
Appendix Z

Contamination Report

Sydney Olympic Park Over and Adjacent Station Development Contamination Report

Appendix Z

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Technical Checker	Principal Environmental Engineer	Jonathan Steele	15/06/2022
Technical Reviewer	Technical Director - Environment	Shaun Devine	15/06/2022
Coordinator	Technical Director - Environmental	Lucy Baker	24/06/2022
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Glossary

Term	Definition
ACM	Asbestos containing material
AEI	Areas of environmental interest
AHD	Australian Height Datum
ASS	Acid sulfate soils
BH	Borehole
BTEX	Benzene, toluene, ethylbenzene and xylenes
CBD	Central business district
CLM Act	<i>Contaminated Land Management Act 1997</i>
Concept and Stage 1 CSSI Approval	Application SSI-10038, including all major civil construction works between Westmead and The Bays, including station excavation and tunnelling, associated with the Sydney Metro West line
Concept SSDA	A concept development application as defined in section 4.22 of the EP&A Act. It is a development application that sets out the concept for the development of a site, and for which detailed proposals for the site or for separate parts of the site are to be the subject of a subsequent development application or applications
CoPC	Contaminants of potential concern
Council	City of Parramatta
CSSI	Critical State Significant Infrastructure
DPE	Department of Planning and Environment
DSI	Detailed site investigation
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EPL	Environmental protection licences
GFA	Gross floor area
HGG	Hazardous ground gas
OSD	Over Station Development
PAH	Polycyclic aromatic hydrocarbons
PFAS	Per- and poly- fluoroalkyl substances
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
PPE	Personal protective equipment
RL	Reduced Level
SEARs	Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SSD	State Significant Development
SSDA	State Significant Development Application
Stage 2 CSSI Application	Application SSI-19238057, including major civil construction works between The Bays and Hunter Street Station
Stage 3 CSSI Application	Application SSI-22765520, including rail infrastructure, stations, precincts and operation of the Sydney Metro West line
TfNSW	Transport for New South Wales

Term	Definition
The site	The site which is the subject of the Concept SSDA
TRH	Total recoverable hydrocarbons
VOC	Volatile organic compounds

Executive summary

This Contamination Report supports a Concept State Significant Development Application (Concept SSDA) submitted to the Department of Planning and Environment (DPE) pursuant to part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The Concept SSDA is made under section 4.22 of the EP&A Act.

Sydney Metro is seeking to secure concept approval for an over station development (OSD) and adjacent station development (ASD) on an area defined as Site 47 within the Central Precinct of Sydney Olympic Park (referred collectively as the 'proposed development'). The proposed development will comprise of one new commercial and retail building (Building 1) above the Sydney Olympic Park metro station and two residential accommodation buildings (Buildings 2 and 3) with retail and commercial space, adjacent to the Sydney Olympic Park metro station.

The Concept SSDA seeks consent of a building envelope and mixed-use purposes, maximum building height, a maximum gross floor area (GFA), pedestrian and vehicular access, circulation arrangements and associated car parking and the strategies and design parameters for the future detailed design of development.

This Contamination Report responds specifically to the Secretary's Environmental Assessment Requirements (SEARs). This report provides a summary of knowledge of contamination within and surrounding the Concept SSDA site, as well as an assessment of the risk of encountering contamination during the construction and operation of the proposed development.

Four areas of environmental interest (AEI) were identified within 500m of the Concept SSDA site. Through a review of the available information (ERM 2022, Sydney Metro 2020a-c and Golder Douglas Partners 2021) it is possible that the following contaminants of potential concern (CoPC) could be present within the Concept SSDA site at the time of construction activities commencing, namely:

- nutrients in groundwater– nitrates and phosphates
- asbestos in soils
- arsenic, copper, iron, nickel and zinc in groundwater
- hazardous ground gases – methane
- per- and poly- fluoroalkyl substances (PFAS) in soils.

Given the potential presence of the above CoPC, the following receptors could be impacted by the CoPC as a result of construction activities and/or the operation of the proposed development:

- future on-site construction/intrusive maintenance workers
- future on-site commercial workers
- future on-site residents
- Lake Belvedere (ecological receptor).

Based on the available information, there is still a moderate risk of groundwater contamination and a low risk of soil contamination within the Concept SSDA site.

In accordance with State Environmental Planning Policy (Resilience and Hazards) 2021, it is likely that the Concept SSDA site can be made suitable for its proposed use, following the completion of any remediation works required.

1 Introduction

1.1 Sydney Metro West

Sydney Metro West will double rail capacity between Greater Parramatta and the Sydney Central Business District (CBD), transforming Sydney for generations to come. The once in a century infrastructure investment will have a target travel time of about 20 minutes between Parramatta and the Sydney CBD, link new communities to rail services and support employment growth and housing supply.

Stations have been confirmed at Westmead, Parramatta, Sydney Olympic Park, North Strathfield, Burwood North, Five Dock, The Bays, Pyrmont and Hunter Street (Sydney CBD).

Sydney Metro West station locations are shown in Figure 1-1.

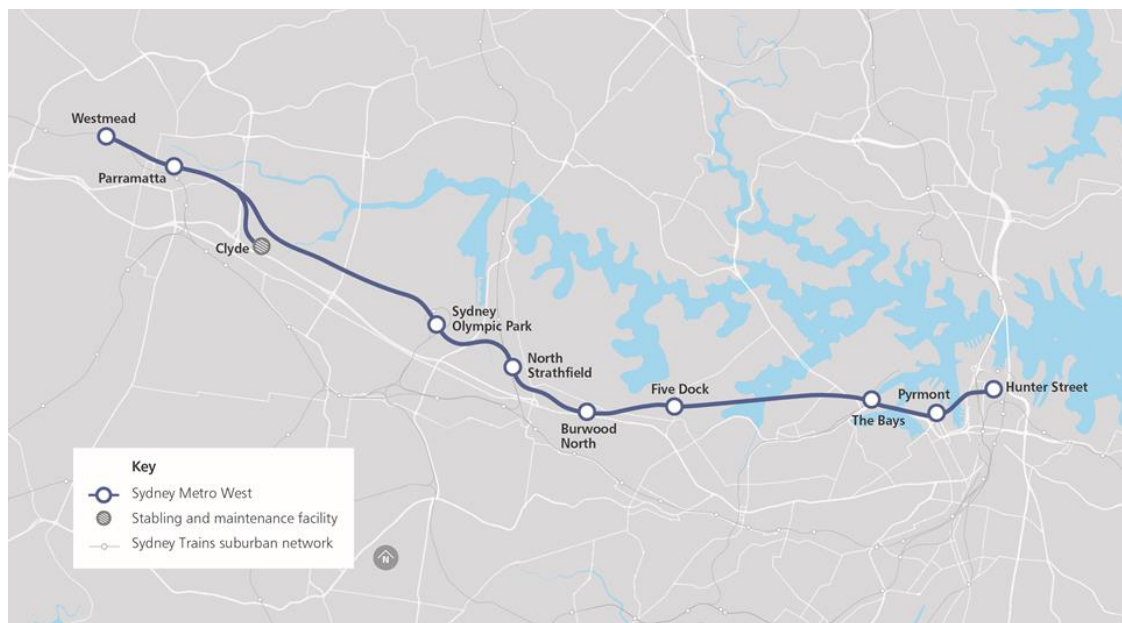


Figure 1-1 Sydney Metro West

1.2 Background and planning context

Sydney Metro is seeking to deliver Sydney Olympic Park metro station under a two-part planning approval process. The station fit out infrastructure is to be delivered under a Critical State Significant Infrastructure (CSSI) application subject to provisions under division 5.2 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), while the over and adjacent station developments are to be delivered under a State Significant Development (SSD) subject to the provisions of part 4 of the EP&A Act.

1.2.1 Critical State Significant Infrastructure

The State Significant Infrastructure (SSI) planning approval process for the Sydney Metro West metro line, including delivery of station infrastructure, has been broken down into a number of planning application stages, comprising the following:

- Concept and Stage 1 CSSI Approval (SSI-10038) – All major civil construction works between Westmead and The Bays including station excavation, tunnelling and demolition of existing buildings (approved 11 March 2021).

