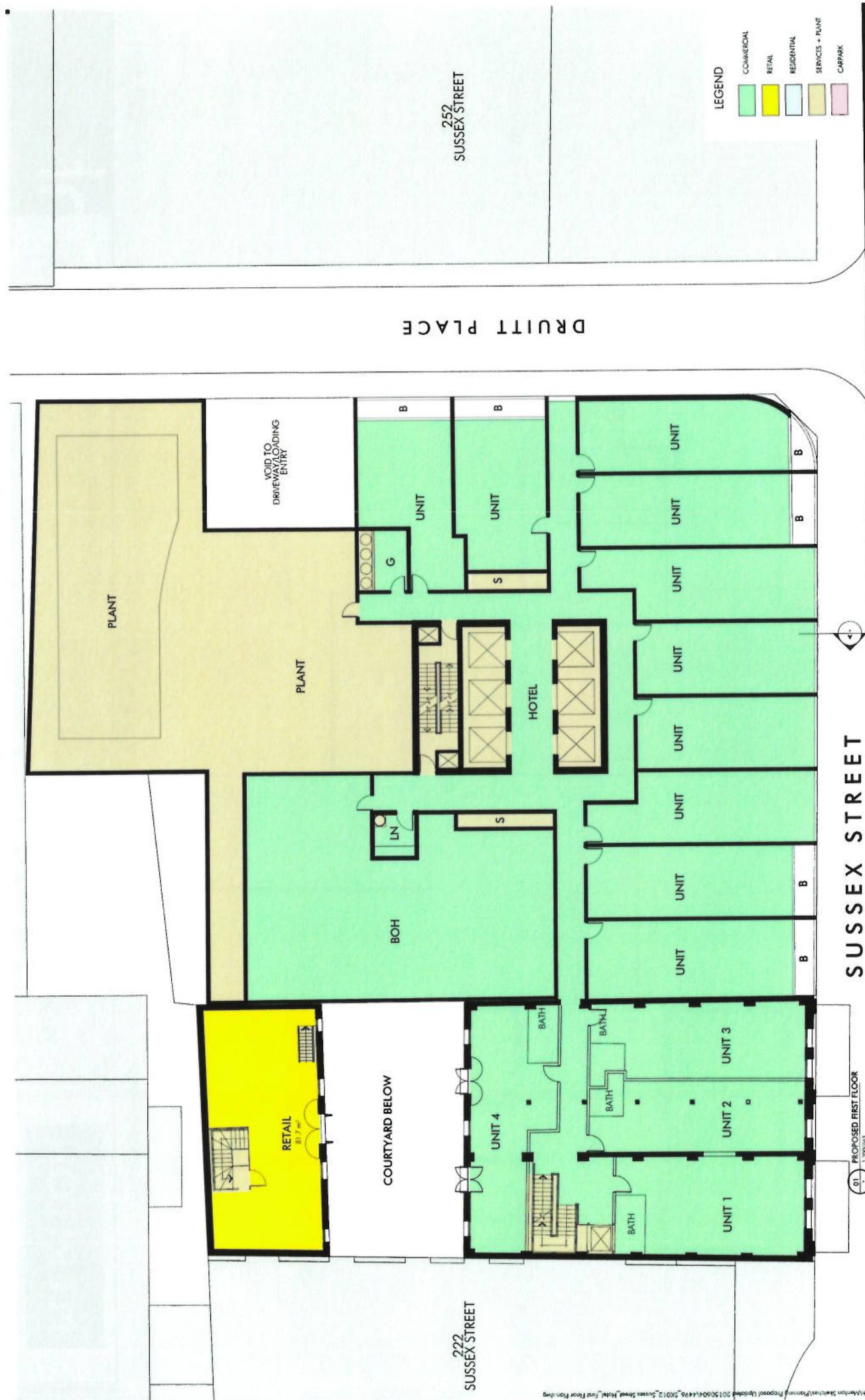
234 SUSSEX STREET, SYDNEY

Project



Client





SUSSEX STREET

PROPOSED FIRST FLOOR
1:200 @ A3

222 SUSSEX STREET

DROUIT PLACE

252 SUSSEX STREET

LEGEND

- COMMERCIAL
- RETAIL
- RESIDENTIAL
- SERVICES + PLANT
- CARPARK

01

1:200 @ A3

Client

Project

Title

Scale

Date

Number

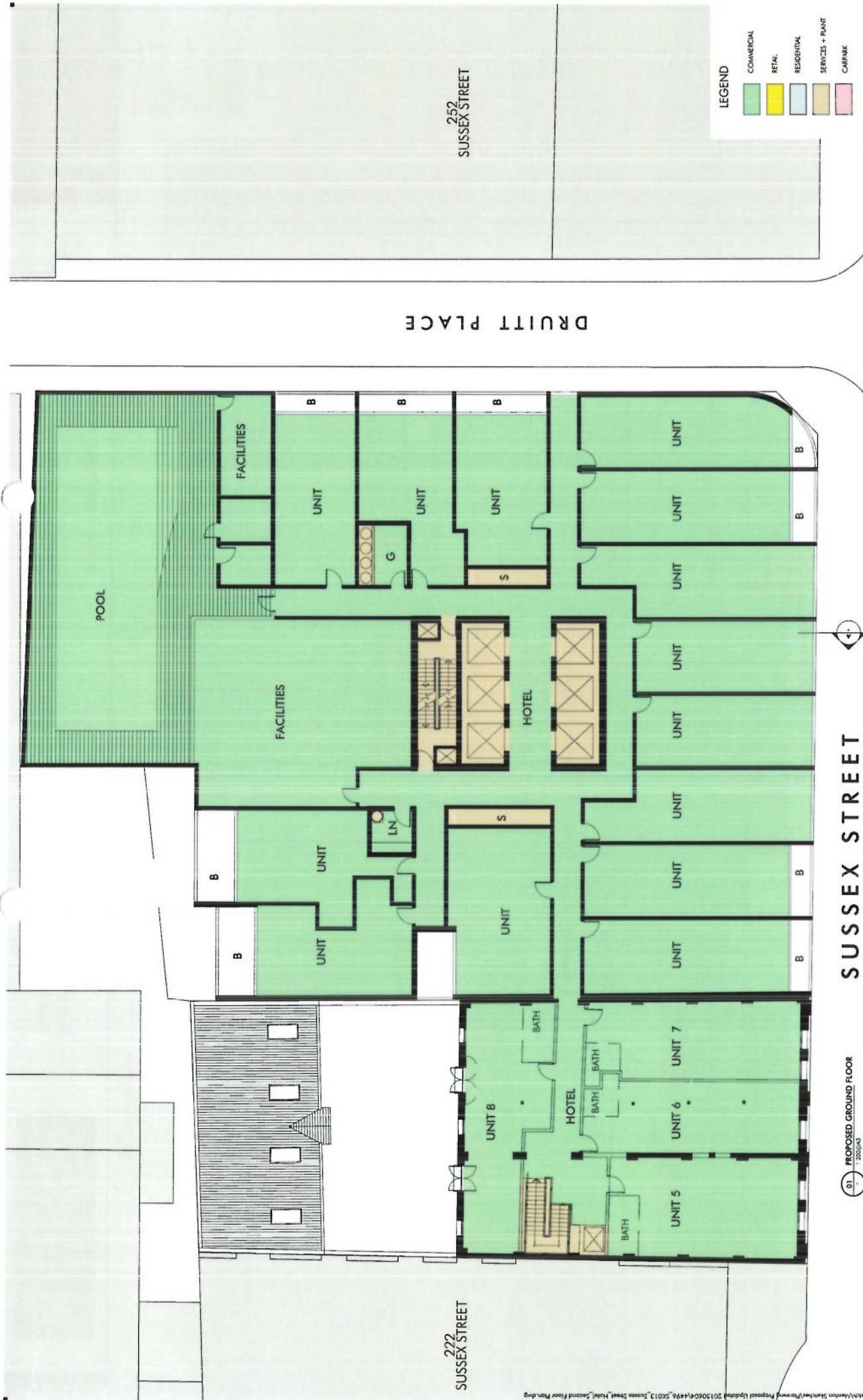
SK 012 - SUSSEX STREET - HOTEL - FIRST FLOOR PLAN
1:200 @ A3
10th June 2015
4496_SK012

PLANNING PROPOSAL
230-238 SUSSEX STREET, SYDNEY

MERITON

rt
nettleton@rt

Unit 10, 2015 - 1:57pm, 7/4/4902
017504041496_SK012_Sussex Street_Hotel_First Floor Planning Proposal Updated 017504041496_SK012



