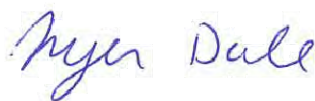


**PHASE 1 ENVIRONMENTAL SITE
ASSESSMENT
PROPOSED DEVELOPMENT,
AUSTRALIAN CATHOLIC UNIVERSITY
STRATHFIELD CAMPUS, NSW**

Prepared for:
Australian Catholic University Ltd
C/O HASSELL
Level 2
88 Cumberland Street
Sydney NSW 2000

Report Date: 13 December 2011
Project Ref: GEOTLCOV24279AA-AG

Written/Submitted by:



For: Kat Spruth
Environmental Scientist

Reviewed by:



Tot Le
Principal

13 December 2011

Australian Catholic University Ltd
C/O HASSELL
Level 2
88 Cumberland Street
Sydney NSW 2000

Attention: Sarah Waterworth

Dear Sarah

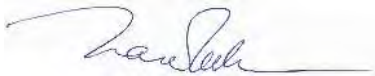
RE: Phase 1 Environmental Site Assessment, Proposed Development Australian Catholic University, Strathfield Campus, NSW

Coffey Environments Australia Pty Ltd is pleased to provide this Phase 1 Environmental Site Assessment report for the proposed development of the Australian Catholic University, Strathfield Campus, NSW.

This report has been prepared to support a part 3A planning application to the Department of Planning and provide information to assist in the development of the concept design for the site.

Please do not hesitate to contact the undersigned should you have any questions.

For and on behalf of Coffey Environments Australia Pty Ltd



Tot Le
Principal

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Appendix A: Section 149 Planning Certificate

Appendix B: Groundwater Bore Search

Appendix C: NSW OEH Online Contaminated Land Register Search Record

Appendix D: NSW WorkCover Authority Dangerous Goods Licence Search

Appendix E: Aerial Photographs

ABBREVIATIONS

ACM	Asbestos containing material
ACU	Australian Catholic University
AEC	Areas of environmental concern
AHD	Australian height datum
AST	Above-ground storage tank
BGS	Below ground surface
EPA	Environment Protection Authority of New South Wales
LEP	Local environmental plan
OEH	Office of Environment and Heritage (formerly the Department of Environment, Climate Change and Water (DECCW))
P1 ESA	Phase 1 Environmental Site Assessment
PAH	Polycyclic aromatic hydrocarbon
PCB	Polychlorinated biphenyl
PCOC	Potential contaminants of concern
SCID	Stored Chemical Information Database
SMF	Synthetic mineral fibre
TPH	Total petroleum hydrocarbon
UST	Underground storage tank

EXECUTIVE SUMMARY

This report presents the findings of a Phase 1 Environmental Site Assessment (P1 ESA) undertaken by Coffey Environments Australia Pty Ltd (Coffey) for the proposed redevelopment of the Australian Catholic University Ltd (ACU), Strathfield Campus, located at 167-169 and 179 Albert Road, Strathfield NSW (the site).

This report was commissioned by the ACU C/O Mr David Hunter of HASSELL via email dated 23 May 2011 in response to Coffey's fee proposal dated 15 April 2011 (ref: GEOTLCOV24279AA-AA).

Based on the ACU concept plan document and drawings supplied by HASSELL, Coffey understands that the project will comprise the following elements;

- Four new development precincts within the campus to provide new library and education buildings.
- New underground parking area in the north west of the Campus and two basement parking areas with a total minimum of 674 spaces.
- Consolidation of main site access and egress into four gates along Barker Road. Staff only access off Edgar Street.
- New access point from Barker Road at the south eastern corner of the campus involving relocating existing traffic signals to form a new intersection with South Street (opposite).
- Refined internal circulation within the main Campus providing clear separation between service vehicle access, short term parking spaces, internal bus stop and set-down locations and car parking access.
- Improved site landscaping and public domain including new pedestrian corridors, open space and landscape improvements.
- New pedestrian links throughout the campus to improve internal site linkages to the north eastern campus and preserve opportunities for further consolidation of the campus in the future.

The objectives of this assessment were to:

- Identify potentially contaminating activities that may be currently occurring on the site and adjoining properties, and those that may have occurred in the past;
- Identify potential Areas of Environmental Concern (AECs) and Potential Contaminants of Concern (PCOCs) for the site; and
- Provide recommendations on further assessment (if required).

A geotechnical desk study for the project has also been carried out by Coffey Geotechnics Pty Ltd and the findings of this study are presented in report GEOTLCOV24279AA-AE.

Coffey's preliminary site assessment focussed on potential contamination risks for the proposed redevelopment at the site.

The scope of works undertaken for this assessment included a desktop review, site walkover, data assessment and reporting.

Based on the scope of work undertaken, Coffey makes the following conclusions:

- There is a moderate to high likelihood of contamination being present on the site where the proposed redevelopment is located from past and present activities.

The key AECs that may affect the proposed development are:

- ACM and/or SMF within the Block G teaching building scheduled for demolition as part of the proposed site redevelopment;
- A stockpile of unknown source and composition situated at the western end of the site (constituents are unknown but the stockpile could potentially contain ACM fragments, SMF and construction waste associated with previous construction works at the site);
- Two underground petrol storage tanks (USTs) of approximate (but unconfirmed) capacity of 1,000 litres and 10,000 litres situated in the south western portion of the site (179 Albert Road). Condition, current capacity, size and exact location unknown; and
- Pesticides and herbicides used around historic and existing playing fields.

Based on the findings, Coffey makes the following recommendations:

- Asbestos was not recorded within Building G during a Hazardous Materials Survey conducted in November 2005. However, there is a potential for unidentified ACM materials to be present within the building structure. Care should be taken during demolition works and should suspected ACM be identified works must immediately cease and an asbestos specialist be consulted for identification, removal and disposal of material prior to works recommencing.
- Soil sampling of the stockpile at the eastern end of the site should be undertaken and samples analysed for identified PCOCs and waste classification analytes to determine chemical composition and the potential risk posed to human health by the material. Once composition is determined the waste classification of the stockpile can be determined and the material removed to an appropriately licensed disposal facility.
- A further detailed ESA to assess the contamination status of the USTs and AECs; and
- Should contamination be detected in these areas, that presents an unacceptable risk to human health or the environment, then management and/or remediation may be required.

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

1 INTRODUCTION

This report presents the findings of a Phase 1 Environmental Site Assessment (P1 ESA) undertaken by Coffey Environments Australia Pty Ltd (Coffey) for the proposed redevelopment of the Australian Catholic University (ACU), Strathfield Campus (the site).

This report was commissioned by the ACU C/O Mr David Hunter of HASSELL via email dated 23 May 2011 in response to Coffey's fee proposal dated 15 April 2011 (ref: GEOTLCOV24279AA-AA).

1.1 Background

It is understood that ACU requires this environmental assessment of potential land contamination at the site to support a part 3A planning application and provide information to assist with the concept design for proposed development at the site.

The site consists of two separate portions of land. The first portion; the main ACU campus, located at 179 Albert Road as Lot 11 of DP869042, is accessed via Barker Road to the south and bound by St Patricks College to the north. A strip of residential property lies along its eastern boundary separating the second portion of land, which consists of 167 to 169 Albert Road registered as Lot 12 of DP 1058289 (formerly Lot 1 DP172175, Lot 1 DP910127 and Lot DP59446 as referred to on the section 149 certificates), from the main campus.

The northern half of the main campus site consists of grass playing fields. The southern half of the campus is occupied by numerous buildings ranging from 1 to 3 stories in height, landscaped areas and asphalt paved carparks. The site is generally level and well-drained,

Based on the ACU concept plan document and drawings supplied by HASSELL, Coffey understands that the project will comprise the following elements;

- Four new development precincts within the campus to provide new library and education buildings.
- New underground parking area in the north west of the Campus and two basement parking areas with a total minimum of 674 spaces.
- Consolidation of main site access and egress into four gates along Barker Road. Staff only access off Edgar Street.
- New access point from Barker Road at the south eastern corner of the campus involving relocating existing traffic signals to form a new intersection with South Street (opposite).
- Refined internal circulation within the main Campus providing clear separation between service vehicle access, short term parking spaces, internal bus stop and set-down locations and car parking access.
- Improved site landscaping and public domain including new pedestrian corridors, open space and landscape improvements.
- New pedestrian links throughout the campus to improve internal site linkages to the north eastern campus and preserve opportunities for further consolidation of the campus in the future.

1.2 Objectives

The objectives of this assessment were to:

- Identify potentially contaminating activities that may be currently occurring on the site and adjoining properties, and those that may have occurred in the past;
- Identify potential Areas of Environmental Concern (AECs) and Potential Contaminants of Concern (PCOCs) for the site; and
- Provide recommendations for further assessment (if required).

Coffey's preliminary site assessment focussed on potential contamination risks for the proposed redevelopment.

1.3 Scope of Works

The scope of works undertaken for this P1 ESA included the following:

1.3.1 Desktop Review

Coffey undertook a desktop review of historical use of the site, including:

- review of selected historical aerial photographs for the site;
- review of land titles for the site;
- review of the local council Section 149(2&5) certificate;
- search of dangerous goods records held by NSW WorkCover;
- search of the contaminated land register held by NSW Office of Environment and Heritage (OEH), formerly the Department of Environment, Climate Change and Water (DECCW);
- search of licensed groundwater bore records within a 500m radius of the site;
- review of local geology, hydrogeology and topography information maps; and
- Client supplied historical information.

1.3.2 Fieldwork

Coffey undertook a site walkover to observe current site activities, potential contamination sources and visible evidence of potential contamination (staining, odours etc). No anecdotal information was available at the time of this assessment.

1.3.3 Data Assessment & Reporting

Coffey undertook an assessment of the data collected during the desktop review and site walkover and prepared this P1 ESA.

1.4 Methodology

The assessment was undertaken in general accordance with standard industry practice and relevant sections of the following:-

- NSW EPA 1997, 'Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites', ISBN 0 7310 3892 4

- NEPC 1999, 'National Environment Protection (Assessment of Site Contamination) Measure'. ISBN 0-642-32312-7

2 SITE IDENTIFICATION

A site locality map is presented in Figure 1 and site features are presented in Figure 2.

The site consists of two separate portions of land. The first portion; the main ACU campus, located at 179 Albert Road and registered as Lot 11 of DP 869042, is accessed via Barker Road to the south and bound by St Patricks College to the north. A strip of residential property lies along its eastern boundary separating the second portion of land, which consists of 167 to 169 Albert Road registered as Lot 12 of DP 1058289 (formerly Lot 1 DP172175, Lot 1 DP910127 and Lot DP59446, as referred to on the Section 149 certificate), from the main campus.

The northern half of the main campus site consists of grassed playing fields. The southern half of the campus is currently occupied by numerous buildings ranging from 1 to 3 stories in height, landscaped areas and asphalt paved carpark areas. The site is generally level and well drained.

3 SITE HISTORY

3.1 Former Landuse

A review of available historic information for the site indicated that between 1823 and 1886 the ACU Strathfield Campus site was owned by the St James Church of England. Landuse of the site at this time is not known.

In 1886 a large county mansion, namely Mount Royal was built on the site and was used as a residential property by various tenants until 1907 when it was sold to the Christian brothers who renamed it Mount Saint Mary.

The Christian brothers established the Mount Saint Mary Training College on the site in 1909, which in 1982 became the Catholic College of Education, Sydney. Formal responsibility for the college and its operations were in turn handed to the ACU at the end of 1990.

The mansion is now part of the Edmund Rice Building situated at the heart of the ACU campus and is listed as a heritage item by Schedule 9 (Heritage Items) of the *Strathfield Planning Scheme Ordinance*. The building is also listed as a heritage item by Schedule 6 (Heritage Items) of the *Draft Strathfield Local Environmental Plan 2008 (2003)* and is recorded as a 'Victorian Mansion, formerly Mount Royal, now the Australian Catholic University, 179 Albert Road, Strathfield'. The building is identified by the schedule as being of State Significance.

Other land uses cannot be precluded.

3.2 Local Council Records

Coffey reviewed two land use planning certificates issued by Strathfield Council on 16 June and 11 July 2011 (under Section 149(2&5) of the Amended Environmental Planning and Assessment Act 1979) for the 167 to 169 Albert Road and the 170 Albert Road sites.

The land at 167 to 169 Albert Road is identified as being within the Zone A "Special Uses (school) under the *Strathfield Planning Scheme Ordinance* as amended by LEP 89 gazetted 16/07/1999. The planning certificate noted that with regard to the site, there were no matters arising under the Contaminated Land Management Act 1997 (NSW) and that there was no information related to unhealthy building land.

The land at 179 Albert Road is identified as being within the zone "Special Uses (ecclesiastical – Mount St Mary College) under the *Strathfield Planning Scheme Ordinance* as amended by LEP 89 gazetted 16/07/1999. The planning certificate noted that with regard to the site, there were no matters arising under the Contaminated Land Management Act 1997 (NSW) and that there was no information related to unhealthy building land.

Copies of the planning certificates are presented in Appendix A.

3.3 Aerial Photography

Year of Photo	Site Description	Surrounding Area Description
1930	The 179 Albert Road site is developed with buildings along the southern boundary of the Barker Road part of the site. The northwestern portion of the site is open land. The 167-169 Albert Road property is developed with small buildings in the centre of the site.	The land immediately to the north of the site is developed with buildings but the land to the south and west of the site remains largely undeveloped.
1955	Buildings have been constructed along the southern edge of the 179 Albert Road site. More buildings have been constructed in the centre of the 167-169 Albert Road site.	Further development is occurred immediately to the north of the site and extensive development of residential properties has taken place all around the site.
1970	The 179 Albert Road site has been further developed and some of the current site buildings have been constructed. The southeast corner and eastern portion of the site remain undeveloped. The 167-169 Albert Road portion of the site has been further developed with a large building in the centre of the site.	No significant changes to the surrounding area are visible.

Year of Photo	Site Description	Surrounding Area Description
1986	Further development has taken place on the 179 Albert Road site and the site closely resembles the current site lay out. The southeast corner of the site is now a car park. Development has taken place on the 167-169 Albert Road site and a large building has been constructed along the western edge of the site.	No significant changes to the surrounding area are visible.
1997	The southwest corner of the 179 Albert Road site has been developed into a car park and construction of further buildings has taken place in the southern portion of the site. No significant changes to the 167-169 Albert Road area of the site are visible.	No significant changes to the surrounding area are visible.
2011	No significant changes to the 179 Albert Road or 167-169 Albert Road areas of the site are visible.	No significant changes to the surrounding area are visible.

3.4 Regional Geology & Soils

The Sydney 1:100,000 Soil Landscape Map produced by the Soil Conservation Service of NSW indicates that the site is underlain by the Blacktown Soil Landscape Group whose landscape is gently undulating rising on Wianamatta Group Shale and Hawkesbury Sandstone. Local topography is described as rising to a maximum of 30 m in the area. Broad, rounded crests and ridges with gently inclined slopes of less than 5 % gradient are common.

Soils are shallow to moderately deep (<100cm), with red and brown Podzolic soils in crests, upper slopes and well drained areas (150-300cm) and yellow Podzolic soils and Soloths on lower slopes and areas of poor drainage. The subsoil is considered to be moderately reactive and highly plastic with low fertility and poor drainage.

The Sydney 1:100,000 Geological Map produced by the Geological Survey of NSW indicates that the site lies at the contact between the Triassic age Bringelly Shale and Ashfield Shale of the Wianamatta Group.

Bringelly Shale is the uppermost unit and is described as carbonaceous claystone and laminite with fine to medium grained lithic sandstone. The Ashfield Shale is described as black to dark grey. An intermediate unit, Minchinbury Sandstone, described as fine to medium grained sandstone is situated between the Bringelly and Ashfield Shale units.