- Stage 2 CSSI Application (SSI-19238057) – All major civil construction works between The Bays and Hunter Street Station (under assessment).
- Stage 3 CSSI Application (SSI-22765520) – Tunnel fit-out, construction of stations, ancillary facilities and station precincts between Westmead and Hunter Street Station, and operation and maintenance of the Sydney Metro West line (under assessment).

1.2.2 State Significant Development Application

The SSD will be undertaken as a staged development with the subject Concept State Significant Development Application (Concept SSDA) being consistent with the meaning under section 4.22 of the EP&A Act and seeking conceptual approval for a building envelope, land uses, maximum building heights, a maximum gross floor area, pedestrian and vehicle access, vertical circulation arrangements and associated car parking. A subsequent Detailed SSDA is to be prepared by a future development partner which will seek consent for detailed design and construction of the development.

1.3 Purpose of the report

This Contamination Report supports a Concept SSDA submitted to the Department of Planning and Environment (DPE) pursuant to Part 4 of the EP&A Act. The Concept SSDA is made under section 4.22 of the EP&A Act.

This report has been prepared to specifically respond to the Secretary's Environmental Assessment Requirements (SEARs) issued for the Concept SSDA on 18 February 2022 which states that the environmental impact statement is to address the following requirements:

SEARs requirement	Where addressed in report
<p>16. Contamination and remediation</p> <p>In accordance with State Environmental Planning Policy (Resilience and Hazards) 2021 (previously known as the State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)), assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development.</p>	<p>Section 3 – Contamination baseline assessment</p>

2 The site and proposal

2.1 Site location and description

The site is located within Sydney Olympic Park and is situated within the City of Parramatta Local Government Area. The site is in the Central Precinct of Sydney Olympic Park and defined as Site 47 in the Proposed Master Plan 2030 (Interim Metro Review). The broader metro site is bound by Herb Elliot Avenue to the north, Olympic Boulevard to the west and Figtree Drive to the south as shown in Figure 2-1.

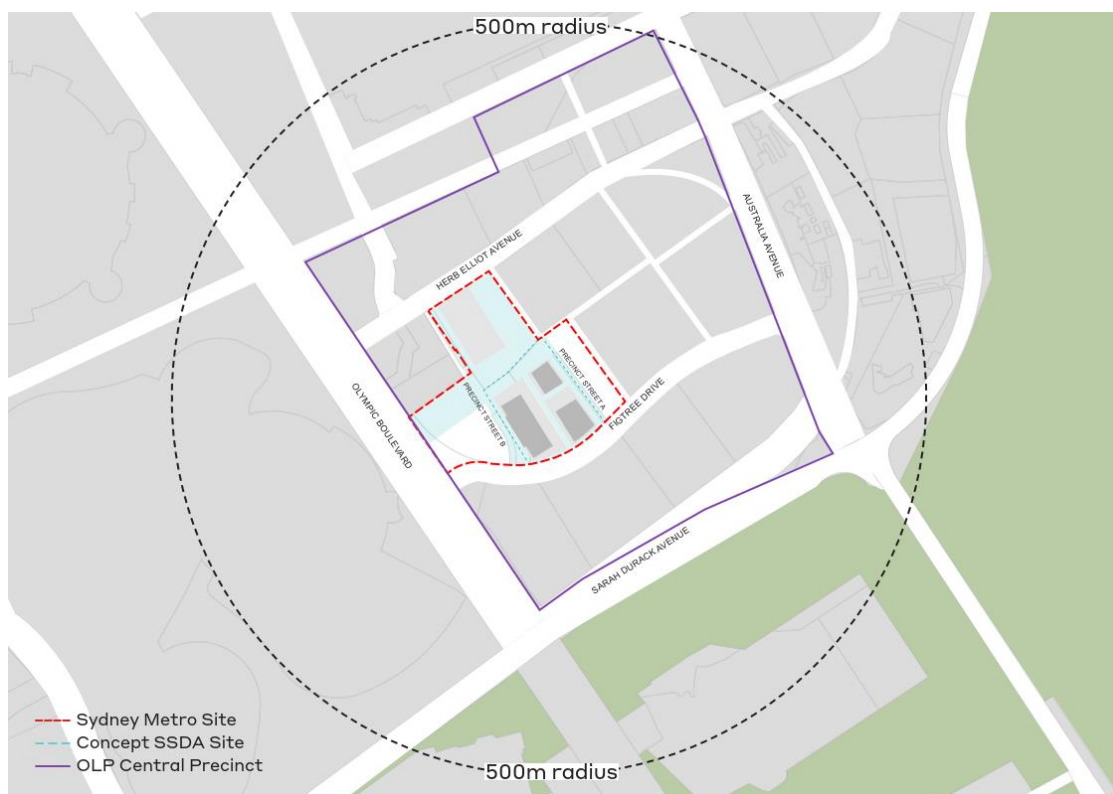


Figure 2-1 Sydney Olympic Park metro station location precinct

As described in Table 2-1, the site comprises part of Lot 59 in DP 786296 and Lot 58 in DP 786296, and comprises approximately 11,407m² of land.

Table 2-1 Site legal description

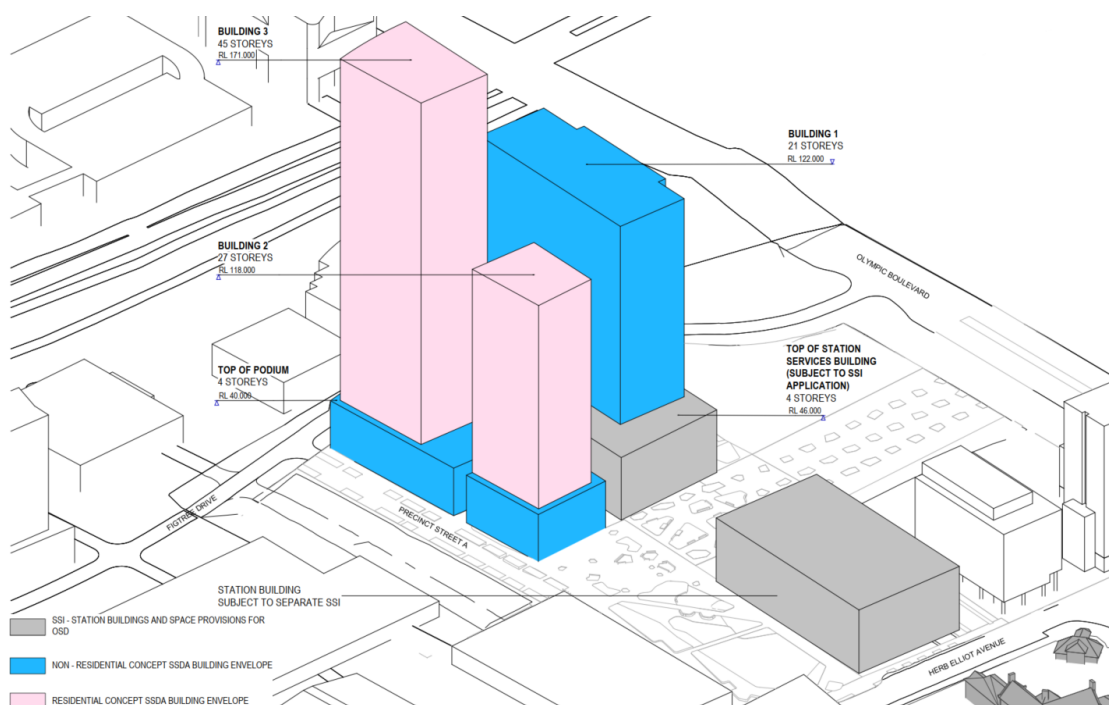
Street address	Legal description
5 Figtree Drive, Sydney Olympic Park	Lot 58 in DP 786296
7 Figtree Drive, Sydney Olympic Park	Lot 59 in DP 786296

2.2 Overview of the proposal

The Concept SSDA will seek consent for three building envelopes and the delivery of Precinct Street A as detailed in Table 2-2 and Figure 2-2.

