



Health Infrastructure NSW
Royal Prince Alfred Hospital –
North West Precinct: Phase 1
Environmental Site
Assessment



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25 October 2010

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1 Introduction

E3 Consulting Australia Pty Ltd (E3) was engaged by Health Infrastructure NSW to undertake a Phase 1 Environmental Site Assessment (Phase 1 ESA) for the Royal Prince Alfred Hospital (RPAH) North West Precinct Development, Camperdown, NSW (the Site).

The Site is undergoing redevelopment to relocate existing services from various parts of the Eastern and Western Campuses into two new buildings located on the North West Precinct. E3 understands that Health Infrastructure NSW proposes to make portions the North West Precinct available for sale to private interests.

1.1 Objective

The objective of this Phase 1 ESA is to review current and historical activities undertaken at the Site and surrounding properties and provide preliminary environmental assessment on the potential for soil and/or groundwater contamination to be present on the Site.

1.2 Scope of Work

The scope of works undertaken to meet the objectives of the Phase 1 ESA are as follows:

- Completion of searches and review of historical information relating to each property from the following sources:
 - Lands Title Office documents, including historical certificates of title;
 - Local Council's file, including the current planning certificates and where relevant and available, information on buildings, drainage and flooding;
 - Online historical archives from the RPAH Museum and Archives, where relevant and available;
 - Available historical aerial photographs;
 - Dangerous Goods Licences or Stored Chemical Information Databases (NSW Workcover);
 - State Government environment management and contaminated land registers, including NSW Department of Environment Climate Change and Water (DECCW);
 - Registered groundwater bore database for groundwater bores in the vicinity of the sites, to assist in gaining an understanding of the local and regional hydrogeology;
 - Available geological and hydrogeological information;

- Preliminary assessment of the nature and location of buildings, and other improvements, current and past;
- Information held by Health Infrastructure NSW on any chemical inventories and storage , wastes and their on-site storage and any previous environmental investigations;
- Completion of an inspection of the Site to assist with the identification of potential on- and off-site sources of contamination, assess the nature and location of buildings and other improvements, to note the general condition of the property and adjoining areas, interview site personnel and collect a photographic record of present conditions;
- Based on the results of the review of the historical and background information and inspection determine the areas and chemicals of potential environmental concern;
- Evaluate the requirements, if any, for further works;
- Preparation of a report detailing the findings of the Phase 1 ESA and recommendations for further works.

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2 SITE CONDITION AND SURROUNDING ENVIRONMENT

2.1 Site Identification

The Site is located in Camperdown, 4.7km south west of the Sydney CBD. The regional location is shown in Figure F1.

Details relating to the Site are presented in Table 1 as follows:

Table 1: Site Identification

Item	Details
Site Address	Royal Prince Alfred Hospital, Western Precinct 50 Missenden Road Camperdown NSW
Site Titles	Refer to Table 2 above
Local Council Area	City of Sydney – Inner West
Parish and County	Parish of Petersham, County of Cumberland
Site Area	Approximately 0.5 ha
Current Site Owner(s)	Sydney South West Area Health Service

The Site is comprised of a number of Lot and Deposited Plans (DPs) as listed below in Table 2. A plan illustrating the cadastral boundaries of each Lot and DP is presented in Figure F2.

Table 2: Site Description – Lot and DP Numbers

Lot 1 in DP 132989	Lot 2 in DP 132990	Lot 1 in DP 132987
Lot 2 in DP 132989	Lot 3 in DP 132990	Lot 39 in DP 71762
Lot 27 in DP 69454	Lot 34 in DP 69454	Lot 44 in DP 71762
Lot 28 in DP 69454	Lot 35 in DP 69454	Lot 43 in DP 71762
Lot 29 in DP 69454	Lot 36 in DP 69454	Lot 42 in DP 71762
Lot 30 in DP 69454	Lot 37 in DP 69454	Lot 40 in DP 71762
Lot 1 in DP 132990	Lot 38 in DP 69454	

2.2 Site Description

The Site is generally rectangular in shape and is occupied by two buildings, referred to by Health Infrastructure NSW as Building 21 and Building 11, and a bitumen paved car park. The Site is accessed from Missenden Road.

A Site walkover was completed by an E3 Environmental Engineer on the 7 October 2010. The following observations were made:

Table 3: Site Inspection

Category	Observations
Site Use	At the time of the inspection, Site was occupied by: Building 11 (Consulting building) Building 21 Car park; and Access road (formerly Brodie Street)
Weather Condition	Fine and Sunny
Site Features	At the time of inspection the following Site features were observed and noted: Building 11 and Building 21: • The building is currently used for patient consulting. The building has been renovated in December 2009. • The buildings previous uses by the hospital included finance and payroll and a walk in vault is present on the ground floor; • Previous uses by the hospital also include central electronic information 'hub' linking computer information for hospitals in the area. The former computer server room is still present. • There were limited opportunities to inspect the original floor surface. • The northern side of the building, facing Missenden road, bears evidence of the Sites previous occupants, Breville. The silhouette of removed signage can be seen from Missenden road. • Several lintels are evident in the brickwork facing Missenden road and the access road (formerly Brodie Street) that have been converted to windows or doorways. The lintels are wide enough to have been vehicle entrances and the Site may have formerly been used in the vehicle service industry; • No breather pipes, fill points or other fuel service infrastructure was observed • The rear of the building is currently be used for storage by construction workers. Building materials and tools are currently stored by contractors working on other areas of RPAH. • The rear of the building is occupied by a paved courtyard. • An above ground oxygen tank is located at the car park at the rear of Buildings 11 and 21. The oxygen tanks supplies the several buildings by above ground and underground pipe work. • The crawl space under the building was not inspected due to the known presence of potentially asbestos containing materials in pipe lagging.

Category	Observations
Surface Covering	The ground surface of the Site was generally hardstand, including areas of concrete, bitumen and paving. Several small stands of trees were observed at adjacent to buildings 31, building 21 and building 41. No lawn areas were observed on the Site.
Surface Drainage	Stormwater drains were noted on internal roads on the Site, and public roads immediately adjacent to the Site. The Site drained North towards Lucas street. The Stormwater system included large steel grated drains and underground drainage system.
Topography	The Site is predominantly flat with only a slight slope towards the west.
Chemical Storage	chemicals were observed to be stored in two locations: - An above ground oxygen tank was observed at the rear of Building 11 - Gas cylinders were observed outside building 31, to the West of the Site. Gas cylinders included hydrogen, oxygen and compressed air.
USTs/ASTs	No evidence of the presence of underground or aboveground storage tanks was observed during the Site inspection.
Potential Receptors	The nearest potential surface water receptors is Johnston Creek which is approximately 1 kilometre (km) to the north east west
Geotechnical investigation	A geotechnical investigation was undertaken on the Site on 7 October, during the Site inspection. E3 Staff inspected soil excavated from under the site during the inspection. The soil under the car park was observed to consist of 0.7 – 1.0m of fill material underlain by natural clays and soils. The fill materials were not observed to be stained or odorous and consisted of grey crushed sandstone. No building materials were observed in the fill materials in the two test locations.
Site Photographs	Site photos are presented in the Plates Section of this report.

2.3 Surrounding Land use

The surrounding land uses include:

- North – Residential buildings, Chinese Consulate building, RPAH medical buildings and medium density residential buildings;
- East – Missenden Road, Sydney University accommodation, RPAH buildings, cafes and sporting grounds;
- South – RPAH buildings, including single and multi storey car parks the Cyclotron building and medical buildings and a former incinerator; and
- West – RPAH buildings including Queen Mary and the child care centre, Church Street, University of Sydney Faculty of Nursing buildings and residential buildings.

The Cyclotron building houses a particle accelerator used for medical imaging. The radio isotopes produced in the cyclotron have a short half life, hence the cyclotron's proximity to RPAH. Wastes from the cyclotron are not disposed of onsite, and no underground storage tanks are located within the Cyclotron building. The Cyclotron is not considered to have a contamination potential for the site.

The former incinerator, located to the southern end of RPAH, is a potential source of incinerator waste during its historical use. Historical incinerator waste may have been used to fill areas of the Site during times of construction or demolition.

2.4 Topography and Drainage

The Site has an elevation between approximately 28 to 30 metres Australian Height Datum (m AHD). The Site is mostly level with a slight slope north and west noted in the car park at the rear of Building 21. The Site is generally hard stand with the exception of a stand of trees at the rear of Building 12.

The nearest open water body is Johnston Creek which is approximately 1 kilometre (km) to the North West.

The Site appears to have a constructed underground stormwater system that discharges to the mains stormwater system. No overland flow paths or drainage were observed across the Site.

2.5 Surface Water and Flood Potential

No surface water was observed on the Site during the inspection and the closest surface water body to the Site is Johnston Creek which has been constructed to replace the natural watercourses in the region. Johnston Creek is located to the north-west of the Site at a distance of approximately 1 km.

The potential for flooding under normal rainfall conditions is considered to be low, based on the elevation of the Site and the local drainage and geological conditions.

2.6 Regional Geology and Hydrogeology

The Sydney 1:100 000 Geological Series Map (Herbert, 1983) indicates the Site is underlain by Triassic aged Hawkesbury Sandstone, which may be overlain in the west by the Ashfield Shales of the Wianamatta Group. The natural soil profile at the Site is expected to comprise fine to medium grained sands, silty/clayey bands underlain by residual clay, silty clay or clayey sands which would grade with depth

to weathered sandstone/shale bedrock. It is expected that the weathered bedrock would then grade at depth to a medium to higher strength bedrock. Fill materials are likely to overlie any natural soils and within this area of Sydney are likely to comprise some ash, clinker and clays and sands.

Groundwater beneath the Site is expected to be present as a shallow aquifer in both the natural soils and the weathered sandstone/shale bedrock and as a deeper aquifer present in the sandstone bedrock. The capacity of the massive units of the Hawkesbury Sandstone to contain and transmit groundwater is low, however, where jointing is well developed and bedding planes are present, the ability for groundwater to migrate through the bedrock is significantly higher. In addition, the interface of the Ashfield Shale and the Hawkesbury Sandstone may provide significant migration pathways for groundwater in the region. Groundwater present in the sandstone bedrock underlying the Site is expected to be confined to zones of relatively higher permeability within jointing, bedding planes, fractures and weathered features.

Groundwater in the local region is not known to have been extracted for any beneficial use, likely to be due to low yields and the heterogeneous nature of the bedrock.

It is expected that recharge of groundwater and groundwater flow in the vicinity of the Site would be limited due to the high density land use.

Groundwater flow at depth within the shale/sandstone bedrock in the vicinity of the Site is expected to be generally to the north to north-east towards the Blackwattle Bay, though it is expected that shallow groundwater present in fill materials and natural soils would flow to the north-west towards Johnston Creek that then drains to Blackwattle Bay.

The nearest receiving environment is considered to be Johnston Creek and Blackwattle Bay, both of which receive discharge from a large urban catchment area.

2.7 Potential Receptors

The main potential receptors to contamination that may be present on the Site are considered to include:

- Contamination in groundwater – Johnston Creek and Blackwattle Bay are located approximately 1 km and 2 km to the north-west and north of the Site, respectively, and any users of groundwater down-gradient of the Site;

- Soil or groundwater contamination – workers and visitors to the Site and occupiers of adjacent Site who may come in contact with contaminated soil of groundwater during site re-development works; and
- Soil or groundwater contamination - future sub-surface maintenance workers on the Site.

In its present condition and use, the Site is considered to not pose an unacceptable risk to occupiers or to occupiers of neighbouring sites.

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3 SITE HISTORY AND BACKGROUND INFORMATION

The results of the background searches and review of historical information on the Site are presented in detail below.

3.1 Historical Information Sources

The sources from which the historical information has been obtained are summarised in Table 4.

Table 4: Historical and Background Information Sources

Source	Location of Source	Years / Date	Comments
Historical Title Search	NSW Land and Property Management Authority	Various	Certificate of Title information included in Appendix A.
Aerial Photographs	NSW Land and Property Management Authority	1930, 1951, 1961, 1970, 1982, 1986, 1991, 2005,	Aerial photographs extracts included in Appendix B .
Previous reports	Extract from RPAH Asbestos Material Survey	2009	Hazardous building material Assessment report are include Appendix C
Historical Information	RPAH Museum media release	-	Information accessed from RPAH museum is presented in Appendix D
Anecdotal Information	Staff on Site	-	Summary of additional information included in Section 3.6

3.2 Historical Certificates of Title

The results of the historical title search is presented in Appendix A and a summary of the current lot and DPs that are included in the previous volume and folios is provided below in Table 5.

Table 5: Historical Certificates of Title

Previous Volume and Folio	Current titles	Current use
Volume 7878 Folio 172	Lots 5-6 in DP 69454 Lots 11-24 in DP 69454 Lots 27-30 in DP 69454 Lots 34-38 in DP 69454 Lots 1-4 in DP 132988 Lots 1-2 in DP 132989 Lots 1-3 in DP 132990	Building 21 and Car park
Volume 2956 Folio 42	Lots 39-44 in DP 71762 Lot 1 in DP 132987	Building 11
Volume 5336 Folio 95	Lot 593 DP 752049	Access road, formerly Brodie Street

An assessment of the historical titles indicate the historical owners of the Site and a summary of the historical owners and property transfers and subdivisions are provided below.

3.2.1 Volume 7878 Folio 172

Volume 7878 Folio 172 is known as Lots 5-6 in DP 69454, Lots 11-24 in DP 69454, Lots 27-30 in DP 69454, Lots 34-38 in DP 69454, Lots 1-4 in DP 132988, Lots 1-2 in DP 132989 and Lots 1-3 in DP 132990 and comprises the south eastern end of the Site. This area was part of 240 acres originally granted to William Bligh in 1806.

Volume 7878 Folio 172 of the Site was transferred to Prince Alfred Hospital in 1960. Prince Alfred Hospital has presumably transferred ownership to the current site owner, SSWAHS.

3.2.2 Volume 2956 in Folio 42

This part of the Site is known as Lots 39-44 in DP 71762 and Lot 1 in DP 132987. Lots 39-44 in DP 71762 and Lot 1 in DP 132987 area located at the north eastern end of the Site and was part of 240 acres originally granted to William Bligh in 1806.

In 1919 Lots 39-44 in DP 71762 and Lot 1 in DP 132987 were mortgaged to Joseph Neal Grace, a merchant.

Lots 39-44 in DP 71762 and Lot 1 in DP 132987 was sold to Missenden Road Motor Body Works Limited in 1926.

In 1937 part of the folio known as 67- 73 Missenden road was leased to Breville Radio Proprietary Limited. In 1953, Breville sublet part of the Site to Harold Seymore, a manufacturer, and Bernice Geraldine Norton of Rushcutters Bay, and A.W Jackson, industrialist. No description of the manufacturing or industry is given in the records.

Lots 39-44 in DP 71762 and Lot 1 in DP 132987 were transferred to Prince Alfred Hospital in 1959. Prince Alfred Hospital has presumably transferred ownership to the current site owner, SSWAHS.

3.2.3 Volume 5336 Folio 95

Volume 5336 in Folio 95 is also known as Lot 1 in DP 84936 and is bound by Missenden road, Grose St, Layton St ad Brodie St. Lot 1 in DP 84936 is located on the southern half of the site and was part of 240 acres originally granted to William Bligh in 1806.

Records from 1941 show that Lot 1 in DP84936 was owned by municipal council of Sydney, then Sydney County Council prior to being transferred to the Prince Alfred Hospital in April 1949.

Other dealing listed include the leasing Lot 1 in DP84936 back to the Sydney County Council in May 1949. Parts Lot 1 in DP84936 was subsequently leased to the Commonwealth Savings Bank of Australia in the period from 1958 to 1988. From 1988 onwards, no further leases were recorded on the record, however lease transactions appear on the electronic records from 1998 to 2008 presumably regarding the Commonwealth bank and the Substation lease.

Part of the Site was leased by Sydney County Council for the purpose of use as a substation in 1977. The Substation lease expires in 2016.

3.3 Historical Aerial Photograph Review

Aerial photographs of the Site were sourced from the NSW Land and Property Management Authority taken in 1930, 1951, 1961, 1970, 1982, 1991 and 2002. An extract of a 2010 image sourced from NearMap was used to illustrate the present site configuration in Figure F12.

An interpretation of these photos is provided in Table 6 below. Aerial photograph extract images are presented in Appendix B.

Table 6: Summary of Historical Aerial Photographs

Aerial Photograph	Description of Site and Surrounding Uses
1930 12 February Run 13 Map 3248 Black and White	The Site is occupied by three buildings on the North Eastern end of the Site and a road divides the Site in a south east to north west alignment. The buildings appear to be commercial and correspond to the current structures of Building 11 and Building 21. North: occupied by many small building that appears to be residential housing and some larger, possibly commercial buildings on Missenden road. East: The hospital and University buildings are present. The University building is surrounded by cleared space, possibly playing fields. The hospital building consists of several multi story buildings, cleared grounds and stands of trees. South: a large building, possibly a commercial building is present, corresponding to the current Building 12. Further to the south, smaller buildings are present, possibly residential buildings. West: Occupied by cleared park land and many small building that appear to be residential housing.
1951 May Black and White	The Site does not appear to have changed since the previous photograph. North: No significant changes observed. East: Eight additional buildings in between the university building and the Main Hospital building. Seven of the buildings are in a uniform row. South: The King George V building is now present. West: No significant changes observed.
1961 Run 36E Black and White	No significant changes observed on the Site. North: No significant changes observed. East: The University building has an additional wing on its southern end. South: No significant changes observed. West: Additional multi storey buildings are present, including the Queen Mary Building. Further to the west more large buildings appear occupying areas where smaller buildings previously stood.
1970 7 July Run 18 Black and White	No significant changes observed on the Site. North: No significant changes observed. East: No significant changes observed. South: No significant changes observed. West: Additional multi storey buildings are present, occupying areas where smaller buildings previously stood.
1982 Colour 6 August Run 23 Colour	No significant changes observed on the Site. Cars can be seen parked on the bitumen surface at the rear of Buildings 11 and 21 North: No significant changes observed. East: Eight buildings between the university and RPAH buildings have been demolished. South: No significant changes observed. West: Building 31 (Endocrine) has been constructed in an area that was previously unoccupied.

Aerial Photograph	Description of Site and Surrounding Uses
1986 2 August Run 23E Colour	No significant changes observed on the Site. North: No significant changes observed. East: No significant changes observed. South: several residential buildings have been demolished tot eh South of the Queen Mary Building. The area appears to be vacant concrete. West: No significant changes observed.
1991 14 August Run 11 Colour	A new building, building 41 – childcare centre, is visible on the north side of the western end of the site. North: many of the smaller residential building appear to have been demolished and the area is being used as a car park. East: No significant changes observed. South: No significant changes observed West: No significant changes observed
2005 10 December Run 11 Colour	No significant changes to the Site North: the car park to the north is now occupied by several multi storey buildings, and a swimming pool. This building development is understood to be the Chinese consulate building. East – No significant changes observed South: a multistory car park building occupies an area that was formerly a ground level car park. Another hospital further to the south has been demolished West – No significant changes observed
2010 16 September Colour	No significant changes observed on the Site. North No significant changes observed. East: No significant changes observed. South: No significant changes observed West: No significant changes observed

3.4 Previous Reports

E3 was provided with excerpts from an Asbestos Material Survey for the RPAH conducted by Environmental Monitoring Solutions (EMS) in 2009. The excerpts consisted of inspection results from Buildings 11 and 21 only, undertaken on September 2009. A copy of the excerpts is included in Appendix C. The excerpt of the report indicated the following:

Building 11:

- Bonded asbestos is present in electrical distribution cupboards and cable trays on the ground floor;
- Bonded and friable asbestos is present in electrical distribution paneling; and
- Friable asbestos is present in 2 sliding smoke doors.