Based on the previous boreholes and published geology (Coffey Geotechnical (1991) and Coffey Geotechnical (1995)), the Minchinbury Sandstone is fine to medium grained. The geological succession described above is broadly consistent with the findings of previous intrusive geotechnical investigations undertaken by Coffey on the main campus site for the ACU. A total of 5 boreholes, drilled to a maximum depth of 6 m encountered a lithological succession consisting of silty and sandy clay residual soils overlying fine to medium grained sandstone with shale layers. Boreholes drilled in the southwest carpark area and the eastern end of the site (near Block G) encountered up to 1m depth of existing fill.

3.5 Regional Hydrogeology

A search for registered groundwater bores within a 500 m radius of the site was undertaken using the NSW Natural Resources Atlas (NSW-NRA, <http://nratlas.nsw.gov.au>) on 30 June 2011. No records were reported for bores in this radius. The search was expanded to a 2 km radius and records for four registered groundwater bores were found. A summary of these records are presented below:

- One bore located approximately 1 km north of the site is reported to be used for monitoring purposes. The final recorded depth of the bore was 2 m BGL. No information on the water bearing strata was provided.
- One bore located approximately 1 km north east of the site is reported to be used for monitoring purposes. The final recorded depth of the bore was 8.2 m BGL. No information on the water bearing strata was provided.
- One bore located approximately 1 km south of the site is reported to be used for private, domestic purposes. The final recorded depth of the bore was 6 m BGL. The water bearing zone was described as unconsolidated 'clay water supply' and was encountered at 6 m depth. No further information was provided.
- One bore located approximately 1.5 km south east of the site is reported to be used for monitoring purposes. The final recorded depth of the bore was 2.2 m BGL. No information on the water bearing strata was provided.

Groundwater flow on the site is considered likely to be in a southerly direction toward the Cooks River, the nearest surface water body to the site.

A copy of the bore search work summary is presented in Appendix B.

Groundwater was not encountered in any of the boreholes drilled to a depth of approximately 6 m during previous Coffey intrusive investigations at the site suggesting that standing groundwater levels are likely to be below 6 m depth. Fluctuations in groundwater level however may occur due to variations in rainfall and other factors.

Perched water may also be encountered within fill, at the soil bedrock interface or within joints and partings within the bedrock.

3.6 Regional Topography & Drainage

The NSW Department of Lands Spatial Imagery Exchange (<http://imagery.maps.nsw.gov.au>) indicates that the southern portion of the site lies at an elevation of approximately 30 m Australian Height Datum (AHD). The northern portion of the site comprising the grassed playing fields is at an approximate elevation of 20 m AHD.

It is expected that site surface waters would either percolate into sub-surface soils (where permeability allows) or become run-off and enter sub-surface drainage services via off-site kerbside drains.

3.7 Regulatory

3.7.1 NSW Office of Environment and Heritage

Coffey conducted a search of the NSW OEH online contaminated land register on 23 June 2011.

The search did not identify any records of notices under the Contaminated Land Management Act being issued to the site or any properties immediately adjacent to the site.

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

3.7.2 Dangerous Goods

A search of the Stored Chemical Information Database (SCID) by NSW WorkCover Authority was conducted on 23 June 2011. The search identified that in 1971 a licence was held by the Trustees of the Christian Brothers for a UST with a capacity of 1,000 litres storing mineral spirit at 179 Albert Road. Between 1981 and 1992 a licence was held by the Christian Brothers Trustees for an underground tank with a capacity of 10,000 litres at 179 Albert Road. Records indicate that petrol was stored within the tank.

However, it should be noted that the records provided are limited and the exact location, dimensions of and depth of the storage tank at the 179 Albert Road site are unknown. Records of the storage capacity of the tank also vary with a tank capacity of 10,000 litres recorded in one document, 11,000 litres in another and 1000 gallons on a sketched site plan of the area.

A copy of the search results is presented in Appendix D.

4 SITE WALKOVER

A site walkover was conducted by Coffey on 8 June 2011.

The site visit involved observations of readily accessible site features for evidence of site contamination. A summary of the observations is presented below:

- The site was observed to be generally covered by buildings with scatterings of established trees and minor vegetation. Grassed playing fields were observed on the northern portion of the site. Obvious evidence of distressed vegetation phytotoxic impact (e.g. stress or dieback) was not observed.
- A stockpile of unknown composition and source, potentially containing asbestos containing material (ACM) fragments, synthetic mineral fibre (SMF), construction waste was identified adjacent to the northeastern corner of the south west car park and in the vicinity of the southeastern corner of the proposed underground carpark (see Figure 2).
- Evidence of potential underground storage tanks was identified. Although the USTs content and tank capacity were not confirmed, the lid dimensions were measured as approximately 1.2 m by 2 m. It is considered likely this evidence pertains to the petrol storage tank licensed to the Christian Brothers Trustees discussed in Section 3.7.2 above.
- Access to the buildings was unavailable at the time of the walkover but ACM was identified within the Barron Rice Chapel, the Edmund Rice Building, the library and the St Edmund's building during a Hazardous Materials Survey undertaken by Noel Arnold Associates Pty Ltd in November 2005. Electrical backing boards in the electrical switchboards of demountable buildings located in the north west of the site were also recorded as potentially containing ACM. However, all ACM materials were considered to be in good condition and were labelled. As access to the buildings was not possible during the walkover it has been assumed, for the purposes of this study, that the condition of the ACM has remained unchanged.
- There were no direct indicators observed of fill material being present across the site, however fill maybe present beneath the playing fields and the car park and building areas appeared to be elevated in relation to the grassed playing fields to the north by approximately 1 to 2 m. In addition boreholes drilled in the southwest car park and the eastern end of the site (near block G) as part of a previous Coffey intrusive investigation encountered up to 1 m depth of existing fill. It is therefore likely that fill may also be present beneath other parts of the site.
- Numerous storm water grates/cesspits and a drainage channel were identified along the western carpark boundary. It is anticipated that surface water is likely to drain via infiltration in vegetated areas (where hardstand or drains are not present);
- Minor evidence of staining, thought to be paint, was observed at ground surface.

4.1 Surrounding Land Use

During the site walkover, it was observed that the general land use surrounding the site is predominantly residential in nature.

Boundary	Land Use surrounding Site	
	Main ACU Campus at 179 Albert Road	Secondary ACU Campus 167-169 Albert Road area.
North	Residential & grassed playing field	Residential housing with gardens
East	Residential	Residential & grassed playing field
West	Residential	Residential
South	Residential	Residential

5 INTEGRITY ASSESSMENT OF HISTORICAL DATA

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

- NSW OEH;
- NSW WorkCover;
- NSW Natural Resources Atlas;
- NSW Land and Property Management Authority;
- Strathfield Council;
- Observations made in the field during the site walkover; and
- Historical report by Noel Arnold Associates (2005) provided by the client.

The observations made during the site walkover were generally consistent with the documented records provided by third parties.

The historical data assessed was considered to be generally accurate, reliable and suitable for the objective of this assessment.

6 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN & POTENTIAL CONTAMINANTS OF CONCERN

Review of available historical data and observations made during the site walkover indicate a number of areas of environmental concern (AECs) and potential contaminants of concern (PCOC). These AECs and PCOCs, along with an assessment of the likelihood of contamination being present (based on available data and observations) are presented in Table 6.

Table 6: AEC, PCOC and Likelihood

Areas of Environmental Concern	Potential Contaminants of Concern	Likelihood
Potential Asbestos Containing Material (ACM) within the existing building structure (Block G) scheduled for demolition.	Asbestos	High
Synthetic Mineral Fibre (SMF) within the existing building structure (Block G) scheduled for demolition.	SMF	High
Stockpile of unknown source and composition situated at the western end of the site (northeastern corner of the southwest car park) (potentially containing ACM fragments, SMF, construction waste)	TPH, PAHs, VHCs, heavy metals, asbestos	Moderate - High
USTs of approximate (but unconfirmed) capacity of 10,000 litres and 1,000 litres situated in the southwester portion of the site (179 Albert Road). Condition, current content, accurate volume unknown.	TPH, BTEX, PAHs and Pb	High
Vegetated and grassed areas	Glyphosate (herbicides)	Low
Areas of fill potentially under the playing fields	TPH, PAHs, VHCs, heavy metals, asbestos	Low - Moderate

7 CONCLUSIONS AND RECOMMENDATIONS

Based on the scope of work undertaken, Coffey makes the following conclusions:

- There is a moderate to high likelihood of contamination being present on the site where the proposed redevelopment is located associated with current and former activities undertaken at the site.

The key AECs that may affect the proposed development are:

- ACM and/or SMF within the Block G teaching building scheduled for demolition as part of the proposed site redevelopment;
- A stockpile of unknown source and composition situated at the western end of the site (constituents are unknown but the stockpile could potentially contain ACM fragments, SMF and construction waste associated with previous construction works at the site);
- Two USTs of approximate (but unconfirmed) capacity of 1,000 litres and 10,000 litres situated in the south western corner of the site (179 Albert Road). Condition, current capacity, size and exact location are unknown; and
- Pesticides and herbicides used around historic and existing playing fields.

Based on the findings, Coffey makes the following recommendations:

- Asbestos was not recorded within Building G during a Hazardous Materials Survey conducted in November 2005. However, there is a potential for unidentified ACM materials to be present within the building structure. Care should be taken during demolition works and should suspected ACM be identified works must immediately cease and an asbestos specialist be consulted for identification, removal and disposal of material prior to works recommencing.
- Soil sampling of the stockpile at the western end of the site should be undertaken and samples analysed for identified PCOCs and waste classification analytes to determine chemical composition and the potential risk posed to human health by the material. Once composition is determined the waste classification of the stockpile should be determined and the material removed to an appropriately licensed disposal facility.
- A further detailed ESA to assess the contamination status of the USTs and AECs;
- Should contamination be detected in these areas, that presents an unacceptable risk to human health or the environment, then management and/or remediation may be required; and
- Based on the information available during the preparation of this P 1 ESA Coffey considers the site to be suitable for the proposed development under the requirements of SEPP 55, subject to the above issues (where applicable) being addressed adequately during detailed design and redevelopment works.

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

8 REFERENCES

NEPC. (1999) *National Environment Protection (Assessment of Site Contamination) Measure*. ISBN 0-642-32312-7

Noel Arnold Associates. (2005). *Hazardous materials survey, Australian Catholic University Strathfield campus – Barker site*.

NSW DEC. (2006). *Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (2nd edition)*. Department of Environment and Conservation NSW.

NSW DUAP. (1998). *Managing Land Contamination: Planning Guidelines SEPP55 - Remediation of Land*. Department of Urban Affairs & Planning and Environment Protection Authority.

NSW EPA. (1997). *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites*. NSW Environment Protection Authority.

Important information about your **Coffey** Environmental Report

Uncertainties as to what lies below the ground on potentially contaminated sites can lead to remediation costs blow outs, reduction in the value of the land and to delays in the redevelopment of land. These uncertainties are an inherent part of dealing with land contamination. The following notes have been prepared by Coffey to help you interpret and understand the limitations of your report.

Your report has been written for a specific purpose

Your report has been developed on the basis of a specific purpose as understood by Coffey and applies only to the site or area investigated. For example, the purpose of your report may be:

- To assess the environmental effects of an on-going operation.
- To provide due diligence on behalf of a property vendor.
- To provide due diligence on behalf of a property purchaser.
- To provide information related to redevelopment of the site due to a proposed change in use, for example, industrial use to a residential use.
- To assess the existing baseline environmental, and sometimes geological and hydrological conditions or constraints of a site prior to an activity which may alter the sites environmental, geological or hydrological condition.

For each purpose, a specific approach to the assessment of potential soil and groundwater contamination is required. In most cases, a key objective is to identify, and if possible, quantify risks that both recognised and unrecognised contamination pose to the proposed activity. Such risks may be both financial (for example, clean up costs or limitations to the site use) and physical (for example, potential health risks to users of the site or the general public).

Scope of Investigations

The work was conducted, and the report has been prepared, in response to specific instructions from the client to whom this report is addressed, within practical time and budgetary constraints, and in reliance on certain data and information made available to Coffey.

The analyses, evaluations, opinions and conclusions presented in this report are based on those instructions, requirements, data or information, and they could change if such instructions etc. are in fact inaccurate or incomplete.

Subsurface conditions can change

Subsurface conditions are created by natural processes and the activity of man and may change with time.

For example, groundwater levels can vary with time, fill may be placed on a site and pollutants may migrate with time.

Because a report is based on conditions which existed at the time of the subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time.

Consult Coffey to be advised how time may have impacted on the project and/or on the property.

Interpretation of factual data

Environmental site assessments identify actual subsurface conditions only at those points where samples are taken and when they are taken. Data derived from indirect field measurements and sometimes other reports on the site are interpreted by geologists, engineers or scientists to provide an opinion about overall site conditions, their likely impact with respect to the report purpose and recommended actions.

Actual conditions may differ from those inferred to exist, because no professional, no matter how well qualified, can reveal what is hidden by earth, rock and time. The actual interface between materials may be far more gradual or abrupt than assumed based on the facts obtained. Nothing can be done to change the actual site conditions which exist, but steps can be taken to reduce the impact of unexpected conditions.

For this reason, parties involved with land acquisition, management and/or redevelopment should retain the services of Coffey through the development and use of the site to identify variances, conduct additional tests if required, and recommend solutions to unexpected conditions or other problems encountered on site.

Your report will only give preliminary recommendations

Your report is based on the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area.

This assumption cannot be substantiated until project implementation has commenced and therefore your report recommendations can only be regarded as preliminary. Only Coffey, who prepared the report, is fully familiar with the background information needed to assess whether or not the report's recommendations are valid and whether or not changes should be considered with redevelopment or on-going use of the site. If another party undertakes the implementation of the recommendations of this report there is a risk that the report will be misinterpreted and Coffey cannot be held responsible for such misinterpretation.

Important information about your **Coffey** Environmental Report

Your report is prepared for specific purposes and persons

To avoid misuse of the information contained in your report it is recommended that you confer with Coffey before passing your report on to another party who may not be familiar with the background and the purpose of the report. In particular, a due diligence report for a property vendor may not be suitable for satisfying the needs of a purchaser. Your report should not be applied for any purpose other than that originally specified at the time the report was issued.

Interpretation by other professionals

Costly problems can occur when other professionals develop their plans based on misinterpretations of a report. To help avoid misinterpretations, retain Coffey to work with other professionals who are affected by the report. Have Coffey explain the report implications to professionals affected by them and then review plans and specifications produced to see how they have incorporated the report findings.

Data should not be separated from the report

The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way. Logs, figures, laboratory data, drawings, etc. are customarily included in our reports and are developed by scientists, engineers or geologists based on their interpretation of field logs (assembled by field personnel), field testing and laboratory evaluation of field samples. This information should not under any circumstances be redrawn for inclusion in other documents or separated from the report in any way.

Contact Coffey for additional assistance

Coffey is familiar with a variety of techniques and approaches that can be used to help reduce risks for all parties to land development and land use. It is common that not all approaches will be necessarily dealt with in your environmental site assessment report due to concepts proposed at that time. As a project progresses through planning and design toward construction and/or maintenance, speak with Coffey to develop alternative approaches to problems that may be of genuine benefit both in time and cost.