Table 2-2 Sydney Olympic Park proposed development overview

Item	Description
Land use	Building 1: Commercial and retail Building 2: Commercial, retail and residential Building 3: Commercial, retail and residential
Building height (RL) / Number of storeys	Building 1: 120.20 / 21 storeys Building 2: 116.90 / 27 storeys Building 3: 171.50 / 45 storeys
Gross floor area (m ²)	Building 1: 28,517 Building 2: 12,089 Building 3: 27,384 TOTAL: 68,000
Car parking spaces	358



3 Contamination baseline assessment

3.1 Objectives

The objectives of this contamination assessment are to:

- satisfy the requirements of the SEARs outlined in section 1.3
- identify areas of potential existing contamination within and nearby the Concept SSDA site
- identify whether potential contamination at the site is likely to preclude it from being suitable for the construction and operation of a mixed-use development comprising of three buildings above and adjacent to the Sydney Olympic Park metro station
- assess where further detailed site investigations would be required to assess contamination prior to construction and to identify any other mitigation measures required during construction.

3.2 Scope of work

To achieve the objectives above, the methodology carried out for this contamination assessment involved:

- A desktop review of available information sources and observations from previous site inspections to understand the existing environment and potential for contamination within the site. The study area for this technical paper comprises the Concept SSDA site boundary plus an approximate 500-metre buffer from the boundary of the Concept SSDA site.
- Consideration of the contamination status following construction of the station box under the Stage 1 CSSI approval and construction of the station under Stage 3 CSSI application, prior to the Concept SSDA construction activities commencing.
- Identification of areas of environmental concern (with respect to contamination) and assessment of potential impacts during construction and operation from contamination (with no mitigation measures) to environmental and human receptors.
- Identification of contamination receptors and exposure pathways and ranking these in terms of risk using a prioritisation methodology to illustrate the potential harm.
- Identification of appropriate mitigation and management responses for contamination, or where further investigation or remediation may be required.

The desktop assessment involved a review of available information relevant to the site to understand the existing environment, the potential risk for contamination and the potential impacts. The review of information included:

- The Detailed Site Investigation (DSI) completed by ERM (2022), providing a summary on the current contamination risks present within the site, based on the results of intrusive investigations undertaken between 12 January 2022 and 9 February 2022.
- Findings from Sydney Metro (2020b) contamination assessment for the Stage 1 CSSI approval (Technical Paper 8). The investigation assessed the following in respect to Sydney Olympic Park metro station:

- the Stage 1 CSSI approved construction site and tunnel alignment including excavation to facilitate the construction of future stations service facilities
- tunnel depths of up to 25m
- existing land uses in vicinity to the site and information on topography, drainage, geology, soils, hydrogeology, acid sulfate soils, and receiving environment data including relevant mapping and provisions in the relevant City of Parramatta Local Environmental Plan (LEP) 2011 and State Environmental Planning Policy (Precincts - Central River City) 2021
- historical aerial photographs (1930 to 2004) and available aerial imagery services (NSW Spatial Portal Service Historical Imagery Viewer).
- Factual contamination assessment report prepared by Golder and Douglas Partners (2021).
- Publicly available information including:
 - the NSW Environment Protection Authority (EPA) register
 - Licenced activities under the *Protection of the Environment Operations Act 1997* (POEO Act)
 - NSW Department of Primary Industries – Water’s groundwater database
 - the City of Parramatta Council database (section 10.7/149 zoning certificates).
 - information available via general internet searches for the key words (contamination, remediation and site investigation) for City of Parramatta and major projects within and adjoining the Concept SSDA site.

Areas located within the construction site, nearby land uses, and potential areas of environmental concern (with respect to contamination) were visually inspected previously by Sydney Metro (2020b) as part of the Stage 1 CSSI approval. The site inspection was completed from only publicly available areas and focused on the construction site, as well as nearby land uses and potential areas of environmental interest (AEI).

3.3 Relevant contamination guidelines

In preparing this contamination assessment, the following guidelines were considered (where relevant):

- Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC & ARMCANZ, 2000, ANZG, 2018, and draft ANZG, 2020)
- Contaminated Sites: Sampling Design Guidelines (NSW EPA 1995)
- Contaminated Sites: Guidelines for the Assessment and Management of Groundwater Contamination (Department of Environment and Conservation NSW 2007)
- Guidelines for Managing Risks in Recreational Waters (National Health and Medical Research Council 2008)
- Guidelines for Consultants Reporting on Contaminated Sites (NSW EPA 2020)
- Guidelines for the NSW Site Auditor Scheme (3rd edition) (NSW EPA 2017)
- Guidelines on the Duty to Report Contamination under the *Contaminated Land Management Act 1997* (CLM Act) (NSW EPA 2015a)
- National Environment Protection (Assessment of Site Contamination) Measure (NEPM) 1999 amended 2013 (National Environment Protection Council 2013)

- PFAS National Environmental Management Plan 2.0 (Heads of EPAs Australia and New Zealand 2020).

The relevant legislation, regulations and policies for contaminated land matters that have been considered during the preparation of this assessment include:

- CLM Act (New South Wales Environment Protection Authority, 1997)
- State Environmental Planning Policy (Resilience and Hazards) 2021
- POEO Act (New South Wales Environment Protection Authority, 1997)
- Protection of the Environment Operations (Waste) Regulation 2014 (New South Wales Environment Protection Authority, 2014)
- EP&A Act
- State Environmental Planning Policy (Precincts – Central River City) 2021.

The planning report for the SOP Master Plan 2030 (2018 Review) states the following:

- section 5.2 of the Master Plan 2030 (2018 Review) does not contain any specific contamination controls for the Central Precinct
- notwithstanding, any future development application within the Central Precinct will be required to address site contamination in consideration of the State Environmental Planning Policy (Resilience and Hazards) 2021.

3.4 Construction works for proposed development

Prior to construction of the over and adjacent station development, the station box will have been constructed as part of the CSSI approvals. This station box will act as the podium that Building 1 will be constructed above. The Concept SSDA site will include small buildings for workshops, temporary storage, amenities, site parking and site offices to accommodate workers on-site. Access points and site parking will have tarmac or compacted rock to avoid loose material as a result of vehicle movement and foot traffic. The concrete base of the existing buildings may remain in some areas of the site, while other areas may contain exposed local soil.

The construction works for the proposed development would include:

- Excavation of six-level building basements (Buildings 2 and 3), approximately 20m in depth, which would result in large quantities of excavated material to be disposed of.
- Temporary shoring of excavations of the building basements which would involve installation of temporary piles, rock drilling and concreting to support the ground while excavation is undertaken.
- Construction of basements to Buildings 2 and 3. These works include forming and pouring footings, wall and suspended slabs. Due to the ground conditions, it is expected that these basements will include concrete footings and concrete ground, and intermediate slabs to waterproof and to stop the ingress of groundwater. During excavation, groundwater dewatering would occur, and groundwater would be extracted, tested and treated as required, prior to being disposed.
- The construction of the proposed development would include concrete works, installation of glazed façade, large plantroom, services installation and finishing trades including ceilings, membrane roofs and floors.
- Internal fit out including floors, walls and ceilings and building services comprising mechanical, electrical, piping, fire and telecommunications systems.

- Construction of a local road (Precinct Street A) within the Concept SSDA site, connecting the proposal to the wider road network.
- Finishing work and testing and commissioning including cleaning and detailing.
- Enabling and site establishment work including:
 - bulk earthworks to level the site to the surrounding road network level. Approximately, 32,000m³ of spoil will be removed off site
 - installation of perimeter site hoardings to secure the construction site
 - installation of workers lunchrooms, change rooms and toilet facilities, and site offices for management staff
 - installation of tower cranes and man and material hoists.