Building 21:

- Bonded and friable asbestos is present in corrugated roof sheeting;
- Bonded and friable asbestos is present in electrical distribution paneling;
- Friable asbestos wall safe internal insulation; and
- Bonded asbestos in ceiling material and sub floor packing.

The excerpt of the Asbestos Material Survey report indicates that some works have been undertaken to remove the building materials that contain asbestos from Building 21, including corrugated roof sheeting and debris in old plant rooms, though it is unclear from where materials were removed and what is still remaining in these buildings. The asbestos containing materials are considered to be potential contaminants on the Site in both surface soils and in building materials buried on the Site.

3.5 RPAH Museum and Archives

RPAH Museum and Archives maintains records of RPAH and is maintained by RPAH staff and volunteers. E3 undertook a review of two media releases from the RPAH Museum and Archives that were accessed online on 30 September 2010. Copies of the documents are attached in Appendix D. The information relevant to potential contamination at the Site is summarised below:

- A media release, titled "History of Royal Prince Alfred Hospital", Central Sydney Area Health Service (CSAHS) ,(February 2003) indicated the following:
 - The hospital was opened on 1882 with two large pavilions;
 - The Cyclotron building was constructed in 1984;
 - Several buildings are noted as being demolished including:
 - Old isolation cottages after the end of WW1
 - C and D blocks; and
 - The original operating theatre;
- A media release titled 'Making history – RPAH Museum and Archives captures 125 years of RPAs history', by SSWAHS (13 August 2007) provided information that was generally consistent with the previous media release, confirming C and D blocks were demolished circa 1978.

The brief review of the hospitals history indicates RPAH has occupied the Site for over 125 years and has demolished several buildings in this period. The demolition of buildings in this period would have generated potentially hazardous demolition and building materials and wastes that could be retained in the near-surface fill materials or that may have potentially been used as fill materials in the sub-surface of the Site

3.6 Anecdotal Information

Information regarding the history and previous uses of the Site was obtained from Mr Chris Batch who was employed as a Cluster Manager Engineering Services RPAH at the time that this Phase 1 ESA was completed. Information obtained from Mr Batch is summarised below:

- Building 11 had previously been used to accommodate a large computer server, providing data to hospitals in the area. Prior to the use as a server, the building accommodated the payroll;
- Mr Batch had no recollection of fuel storage or underground tanks or pits being encountered during renovation works; and
- Hazardous building materials, including asbestos in lagging were known to be present the crawl space under Building 11 and Building 21.

Additional anecdotal information is provided in the relevant sections in this report.

3.7 Contaminated Land Record Review

The NSW DECCW contaminated land record accessed on line on 30 September 2010. No notices were listed for the Site.

3.8 Relevant Planning Information

Section 149 certificates for the Site were obtained City of Sydney Council by street address that covers the following Lot and DPs:

- 67-73 Missenden Road, Camperdown (Building 11):
 - Lots 40 - 44 in DP 71762,
 - Lot 1 in DP 132987; and
 - Lot 39 in DP 69454
- 25 Lucas Street, Camperdown (Building 21);
 - Lot 34 in DP 69454
 - Lot 1- 3 in DP 132990;
 - Lot 35 – 38 in DP 69454
- 1 Lucas Street, Camperdown;
 - Lot 5, 6 and 11 - 17 in DP 69454
 - Lot 1- 4 in DP 132988

The Section 149 certificate for all three addresses outlined above stated that council records do not have sufficient information about the uses and previous uses of the land to confirm that the land has not been used for a purpose which

would be likely to have contaminated the land. The Section 149 Certificates are presented in Appendix E.

3.9 Dangerous Goods Search

A search of the Stored Chemical Information Data Base (SCID) and the micro-fibre cache records held by NSW Workcover on the 24 September 2010 did not locate any records pertaining to the Site. A copy of the search record is attached in Appendix F

3.10 Bore Search

A review of licensed groundwater bores was undertaken on 19 October 2010. The review included licensed bores within a 1 km radius of the Site. A copy of the licensed bore information is included in Appendix G.

The bore search identified several registered monitoring wells within the search area. No groundwater production bores are recorded within the area.

4 AREAS AND CONTAMINANTS OF CONCERN

Based on the information reviewed about the Site and the results of the Site inspection, a number of potentially contaminating activities have historically been conducted on the Site as follows:

- Historical use part/s of the Site for a motor body workshop;
- Historical use of part/s of the Site for small electrical manufacturing;
- Historical use of the Site as a hospital;
- Possible use of imported fill being used on-site; and
- Use of building construction materials that are now considered to be hazardous, including use of asbestos containing materials on buildings present and formerly present at the Site.

Based on the review of the former and present use of the Site, the areas of environmental concern (AEC) and chemicals of potential concern (COPC) have been identified and are summarised in Table 7 below.

Table 7: Potential AEC and COPC

Location	Potentially Contaminating Activity	COPC
Building 11	Motor body workshop	Metals, TPH, BTEX, PAHs, solvents (chlorinated and non-chlorinated), PCBs
	Small electrical goods manufacture	Heavy metals Chlorinated Solvents
Whole of Site	Use of Fill Materials	Metals, TPH, BTEX, PAHs, OCPs, PCBs and asbestos
	Former/Current buildings containing potentially hazardous materials	Metals, PCBs and asbestos
	Demolition waste in fill soils	Asbestos in fill material
	Incinerator	Asbestos, PAHs, heavy metals, bio-hazards

In Table 7, the abbreviations have the following meanings: Metals = heavy metals (arsenic, cadmium, chromium (total), copper, lead, mercury (total), nickel and zinc); TPH = Total Petroleum Hydrocarbons; BTEX = benzene, toluene, ethylbenzene and xylenes; PAHs = polynuclear aromatic hydrocarbons; OCPs = organochlorine pesticides, PCBs = polychlorinated biphenyls.

5 CONCLUSIONS AND RECOMMENDATIONS

5.1 Conclusions

Based on the scope of works completed for this investigation, E3 concludes that:

- The former incinerator, located to the southern end of RPAH, is a potential source of incinerator waste during its historical use. Historical incinerator waste may have been used to fill areas of the Site during times of construction or demolition.
- Previous uses of the Site, obtained from the review of historical titles, indicates several previous land uses that have the potential to have caused contamination at the Site. Building 12 was formerly used for motor vehicle servicing and small electrical goods manufacture,
- The aerial photograph review indicated that Building 11 and 21 were constructed prior to 1930. Other buildings owned by RPAH adjacent to the Site have been demolished since 1930. These buildings may have the potential to have generated demolition wastes that may be buried on the Site;
- The Asbestos Material Survey identified bonded and friable asbestos in inside Building 11 and 21;
- Information from RPAH museum and Archives indicated the RPAH is more than 125 years old. Several buildings have been demolished by RPAH during their ownership.
- Workcover records do not have records of dangerous goods being stored at the Site; and
- The Site inspection did not indicate filling or fuel storage had occurred on the Site.

The buildings currently on the Site were constructed prior to 1930, and consequently have a low potential to have been constructed on demolition and incinerator wastes, as much of the demolition on the RPAH has occurred since 1930. Similarly, the car park area does not appear to have undergone significant works since the 1930s.

The former use of Building 21 as a motor body workshop and small electrical goods manufacture has the potential to have caused contamination under the buildings on the Site.

5.2 Recommendations

Based upon the information outlined above, E3 considers that if redevelopment of the Site is to be undertaken for either continued use or for a more sensitive land

use that requires the demolition of existing buildings and/or excavation/earth works that the following is undertaken:

- A Suitably qualified contractor, licensed to undertake the removal of hazardous building materials be engaged to ensure the demolition works do not cause contamination; and
- A suitably qualified environmental consultant be engaged to assess whether a Phase 2 ESA and/or remediation works are required to be undertaken. All environmental assessments are required to be undertaken in compliance with the requirements of guidelines endorsed by NSW DECC and as required by the City of Sydney Contaminated Land DCP and SEPP 55.

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6 LIMITATIONS

This report has been prepared for the sole purpose to review current and historical activities undertaken at the Site and surrounding properties and provide preliminary environmental assessment in accordance with generally accepted consulting practice. No other warranty or guarantee, expressed or implied is made as to the advice indicated in this report.

This report should not be used for any other purpose without our prior written consent. Accordingly, neither E3 nor any member or employee of E3 accepts responsibility or liability in any way whatsoever for the use of this report for any purpose other than that for which it has been prepared.

This report should not be released to any other party, in whole or in part, without the express written consent of E3. E3 accepts no liability or responsibility whatsoever for or in respect of any use or reliance upon this report by any third party.

E3 has relied upon and presumed accurate information provided by Health Infrastructure NSW and/or any third party (or absence thereof) in making the assumptions made in this report. Nothing in this report should be taken to imply that E3 has verified or audited any of the information supplied to us other than as expressly stated in this report. We have assumed this information to be both adequate and accurate for the purposes of this report.

Where findings, observations and conclusions are based solely upon information provided by Health Infrastructure NSW and/or a third party and E3 do not accept, to the maximum extent permitted by law, any liability for any losses, claims, costs, expenses, damages (whether in statute, in contract or tort for negligence or otherwise) suffered or incurred by Health Infrastructure NSW or any third party as a result of or in connection with E3's reliance on any such the information to the extent that such information is false, misleading or incomplete and E3 give no warranty or guarantee, express or implied as to such findings, observations and conclusions.

If further information becomes available, or additional assumptions need to be made, E3 reserves its right to amend any statements or opinions made in this report.

7 REFERENCES

Department of Mineral Resources (DMR). 1983. *Sydney 1:100,000 Geological Series Sheet 9130*. Edition 1. DMR, Geological Survey of NSW.

Department of Mineral Resources (DMR). 1983b. *Geology of the Sydney 1:100,000 Sheet 9130*. Ed Chris Herbert. DMR, Geological Survey of NSW.

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List of NSW contaminated Sites notified by DECCW
<http://www.environment.nsw.gov.au/clm/publiclist.htm#explain>. Accessed 30 September 2010

Making History – Royal Prince Alfred Hospital Museum and Archives Capture 125 years of RPA's history, Sydney South West Area Health Service, 13 August 2007.

New South Wales Natural Resources Atlas (NSWNRAtlas)
(<http://nratlas.nsw.gov.au/wmc/custom/homepage/index.html>). Accessed 19 October 2010.

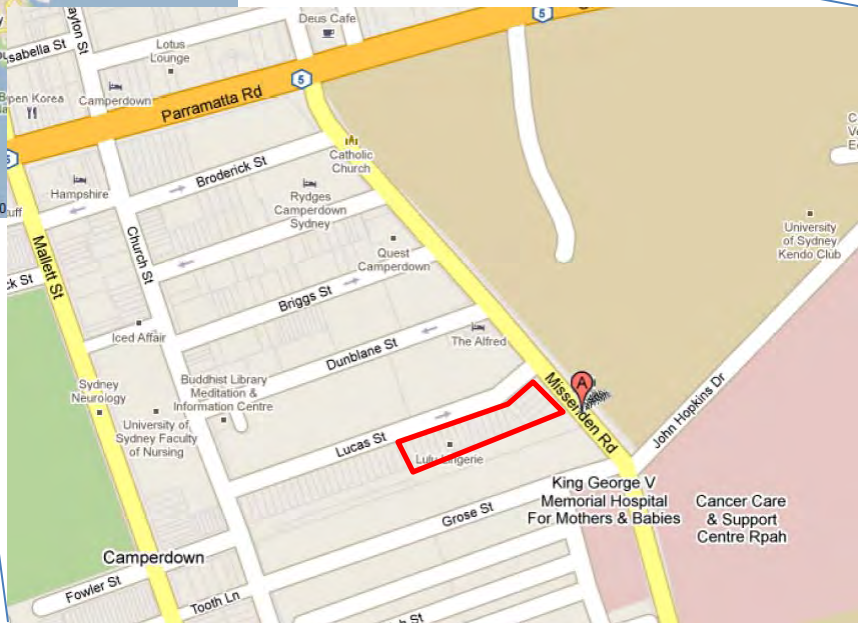
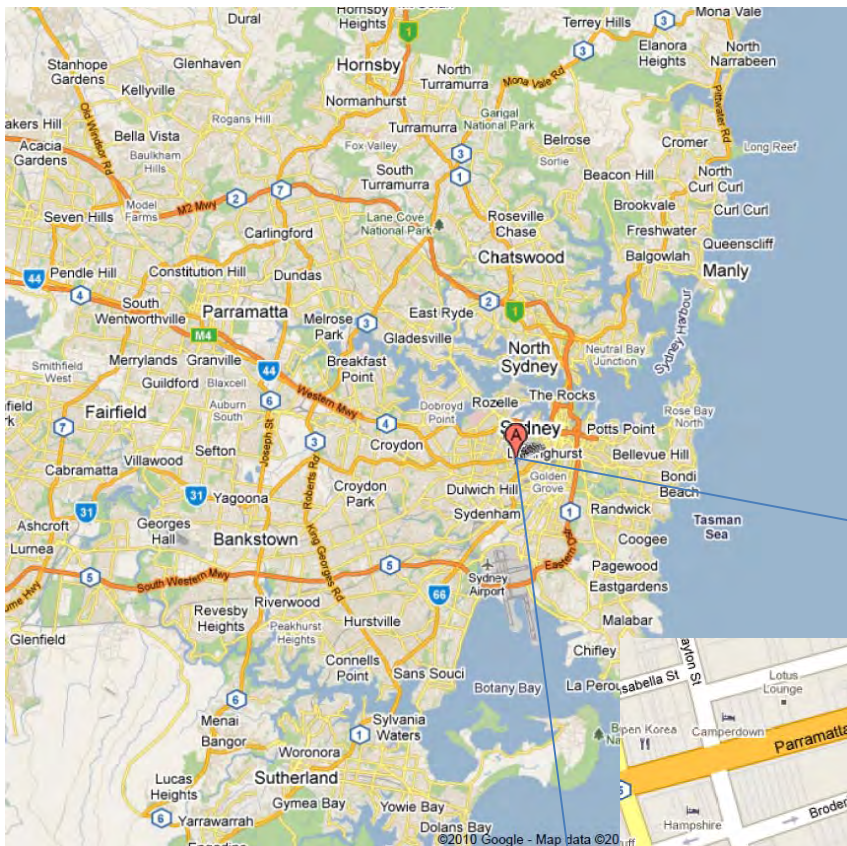
FIGURES

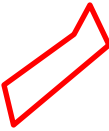
Figure F1: Site Location

Figure F2: Cadastral Layout

Figure F3: Site Layout

DRAFT

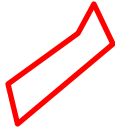


SCALE: DRAWN TO SCALE AS SHOWN		1
N.T.S		
LEGEND:		
		Site Location
 REV: A DATE: 13/10/2010 DRAWN: RB APPROVED: RO STATUS: Final DWG NO: Project 10281.01 - PHASE 1 Site Assessment Environmental Infrastructure Assets		
CLIENT: Health Infrastructure NSW		
PROJECT: Phase 1 Environmental Site Assessment		
PROJECT NUMBER: S10281.01		
TITLE: Site Location		FIGURE: F1 A4



SCALE: DRAWN TO SCALE AS SHOWN
N.T.S

LEGEND:

 Site Location

REV: A
DATE: 2010/2010
DRAWN: RB
APPROVED: RO
STATUS: Final
DWG NO: <http://www.e3consult.com.au/2010/2010>
Prepared by: RB - Drafting, Site & Data Assessment
Reviewed by: RB - Drafting, Site & Data Assessment

CLIENT: Health Infrastructure NSW
PROJECT: Phase 1 Environmental Site Assessment
PROJECT NUMBER: S10281.01

TITLE: Site Cadastral Layout
FIGURE: F3
A4

PLATES



Plate P1: Building 11 from Missenden Road. 'Breville' Signage visible near building roofline.



Plate P2: Building 11 from Missenden Road. Previous garage doors are visible, that have been converted to walls and windows.



Plate P3: Building 21 from car park.



Plate P4: Oxygen tank in car park at rear of Building 21.



Plate P5: Oxygen tank in car park at rear of Building 21 (foreground right) and Building 11 (background right) viewed from Lucas Street

Appendix A – Current and Historical Certificates of Title

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New South Wales

[CERTIFICATE OF TITLE]

Primary Applications Nos. 5609, 8689, 14456
and 19454
Reference to Last Title
Vol. 3920 Fol. 111
Charting Map 75(L)



REGISTER BOOK
VOL. 7878 Fol. 172

Issued on Transfer No. H206520

CANCELLED (w)
FOLIO CANCELLED - NEW FOLIO IS 7878-172
AUTO-CONSOL

PRINCE ALFRED HOSPITAL, is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions if any contained in the Grant hereinafter referred to and also subject to such encumbrances liens and interests as are notified hereon in FIRSTLY Those pieces of land at Camperdown in the City of Sydney Parish of Petersham and County of Cumberland being part of Lots 4, 5, 13, 16 and 17 of Section 2 of the Dunblane Estate.
SECONDLY Those pieces of land situated as aforesaid being Lots 5 and 6, Lots 11 to 24 inclusive, Lots 27 to 30 inclusive, and Lots 34 to 38 inclusive of the City Council Freeholds.
Which said pieces of land are shown in the plan hereon and therein edged red and also shown in plan lodged with Application No. 19454, being part of 240 acres granted to William Bligh on 10th August 1806.

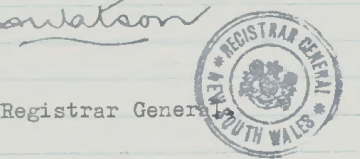
In witness whereof I have hereunto signed my name and affixed my Seal, this Thirtieth day of March 1960.

Signed in the presence of

[Signature]

[Signature]

[Signature]

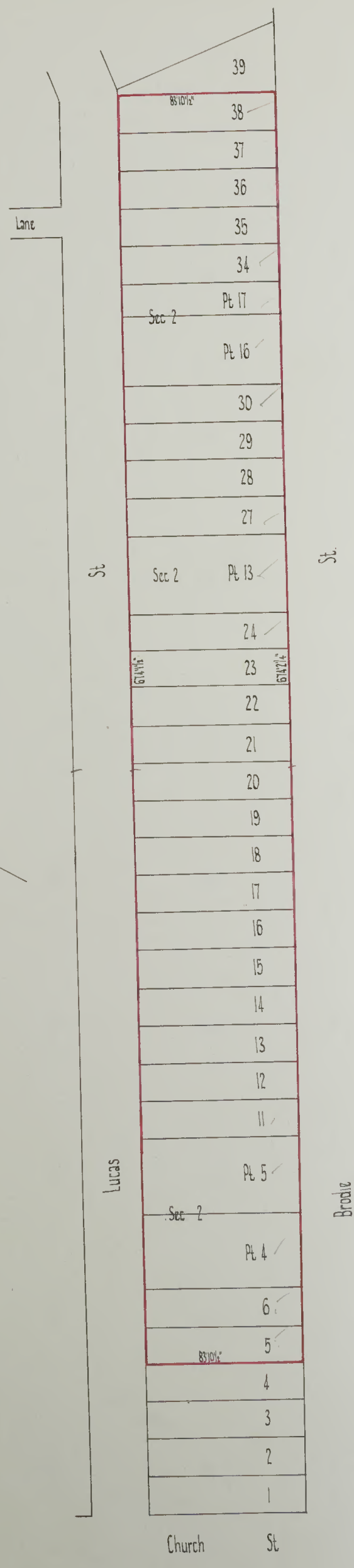


Registrar General

Persons are cautioned against altering or adding to this Certificate or any notification thereon.