SUSSEX STREET

01 PROPOSED GROUND FLOOR
1:200@A3

Client



PLANNING PROPOSAL
230-238 SUSSEX STREET, SYDNEY

Title
Scale
Date
Number

SK 013 - SUSSEX STREET - HOTEL - SECOND FLOOR PLAN
1 : 200 @ A3
10th June 2015
4496_SK013





LEGEND

COMMERCIAL	RESIDENTIAL
RETAIL	SERVICES + PLANT
	CARPARK

SUSSEX STREET

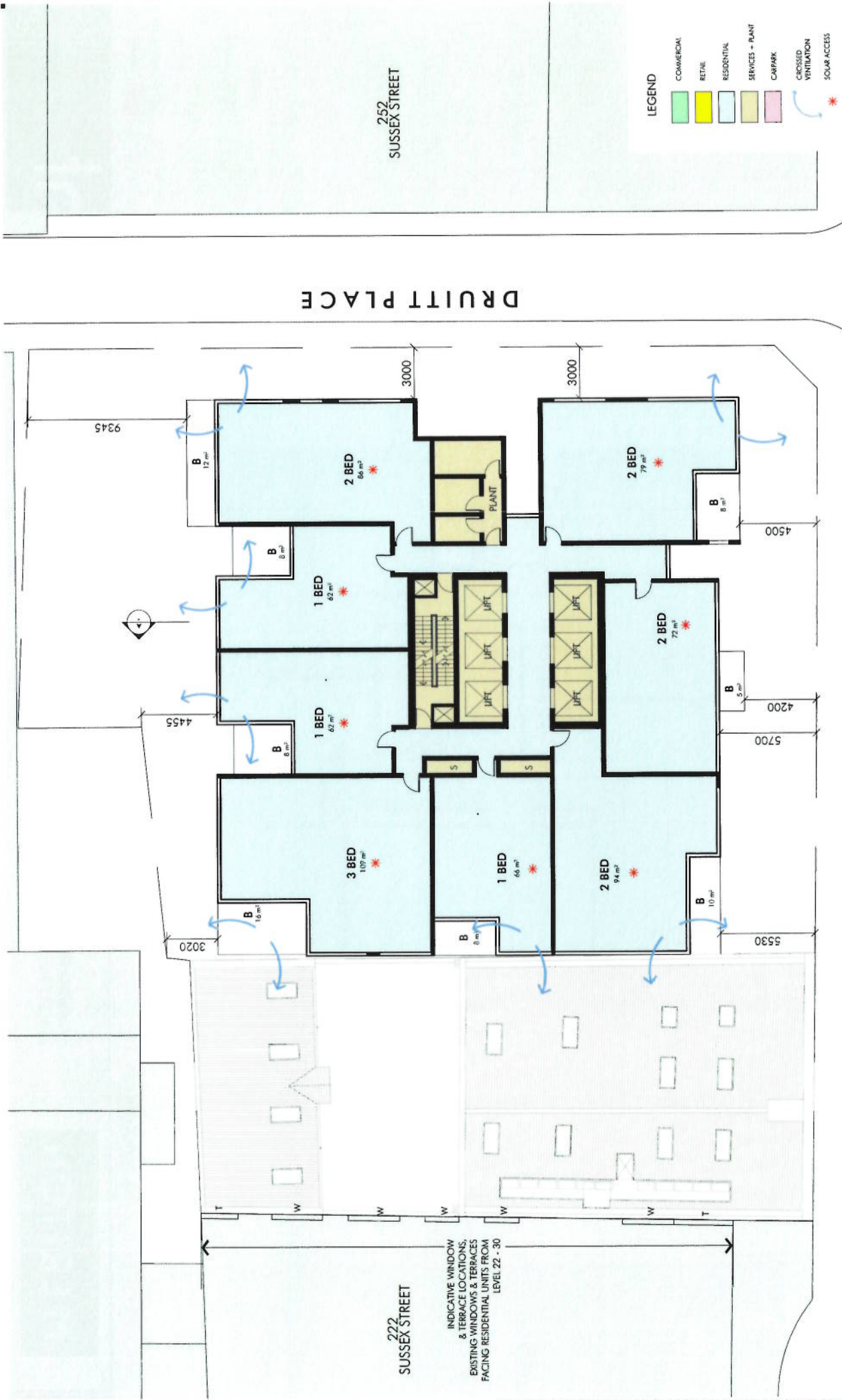
01 PROPOSED GROUND FLOOR
1:200 @ A3

SK 014 - SUSSEX STREET - HOTEL - THIRD FLOOR PLAN
1:200 @ A3
10th June 2015
4496_SK014

Title	Scale	Date	Number

PLANNING PROPOSAL
230-238 SUSSEX STREET, SYDNEY





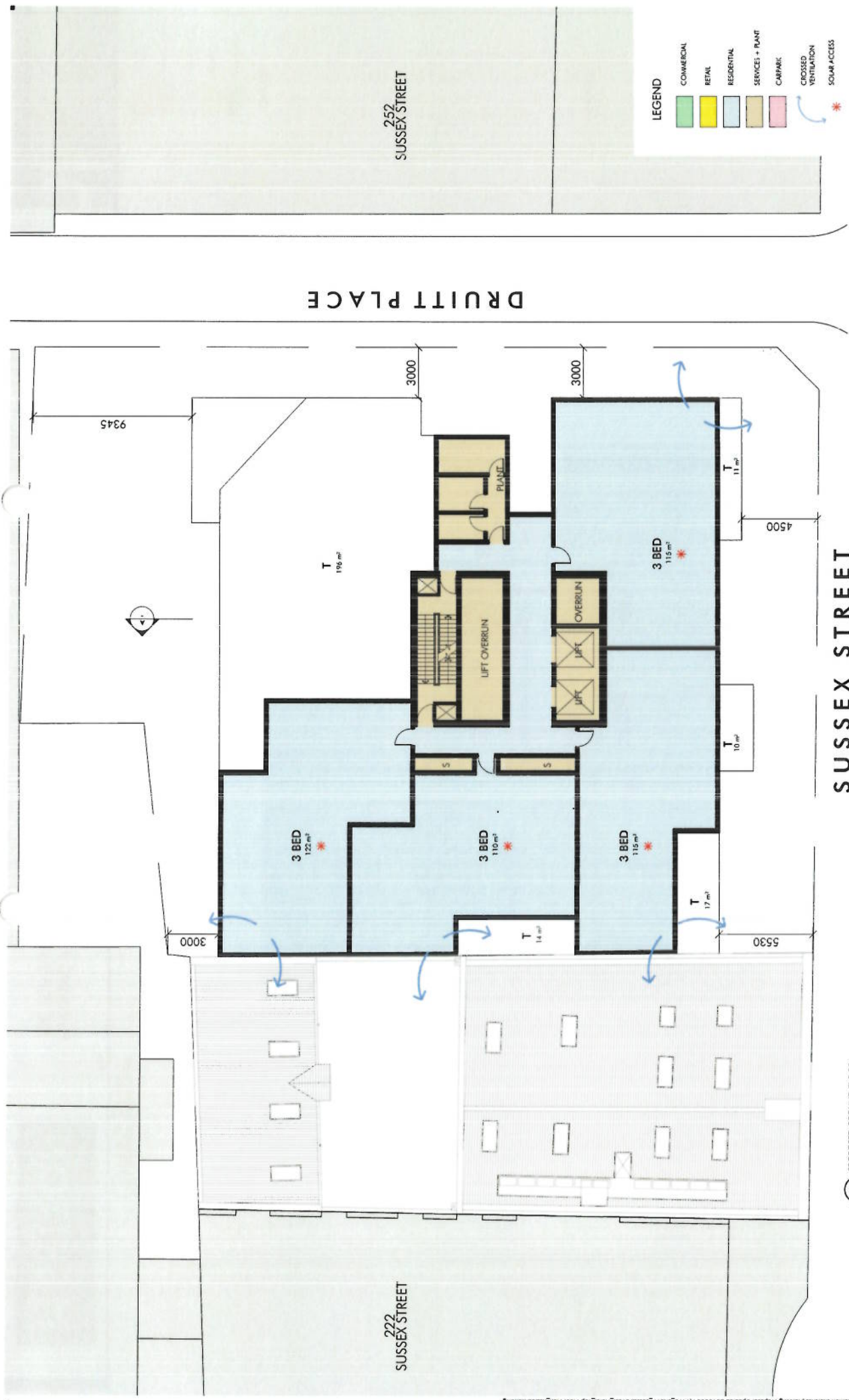
01 PROPOSED GROUND FLOOR
1:200 @ A3 GIA 711 m² approx

SUSSEX STREET

SK 016 - SUSSEX STREET - TYPICAL FLOOR PLAN - RESIDENTIAL
1:200 @ A3
10th June 2015
4496_SK016

PLANNING PROPOSAL
230-238 SUSSEX STREET, SYDNEY





- LEGEND**
- COMMERCIAL
 - RETAIL
 - RESIDENTIAL
 - SERVICES + PLANT
 - CARPARK
 - CROSSED VENTILATION
 - SOLAR ACCESS

SUSSEX STREET

DRUIITT PLACE

252
SUSSEX STREET

222
SUSSEX STREET

01 PROPOSED GROUND FLOOR
1:200 (incl. GFA 530m² approx.)

Client

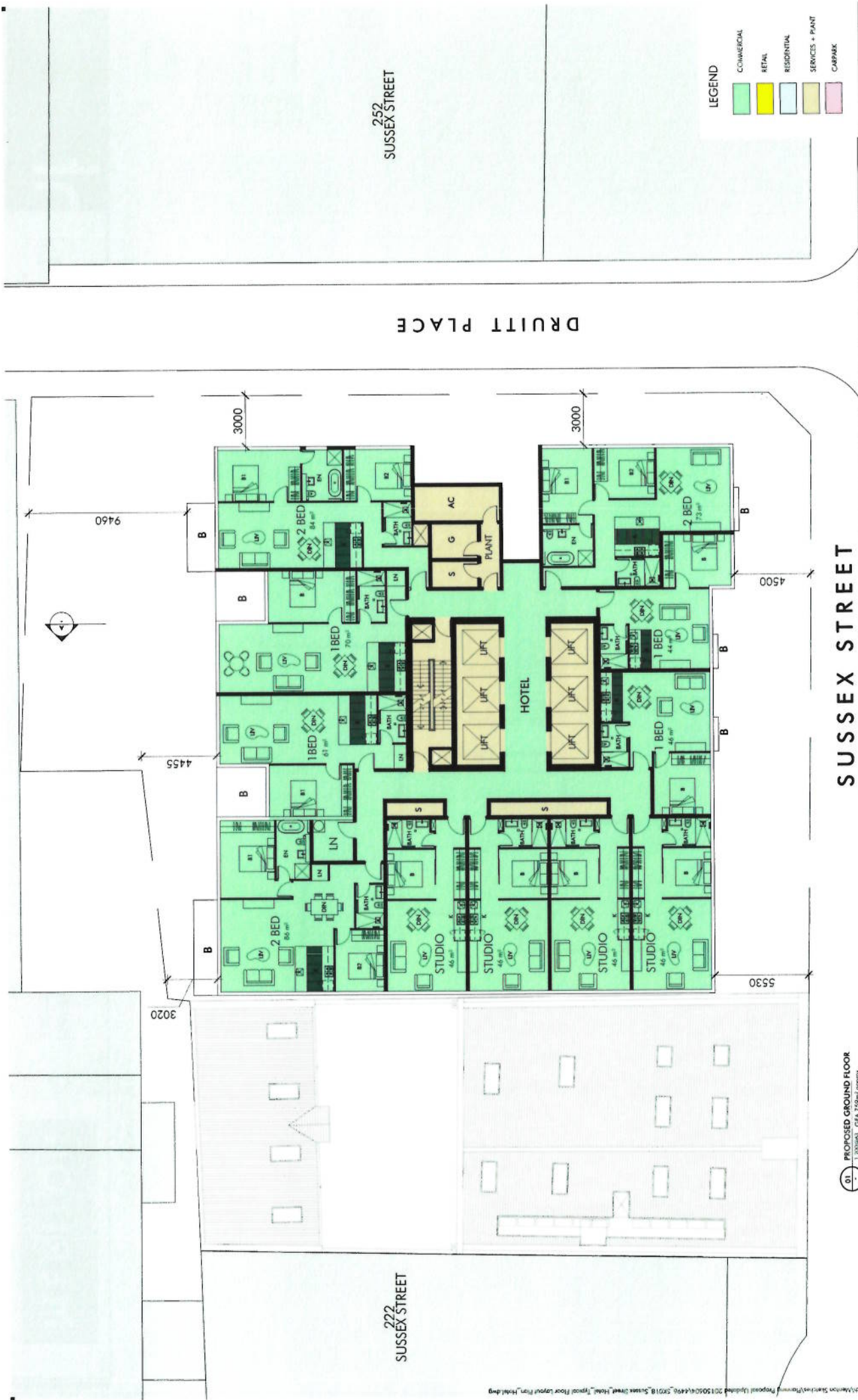


PLANNING PROPOSAL
230-238 SUSSEX STREET, SYDNEY

Title
Scale
Date
Number

SK 017 - SUSSEX STREET - TOP FLOOR PLAN - RESIDENTIAL
1:200 @ A3
10th June 2015
4496_SK017





- LEGEND**
- COMMERCIAL
 - RETAIL
 - RESIDENTIAL
 - SERVICES + PLANT
 - CARPARK

SUSSEX STREET

DRUITT PLACE

252 SUSSEX STREET

222 SUSSEX STREET

01 PROPOSED GROUND FLOOR
1:200 @ A3
1:200 @ A3
GFA 759m² approx



PLANNING PROPOSAL
230-238 SUSSEX STREET, SYDNEY

SK 018 - SUSSEX STREET - HOTEL - TYPICAL FLOOR LAYOUT PLAN - HOTEL
1:200 @ A3
10th June 2015
4496_SK018



Client

Project



DRUITT PLACE

**252
SUSSEX STREET**

**222
SUSSEX STREET**

INDICATIVE WINDOW
& TERRACE LOCATIONS,
EXISTING WINDOWS & TERRACES
FACING RESIDENTIAL UNITS FROM
LEVEL 22 - 30

LEGEND

- COMMERCIAL
- RETAIL
- RESIDENTIAL
- SERVICES + PLANT
- CARPARK

CLOSED VENTILATION (NSW)
 SOLAR ACCESS

SUSSEX STREET

SK 019 - SUSSEX STREET - TYPICAL FLOOR LAYOUT PLAN - RESIDENTIAL
 1 : 200 @ A3
 10th June 2015
 4496_SK019

PLANNING PROPOSAL
 230-238 SUSSEX STREET, SYDNEY

PROPOSED GROUND FLOOR
 1 : 200 @ A3 GFA 711m² approx.