Figure 3-1 shows the extent of excavation of the basement boundaries (for Buildings 2 and 3) associated with the Concept SSDA and illustrates the location of the CSSI building footprint which is to be constructed as part of the Stage 3 CSSI approval. Once constructed, the CSSI will act as the podium that Building 1 will be constructed above.



Figure 3-1 Concept SSDA construction boundary and basement boundaries

3.5 Site condition and surrounding environment

Findings from the following reports have been reviewed to draw relevant information in the context of the Concept SSDA site:

- ERM 2022, Detailed Site Investigation - Sydney Olympic Park Construction Site, Sydney Metro West; Central Tunnelling Package

- Golder and Douglas Partners. 2021, 00013/11180 Sydney Metro West Geotechnical Investigation - Factual Contamination Assessment Report
- Sydney Metro 2020b, Westmead to the Bays and Sydney CBD Environmental Impact Statement Concept and Stage 1, Technical Paper 8 Contamination.

This information has been used to evaluate the site condition and surrounding environment of the Concept SSDA site.

3.5.1 Land use and zoning

The Concept SSDA site comprised of large commercial buildings with large, tree-lined carparking areas. The area to the northwest of the Concept SSDA site comprises of sporting stadiums and large paved areas. Prior to the commencement of the proposed development, all structures will be demolished within the Concept SSDA site area as part of the Stage 1 CSSI Approval, and the Sydney Olympic Park metro station constructed as part of the Stage 3 CSSI Approval.

The land use zone within 500 metres of the Concept SSDA is Mixed (B4) as described by the State Environmental Planning Policy (Precincts – Central River City) 2021. The land use zone within the Concept SSDA site is similarly Mixed (B4). In this land zone, the objectives are:

- to protect and promote the major events capability of the Sydney Olympic Park site and to ensure that it becomes a premium destination for major events
- to integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling
- to ensure that the Sydney Olympic Park site becomes an active and vibrant town centre within metropolitan Sydney to create opportunities to improve the public domain and pedestrian links
- to provide for a mixture of compatible land uses
- to encourage diverse employment opportunities
- to promote ecologically sustainable development and minimise any adverse effect of land uses on the environment
- to encourage the provision and maintenance of affordable housing.

3.5.2 Topography and drainage

The Concept SSDA site is located on a local high point within the Olympic Park precinct with stormwater flowing towards each of the bounding roads under existing conditions. There is a comprehensive underground stormwater system that drains the area. The Concept SSDA site will be relatively flat at an elevation of approximately 16-25m Australian Height Datum (AHD).

3.5.3 Surface water and flooding

The Concept SSDA site is located near (within one kilometre) the Powell's Creek catchment to the south of Parramatta River, within the Parramatta River catchment. This catchment is highly urbanised and altered from its natural state, with pockets of open spaces and parkland. One waterbody is located within the study area, Lake Belvedere. Lake Belvedere is located about 400 metres south-east of the Concept SSDA site, this lake receives stormwater runoff from Boundary Creek, as well as from the southern part of Sydney Olympic Park, and flows into Powell's Creek to the north-east.

The Concept SSDA site is situated above the limit of mainstream flooding and has been assessed as being subject to minor overland flooding only, given its location on an elevated hill. The site is located on the boundary of the floodplain and hence is expected to be outside of high hazard, floodway and flood storage areas (Sydney Metro, 2020c).

3.5.4 Soils

ERM was engaged by Acciona Construction Pty Ltd & Ferrovial Construction Pty Ltd Joint Venture (AFJV) to conduct a DSI at the Sydney Olympic Park construction site. Intrusive investigations were completed between 12 January 2022 and 9 February 2022 and were analysed for contaminants of potential concern (CoPC).

Of the investigations completed, soil samples tested for CoPC reported concentrations of CoPC below the laboratory limit of reporting and/or below the adopted human health and ecological criteria (following the NEPM 1999). It should be noted that per- and poly-fluoroalkyl substances (PFAS) were detected within three shallow soil samples analysed. All instances of PFAS identification were recorded below exceedance of the human health and the ecological criteria (following the PFAS National Environmental Management Plan).

Golder and Douglas Partner (2021) conducted intrusive investigations as part of the Stage 1 CSSI Approval. Of the investigations completed, the most relevant due to its proximity (approximately 150m from the Concept SSDA site) was borehole 712 (BH712), which recorded no CoPC exceedances (following the NEPM 1999).

3.5.5 Acid sulfate soils

Potential acid sulfate soils (ASS) risk maps from the former Office of Environment and Heritage (now part of NSW DPE) and City of Parramatta LEP (2011) indicate the Concept SSDA site is located in a Class 5 area which indicates there is no risk of encountering ASS. Soil mapped as Class 2 ASS risk are located approximately 320 metres north-east of the Concept SSDA site and disturbed terrain 200 metres to the south-east.

3.5.6 Hydrogeology

Groundwater is known to occur in the soil profile and within the fractured or porous rock at the Concept SSDA site (Sydney Metro, 2020c). Available data from previous site investigations by Sydney Metro (2020c) indicate that groundwater levels in soils in the vicinity of the Concept SSDA site are 12m AHD. The groundwater flow regime in the vicinity of the construction site is expected to change due to excavation of the Stage 1 CSSI. Without construction associated with the CSSI approval, groundwater would flow away from the construction site in southerly and easterly directions. With construction associated with the CSSI, the excavation is assessed to act as a groundwater sink, causing groundwater to flow towards the Concept SSDA site (ERM 2022).

Groundwater samples were collected and analysed from monitoring wells installed within 500 metres of the Concept SSDA site (Sydney Metro, 2020c). Based on data gathered from the monitoring wells, groundwater within the Concept SSDA site and surrounding area were considered to have the potential to be impacted by heavy metals, hydrocarbons including total recoverable hydrocarbons (TRH), benzene, toluene, ethyl benzene and xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), chlorinated hydrocarbons, volatile organic compounds (VOCs) and phenols.

The groundwater sampling investigation undertaken by ERM (2022) found that groundwater contaminants generally did not exceed the human health criteria (following the NEPM 1999), with a low exceedance in nickel (heavy metal) found at a

groundwater monitoring well within the northern extent of the study area. Groundwater levels of the following CoPC exceeded the ecological criteria (following the NEPM 1999); nitrates, phosphates, arsenic, copper, iron, nickel and zinc.

Golder and Douglas Partner (2021) conducted intrusive investigations as part of the Stage 1 CSSI Approval. Of the investigations completed, the most relevant due to its proximity (approximately 150m from the Concept SSDA site) was BH712 which recorded no groundwater CoPC that exceeded human health or ecological criteria (following the NEPM 1999). The Golder and Douglas Partner report notes that zinc was recorded over the limit of reporting within the groundwater sample of BH712.

3.5.7 Hazardous ground gases

The intrusive investigations undertaken by ERM (2022) comprised of three rounds of hazardous ground gas (HGG) monitoring occurring on; 2 February 2022, 9 February 2022 and 22 March 2022, found the following in relation to HGGs:

- methane readings were recorded as being the same as ambient air readings within all monitoring wells
- carbon monoxide and hydrogen sulfide were not detected within any monitoring well.

3.5.8 Sensitive receiving environments

Within the study area, there are no coastal wetlands as defined by the State Environmental Planning Policy (Resilience and Hazards) 2021. Lake Belvedere is a regionally important waterbird breeding habitat. Many species of native fish have been recorded in Lake Belvedere. The lake receives nutrient-rich runoff from its catchment and in the past has been prone to algal blooms and aquatic weed infestations.

The groundwater monitoring investigation undertaken by ERM (2022) supports this information, as the registered exceedances in nitrates and phosphates correlates with Lake Belvedere's proneness to algal bloom.

3.6 Concept SSDA site background

The following sections summarise background information on the Concept SSDA site, including historic uses, council records and Environmental Protection Authority (EPA) records.