2250859PV

7878-172



OF PT. 16 & 17 SEC. 2
THE LAND WITHIN
DESCRIBED IS
LOTS 1-3 IN DPI32990

OF PT. 13 SEC. 2
THE LAND WITHIN
DESCRIBED IS
LOTS 1 & 2 IN DPI32989

OF PT. 4 & 5 SEC. 2
THE LAND WITHIN
DESCRIBED IS
LOTS 1-4 IN DPI32988

H206520
EP
LS

Total Area included in Certificate.
1 ac. 1 rd. 7 per.

All lengths shown hereon are in feet and inches.
Scale :- 50 feet to one inch.

Land and Property Information Division

ABN: 33 537 762 019
GPO Box 15
Sydney NSW 2001
DX 17 SYDNEY

Telephone: (02) 9228 6666



LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: AUTO CONSOL 7878-172

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
30/9/2010	11:21 AM	2	13/9/2005

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
AT CAMPERDOWN
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM SEE SCHEDULE OF PARCELS

FIRST SCHEDULE

SYDNEY SOUTH WEST AREA HEALTH SERVICE (AP AB713464)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DISPOSAL OF ANY PART OF THIS LAND MAY REQUIRE REGISTRATION OF A DEPOSITED PLAN OF SURVEY PURSUANT TO S.114 REAL PROPERTY ACT

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS	TITLE DIAGRAM
-----	-----
LOTS 5-6 IN DP69454	DP69454
LOTS 11-24 IN DP69454	DP69454
LOTS 27-30 IN DP69454	DP69454
LOTS 34-38 IN DP69454	DP69454
LOTS 1-4 IN DP132988	DP132988
LOTS 1-2 IN DP132989	DP132989
LOTS 1-3 IN DP132990	DP132990.

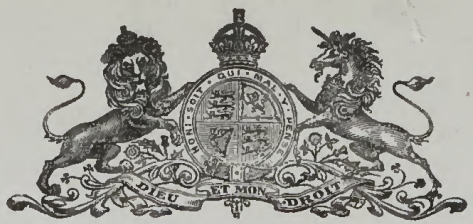
*** END OF SEARCH ***

PRINTED ON 30/9/2010

New South Wales.

[CERTIFICATE OF TITLE.]

Application Nos. 13872 and 34936
Reference to last certificate
Vol. 1639 Fol. 90



REGISTER BOOK.
Vol. 5336 Fol. 95
CANCELLED [W]

S
GRY

ON ISSUE OF ... FOLIO 1124936

MUNICIPAL COUNCIL OF SYDNEY, Applicant as to part in Primary Application No. 34936 and as to the other part by virtue of Certificate of Title Volume 1639 Folio 90, now surrendered for consolidation is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions if any contained in the Grant hereinafter referred to and also subject to such encumbrances liens and interests as are notified hereon in That piece of land situated in the City of Sydney Parish of Petersham and County of Cumberland containing Two acres twenty eight and three quarters perches or thereabouts as shown in the plan hereon and therein edged red and also shown in the plan lodged with the said Application No. 34936 being part of 240 acres originally granted to William Bligh by Crown Grant dated the 10th day of August 1806.

IN WITNESS whereof I have hereunto signed my name and affixed my Seal, this thirty first day of July 1942.

Signed in the presence of W. H. H. H. H. H.

R. W. Miles
Registrar General.



No. 1123474 TRANSFER dated 11th November 1941
from the said Municipal Council of Sydney to the
Sydney County Council
of the land within described
Produced 15th April 1942 and entered 11th August 1942
at 3 o'clock in the after noon.
R. W. Miles
REGISTRAR GENERAL

LEASES No. 16943 & 6846770 has expired by effluxion of time
See 2nd April 1962
J. H. H. H.
REGISTRAR GENERAL

No. 16942 TRANSFER dated 2nd April 1949
from the said The Sydney County Council to Prince
Edmond Hospital
of the land within described
Produced 27th May 1949 and entered 22nd February 1950
at 10 o'clock in the noon.
J. H. H. H.
REGISTRAR GENERAL

No. J. 12501 Lease dated 2nd March 1962
to Commonwealth Savings Bank of Australia of all
those premises being Lot 10B as shown on Plan
Memorandum of Lease No 6846770
Entered 2nd April 1962
J. H. H. H.
REGISTRAR GENERAL

No. 16943 LEASE dated 10th May 1949
from the said Prince Edmond Hospital to the
Sydney County Council of part of the land
within described
Produced 27th May 1949 and entered 22nd February 1950
at 10 o'clock in the noon.
J. H. H. H.
REGISTRAR GENERAL

LEASE No. J. 12501 has expired by effluxion of time.
See 8th December 1966
J. H. H. H.
REGISTRAR GENERAL

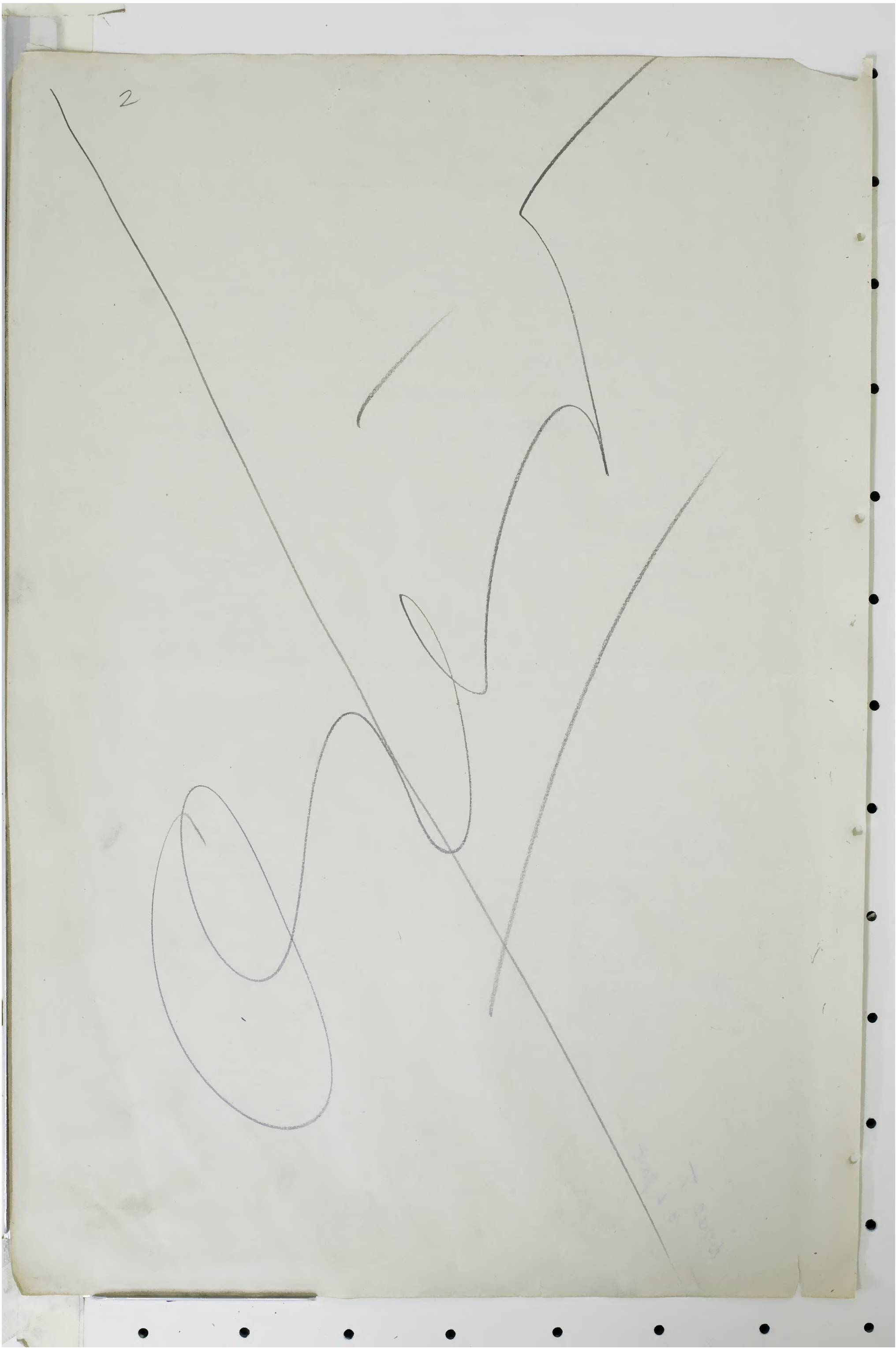
No. 6846770 Lease dated 10th October 1957
from the said Royal Prince Alfred Hospital formerly
styled Prince Alfred Hospital to Commonwealth
Savings Bank of Australia Lots A and B as
shown on Plan annexed to Lease No 6846770
Entered 6th January 1958
J. H. H. H.
REGISTRAR GENERAL

No. K 525091 LEASE dated 20 December 1966
to Commonwealth Savings Bank of Australia of the
premises being Lots A and B as shown on Plan
annexed to Lease No. 6846770
Entered 8th December 1966
J. H. H. H.
REGISTRAR GENERAL

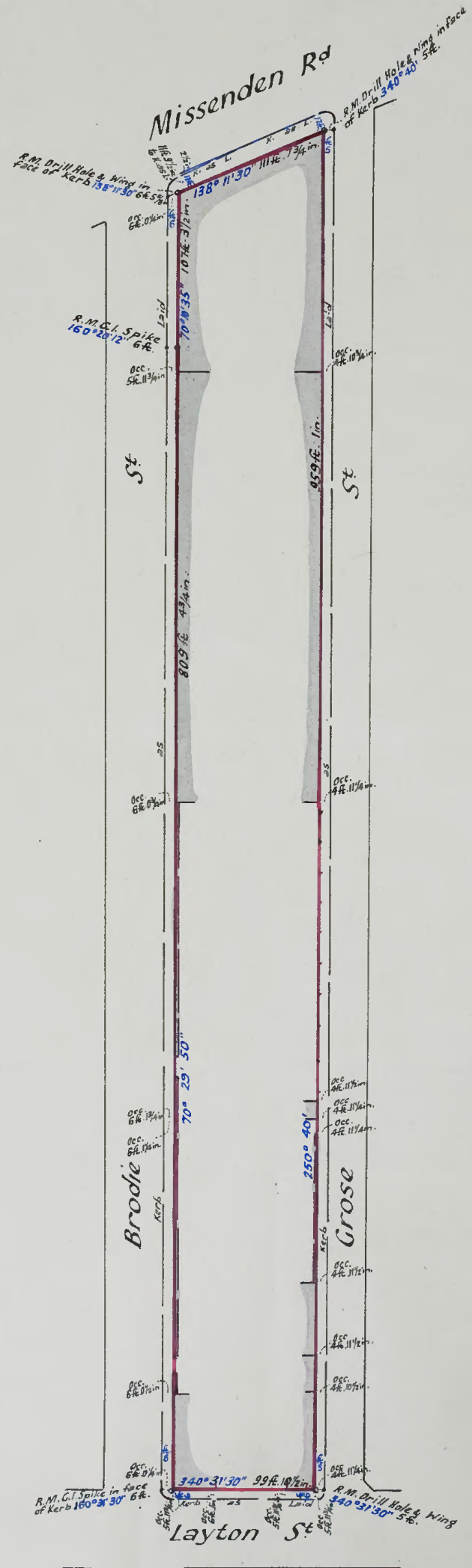
No. P 7206 Lease dated 9th September 1924
to Commonwealth Savings Bank of Australia of premises
being the ground floor of the building on the corner of Grosvenor
Street and Missenden Road, Campsie
Entered 25th September 1924
J. H. H. H.
REGISTRAR GENERAL

F 16942 T.H.
3/4 part
L 6846770 - premises
1/4 CR

copy of lease
K 525091



5336-95
W



THE LAND WITHIN
DESCRIBED IS
LOT 1 IN DP84936

Total Area included in Certificate
2A. OR 28 3/4 P.

RA34936
5 1/2 km
JAN 2010
OK

95

All lengths shown hereon are in
scale: 80 feet to one inch.

LSE (PAREN)
P18100

No. P. 18100 Lease dated 4th September, 1974
to The Commonwealth of Australia of premises
known as the Missenden Road Post Office
situated at 67 Missenden Road, Campedown.
Registered: 3rd October, 1977.

Expired
3-10-1977.

Jaworski
Registrar General



L LEASE NO. Q214948 to The Sydney County Council
of part being Substation Premises No. 3224 shown
in the plan annexed to Lease No. Q214948 together
with rights.

Registered 30-6-1977 Date of expiry 21-9-2016

[Signature]
REGISTRAR GENERAL



L Lease No. R441456 - of premises being the
ground floor of the building situated on the
corner of Grose Street and Missenden Road
Campedown, to Commonwealth Savings Bank
of Australia. With option to renew.
Registered: 3-10-1977. Expires: 30-11-1983

Expired
31-7-1984.

[Signature]
Registrar General.



L LEASE NO. R448075 - of premises being the Missenden
Road Post Office at 67 Missenden Road Campedown,
to THE Commonwealth of Australia
Registered 27-11-1977 Expires 29-8-1983

Expired
19-3-1986

[Signature]
REGISTRAR GENERAL



L V241326 Lease to Commonwealth Savings Bank of Australia of all
those premises being the Ground Floor of the Building situated
on the corner of Grose Street and Missenden Road
Campedown together with rights and an option of renewal
Expires 30-11-88. Registered 31-7-1984.

[Signature]
REGISTRAR GENERAL



L W236298 Lease to Australian Postal Commission
of premises being the Missenden Road Post
Office, 67 Missenden Road, Campedown with reserving
rights Expires 29-3-1986 With option of
renewal for 3 years. Registered 19-3-1986

NO FURTHER DEALINGS TO BE REGISTERED

G16-5-77
Q214948 LSE
Substation
Q499ccf R
R448075 LSE
V241326 LSE
W236298 LSE
of premises
-299ccf R
X486075
Rejected 18-6-90
(95)

Land and Property Information Division

ABN: 33 537 762 019
GPO Box 15
Sydney NSW 2001
DX 17 SYDNEY

Telephone: (02) 9228 6666



LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

28/9/2010 2:01PM

FOLIO: AUTO CONSOL 2956-42

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
5/7/1996		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 2956-42	
		PARCELS IN CONSOL ARE: 39-44/71762, 1/132987.	
9/7/1996	2289695	DEPARTMENTAL DEALING	EDITION 1
13/9/2005	AB713461	APPLICATION	EDITION 2
*** END OF SEARCH ***			

PRINTED ON 28/9/2010

54 99

New South Wales.

REGISTER BOOK.



VOL. 2956 FOLIO 42 23

CANCELLED (w)

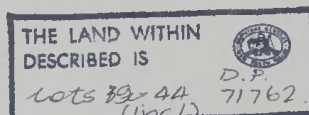
FOLIO CANCELLED - NEW FOLIO IS *AUTO-CONSOL*
1 *2956-42*

Joseph Neal Grace of Sydney Merchant Applicant in primary application N^o 21762 is now the proprietor of an Estate in Fee Simple subject nevertheless to the reservations and conditions if any, contained in the Grant hereinafter referred to and also subject to such encumbrances, liens, and interests as are notified hereon in That piece of land situated in the City of Sydney Parish of Petersham and County of Cumberland containing One rood thirteen and one half perches or thereabouts as shown in the plan hereon and therein edged red and also shown in the plan lodged with said application N^o 21762 being Lots 39 to 44 inclusive and the site of a Lane Twenty feet wide of a City Council Subdivision and being part of Two hundred and forty acres delineated in the Public Maps of the said Parish in the Department of Lands originally granted to William Bligh by Crown Grant dated the Tenth day of August One thousand eight hundred and six

In witness whereof, I have hereunto signed my name and affixed my Seal, this twenty sixth day of July one thousand nine hundred and nineteen

Signed the 26th day of July 1919

in the presence of



AND LOT 1 IN DP 132987

R. Filiculus

~~Deputy~~ Registrar General.



NOTIFICATION REFERRED TO.

No. A 466813 MORTGAGE dated 3rd May 1919
from the said Joseph Deal Grace to the
Commissioners of the Government Savings
Bank of New South Wales.
4th June 1919

Produced and entered 21st July 1919
at 12 o'clock in the noon.