LEGEND

COMMERCIAL	RESIDENTIAL
RETAIL	SERVICES + PLANT
	CARPARK

SUSSEX STREET

File: SK 020 - SUSSEX STREET - HOTEL - TYPICAL FLOOR LAYOUT PLAN - HOTEL - OPT2
 1:200 @ A3
 10th June 2013
 4496_SK020



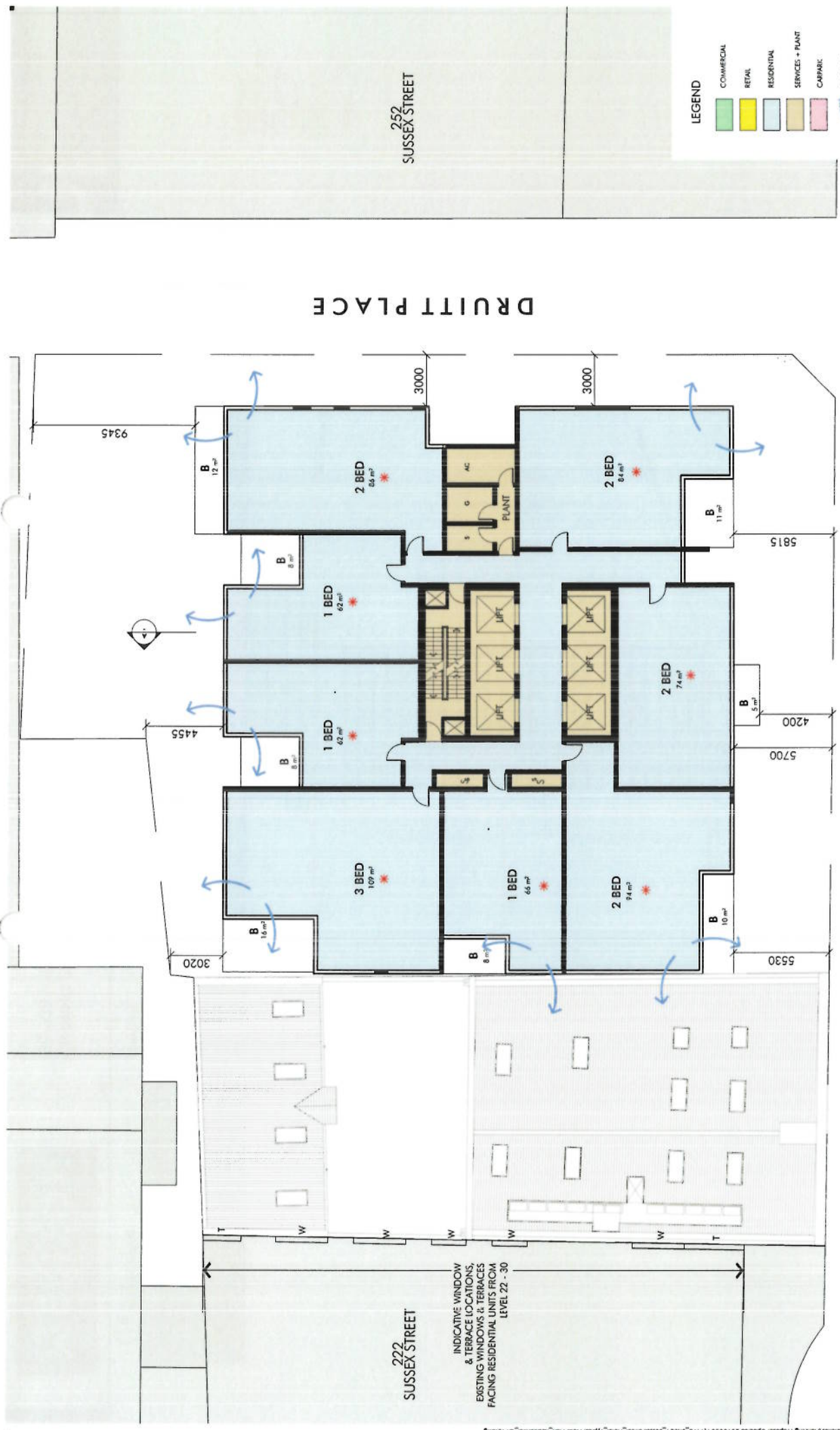
Client

01 PROPOSED GROUND FLOOR
 1:200 @ A3 - GIA 745m² approx



PLANNING PROPOSAL
 230-238 SUSSEX STREET, SYDNEY





01 PROPOSED GROUND FLOOR
1:200 @ A3 CFA715.mxd

SUSSEX STREET

Client: **MERITON**

Project: **PLANNING PROPOSAL 230-238 SUSSEX STREET, SYDNEY**

Title: **SK 021 - SUSSEX STREET - TYPICAL FLOOR PLAN - RESIDENTIAL - OPT2**

Scale: **1:200 @ A3**

Date: **10th June 2015**

Number: **4496_SK021**



Client

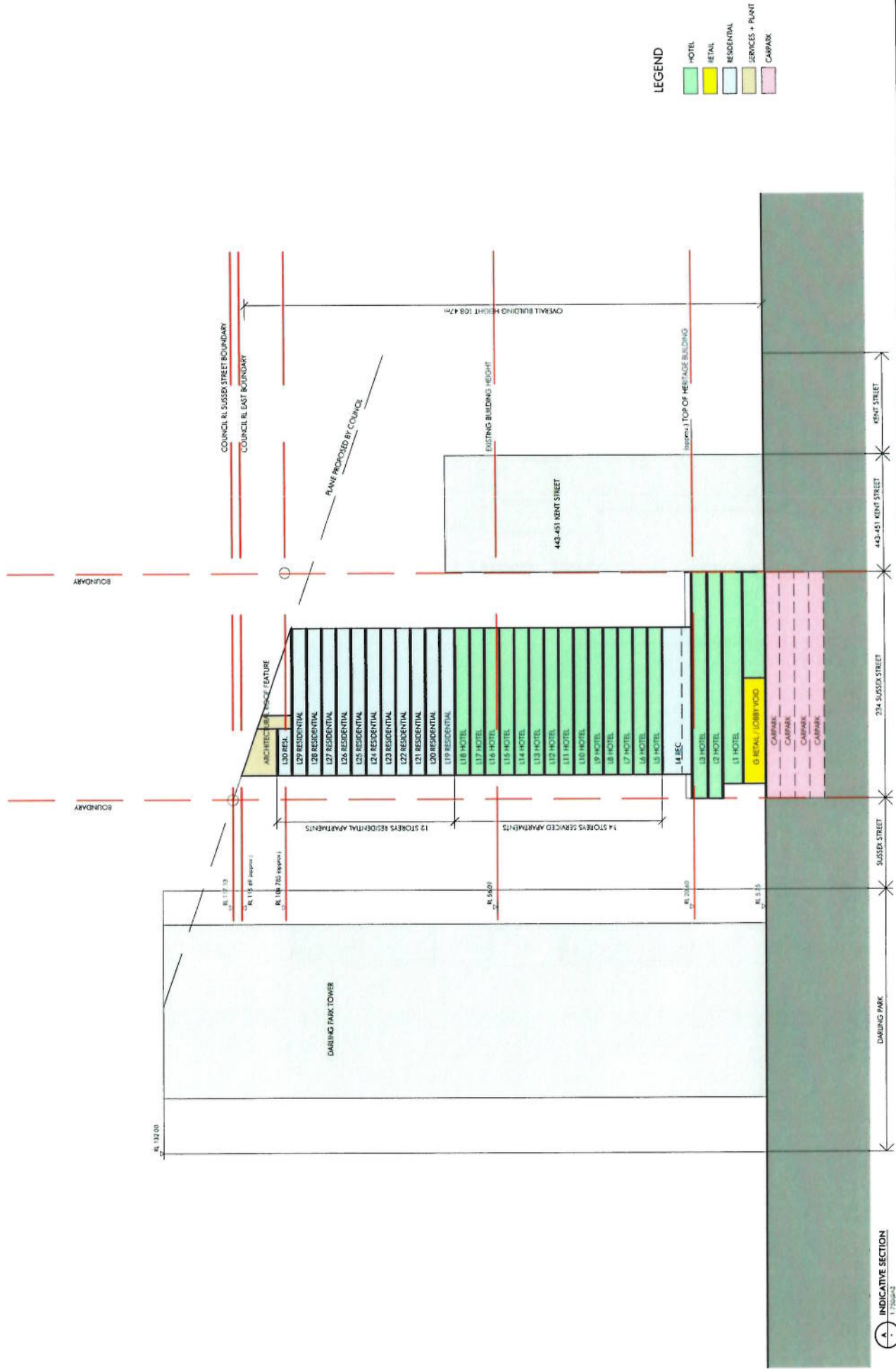


Project

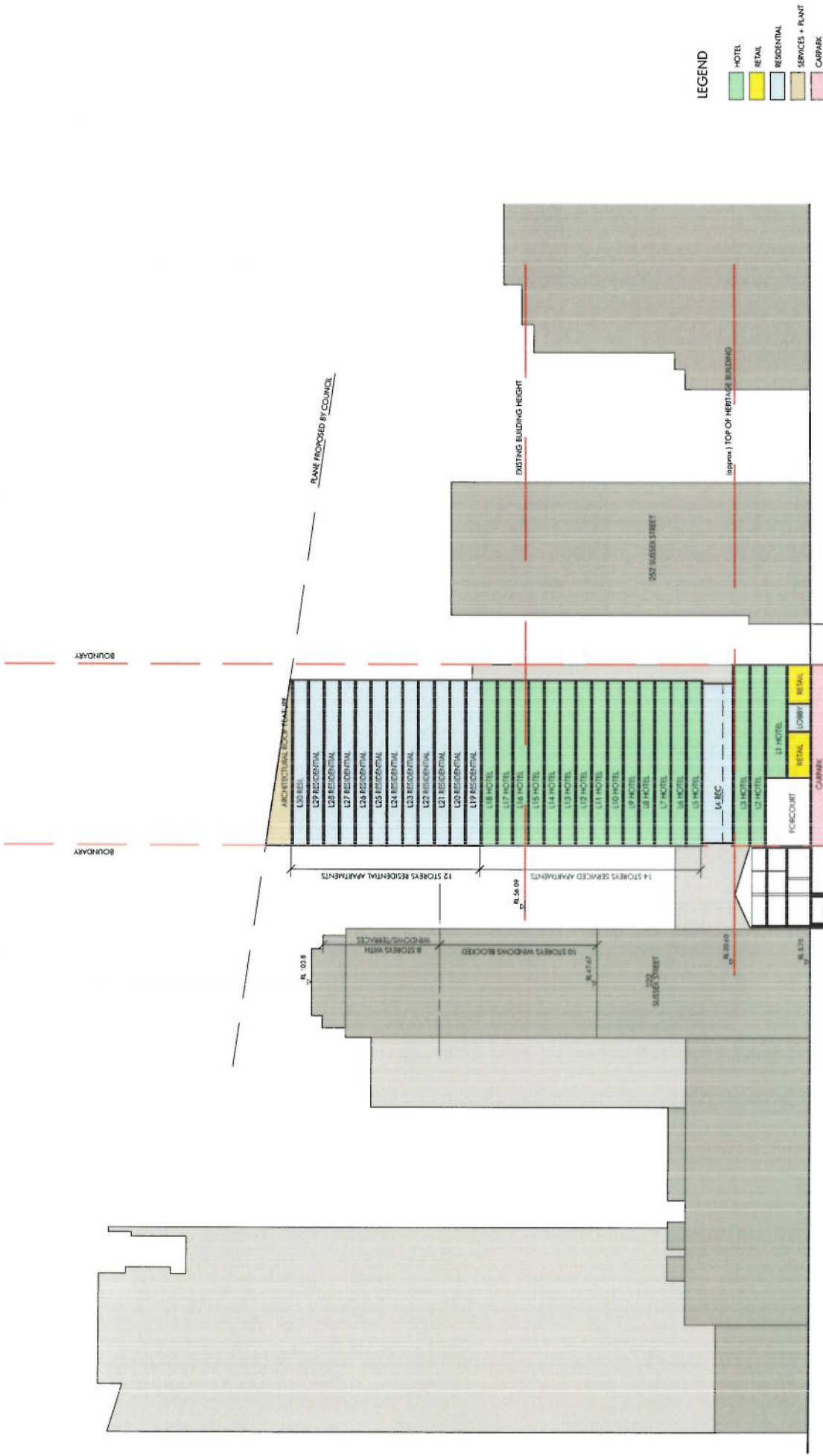
PLANNING PROPOSAL
230-238 SUSSEX STREET, SYDNEY

Title
Scale
Date
Number

SK 030 - SUSSEX STREET - HOTEL - SECTION
1:200 @ A3
March 2015
4496_SK030



- HOTEL
- RETAIL
- RESIDENTIAL
- SERVICES + PLANT
- CARPARK



LEGEND

[Green Box]	HOTEL
[Yellow Box]	RETAIL
[Light Blue Box]	RESIDENTIAL
[Light Green Box]	SERVICES + PLANT
[Pink Box]	CARPARK