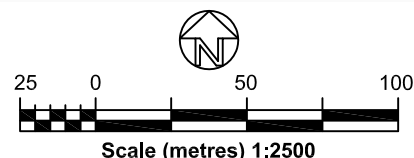
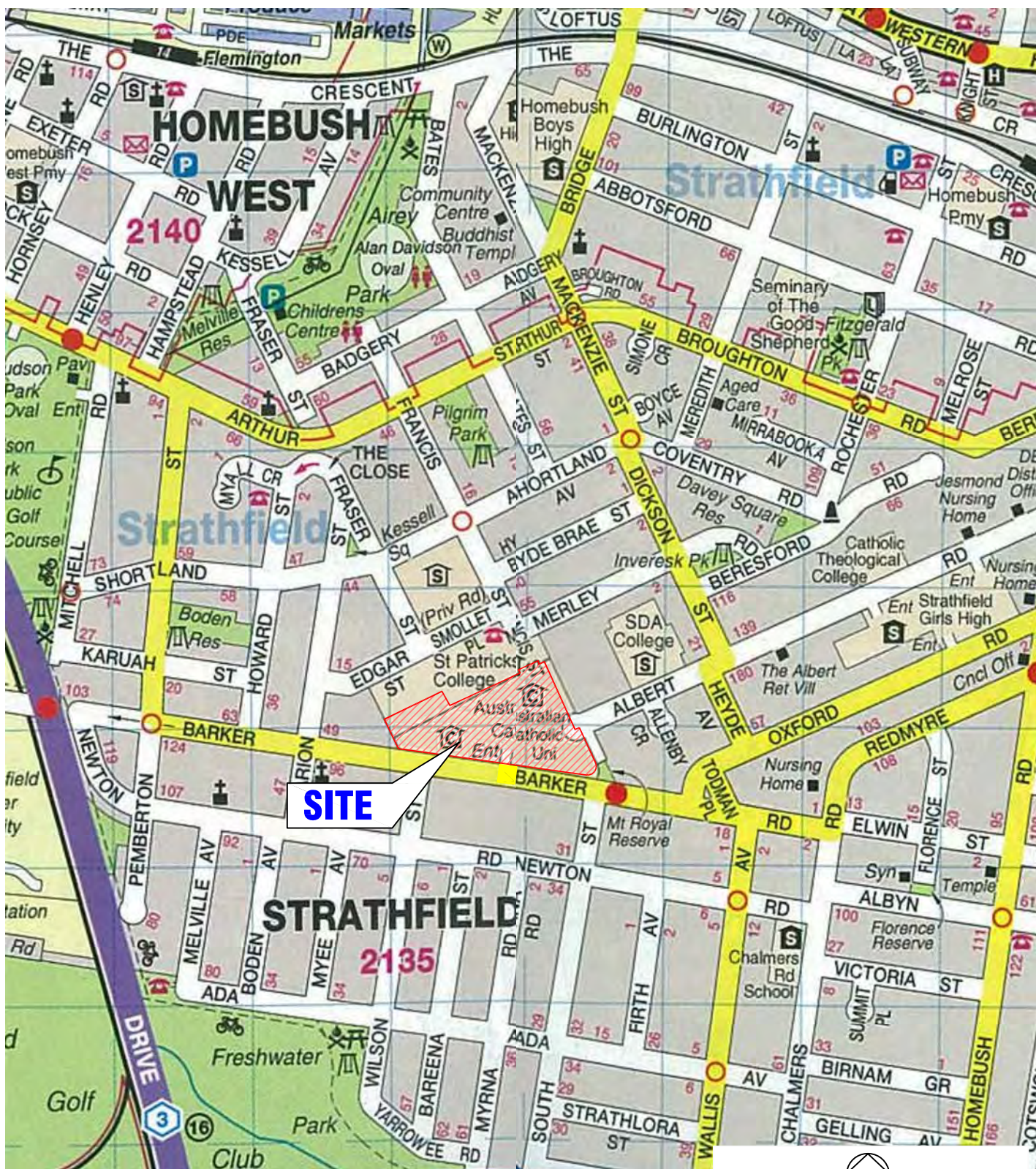
Responsibility

Environmental reporting relies on interpretation of factual information based on judgement and opinion and has a level of uncertainty attached to it, which is far less exact than other design disciplines. This has often resulted in claims being lodged against consultants, which are unfounded. To help prevent this problem, a number of clauses have been developed for use in contracts, reports and other documents.

Responsibility clauses do not transfer appropriate liabilities from Coffey to other parties but are included to identify where Coffey's responsibilities begin and end. Their use is intended to help all parties involved to recognise their individual responsibilities. Read all documents from Coffey closely and do not hesitate to ask any questions you may have.

Figures

**Phase 1 Environmental Site Assessment
Proposed Development, Australian Catholic University
Strathfield Campus, NSW**



AERIAL IMAGE SOURCE: GOOGLE EARTH PRO 6.0.1
AERIAL IMAGE ©: SINCLAIR KNIGHT MERZ 2011

drawn	MV
approved	TL
date	07/06/11
scale	AS SHOWN
original size	A4

coffey
environments

SPECIALISTS IN ENVIRONMENTAL,
SOCIAL AND SAFETY PERFORMANCE

client:	AUSTRALIAN CATHOLIC UNIVERSITY	
project:	PHASE 1 ENVIRONMENTAL SITE ASSESSMENT, PROPOSED DEVELOPMENT AUSTRALIAN CATHOLIC UNIVERSITY BARKER ROAD, STRATHFIELD, NSW	
title:	SITE LOCALITY MAP	
project no:	GEOTLCOV24279AA-D01	figure no: FIGURE 1



drawn	MV	 SPECIALISTS IN ENVIRONMENTAL, SOCIAL AND SAFETY PERFORMANCE	client:	AUSTRALIAN CATHOLIC UNIVERSITY	
approved	TL		project:	PHASE 1 ENVIRONMENTAL SITE ASSESSMENT, PROPOSED DEVELOPMENT AUSTRALIAN CATHOLIC UNIVERSITY BARKER ROAD, STRATHFIELD, NSW	
date	07/06/11		title:	SITE LAYOUT PLAN	
scale	AS SHOWN		project no:	GEOTLCOV24279AA-D01	figure no: FIGURE 2
original size	A4				

Appendix A

Section 149 Planning Certificate

**Phase 1 Environmental Site Assessment
Proposed Development, Australian Catholic University
Strathfield Campus, NSW**

PC1093/1011/ri
P004167
Australian

Imogen Date
Coffey Environments
Level 1, 3 Rider Boulevard
RHODES NSW 2138

Issue Date : 16/06/2011
Receipt No. : 110511
Fee Paid : \$100.00

Address : 167-169 Albert Rd Strathfield
Description : Lot 1, DP 172175 & Lot 1, DP 910127 & Lot 1, DP 59446
Owner : Australian Catholic University

Fees : Planning Certificate under Section 149(2) - \$40.00
Planning Certificate under Section 149(5) - \$60.00
Urgency fee - \$105.00 (includes GST)

PLANNING CERTIFICATE

Section 149 (2) Environmental Planning & Assessment Act 1979

This certificate refers to the following matters prescribed under s149 (2) of the above Act.

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 Planning Scheme Ordinance* gazetted 21/2/1969.
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: *Draft Strathfield Local Environmental Plan 2008 (2003).*
Draft Strathfield Local Environmental Plan No 105 (Heritage).
Refer to attachments for Draft State Environmental Planning Policies.

- (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.

REPLY: Special Uses (school) in the *Strathfield Planning Scheme Ordinance* as amended by LEP 89 gazetted 16/7/99.

- (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 Planning Scheme Ordinance*.

- (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: No.

- (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: Yes, refer to attachment for details.

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 clause 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

General Housing Code

REPLY: No – Complying Development under the General Housing Code may not be carried out on this land. The land is affected by general land exemptions:

- The land comprises of a heritage item or a draft heritage item in an environmental planning instrument.
-

Rural Housing Code

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

Housing Alterations Code

REPLY: No – Complying Development under the Housing Alterations Code may not be carried out on this land. The land is affected by general land exemptions:

- The land comprises of a heritage item or a draft heritage item in an environmental planning instrument.
-

General Commercial and Industrial Code

REPLY: No – Complying Development under the General Commercial and Industrial Code may not be carried out on this land. The land is affected by general land exemptions:

- The land comprises of a heritage item or a draft heritage item in an environmental planning instrument.
-

Subdivision Code

REPLY: No – Complying Development under the Subdivision Code may not be carried out on this land. The land is affected by general land exemptions:

- The land comprises of a heritage item or a draft heritage item in an environmental planning instrument.
-

General Development Code

REPLY: No – Complying Development under the General Development Code may not be carried out on this land. The land is affected by general land exemptions:

- The land comprises of a heritage item or a draft heritage item in an environmental planning instrument.
-

Demolition Code

REPLY: No – Complying Development under the Demolition Code may not be carried out on this land. The land is affected by general land based exemptions:

- The land comprises of a heritage item or a draft heritage item in an environmental planning instrument.
-

Item 4. Coastal protection

Whether or not the land is affected by the operation of section 38 or 39 of the *Coastal Protection Act 1979*, but only to the extent that the council has been so notified by the Department of Public Works.

REPLY: No.

Item 4A. Certain information relating to beaches and coasts

Strathfield Municipal Council is identified as a coastal council of NSW pursuant to Planning Circular PS-11-001, issued on 24 January 2011, to which the following applies:

In relation to a coastal council:

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

REPLY: No - Council records at the date of this certificate do not indicate that the subject land is subject to an order under Part 4D of the *Coastal Protection Act 1979* in relation to emergency coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land).

- (2)(a) Whether the council has been notified under Section 55X of the *Coastal Protection Act 1979* that emergency coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land).

REPLY: No - Council records at the date of this certificate do not indicate that Council has been notified under Section 55X of the *Coastal Protection Act 1979* that emergency coastal protection works (within the meaning of the Act) have been placed on the land (or on public land adjacent to that land).

- (2)(b) If works have been so placed - whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

REPLY: Not applicable.

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

REPLY: No - Council records indicate that Council has not been notified of such information (if any) as required by the regulations under Section 56B of the *Coastal Protection Act 1979* which should be included in the planning certificate.

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 alignment

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.

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: No.

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.

Item 9. Contribution 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
(Amended 3 September 2010).

Item 10. Bio-banking agreements

Whether or not a bio-banking agreement, has been entered in to the subject land?

REPLY: No – Council is not aware of a bio-banking agreement entered in to the subject land under section 127D of the *Threatened Species Conservation Act 1995*.

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.

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 of Planning, and;
- (b) A statement setting out any terms of a kind referred to in clause 18(2) of *State Environmental Planning Policy (Housing For Seniors or People with a Disability) 2004* 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 a current site compatibility certificate (seniors housing) being issued for subject site in respect of the proposed development on the land.

Item 16. Site compatibility certificates for infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), 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.

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

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.

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.

Item 18. 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?

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.



ROGER BROOK
STRATEGIC PLANNING CO-ORDINATOR

**Strathfield Municipal Council –
Special Uses “A”Zoned Sites – Heritage Listed**

Attachments referred to in Section 149 Certificate No: 1093/1011

Attachment referred to in Item 1 (1)(c)

Strathfield Consolidated Development Control Plan 2005 Part M - Educational Establishments

Strathfield Consolidated Development Control Plan 2005 Part E - Child Care Centres (Special Uses School only)

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 Advertisements and Advertising Structures.

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

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

* **Codes** - Council has adopted a code relating to landscaping.

Attachment referred to in Item 1(2)

Nil

Attachment referred to in Item 1(3)

SEPP (Exempt and Complying Development Codes) 2008 - gazetted 12.12.08.

The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development 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 No 1 - Development Standards - gazetted 17.10.80. Makes development standards more flexible. It allows councils to approve a development proposal that does not totally comply with a set standard where this can be shown to be unreasonable or unnecessary.

State Environmental Planning Policy No.55 - Remediation of land (gazetted 28.8.98) - Introduces state-wide planning controls for the remediation of contaminated land. If the land is unsuitable, remediation must take place before the land is developed. The policy 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.

State Environmental Planning Policy No.64 - Advertising and Signage - gazetted 16.3.01 aims to ensure that signage including advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of a high quality and design. The policy prohibits advertisements in certain locations and sets controls for advertisements along major roads and waterways. The SEPP was amended in August 2007 regarding outdoor advertising in transport corridors (eg freeways, tollways and rail corridors).

SEPP (Temporary Structures) 2007 – gazetted 28.09.07

Provides for the erection of temporary structures and the use of places of public entertainment while protecting public safety and local amenity. Note the name of this policy was changed from SEPP (Temporary Structures and Places of Public Entertainment) 2007 to SEPP (Temporary Structures) 2007 effective 26.10.09.

SEPP (Major Development) 2005 – gazetted 01.08.05

Defines certain developments that are major projects to be assessed under Part 3A of the Environmental Planning and Assessment Act 1979 and determined by the Minister for Planning. It also provides planning provisions for State significant sites. In addition, the SEPP identifies the council consent authority functions that may be carried out by joint regional planning panels (JRPPs) and classes of regional development to be determined by JRPPs. Note: This SEPP was formerly known as State Environmental Planning Policy (Major Projects) 2005.

SEPP (infrastructure) 2007

Gazetted 21.12.07 - provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency.

Draft State Environmental Planning Policy (Application of Development Standards)

2004 exhibited 10.05.04 to 18.06.04 - SEPP 1 provides local councils with flexibility in applying development standards. The Department has reviewed SEPP 1 which has led to a new draft policy which applicant's must meet to vary a development standard.

Draft State Environmental Planning Policy No. 66 - Integrating Land Use and Transport -

exhibited 14.09.01 to 14.12.01 aims to encourage a network of vibrant, accessible mixed use centres which are closely aligned with and accessible by public transport, walking and cycling. The policy applies to developments that generate many trips from employees, customers or visitors or provide important services and generally have a gross floorspace of 1000m² or more such as retailing including markets, bulky goods warehouses, 'big box' superstores, and factory outlets, leisure and entertainment facilities, offices, health and educational facilities and community and personal services.

Attachment referred to in Items 2 (b), (c) and (d)

Refer to attached "LAND USE TABLE – SPECIAL USES A ZONE"

LAND USE TABLE – SPECIAL USES “A” ZONE

Column I	Column II	Column III	Column IV	Column V
Zone and colour or indication on scheme map	Purposes for which buildings or works may be erected or carried out or used <u>without the consent</u> of the responsible authority.	Purposes for which buildings or works may be erected or carried out or used <u>subject to such conditions</u> as may be imposed by the responsible authority.	Purposes for which buildings or works may be erected or carried out or used <u>only with the consent</u> of the responsible authority.	Purposes for which buildings or works <u>may not</u> be erected or carried out or used.
5. Special Uses (a) Special Uses “A” Yellow		The particular purpose indicated by scarlet lettering on the scheme map.	Any purpose ordinarily incidental or subsidiary to the purpose referred to in Column III; child care centres (only where the particular purpose indicated by scarlet lettering on the scheme map is ‘school’); roads; drainage; utility installations other than generating works or gas holders.	Any purpose other than those permitted by Column III or Column IV.

***NOTE LEP 91- GAZETTED 10/3/00 SEE END OF DOCUMENT**

Attachment referred to in Items 2(g) and (h)

- The property has been included in the Strathfield Planning Scheme Ordinance (SPSO) as being of significance to the Strathfield Heritage. This means that the following will require development consent - the damaging, defacing, destruction, pulling down or removal of any structure or building in whole or in part; addition or alteration to the outward appearance of the building or structure; make non-structural changes to the detail, fabric, finish or appearance of the outside of any structures eg. painting unpainted brickwork, replacing roofing material, cement rendering walls and the like; erection of any fencing forward of the building line or on boundaries with public places eg. streets and parks; erection of new buildings; and subdivision of land. Maintenance being the continuous protective care of the property does not require development consent.

Further details and requirements are provided in clauses 59A – 59G of the SPSO.

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 Schedule 13 of the Strathfield Planning Scheme Ordinance. 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 Schedule 14 of the Strathfield Planning Scheme Ordinance.

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

* * * * *

STRATHFIELD MUNICIPAL COUNCILANNEXURE TO CERTIFICATE UNDER SECTION 149
Environmental Planning & Assessment Act, 1979

S.149(5) - the following advice on such relevant matters, of which the Council may be aware, affect the land described in S.149 Certificate No.