Refiliacul
REGISTRAR GENERAL

REGISTRAR GENERAL

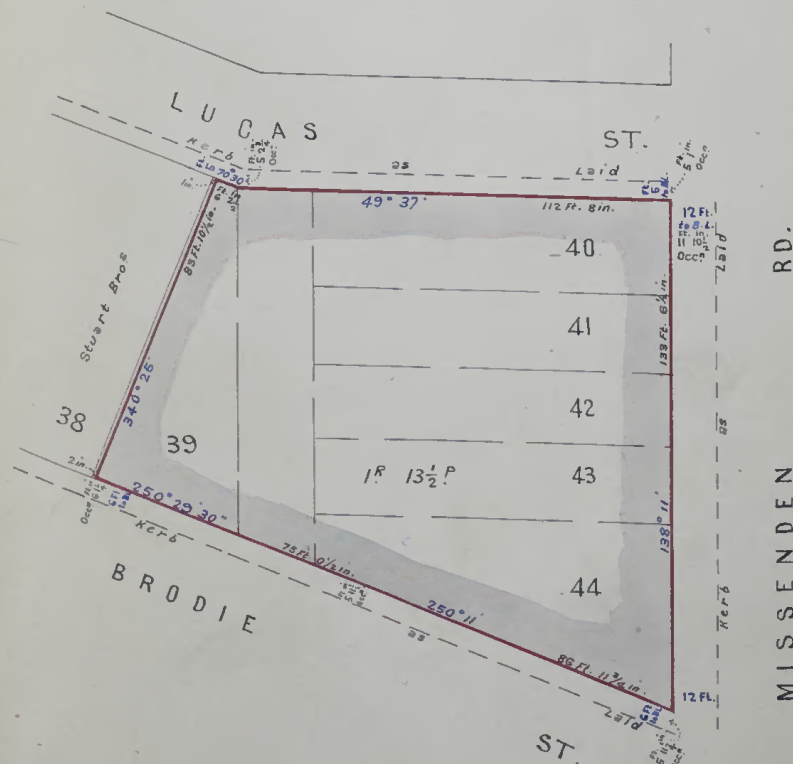
No. A 815616 DISCHARGE of within Mortgage
A 466813 dated 28th April 1922
Produced 19th May 1922 and entered

Produced 19 May 1953 and entered 19 May 1953

at 39 mi pt 2 mi in the after noon:

By William

REF ID: A2 REF ID: A2



Scale: 40 Feet to 1 inch

City
1971

REGISTRAR GENERAL

REGISTRAR GENERAL

Self (re) 15918379 R
1920 946 C.C.
22/2/54
3458 R (1st time) R
20/9/57
H 424658 EXP/USE
— 659 DM
— 660 TC/R
2250857 DM

Appendix B – Historical Aerial Photographs

Figure F4: Aerial Photograph – 1930

Figure F5: Aerial Photograph - 1951

Figure F6: Aerial Photograph – 1961

Figure F7: Aerial Photograph – 1970

Figure F8: Aerial Photograph – 1982

Figure F9: Aerial Photograph – 1986

Figure F10: Aerial Photograph – 1991

Figure F11: Aerial Photograph – 2005

Figure F12: Aerial Photograph - 2010

DRAFT



SCALE: **DRAWN TO SCALE AS SHOWN**

N.T.S

LEGEND:

Approximate
Site boundary

REV: **A**

DATE: **13/10/2010**

DRAWN: **RB**

APPROVED: **RO**

STATUS: **Final**

DWG NO: [E:\projects\131010_S10281_01\131010_S10281_01.dwg](#)

CLIENT: **Health Infrastructure NSW**

PROJECT: **Phase 1 Environmental Site Assessment**

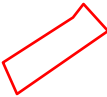
PROJECT NUMBER: **S10281.01**

TITLE: **Historical Aerial Photograph
12 February 1930 Run 13
Map 3428**

FIGURE:
F4
A4

SCALE: DRAWN TO SCALE AS SHOWN

LEGEND:



Approximate
Site boundary

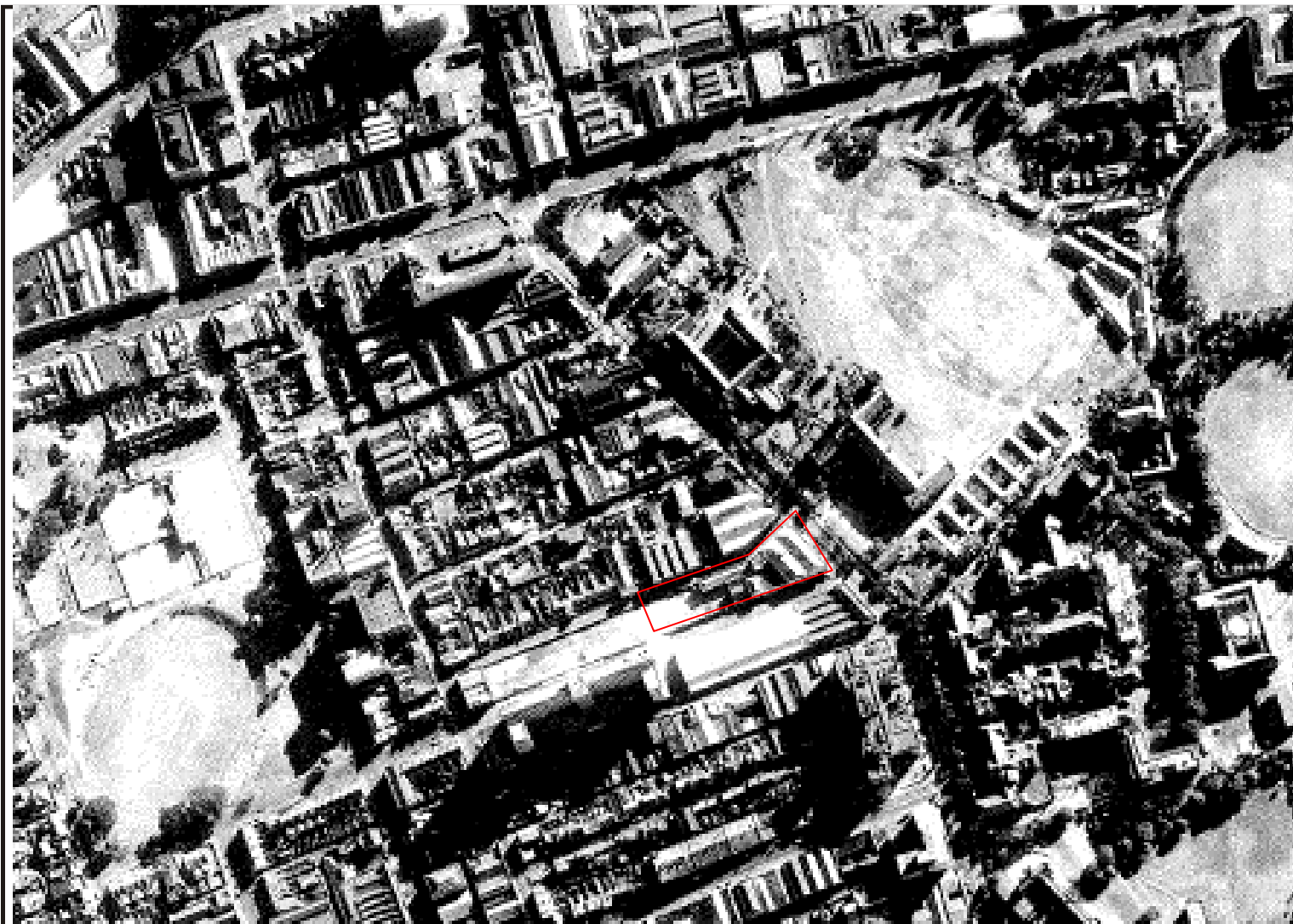


REV: A
DATE: 13/10/2010
DRAWN: RB
APPROVED: RO
STATUS: Final
DWG NO: [E:\projects\10281\10281_01\10281_01.dwg](#)
Approved for Construction

CLIENT: **Health Infrastructure NSW**
PROJECT: **Phase 1 Environmental Site Assessment**
PROJECT NUMBER: S10281.01

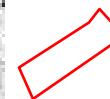
TITLE: **Historical Aerial Photograph
May 1951 Run 14**

FIGURE:
F5



SCALE: DRAWN TO SCALE AS SHOWN

LEGEND:



Approximate
Site boundary

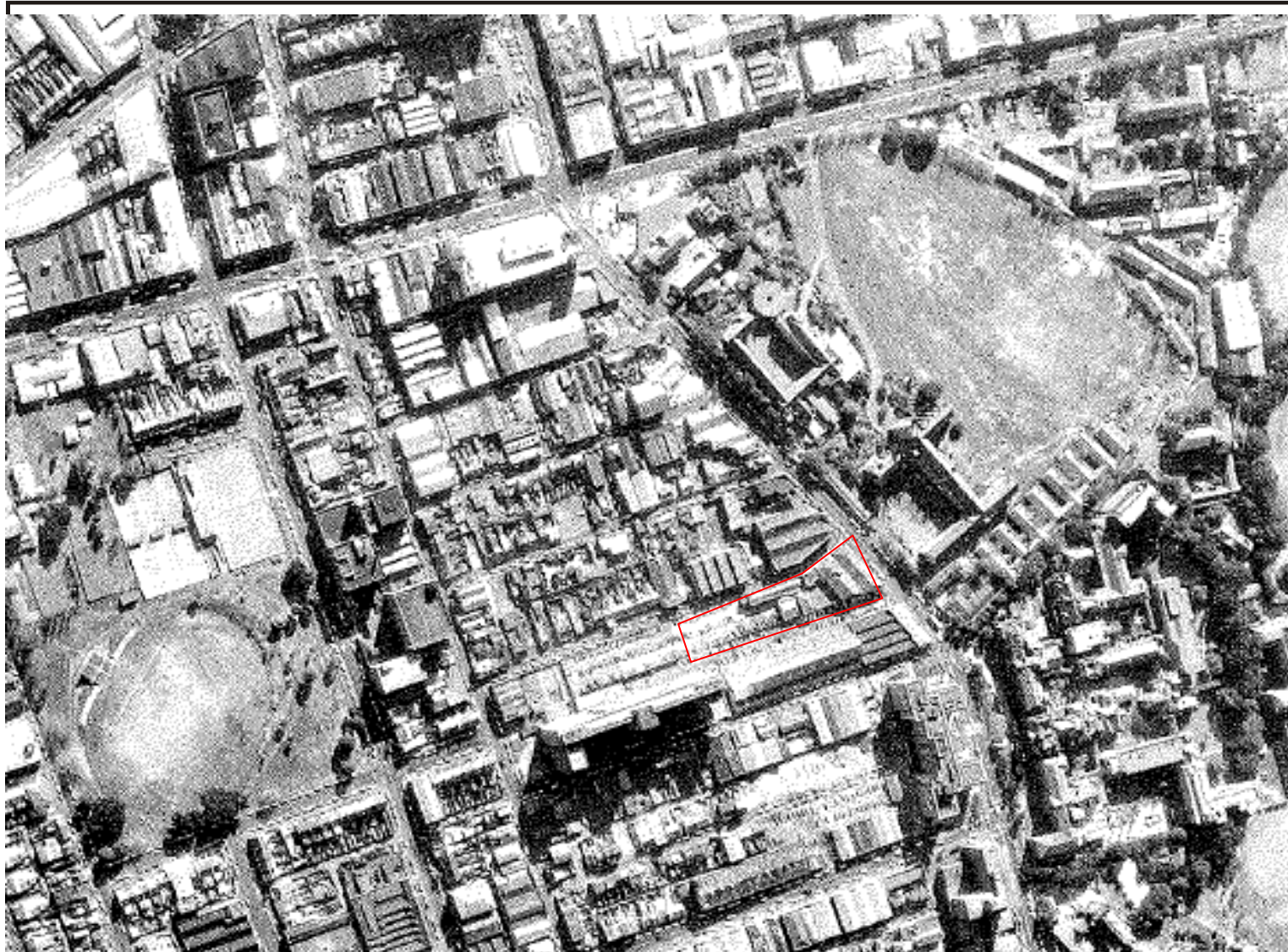


REV: A
DATE: 13/10/2010
DRAWN: RB
APPROVED: RO
STATUS: Final
<http://www.ppl.com/iso9001-2008/14>
Approved: 13/10/10 by: RB/PCA Site 1 Site Assessment/
Deliverable/Crafts/ISO Aerials

CLIENT:	Health Infrastructure NSW		
PROJECT:	Phase 1 Environmental Site Assessment		
PROJECT NUMBER:	S10281.01		
TITLE:	Historical Aerial Photograph 1961 Run 36E		FIGURE: E6

F6

A4



SCALE: DRAWN TO SCALE AS SHOWN

LEGEND:

 Approximate Site boundary

 **EB consult**

REV: A
 DATE: 13/10/2010
 DRAWN: RB
 APPROVED: RO
 STATUS: Final
 DWG NO: [\[Download\] \[View\] \[Print\]](#)

CLIENT: **Health Infrastructure NSW**

PROJECT: **Phase 1 Environmental Site Assessment**

PROJECT NUMBER: S10281.01

TITLE: **Historical Aerial Photograph
7 July 1970 Run 18**

FIGURE: **F7**



SCALE: DRAWN TO SCALE AS SHOWN		1
LEGEND:  Approximate Site boundary		
	REV: A DATE: 13/10/2010 DRAWN: RB APPROVED: RO STATUS: Final DWG NO: E:\projects\10281_S10281_01_Site Assessment\Deliverables\Drawings\Aerials	
CLIENT: Health Infrastructure NSW		
PROJECT: Phase 1 Environmental Site Assessment		
PROJECT NUMBER: S10281.01		
TITLE: Historical Aerial Photograph 6 August 1982 Run 23	FIGURE: F8 A4	



SCALE: **DRAWN TO SCALE AS SHOWN**

LEGEND:

 Approximate Site boundary

	REV:	A
	DATE:	13/10/2010
	DRAWN:	RB
	APPROVED:	RO
	STATUS:	Final
DWG NO:		E:\projects\2010\1310281_01\1310281_01.dwg

CLIENT: **Health Infrastructure NSW**

PROJECT: **Phase 1 Environmental Site Assessment**

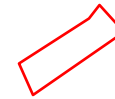
PROJECT NUMBER: **S10281.01**

TITLE: Historical Aerial Photograph 2 August 1986 Run 23E	FIGURE: F9 A4
--	-------------------------



SCALE: **DRAWN TO SCALE AS SHOWN**

LEGEND:



Approximate
Site boundary



REV: **A**
DATE: **13/10/2010**
DRAWN: **RB**
APPROVED: **RO**
STATUS: **Final**
DWG NO: [E:\Projects\10281_S10281_01_Site Assessment\Deliverables\Drawings\Aerial](#)

CLIENT: **Health Infrastructure NSW**

PROJECT: **Phase 1 Environmental Site Assessment**

PROJECT NUMBER: **S10281.01**

TITLE: **Historical Aerial Photograph
14 August 1991 Run 11**

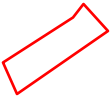
FIGURE:
F10

A4



SCALE: DRAWN TO SCALE AS SHOWN

LEGEND:



Approximate
Site boundary



REV: A
DATE: 13/10/2010
DRAWN: RB
APPROVED: RO
STATUS: Final
DWG NO: [E:\projects\10281_01\10281_01_Site Assessment\Deliverables\Drawings\Aerials](#)

CLIENT: **Health Infrastructure NSW**
PROJECT: **Phase 1 Environmental Site Assessment**
PROJECT NUMBER: S10281.01

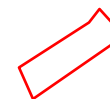
TITLE: **Historical Aerial Photograph
10 December 2005 Run 11**

FIGURE:
F11



SCALE: DRAWN TO SCALE AS SHOWN

LEGEND:



Approximate
Site boundary



REV: A
DATE: 13/10/2010
DRAWN: RB
APPROVED: RO
STATUS: Final

<http://www.scribd.com/doc/7698454>
Project#2010-01 - RINCA Site 1 Site Assessment
Deliverable#DraftFinal Aerials

CLIENT: **Health Infrastructure NSW**

PROJECT: **Phase 1 Environmental Site Assessment**

PROJECT NUMBER: **S10281.01**

TITLE:	Aerial Photograph Sourced: Nearmap.com.au 16 September 2010
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FIGURE:
F12

Appendix C – Extracts from Asbestos Material Survey

DRAFT

Asbestos Materials Survey
Contract No. C09 4890
Report No. R08 7391

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SSWAHS
RPAH, Missenden Road, Camperdown, NSW

5.1.3 Old Medical Records (Building # 11)

Sample No	Location	Photo No	Type of Material	Friable/Bonded	Condition	Extent	Priority	Material Labelled	Date last Inspected	Inspection Frequency	Date Removed
None	Ground Floor, north eastern records room, north eastern electrical distribution cupboard, floor cable penetration tray	27	Fibre cement cable tray	Bonded	Fair, unpainted	Unknown length	Priority 2 Encapsulate cable tray	No	September, 2009	Annually	
None	Ground Floor, central records room, eastern wall, electrical distribution panelling	N/A	Suspected asbestos containing components	Bonded/Friable	Good	1 panel	Priority 4 Asbestos Caution Labels Further investigation required	No	September, 2009	Annually	
S 2237	Ground Floor, western records room, eastern wall, 2 x sliding smoke doors (north & south ends)	29	Fibrous internal core	Friable	Good	2 x doors	Priority 3	No	September, 2009	Annually	



Asbestos Materials Survey
Contract No. CD9 4890
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SSWAHS
RPAH, Missenden Road, Camperdown, NSW

Sample No.	Location	Photo No.	Type of Material	Friable/Bonded	Condition	Extent	Priority	Material Labelled	Date last Inspected	Inspection Frequency	Date Removed
None	Northern side, western end, electrical distribution panelling	46	Suspected asbestos containing components	Bonded/Friable	Good	1 panel	Priority 4 Asbestos Caution Labels Further investigation required	No	September, 2009	Annually	
None	Northern side, western end, south eastern manager office, attached wash basin cupboard, hot water heater, internal	47	Suspected asbestos containing components	Bonded/Friable	Good	1 heater unit	Priority 4 Asbestos Caution Labels Further investigation required	No	September, 2009	Annually	
None	northern side, eastern end, eastern side, midway, wall safe, internal door insulation	49, 50, 52	Suspected internal asbestos materials	Friable	Good	6 safe/ vault units	Priority 4 Asbestos Caution Labels Further investigation required	No	September, 2009	Annually	
N 8050	Southern side, corridor and room adjacent toilets, cleaners room, male toilet, ceiling	54	Fibre cement sheeting	Bonded	Good	80m2	Priority 3	No	September, 2009	Annually	
N 8051	Northern side, subfloor, packing between brick pylons	55	Fibre cement sheet debris	Bonded	Poor, broken	80m2	Priority 2 Encapsulate sheet debris	No	September, 2009	Annually	

Asbestos Materials Survey
Contract No. CD9 4880
Report No. R09 7391

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SSWAHS
RPAH, Missenden Road, Campertown, NSW

5.1.4 Old General Services (Building # 21)

Sample No.	Location	Photo No.	Type of Material	Friable/Bonded	Condition	Extent	Priority	Material Labelled	Date last Inspected	Inspection Frequency	Date Removed
S 2239	Western end, northern corner, old boiler plant room, debris from roof sheeting	31, 32	Corrugated fibre cement sheeting	Bonded/Friable	Poor, damaged	Roof sheeting and associated contaminated dust/dirt	Priority 1 Remove sheeting and associated contaminated dust/dirt	No	September, 2009	Annually	Removed
Refer to S 2239	Western end, northern corner, old small plant building, roof	33	Corrugated fibre cement sheeting	Bonded/Friable	Poor, damaged	Roof sheeting and associated contaminated dust/dirt	Priority 2 Remove sheeting and associated contaminated dust/dirt	No	September, 2009	Annually	Removed
S 2240	Western end, northern corner, old small plant building, debris on floor	34	Fibre cement Sheet debris	Bonded	Poor, damaged	10m2 floor area	Priority 2 Remove sheeting and associated contaminated dust/dirt	No	September, 2009	Annually	Removed
S 2241	Western end, northern corner, old small plant building, western side, debris from roof	35	Fibrous dust/dirt	Friable	Poor	10m2 external floor area	Priority 1 Remove associated contaminated dust/dirt	No	September, 2009	Annually	Removed



Appendix D – Media Release from RPAH Museum

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Media Releases

February 24 2003

HISTORY OF ROYAL PRINCE ALFRED HOSPITAL

By Helen Croll, RPA Museum Curator

It is commonly believed that the first attempt at political assassination in Australia occurred in 1966 when Arthur Calwell, then leader of the ALP, was wounded. In fact, Henry James O'Farrell, variously referred to as a 'mad Fenian' and 'Irish fanatic' attempted to assassinate Prince Alfred, Duke of Edinburgh, second son of Queen Victoria, nearly 100 years earlier at a picnic at Clontarf in Middle Harbour, in 1868. O'Farrell was dealt with summarily, and hanged without ceremony at Darlinghurst Gaol three weeks later. It was well known that Queen Victoria did not like the Fenians and it was of great concern to the good citizens of Sydney that her son should be injured in their city.

Lucy Osburn, the new Lady Superintendent of the Sydney Infirmary, who had arrived in the colony only a few days before the picnic, nursed him to health (the Prince, not Arthur Calwell). Henry Parkes, Premier of NSW and Alfred Roberts, then a surgeon at the Sydney Infirmary, had arranged with Florence Nightingale for the appointment of Miss Osburn and five trained nurses.