3.6.1 Council records

Section 10.7 certificates are legal planning documents issued by the City of Parramatta Council in accordance with the requirements of section 10.7(2&5) of the EP&A Act. The certificates place restrictions and requirements on development for specific parcels of land and identify any contamination issues to that parcel of land. Specific to contamination, a review of the certificates revealed that land within the Concept SSDA site:

- is not significantly contaminated land within the meaning of the CLM Act
- has not been identified as land that is reserved for a public purpose in an environmental planning instrument
- has not been identified as land that is subject to a biobanking agreement under part 7A of the *Biodiversity Conservation Act 2016*

- has not been identified by an environmental planning instrument, a development control plan or a policy adopted by the Council as being or affected by a coastline hazard, a coastal hazard or a coastal erosion hazard
- has not been identified as unsewered land within a drinking water catchment
- has not been identified as land that is declared to be a special area under the Sydney Water CLM Act
- is not subject to a management order within the meaning of the CLM Act at the date when the certificate is issued
- is not subject on an approved voluntary management proposal within the meaning of the CLM Act at the date when the certificate is issued
- is not subject to an ongoing maintenance order within the meaning of the CLM Act at the date when the certificate is issued
- is subject to a site audit statement within the meaning of the CLM Act.

Copies of the section 10.7 (2&5) certificates are provided in Appendix A.

3.6.2 Aerial photographs

Historical aerial photographs of the Concept SSDA site and surrounds were reviewed to identify former land uses that may have the potential to be sources of contamination. The photographs were obtained from NSW Spatial Portal Service Historical Imagery Viewer and are presented in Appendix B. Details of the aerial photographs are detailed below in Table 3-1.

Table 3-1 Historical aerial photograph review

Date	Within the Concept SSDA site	Surrounding area
1930	<ul style="list-style-type: none"> • The construction site appears to comprise areas of open space (possible paddocks), roadways and a small scattering of buildings (northern portion). 	<ul style="list-style-type: none"> • Areas to the north of the construction site and above the alignment comprise a large commercial/industrial premise (possible abattoir) and associated holding yards and paddocks • The land use surrounding the construction site and above the alignment comprises primarily paddocks and holding yards • A brick pit and vegetated areas (possible mangroves) are located to the north-east and east respectively of the construction site and alignment
1951	<ul style="list-style-type: none"> • The construction site does not appear to have undergone significant development since the 1930 imagery 	<ul style="list-style-type: none"> • Areas to the north, west and south of the construction site do not appear to have undergone significant development since the 1930 imagery

Date	Within the Concept SSDA site	Surrounding area
1975	<ul style="list-style-type: none"> The construction site does not appear to have undergone significant development since the 1951 imagery with the exception of more established roads and streets. Development of the railway line on the south-east corner of the construction site appears to have taken place 	<ul style="list-style-type: none"> Areas to the north of the construction site do not appear to have undergone significant development since the 1951 imagery Areas to the south-west of the construction site have developed into small, fenced off areas of land and large rectangular structures (likely cattle pens), and paddocks Land to the south of the construction site appears to have less subdivision, with roads separating the land into large vacant lots Land within the area appears to comprise disturbed terrain, where previously observed vegetation is no longer present Areas to the east of the construction site and north of the proposed alignment appear to be subject to landfilling
1986	<ul style="list-style-type: none"> The construction site appears to have undergone development. Three large buildings now occupy portions of the construction site The rail line observed previously within the south-east corner of the construction site does not appear to exist. 	<ul style="list-style-type: none"> Areas to the north-east appear to have undergone development. Four large buildings, paved surfaces and car parks are apparent on previously vacant land Areas to the north and south-west of the construction site do not appear to have undergone significant development since the 1975 imagery. Areas to the south of the construction footprint appear to have undergone development. Land that was previously occupied by paddocks and yards now is occupied by a large building Areas to the east of the construction site previously subject to landfilling now appear to be landscaped open space.

Date	Within the Concept SSDA site	Surrounding area
1999	<ul style="list-style-type: none"> The construction site appears to have undergone development. Additional buildings, streetscaping work appears to have taken place, with the addition of paved surfaces and carparks. 	<ul style="list-style-type: none"> Buildings and structures on areas to the north of the construction site (i.e. former abattoir) have been demolished. These areas of land now appear to consist of disturbed soils and stockpiles on vacant lots. South-west, adjacent to the construction site, two field and track stadiums and the Sydney Olympic Park Aquatic Centre have been constructed. South of the proposed station alignment, a number of sporting fields and associated stadiums have been constructed, surrounded by carparking and landscaped areas. West of the corridor, the structures associated with the former abattoir and yards have been demolished/removed. Land to the east of the construction site and beneath the proposed alignment, does not appear to have undergone any significant changes since the 1989 imagery with the exception of landscaping/streetscaping works.
2004	<ul style="list-style-type: none"> The construction site does not appear to have undergone significant development since the 1999 imagery with the exception of the extension/modifications of one building and further streetscaping work including additional paved surfaces and carparks. 	<ul style="list-style-type: none"> Areas surrounding the construction site appear to have undergone significant landscaping work including additional paved surfaces, car parking, increased vegetation and additional green spaces between buildings. A large stadium (ANZ Stadium) appears to have been constructed to the west of the proposed construction site. Multiple large buildings (including the current Olympic Park metro station) appear to have been constructed to the north of the corridor including another stadium. Additional sporting fields/courts and facilities have been constructed to the south of the construction site. Roads within and around this area appear to have undergone streetscaping and widening works.

3.6.3 NSW EPA records

Contaminated sites notified to the EPA

A search conducted on 9 November 2021 of the NSW EPA Contaminated Sites Record of Notices (under section 58 of the CLM Act) and the list of contaminated sites notified to the NSW EPA (under section 60 of the CLM Act) indicated that there

were three sites registered with the NSW EPA within 500 metres of the Concept SSDA site that were either regulated, formerly regulated or had been notified. The sites are summarised in Table 3-2.

Table 3-2 NSW EPA regulated / formerly regulated / notified sites within 500 metres of the Concept SSDA site

Site address	Regulated / formerly regulated / notified	Site activity	Contamination status	Location relative to the Concept SSDA site
Sarah Durack Avenue	Regulated	Landfill (Former Golf Driving Range Landfill)	Ongoing maintenance required to manage residual contamination (CLM Act). Uncontrolled landfilling.	Approximately 340 metres south-east of the Concept SSDA site.
Shane Gould Avenue	Regulated	Landfill (Aquatic Centre)	Ongoing maintenance required to manage residual contamination (CLM Act). Uncontrolled landfilling.	Approximately 210 metres south-west of the Concept SSDA site.
Bicentennial Park	Regulated	Landfill (Park)	Ongoing maintenance required to manage residual contamination (CLM Act). Uncontrolled landfilling.	Approximately 300 metres east of the Concept SSDA site.

Licensed activities under the POEO Act

A search conducted on 9 November 2021 of the NSW EPA POEO Act public register (under section 308 of the POEO Act) indicated there are no sites within 500 metres of the Concept SSDA site that have current environmental protection licences (EPL).

EPLs generally detail requirements for the management of pollution risks associated with the licenced activities. As such, if activities are operating in accordance with their respective EPL, the risk of those activities causing contamination would be reduced.

Per- and Poly- fluoroalkyl substances

Considering the high mobility of PFAS within the environment, a search of potential PFAS sources was carried out within 500 metres of the Concept SSDA. The search involved a review of:

- NSW EPA Contaminated Sites Record of Notices (under section 58 of the CLM Act) and the list of contaminated sites notified to the NSW EPA (under section 60 of the CLM Act) for PFAS as a contaminant of concern
- current and historical (from 1930 onwards) aerial imagery for visually identifiable industry and/or operations which may be associated with PFAS contaminants (as defined by the PFAS National Environmental Management Plan, 2018) including aviation, coal works, power generation (including switchyards), petrochemical production, fuel production, petroleum products storage, aviation, sewage treatment plants and waste disposal
- a review of available aerial imagery services (Google Earth).

Following the review, four PFAS sources were identified within 500 metres of the Concept SSDA site. The sites are summarised in Table 3-3.