1093/1011

1. The land is affected by a Tree Preservation Order.
2. Council does not provide any details of approvals associated with dwelling houses on this certificate.
3. This certificate does not contain information relating to the following types of notice:-
 - (a) Section 121K Order (including a Notice to Issue and Order under section 121H) or Contravention Notice relating to any matters under the Environmental Planning and Assessment Act 1979;
 - (b) Any Order (including intention to issue an Order) under section 124 of the Local Government Act 1993.

Details of the above may be obtained by written application to the Council.
4. The land may be affected by the following resolutions of Council:
 - To carry out a review of the Residential B zoning between 44 and 80 Beresford Road, Strathfield;
 - To investigate the acquisition of part of 608 Liverpool Road, Strathfield South for future road widening.
 - Increase the density for multiple unit housing along the western side of Courallie Avenue and all of Telopea Avenue Homebush West..

The above information has been taken from the Council's records but Council cannot accept responsibility for any omission or inaccuracy.

16.6.11

Date

Roger Brook

ROGER BROOK
STRATEGIC PLANNING CO-ORDINATOR



draft
Strathfield Local Environmental
Plan 2008 (2003)

Explanation And
Background Document

Updated January 2009



In 2002, Council embarked upon the preparation of a new planning strategy to guide the future planning of the Municipality over the next 15 years. The Strategy titled 'Strathfield Local Plan *our Plan for the Future*' will replace the many controls that have been operating since the late 1960s and which do not recognise today's critical issues.

In covering the whole of the Strathfield Municipal Council Area, the new Plan will establish best practice controls and requirements in important areas such as environmental management, urban design and heritage conservation. Most importantly, the Plan determines where various forms of development can be carried out and under what conditions.

Many residents and various members of the community, particularly the members of the Community Advisory Teams participated in the preparation of the Plan. This particularly included through the Community Summit and Charettes in 2002 and also through the Draft Strathfield Local Environment Plan (Draft LEP 2003) exhibition stage from 15 October 2003 to 14 November 2003.

Following adoption by Council in December 2003 the Draft LEP 2003 was lodged with the Department of Natural Resources Infrastructure & Planning for gazettal. Council is currently awaiting a response from the Department in regard to the gazettal. During this period Council has made various resolutions regarding the Draft LEP 2008 (2003) (refer below). As reported to Council on 4 November 2008, the title of Draft LEP 2003 was updated to Draft LEP 2008 in accordance with Department of Planning advice, to reflect the current year rather than the year of public exhibition.

NOTE: MINUTES & RESOLUTIONS ADOPTED BY COUNCIL ON 2 DEC 2003, 2 MARCH 2004, 8 JUNE 2004, 6 JULY 2004, 12 FEBRUARY 2008 AND 4 NOVEMBER 2008 AFFECT A NUMBER OF PROPERTIES IN TERMS OF THE PROPOSED FLOOR SPACE OF BUILDINGS AND REZONING UNDER THE DRAFT PLAN.

IN ADOPTING THE MAYORAL MINUTES, COUNCIL HAS RESOLVED NOT TO PROCEED WITH (OR DEFER) THE REZONING OF THE FOLLOWING PROPERTIES

- 3-21 Anselm Street Strathfield South
- 2-6 Bede Street, Strathfield South
- 17 Birriwa Avenue, Belfield
- 13-15 Cave Road Strathfield
- Lot 7 DP 243043 Chisholm Street, Belfield
- 32 High Street, Strathfield
- 256-260 Homebush Road, Strathfield
- 507-511 Liverpool Road, Strathfield
- 522-552a Liverpool Road, Strathfield South
- 549-559 Liverpool Road, Strathfield
- 32 Underwood Road, Homebush (Lot 1 DP 209535)

History of Planning Controls

Since approximately 1945, the town planning controls which have governed the development of the Strathfield Municipality have included the Town and Country Planning Ordinance (1946), the County of Cumberland Planning Scheme Ordinance (1951) and the current Strathfield Planning Scheme Ordinance (SPSO) which was prepared under the Local Government Act, 1919 and gazetted on 21 February 1969. Prior to the introduction of the Environmental Planning and Assessment Act, 1979 (EP&AA), the SPSO was amended a number of times with Interim Development Orders (IDO). Upon gazettal of the EP&AA in 1980, the operation of the SPSO changed from the Local Government Act, 1919 to the EP&AA. Since May 1981, the SPSO has been amended in excess of 100 times under amending Local Environmental Plans (LEP). These LEPs have ranged in size from minor LEPs applying to single properties to major LEPs applying to the whole Municipality such as the Housing Strategy LEP and the Industrial Lands LEP.

The SPSO is an outdated document which does not provide the *best* direction for the Municipality in many areas including of environmental management, urban design, housing opportunities and heritage conservation.

Proposed New Planning Controls

Strathfield Local Plan is the name given to Draft Local Environmental Plan (DLEP) 2008 (2003), a comprehensive LEP which aims to replace Council's current principle planning instrument, Strathfield Planning Scheme Ordinance (SPSO).

Upon approval by the Minister for Planning, Strathfield Local Environmental Plan 2008 (2003) will form a single, comprehensive planning instrument that covers the entire Municipality. The Plan will:

- Zone land according to land use activities and character of locality,
- Establish objectives for each land use zone, and
- Establish standards and controls to regulate the permissibility and extent of new development.

A summary of the main elements of the Plan are as follows:

- Reclassification of the business zones to **Town Centre 3A** which applies to the Strathfield Town Centre, **Local Business 3B** which applies to the local shopping areas at Homebush West, Homebush, Strathfield South, Cave Road, Belfield and the corner of Liverpool Road and The Boulevarde and **Neighbourhood Business 3C** which applies to neighbourhood corner shops and the like scattered throughout the Municipality.
- The introduction of an Environment Protection zone.

- Rezoning the following properties to Residential 2A:
 - 60 Broughton Road, Strathfield
 - 15-19 Chalmers Road, Strathfield
 - 9-11 Wallis Avenue, Strathfield
- Rezoning the following properties to Residential 2B:
 - 75-77 & 74-88 Water Street, Belfield
 - 33-37 Drew Street, Greenacre
 - 11-17 & 27-35 Punchbowl Road, Belfield
 - 440 Liverpool Road, Strathfield South
 - North east end of Chisholm Street, Belfield (NO LONGER INCLUDED – DEFERRED MATTER)
- Rezoning the following properties to Local Business 3B:
 - 3-21 Anselm Street Strathfield South (NO LONGER INCLUDED)
 - 2-6 Bede Street, Strathfield South (NO LONGER INCLUDED)
 - 13-15 Cave Road Strathfield (NO LONGER INCLUDED)
 - 256-260 Homebush Road, Strathfield (NO LONGER INCLUDED)
 - 361- 365 Liverpool Road, Strathfield
 - 473-479 Liverpool Road, Strathfield
 - 507-511 Liverpool Road, Strathfield (NO LONGER INCLUDED)
 - 549 - 559 Liverpool Road, Strathfield (NO LONGER INCLUDED)
 - 522-552a Liverpool Road, Strathfield South (NO LONGER INCLUDED)
 - 2 - 8 Mintaro Avenue, Strathfield
 - 4 - 6 Rochester St, Homebush
- Rezoning the following properties to Neighbourhood Business 3C:
 - 17 Birriwa Avenue, Belfield (NO LONGER INCLUDED)
 - 32 High Street, Strathfield (NO LONGER INCLUDED)
 - 32 Underwood Road, Homebush (NO LONGER INCLUDED)
- Rezoning the following properties to Mixed Use 10:
 - 29-51 Park Road, Homebush
 - 159-201 & 330-346 Parramatta Road, Homebush

List of Properties which are subject to proposed changes in zonings

Please refer to the appropriate page listed in Column 2 for further details

Addresses	Page Reference number
3-21 Anselm Street, Strathfield South (NO LONGER INCLUDED)	10
2-6 Bede Street, Strathfield South (NO LONGER INCLUDED)	10
17 Birriwa Avenue, Belfield (No LONGER INCLUDED)	12
60 Broughton Road, Strathfield	6
13-15 Cave Road, Strathfield (NO LONGER INCLUDED)	10
15-19 Chalmers Road, Strathfield	6
Lot 7 DP 243043, Chisholm Street and part of unmade section of Chisholm Street, Belfield (NO LONGER INCLUDED – DEFFERED MATTER)	7
3 Courallie Avenue, Homebush West	15
Lot 4 DP 835847, Coss Creek Reserve, Greenacre	14
33-37 Drew Street, Greenacre	7
21 Henley Road, Homebush West	13
32 High Street, Strathfield (NO LONGER INCLUDED)	12
Lot 16 DP 778666, Cnr Homebush Bay Drive & Underwood Road, Homebush	13
241 Homebush Road, Strathfield South	10
256-260 Homebush Road, Strathfield (NO LONGER INCLUDED)	10
Homebush West Public carpark	10
361-365 Liverpool Road, Strathfield	10
440 Liverpool Road, Strathfield South	7
473-479 Liverpool Road, Strathfield	10
507-511 Liverpool Road, Strathfield (NO LONGER INCLUDED)	10
549-559 Liverpool Road, Strathfield (NO LONGER INCLUDED)	10
522-552a Liverpool Road, Strathfield South (NO LONGER INCLUDED)	10
1 Marlene Crescent, Greenacre	13
Mason Park, Homebush	14
2-8 Mintaro Avenue Strathfield	10
29-31 Park Road, Homebush	15
37-39 Park Road, Homebush	15
51 Park Road, Homebush	15

Addresses	Page Reference number
159 Parramatta Road, Homebush	15
167 Parramatta Road, Homebush	15
177 Parramatta Road, Homebush	15
179-181 Parramatta Road, Homebush	15
185 Parramatta Road, Homebush	15
187 Parramatta Road, Homebush	15
189 Parramatta Road, Homebush	15
195 Parramatta Road, Homebush	15
199 Parramatta Road, Homebush (2 lots)	15
Lot 11 DP 31538 and 201 Parramatta Road, Homebush	15
330-332 Parramatta Road, Homebush	15
334 Parramatta Road, Homebush (2 lots)	15
338 Parramatta Road, Homebush (2 lots)	15
346 Parramatta Road, Homebush	15
11-17 Punchbowl Road, Belfield	7
27-35 Punchbowl Road, Belfield	7
2-4 Redmyre Road, Strathfield	9
4 -6 Rochester Street, Homebush	10
65-67 Rochester Street, Homebush	12
32 Underwood Road, Homebush (NO LONGER INCLUDED)	12
9-11 Wallis Avenue, Strathfield	6
74-88 Water Street, Belfield	7
75-77 Water Street, Belfield	7
Homebush Primary School, Cnr The Crescent & Rochester Street, Homebush	12
Homebush West Primary School, Exeter Road, Homebush West	12
Meriden Ladies College, 10 Redmyre Road, Strathfield	12
Santa Maria Del Monte Primary School, 49-59 The Boulevarde, Strathfield	12
St Dominic's Primary School, 13-15 Henley Road and 109-113 The Crescent, Homebush West	12
St Martha's Primary School, 66-72 Homebush Road, Strathfield	12

Proposed zoning:

R e s i d e n t i a l 2 A

Properties affected, current zoning under SPSO in brackets:

1. 60 Broughton Road, Strathfield (Special Uses 5A (Institution))
2. 15-19 Chalmers Road, Strathfield (IDO 11 – Development for the purposes of dwelling houses other than semi detached or terrace dwellings)
3. 9-11 Wallis Avenue, Strathfield (IDO 15 – Residential 2A provisions)

Information:

1. This property is no longer being used as an Institution.
2. This property is now used for residential purposes consistent with residential purposes generally.
3. This property has been developed in accordance with current Residential 2A provisions and no longer needs this restriction.

Proposed zoning:

R e s i d e n t i a l 2 B

Properties affected, current zoning under SPSO in brackets:

1. Lot 7, DP 243043 Chisholm Street and part of unmade section of Chisholm Street, Belfield (north east end) (Reservation County Open Space, Reservation County Road Proposed, Residential 2A and Special Uses 5A (Drainage) (NO LONGER INCLUDED – DEFERRED MATTER)
2. 33-37 Drew Street, Greenacre (Residential 2A)
3. 440 (2 lots) Liverpool Road, Strathfield South (Residential 2A)
4. 11-17 Punchbowl Road, Belfield (Industrial 4)
5. 27-35 Punchbowl Road, Belfield (Industrial 4)
6. 74-88 Water Street, Belfield (Residential 2A)
7. 75-77 Water Street, Belfield (Residential 2A)

Information:

1. The area was once proposed as part of the Chullora to Kyeemagh County Road between Liverpool and Punchbowl Roads. In 1987 this proposal was abandoned. The rezoning of this area between Chisholm and Water Streets was proposed at the 4 December 2001 Council meeting but not progressed at this stage. As the road reservation is no longer relevant, the land must be back zoned. It is considered industrial development on this land would be inappropriate despite adjoining land being zoned industrial as there would be potential for land use conflicts with the other adjoining residential development. As this is a large parcel some medium density development is considered possible. It is also noted that Council owns some land within the vicinity which is the unmade section of Chisholm Street which is proposed to also be rezoned. Council intends to undertake a land swap with the land owner to create a public open space connection between Chisholm Street and Water Street which would ultimately connect the open space land within the area.
2. These properties are currently occupied by a town house development and a bedsit development both owned by the Department of Housing which were overlooked in the consolidation of land occupied by medium to high rise developments in the Residential Housing Strategy.
3. This property is currently occupied by a place of public worship. All properties fronting Liverpool Road in this locality are zoned Residential B. The proposed zoning brings the site into conformity of the adjoining area. The existing use remain permissible in the proposed zone.

4. & 5. These two properties are the only two remaining industrially zoned land on Punchbowl Road which have not already been rezoned to Residential B. The proposed rezoning allows the sites to be redeveloped for multiple unit housing developments in the future similar to adjoining developments.
6. & 7. The subject properties adjoin existing Residential B zoned land and therefore rationalises the land use zone boundaries within the area.

Proposed zoning:

T o w n C e n t r e 3 A

Property affected, current zoning under SPSO in brackets:

2-4 Redmyre Road, Strathfield (Residential 2B)

Information:

This property is being developed as one site including 43 The Boulevard which already has a commercial zoning. This will remove the split zoning over this property.

Proposed zoning:

L o c a l B u s i n e s s 3 B

Properties affected, current zoning under SPSO in brackets:

1. 3-21 Anselm Street, Strathfield South (Residential 2B) (NO LONGER INCLUDED)
2. 2-6 Bede Street, Strathfield South (Residential 2B) (NO LONGER INCLUDED)
3. 13-15 Cave Road, Strathfield (Residential 2A) (NO LONGER INCLUDED)
4. 241 Homebush Road, Strathfield South (Residential 2A)
5. 256-260 Homebush Road, Strathfield (Residential 2A) (NO LONGER INCLUDED)
6. Henley Road - Homebush West Public Carpark (Special Uses 5A (Parking))
7. 361-365 Liverpool Road, Strathfield (Residential 2B)
8. 473-479 Liverpool Road, Strathfield (Residential B)
9. 507-511 Liverpool Road, Strathfield (Residential 2B) (NO LONGER INCLUDED)
10. 549-559 Liverpool Road, Strathfield (Residential 2B) (NO LONGER INCLUDED)
11. 522-552a Liverpool Road, Strathfield South (Residential 2B) (NO LONGER INCLUDED)
12. 2-8 Mintaro Avenue, Strathfield (Residential 2A)
13. 4-6 Rochester Street, Homebush (Residential 2B)

Information:

1. & 2. The rezoning of these properties provides for further opportunities for mixed use development along Liverpool Road to revitalise the area and support resident needs.
3. The rezoning of these properties provides for further opportunities to revitalise the Cave Road Shops.
4. The rezoning of this property owned by Council provides for an extension of the existing commercial area with possible options for community facilities to be established and/or enhanced.
5. The rezoning of these properties will allow for the expansion of the Strathfield South Commercial Centre in order to revitalise the area. It is noted that these properties are land locked between the existing commercial and special use zonings.