INDICATIVE SECTION
1:150,000

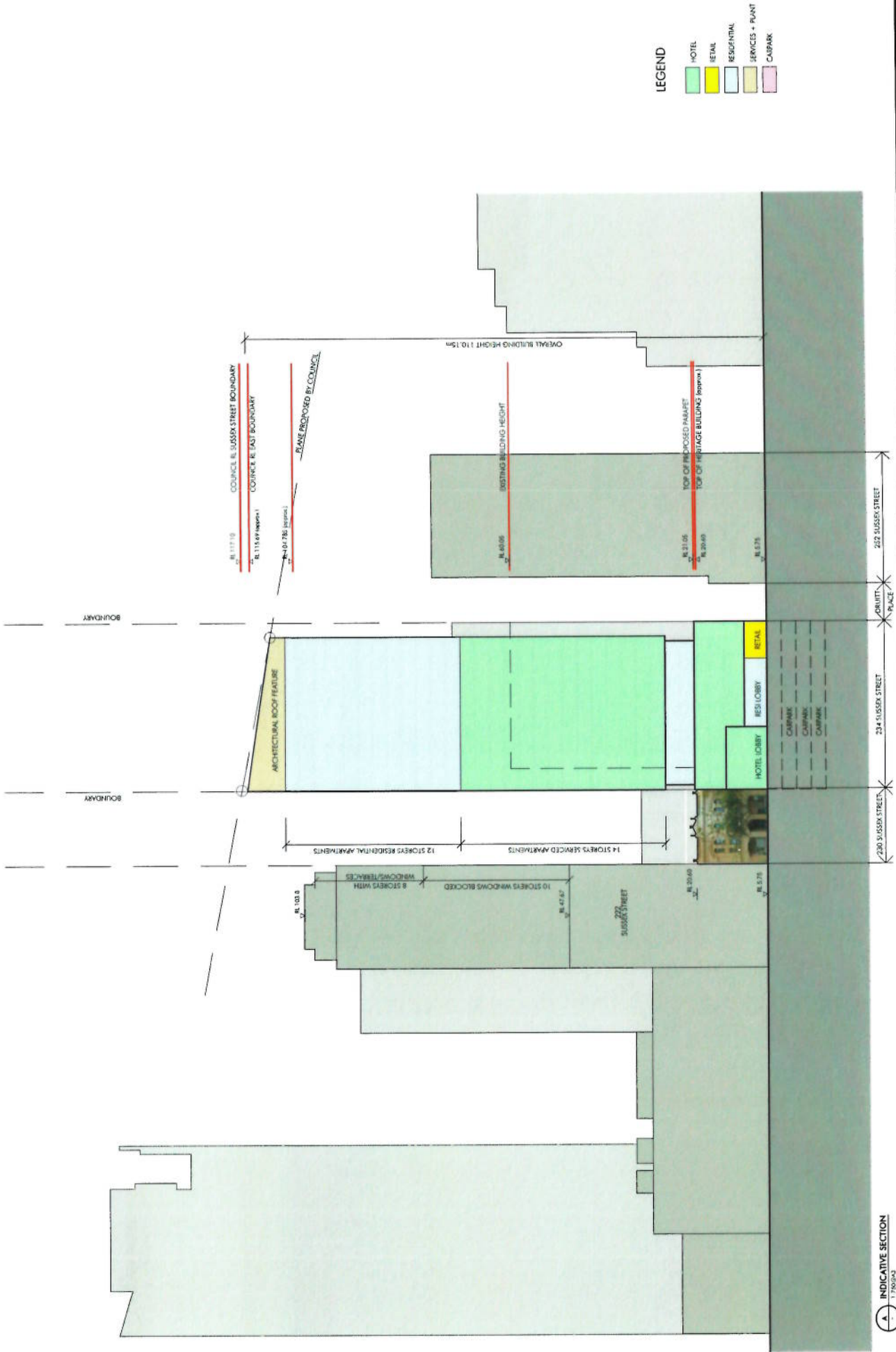
Client: Meriton
Project: SK 031 - SUSSEX STREET - HOTEL - SECTION



PLANNING PROPOSAL
230-238 SUSSEX STREET, SYDNEY

Title: SK 031 - SUSSEX STREET - HOTEL - SECTION
Scale: 1:200 @ A3
Date: 10th June 2015
Number: 4496_SK031

nettleton



- LEGEND**
- HOTEL
 - RETAIL
 - RESIDENTIAL
 - SERVICES + PLANT
 - CARPARK

A INDICATIVE SECTION
1:7500/3

Client



Project

PLANNING PROPOSAL
230-238 SUSSEX STREET, SYDNEY

Title
Scale
Date
Number

SK 032 - SUSSEX STREET - HOTEL - WEST ELEVATION
1: 200 @ A3
10th June 2015
4496_SK032



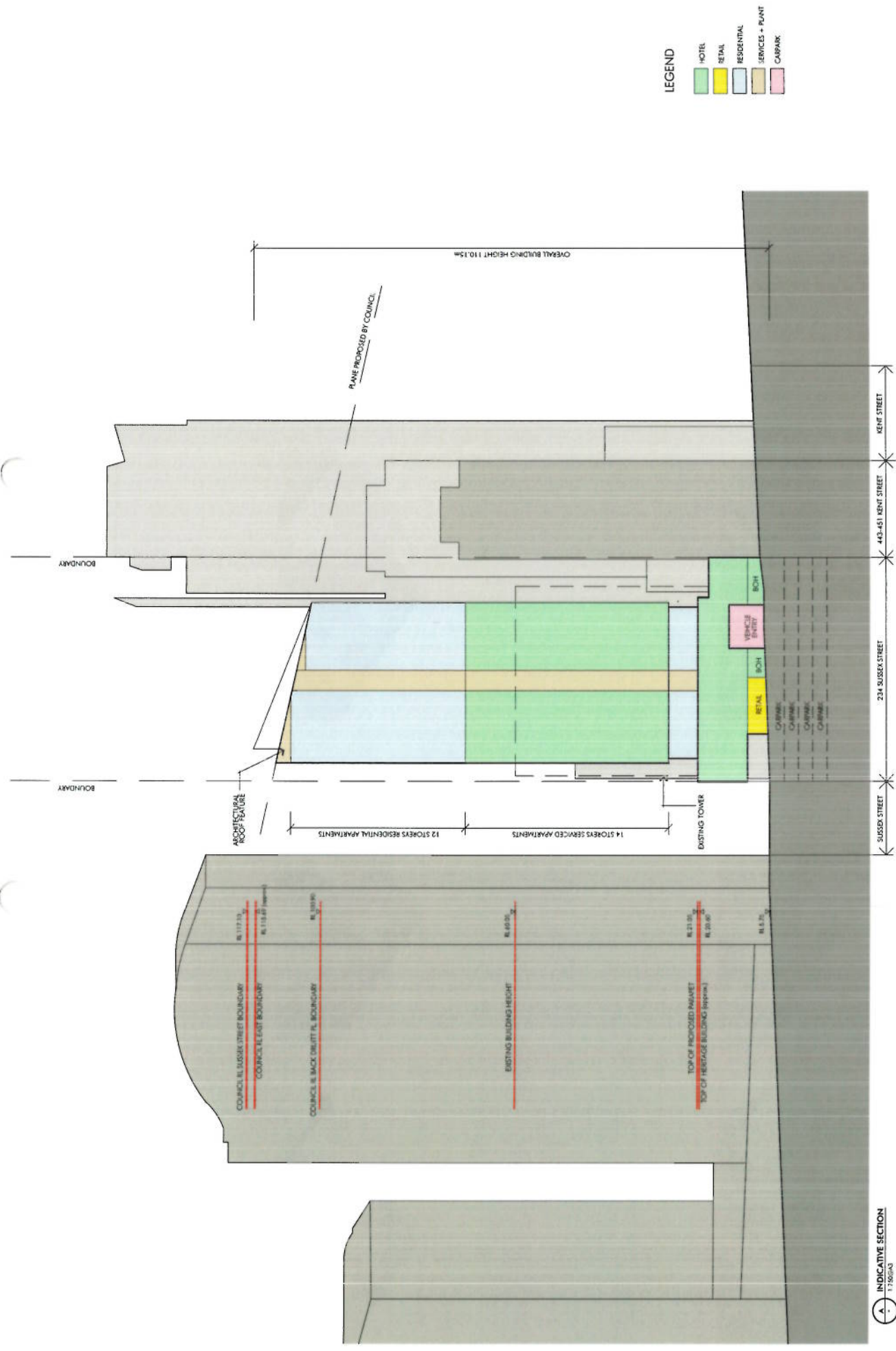


Client

Project
PLANNING PROPOSAL
230-238 SUSSEX STREET, SYDNEY

Title
 Scale
 Date
 Number

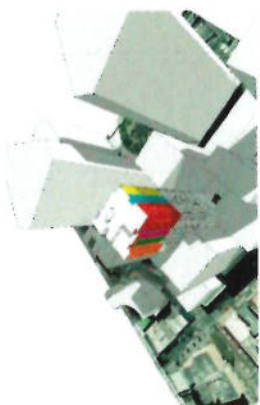
SK 033 - SUSSEX STREET - HOTEL - SOUTH ELEVATION
 1 : 750 @ A3
 March 2015
 4496_SK033



- LEGEND**
- HOTEL
 - RETAIL
 - RESIDENTIAL
 - SERVICES + PLANT
 - CARPARK

Number of units with minimum 2 hour solar access:

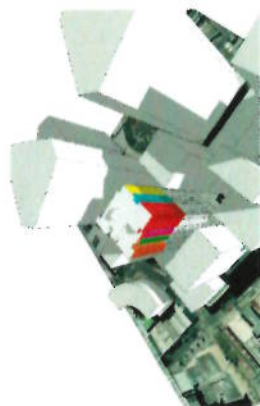
Orange:	L19 - L29.....	11 Units
Green:	L19 - L28.....	10 Units
Pink:	L19 - L28.....	10 Units
Red:	L19 - L30.....	12 Units
Blue:	L23 - L30.....	8 Units



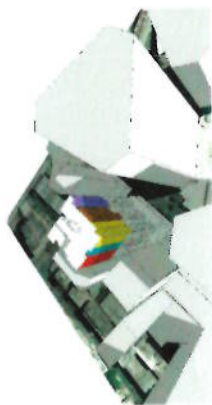
Jun 22 - 10 am



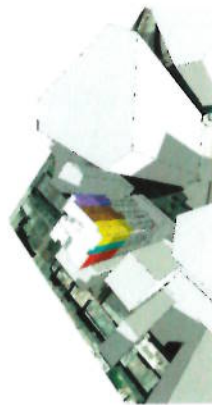
Jun 22 - 11 am



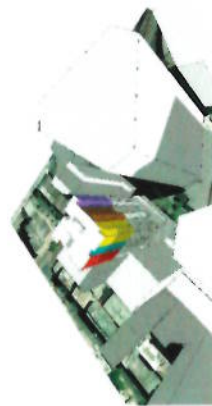
Jun 22 - 12 pm



Jun 22 - 01 pm



Jun 22 - 02 pm



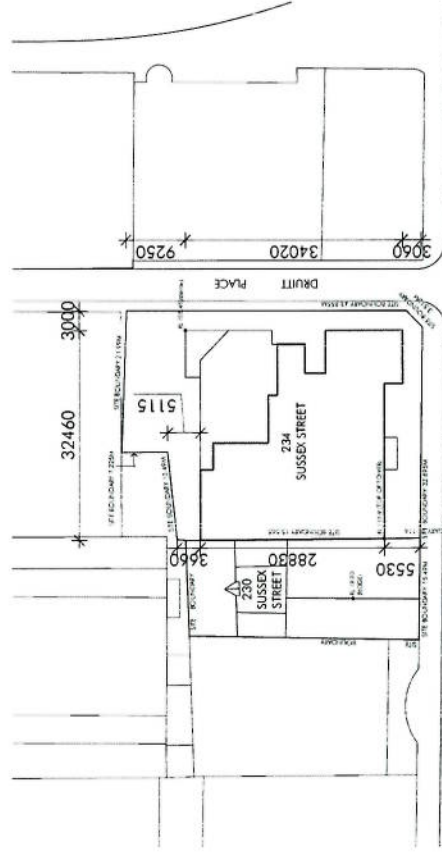
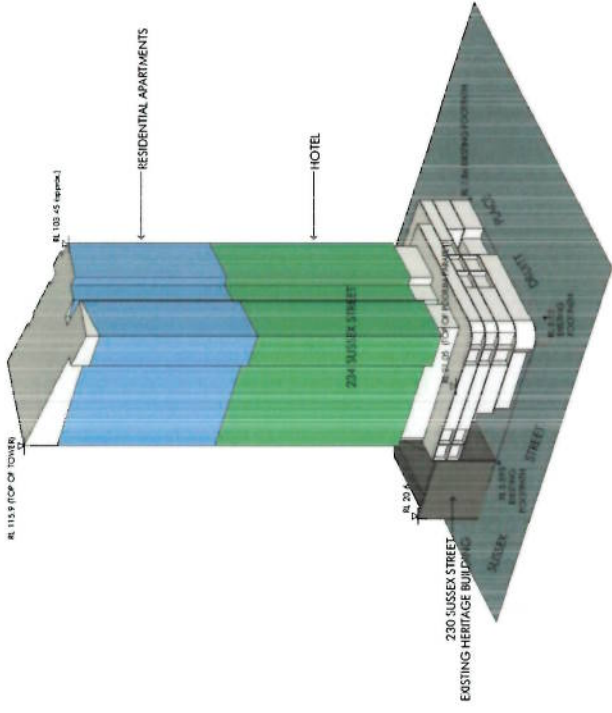
Jun 22 - 03 pm