A 'gold probe' which was supposedly used to remove the bullet is held at this hospital. This is difficult to understand as the Prince was never near this hospital which was built in 1882, 14 years after the incident at Clontarf and in fact was built to commemorate the near-disaster (it is unlikely that the original probe was of gold, as this metal would be too soft for the purpose). It seems likely that the bullet was removed aboard the ship on which he served as an officer. He was then taken to Government House where he was cared for by Miss Osburn. It seems that there is at least one other probe, supposedly used on this occasion, in the hands of a well-known medical family in Sydney.

One of the men who saved the Prince's life by throwing himself between O'Farrell and the Prince, was William Vial, Grand Master of the Masonic Lodge which was the host of the picnic. Vial was given a claret jug of exquisite workmanship and a sum of money in recognition of his heroism. William Vial donated the money to inaugurate a fund to build a memorial to show the Queen that the city was duly sorry for the terrible occurrence. After much acrimonious debate it was decided to build a new hospital, so it is scarcely exaggerating to say that this hospital was built by a bullet.

It was first thought to build a home for sailors, as the Prince was a sailor. However there were such homes already in existence and eventually 12 acres of Grose Farm, the site of the University of Sydney fronting Missenden Road in Camperdown was made available.

The hospital was to cater for clinical studies of students of the Medical School, which had just been approved by the Government. Once the original arguments were settled over when, where and how the proposed hospital was to be built, it was planned as a hospital for the sick and poor and was designed as a clinical school for the training of nurses and the teaching of medical students (the Medical School was to open the following year, 1883).

It was the first hospital in Australia to be built in the modern manner with water from the town supply and to have the sewer connected. Alfred Roberts continued to correspond with Florence Nightingale on the building of the hospital and it was designed on principles she laid down to ensure cleanliness and antiseptics for the patients.

The Prince Alfred Hospital was opened on 25th September 1882, with 146 patients. There were two large pavilions 'C' and 'D' Blocks, one for male patients and the other for females. Two physicians and two surgeons together with two junior surgeons and physicians each and an eye surgeon provided medical and surgical treatment. The staff also consisted of the matron and 12 nurses with various men as porters and gardeners. In the next 12 months over one thousand patients were admitted.

The training of nurses was of fundamental importance for the hospital. The first two matrons, Mrs Murray and Miss Downs were splendid women who initiated and maintained an excellent standard of care for the patients and strict discipline among the nurses.

The third matron, Miss Susan McGahey, is immortalised in the remarkable glass relief in the entrance of the new RPA Women and Babies. Miss McGahey was slim and attractive and was the most innovative of the early matrons. She attended the inaugural International Conference of Nurses and the Board to institute a preliminary training school for nurses. This idea was rejected out of hand by Professor Anderson Stuart as being too costly. Despite this, the nurse training at Prince Alfred Hospital was so highly regarded that nurses from the hospital were keenly sought as matrons for many hospitals, including Sydney Hospital, the Coast Hospital, North Shore and Rydalmere. They were also highly regarded as 'specials' to nurse private patients in their homes.

The head porter held sway over the front hall in the administration block which was the busy centre of the hospital. It served as the casualty department waiting area and outpatient clinics were also held. The chapel was upstairs, as were various facilities such as the sewing room. The resident medical officers occupied the upper floor of the building. The hospital continued to grow from its inception, with the building of the first operating theatre and wards to hold surgical patients, and opened in 1877.

As part of the centenary celebrations in 1888, an exhibition of women's industries was held in the Sydney Town Hall. This exhibition included an examination for "sick nurses" and the Prince Alfred nurses featured prominently, winning the gold medal and several silver medals. School teachers, typewriters and photographers were also featured among the women's occupations.

A nurses' home was completed in 1892, the first in Australia and the nurses who had been living in cottages in Missenden Road were now able to live in the purpose-built home.

Two large ward pavilions were the next additions and were known as the Albert and Victoria, consisting of three wards each. These were opened in 1904 by the then Duke of York (later King George V). Lack of available finance prevented the new wards being fully utilised for patients, so nurses were housed in A block until additional bedrooms were added to the nurses' home between 1908 and 1912.

At the end of the World War I a recreation hall was built by donations to provide for

rehabilitation patients who were then using A block. Soon after this the old isolation cottages were demolished and there was no further building until a new isolation pavilion was opened in 1928.

1928 also saw the opening of a large modern operating theatre complex consisting of eight theatres, anaesthetic rooms, change rooms, store rooms and sterilising rooms. This complex was built on top of D block. The 1930s, with the hospital under the chairmanship of Dr Herbert Schlink (later knighted) saw a great deal of building. Yet another nurses' home, Gloucester House, the psychiatry building with neurosurgery, X-ray department, outpatients department and a laundry and maintenance/engineering department.

The King George V Memorial Hospital for Mothers and Babies was completed in 1941 and the Fairfax building for pathology and bacteriology was opened in 1943. The only further building during WWII consisted of several "temporary" huts to accommodate the nurses for the King George V Hospital and two similar huts behind KGV for infectious patients.

Page Chest Pavilion, Blackburn Pavilion and the huge Queen Mary Nurses' home were all built in the 50s. The original Pavilion wards were also re-furnished and modernised at this time. Then the Edinburgh Pavilion, E block was opened in 1984 and then the national cyclotron was built. The oncology/radiation area was re-built, also the audiovisual department. The car park was built opposite the Queen Mary Building. The Queen Elizabeth rehabilitation building has been converted for the treatment of haematology, orthopaedics and rheumatic conditions. The accident and emergency department was moved, enlarged and modernised and now has an ambulance entrance off Missenden Road.

Needless to say, most of the early buildings have been demolished, including the C and D blocks and the original operating theatre block (later Prince's block), to make way for all the building. The latest building is the ultra-modern clinical services building, inside which, RPA Women and Babies was officially opened at the end of 2002.

This summary of the growth of Royal Prince Alfred Hospital does not include any reference to the innovative medical, surgical and technological advances which have grown apace within these buildings.

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SYDNEY SOUTH WEST
AREA HEALTH SERVICE
NSW HEALTH

DATE 13 August 2007

media release

Making history - Royal Prince Alfred Hospital Museum and Archives captures 125 years of RPA's history

Capturing Royal Prince Alfred Hospital's (RPA) history and development over the last 125 years, the RPA's Museum and Archives will be a key feature in the Hospital's 125 year anniversary celebrations throughout September.

Founded in 1960 through the support of the RPA Graduate Nurses' Association, the 47 year-old RPA Museum (Museum) holds more than 2,000 items, approximately 2,000 photographs and innumerable archives documenting the history of the Hospital from its start in 1882.

Executive Director, RPA, Di Gill said the Museum provides a fascinating glimpse into the progress and development of Australian health care throughout the past 125 years. "It is amazing to see how far medicine has advanced and how the care and treatment of patients has changed over the years," she said.

The Museum's collection includes a 1950's iron-lung, nurses' uniforms, medical instruments, teaching aids, medals, certificates, diaries and general memorabilia which date back to the Hospital's formation.

Some of the Museum's most interesting artefacts include a letter from Florence Nightingale, a diary entry dated 25 April 1915 from a nurse on board a hospital ship at Gallipoli; and the golden probe used to locate the bullet in Prince Alfred after he was shot in an assassination attempt in 1868.

Key physical attractions of the Museum are the Herbert Schlink room and the Gwendolyn Pegg room. Both rooms are the former King George V Hospital's gynaecological operating theatres from 1940, and have magnificent metal domed ceilings, which were used to minimise shadows during surgery.

It also has an impressive archival and book collection on nursing education and the history of nursing. The photographic archives and display date back to the 1880s, capturing nurses, physicians and buildings over each era.

Ms Gill said the Museum continues to grow, both physically technologically, and is a key part of the RPA's 125-year anniversary in 2007.

"Our history is such an important part of who we are, and all too often things can be lost over time. We are asking hospital staff and patients, both past and present, to pass on their interesting stories, personal memories, photographs or mementos to the Museum so they can be recorded and preserved for future generations," she said.

**Issued by Sydney South West Area Health Service Public Affairs & Marketing.
For enquiries contact Poppy Diamantis on (02) 9515 9643.**

BACKGROUND

Visitor information:

The RPA Museum is located on level 8, King George V Building on Missenden Road, Camperdown opposite the RPA Hospital.

The Museum is open to the public by free admission on Wednesdays from 10am until 2pm. Visitors will be treated to a guided tour by a volunteer who will explain the significance of the artefacts and how they relate to the Hospital's history.

Private tours for special interest groups are available by appointment only from 9am to 3pm, Monday to Friday.

Researchers are welcome to the Museum and Archives by appointment only.

Interested in volunteering at the RPA Museum and Archives?

The Museum is always interested in incorporating the talents of new people.

Volunteers work primarily to catalogue and photograph the collection and to escort visitors.

If you are interested in volunteering, please contact Lyndall Jackson, RPA Volunteer Coordinator, on 9515 8284 or at: lyndall.jackson@email.cs.nsw.gov.au

Special events:

The Museum is pleased to act in partnership with the New South Wales Society for the History of Medicine in presenting talks on medical history.

The next talks will be held during the RPA's Clinical Week and will be held on 26 September in the Kerry Packer Education Centre, RPA Hospital.

For more information, please contact Peter Tyler at: medhist@bigpond.com

RPA History - facts, figures and founders:

A savage attack on Prince Alfred, Duke of Edinburgh and second son of Queen Victoria, marred the first visit to Australia of a member of the Royal Family.

On 12 March 1868, while attending a picnic at Clontarf on Sydney's north side, Prince Alfred was shot in the back by an Irish-Australian man, Henry James O'Farrell, who claimed to be a Fenian. The assailant was quickly overpowered by a member of the crowd, William Vial, but not before he fired a second shot into the foot of an onlooker.

The Prince was quickly transferred, via the HMS Morpeth, to Government House and was attended to by Dr Watson, Surgeon of the HMS Challenger.

Two days later, the bullet was extracted by Dr Young of the HMS Galatea. The gold probe used in this procedure has been donated to the Hospital. Public meetings were soon held around Sydney and it was quickly resolved to construct the "Prince Alfred Memorial Hospital". The money raised was originally to go to the Sydney Infirmary, provided they take the new name, but because of land restrictions a new site was sought.

- In 1872 the Senate of the University of Sydney granted land from the former Grose Farm for the erection of the Hospital, which would serve as a teaching hospital for the University's medical school and for the training of nurses. The 1873 Act of Incorporation of Prince Alfred Hospital followed.

- The foundation stone was laid on 4 April 1873 and the Hospital officially opened on 25 September 1882 with 146 beds. In the first year, the Hospital treated over 1000 patients.
- The Prince Alfred Memorial Hospital began as an experiment in the somewhat raw and uncouth colony of NSW. It was to be founded on the newly developed Nightingale style of nursing and of hospital design. Traditionally, hospitals were known as filthy, vermin-infested buildings, and nurses were untrained women of the 'lower classes', barely fit to care for themselves, let alone patients. This situation was magnified in the colonies, where hospitals were often staffed by 'lay married couples' – who acted as Ward-Yardmen and Matron-Cook. In contrast, Nightingale Nurses were to be 'trained in science, strictly disciplined, have an attention to cleanliness and an innate empathy for their patients.'
- The Prince Alfred presented a unique opportunity to build a clean and well-designed hospital, staffed with *trained* nurses. Alfred Roberts, member of the body responsible for planning the Hospital and Henry Parkes, Colonial Secretary in NSW, appealed to Florence Nightingale, the so-called 'lady of the lamp' and famous nurse-reformer of the Nineteenth Century, for help. At Roberts's request, Nightingale Nurses had previously come to NSW to 'abolish the scourge of the unsanitary Sydney Infirmary'. Nightingale had many suggestions for Roberts, and sent him a copy of her newly published *Notes on Nursing: What it is and What it is Not*.
- Florence Nightingale believed in miasmas - bad air that could cause infections to spontaneously arise in dirty and poorly ventilated places. Her *Pavilion* wards were the practical manifestation of this belief. The two original wards of the Prince Alfred, C Block and D Block, were built in this pavilion style. They were long, airy and bright 32-bed wards. These wards were built behind and to the side of the Administration Block and were torn down circa 1978.

Appendix E – Council Records

DRAFT

City of Sydney

ABN 22 636 550 790

GPO Box 1591 Sydney NSW 2001 Australia

Town Hall House 456 Kent Street Sydney NSW 2000 Australia

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council@cityofsydney.nsw.gov.au www.cityofsydney.nsw.gov.au



R BLACKBURN
6 ELLIOTT ST
NORTH SYDNEY NSW 2060

PLANNING CERTIFICATE

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

Applicant:	R BLACKBURN
Applicant's reference:	S10281.01
Address of property:	67-73 Missenden Road , CAMPERDOWN NSW 2050
Owner:	SYDNEY SOUTH WEST AREA HEALTH SERVICE
Description of land:	Lot 40 DP 71762, Lot 41 DP 71762, Lot 42 DP 71762, Lot 43 DP 71762, Lot 44 DP 71762, Lot 1 DP 132987, Lot 39 DP 69454
Certificate No.:	2010324029
Certificate Date:	8/10/10
Receipt No:	3745150
Fee:	\$60.00
Paid:	7/10/10

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

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

CERTIFICATE ENQUIRIES:

Ph: 9265 9333

Fax: 9265 9415

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

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

DEVELOPMENT CONTROLS

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

ZONING

**Zoned No. 5 the Special Uses Zone – Clause 15 South Sydney Local Environmental
Plan 1998**

- (1) The objectives of Zone No 5 are:
- (a) to facilitate certain development on land which is, or is proposed to be, used by public authorities, institutions, organisations or the Council to provide community facilities, services, utilities or transport facilities, and
 - (b) to allow other ancillary development which is incidental to the primary use specified on the map, and
 - (c) to provide flexibility in the development of sites identified for special uses by allowing development which is permissible on adjoining or adjacent land, and
 - (d) for land in the zone and within Green Square, in addition to the above:
 - (i) to reflect and reinforce the need for proper recognition of community land and facilities as part of a robust public domain in the Green Square locality, and
 - (ii) to recognise that protecting and improving the quality, accessibility and impact of the public domain makes a fundamental contribution to the social, economic, environmental and urban design outcomes for the area, and
 - (iii) to ensure that development contributes to a sustainable, vibrant community, and reflects equal and integrated consideration of social, economic and environmental design issues.
- (2) Development which does not require development consent:
Development listed as Exempt in *South Sydney Development Control Plan 1999 – Exempt and Complying Development*.
- (3) Development which requires development consent:
Development for the purpose of:
The particular land use indicated by red lettering on the map, or land uses which are ancillary or incidental to that land use; development that may be carried out (with or without consent) on adjoining or adjacent land in the same or a different zone; roads; temporary buildings.
- (4) Prohibited Development:
Development not included in subclause (2) or (3).

Special Provisions – Clause 46 (Amusement Centres)
(South Sydney Local Environmental Plan 1998 (as amended) – Gazetted 24/4/1998)

Despite Part 3, SS LEP 1998, development for the purpose of an amusement centre is prohibited on any land:

- a) Within Zone No 3 having a boundary adjoining Oxford Street, or
- b) Within Zone No 3 and Zone 10 having a boundary adjoining King Street, or
- c) within the area bounded by Victoria Street, Orwell Street, Macleay Street, Fitzroy Gardens, Ward Avenue and Kings Cross Road.

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

South Sydney Local Environmental Plan 1998 (Gazetted 28.04.1998, as amended)

South Sydney Development Control Plan 1997: Urban Design (in force on 02.07.1997, as amended) – This DCP applies to land within the former South Sydney Local Government Area, excluding land covered by Regional Environmental Plan No.26 – Eveleigh Precinct and State Environmental Plan No.47 – Moore Park Showground.

Development Control Plan No. 11 – Transport Guidelines for Development 1996 (Adopted 08.05.1996) - This DCP applies to land within the former South Sydney Local Government Area, excluding land covered by Regional Environmental Plan No.26 – Eveleigh Precinct and State Environmental Plan No.47 – Moore Park Showground.

Development Control Plan – Exempt and Complying Development 1999 (Adopted 23.02.2000 and in force on 01.08.2000) - This DCP applies to land within the former South Sydney Local Government Area, excluding land covered by Regional Environmental Plan No.26 – Eveleigh Precinct and State Environmental Plan No.47 – Moore Park Showground

Development Control Plan for Orders (Adopted 09.12.1998) – This DCP applies to all land within the former South Sydney Local Government Area.

City of Sydney Contaminated Land Development Control Plan 2004 (in force on 28.06.2004) – This DCP applies to all land within the City of Sydney, where the City of Sydney or Central Sydney Planning Committee is the consent authority.

City of Sydney Access Development Control Plan 2004 (in force on 28.06.2004) – This DCP applies to all land within the City of Sydney, where the City of Sydney or Central Sydney Planning Committee is the consent authority.

City of Sydney Convenience Store Development Control Plan 2004 (date of commencement – 24.09.2004) – This DCP applies to all land within the City of Sydney, where the City of Sydney or Central Sydney Planning Committee is the consent authority.

City of Sydney Boarding Houses Development Control Plan 2004 (date of commencement – 12.01.2005)

City of Sydney Notification of Planning and Development Applications Development Control Plan 2005 (commenced 18.05.2005) - This DCP applies to all land within the City of Sydney, where the City of Sydney or Central Sydney Planning Committee is the consent authority.

City of Sydney Child Care Centres Development Control Plan 2005 (commenced 10.10.2005) – This DCP applies to all land within the city of Sydney, where the City of Sydney or Central Sydney planning Committee is the consent authority.

City of Sydney Adult Entertainment and Sex Industry Premises Development Control Plan 2006 (commenced 18.04.06) - This DCP applies to all land within the City of Sydney, where the City of Sydney or Central Sydney Planning Committee is the consent authority.

City of Sydney Heritage Development Control Plan 2006 (commenced 02.01.07) - This DCP applies to all land within the City of Sydney, where the City of Sydney or Central Sydney Planning Committee is the consent authority.

City of Sydney Signage and Advertising Structures Development Control Plan 2005 (commenced 28.03.2005) – This DCP applies to all land within the City of Sydney Local Government Area, the boundaries of which may change from time to time. An indicative map of the City of Sydney is shown in Figure 1 within the DCP.

City of Sydney Visitor and Tourist Accommodation Development Control Plan 2006 (commenced 24.03.2006) – This DCP applies to all land within the City of Sydney Local Government Area, the boundaries of which may change from time to time. An indicative map of the City of Sydney is shown in Figure 1 within the DCP.

City of Sydney Telecommunications and Radiocommunications Development Control Plan 2006 (commenced 14.08.2006) – This DCP applies to all land within the City of Sydney Local Government Area, the boundaries of which may change from time to time. An indicative map of the City of Sydney is shown below in Figure 1 with in the DCP.

City of Sydney Late Night Trading Premises Development Control Plan 2007 (commenced 01.01.2008) – This DCP applies to all land within the City of Sydney Local Government Area, the boundaries of which may change from time to time. An indicative map of the City of Sydney is shown in Figure 1 within the DCP.

HERITAGE

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

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

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

STATE PLANNING INSTRUMENTS

Clause 29 of the Environmental Planning and Assessment (Savings And Transitional) Regulation 1998 affects the provisions of certain state environmental planning policies and how they apply to the land. A copy of clause 29 is attached and should be read in conjunction with the State Environmental Planning Policies listed. Full copies of State Environmental Planning Policies are available online at www.planning.nsw.gov.au.