6. The rezoning of the public carpark to commercial will bring it into line with other public car parks at Homebush and Strathfield which are currently commercially zoned.
- 7-12. The rezoning of these properties provides for further opportunities for mixed use development along Liverpool Road to revitalise the area and support resident needs.

Proposed zoning:

**N e i g h b o u r h o o d
B u s i n e s s 3 C**

Properties affected, current zoning under SPSO in brackets:

1. 17 Birriwa Avenue, Belfield (Residential 2A) (NO LONGER INCLUDED)
2. 32 High Street, Strathfield (Residential 2A) (NO LONGER INCLUDED)
3. 32 Underwood Road, Homebush (Residential 2B) (NO LONGER INCLUDED)

Information:

The proposed rezoning of these properties represents the existing nature of the land use currently carried out on each of the properties.

Proposed zoning:

**Special Uses
(Community Purposes)
5A**

Properties affected, current zoning under SPSO in brackets:

1. Homebush Primary School, Cnr The Crescent & Rochester Street, Homebush (Residential 2B)
2. Homebush West Primary School, Exeter Road, Homebush West (Residential 2B)
3. Meridan Ladies College, 10 Redmyre Road, Strathfield (Residential 2B)
4. Santa Maria Del Monte, 45-59 The Boulevarde, Strathfield (Residential 2B)
5. St Dominic's Primary School, 13-15 Henley Road, and 109-113 The Crescent, Homebush West (Residential 2B)
6. St Martha's Primary School, 66-72 Homebush Road, Strathfield (Residential 2B)
7. 65-67 Rochester Street, Homebush (Residential 2A)

Information:

- 1-6. All of the above schools are to have the zoning of Special Uses (Community Purposes) 5A applied which reflects their land use nature and classifications.
7. The properties accommodate the Council's Central Library.

Proposed zoning:

**L o c a l O p e n S p a c e
(E x i s t i n g) 6 A**

Properties affected, current zoning under SPSO in brackets:

1. 21 Henley Road, Homebush West (Residential 2B)
2. Cnr Homebush Bay Drive & Underwood Road, Homebush (Special Uses 5A (Abattoirs))
3. 1 Marlene Crescent, Greenacre (Residential 2B)

Information:

1. This property is owned by Council and is used as a local park.
2. The Abattoir zoning is no longer necessary; this site has been incorporated into Bressington Park which is a local park.
3. This property is owned by Council and is used as a local park.

Proposed zoning:

**E n v i r o n m e n t a l
P r o t e c t i o n 7**

Properties affected, current zoning under SPSO in brackets:

1. Coxs Creek Reserve, Greenacre (Open Space 6C (Urban Bushland))
2. Mason Park, Homebush (Open Space 6A (Recreation Existing))

Information:

Both of these properties have been given the zoning of Environmental Protection because of their environmental significance.

1. This site is known habitat for the Green and Golden Bell Frog, contains Cooks River Clayplain Scrub Forest (endangered) and *Acacia pubescens* (vulnerable) under the *Threatened Species Conservation Act 1995*.
2. The wetlands of Mason Park are one of the eight significant remnant wetlands which were once part of an extensive wetland system bordering the Parramatta River. The place is of significance for migratory waders, providing habitat for species listed in the Japan Australia Migratory Bird Agreement (JAMBA) (20 species) and the China Australia Migratory Bird Agreement (CAMBA) (19 species).

Proposed zoning:

Mixed Use 10

Properties affected, current zoning under SPSO in brackets:

1. 3 Courallie Avenue, Homebush West (Business (Special) 3B)
2. 29-31 Park Road, Homebush (Industrial 4)
3. 37-39 Park Road, Homebush (Industrial 4)
4. 51 Park Road, Homebush (Industrial 4)
5. 159 Parramatta Road, Homebush (Industrial 4)
6. 167 Parramatta Road, Homebush (Industrial 4)
7. 177 Parramatta Road, Homebush (Industrial 4)
8. 179-181 Parramatta Road, Homebush (Industrial 4)
9. 185 Parramatta Road, Homebush (Industrial 4)
10. 187 Parramatta Road, Homebush (Industrial 4)
11. 189 Parramatta Road, Homebush (Industrial 4)
12. 195 Parramatta Road, Homebush (Industrial 4)
13. 199 (2 lots) Parramatta Road, Homebush (Industrial 4)
14. Lot 11 DP 831538, and 201 Parramatta Road, Homebush (Industrial 4)
15. 330-332 Parramatta Road, Homebush West (Industrial 4)
16. 334 (2 lots) Parramatta Road, Homebush West (Business (Special) 3B)
17. 338 (2 lots) Parramatta Road, Homebush West (Residential 2B & Business (Special) 3B)
18. 346 Parramatta Road, Homebush West (Residential 2B)

Information:

All of the above rezonings will contribute to the revitalisation of the Parramatta Road Corridor.



draft
Strathfield Local Environmental Plan No 105
Heritage

Explanation And
Background Document

DRAFT STRATHFIELD LOCAL ENVIRONMENTAL PLAN NO 105 - HERITAGE

Introduction

Strathfield Council resolved on 7 June 2005 that a draft Local Environmental Plan (LEP 105) be prepared and placed on exhibition in accordance with the Environmental Planning and Assessment Act 1979, with the draft LEP to include the heritage conservation areas and items as recommended in the Strathfield Heritage Review 2001-2004 Assessment Report as prepared by Hubert Architects.

These recommended conservation areas and items are additional to the existing gazetted heritage items and conservation areas included in the Strathfield Council Local Environmental Plan 85.

Exhibition Period

The Draft LEP was placed on public exhibition from 11 August 2005 to 9 September 2005. Following the public exhibition period, a report considering the issues raised in the public exhibition was then prepared for Council to consider.

Council Adoption

At Strathfield Councils 6 December 2005 meeting the Draft LEP 105 was adopted. The copy of the Draft LEP 105 as adopted by Council and as lodged with the Department of Planning for gazettal is attached.

DRAFT STRATHFIELD LOCAL ENVIRONMENTAL PLAN No. 105 HERITAGE

PLAIN ENGLISH EXPLANATION OF CLAUSES IN THE WRITTEN STATEMENT

NOTE: THIS PLAIN ENGLISH EXPLANATION IS A SIMPLIFIED INTERPRETATION OF THE DRAFT PLAN AND IS INTENDED TO GIVE THE READER A BROAD UNDERSTANDING OF THE INTENT OF THE PLAN AND ASSIST BY PROVIDING REFERENCE TO SPECIFIC PROVISIONS. THE WRITTEN STATEMENT SHOULD BE REFERRED TO DIRECTLY TO ESTABLISH SPECIFIC LEGAL ASPECTS OF THE DRAFT PLAN.

INTRODUCTION

Upon gazettal of this draft local environmental plan, which is the final step in making the plan, the Written Statement will have legal force under the Environmental Planning and Assessment Act, 1979. Each clause of the Written Statement is explained below to assist in the understanding of the provisions of the draft plan.

CLAUSE 1 – NAME OF PLAN

This clause gives the name of the draft local environmental plan i.e. Strathfield Local Environmental Plan No. 105.

CLAUSE 2 – AIMS OF PLAN

This clause states what the draft plan will achieve. The draft plan in this case aims to:

- (a) to provide heritage conservation controls for heritage items and heritage conservation areas recommended in the Strathfield Heritage Review 2001 -2004.
- (b) to remove the properties 46-48 Beresford Road, Strathfield from Schedule 9 – Heritage Items to the Strathfield Planning Scheme Ordinance.

CLAUSE 3 – LAND TO WHICH PLAN APPLIES

This clause identifies the land to which the provisions of the draft plan apply. In this case the draft plan is applying to the entire Strathfield Local Government Area.

CLAUSE 4 – RELATIONSHIP STRATHFIELD PLANNING SCHEME ORDINANCE

The Environmental Planning Instrument, which currently applies to the subject land, is the Strathfield Planning Scheme Ordinance.

This draft plan will amend some provisions in the Strathfield Planning Scheme Ordinance. It will also “stand alone” so that the draft plan and the Strathfield Planning Scheme Ordinance have to be read together.

The way the draft plan amends the Strathfield Planning Scheme Ordinance is set out in Schedule 1 of the draft plan.

CLAUSE 5 – MAPS WHICH ARE PART OF THE PLAN

In addition to this written document the draft Plan includes the following maps:

- Map1 – Heritage Items
- Map 2 –Heritage Conservation Areas

CLAUSE 6 – CONSENT AUTHORITY

This clause identifies that Strathfield Council is the authority that approves development applications for properties affected by this draft plan.

CLAUSE 7 - DEFINITIONS

This clause explains the meaning of terms used in the draft plan and how they will be interpreted legally.

CLAUSE 8 - OBJECTIVES

This clause sets out the objectives of the draft plan in regard to heritage. In this case they are:

- a) to conserve the environmental heritage of Strathfield Local Government Area, and
- b) to conserve the heritage significance of existing significant fabric, relics, settings and views associated with the heritage significance of heritage items and heritage conservation areas, and
- c) to ensure that archaeological sites are conserved, and
- d) to allow for the protection of places which have the potential to have heritage significance but are not identified as heritage items, and
- e) to ensure that the heritage conservation areas throughout Strathfield Local Government Area retain their heritage significance.

CLAUSE 9 – PROTECTION OF HERITAGE ITEMS AND CONSERVATION AREAS

This clause identifies how certain development affecting heritage items and conservation areas listed in this plan requires Council consent. It identifies what information is required to be submitted with a development application.

The plan identifies that Council consent is required for the following development:

- (a) demolishing or moving a heritage item or a building, work, relic, tree or place within a heritage conservation area,
- (b) altering a heritage item or a building, work, relic, tree or place within a heritage conservation area by making structural or non-structural changes to its exterior.
- (c) altering a heritage item by making structural changes to its interior,
- (d) disturbing or excavating significance an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (e) moving the whole or a part of a heritage item,
- (f) erecting a building on, or subdividing, land on which a heritage item is

located or which is within a heritage conservation area.

Development consent is not required if:

- (a) In the opinion of Council:
 - (i) the proposed development is of a minor nature or consists of maintenance of the heritage item or of a building, work, archaeological site, tree or place within a heritage conservation area, and
 - (ii) the proposed development would not adversely affect the significance of the heritage item or heritage conservation area, and
- (b) the proponent has notified Council in writing of the proposed development and the consent authority has advised the applicant in writing before any work is carried out.

What must be included in assessing a development application?

Before granting development consent the Council must assess the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

What extra documentation is needed?

A heritage impact statement that addresses at least the following issues is required to be submitted with a development application. Council may also require a conservation management plan.

- (a) for development that would affect a heritage item:
 - (i) the heritage significance of the item as part of the environmental heritage of the Strathfield Local Government Area, and
 - (ii) the impact that the proposed development will have on the heritage significance of the item and its setting, including any landscape or horticultural features, and
 - (iii) the measures proposed to conserve the heritage significance of the item and its setting, and
 - (iv) whether any archaeological site or potential archaeological site would be adversely affected by the proposed development, and
 - (v) the extent to which the carrying out of the proposed development would affect the form of any historic subdivision, and
- (b) for development that would be carried out in a heritage conservation area:
 - (i) the heritage significance of the heritage conservation area and the contribution which any building, work, relic, tree or place affected by the proposed development makes to this heritage significance, and
 - (ii) the impact that the proposed development would have on the heritage significance of the heritage conservation area, and
 - (iii) the compatibility of any proposed development with nearby original buildings and the character of the heritage conservation area, taking into account the size, form, scale, orientation, setbacks, materials and detailing of the proposed development, and
 - (iv) the measures proposed to conserve the significance of the

- (v) heritage conservation area and its setting, and whether any landscape or horticultural features would be affected by the proposed development, and
- (vi) whether any archaeological site or potential archaeological site would be affected by the proposed development, and
- (vii) the extent to which the carrying out of the proposed development in accordance with the consent would affect any historic subdivision pattern, and
- (viii) the issues raised by any submission received in relation to the proposed development in response to the notification or advertising of the application.

CLAUSE 10 – ADVERTISED DEVELOPMENT

This clause states that the demolition of a heritage item or a building, work, tree or place in a heritage conservation area, or the carrying out of development involving incentives as identified in clause 14, is required to be advertised in a manner prescribed in the Environmental Planning and Assessment Act, 1979.

CLAUSE 11 – NOTICE OF DEMOLITION TO THE HERITAGE COUNCIL

This clause states that before granting consent for the demolition of a heritage item of State significance, Council must notify the Heritage Council about the application and take into consideration any comments received.

CLAUSE 12 – DEVELOPMENT AFFECTING ARCHAEOLOGICAL SITES

This clause states that for development that will be carried out on an archaeological site Council must consider a heritage impact statement and notify the Heritage Council. This does not apply if the proposed development does not involve disturbance of below ground deposits and Council is of the opinion that the heritage significance of any above ground relics would not be adversely affected.

CLAUSE 13 – DEVELOPMENT IN THE VICINITY OF A HERITAGE ITEM

This clause states that Council must assess the impact of a proposed development on the heritage significance of the heritage item and of any heritage conservation area within which it is situated. Council may refuse to grant development consent unless it has considered a heritage impact statement that will help it assess the impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item.

CLAUSE 14 – CONSERVATION INCENTIVES

This clause states that Council may grant consent to the use for any purpose of a building that is a heritage item, or of the land on which such a building is erected, even though the use would otherwise not be allowed by this plan, subject to set criteria.

CLAUSE 15 – DEVELOPMENT IN HERITAGE CONSERVATION AREAS

This clause states that Council must be satisfied that the features of a proposed building will be compatible with the heritage significance of the heritage conservation area.

SCHEDULE 1 AMENDMENTS

This clause details how the Strathfield planning Scheme is amended. The clause removes the properties Nos. 46 & 48 Beresford Road, Strathfield from the heritage listing under the Strathfield Planning Scheme Ordinance.

SCHEDULE 2 HERITAGE ITEMS

This Schedule lists properties that are Heritage Items under this draft plan and which are affected by the controls in this draft plan and endorsed by Strathfield Council on 6 December 2005.