Yellow:	L26 - L30.....	5 Units
Brown:	L29.....	1 Units
Purple:	L27 - L30.....	4 Units

Total:		61 Units
Total number of units:	$8 \times 10 + 5 + 4 =$	89 Units
Percentage:		68.5 %

LEGEND

[Grey Box]	HERITAGE BUILDING
[Blue Box]	PROPOSED POD/UM R/C. & PLANT
[White Box]	PROPOSED RESIDENTIAL APT.
[Green Box]	PROPOSED HOTEL



NTS
March 2015
4496_SK052

SK 052 - SUSSEX STREET - HOTEL - 3D SITE CONTEXT

Title
Scale
Date
Number

PLANNING PROPOSAL
230-238 SUSSEX STREET, SYDNEY

Client





Appendix B – Site Photographs



Photo 1: The Building located on the site.



Photo 2: The supermarket located within the north-western corner of the site.



Photo 3: Heritage building located to the north of the site.



Photo 4: The western boundary of the site.



Photo 5: Surface water drainage and vegetation adjacent to the south-western corner of the site.



Photo 6: The view up Druitt Place along the southern boundary of the site.

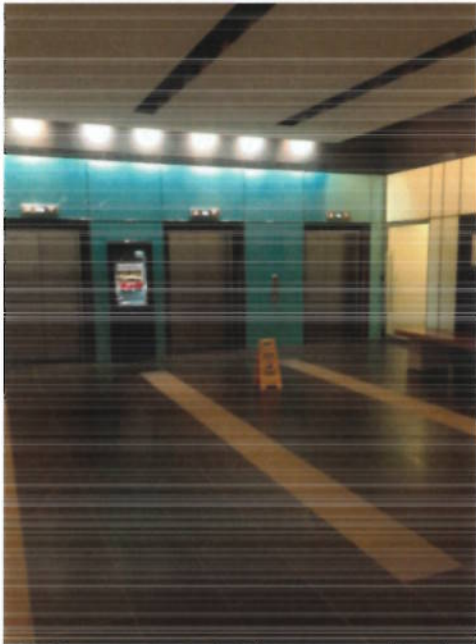


Photo 7: Entrance to the building at ground level.

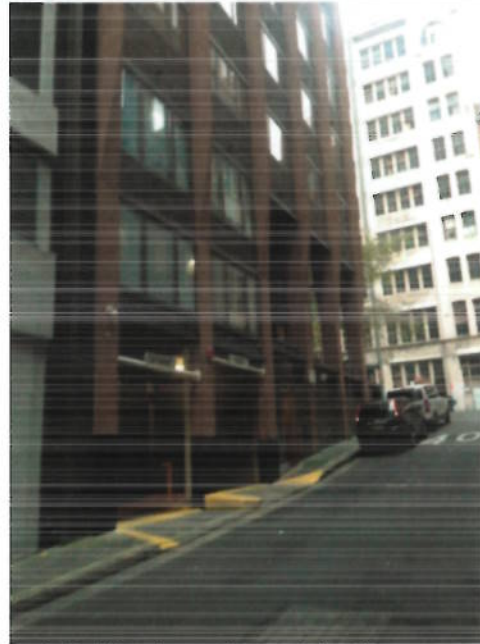


Photo 8: Building located east of the site.



Photo 9: The above groundlevel carpark located in the south-eastern corner of the site.



Photo 10: Minor staining with the carpark.



Photo 11: Fire sprinkler system located within the ground level.



Photo 12: The surface of the ground level with a sealed hatch.

Appendix C – Groundwater Bore Search

[close this window](#)

[home](#)
[help](#)
[login](#)
[customise](#)

All Groundwater
[find a site](#)

- All Groundwater Map
- North Coast Region
- Hunter Region
- Greater Sydney Region**
- South Coast Region
- Northwest Region
- Central West Region
- Far West Region
- Great Artesian Basin
- Coal Basins

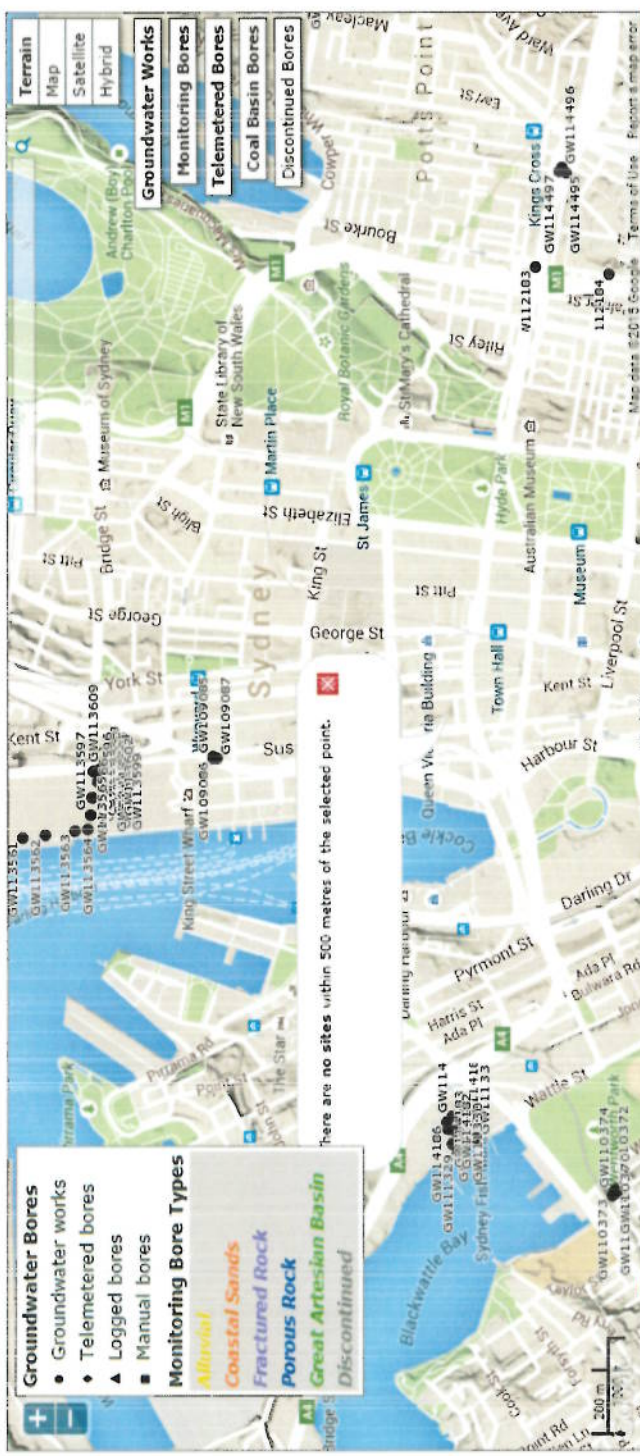
bandwidth ● high ● low
 glossary and metadata

All Groundwater > All Groundwater Map

Greater Sydney Region

All data times are Eastern Standard Time

Map



[bookmark this page](#)



Appendix D – Contamination Land Register



Home

Protecting your environment

For business and industry

About the NSW EPA

Media and information

Contact us

Contaminated land

- + Management of contaminated land
- + Consultants and site auditor scheme
- + Underground petroleum storage systems
- Guidelines under the CLM Act
- NEFM amendment
- + Further guidance
- Record of notices
- About the record
- Search the record
- Search tips
- Disclaimer
- List of NSW contaminated sites notified to EPA
- Frequently asked questions
- Forms
- + Other contamination issues

Home > Contaminated land > Record of notices

Search results

Your search for: LGA: Sydney City Council

Matched 33 notices relating to 17 sites
[Search Again](#) [Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
Alexandria	Off Huntley Street	Alexandria Canal	2 current
Alexandria	10-24 Ralph Street	Australia Post, Alexandria	1 current
Alexandria	49-59 O'Riordan Street	Cardbury-Schweppes Site	1 former
Alexandria	2 Doody Street	Land adjacent to Australia Post, Alexandria	1 current
Eveleigh	Off Burren Street	Macdonaldtown Triangle	2 former
Millers Point	36 Hickson Road	Millers Point Gasworks	2 former
Millers Point	Wharves 5 and 7, Hickson Road	Millers Point Gasworks	2 current and 2 former
Millers Point	Hickson Road	Millers Point Gasworks	2 current and 2 former
Newtown	81 Wilson Street	MBL Service Station	4 former
Newtown	79 Wilson Street	Property Adjacent to MBL Service Station	3 former
Paddington	59 Oxford Street	7 Eleven Service Station, Paddington	1 current
Pymont	Pymont Road	Pymont Power Station	7 former
Waterloo	903-921 Bourke Street	Affected by Lawrence Dry Cleaners	6 current and 2 former
Waterloo	901 Bourke Street	Affected by Lawrence Dry Cleaners	6 current and 2 former
Waterloo	895-899 Bourke Street	Affected by Lawrence Dry Cleaners	6 current and 2 former
Waterloo	207-229 Young Street	Affected by Lawrence Dry Cleaners	6 current and 2 former
Waterloo	887-893 Bourke Street	Lawrence Dry Cleaners	6 current and 2 former

Appendix E – Historical Title Search

ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 147 943 842)
ABN 82 147 943 842

P. O. Box 149
Yagoona NSW 2199

Telephone: +612 9644 1679
Mobile: 0412 169 809
Facsimile: +612 8076 3026
Email : alsearch@optusnet.com.au

12th June, 2015

COFFEY ENVIRONMENTS

Level 19, Tower B – Citadel Tower,
799 Pacific Highway,
CHATSWOOD NSW 2067

Attention: Preston Alma,

RE: 234-238 Sussex Street, Sydney
Job Ref: GEOTLCOV25423AA

Current Search

Folio Identifier 11/809434 (title attached)
DP 809434 (plan attached)
Dated 10th June, 2015
Registered Proprietor:
KARIMBLA PROPERTIES (NO. 40) PTY LIMITED

**Title Tree
Lot 11 DP 809434**

(a)

(b)

Folio Identifier 1/499620	CTVolume 7518 Folio 122
CTVolume 8505 Folio 74	CTVolume 4939 Folio's 60 & 61
CTVolume 10129 Folio 92	CTVolume 2486 Folio 132
CTVolume 7287 Folio 69	CTVolume 2397 Folio 46
CTVolume 4772 Folio's 197 & 198	PA 17750
CTVol 3701 Folio 164	****
CTVol 2488 Folio's 248 & 249	
CTVol 2397 Folio 46	

**Summary of proprietor(s)
Lot 11 DP 809434**

Year	Proprietor
	(Lot 11 DP 809434)
2014 – todate	Karimbla Properties (No. 40) Pty Limited
2008 – 2014	Trust Company Limited <i>(formerly Trust Company of Australia Limited)</i>
2001 – 2008	Trust Company of Australia Limited
<i>(1992 – todate)</i>	<i>(various current leases see Folio Identifier 11/809434)</i>
<i>(1991 – todate)</i>	<i>(various leases see Historical Folio 11/809434)</i>
1991 – 2001	Permanent Trustee Australia Limited