Table 3-3 Potential PFAS sources within 500 metres of the Concept SSDA site

Site address	Site activity	Information source	Potential PFAS source	Contamination status	Location relative to the site
Sarah Durack Avenue	Landfill (Former Golf Driving Range Landfill)	NSW EPA	PFAS-containing waste in the landfill	Ongoing maintenance required to manage residual contamination associated with uncontrolled landfilling (not specific to PFAS) under the CLM Act	Approximately 340 metres south-east of the Concept SSDA
Shane Gould Avenue	Landfill (Aquatic Centre)	NSW EPA	PFAS-containing waste in the landfill	Ongoing maintenance required to manage residual contamination associated with uncontrolled landfilling (not specific to PFAS) under the CLM Act	Approximately 210 metres south-west of the Concept SSDA
Bicentennial Park	Landfill	NSW EPA	PFAS-containing waste in the landfill	Ongoing maintenance required to manage residual contamination associated with uncontrolled landfilling (not specific to PFAS) under the CLM Act	Approximately 400 metres east of the Concept SSDA
Underwood Road	Mason park Substation	NSW EPA	Firefighting activities	Ongoing maintenance required to manage residual contamination associated with uncontrolled landfilling (not specific to PFAS) under the CLM Act	Approximately 400 metres south of the Concept SSDA

3.7 Areas of environmental interest

Based on the findings of the desktop review and site inspections completed by Sydney Metro (2020b), a number of known and potential sources of contamination AEI were identified within the study area.

To understand the possible interaction of future construction and operational activities associated with the Concept SSDA with potential contamination, the AEI have been categorised using a prioritisation methodology. AEI identified within the study area have been categorised as low, moderate and high potential contamination impact. These categorisations have factored in the results of the DSI undertaken by ERM (2022).

The categories of potential contamination impact to construction are defined as:

- Very low to low impact could represent smaller volumes of contaminated materials, likely to be limited to surface soils, with pathways readily mitigated with typical soil and water controls and personnel protective equipment (PPE), and readily remediated by standard construction methods.
- Moderate impact could represent larger volumes of contaminated materials, with pathways readily mitigated with typical soil and water controls and PPE and readily remediated by standard construction methods or smaller volumes of more complex contamination which may require specialised remediation methods and specialised mitigation measures for pathways.
- High to very high impact could represent more significant exposure risks, contaminated groundwater and gas/vapours, increased quantum of contaminated materials and wider contamination extent requiring remediation and specialised remediation methods. Pathways may require specialised mitigation measures for example, positive pressure tents and odour control.

As part of the Stage 1 CSSI approval, buildings within the Concept SSDA site will be demolished and the station box excavated. As part of the Stage 3 CSSI approval, the station box (CSSI) will be constructed, which includes the podium which Building 1 will sit upon.

The AEI (moderate risk and above) associated with the Concept SSDA site are summarised below.

- AEI 30 - uncontrolled landfilling (former Golf Driving Range Landfill – Sarah Durack Avenue, Sydney Olympic Park), known areas of waste and groundwater contamination.
- AEI 31 - uncontrolled landfilling (Aquatic Centre Landfill – Shane Gould Avenue, Sydney Olympic Park), known areas of waste and groundwater contamination.
- AEI 32 - uncontrolled landfilling (Bicentennial Park Landfill – Bicentennial Drive, Sydney Olympic Park), known areas of waste.
- AEI 33 - former abattoir, inappropriate chemical storage and use, waste disposal and burials.

Figure 3-2 shows sites of moderate potential contamination impact and above (AEI 30-AEI 33), identified by Sydney Metro 2020b, that are within the study area. All other AEI identified within the study area by Sydney Metro 2020b are considered low risk and not included within Figure 3-2. Table 3-4 outlines the potential source, pathway and receptor for potential contamination located within the study area, with a risk rating assigned to each type of environmental media associated with each AEI.



Engineering Design Services - Metro West
Sydney Olympic Park SSD Site

— Sydney Olympic Park SSD Boundary

Legend

-  AEI 32 - Bicentennial Park landfill
-  AEI 30 - Golf driving range landfill
-  AEI 33 - Former abattoir
-  AEI 31 - Aquatic Centre landfill



0 200 Meters
1 cm = 50 meters
Date: 2/12/2021
WGS 1984 Web Mercator Auxiliary Sphere



Figure 3-2 Areas of environmental interest – moderate and above

Source: Sydney Metro 2020b

Table 3-4 Areas of environmental interest

AEI	Media and CoPCs	Pathway	Receptor	Risk identified at the site
AEI 30 Uncontrolled landfilling (former Golf Driving Range Landfill – Sarah Durack Avenue, Sydney Olympic Park) – Known areas of waste and groundwater contamination	Waste	Surficial contamination from source site unlikely to migrate from source site and be exposed during construction	N/A	Low
	Heavy metals, hydrocarbons (TRH, BTEX, PAH), VOC, PFAS, asbestos			
	Groundwater	Potential for contaminated groundwater migration from AEI 30 to be present at depth within the Concept SSDA site. ERM (2022) found that groundwater at the Concept SSDA site contains nutrient (nitrogen and phosphorus) levels exceeding the ecological criteria. Ecosystems of Lake Belvedere could be exposed to contamination via releases during construction.	<ul style="list-style-type: none"> • Future on-site construction/intrusive maintenance workers • Future on-site commercial workers • Future on-site residents • Lake Belvedere 	Moderate
	Nutrients, heavy metals, hydrocarbons (TRH, BTEX, PAH), VOC, PFAS.			
	Vapours and hazardous ground gases	Future change in groundwater flow could result in an ingress of vapours or hazardous ground gases from AEI 30. ERM (2022) detected methane levels at similar concentrations to the ambient air within the Concept SSDA site. Future groundwater flows could result in higher concentrations developing. Therefore, future site users could be exposed to hazardous ground gases	<ul style="list-style-type: none"> • Future on-site construction/intrusive maintenance workers • Future on-site commercial workers • Future on-site residents 	Low
	Methane, Hydrogen sulphide, carbon dioxide, VOC			
AEI 31 Uncontrolled landfilling (Aquatic Centre Landfill – Shane Gould Avenue, Sydney Olympic	Waste	Surficial contamination from source site unlikely to migrate from source site and be exposed during construction	N/A	Low
	Heavy metals, hydrocarbons (TRH, BTEX, PAH), VOC, PFAS, asbestos			

AEI	Media and CoPCs	Pathway	Receptor	Risk identified at the site
Park) – Known areas of waste and groundwater contamination	Groundwater	Potential for contaminated groundwater migration from AEI 31 to be present at depth within the Concept SSDA site.	<ul style="list-style-type: none"> • Future on-site construction/intrusive maintenance workers • Future on-site commercial workers • Future on-site residents • Lake Belvedere 	Moderate
	Nutrients, heavy metals, hydrocarbons (TRH, BTEX, PAH), VOC, PFAS.	ERM (2022) found that groundwater at the Concept SSDA site contains nutrient (nitrogen and phosphorus) levels exceeding the ecological criteria. Ecosystems of Lake Belvedere could be exposed to contamination via releases during construction.		
	Vapour and landfill gas	Future change in groundwater flow could result in an ingress of vapours or hazardous ground gases from AEI 31.	<ul style="list-style-type: none"> • Future on-site construction/intrusive maintenance workers • Future on-site commercial workers • Future on-site residents 	Low
	Methane, Hydrogen sulphide, carbon dioxide, VOC	ERM (2022) detected methane levels at similar concentrations to the ambient air within the Concept SSDA site. Future groundwater flows could result in higher concentrations developing. Therefore, future site users could be exposed to hazardous ground gases		
AEI 32 Uncontrolled landfilling (Bicentennial Park Landfill – Bicentennial Drive, Sydney Olympic Park) – Known areas of waste	Waste	Surficial contamination from source site unlikely to migrate from source site and be exposed during construction.	N/A	Low
	Heavy metals, hydrocarbons (TRH, BTEX, PAH), VOC, PFAS, asbestos			
	Groundwater	Potential for contaminated groundwater migration from AEI 32 to be present at depth within the Concept SSDA site.	<ul style="list-style-type: none"> • Future on-site construction/intrusive maintenance workers • Future on-site commercial workers • Future on-site residents 	Moderate
	Nutrients, heavy metals, hydrocarbons (TRH, BTEX, PAH), VOC, PFAS	ERM (2022) found that groundwater within the Concept SSDA site contains nutrient (nitrogen and phosphorus) levels exceeding the ecological criteria. Ecosystems of Lake Belvedere could be exposed to contamination via releases during construction.		