Heritage Items

SHI No.	Item Name	Address	Suburb
2430197	Greenock – Interwar Bungalow	66-68 Abbotsford Road	Homebush
2430198	Broughlea – Victorian Italianate style house	82 Abbotsford Road	Homebush
2430386	Ettalong	90 Abbotsford Road	Homebush
2430211	Warragong – Victorian Italianate Villa	30 Agnes Street	Strathfield
2430214	Kintore – Federation Queen Anne style house	71 Albert Road	Strathfield
2430212	Brierbank – Federation Queen Anne style house	73 Albert Road	Strathfield
2430213	Elouera – Federation Queen Anne style house	75 Albert Road	Strathfield
2430350	Tuxedo	87-89 Albert Road	Strathfield
2430216	Osdora – Victorian Italianate house	91-93 Albert Road	Strathfield
2430217	Glenfarne – Victorian Italianate house	164 Albert Road	Strathfield
2430392	Kareela	196 Albert Road	Strathfield
2430209	Durelli – Federation Bungalow style house	8-10 Albyn Road	Strathfield
2430219	Kirra – Victorian Italianate house	11 Albyn Road	Strathfield
2430220	Gwyndoline – Victorian villa	13 Albyn Road	Strathfield
2430223	Steephurst – Victorian house	22-24 Albyn Road	Strathfield
2430227	Highclere – Federation Bungalow style house	86 Albyn Road	Strathfield
2430355	Rutland – Inter-War house	1 Arthur Street	Homebush
2430231	Lyndoch Place – Inter-War Old English style house	2 Barker Road	Strathfield
2430015	Australian Catholic University	25A Barker Road	Strathfield
2430232	Hillcrest – Inter-War California Bungalow	58 Barker Road	Strathfield
2430234	Wairuna – Victorian Italianate style house	11-13 Beresford Road	Strathfield
2430329	Weston Milling	Braidwood Avenue	Strathfield South
2430330	Temora – Victorian Filigree style	22 Brooklyn Street	Strathfield South
2430357	Noveba – Victorian Italianate style	16 Broughton Road	Strathfield
2430411	Inter-War California Bungalow	49 Broughton Road	Strathfield
2430243	Oakdene – Victorian Italianate style	86 Broughton Road	Strathfield
2430199	Homebush Uniting Church Manse	51 Burlington Road	Homebush
2430203	Malborough – Victorian Italianate style house	94-96 Burlington Road	Homebush
2430364	Royston – Victorian Italianate style house	14 Carrington Avenue	Strathfield
2430246	Illemong – Federation Queen Anne style house	20 Carrington Avenue	Strathfield
2430247	Inter-War California Bungalow	4 Chalmers Road	Strathfield
2430403	Mozart House	57 Churchill Avenue	Strathfield
2430404	Inglewood – Federation Queen Anne style house	59 Churchill Avenue	Strathfield
2430249	Cotswold – Inter-War California Bungalow	11 Cotswold Road	Strathfield
2430251	Warrington – Inter-War bungalow style house	26 Elwin Street	Strathfield
2430254	Winkurra – Federation house	15 Florence Street	Strathfield
2430258	Huntingtower – Federation Queen Anne style house	33-35 Homebush Road	Strathfield
2430259	Waratah – Federation Queen Anne style house	37 Homebush Road	Strathfield
2430260	Dagworth – Federation Queen style house	39 Homebush Road	Strathfield
2430261	Tarry-Hie-Hie – Federation Queen style house	43-45 Homebush Road	Strathfield

SHI No.	Item Name	Address	Suburb
2430263	Eloura – Early Federation house	75 Homebush Road	Strathfield
2430367	Mornington – Victorian Italianate style house	77 Homebush Road	Strathfield
2430264	Lyndon – Victorian Italianate house	82 Homebush Road	Strathfield
2430369	Weymss – Federation Queen style house	89 Homebush Road	Strathfield
2430266	Thaddeus – Inter-War Bungalow style house	138 Homebush Road	Strathfield
2430271	Tusmore – Inter-War California Bungalow	12-14 Kingsland Road	Strathfield
2430269	Ingleburn – Federation Bungalow	13-15 Kingsland Road	Strathfield
2430346	Enfield Fire Station	430 Liverpool Road	Strathfield South
2430371	Roubaix – Federation Arts & Crafts style house	12 Llandilo Avenue	Strathfield
2430372	Yeronda – Inter-War California Bungalow	24 Llandilo Avenue	Strathfield
2430274	Ellesmere – Victorian Regency House	59 Mackenzie Street	Strathfield
2430373	Radstoke – Federation Arts & Crafts style house	2 Malvern Crescent	Strathfield
2430328	Inveresk Park	Merley Road & Beresford Road	Strathfield
2430278	Lumeah – Inter-War California Bungalow style house	21 Merley Road	Strathfield
2430374	Sirona – Federation Queen Anne style house	55 Merley Road	Strathfield
2430285	Inter-War Old English style house	23 Newton Road	Strathfield
2430291	Edwards Park	Noble Avenue	Strathfield
2430292	Electricity Substation	Oxford Road	Strathfield
2430293	Letter Receiver (Post Box)	Redmyre Road	Strathfield
2430294	Virginia – Federation Arts & Crafts style house	81 Redmyre Road	Strathfield
2430295	Allerton – Victorian Italianate Villa	91 Redmyre Road	Strathfield
2430347	Former Butcher Shop	1 Rochester Street	Homebush
2430348	Knobs and Knockers – Federation Free style shops	4-6 Rochester Street	Homebush
2430400	Shops	5-7 Rochester Street	Homebush
2430297	Albermarle – Victorian Italianate villa	9 Shortland Avenue	Strathfield
2430300	Inter-War Old English style house	19 Strathfield Avenue	Strathfield
2430302	Two storey shops	35-39 The Boulevarde	Strathfield
2430307	Inter-War mansion	67-69 The Boulevarde	Strathfield
2430310	Post-War Old English style house	113 The Boulevarde	Strathfield
2430207	Surrey – Victorian Italianate house	43 The Crescent	Homebush
2430345	Pressure Tunnel Shaft No.5	Therry Street West	Strathfield South
2430208	Mason Park Wetlands	Underwood Road	Homebush
2430314	Water Supply Pipes	Verona Street	Strathfield
2430316	Belcutha – Inter-War Georgian style house	2-4 Victoria Street	Strathfield
2430318	Balnagowan	15-17 Wakeford Road	Strathfield
2430324	Crosby – Inter-War Old English style house	12 Wallis Avenue	Strathfield
2430190	Burrawang	43 Water Street	Belfield
2430191	Clareville – Federation Weatherboard house	61 Water Street	Belfield
2430326	Walden – Victorian Italianate style house	20 Woodward Avenue	Strathfield

SCHEDULE 3 HERITAGE CONSERVATION AREAS

This Schedule lists Heritage Conservation Areas under this draft plan and which are affected by the controls in this draft plan and endorsed by Strathfield Council on 6 December 2005.

Heritage Conservation Areas

SHI No.	Item Name	Address	Suburb
2430397	Albert Road Central Conservation Area	65-75 Albert Road	Strathfield
2430353	Albert Road West Group – Federation	141-151 Albert Road	Strathfield

	housing group		
2430189	Birriwa Avenue Conservation	1-17, 2-14 Birriwa Avenue	Belfield
2430360	Broughton Road Federation Houses Group	11-17 Broughton Road	Strathfield
2430384	Merley Road West – Bungalow Conservation Area	21-55, 2-24 Merley Road	Strathfield
2430206	"Village of Homebush" Retail Conservation Area	1-49 & 4-6 Rochester St, 25-27, 34-36 Burlington Rd	Homebush
2430301	Group of shops	25-39 The Boulevarde	Strathfield
2430394	Pair of Federation Queen Anne style houses	63-65 Burlington Road	Homebush

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 willfully 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 126 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.

PC23/1011/eng
P004179
80831600

Coffey Environments
Att: Imogen Dale
Level 1, 3 Rider Boulevard
RHODES NSW 2138

Issue Date : 11/07/2011
Receipt No. : 110950
Fee Paid : \$133.00

Address : 179 Albert Road Strathfield
Description : Lot 11, DP 869042.
Owner : Roman Catholic Church Archdioc

Fees : Planning Certificate under Section 149(2) - \$40.00
Planning Certificate under Section 149(5) - \$60.00
Urgency fee - \$105.00 (includes GST)

PLANNING CERTIFICATE

Section 149 (2) Environmental Planning & Assessment Act 1979

This certificate refers to the following matters prescribed under s149 (2) of the above Act.

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 Planning Scheme Ordinance* gazetted 21/2/1969.
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: *Draft Strathfield Local Environmental Plan 2008 (2003).*
Draft Strathfield Local Environmental Plan No 105 (Heritage).
Refer to attachments for Draft State Environmental Planning Policies.

- (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.

REPLY: 'Special Uses' Ecclesiastical – Mount St Mary College, in the *Strathfield Planning Scheme Ordinance as amended by LEP 89 gazetted on 16.07.1999.*

- (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 Planning Scheme Ordinance.*

- (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: No.

- (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: Yes, refer to attachments for details.

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 clause

1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

General Housing Code

REPLY: No – 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.

Housing Alterations Code

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

General Commercial and Industrial Code

REPLY: Yes – Complying Development under the General Commercial and Industrial 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.

General Development Code

REPLY: Yes – Complying Development under the General Development 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.

Item 4. Coastal protection

Whether or not the land is affected by the operation of section 38 or 39 of the *Coastal Protection Act 1979*, but only to the extent that the council has been so notified by the Department of Public Works.

REPLY: No.

Item 4A. Certain information relating to beaches and coasts

Strathfield Municipal Council is identified as a coastal council of NSW pursuant to Planning Circular PS-11-001, issued on 24 January 2011, to which the following applies:

In relation to a coastal council:

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

REPLY: No - Council records at the date of this certificate do not indicate that the subject land is subject to an order under Part 4D of the *Coastal Protection Act 1979* in relation to emergency coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land).

- (2)(a) Whether the council has been notified under Section 55X of the *Coastal Protection Act 1979* that emergency coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land).

REPLY: No - Council records at the date of this certificate do not indicate that Council has been notified under Section 55X of the *Coastal Protection Act 1979* that emergency coastal protection works (within the meaning of the Act) have been placed on the land (or on public land adjacent to that land).

- (2)(b) If works have been so placed - whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

REPLY: Not applicable.

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

REPLY: No - Council records indicate that Council has not been notified of such information (if any) as required by the regulations under Section 56B of the *Coastal Protection Act 1979* which should be included in the planning certificate.

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 alignment

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.

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: No

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.

Item 9. Contribution 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
(Amended 3 September 2010).

Item 10. Bio-banking agreements

Whether or not a bio-banking agreement, has been entered in to the subject land?

REPLY: No – Council is not aware of a bio-banking agreement entered in to the subject land under section 127D of the *Threatened Species Conservation Act 1995*.

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.

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 of Planning, and;
- (b) A statement setting out any terms of a kind referred to in clause 18(2) of *State Environmental Planning Policy (Housing For Seniors or People with a Disability) 2004* 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 a current site compatibility certificate (seniors housing) being issued for subject site in respect of the proposed development on the land.

Item 16. Site compatibility certificates for infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), 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.

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

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.

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.

Item 18. 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?

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.

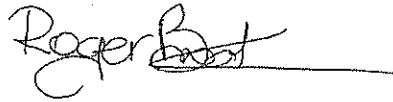
- (d) At the date of this certificate, is the land to which this certificate relates subject to an ongoing maintenance order?

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.

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- (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.

A handwritten signature in black ink, appearing to read 'Roger Brook', with a long horizontal line extending to the right.

ROGER BROOK
STRATEGIC PLANNING CO-ORDINATOR

Appendix B

Groundwater Bore Search

**Phase 1 Environmental Site Assessment
Proposed Development, Australian Catholic University
Strathfield Campus, NSW**

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)

Document Generated on Thursday, June 30, 2011

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW024096

Works Details [\(top\)](#)

GROUNDWATER NUMBER	GW024096
LIC-NUM	10BL017429
AUTHORISED-PURPOSES	DOMESTIC
INTENDED-PURPOSES	GENERAL USE
WORK-TYPE	Well
WORK-STATUS	Supply Obtained
CONSTRUCTION-METHOD	(Unknown)
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	1966-01-01
FINAL-DEPTH (metres)	6.00
DRILLED-DEPTH (metres)	6.10
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	N/A
GWMA	603 - SYDNEY BASIN
GW-ZONE	-
STANDING-WATER-LEVEL	
SALINITY	
YIELD	

Site Details [\(top\)](#)

REGION	10 - SYDNEY SOUTH COAST
RIVER-BASIN	213 - SYDNEY COAST - GEORGES RIVER
AREA-DISTRICT	
CMA-MAP	9130-3S
GRID-ZONE	56/1
SCALE	1:25,000
ELEVATION	
ELEVATION-SOURCE	(Unknown)
NORTHING	6248643.00
EASTING	322168.00
LATITUDE	33 53' 15"
LONGITUDE	151 4' 37"
GS-MAP	0055A4

AMG-ZONE 56
 COORD-SOURCE GD.,PR. MAP
 REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
 PARISH LIBERTY PLAINS
 PORTION-LOT-DP 99999

Licensed [\(top\)](#)

COUNTY CUMBERLAND
 PARISH LIBERTY PLAINS
 PORTION-LOT-DP N/A

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1	1	Casing	Timber	0.00	6.00	609			(Unknown)

Water Bearing Zones [\(top\)](#)

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK-CAT- DESC	S- W-L	D- D- L	YIELD	TEST- HOLE- DEPTH (metres)	DURATION	SALINITY
6.00	6.00	0.00	Unconsolidated	4.50					Fresh

Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	6.09	6.09	Clay	Water Supply	

Warning To Clients: This raw data has been supplied to the Department of Infrastructure, Planning and Natural Resources (DIPNR) by drillers, licensees and other sources. The DIPNR 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.

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)

Document Generated on Thursday, June 30, 2011

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW105170

Works Details [\(top\)](#)

GROUNDWATER NUMBER	GW105170
LIC-NUM	10BL161851
AUTHORISED-PURPOSES	MONITORING BORE
INTENDED-PURPOSES	MONITORING BORE
WORK-TYPE	Bore
WORK-STATUS	Supply Obtained
CONSTRUCTION-METHOD	Hand Auger
OWNER-TYPE	
COMMENCE-DATE	
COMPLETION-DATE	2002-11-19
FINAL-DEPTH (metres)	8.20
DRILLED-DEPTH (metres)	8.20
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	MOBIL OIL
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	1.61
SALINITY	
YIELD	

Site Details [\(top\)](#)

REGION	10 - SYDNEY SOUTH COAST
RIVER-BASIN	213 - SYDNEY COAST - GEORGES RIVER
AREA-DISTRICT	
CMA-MAP	9130-3N
GRID-ZONE	56/1
SCALE	1:25,000
ELEVATION	
ELEVATION-SOURCE	(Unknown)
NORTHING	6250844.00
EASTING	324089.00
LATITUDE	33 52' 5"
LONGITUDE	151 5' 53"
GS-MAP	

AMG-ZONE 56
 COORD-SOURCE
 REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
 PARISH CONCORD
 PORTION-LOT-DP LT 10 DP 718099

Licensed [\(top\)](#)

COUNTY CUMBERLAND
 PARISH CONCORD
 PORTION-LOT-DP 10 718099

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	8.20				Hand Auger
1	1	Casing	P.V.C.	0.00	0.00	50			

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	1.70	1.70	CLAY, BROWN,RED,FIRM		
1.70	5.20	3.50	SHALE WEATHERED, GREY,DRY,HARD		
5.20	8.20	3.00	SHALE GREY MOIST HARD		

Warning To Clients: This raw data has been supplied to the Department of Infrastructure, Planning and Natural Resources (DIPNR) by drillers, licensees and other sources. The DIPNR 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.