State Environmental Planning Policy No. 1 – Development Standards

This policy makes development standards more flexible. It allows Council to approve a development proposal that does not comply with a set standard where this can be shown to be unreasonable or unnecessary.

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

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

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

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

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

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

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

This is a policy to protect and preserve bushland within certain urban areas, as part of the natural heritage or for recreational, educational and scientific purposes. This policy is designed to protect bushland in public open space zones and reservations, and to ensure that bush preservation is given a high priority when local environmental plans for urban development are prepared.

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

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

State Environmental Planning Policy No. 32 – Urban Consolidation

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

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

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

State Environmental Planning Policy No. 55 – Remediation of Land

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

State Environmental Planning Policy No. 64 – Advertising and Signage

This policy aims to ensure that signage (including advertising):

Is compatible with the desired amenity and visual character of an area, and

- Provides effective communications in suitable locations, and
- Is of a high quality design and finish.

To this end the policy regulates signage (but not content) under Part 4 of the Act and provides limited time consents for the display of certain advertisements. The policy does not apply to signage that is exempt development under an environmental planning instrument. It does

apply to all signage that can be displayed with or without consent and is visible from any public place or reserve, except as provided by the policy.

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

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

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

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

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

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

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

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

State Environmental Planning Policy (Major Development) 2005

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

NB: This SEPP also contains exempt & complying provisions

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

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

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

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

State Environmental Planning Policy (Infrastructure) 2007

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

NB: This SEPP also contains exempt & complying provisions

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

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

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

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

State Environmental Planning Policy (Affordable Rental Housing) 2009

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

DRAFT State Environmental Planning Policy No. 66 – Integrating Land Use and Transport

Aims to ensure that urban structure, building forms, land use locations, development designs, subdivision and street layouts help achieve planning objectives such as improved accessibility to housing, employment and services by walking, cycling and public transport.

DRAFT State Environmental Planning Policy (Application of Development Standards) 2004 (proposed to replace SEPP No.1)

Aims to provide an appropriate degree of flexibility in the application to particular development of a development standard specified in or under an environmental planning instrument, and to achieve better outcomes for and from development in the circumstances addressed in this Policy, and to promote good strategic planning practice by incorporating provisions allowing flexibility in local environmental plans.

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

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

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

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

(3) Complying Development

- (1) 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*.
- (2) If complying development may not be carried out on that land because of the provisions of clause 1.19 of that Policy, the reasons why it may not be carried out under that clause.

General Housing Code

Complying development **may not** be carried out on the land under the General Housing Code if because of the provisions of clause 1.19 (Land-based requirements for exempt and complying development) any of the following statements are **YES**

▪ Clause 1.19(3)a. Has been identified as a property that comprises, or on which there is, an item that is listed on the State Heritage Register under the <i>Heritage Act 1977</i> or that is subject to an interim heritage order under the <i>Heritage Act 1977</i> .	NO
▪ Clause 1.19(3)b. Has been identified as a property that comprises, or on which there is, a heritage item or draft heritage item.	NO
▪ Clause 1.19(3)c. Has been identified as being within a wilderness area (identified under the <i>Wilderness Act 1987</i>).	NO
▪ Clause 1.19(5)a. Has been identified as being within a heritage conservation area or a draft heritage conservation area.	NO
▪ Clause 1.19(5)b. Has been identified as being land that is reserved for a public purpose in an environmental planning instrument.	NO
▪ Clause 1.19(5)c. Has been identified as being unsewered land to which <i>Drinking Water Catchments Regional Environmental Plan No 1</i> applies.	NO
▪ Clause 1.19(5)d. Has been identified as being on an Acid Sulfate Soils Map as being Class 1 or Class 2.	NO
▪ Clause 1.19(5)e. Has been identified as being land that is bush fire prone land.	NO
▪ Clause 1.19(5)f. Has been identified as being a flood control lot.	YES
▪ Clause 1.19 (5)g. Has been identified as being excluded land identified by an environmental planning instrument.	NO
▪ Clause 1.19(5)h. Has been identified as being land in a foreshore area.	NO
▪ Clause 1.19(5)i. Has been identified as land that is in the 25 ANEF contour or a higher ANEF contour.	NO

Housing Internal Alterations Code

Complying development under the Housing Internal Alterations Code **may** be carried out on the land.

General Commercial and Industrial Code

Complying development under the General Commercial and Industrial Code **may** be carried out on the land.

Subdivisions Code

Complying development under the Subdivisions Code **may** be carried out on the land.

(4) Coastal Protection Act, 1979

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

(5) Mine Subsidence District

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

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

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

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

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

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

(a) The land where the City of Sydney or Central Sydney Planning Committee is the consent authority **is** affected by the **City of Sydney Contaminated Land Development Control Plan 2004** adopted by the Council which may restrict the land if the potential for the risk of land contamination exists; and

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

(7A) Flood related development controls information.

The development on this land or part of this land is subject to flood related development controls refer to Clause 38 of South Sydney Local Environment Plan 1998 and Part E Clause 1.7 of the South Sydney Development Control Plan 1997.

(8) Land reserved for acquisition

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

(9) Contribution plans

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

▪ Central Sydney Contributions (Amendment) Plan 2002 – in operation 16 th June 2003	NO
▪ Ultimo Pyrmont Section 94 Contributions Plan (approved C.S.P.C 15 th December 1994 and Council 19 th December 1994)	NO
▪ City of Sydney Development Contributions Plan 2006 – in operation 7 th April 2007	YES
▪ Redfern Waterloo Authority Contributions Plan 2006 – in operation 16 th May 2007 ▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16 th May 2007	NO

(10) Biobanking Agreement

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

(11) Bush fire prone land

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

(12) Property vegetation plans

Not Applicable.

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

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

(14) Directions under Part 3A

Not Applicable.

(15) Site compatibility certificates and conditions for seniors housing

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

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

(16) Site compatibility certificates for infrastructure

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

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

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

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

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

(a) The land to which the certificate relates **is not** declared to be **significantly contaminated land** within the meaning of that act as at the date when the certificate is issued.

(b) The land to which the certificate relates **is not** subject to a **management order** within the meaning of that act as at the date when the certificate is issued.

(c) The land to which the certificate relates **is not** the subject of an **approved voluntary management proposal** within the meaning of that act at the date the certificate is issued.

(d) The land to which the certificate relates **is not** the subject of an **ongoing maintenance order** within the meaning of that act as at the date when the certificate is issued.

(e) As at the date when the certificate is issued, Council **has not** identified that a **site audit statement** within the meaning of that act has been received in respect of the land the subject of the certificate.

PLANNING CERTIFICATE SECTION 149(2) INFORMATION:

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

**PLANNING CERTIFICATE UNDER SECTION 149 (5) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT, 1979**

PLANNING CERTIFICATE SECTION 149 (5) ADVICE is current as at 12:00 noon two working days prior to the date of issue of this certificate. The following matters have been considered & details provided where information exists: easements in favour of council; parking permit scheme; heritage floor space restrictions; low-rental residential building; foreshore building line; tree preservation order.

Contaminated Land Potential:

Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of this section 149 certificate to confirm that the land has not been used for a purpose which would be likely to have contaminated the land. Parties should make their own enquiries as to whether the land may be contaminated.

Construction Noise and View Loss Advice:

Intending purchasers are advised that the subject property may be affected by construction noise and loss or diminution of views as a result of surrounding development.

City of Sydney Tree Preservation Order 2004 (TPO)

This order applies to all land within the Local Government Area of the City of Sydney for which either the City of Sydney Council or the Central Sydney Planning Committee is the relevant consent authority under the *Environmental Planning & Assessment Act 1979*. This TPO is made pursuant to clause 8 *Environmental Planning and Assessment Model provisions 1980*, (Preservation of trees) as adopted in clause 16 of the City of Sydney Local Environmental Plan 1996, clause 32 of the South Sydney Local Environmental Plan 1998 and clause 9 of the Leichhardt Town Plan 2000. Contact Council's Contract and Asset Management section for more information.

Outstanding Notice & Order information

In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order relating to Fire Safety (being an Order or Notice of Intention to issue an Order of type 6, 10, 11 under Section 121B of the *Environmental Planning and Assessment Act, 1979*). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under Section 121ZP of the *Environmental Planning and Assessment Act* and Section 735A of the *Local Government Act*.

In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order (being an Order or Notice of Intention to issue an Order of a type other than relating to fire safety). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under Section 121ZP of the *Environmental Planning and Assessment Act* and Section 735A of the *Local Government Act*.

Residential & Visitor Parking Permit Schemes

The City of Sydney co-ordinates a Resident Permit Parking Scheme and a Visitor Permit Parking scheme. This property may be restricted from participating in either scheme. Eligibility may change after the date of this certificate, as parking supply and other traffic demands change. For more information contact Council's call centre on 9265 9333.

ADVICE FROM OTHER BODIES

Sydney Ports Corporation Advice

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

Advice provided in accordance with planning certificate section 149 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 149 (6) of the Environmental Planning and Assessment Act, 1979).

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

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

General Enquiries :

Telephone: 02 9265 9333

Facsimile: 02 9265 9415

Town Hall House

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

Neighbourhood Service Centre Glebe Town Hall

Glebe Town Hall,
160 St. Johns Road,
Glebe
9am – 5pm, Monday – Friday

Neighbourhood Service Centre Kings Cross

50 Darlinghurst Road,
Potts Point
9am – 5pm, Monday – Friday
9am – 12pm, Saturday

Neighbourhood Service Centre Redfern

158 Redfern Street
Redfern
9am-5pm Monday – Friday
9am – 12 Noon Saturday

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

Sydney Harbour Foreshore Authority (former Sydney Cove Authority and Darling Harbour Authority),
Level 6,
66 Harrington Street,
The Rocks.

Department of Planning Information Centre
20 Lee Street,
Henry Dean Plaza,
Sydney NSW 2000

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

*Chief Executive Officer,
City of Sydney,
G.P.O. Box 1591,
Sydney, NSW 2000*

End of Document

City of Sydney

ABN 22 636 550 790

GPO Box 1591 Sydney NSW 2001 Australia

Town Hall House 456 Kent Street Sydney NSW 2000 Australia

Phone +61 2 9265 9333 Fax +61 2 9265 9222 TTY +61 2 9265 9276

council@cityofsydney.nsw.gov.au www.cityofsydney.nsw.gov.au



R BLACKBURN
6 ELLIOTT ST
NORTH SYDNEY NSW 2060

PLANNING CERTIFICATE

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

Applicant:	R BLACKBURN
Applicant's reference:	S10281.01
Address of property:	25 Lucas Street , CAMPERDOWN NSW 2050
Owner:	ROYAL PRINCE ALFRED HOSPITAL
Description of land:	Lot 34 DP 69454, Lot 1 DP 132990, Lot 2 DP 132990, Lot 3 DP 132990, Lot 35 DP 69454, Lot 36 DP 69454, Lot 37 DP 69454, Lot 38 DP 69454
Certificate No.:	2010324027
Certificate Date:	8/10/10
Receipt No:	3745211
Fee:	\$60.00
Paid:	7/10/10

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

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

CERTIFICATE ENQUIRIES:

Ph: 9265 9333

Fax: 9265 9415

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

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

DEVELOPMENT CONTROLS

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

ZONING

**Zoned No. 5 the Special Uses Zone – Clause 15 South Sydney Local Environmental
Plan 1998**

- (1) The objectives of Zone No 5 are:
- (a) to facilitate certain development on land which is, or is proposed to be, used by public authorities, institutions, organisations or the Council to provide community facilities, services, utilities or transport facilities, and
 - (b) to allow other ancillary development which is incidental to the primary use specified on the map, and
 - (c) to provide flexibility in the development of sites identified for special uses by allowing development which is permissible on adjoining or adjacent land, and
 - (d) for land in the zone and within Green Square, in addition to the above:
 - (i) to reflect and reinforce the need for proper recognition of community land and facilities as part of a robust public domain in the Green Square locality, and
 - (ii) to recognise that protecting and improving the quality, accessibility and impact of the public domain makes a fundamental contribution to the social, economic, environmental and urban design outcomes for the area, and
 - (iii) to ensure that development contributes to a sustainable, vibrant community, and reflects equal and integrated consideration of social, economic and environmental design issues.
- (2) Development which does not require development consent:
Development listed as Exempt in *South Sydney Development Control Plan 1999 – Exempt and Complying Development*.
- (3) Development which requires development consent:
Development for the purpose of:
The particular land use indicated by red lettering on the map, or land uses which are ancillary or incidental to that land use; development that may be carried out (with or without consent) on adjoining or adjacent land in the same or a different zone; roads; temporary buildings.
- (4) Prohibited Development:
Development not included in subclause (2) or (3).

Special Provisions – Clause 46 (Amusement Centres)
(South Sydney Local Environmental Plan 1998 (as amended) – Gazetted 24/4/1998)

Despite Part 3, SS LEP 1998, development for the purpose of an amusement centre is prohibited on any land:

- a) Within Zone No 3 having a boundary adjoining Oxford Street, or
- b) Within Zone No 3 and Zone 10 having a boundary adjoining King Street, or
- c) within the area bounded by Victoria Street, Orwell Street, Macleay Street, Fitzroy Gardens, Ward Avenue and Kings Cross Road.

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

South Sydney Local Environmental Plan 1998 (Gazetted 28.04.1998, as amended)

South Sydney Development Control Plan 1997: Urban Design (in force on 02.07.1997, as amended) – This DCP applies to land within the former South Sydney Local Government Area, excluding land covered by Regional Environmental Plan No.26 – Eveleigh Precinct and State Environmental Plan No.47 – Moore Park Showground.

Development Control Plan No. 11 – Transport Guidelines for Development 1996 (Adopted 08.05.1996) - This DCP applies to land within the former South Sydney Local Government Area, excluding land covered by Regional Environmental Plan No.26 – Eveleigh Precinct and State Environmental Plan No.47 – Moore Park Showground.

Development Control Plan – Exempt and Complying Development 1999 (Adopted 23.02.2000 and in force on 01.08.2000) - This DCP applies to land within the former South Sydney Local Government Area, excluding land covered by Regional Environmental Plan No.26 – Eveleigh Precinct and State Environmental Plan No.47 – Moore Park Showground

Development Control Plan for Orders (Adopted 09.12.1998) – This DCP applies to all land within the former South Sydney Local Government Area.

City of Sydney Contaminated Land Development Control Plan 2004 (in force on 28.06.2004) – This DCP applies to all land within the City of Sydney, where the City of Sydney or Central Sydney Planning Committee is the consent authority.

City of Sydney Access Development Control Plan 2004 (in force on 28.06.2004) – This DCP applies to all land within the City of Sydney, where the City of Sydney or Central Sydney Planning Committee is the consent authority.

City of Sydney Convenience Store Development Control Plan 2004 (date of commencement – 24.09.2004) – This DCP applies to all land within the City of Sydney, where the City of Sydney or Central Sydney Planning Committee is the consent authority.

City of Sydney Boarding Houses Development Control Plan 2004 (date of commencement – 12.01.2005)

City of Sydney Notification of Planning and Development Applications Development Control Plan 2005 (commenced 18.05.2005) - This DCP applies to all land within the City of Sydney, where the City of Sydney or Central Sydney Planning Committee is the consent authority.

City of Sydney Child Care Centres Development Control Plan 2005 (commenced 10.10.2005) – This DCP applies to all land within the city of Sydney, where the City of Sydney or Central Sydney planning Committee is the consent authority.

City of Sydney Adult Entertainment and Sex Industry Premises Development Control Plan 2006 (commenced 18.04.06) - This DCP applies to all land within the City of Sydney, where the City of Sydney or Central Sydney Planning Committee is the consent authority.

City of Sydney Heritage Development Control Plan 2006 (commenced 02.01.07) - This DCP applies to all land within the City of Sydney, where the City of Sydney or Central Sydney Planning Committee is the consent authority.

City of Sydney Signage and Advertising Structures Development Control Plan 2005 (commenced 28.03.2005) – This DCP applies to all land within the City of Sydney Local Government Area, the boundaries of which may change from time to time. An indicative map of the City of Sydney is shown in Figure 1 within the DCP.

City of Sydney Visitor and Tourist Accommodation Development Control Plan 2006 (commenced 24.03.2006) – This DCP applies to all land within the City of Sydney Local Government Area, the boundaries of which may change from time to time. An indicative map of the City of Sydney is shown in Figure 1 within the DCP.

City of Sydney Telecommunications and Radiocommunications Development Control Plan 2006 (commenced 14.08.2006) – This DCP applies to all land within the City of Sydney Local Government Area, the boundaries of which may change from time to time. An indicative map of the City of Sydney is shown below in Figure 1 with in the DCP.

City of Sydney Late Night Trading Premises Development Control Plan 2007 (commenced 01.01.2008) – This DCP applies to all land within the City of Sydney Local Government Area, the boundaries of which may change from time to time. An indicative map of the City of Sydney is shown in Figure 1 within the DCP.

HERITAGE

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

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

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

STATE PLANNING INSTRUMENTS

Clause 29 of the Environmental Planning and Assessment (Savings And Transitional) Regulation 1998 affects the provisions of certain state environmental planning policies and how they apply to the land. A copy of clause 29 is attached and should be read in conjunction with the State Environmental Planning Policies listed. Full copies of State Environmental Planning Policies are available online at www.planning.nsw.gov.au.

State Environmental Planning Policy No. 1 – Development Standards

This policy makes development standards more flexible. It allows Council to approve a development proposal that does not comply with a set standard where this can be shown to be unreasonable or unnecessary.

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

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

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

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

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

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

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

This is a policy to protect and preserve bushland within certain urban areas, as part of the natural heritage or for recreational, educational and scientific purposes. This policy is designed to protect bushland in public open space zones and reservations, and to ensure that bush preservation is given a high priority when local environmental plans for urban development are prepared.

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

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

State Environmental Planning Policy No. 32 – Urban Consolidation

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

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

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

State Environmental Planning Policy No. 55 – Remediation of Land

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

State Environmental Planning Policy No. 64 – Advertising and Signage

This policy aims to ensure that signage (including advertising):
Is compatible with the desired amenity and visual character of an area, and

- Provides effective communications in suitable locations, and
- Is of a high quality design and finish.

To this end the policy regulates signage (but not content) under Part 4 of the Act and provides limited time consents for the display of certain advertisements. The policy does not apply to signage that is exempt development under an environmental planning instrument. It does

apply to all signage that can be displayed with or without consent and is visible from any public place or reserve, except as provided by the policy.

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

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

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

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

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

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

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

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

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

DRAFT State Environmental Planning Policy No. 66 – Integrating Land Use and Transport

Aims to ensure that urban structure, building forms, land use locations, development designs, subdivision and street layouts help achieve planning objectives such as improved accessibility to housing, employment and services by walking, cycling and public transport.

DRAFT State Environmental Planning Policy (Application of Development Standards) 2004 (proposed to replace SEPP No.1)

Aims to provide an appropriate degree of flexibility in the application to particular development of a development standard specified in or under an environmental planning instrument, and to achieve better outcomes for and from development in the circumstances addressed in this Policy, and to promote good strategic planning practice by incorporating provisions allowing flexibility in local environmental plans.

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

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

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

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

(3) Complying Development

- (1) 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*.
- (2) If complying development may not be carried out on that land because of the provisions of clause 1.19 of that Policy, the reasons why it may not be carried out under that clause.