AEI	Media and CoPCs	Pathway	Receptor	Risk identified at the site
			<ul style="list-style-type: none"> • Lake Belvedere 	
	Vapour and landfill gas	Future change in groundwater flow could result in an ingress of vapours or hazardous ground gases from AEI 32.	<ul style="list-style-type: none"> • Future on-site construction/intrusive maintenance workers 	Low
	Methane, Hydrogen sulphide, carbon dioxide, VOC	ERM (2022) detected methane levels at similar concentrations to the ambient air within the Concept SSDA site. Future groundwater flows could result in higher concentrations developing. Therefore, future site users could be exposed to hazardous ground gases	<ul style="list-style-type: none"> • Future on-site commercial workers • Future on-site residents 	
AEI 33 Former abattoir – Inappropriate chemical storage and use, waste disposal and burials.	Surface soil	Surficial contamination from source site unlikely to migrate from source site and be exposed during construction.	N/A	Low
	Pathogens, pesticides			
	Groundwater	Potential for contaminated groundwater migration from AEI 33 to be present at depth within the Concept SSDA site.	<ul style="list-style-type: none"> • Future on-site construction/intrusive maintenance workers 	Moderate
	Nutrients, heavy metal (nickel), pathogens	ERM (2022) found that groundwater within the Concept SSDA site contains nutrient (nitrogen and phosphorus) levels exceeding the ecological criteria and nickel levels exceeding the human health criteria. Ecosystems of Lake Belvedere could be exposed to contamination via releases (water) during construction.	<ul style="list-style-type: none"> • Future on-site commercial workers • Future on-site residents • Lake Belvedere 	

Source: Sydney Metro 2020b and ERM 2022

3.8 Contaminants of potential concern

Based on the review of available information, the CoPC relating to current and historical activities within and surrounding the Concept SSDA site are outlined below.

- Nutrients– including elevated nitrogen and phosphorus levels exceeding the ecological criteria throughout the study area.
- Asbestos – whilst investigations undertaken by ERM (2022) found no evidence of asbestos containing material (ACM) within borehole surface soil samples, it was stated that boreholes are not the most effective way of sampling for ACM. Therefore, the risk of encountering ACM is still present within the Concept SSDA site.
- Heavy metals – nickel was found within groundwater (toward the northern extent of the Concept SSDA site) exceeding the human health criteria. Arsenic, copper, iron, nickel and zinc were found within groundwater (toward the northern extent of the Concept SSDA site) exceeding ecological criteria.
- Methane – detected through hazardous ground gas monitoring (ERM 2022), reading below the ecological and the human health criteria. Future change in groundwater flow due to drawdown could result in an ingress of vapours or hazardous ground gases from nearby AEI. Therefore, future site users could be exposed to hazardous ground gases.
- PFAS – detectable concentrations of PFAS were identified within three shallow soil samples and two groundwater monitoring wells. All instances of PFAS identification were recorded below exceedance of the human health and the ecological criteria.

3.9 Assessment of potential impacts

The potential for impacts from contamination on sensitive receivers during the construction and operation phase are described in the following sections.

3.9.1 Soils

The laboratory analysis of intrusive investigations (boreholes) undertaken by ERM (2022), found that there were no CoPC exceedances of the human or the ecological criteria within the tested soil.

Although asbestos was not found in the soil samples submitted for asbestos identification, boreholes are not the most effective way of identifying asbestos in soils (ERM 2022). Due to the past land uses within the area of the Concept SSDA site, there remains a chance of encountering asbestos within the surface layers of soil during the excavation of the basements for Buildings 2 and 3.

Contaminants encountered during construction could be managed subject to the implementation of appropriate mitigation measures.

Potential impacts as a result of disturbance of contaminated soil without appropriate mitigation and/or remediation may include:

- contaminant exposure risk to construction personnel and the general public
- contaminant exposure to the environmental receptor of Lake Belvedere
- cross contamination of previously uncontaminated areas associated with the incorrect handling or disposal of spoil and unexpected finds.

During operation of the proposed development, storage of hazardous substances, and cleaning activities may potentially cause localised soil and sediment contamination if not managed appropriately. However, the use and storage of chemicals, oils or fuels will likely be limited. Sydney Metro (2021) concluded there are no significant sources of contamination or impacts anticipated from the operation of the proposed development.

3.9.2 Hazardous ground gases

Based on the review of data from ERM (2022), the chance of encountering HGG concentrations exceeding the human and the ecological criteria (NEPM 1999) within the Concept SSDA site is considered low. Further investigation and monitoring of HGG should be considered for both the construction and operational phases of the proposed development.

3.9.3 Acid sulfate soils

As the proposed development is located within an area where there is no risk of encountering ASS, there is a very low risk of ASS affecting the basement excavations of Buildings 2 and 3 associated with the Concept SSDA site.

In the event that ASS is encountered during the basement excavation of Buildings 2 and 3, the potential impact from disturbance of potential ASS would be expected to be localised and not significant, with appropriate mitigation measures implemented.

3.9.4 Groundwater

Contaminated groundwater may be encountered during the construction activities of the proposed development associated with the ingress of contaminated groundwater into excavation voids, and through the process of dewatering during the basement excavations of Buildings 2 and 3.

The DSI undertaken by ERM (2022) found the following in relation to groundwater contamination:

- on-site and off-site groundwater data indicate CoPC are generally below the human health screening criteria with the exception of nickel, nitrates and phosphates
- on-site and off-site groundwater data indicate CoPC are generally below the ecological screening criteria with the exception of arsenic, copper, iron, nickel, nitrates, phosphates and zinc
- treatment of the water is necessary prior to discharge to a surface water body.

If groundwater contamination is not appropriately mitigated, construction activities may expose workers, the public and environmental receptors to contaminated groundwater via direct contact or non-compliant discharge to surface waters.

4 Conclusion

Potential sources of contamination identified during the contamination assessment which may impact the condition of soil and groundwater within the Concept SSDA site and its surrounds include the following:

- uncontrolled landfill (former Golf Driving Range Landfill, Aquatic Centre Landfill and Bicentennial Park Landfill) – Known areas of waste and groundwater contamination
- former abattoir – inappropriate chemical storage and use, waste disposal and burial
- historical commercial and industrial land use – surficial contamination (if present) will be exposed during excavation of surface materials
- historical use of asbestos containing materials within buildings and structures erected since the 1930s
- contaminated groundwater.

These sources of potential contamination were identified by Sydney Metro (2020b and 2021) as part of the Stage 1 CSSI Approval. It is anticipated that remediation of the station box construction footprint would be completed prior to construction of the proposed development. Given that the proposed development would involve construction activities outside of the footprint of those identified in the CSSI contamination may remain present within the Concept SSDA site.

Through a review of the available information (ERM 2022, Golder Douglas Partners 2021 and Sydney Metro 2020a-c) it is possible that the following CoPC could be present within the Concept SSDA site at the time of construction activities commencing:

- nutrients in groundwater– nitrates and phosphates
- asbestos in soils
- arsenic, copper, iron, nickel and zinc in groundwater
- hazardous ground gases – methane
- PFAS in soils.

The following receptors would potentially be impacted by CoPC as a result of construction activities and/or the operation of the proposed development:

- future on-site construction/intrusive maintenance workers
- future on-site commercial workers
- future on-site residents
- Lake Belvedere (ecological receptor).