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)

Document Generated on Thursday, June 30, 2011

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW102670

Works Details [\(top\)](#)

GROUNDWATER NUMBER	GW102670
LIC-NUM	10BL152712
AUTHORISED-PURPOSES	MONITORING BORE
INTENDED-PURPOSES	MONITORING BORE
WORK-TYPE	Bore
WORK-STATUS	(Unknown)
CONSTRUCTION-METHOD	Auger
OWNER-TYPE	
COMMENCE-DATE	
COMPLETION-DATE	1993-07-01
FINAL-DEPTH (metres)	2.00
DRILLED-DEPTH (metres)	2.00
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	N/A
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	
SALINITY	
YIELD	

Site Details [\(top\)](#)

REGION	10 - SYDNEY SOUTH COAST
RIVER-BASIN	
AREA-DISTRICT	
CMA-MAP	
GRID-ZONE	
SCALE	
ELEVATION	
ELEVATION-SOURCE	
NORTHING	6251329.00
EASTING	322426.00
LATITUDE	33 51' 48"
LONGITUDE	151 4' 49"
GS-MAP	

AMG-ZONE 56
 COORD-SOURCE GIS - Geographic Information System
 REMARK

Form-A [\(top\)](#)

no details

Licensed [\(top\)](#)

COUNTY CUMBERLAND
 PARISH PETERSHAM
 PORTION-LOT-DP BUCHANAN ST, BALMAIN

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	2.00	125			Auger
1	1	Casing	P.V.C.	0.00	2.00	50			C: 0-.1m; Screwed; Seated on Bottom; Cap
1	1	Opening	Slots - Horizontal	0.20	2.00	50			PVC; A: .05mm
1		Annulus	(Unknown)	0.50	2.00				Ungraded; GS: .2-7mm

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	1.00	1.00	SOIL		
1.00	2.00	1.00	SANDSTONE		

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Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)

Document Generated on Thursday, June 30, 2011

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW105181

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW105181
LIC-NUM 10BL161850
AUTHORISED-PURPOSES MONITORING BORE
INTENDED-PURPOSES MONITORING BORE
WORK-TYPE Bore
WORK-STATUS
CONSTRUCTION-METHOD Auger - Solid Flight
OWNER-TYPE
COMMENCE-DATE
COMPLETION-DATE 2002-11-19
FINAL-DEPTH (metres) 2.20
DRILLED-DEPTH (metres) 2.20
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY MOBIL OIL
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL
SALINITY
YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN 213 - SYDNEY COAST - GEORGES RIVER
AREA-DISTRICT
CMA-MAP 9130-3S
GRID-ZONE 56/1
SCALE 1:25,000
ELEVATION
ELEVATION-SOURCE (Unknown)
NORTHING 6248916.00
EASTING 323691.00
LATITUDE 33 53' 7"
LONGITUDE 151 5' 37"
GS-MAP

AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
PARISH CONCORD
PORTION-LOT-DP LT 2 DP 208597

Licensed [\(top\)](#)

COUNTY CUMBERLAND
PARISH CONCORD
PORTION-LOT-DP 2 208597

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	2.20				

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	2.20	2.20	CLAY,GREY,FIRM,SHALE	FRAG.	

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Appendix C

DECCW Online Contaminated Land Register Search Record

**Phase 1 Environmental Site Assessment
Proposed Development, Australian Catholic University
Strathfield Campus, NSW**

List of NSW Contaminated Sites Notified to OEH as of 17 May 2011

Background

In response to 2008 amendments to the *Contaminated Land Management Act 1997* (CLM Act) clarifying the Section 60 duty to report contaminated sites, OEH has received 885 notifications (as of May 2011) from owners or occupiers of sites where they believe the sites are contaminated.

A strategy to systematically assess, prioritise and respond to these notifications has been developed by OEH. This strategy acknowledges OEH's obligations to make information available to the public under *Government Information (Public Access) Act 2009*.

When a site is notified to OEH, it may be accompanied by detailed site reports where the owner has been proactive in addressing the contamination and its source. However, often there is minimal information on the nature or extent of the contamination.

For some notifications, the information indicates the contamination is securely immobilised within the site, such as under a building or carpark, and is not currently causing any offsite consequences to the community or environment. Such sites would still need to be cleaned up, but this could be done in conjunction with any subsequent building or redevelopment of the land. These sites may not require intervention under the CLM Act, but could be dealt with through the planning and development consent process.

Where indications are that the nominated site is causing actual harm to the environment or an unacceptable offsite impact (i.e. it is a "significantly contaminated site"), OEH would apply the regulatory provisions of the CLM Act to have the responsible polluter and/or landowner investigate and remediate the site.

As such, the sites notified to OEH and presented in the following table are at various stages of the assessment and/or remediation process. Understanding the nature of the underlying contamination, its implications and implementing a remediation program where required, can take a considerable period of time. The tables provide an indication, in relation to each nominated site, as to the management status of that particular site. Further detailed information may be available from OEH or the responsible landowner.

The following questions and answers may assist those interested in this issue:

Frequently asked questions

What is the difference between the "List of NSW Contaminated Sites Notified to OEH" and the "Contaminated Land: Record of Notices"?

A site will be on the Contaminated Land: Record of Notices only if OEH (on behalf of the Environment Protection Authority) has issued a regulatory notice in relation to the site under the *Contaminated Land Management Act 1997*.

The sites appearing on this “List of NSW contaminated sites notified to OEH” indicate that the notifiers consider that the sites are contaminated and warrant reporting to OEH. However, the contamination may or may not be significant enough to warrant regulation by OEH. OEH needs to review and, if necessary, obtain more information before it can make a determination as to whether the site warrants regulation.

Why my site appears on the list?

Your site appears on the list because of one or more of the following reasons:

- The site owner and/or the person partly or fully responsible for causing the contamination notified OEH about the contamination under Section 60 of the *Contaminated Land Management Act 1997*. In other words, the site owner or the “polluter” believes the site is contaminated.
- OEH has been notified via other means and is satisfied that the site is or was contaminated.

Does the list contain all contaminated sites in NSW?

No. The list only contains contaminated sites that OEH is aware of, with regard to its regulatory role under the CLM Act. An absence of a site from the list does not necessarily imply the site is not contaminated.

OEH relies upon responsible parties to notify contaminated sites.

How are these notified contaminated sites managed by OEH?

There are different ways that OEH manages these notified contaminated sites. First, an initial assessment is carried out by OEH. At the completion of the initial assessment, OEH may take one or more than one of the following management approaches:

- The contamination warrants OEH’s direct regulatory intervention either under the *Contaminated Land Management Act 1997* or the *Protection of the Environment Operations Act 1997* (POEO Act), or both. Information about current or past regulatory action on this site can be found on the OEH website.
- The contamination with respect to the current use or approved use of the site, as defined under the *Contaminated Land Management Act 1997*, is not significant enough that it warrants OEH regulation.
- The contamination does not require OEH regulation and can be managed by a planning approval process.
- The contamination is related to an operational Underground Petroleum Storage System, such as a service station or fuel depot. The contamination may be managed under the POEO Act and the Protection of the Environment Operation (Underground Petroleum Storage Systems) Regulation 2008.
- The contamination is being managed under a specifically tailored program operated by another agency (for example the Department of Industry and Investment’s *Derelict Mines Program*).

I am the owner of a site that appears on the list. What should I do?

First of all, you should ensure the current use of the site is compatible with the site contamination. Secondly, if the site is the subject of OEH regulation, make sure you comply with the regulatory requirements, and you have considered your obligations to notify other parties who may be affected.

If you have any concerns, contact us and we may be able to offer you general advice, or direct you to accredited professionals who can assist with specific issues.

I am a prospective buyer of a site that appears on the list. What should I do?

You should seek advice from the vendor to put the contamination issue into perspective. You may need to seek independent expert advice.

The information provided in the list, particularly the OEH Site Management Class, is meant to be indicative only, and a starting point for your own assessment. Site contamination as a legacy of past site uses is not uncommon, particularly in an urbanised environment. If the contamination on a site is properly remediated or managed, it may not materially impact upon the intended future use of the site. However, each site needs to be considered in context.

List of NSW Contaminated Sites Notified to OEH

Disclaimer

The Office of Environment & Heritage (OEH) has taken all reasonable care to ensure that the information in the list of contaminated sites notified to OEH (the list) is complete and correct. OEH does not, however, warrant or represent that the list is free from errors or omissions or that it is exhaustive.

OEH may, without notice, change any or all of the information in the list at any time.

You should obtain independent advice before you make any decision based on the information in the list.

The list is made available on the understanding that OEH, its servants and agents, to the extent permitted by law, accept no responsibility for any damage, cost, loss or expense incurred by you as a result of:

1. any information in the list; or
2. any error, omission or misrepresentation in the list; or
3. any malfunction or failure to function of the list;
4. without limiting (2) or (3) above, any delay, failure or error in recording, displaying or updating information.

OEH Site Management Class	Explanation
A	The contamination of this site is being assessed by OEH. Sites which have yet to be determined as significant enough to warrant regulation may result in no further regulation under the <i>Contaminated Land Management Act 1997</i> .
B	OEH is awaiting further information to progress its initial assessment of this site.
C	The contamination of this site is or was regulated under the <i>Contaminated Land Management Act 1997</i> . Information about current or past regulatory action on this site can be found in OEH website (www.environment.nsw.gov.au) - Environmental Issues - Contaminated Land - Record of EPA notices.
D	The contamination of this site is or was regulated under the <i>Protection of the Environment Operations Act 1997</i> . Information about current or past regulatory action on this site can be found on the OEH website (www.environment.nsw.gov.au) - Environmental Issues - Environment Protection Licences - POEO public register.
E	This is a premises with an operational Underground Petroleum Storage System, such as a service station or fuel depot. The contamination of this site is managed under the <i>Protection of the Environment Operations Act 1997</i> and the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008.
F	The contamination of this site is managed by a planning approval process. The consent authority is either the local council or a government agency, such as the Department of Planning.
G	Based on the information made available to OEH to date, the contamination of this site is considered by OEH to be not significant enough to warrant regulatory intervention.
H	Initial assessment completed. The contamination of this site is to be regulated by OEH

St Marys	Integral Energy Mt Druitt Transmission Substation	69 Kurrajong Road North	Other Industry	Yes	In progress	B
St Marys	Mobil Service Station	2 Christie Street	Service Station	Yes	Completed	E
St Marys	Mobil Service Station	2 Wilson Street	Service Station	Yes	In progress	B
St Marys	Woolworths Caltex Service Station	116-118 Forrester Road	Service Station	Yes	In progress	A
St Peters	BP Express Service Station	2 Princes Highway	Service Station	Yes	Completed	E
St Peters	Camdenville Park	May Street	Other Industry	Yes	In Progress	A B
St Peters	Cooks River Rail Terminal	20 Canal Road	Unclassified	Yes	Completed	G
St Peters	Former Tidyburn site	53 Barwon Park Road	Chemical Industry	No	Completed	C
Strathfield	Mobil Service Station	577 Liverpool Road	Service Station	Yes	In progress	B
Stroud	Caltex Service Station	Cowper St	Service Station	Yes	In progress	B
Suffolk Park	BP Service Station	207-209 Broken Head Road	Service Station	yes	In Progress	A
Suffolk Park	Suffolk Park dip site	Cnr Broken Head Rd & Beech Drive	Cattle Dip	Yes	Completed	G
Surry Hills	Legion Cabs (Trading) Cooperative	69 - 81 Foveaux Street	Service Station	No	In Progress	A
Surry Hills	Woolworths Caltex Service Station	475 Cleveland Street	Service Station	Yes	In progress	A
Sutherland	7 Eleven Service Station	693 Old Princes Highway	Service Station	Yes	In progress	B
Sutherland	United Service Station and Sutherland Reservoir	1 to 3 Oxford Street	Service Station	Yes	Completed	C
Sutton Forest	Coles Express Sutton Forest West	Hume Highway	Service Station	Yes	In progress	A
Swansea	Caltex Service Station	126 Pacific Hwy	Service Station	Yes	In progress	B
Sydenham	SRA Land	117 Railway Pde	Other Industry	Yes	Completed	G
Sydenham	Sydenham XPT Maintenance Facility	Way Street	Other Industry	Yes	In Progress	B
Sydney	Interpro House (OSP 46581)	447 Kent Street	Other Petroleum	Yes	In Progress	A
Sydney Olympic Park	Aquatic Centre Carpark	Shane Gould Avenue	Landfill	No	Completed	C G
Sydney Olympic Park	Bicentennial Park	Bicentennial Drive	Landfill	No	Completed	C G
Sydney Olympic Park	Former Haslams Creek Landfill	Kronos Hill, Kevin Coombes Avenue	Landfill	No	Completed	C G

Appendix D

NSW WorkCover Authority Dangerous Goods Licence Search

**Phase 1 Environmental Site Assessment
Proposed Development, Australian Catholic University
Strathfield Campus, NSW**



24 JUN 2011

Our Ref: D11/076789
Your Ref: Imogen Dale

23 June 2011

Attention: Imogen Dale
Coffey Environments Pty Ltd
Level 1
3 Rider Boulevard
Rhodes NSW 2138

Dear Ms Dale,

RE SITE: 25A Barker Street, 167-169 Albert Road Strathfield

I refer to your site search request received by WorkCover NSW on 16 June 2011 requesting information on licences to keep dangerous goods for the above site.

Enclosed are copies of the documents that WorkCover NSW holds on Dangerous Goods Licence 35/007393 relating to the storage of dangerous goods at the above-mentioned premises, as listed on the Stored Chemical Information Database (SCID).

If you have any further queries please contact the Dangerous Goods Licensing Team on (02) 4321 5500.

Yours Sincerely

Diana Hayes
Senior Licensing Officer
Dangerous Goods Notification Team

Reference

WORKCOVER AUTHORITY



Chemical Safety Unit

Locked Bag 10, P O CLARENCE STREET NSW 2000
Ph. (02) 370 5191 OR (02) 370 5192
Fax (02) 370 6105

Licensee

CHRISTIAN BROTHERS TRUSTEES
179 ALBERT RD
STRATHFIELD 2135

28 APR 1992
SCIENTIFIC SERVICES
BRANCH

12 MAY 1992

DANGEROUS
GOODS

Dear Sir/Madam,

RE APPLICATION FOR RENEWAL OF LICENCE FOR THE KEEPING OF DANGEROUS GOODS

Our records indicate you hold licence number 35/007393 for keeping dangerous goods at 179 ALBERT RD STRATHFIELD 2135.

Details of depots at site.

Depot No.	Depot type	Goods stored in depot	Quantity
1	UNDERGROUND TANK	FLAMMABLE LIQUIDS	kg/litres/no. 10 000

DATA
28 JUL 1992
ENTERED

This licence is now due for renewal. **TO RENEW YOUR LICENCE.** Please carefully check the details shown in this letter and make any required corrections. Then, **SIGN and DATE** the declaration below and **return this letter** to the WorkCover Authority, Chemical Safety Unit. **Fees for these licences have been abolished. DO NOT SEND ANY MONIES.**

Declaration: I wish to renew this licence to 15/05/93. I certify that the licence details shown in this letter are correct.

.....
(Signature)

.....8/5/92.....
(Date)

If you do not wish to renew the licence. Please provide the Chemical Safety Unit with a signed statement giving the reason why it is not to be renewed. If you have sold/vacated the site please provide the name and address of the new owner/occupier so we may contact them.

Yours faithfully

Chief Inspector of Dangerous Goods.

premises described below.

(*delete whichever is not required)

FEE: \$10.00 per Depot

Name of Applicant in full (see over)	Surname _____ Given Names _____	
Trading name or occupier's name (if any)	TRUSTEES OF THE CHRISTIAN BROTHERS <i>TF Space fill</i>	
Postal address	179 ALBERT ROAD, STRATHFIELD, N.S.W. Postcode 2135.	
Telephone number of applicant	STD Code 02 Number 760267	
Address of the premises in or on which the depot or depots are situated (including street number, if any)	Barker Road, Strathfield. (Entrance) Postcode 2135	
Nature of premises (see over)		

~~PLEASE ATTACH SITE PLAN~~

Particulars of type of depots and maximum quantities of dangerous goods to be kept at any one time.

Depot number	Type of depot (see over)	Storage capacity	Dangerous goods	
			Product being stored	C & C Office use only
1	<i>Underground</i>	<i>LITRE</i> <i>11000</i>	<i>3-1 Petrol</i>	<i>DD001 020 4</i> <i>2 020 14</i>
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

Name of company supplying flammable liquid (if any) *Coltex*

Have premises previously been licensed? *YES*

If known, state name of previous occupier *OP 06000*

Licence No. *7393*

Signature of applicant *G. S. S. S. S.*

Date *28/7/81*

For external explosives magazine(s), please fill in side 2.

LICENCE No.