See Notes (a) & (b)

Note (a)

	(Lot 1 DP 499620)
1988 – 1991	Permanent Trustee Australia Limited
<i>(1988 – 1991)</i>	<i>(various leases see Historical Folio 1/499620)</i>
	(Lot 1 DP 499620 being Strata Plan 1824 – CTVol 8505 Fol 74)
1975 – 1988	The Proprietors of Strata Plan 1824
	(Lot 1 DP 104146 – Area 30 ½ Perches - CTVol 10129 Fol 92)
1965 – 1975	Graphic House Services Pty Limited
	(Part Allotment 8 Section 22 City of Sydney – Area 30 ½ Perches – CTVol 7287 Fol 69)
1957 – 1965	Barrack Investments Pty Limited
<i>(1957 – 1965)</i>	<i>(various leases shown in CTVol 7287 Fol 69)</i>
	(Part Allotment 8 Section 22 City of Sydney – Area 30 ½ Perches – CTVol 4772 Fol's 197 & 198)
1948 – 1957	Donald Oliver Mackey, bank officer
1947 – 1948	Thomas Oliver Mackey, builder Donald Oliver Mackey, bank officer
1938 – 1947	Thomas Oliver Mackey, builder William James Baldock, solicitor
1936 – 1938	Jesse Curl Mackey, builder Thomas Oliver Mackey, builder
<i>(1936 – 1957)</i>	<i>(various leases shown in CTVol 4772 Fol's 197 & 198)</i>
	(Part Allotment 8 Section 22 City of Sydney – Area 30 ½ Perches – CTVol 3701 Fol 164)
1930 – 1936	Jesse Curl Mackey, builder Thomas Oliver Mackey, builder
1925 – 1930	Emma Louisa Rogers, widow
	(Part Allotment 8 Section 22 City of Sydney – Area 30 ½ Perches – CTVol 2488 Fol's 248 & 249)
1914 – 1925	Harold Sydney Reid, merchant Frederick William Steddart, merchant
	(Allotment 8 Section 22 City of Sydney – Area 1 Rood 23 ½ Perches – CTVol 2397 Fol 46)
1913 – 1914	Isabella Dwyer, widow

Note (b)

	(Part Allotment 8 Section 22 City of Sydney – Area 33 Perches – CTVol 7518 Fol 122)
1988 – 1991	Permanent Trustee Australia Limited
1987 – 1988	Evuna Pty Limited
1985 – 1987	Takubu Pty Limited
1958 – 1985	Stowe Electric Pty Limited
<i>(1958 – 1991)</i>	<i>(various leases shown in CTVol 7518 Fol 122)</i>
	(Part Allotment 8 Section 22 City of Sydney – Area 33 Perches – CTVol 4939 Fol's 60 & 61)
1947 – 1958	Doris Jesse Cozeno, widow Alfred Lachlan Poole, solicitor Rita Willment Cozen, spinster
1938 – 1947	Campbell Willment Cozen, merchant Rita Willment Cozen, spinster
	(Part Allotment 8 Section 22 City of Sydney – Area 33 Perches – CTVol 2486 Fol 132)
1935 – 1938	Basil Wood Perkins, solicitor Ivo Clarke, company director
1916 – 1935	Ernest Waddell Perkins, solicitor
1913 – 1916	The Permanent Trustee Company of New South Wales
1913 – 1913	Adolphus Lehman, gentleman
<i>(1913 – 1938)</i>	<i>(various leases shown in CTVol 2486 Fol 132)</i>
	(Allotment 8 Section 22 City of Sydney – Area 1 Rood 23 ½ Perches – CTVol 2397 Fol 46)
1913 – 1913	Isabella Dwyer, widow

**Appendix F – Section 149 Planning Certificate (230-
232 Sussex Street)**

City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000
Telephone +61 2 9265 9333
Fax +61 2 9265 9222
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au



AD ENVIROTECH
UNIT 6, 7 Millennium Ct
SILVERWATER NSW 2128

PLANNING CERTIFICATE

Under Section 149 of the Environmental Planning and Assessment Act, 1979

Applicant:	AD ENVIROTECH
Applicant's reference:	9054 - PSI - 230/232 SUSSEX ST
Address of property:	230-232 Sussex Street , SYDNEY NSW 2000
Owner:	KARIMBLA PROPERTIES (NO 47) PTY LTD
Description of land:	Lot 1 DP 71092
Certificate No.:	2015302884
Certificate Date:	5/05/15
Receipt No:	21457
Fee:	\$53.00
Paid:	5/05/15

Title information, description, dimensions and area of land are provided from data supplied by the Valuer General and shown where available.

A handwritten signature in black ink, appearing to be 'M Barone'.

Issuing Officer
per **Monica Barone**
Chief Executive Officer

CERTIFICATE ENQUIRIES:

Ph: 9265 9333
Fax: 9265 9415

city of villages

**PLANNING CERTIFICATE UNDER SECTION 149 (2) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT, 1979**

**MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 4 -
ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION, 2000, CLAUSES (1) - (2).**

DEVELOPMENT CONTROLS

The following information must be read in conjunction with and subject to all other provisions of the environmental planning instruments specified in this certificate.

ZONING

Zone B8 Metropolitan Centre (Sydney Local Environmental Plan 2012)

1 Objectives of zone

- To recognise and provide for the pre-eminent role of business, office, retail, entertainment and tourist premises in Australia's participation in the global economy.
- To provide opportunities for an intensity of land uses commensurate with Sydney's global status.
- To permit a diversity of compatible land uses characteristic of Sydney's global status and that serve the workforce, visitors and wider community.
- To encourage the use of alternatives to private motor vehicles such as public transport, walking or cycling.
- To promote uses with active street frontages on main streets and on streets in which buildings are used primarily (at street level) for the purposes of retail premises.

2 Permitted without consent

Nil

3 Permitted with consent

Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

4 Prohibited

Nil

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

Sydney Local Environmental Plan 2012 (as amended) – Published 14 December 2012
NSW Legislation Website.

Sydney Development Control Plan 2012 (as amended) - (commenced 14.12.2012)

Planning Proposal - Amendment to Sydney Local Environmental Plan 2012 – Minor
Policy and Housekeeping Amendments 2014

The Planning Proposal seeks to amend the *Sydney Local Environmental Plan 2012* by implementing minor policy and housekeeping amendments that align future development and the objectives of the City's Sustainable Sydney 2030, and improve the operation and accuracy of the plan by permitting additional uses to a site, correcting errors, refining definitions, correcting descriptions, removing barriers and updating details.

HERITAGE

Item of Environmental Heritage

(Sydney Local Environmental Plan 2012)

This property has been listed as an Item of Environmental Heritage

State Heritage Register (Amendment To Heritage Act, 1977 Gazetted 2/4/99)

This property may be identified as being of state heritage significance, and entered on the State Heritage Register.

To confirm whether the site is listed under the Heritage Act 1977 a Section 167 Certificate should be obtained from the NSW Heritage Office by contacting the NSW Heritage office on (02) 9873 8500 for an application form or by downloading the application form from www.heritage.nsw.gov.au

STATE PLANNING INSTRUMENTS

Full copies of State Environmental Planning Policies are available online at www.planning.nsw.gov.au.

State Environmental Planning Policy No. 4 – Development without Consent and Miscellaneous Complying Development

This policy allows relatively simple or minor changes of land or building use and certain types of development by public authorities without the need for formal development applications. The types of development covered are outlined in the policy.

State Environmental Planning Policy No. 6 – Number of Storeys in a Building

This policy sets out a method for determining the number of storeys in a building, to prevent possible confusion arising from the interpretation of various environmental planning instruments.

State Environmental Planning Policy No. 10 – Retention of Low-Cost Accommodation

This policy aims to provide a mechanism for the retention of low-cost rental accommodation. The policy establishes criteria for determining a low-cost rental residential building (including boarding houses, hostels and low rental residential flat buildings), matters for Council consideration and requirements for development proposed under the policy.

State Environmental Planning Policy No. 19 – Bushland in Urban Areas

This is a policy to protect and preserve bushland within certain urban areas, as part of the natural heritage or for recreational, educational and scientific purposes. This policy is designed to protect bushland in public open space zones and reservations, and to ensure that

bush preservation is given a high priority when local environmental plans for urban development are prepared.

State Environmental Planning Policy No. 22 – Shops and Commercial Premises

This policy allows, with the consent of Council, a change of use from a shop to another kind of shop or commercial premises, where the new use is prohibited under an environmental planning instrument.

State Environmental Planning Policy No. 32 – Urban Consolidation

This policy implements the principles of urban consolidation, including the orderly, economic use and development of land. The policy enables urban land which is no longer required for the purpose for which it is currently zoned or used to be redeveloped for multi-unit housing and related development.

State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

This policy aims to amend the definitions of hazardous and offensive industries; to render ineffective any environmental planning instruments not defining hazardous or offensive as per this policy; to control development of hazardous and offensive industries.

State Environmental Planning Policy No. 55 – Remediation of Land

This policy provides planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared Managing Land Contamination: Planning Guidelines.

State Environmental Planning Policy No. 64 – Advertising and Signage

This policy aims to ensure that signage (including advertising):
Is compatible with the desired amenity and visual character of an area, and
Provides effective communications in suitable locations, and
Is of a high quality design and finish.

To this end the policy regulates signage (but not content) under Part 4 of the Act and provides limited time consents for the display of certain advertisements. The policy does not apply to signage that is exempt development under an environmental planning instrument. It does apply to all signage that can be displayed with or without consent and is visible from any public place or reserve, except as provided by the policy.

This policy should be read in conjunction with the Sydney Local Environmental Plan 2005, the City of Sydney Signage and Advertising Structures Development Control Plan 2003 and State Environmental Planning Policy No. 60 where these apply.

State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Buildings

This policy aims to improve the design quality of flats of three or more storeys with four or more self contained dwellings. The policy sets out a series of design principles for local councils to consider when assessing development proposals for residential flat development. The policy also creates a role for an independent design review panel and requires the involvement of a qualified designer in the design and approval process.

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

This Policy does not apply to land described in Schedule 1 (Environmentally sensitive land), or land that is zoned for industrial purposes, or land to which an interim heritage order made under the *Heritage Act 1997* by the Minister administering that Act applies, or land to which a listing on the State Heritage Register kept under the *Heritage Act 1997* applies.

The Policy aims to encourage the provision of housing (including residential care facilities) that will increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and make efficient use of existing infrastructure and services, and be of good design.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Aims to ensure consistency in the implementation of the BASIX scheme throughout the State. This Policy achieves its aim by overriding provisions of other environmental planning instruments and development control plans that would otherwise add to, subtract from or modify any obligations arising under the BASIX scheme.

State Environmental Planning Policy (Major Development) 2005

This Policy aims to identify development of economic, social or environmental significance to the State or regions of the State so as to provide a consistent and comprehensive assessment and decision making process for that development.

NB: This SEPP also contains exempt & complying provisions

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007

This Policy aims to provide for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State.

State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) 2007

This Policy aims to ensure that suitable provision is made for ensuring the safety of persons using temporary structures or places of public entertainment.

State Environmental Planning Policy (Infrastructure) 2007

This Policy aims to facilitate the effective delivery of infrastructure across the state.

NB: This SEPP also contains exempt & complying provisions

State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2008

This Policy is an 'amending instrument' that removes or modifies referral and concurrence clauses within local environmental plans (LEPs), regional environmental plans (REPs) and State environmental planning policies (SEPPs).

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

This Policy Streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the Environmental Planning and Assessment Act 1979.

State Environmental Planning Policy (Affordable Rental Housing) 2009

Establishes a consistent planning regime for the provision of affordable rental housing. The policy provides incentives for new affordable rental housing, facilitates the retention of existing affordable rentals, and expands the role of not-for-profit providers. It also aims to support local centres by providing housing for workers close to places of work, and facilitate development

of housing for the homeless and other disadvantaged people. NOTE: Does not apply to land at Green Square or at Ultimo Pyrmont

State Environmental Planning Policy (Urban Renewal) 2010

The aims of this Policy are as follows:

- (a) to establish the process for assessing and identifying sites as urban renewal precincts,
- (b) to facilitate the orderly and economic development and redevelopment of sites in and around urban renewal precincts,
- (c) to facilitate delivery of the objectives of any applicable government State, regional or metropolitan strategies connected with the renewal of urban areas that are accessible by public transport.