General Housing Code

Complying development **may not** be carried out on the land under the General Housing Code if because of the provisions of clause 1.19 (Land-based requirements for exempt and complying development) any of the following statements are **YES**

▪ Clause 1.19(3)a. Has been identified as a property that comprises, or on which there is, an item that is listed on the State Heritage Register under the <i>Heritage Act 1977</i> or that is subject to an interim heritage order under the <i>Heritage Act 1977</i> .	NO
▪ Clause 1.19(3)b. Has been identified as a property that comprises, or on which there is, a heritage item or draft heritage item.	NO
▪ Clause 1.19(3)c. Has been identified as being within a wilderness area (identified under the <i>Wilderness Act 1987</i>).	NO
▪ Clause 1.19(5)a. Has been identified as being within a heritage conservation area or a draft heritage conservation area.	NO
▪ Clause 1.19(5)b. Has been identified as being land that is reserved for a public purpose in an environmental planning instrument.	NO
▪ Clause 1.19(5)c. Has been identified as being unsewered land to which <i>Drinking Water Catchments Regional Environmental Plan No 1</i> applies.	NO
▪ Clause 1.19(5)d. Has been identified as being on an Acid Sulfate Soils Map as being Class 1 or Class 2.	NO
▪ Clause 1.19(5)e. Has been identified as being land that is bush fire prone land.	NO
▪ Clause 1.19(5)f. Has been identified as being a flood control lot.	YES
▪ Clause 1.19 (5)g. Has been identified as being excluded land identified by an environmental planning instrument.	NO
▪ Clause 1.19(5)h. Has been identified as being land in a foreshore area.	NO
▪ Clause 1.19(5)i. Has been identified as land that is in the 25 ANEF contour or a higher ANEF contour.	NO

Housing Internal Alterations Code

Complying development under the Housing Internal Alterations Code **may** be carried out on the land.

General Commercial and Industrial Code

Complying development under the General Commercial and Industrial Code **may** be carried out on the land.

Subdivisions Code

Complying development under the Subdivisions Code **may** be carried out on the land.

(4) Coastal Protection Act, 1979

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

(5) Mine Subsidence District

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

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

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

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

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

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

(a) The land where the City of Sydney or Central Sydney Planning Committee is the consent authority **is** affected by the **City of Sydney Contaminated Land Development Control Plan 2004** adopted by the Council which may restrict the land if the potential for the risk of land contamination exists; and

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

(7A) Flood related development controls information.

The development on this land or part of this land is subject to flood related development controls refer to Clause 38 of South Sydney Local Environment Plan 1998 and Part E Clause 1.7 of the South Sydney Development Control Plan 1997.

(8) Land reserved for acquisition

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

(9) Contribution plans

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

Central Sydney Contributions (Amendment) Plan 2002 – in operation 16th June 2003	NO
Ultimo Pyrmont Section 94 Contributions Plan (approved C.S.P.C 15th December 1994 and Council 19th December 1994)	NO
City of Sydney Development Contributions Plan 2006 – in operation 7th April 2007	YES
- Redfern Waterloo Authority Contributions Plan 2006 – in operation 16th May 2007 - Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16th May 2007	NO

(10) Biobanking Agreement

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

(11) Bush fire prone land

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

(12) Property vegetation plans

Not Applicable.

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

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

(14) Directions under Part 3A

Not Applicable.

(15) Site compatibility certificates and conditions for seniors housing

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

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

(16) Site compatibility certificates for infrastructure

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

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

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

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

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

(a) The land to which the certificate relates **is not** declared to be **significantly contaminated land** within the meaning of that act as at the date when the certificate is issued.

(b) The land to which the certificate relates **is not** subject to a **management order** within the meaning of that act as at the date when the certificate is issued.

(c) The land to which the certificate relates **is not** the subject of an **approved voluntary management proposal** within the meaning of that act at the date the certificate is issued.

(d) The land to which the certificate relates **is not** the subject of an **ongoing maintenance order** within the meaning of that act as at the date when the certificate is issued.

(e) As at the date when the certificate is issued, Council **has not** identified that a **site audit statement** within the meaning of that act has been received in respect of the land the subject of the certificate.

PLANNING CERTIFICATE SECTION 149(2) INFORMATION:

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

**PLANNING CERTIFICATE UNDER SECTION 149 (5) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT, 1979**

PLANNING CERTIFICATE SECTION 149 (5) ADVICE is current as at 12:00 noon two working days prior to the date of issue of this certificate. The following matters have been considered & details provided where information exists: easements in favour of council; parking permit scheme; heritage floor space restrictions; low-rental residential building; foreshore building line; tree preservation order.

Contaminated Land Potential:

Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of this section 149 certificate to confirm that the land has not been used for a purpose which would be likely to have contaminated the land. Parties should make their own enquiries as to whether the land may be contaminated.

Construction Noise and View Loss Advice:

Intending purchasers are advised that the subject property may be affected by construction noise and loss or diminution of views as a result of surrounding development.

City of Sydney Tree Preservation Order 2004 (TPO)

This order applies to all land within the Local Government Area of the City of Sydney for which either the City of Sydney Council or the Central Sydney Planning Committee is the relevant consent authority under the *Environmental Planning & Assessment Act 1979*. This TPO is made pursuant to clause 8 *Environmental Planning and Assessment Model provisions 1980*, (Preservation of trees) as adopted in clause 16 of the City of Sydney Local Environmental Plan 1996, clause 32 of the South Sydney Local Environmental Plan 1998 and clause 9 of the Leichhardt Town Plan 2000. Contact Council's Contract and Asset Management section for more information.

Outstanding Notice & Order information

In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order relating to Fire Safety (being an Order or Notice of Intention to issue an Order of type 6, 10, 11 under Section 121B of the *Environmental Planning and Assessment Act, 1979*).

Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under Section 121ZP of the *Environmental Planning and Assessment Act* and Section 735A of the *Local Government Act*.

In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order (being an Order or Notice of Intention to issue an Order of a type other than relating to fire safety). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under Section 121ZP of the *Environmental Planning and Assessment Act* and Section 735A of the *Local Government Act*.

Residential & Visitor Parking Permit Schemes

The City of Sydney co-ordinates a Resident Permit Parking Scheme and a Visitor Permit Parking scheme. This property may be restricted from participating in either scheme. Eligibility may change after the date of this certificate, as parking supply and other traffic demands change. For more information contact Council's call centre on 9265 9333.

ADVICE FROM OTHER BODIES

Sydney Ports Corporation Advice

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

Advice provided in accordance with planning certificate section 149 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 149 (6) of the Environmental Planning and Assessment Act, 1979).

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

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

General Enquiries :

Telephone: 02 9265 9333

Facsimile: 02 9265 9415

Town Hall House

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

Neighbourhood Service Centre Glebe Town Hall

Glebe Town Hall,
160 St. Johns Road,
Glebe
9am – 5pm, Monday – Friday

Neighbourhood Service Centre Kings Cross

50 Darlinghurst Road,
Potts Point
9am – 5pm, Monday – Friday
9am – 12pm, Saturday

Neighbourhood Service Centre Redfern

158 Redfern Street
Redfern
9am-5pm Monday – Friday
9am – 12 Noon Saturday

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

Sydney Harbour Foreshore Authority (former Sydney Cove Authority and Darling Harbour Authority),
Level 6,
66 Harrington Street,
The Rocks.

Department of Planning Information Centre
20 Lee Street,
Henry Dean Plaza,
Sydney NSW 2000

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

*Chief Executive Officer,
City of Sydney,
G.P.O. Box 1591,
Sydney, NSW 2000*

End of Document

City of Sydney

ABN 22 636 550 790
GPO Box 1591 Sydney NSW 2001 Australia
Town Hall House 456 Kent Street Sydney NSW 2000 Australia
Phone +61 2 9265 9333 Fax +61 2 9265 9222 TTY +61 2 9265 9276
council@cityofsydney.nsw.gov.au www.cityofsydney.nsw.gov.au



R BLACKBURN
6 ELLIOTT ST
NORTH SYDNEY NSW 2060

PLANNING CERTIFICATE

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

Applicant: R BLACKBURN

Applicant's reference: S10281.01

Address of property: 1 Lucas Street , CAMPERDOWN NSW 2050

Owner: ROYAL PRINCE ALFRED HOSPITAL

Description of land: Lot 5 DP 69454, Lot 1 DP 132989, Lot 2 DP 132989, Lot 1 DP 132988, Lot 2 DP 132988, Lot 3 DP 132988, Lot 4 DP 132988, Lot 6 DP 69454, Lot 11 DP 69454, Lot 12 DP 69454, Lot 13 DP 69454, Lot 14 DP 69454, Lot 15 DP 69454, Lot 16 DP 69454, Lot 17 DP 69454...

Certificate No.: 2010324028

Certificate Date: 8/10/10

Receipt No: 3745205

Fee: \$60.00

Paid: 7/10/10

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

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

CERTIFICATE ENQUIRIES:

Ph: 9265 9333
Fax: 9265 9415

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

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

DEVELOPMENT CONTROLS

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

ZONING

**Zoned No. 5 the Special Uses Zone – Clause 15 South Sydney Local Environmental
Plan 1998**

- (1) The objectives of Zone No 5 are:
- (a) to facilitate certain development on land which is, or is proposed to be, used by public authorities, institutions, organisations or the Council to provide community facilities, services, utilities or transport facilities, and
 - (b) to allow other ancillary development which is incidental to the primary use specified on the map, and
 - (c) to provide flexibility in the development of sites identified for special uses by allowing development which is permissible on adjoining or adjacent land, and
 - (d) for land in the zone and within Green Square, in addition to the above:
 - (i) to reflect and reinforce the need for proper recognition of community land and facilities as part of a robust public domain in the Green Square locality, and
 - (ii) to recognise that protecting and improving the quality, accessibility and impact of the public domain makes a fundamental contribution to the social, economic, environmental and urban design outcomes for the area, and
 - (iii) to ensure that development contributes to a sustainable, vibrant community, and reflects equal and integrated consideration of social, economic and environmental design issues.
- (2) Development which does not require development consent:
Development listed as Exempt in *South Sydney Development Control Plan 1999 – Exempt and Complying Development*.
- (3) Development which requires development consent:
Development for the purpose of:
The particular land use indicated by red lettering on the map, or land uses which are ancillary or incidental to that land use; development that may be carried out (with or without consent) on adjoining or adjacent land in the same or a different zone; roads; temporary buildings.
- (4) Prohibited Development:
Development not included in subclause (2) or (3).

Special Provisions – Clause 46 (Amusement Centres)
(South Sydney Local Environmental Plan 1998 (as amended) – Gazetted 24/4/1998)

Despite Part 3, SS LEP 1998, development for the purpose of an amusement centre is prohibited on any land:

- a) Within Zone No 3 having a boundary adjoining Oxford Street, or
- b) Within Zone No 3 and Zone 10 having a boundary adjoining King Street, or
- c) within the area bounded by Victoria Street, Orwell Street, Macleay Street, Fitzroy Gardens, Ward Avenue and Kings Cross Road.

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

South Sydney Local Environmental Plan 1998 (Gazetted 28.04.1998, as amended)

South Sydney Development Control Plan 1997: Urban Design (in force on 02.07.1997, as amended) – This DCP applies to land within the former South Sydney Local Government Area, excluding land covered by Regional Environmental Plan No.26 – Eveleigh Precinct and State Environmental Plan No.47 – Moore Park Showground.

Development Control Plan No. 11 – Transport Guidelines for Development 1996 (Adopted 08.05.1996) - This DCP applies to land within the former South Sydney Local Government Area, excluding land covered by Regional Environmental Plan No.26 – Eveleigh Precinct and State Environmental Plan No.47 – Moore Park Showground.

Development Control Plan – Exempt and Complying Development 1999 (Adopted 23.02.2000 and in force on 01.08.2000) - This DCP applies to land within the former South Sydney Local Government Area, excluding land covered by Regional Environmental Plan No.26 – Eveleigh Precinct and State Environmental Plan No.47 – Moore Park Showground

Development Control Plan for Orders (Adopted 09.12.1998) – This DCP applies to all land within the former South Sydney Local Government Area.

City of Sydney Contaminated Land Development Control Plan 2004 (in force on 28.06.2004) – This DCP applies to all land within the City of Sydney, where the City of Sydney or Central Sydney Planning Committee is the consent authority.

City of Sydney Access Development Control Plan 2004 (in force on 28.06.2004) – This DCP applies to all land within the City of Sydney, where the City of Sydney or Central Sydney Planning Committee is the consent authority.

City of Sydney Convenience Store Development Control Plan 2004 (date of commencement – 24.09.2004) – This DCP applies to all land within the City of Sydney, where the City of Sydney or Central Sydney Planning Committee is the consent authority.

City of Sydney Boarding Houses Development Control Plan 2004 (date of commencement – 12.01.2005)

City of Sydney Notification of Planning and Development Applications Development Control Plan 2005 (commenced 18.05.2005) - This DCP applies to all land within the City of Sydney, where the City of Sydney or Central Sydney Planning Committee is the consent authority.

City of Sydney Child Care Centres Development Control Plan 2005 (commenced 10.10.2005) – This DCP applies to all land within the city of Sydney, where the City of Sydney or Central Sydney planning Committee is the consent authority.

City of Sydney Adult Entertainment and Sex Industry Premises Development Control Plan 2006 (commenced 18.04.06) - This DCP applies to all land within the City of Sydney, where the City of Sydney or Central Sydney Planning Committee is the consent authority.

City of Sydney Heritage Development Control Plan 2006 (commenced 02.01.07) - This DCP applies to all land within the City of Sydney, where the City of Sydney or Central Sydney Planning Committee is the consent authority.

City of Sydney Signage and Advertising Structures Development Control Plan 2005 (commenced 28.03.2005) – This DCP applies to all land within the City of Sydney Local Government Area, the boundaries of which may change from time to time. An indicative map of the City of Sydney is shown in Figure 1 within the DCP.

City of Sydney Visitor and Tourist Accommodation Development Control Plan 2006 (commenced 24.03.2006) – This DCP applies to all land within the City of Sydney Local Government Area, the boundaries of which may change from time to time. An indicative map of the City of Sydney is shown in Figure 1 within the DCP.

City of Sydney Telecommunications and Radiocommunications Development Control Plan 2006 (commenced 14.08.2006) – This DCP applies to all land within the City of Sydney Local Government Area, the boundaries of which may change from time to time. An indicative map of the City of Sydney is shown below in Figure 1 with in the DCP.

City of Sydney Late Night Trading Premises Development Control Plan 2007 (commenced 01.01.2008) – This DCP applies to all land within the City of Sydney Local Government Area, the boundaries of which may change from time to time. An indicative map of the City of Sydney is shown in Figure 1 within the DCP.

HERITAGE

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

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

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

STATE PLANNING INSTRUMENTS

Clause 29 of the Environmental Planning and Assessment (Savings And Transitional) Regulation 1998 affects the provisions of certain state environmental planning policies and how they apply to the land. A copy of clause 29 is attached and should be read in conjunction with the State Environmental Planning Policies listed. Full copies of State Environmental Planning Policies are available online at www.planning.nsw.gov.au.

State Environmental Planning Policy No. 1 – Development Standards

This policy makes development standards more flexible. It allows Council to approve a development proposal that does not comply with a set standard where this can be shown to be unreasonable or unnecessary.

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

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

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

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

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

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

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

This is a policy to protect and preserve bushland within certain urban areas, as part of the natural heritage or for recreational, educational and scientific purposes. This policy is designed to protect bushland in public open space zones and reservations, and to ensure that bush preservation is given a high priority when local environmental plans for urban development are prepared.

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

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

State Environmental Planning Policy No. 32 – Urban Consolidation

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

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

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

State Environmental Planning Policy No. 55 – Remediation of Land

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

State Environmental Planning Policy No. 64 – Advertising and Signage

This policy aims to ensure that signage (including advertising):
Is compatible with the desired amenity and visual character of an area, and

- Provides effective communications in suitable locations, and
- Is of a high quality design and finish.

To this end the policy regulates signage (but not content) under Part 4 of the Act and provides limited time consents for the display of certain advertisements. The policy does not apply to signage that is exempt development under an environmental planning instrument. It does

apply to all signage that can be displayed with or without consent and is visible from any public place or reserve, except as provided by the policy.

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

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

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

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

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

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

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

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

State Environmental Planning Policy (Major Development) 2005

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

NB: This SEPP also contains exempt & complying provisions

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

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

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

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

State Environmental Planning Policy (Infrastructure) 2007

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

NB: This SEPP also contains exempt & complying provisions

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

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

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

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

State Environmental Planning Policy (Affordable Rental Housing) 2009

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

DRAFT State Environmental Planning Policy No. 66 – Integrating Land Use and Transport

Aims to ensure that urban structure, building forms, land use locations, development designs, subdivision and street layouts help achieve planning objectives such as improved accessibility to housing, employment and services by walking, cycling and public transport.

DRAFT State Environmental Planning Policy (Application of Development Standards) 2004 (proposed to replace SEPP No.1)

Aims to provide an appropriate degree of flexibility in the application to particular development of a development standard specified in or under an environmental planning instrument, and to achieve better outcomes for and from development in the circumstances addressed in this Policy, and to promote good strategic planning practice by incorporating provisions allowing flexibility in local environmental plans.

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

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

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

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

(3) Complying Development

- (1) 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*.
- (2) If complying development may not be carried out on that land because of the provisions of clause 1.19 of that Policy, the reasons why it may not be carried out under that clause.

General Housing Code

Complying development **may not** be carried out on the land under the General Housing Code if because of the provisions of clause 1.19 (Land-based requirements for exempt and complying development) any of the following statements are **YES**

▪ Clause 1.19(3)a. Has been identified as a property that comprises, or on which there is, an item that is listed on the State Heritage Register under the <i>Heritage Act 1977</i> or that is subject to an interim heritage order under the <i>Heritage Act 1977</i> .	NO
▪ Clause 1.19(3)b. Has been identified as a property that comprises, or on which there is, a heritage item or draft heritage item.	NO
▪ Clause 1.19(3)c. Has been identified as being within a wilderness area (identified under the <i>Wilderness Act 1987</i> .	NO
▪ Clause 1.19(5)a. Has been identified as being within a heritage conservation area or a draft heritage conservation area.	NO
▪ Clause 1.19(5)b. Has been identified as being land that is reserved for a public purpose in an environmental planning instrument.	NO
▪ Clause 1.19(5)c. Has been identified as being unsewered land to which <i>Drinking Water Catchments Regional Environmental Plan No 1</i> applies.	NO
▪ Clause 1.19(5)d. Has been identified as being on an Acid Sulfate Soils Map as being Class 1 or Class 2.	NO
▪ Clause 1.19(5)e. Has been identified as being land that is bush fire prone land.	NO
▪ Clause 1.19(5)f. Has been identified as being a flood control lot.	YES
▪ Clause 1.19 (5)g. Has been identified as being excluded land identified by an environmental planning instrument.	NO
▪ Clause 1.19(5)h. Has been identified as being land in a foreshore area.	NO
▪ Clause 1.19(5)i. Has been identified as land that is in the 25 ANEF contour or a higher ANEF contour.	NO

Housing Internal Alterations Code

Complying development under the Housing Internal Alterations Code **may** be carried out on the land.