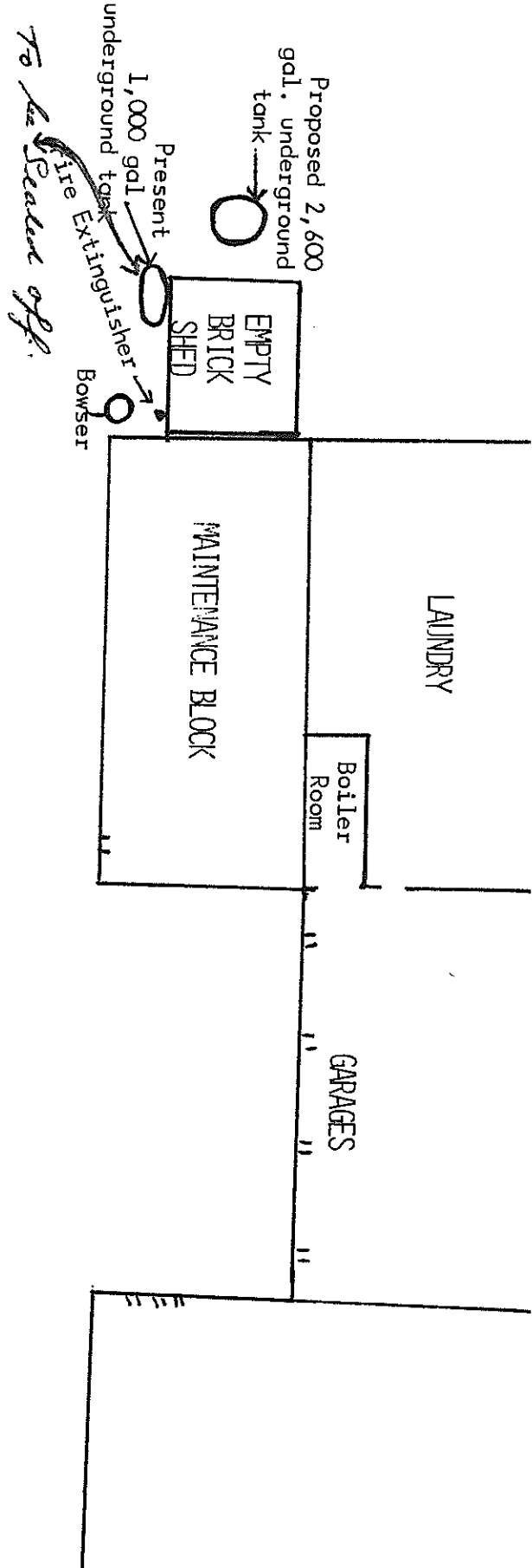
FOR OFFICE USE ONLY
CERTIFICATE OF INSPECTION

I, *Geoffrey R. Brooks* being an Inspector under the Dangerous Goods Act, 1975, do hereby certify that the premises described above do comply with the requirements of the Dangerous Goods Act, 1975, and the Dangerous Goods Regulation with regard to their situation and construction for the keeping of dangerous goods of the nature and in the quantity specified.

Signature of Inspector *G. R. Brooks*

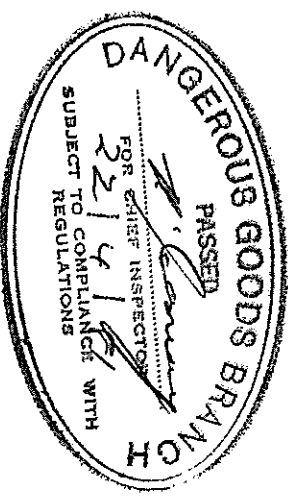
Date *14.9.81*

BARKER ROAD
Gate
CHRISTIAN BROTHERS' BOUNDARY FENCE



License No 350073937

Laetie



MAIN BUILDINGS
TRUSTEES OF CHRISTIAN BROTHERS,
179 ALBERT ROAD - STRATHFIELD.

DIRECTIONS

1. Applications must be forwarded to the Chief Inspector of Inflammable Liquid, Explosives Department, Box R.216, Royal Exchange Sydney, N.S.W. 2000 and must be accompanied by the prescribed fee, as set out hereunder:

Registration of Premises (Fee \$3.00 p.a.) - For quantities not exceeding 300 gallons of mineral oil and 100 gallons of mineral spirit, if kept together; or 800 gallons of mineral oil and 100 gallons of mineral spirit, if kept in separate depots; or 500 gallons of mineral spirit, if kept in an underground tank depot; or 800 gallons of mineral oil and 500 gallons of mineral spirit, if mineral spirit is kept in an underground tank depot.

In addition to, or in lieu of the above, similar quantities of Dangerous Goods of Classes 1 and 2 may be kept under the like conditions; reading Dangerous Goods of Class 1 for the words Mineral Spirit and Dangerous Goods of Class 2 for the words Mineral Oil.

Store License, Div. A (Fee, \$6.50 p.a.) - For quantities in excess of those stated above, but not exceeding 4,000 gallons mineral oil and/or mineral spirit, and/or Dangerous Goods of Classes 1, 2 and 9.

Store License, Div. B (Fee, See Regulation 7) - For quantities exceeding 4,000 gallons of mineral spirit, and/or dangerous goods of Classes 1 and 2, and/or dangerous goods of Class 3.

For the keeping of Dangerous Goods of Classes 3 and/or 4. (\$15.00 p.a.).

Fees for the keeping of inflammable liquid and dangerous goods in excess of the above stated quantities and also for Liquid Petroleum Gas storage are set out in Regulation 7.

1. Name of occupier including full christian names.	Trustees of the Christian Brothers.
2. Trading Name (if any)	
3. Locality of the premises in which the depot or depots are situated	No. or Name 179 Street Albert Road Town Strathfield.
4. Postal address	AS above Postcode 2135
5. Occupation	Religious Order (Teaching)
6. Nature of premises (dwelling, garage etc.)	School (College).

7. Particulars of construction of depots and maximum quantities of inflammable liquid and/or Dangerous Goods to be kept at any one time.

PLEASE ATTACH PLAN OF PREMISES

Depot No.	Construction of depots *			Inflammable liquid		Dangerous goods					
	Walls	Roof	Floor	Mineral spirit gallons	Mineral oil gallons	Class 1 gallons	Class 2 gallons	Class 3 lb	Class 4 cu ft	Class 5A water gal	Class 9 gallons
1	Underground Tank			1000							
2											
3											
4											
5											
6											
7											
8											
9											
10											

PUBLIC REVENUE A/c.

440. \$ 3-50

(Date) 28/10/71

Receipt No. 1988.

* If product is kept in tanks describe depots as underground or aboveground tanks.

Signature of applicant *[Signature]*

Date of application 27th October, 1971.

CERTIFICATE OF INSPECTION

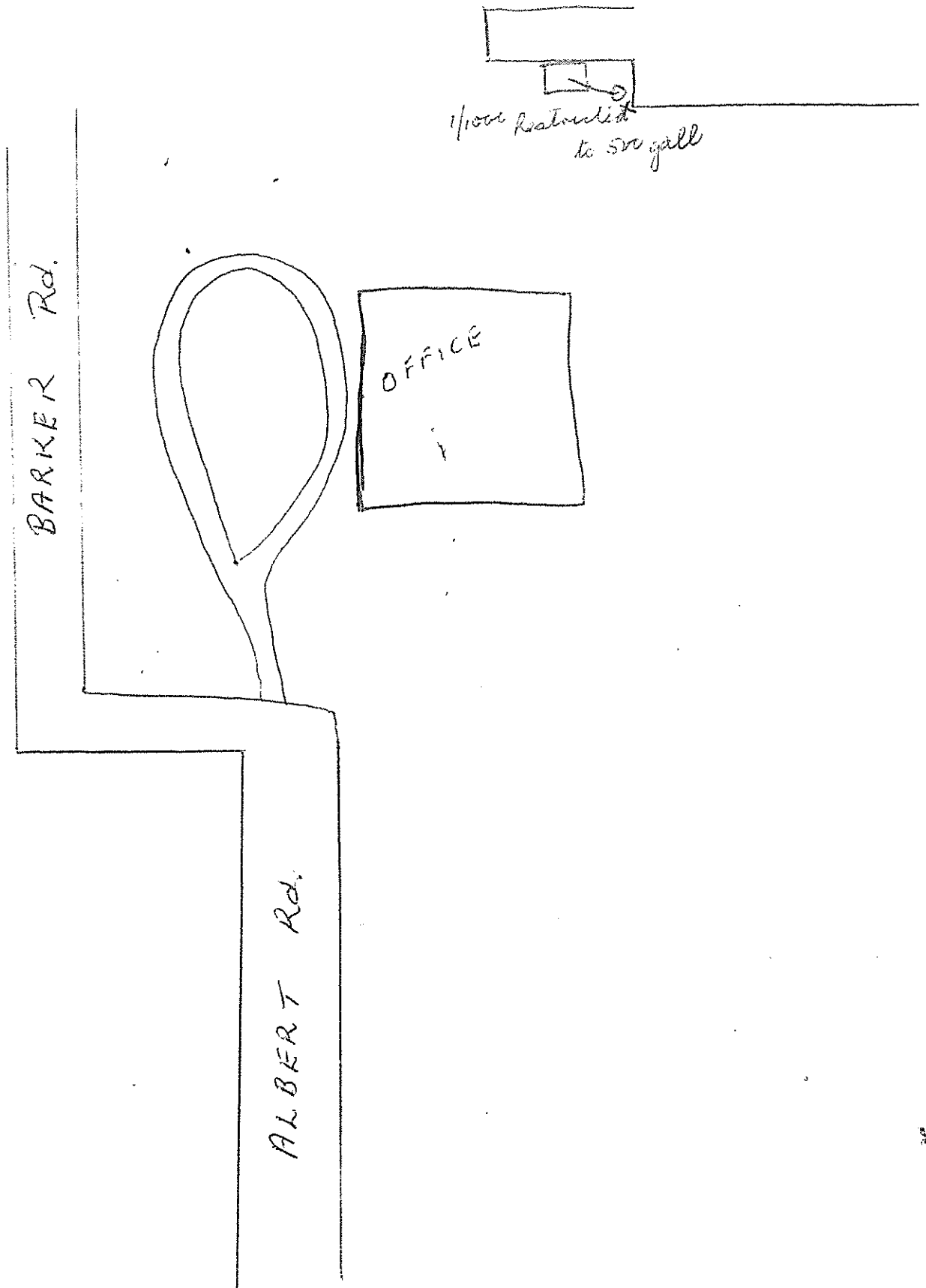
William A. Macdon being an Inspector under the Inflammable Liquid Act, 1915 (as amended), do hereby certify that the premises or store herein referred to and described is suitable with regard to its situation and construction for the safe keeping of inflammable liquid and/or dangerous goods in quantity and nature specified.

Place *Redman*

Signature of Inspector *William A. Macdon*

Christain Brothers Training School.
Albert Rd
Strathfield

1/1000 AVO.
500 gall. only.



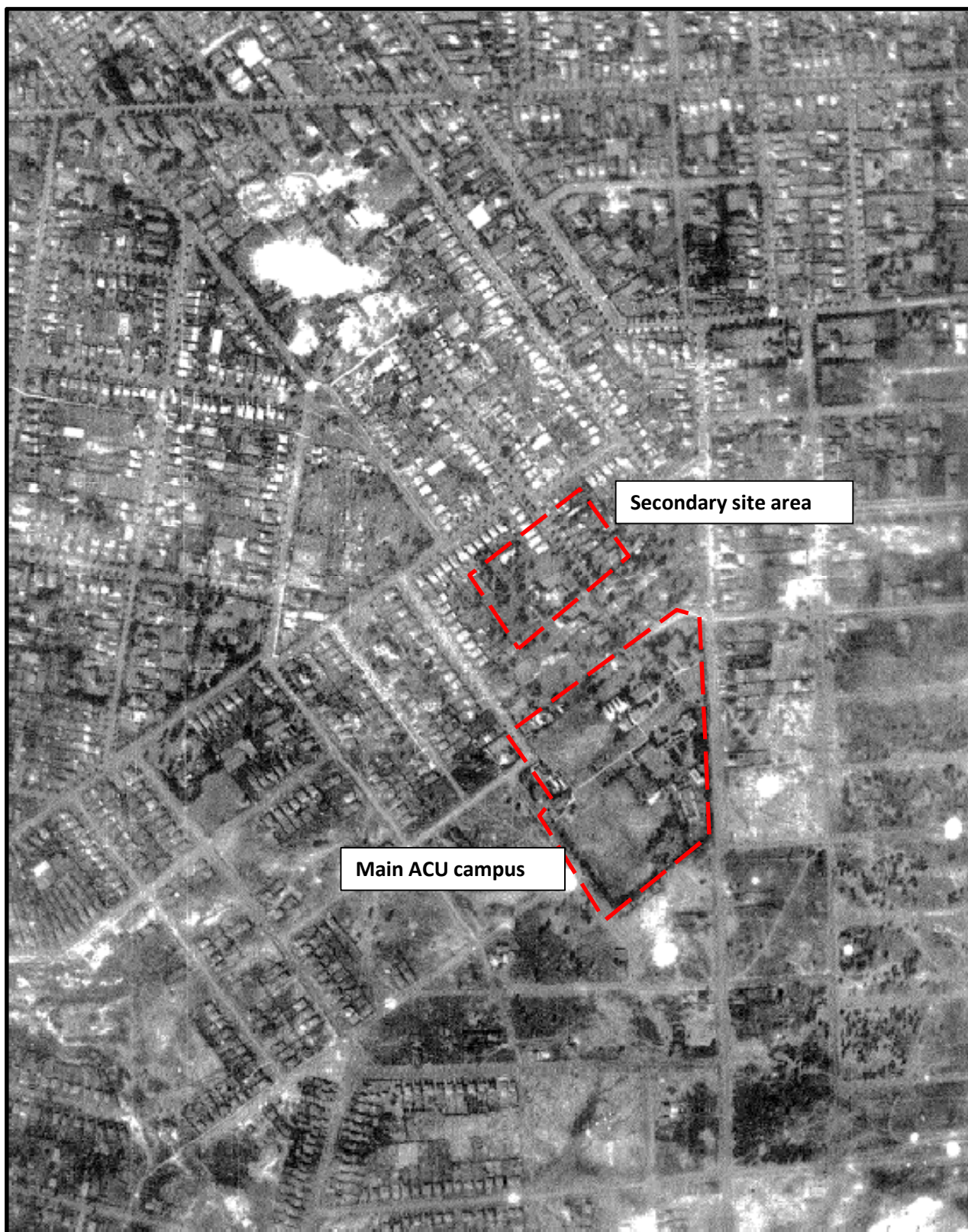
Appendix E

Aerial Photographs

**Phase 1 Environmental Site Assessment
Proposed Development, Australian Catholic University
Strathfield Campus, NSW**

Sydney Series
20/02/1930
Run 16

(Showing main ACU campus and secondary site area)



NOTE: Site outlines are approximate only,

Sydney Series
August 1955
Run 22

(Showing main ACU campus and secondary site area)



NOTE: Site outlines are approximate only,

Sydney Series

07/07/1970

Run 17

(Showing main ACU campus and secondary site area)



NOTE: Site outlines are approximate only,

Sydney Series
03/08/1986
Run 22
1:16000 (approx scale)

(Showing main ACU campus and secondary site area)



NOTE: Site outlines are approximate only,

Sydney Series
24/11/1997
Run 8
1:2000 (approx scale)

(Showing eastern half of main ACU campus and secondary site area)



NOTE: Site outlines are approximate only,

Sydney Series
24/11/1997
Run 7
1:2000 (approx scale)

(Showing northern portion of main ACU campus)



NOTE: Site outlines are approximate only,

Sydney Series
24/11/1997
Run 7
1:2000 (approx scale)

(Showing southern portion of main ACU campus)



NOTE: Site outlines are approximate only,

Google Maps
2011
(Showing southern portion of main ACU campus)