State Environmental Planning Policy (State and Regional Development) 2011

The aims of this Policy are as follows:

- (a) to identify development that is State significant development,
- (b) to identify development that is State significant infrastructure and critical State significant infrastructure,
- (c) to confer functions on joint regional planning panels to determine development applications.

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

This plan applies to land within the Sydney Harbour Catchment, as shown edged heavy black on the Sydney Harbour Catchment Map, being part of the Sydney Region declared by order published in Gazette No 38 of 7 April 1989 at page 1841.

This plan has the following aims with respect to the Sydney Harbour Catchment:

to ensure that the catchment, foreshores, waterways and islands of Sydney Harbour are recognised, protected and maintained: as outstanding natural asset, and as a public asset of national and heritage significance, for existing and future generations; to ensure a healthy, sustainable environment on land and water; to achieve a high quality urban environment; to ensure a prosperous working waterfront and an effective transport corridor, to encourage a culturally rich and vibrant place for people; to ensure accessibility to and along Sydney Harbour and its foreshores; to ensure the protection, maintenance and rehabilitation of watercourses, wetlands, riparian lands, remnant vegetation and ecological connectivity, to provide a consolidated, simplified and updated legislative framework for future planning.

**OTHER MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 4 -
E. P. & A. REGULATION, 2000. CLAUSES (3) - (10)**

(3) Complying Development

(1) The extent to which 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 (1) (c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

(2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Note: All Exempt and Complying Development Codes: 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 below,

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*.

General Housing Code & Commercial and Industrial (New Buildings and Additions) Code

Complying development **may not** be carried out on the land under the General Housing Code & the Commercial and Industrial (New Buildings and Additions) Code if because of the provisions of clause 1.17A, 1.18(1)(c3) & 1.19 (Land-based requirements for exempt and complying development) any of the following statements are **YES**

<ul style="list-style-type: none"> ▪ Clause 1.19(5)d. Land that is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997. (Applies only to the Commercial and industrial (New Buildings and Additions) Code. 	NO
<ul style="list-style-type: none"> ▪ Clause 1.17A(d). Has been identified as a property that comprises, or on which there is, an item that is listed on the State Heritage Register under the <i>Heritage Act 1977</i> or that is subject to an interim heritage order under the <i>Heritage Act 1977</i>. 	NO
<ul style="list-style-type: none"> ▪ Clause 1.17A(d) & 1.18(1)(c3). Has been identified as a property that comprises, or on which there is, a heritage item or draft heritage item. 	YES
<ul style="list-style-type: none"> ▪ Clause 1.17A(c). Has been identified as being within a wilderness area (identified under the <i>Wilderness Act 1987</i>. 	NO
<ul style="list-style-type: none"> ▪ Clause 1.17A(e) & 1.19(1)e or 1.19(5)f. Has been identified as land that is within an environmentally sensitive area or by an environmental planning instrument as being within a buffer area, a river front area, an ecologically sensitive area, environmentally sensitive land or a protected area 	NO
<ul style="list-style-type: none"> ▪ Clause 1.19(1)a. or 1.19(5)a Has been identified as being within a heritage conservation area or a draft heritage conservation area. 	NO
<ul style="list-style-type: none"> ▪ Clause 1.19(1)b or 1.19(5)b. Has been identified as being land that is reserved for a public purpose in an environmental planning instrument. 	NO
<ul style="list-style-type: none"> ▪ Clause 1.19(1)c or 1.19(5)c. Has been identified as being on an Acid Sulfate Soils Map as being Class 1 or Class 2. 	YES
<ul style="list-style-type: none"> ▪ Clause 1.19(1)d or 1.19(5)e. Has been identified as land that is subject to a biobanking agreement under part 7A of the threatened Species Conservation Act 1995 or a property vegetation plan under the Native Vegetation Act 2003. 	NO
<ul style="list-style-type: none"> ▪ Clause 1.19(1)f or 1.19(5)g. Has been identified by an environmental planning instrument, a development control plan or a policy adopted by the Council as being or affected by a coastline hazard, a coastal hazard or a coastal erosion hazard. 	NO

<ul style="list-style-type: none"> ▪ Clause 1.19(1)g or 1.19(5)h. Has been identified as being land in a foreshore area. 	NO
<ul style="list-style-type: none"> ▪ Clause 1.19(1)h. Has been identified as land that is in the 25 ANEF contour or a higher ANEF contour. (Applies only to the General Housing Code) 	NO
<ul style="list-style-type: none"> ▪ Clause 1.19(1)j or 1.19(5)i. Has been identified as unsewered land within a drinking water catchment. 	NO
<ul style="list-style-type: none"> ▪ Clause 1.19(1)i. Has been identified as land that is declared to be a special area under the Sydney Water Catchment Management Act 1998. 	NO

Housing Internal Alterations Code

Complying development under the Housing Alterations Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A & 1.18 (1) (c3) State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) or 1.18 (1) (c3) applies

Commercial and Industrial Alterations Code

Complying development under the Commercial and Industrial Alterations Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A & 1.18 (1) (c3) State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) or 1.18 (1) (c3) applies

Subdivisions Code

Complying development under the Subdivisions Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A & 1.18 (1) (c3) State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) or 1.18 (1) (c3) applies

Rural Housing Code

The Rural Housing Code does not apply to this Local Government Area.

General Development Code

Complying development under the General Development Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A & 1.18 (1) (c3) State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) or 1.18 (1) (c3) applies

Demolition Code

Complying development under the Demolition Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A & 1.18 (1) (c3) State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) or 1.18 (1) (c3) applies

(4) Coastal Protection Act, 1979

The council has **not** been notified by the department of public works that the land is affected by the operation of section 38 or 39 of the coastal protection act, 1979.

(4A) Certain information relating to beaches and coasts

(1) In relation to a coastal council an order has **not** been made under Part 4D of the coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land).

(2) In relation to a coastal council: Council has **not** been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within in the meaning of that Act) have been placed on the land (or on public land adjacent to that land).

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

The owner (or any previous owner) of the land has not 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).

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

(5) Mine Subsidence District

This land has not been proclaimed to be a mine subsidence district within the meaning of section 15 of the mine subsidence compensation act, 1961.

(6) Road Widening and/or Road Realignment affected by (a) Division 2 of Part 3 of the Roads act 1993 or (c) any resolution of council or other authority.

This land is **not** affected by road widening and/or road realignment under section 25 of the Roads Act, 1993 and/or resolution of Council or any other authority.

(6) Road Widening and/or Road Realignment Affected by (b) any environmental planning instrument.

This land is **not** affected by any road widening or road realignment under any planning instrument.

(7) Council and other public authorities policies on hazard risk restrictions:

- (a) The land is **not** affected by a policy adopted by the Council that that restricts the development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk; and
- (b) The land is **not** affected by a policy adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to on planning certificate issued by Council, that restricts the development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk.

(7A) Flood related development controls information.

The development on this land or part of this land is subject to flood related development controls refer to Clause 7.15 of Sydney Local Environment Plan 2012 and Section 3.7 of Sydney Development Control Plan 2012.

(8) Land reserved for acquisition

No environmental planning instrument, or proposed environmental planning instrument applying to the land, provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

(9) Contribution plans

The following Contributions Plans apply to properties within the City of Sydney local government area. Contributions plans marked **YES** may apply to this property:

▪ Central Sydney Development Contributions Plan 2013 – in operation 9 th July 2013	YES
▪ Ultimo Pyrmont Section 94 Contributions Plan (approved C.S.P.C 15 th December 1994 and Council 19 th December 1994)	NO
▪ City of Sydney Development Contributions Plan 2006 – in operation 7 th April 2007	NO
▪ Redfern Waterloo Authority Contributions Plan 2006 – in operation 16 th May 2007	NO
▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16 th May 2007	NO

(9A) Biodiversity certified land

The land has not been certified as biodiversity certified land.

(10) Biobanking Agreement

Council has not been notified of a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995.

(11) Bush fire prone land

The land has not been identified as Bush fire prone land.

(12) Property vegetation plans

Not Applicable

(13) Orders under Trees (Disputes Between Neighbours) Act 2006

Council has not been notified of an order which has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land.

(14) Directions under Part 3A

Not Applicable.

(15) Site compatibility certificates and conditions for seniors housing

(a) The land to which the certificate relates is not subject to a current site compatibility certificate (seniors housing), of which Council is aware, in respect of proposed development on the land.

(b) The land to which the certificate relates is not subject to any condition of consent to a development application granted after 11 October 2007 required by State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

(16) Site compatibility certificates for infrastructure

The land to which the certificate relates is not subject to a valid site compatibility certificate (infrastructure), of which Council is aware, in respect of proposed development on the land.

(17) Site compatibility certificates and conditions for affordable rental housing

(a) The land to which the certificate relates is not subject to a current site compatibility certificate (affordable rental housing), of which Council is aware, in respect of proposed development on the land.

(b) The land to which the certificate relates is not subject to any terms of a kind referred to in clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land.

(18) Paper subdivision information

Not Applicable.

(19) Site verification certificates

The land to which the certificate relates is not subject to a valid site verification certificate of which Council is aware.

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

- (a) The land to which the certificate relates is **not** declared to be **significantly contaminated land** within the meaning of that act as at the date when the certificate is issued.
- (b) The land to which the certificate relates is **not** subject to a **management order** within the meaning of that act as at the date when the certificate is issued.
- (c) The land to which the certificate relates is **not** the subject of an **approved voluntary management proposal** within the meaning of that act at the date the certificate is issued.
- (d) The land to which the certificate relates is **not** the subject of an **ongoing maintenance order** within the meaning of that act as at the date when the certificate is issued.
- (e) As at the date when the certificate is issued, Council **has not** identified that a **site audit statement** within the meaning of that act has been received in respect of the land the subject of the certificate.

PLANNING CERTIFICATE SECTION 149(2) INFORMATION:

Information provided in accordance with planning certificate section 149 (2) has been taken from council's records and advice from other authorities but council disclaims all liability for any omission or inaccuracy in the information. Specific inquiry should be made where doubt exists.

For information regarding outstanding notices and orders a CERTIFICATE FOR OUTSTANDING NOTICES OF INTENTION AND/OR AN ORDER UNDER SECTION 735A OF THE LOCAL GOVERNMENT ACT, 1993 AND SECTION 121ZP OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 may be applied for at Sydney City Council.

Planning certificate section 149 (2), local planning controls are available for inspection at the following Council locations:

General Enquiries:
Telephone: 02 9265 9333
Facsimile: 02 9265 9415

Town Hall House
Level 2,
Town Hall House,
456 Kent Street,
Sydney.
8am – 6pm, Monday - Friday

Glebe Customer Service Centre
Glebe Library,
186 Glebe Point Road,
Glebe
9am – 5pm, Monday – Friday

Neighbourhood Service Centre Kings Cross
50 Darlinghurst Road,
Potts Point
9am – 5pm, Monday – Friday

9am – 12pm, Saturday

Neighbourhood Service Centre Redfern

158 Redfern Street

Redfern

9am-5pm Monday – Friday

9am – 12 Noon Saturday

Green Square Customer Service Centre

The Tote,

100 Joynton Avenue,

Zetland

10am-6pm Monday – Friday

State planning controls are available for inspection at the following locations:

Sydney Harbour Foreshore Authority (former Sydney Cove Authority and Darling Harbour Authority),

Level 6,

66 Harrington Street,

The Rocks.