General Commercial and Industrial Code

Complying development under the General Commercial and Industrial Code **may** be carried out on the land.

Subdivisions Code

Complying development under the Subdivisions Code **may** be carried out on the land.

(4) Coastal Protection Act, 1979

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

(5) Mine Subsidence District

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

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

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

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

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

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

(a) The land where the City of Sydney or Central Sydney Planning Committee is the consent authority **is** affected by the **City of Sydney Contaminated Land Development Control Plan 2004** adopted by the Council which may restrict the land if the potential for the risk of land contamination exists; and

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

(7A) Flood related development controls information.

The development on this land or part of this land is subject to flood related development controls refer to Clause 38 of South Sydney Local Environment Plan 1998 and Part E Clause 1.7 of the South Sydney Development Control Plan 1997.

(8) Land reserved for acquisition

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

(9) Contribution plans

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

▪ Central Sydney Contributions (Amendment) Plan 2002 – in operation 16 th June 2003	NO
▪ Ultimo Pyrmont Section 94 Contributions Plan (approved C.S.P.C 15 th December 1994 and Council 19 th December 1994)	NO
▪ City of Sydney Development Contributions Plan 2006 – in operation 7 th April 2007	YES
▪ Redfern Waterloo Authority Contributions Plan 2006 – in operation 16 th May 2007 ▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16 th May 2007	NO

(10) Biobanking Agreement

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

(11) Bush fire prone land

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

(12) Property vegetation plans

Not Applicable.

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

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

(14) Directions under Part 3A

Not Applicable.

(15) Site compatibility certificates and conditions for seniors housing

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

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

(16) Site compatibility certificates for infrastructure

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

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

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

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

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

(a) The land to which the certificate relates **is not** declared to be **significantly contaminated land** within the meaning of that act as at the date when the certificate is issued.

(b) The land to which the certificate relates **is not** subject to a **management order** within the meaning of that act as at the date when the certificate is issued.

(c) The land to which the certificate relates **is not** the subject of an **approved voluntary management proposal** within the meaning of that act at the date the certificate is issued.

(d) The land to which the certificate relates **is not** the subject of an **ongoing maintenance order** within the meaning of that act as at the date when the certificate is issued.

(e) As at the date when the certificate is issued, Council **has not** identified that a **site audit statement** within the meaning of that act has been received in respect of the land the subject of the certificate.

PLANNING CERTIFICATE SECTION 149(2) INFORMATION:

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

**PLANNING CERTIFICATE UNDER SECTION 149 (5) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT, 1979**

PLANNING CERTIFICATE SECTION 149 (5) ADVICE is current as at 12:00 noon two working days prior to the date of issue of this certificate. The following matters have been considered & details provided where information exists: easements in favour of council; parking permit scheme; heritage floor space restrictions; low-rental residential building; foreshore building line; tree preservation order.

Contaminated Land Potential:

Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of this section 149 certificate to confirm that the land has not been used for a purpose which would be likely to have contaminated the land. Parties should make their own enquiries as to whether the land may be contaminated.

Construction Noise and View Loss Advice:

Intending purchasers are advised that the subject property may be affected by construction noise and loss or diminution of views as a result of surrounding development.

City of Sydney Tree Preservation Order 2004 (TPO)

This order applies to all land within the Local Government Area of the City of Sydney for which either the City of Sydney Council or the Central Sydney Planning Committee is the relevant consent authority under the *Environmental Planning & Assessment Act 1979*. This TPO is made pursuant to clause 8 *Environmental Planning and Assessment Model provisions 1980*, (Preservation of trees) as adopted in clause 16 of the City of Sydney Local Environmental Plan 1996, clause 32 of the South Sydney Local Environmental Plan 1998 and clause 9 of the Leichhardt Town Plan 2000. Contact Council's Contract and Asset Management section for more information.

Outstanding Notice & Order information

In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order relating to Fire Safety (being an Order or Notice of Intention to issue an Order of type 6, 10, 11 under Section 121B of the *Environmental Planning and Assessment Act, 1979*). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under Section 121ZP of the *Environmental Planning and Assessment Act* and Section 735A of the *Local Government Act*.

In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order (being an Order or Notice of Intention to issue an Order of a type other than relating to fire safety). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under Section 121ZP of the *Environmental Planning and Assessment Act* and Section 735A of the *Local Government Act*.

Residential & Visitor Parking Permit Schemes

The City of Sydney co-ordinates a Resident Permit Parking Scheme and a Visitor Permit Parking scheme. This property may be restricted from participating in either scheme. Eligibility may change after the date of this certificate, as parking supply and other traffic demands change. For more information contact Council's call centre on 9265 9333.

ADVICE FROM OTHER BODIES

Sydney Ports Corporation Advice

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

Advice provided in accordance with planning certificate section 149 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 149 (6) of the Environmental Planning and Assessment Act, 1979).

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

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

General Enquiries :

Telephone: 02 9265 9333

Facsimile: 02 9265 9415

Town Hall House

Level 2,

Town Hall House,

456 Kent Street,

Sydney.

8am – 6pm, Monday - Friday

Neighbourhood Service Centre Glebe Town Hall

Glebe Town Hall,

160 St. Johns Road,

Glebe

9am – 5pm, Monday – Friday

Neighbourhood Service Centre Kings Cross

50 Darlinghurst Road,

Potts Point

9am – 5pm, Monday – Friday

9am – 12pm, Saturday

Neighbourhood Service Centre Redfern

158 Redfern Street

Redfern

9am-5pm Monday – Friday

9am – 12 Noon Saturday

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

Sydney Harbour Foreshore Authority (former Sydney Cove Authority and Darling Harbour Authority),
Level 6,
66 Harrington Street,
The Rocks.

Department of Planning Information Centre
20 Lee Street,
Henry Dean Plaza,
Sydney NSW 2000

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

*Chief Executive Officer,
City of Sydney,
G.P.O. Box 1591,
Sydney, NSW 2000*

End of Document

Appendix F – Workcover NSW Search Record

DRAFT

Our Ref: D10/130100
Your Ref: Rhys Blackburn

28 September 2010

Attention: Rhys Blackburn
E3 Consult
6 Elliot Street
North Sydney NSW 2060

Dear Mr Blackburn,

RE SITE: Lucas Street Camperdown

I refer to your site search request received by WorkCover NSW on 24 September 2010 requesting information on licences to keep dangerous goods for the above site.

A search of the Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover NSW has not located any records pertaining to the above-mentioned premises.

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 Team

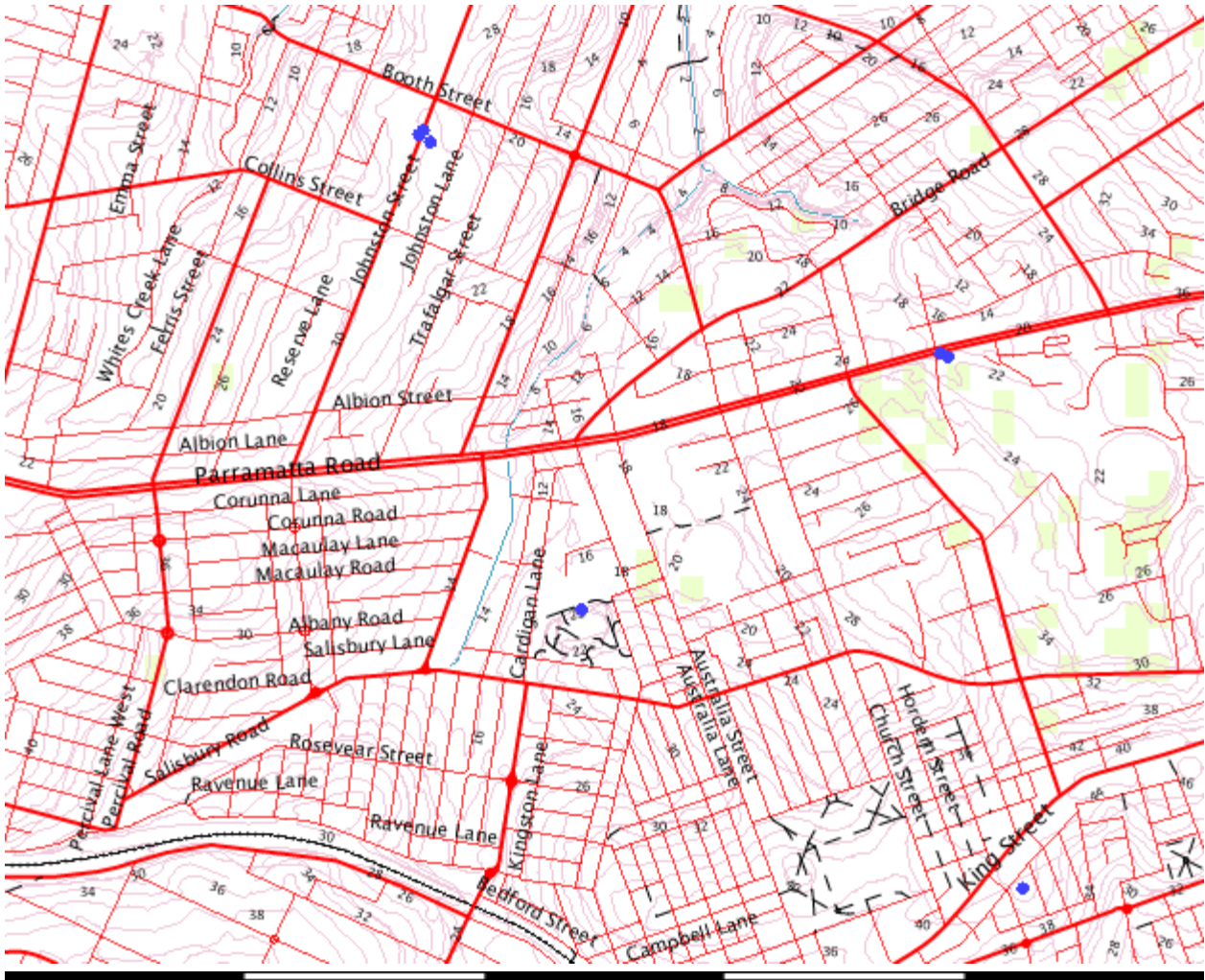
WorkCover. **Watching out for you.**

Appendix G – Bore Search

DRAFT

Bore Search

Map created with NSW Natural Resource Atlas - <http://nratlas.nsw.gov.au>
Tuesday, October 19, 2010



0 2 Km

Legend

Symbol	Layer	Custodian
	Cities and large towns	renderImage: Cannot build image from features
	Populated places	renderImage: Cannot build image from features
	Towns	
	Groundwater Bores	
	Catchment Management Authority boundaries	
	Major rivers	

Topographic base map

Primary/arterial road

Motorway/freeway

Railway

Runway

Contour

Background

Copyright © 2010 New South Wales Government. Map has been compiled from various sources and may contain errors or omissions. No representation is made as to its accuracy or suitability.

Groundwater Works Summary

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

Document Generated on Tuesday, October 19, 2010

Print Report

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

Work Requested -- GW110247

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

GROUNDWATER NUMBER	GW110247
LIC-NUM	10BL603148
AUTHORISED-PURPOSES	DOMESTIC
INTENDED-PURPOSES	DOMESTIC
WORK-TYPE	Bore
WORK-STATUS	
CONSTRUCTION-METHOD	Rotary Air
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	2009-07-16
FINAL-DEPTH (metres)	210.00
DRILLED-DEPTH (metres)	210.00
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	MOORE THEOLOGICAL COLLEGE CL
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	31.00
SALINITY	4400.00
YIELD	0.13

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

REGION	10 - SYDNEY SOUTH COAST
RIVER-BASIN	
AREA-DISTRICT	
CMA-MAP	
GRID-ZONE	
SCALE	
ELEVATION	
ELEVATION-SOURCE	
NORTHING	6248363.00
EASTING	332357.00
LATITUDE	33 53' 30"
LONGITUDE	151 11' 13"
GS-MAP	
AMG-ZONE	56
COORD-SOURCE	
REMARK	

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

COUNTY CUMBERLAND
 PARISH PETERSHAM
 PORTION-LOT-DP 28//939363

Licensed [\(top\)](#)

COUNTY CUMBERLAND
 PARISH PETERSHAM
 PORTION-LOT-DP 28 939363

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	2.50	204			Rotary Air
1		Hole	Hole	2.50	108.00	162			Down Hole Hammer
1		Hole	Hole	108.00	210.00	156			Down Hole Hammer
1	1	Casing	Steel	-0.30	5.70	156			Driven into Hole; Suspended in Clamps
1	1	Casing	PVC Class 9	-0.30	41.70	140			Screwed and Glued; Suspended in Clamps

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
22.00	23.00	1.00				0.05		0.25	3750.00
74.00	76.00	2.00				0.10		0.25	3300.00
188.00	188.50	0.50		31.00		0.13		0.25	4400.00

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

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	2.00	2.00	CLAY BROWN		
2.00	4.50	2.50	CLAY GREY		
4.50	22.00	17.50	SHALE GREY		
22.00	23.00	1.00	SHALE SOFT		
23.00	33.00	10.00	SHALE HARD		
33.00	74.00	41.00	SANDSTONE GREY		
74.00	76.00	2.00	SANDSTONE AND QUARTZ FINE		
76.00	134.00	58.00	SANDSTONE GREY		
134.00	135.50	1.50	SANDSTONE QUARTZ FINE		
135.50	153.50	18.00	SANDSTONE GREY		
153.50	154.00	0.50	SANDSTONE QUARTZ FINE		
154.00	168.00	14.00	SANDSTONE GREY		
168.00	170.00	2.00	SANDSTONE SHALE BEDDING		
170.00	188.00	18.00	SANDSTONE GREY		

188.00	188.50	0.50	SANDSTONE QUARTZ
188.50	210.00	21.50	SANDSTONE GREY

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](#)

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Work Requested -- GW109231

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

GROUNDWATER NUMBER GW109231
LIC-NUM 10BL602551
AUTHORISED-PURPOSES MONITORING BORE
INTENDED-PURPOSES MONITORING BORE
WORK-TYPE Bore
WORK-STATUS
CONSTRUCTION-METHOD
OWNER-TYPE Private
COMMENCE-DATE
COMPLETION-DATE 2008-08-18
FINAL-DEPTH (metres) 3.20
DRILLED-DEPTH (metres)
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY BREZNIK
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 6249063.00
EASTING 331787.00
LATITUDE 33 53' 7"
LONGITUDE 151 10' 52"
GS-MAP
AMG-ZONE 56
COORD-SOURCE
REMARK

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

COUNTY CUMBERLAND
PARISH PETERSHAM
PORTION-LOT-DP 1//178740

Licensed [\(top\)](#)

COUNTY CUMBERLAND
PARISH PETERSHAM
PORTION-LOT-DP 1 179617

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

no details

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

no details

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Groundwater Works Summary

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

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Print Report

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Work Requested -- GW109230

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

GROUNDWATER NUMBER	GW109230
LIC-NUM	10BL602551
AUTHORISED-PURPOSES	MONITORING BORE
INTENDED-PURPOSES	MONITORING BORE
WORK-TYPE	Bore
WORK-STATUS	
CONSTRUCTION-METHOD	
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	2008-08-18
FINAL-DEPTH (metres)	1.80
DRILLED-DEPTH (metres)	
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	BREZNIK
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	6249055.00
EASTING	331802.00
LATITUDE	33 53' 8"
LONGITUDE	151 10' 52"
GS-MAP	
AMG-ZONE	56
COORD-SOURCE	
REMARK	

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

COUNTY	CUMBERLAND
PARISH	PETERSHAM
PORTION-LOT-DP	1//179617

Licensed [\(top\)](#)

COUNTY	CUMBERLAND
PARISH	PETERSHAM
PORTION-LOT-DP	1 179617

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

no details

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

no details

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Groundwater Works Summary

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

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Work Requested -- GW105317

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

GROUNDWATER NUMBER	GW105317
LIC-NUM	10BL161846
AUTHORISED-PURPOSES	MONITORING BORE
INTENDED-PURPOSES	MONITORING BORE
WORK-TYPE	Bore
WORK-STATUS	
CONSTRUCTION-METHOD	Auger
OWNER-TYPE	
COMMENCE-DATE	
COMPLETION-DATE	2003-03-21
FINAL-DEPTH (metres)	6.50
DRILLED-DEPTH (metres)	6.50
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	JONES
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	1.70
SALINITY	
YIELD	

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

REGION	10 - SYDNEY SOUTH COAST
RIVER-BASIN	
AREA-DISTRICT	
CMA-MAP	
GRID-ZONE	
SCALE	
ELEVATION	
ELEVATION-SOURCE	
NORTHING	6247846.00
EASTING	331965.00
LATITUDE	33 53' 47"
LONGITUDE	151 10' 58"
GS-MAP	
AMG-ZONE	56
COORD-SOURCE	
REMARK	

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

COUNTY CUMBERLAND
PARISH PETERSHAM
PORTION-LOT-DP A 102760

Licensed [\(top\)](#)

COUNTY CUMBERLAND
PARISH PETERSHAM
PORTION-LOT-DP A 102760

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	6.50	100			Auger
1	1	Casing	P.V.C.	0.00	3.50	50			C: 0-.2m; Screwed; Seated on Bottom
1	1	Opening	Slots - Horizontal	3.50	6.50	50			PVC; Stamped; SL: 3mm; A: 1mm
1		Annulus	Waterworn/Rounded	2.50	6.50				Graded

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

no details

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

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	1.10	1.10	FILL,SILTY, SANDY CLAY		
1.10	6.50	5.40	SILTY CLAY,HIGH PLASTICITY		

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Groundwater Works Summary

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

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Work Requested -- GW103258

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

GROUNDWATER NUMBER	GW103258
LIC-NUM	10BL159644
AUTHORISED-PURPOSES	MONITORING BORE
INTENDED-PURPOSES	MONITORING BORE
WORK-TYPE	Bore
WORK-STATUS	Equipped - bore used for obs
CONSTRUCTION-METHOD	Auger
OWNER-TYPE	Local Govt
COMMENCE-DATE	
COMPLETION-DATE	2000-01-18
FINAL-DEPTH (metres)	7.00
DRILLED-DEPTH (metres)	7.00
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	O DEA RESERVE
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	
SALINITY	795.00
YIELD	

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

REGION	10 - SYDNEY SOUTH COAST
RIVER-BASIN	
AREA-DISTRICT	
CMA-MAP	
GRID-ZONE	
SCALE	
ELEVATION	
ELEVATION-SOURCE	
NORTHING	6248466.00
EASTING	331116.00
LATITUDE	33 53' 26"
LONGITUDE	151 10' 25"
GS-MAP	
AMG-ZONE	56
COORD-SOURCE	
REMARK	

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

COUNTY CUMBERLAND
 PARISH PETERSHAM
 PORTION-LOT-DP 1//600644

Licensed [\(top\)](#)

COUNTY CUMBERLAND
 PARISH PETERSHAM
 PORTION-LOT-DP 1 600644

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	7.00	125			Auger
1	1	Casing	P.V.C.	0.00	3.00	50			C: 0-3m; Screwed; Cap
1	1	Opening	Slots - Horizontal	3.00	7.00	50			PVC; SL: 4mm; A: 1mm

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
5.50	6.20	0.70		5.50					

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

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	6.20	6.20	FILL		
6.20	7.00	0.80	SHALE		

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