Department of Planning & Infrastructure Information Centre

23-33 Bridge Street,

Sydney NSW 2000

Where planning certificate section 149 (5) matters are supplied, complete details are available by writing to:

Chief Executive Officer,

City of Sydney,

G.P.O. Box 1591,

Sydney, NSW 2000

End of Document

)

)

**Appendix G – Historical Aerial
Photographs**

COMMONWEALTH OF
AUSTRALIA
CROWN COPYRIGHT RESERVED



1950 3 432 SYDNEY 6-3-1950

467-102

SYDNEY

RUN 13

MAY 51

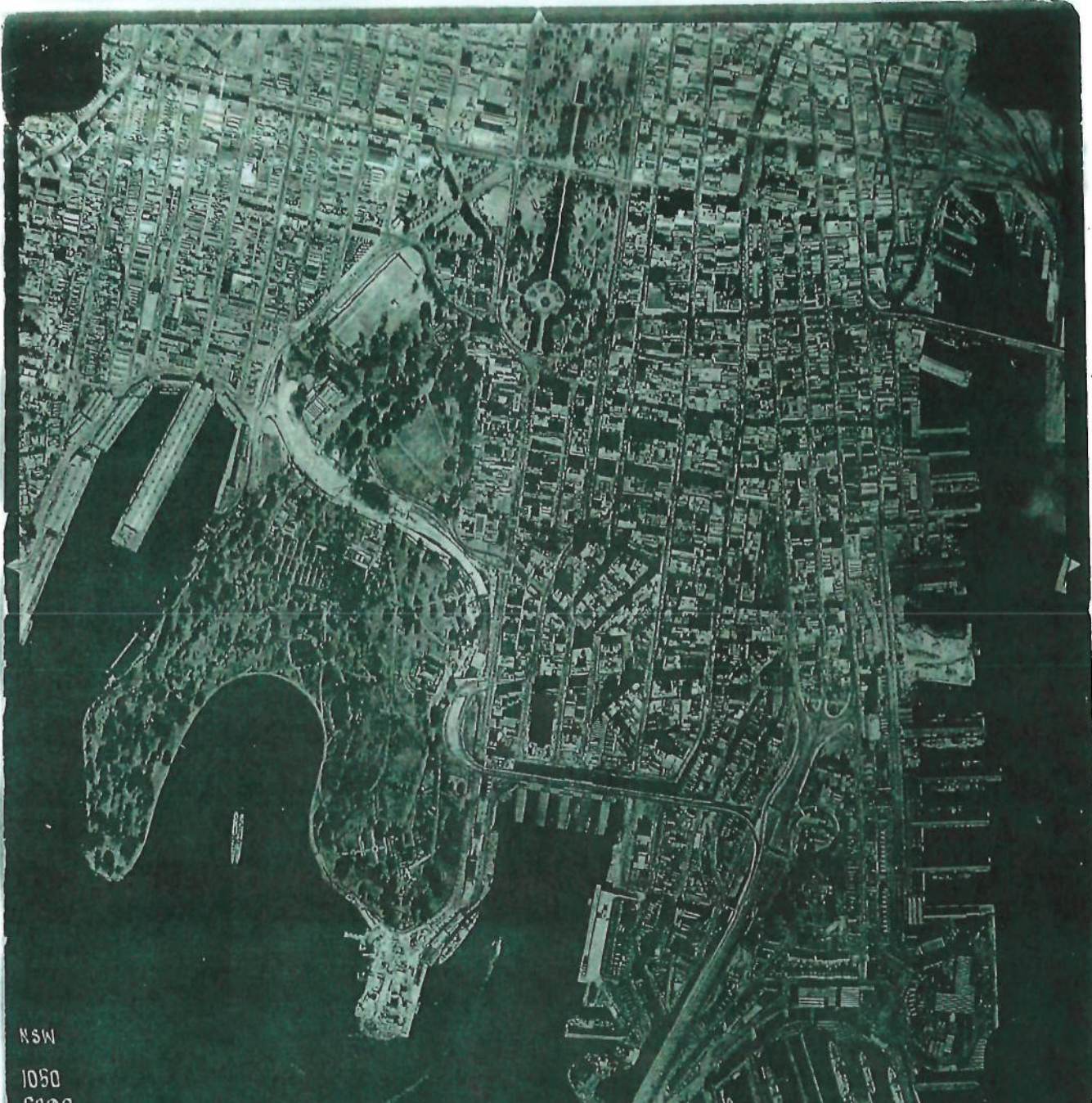
12:12:00



1ST COPY

CGOWIN
COPY N.E.W.
LANDS PHOTO
1061





KSN

1050
5092

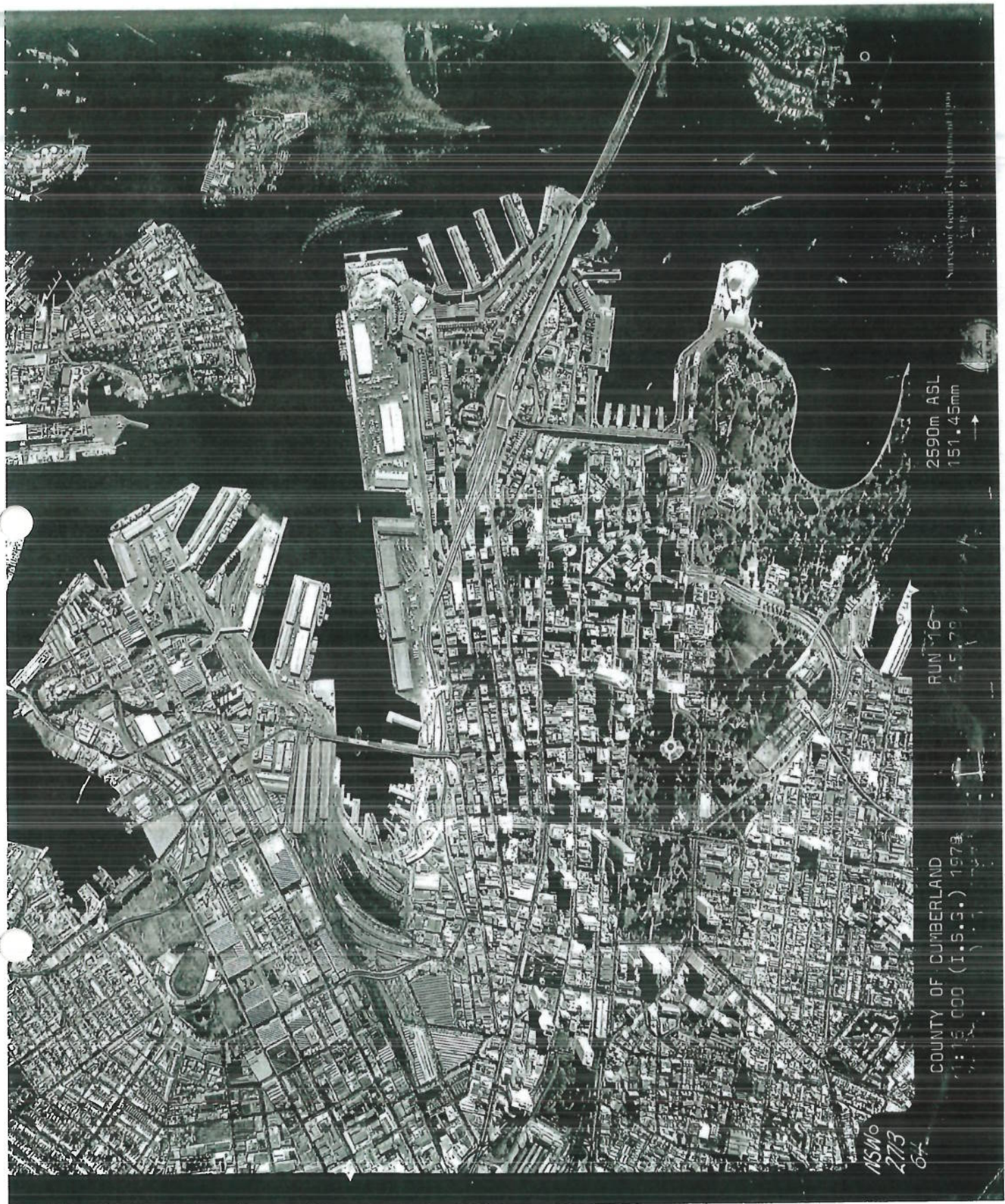
21 APR
1961

Cumberland
1961 Series

Run 34



LANDS
PHOTO



Surveyed Geographical Department 1969
Map P

2590m ASL
151.45mm

RUN 16
2.5.70

COUNTY OF CUMBERLAND
1:15,000 (I.S.S.) 1973

NSW 6
273
67



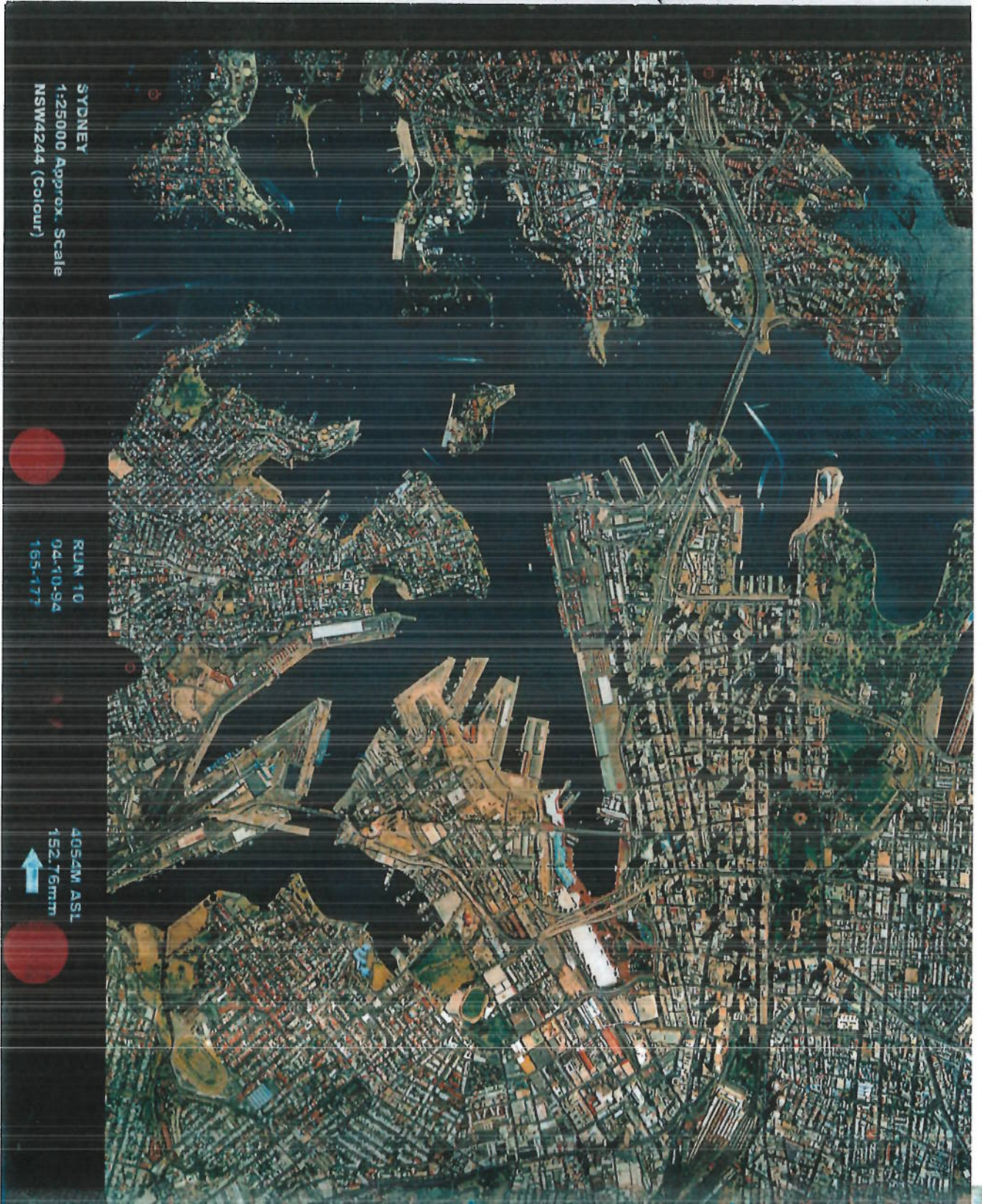
© Surveyor General
All Rights Reserved

2515 M ASL
153.10MM
→

RUN 22
3.8.86

SYDNEY 1SG 1986
1:16000 COLOUR
NSW3528 (M1742)

NSW
3528
61



SYDNEY
1:25000 Approx. Scale
NSW4244 (Colour)

RUN 10
04.10.94
165-177

4054M ASL
152.76mm





SYDNEY
1:25000 Approx. Scale
NSW4724 (M2302)

RUN 10
16-03-02
110-123

152.76 mm
↑



© Land and Property Information
All Rights Reserved