Based on the available information, there is still a moderate risk of groundwater contamination and a low risk of soil contamination within the Concept SSDA site.

In accordance with State Environmental Planning Policy (Resilience and Hazards) 2021, it is likely that the Concept SSDA site can be made suitable for its proposed use, following the completion of any remediation works required.

5 Limitations

This report has been prepared for use by the client who has commissioned the works in accordance with the Concept SSDA site brief only and has been based in part on information obtained from the client and other parties.

The advice in this report relates only to the Concept SSDA site and all results, conclusions and recommendations made should be reviewed before being used for any other purpose. Mott Macdonald accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This contamination assessment should not be reproduced without prior approval by the client or amended in any way without prior approval by Mott Macdonald, and should not be relied upon by other parties, who should make their own enquires.

Investigation of potential contamination is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the investigation considered appropriate based on the regulatory requirements. The high-level desktop study conducted relies on publicly available information such as aerial photographs, government records, analysis of local historical records and previous investigations provided by the client.

No sampling or laboratory analyses were undertaken as part of this report. Potential contaminants and areas of concern are based on the information detailed in the site history and detailed site investigation report provided by the client. This report does not provide confirmation of the presence of soil and groundwater contamination within the Concept SSDA site.

Changes to site conditions may occur subsequent to the investigations, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, Mott Macdonald reserves the right to review the report in the context of the additional information.

6 References

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Appendix A Council records

PLANNING CERTIFICATE

CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979 as amended

**J Mott MACDONALD
LEVEL 10 / 383 Kent Street
SYDNEY NSW 2000**

Certificate No: 2021/5102
Fee: \$133.00
Issue Date: 7 July 2021
Receipt No: 6424481
Applicant Ref: JONATHON COOK:153874

DESCRIPTION OF LAND

Address: 1 Herb Elliott Avenue
SYDNEY OLYMPIC PARK NSW 2127
Lot Details: Lot 150 DP 1108154

SECTION A

The following Environmental Planning Instrument to which this certificate relates applies to the land:

State Environmental Planning Policy (State Significant Precincts) 2005.

For the purpose of **Section 10.7(2)** it is advised that as the date of this certificate the abovementioned land is affected by the matters referred to as follows:

Contact us:

council@cityofparramatta.nsw.gov.au | 02 9806 5050
@cityofparramatta | PO Box 32, Parramatta, NSW 2124
ABN 49 907 174 773 | cityofparramatta.nsw.gov.au

The land is zoned: MD SEPP (State Significant Precincts) 2005**State Environmental Planning Policy (State Significant Precincts) 2005**

The land is excluded land under Auburn Local Environmental Plan 2010. The land zoning and land use provisions of State Environmental Planning Policy (State Significant Precincts) 2005 apply to the land.

The State Environmental Planning Policy (State Significant Precincts) 2005 may be obtained via the internet from www.legislation.nsw.gov.au or by contacting NSW Department of Planning.

SECTION B**State Policies and Regional Environmental Plans**

The land is also affected by the following State Environmental Planning Policies (SEPP) and Regional Environmental Plans (SREP):

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

Sydney Regional Environmental Plan (SREP) – (Sydney Harbour Catchment) 2005

DRAFT State Environmental Planning Policy to amend State Environmental Planning Policy (SEPP) (Sydney Region Growth Centres) 2006 – Amendment to include the Greater Parramatta Priority Growth Area as a Growth Centre

DRAFT State Environmental Planning Policy (Draft SEPP) – Environment

N.B. All enquiries as to the application of Draft State Environmental Planning Policies should be directed to The NSW Department of Planning, Industry and Environment.

Draft Local Environmental Plan

The land is not affected by a Draft Local Environmental Plan which has been placed on Public Exhibition and has not yet been published.

Development Control Plan

The land is affected by the Sydney Olympic Park Master Plan 2030 (2018 Review).

The Minister for Planning has issued directions that provisions of an EPI do not apply to certain Part 4 development where a concept plan has been approved under Part 3A.

Development Contribution Plan

The land is not affected by the Auburn Council Development Contributions Plan 2007.

Heritage Item/Heritage Conservation Area

An item of environmental heritage is not situated on the land.

The land is located within a Heritage Conservation Area under the provisions of State Environmental Planning Policy (State Significant Precincts) 2005.

Road Widening

The land is not affected by road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993.
- (b) Any Environmental Planning Instrument.
- (c) Any Resolution of Council.

Land Reservation Acquisition

The land is not affected by Land Reservation Acquisition in the State Environmental Planning Policy (State Significant Precincts) 2005.

Site Compatibility Certificate (Seniors Housing, Infrastructure and Affordable Rental Housing)

At the date of issue of this certificate Council is not aware of any

- a. Site compatibility certificate (affordable rental housing),
- b. Site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments),
- c. Site compatibility certificate (seniors housing)

in respect to the land issued pursuant to the Environmental Planning & Assessment Amendment (Site Compatibility Certificates) Regulation 2009 (NSW).

Contamination

Matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed:

Clause 59(2)(a) - is the land to which the certificate relates is significantly contaminated land?

NO

Clause 59(2)(b) - is the land to which the certificate relates is subject to a management order?

NO

Clause 59(2)(c) - is the land to which the certificate relates is the subject of an approved voluntary management proposal?

NO

Clause 59(2)(d) - is the land to which the certificate relates is subject to an ongoing maintenance order?

NO

Clause 59(2)(e) - is the land to which the certificate relates is the subject of a site audit statement?

YES

The land **is affected** by the matters contained in Clause 59(2) (e) as amended in the Contaminated Land Management Act 1997 – as listed.

Council has been furnished with a site audit statement by a site auditor in relation to this site and advises:

(e) that the land to which the certificate relates is the subject of a site audit statement

Tree Preservation

The land is excluded land under Auburn Local Environmental Plan 2010 and the applicant should refer to State Environmental Planning Policy (State Significant Precincts) 2005 on www.legislation.nsw.gov.au.

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

Coastal Protection

Has the owner (or any previous owner) of the land been consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?

NO

Council Policy

The land is excluded land under Auburn Local Environmental Plan 2010 and the applicant should refer to State Environmental Planning Policy (State Significant Precincts) 2005 on www.legislation.nsw.gov.au.

The land is not affected by a policy that has been adopted by Council that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk.

Council has adopted a policy covering the entire City of Parramatta to restrict development of any land by reason of the likelihood of flooding.

Council has adopted by resolution a policy on contaminated land that applies to all land within the City of Parramatta. The Policy will restrict the development of the land if the circumstances set out in the policy prevail. A copy of the policy is available on Councils website at www.cityofparramatta.nsw.gov.au or from the Customer Service Centre

Council has not been notified of any policies adopted by other public authorities that restrict development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence or other risk.

Council has been notified that the Department of Planning has adopted the New South Wales Coastal Planning Guideline: Adapting to Sea Level Rise (August 2010). The guideline can be viewed at www.planning.nsw.gov.au.

The applicant should also refer to projected sea level rise low, medium and high scenario maps on http://www.ozcoasts.org.au/climate/Map_images/Sydney/mapLevel2.jsp for further information.

Mine Subsidence

The land is not affected by the Coal Mine Subsidence Compensation Act 2017 proclaiming land to be a Mine Subsidence District.

Bushfire Land

The land is not bushfire prone land.

Threatened Species

The Environment Agency Head with responsibility for the Biodiversity Conservation Act 2016 has not advised Council that the land includes or comprises an area of outstanding biodiversity value.

Biodiversity certified land

The land is not biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016.

Note. *Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.*

Biodiversity stewardship sites

The Chief Executive of the Office of Environment and Heritage has not notified the Council if the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.

Native vegetation clearing set asides

Council has not been notified of the land containing a set aside area under section 60ZC of the Local Land Services Act 2013.

Property vegetation plans

Council has not been notified of the existence of the property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 on the land.

Paper Subdivision information

The land is not subject to any development plan adopted by a relevant authority or that is proposed to be subject to a consent ballot. A subdivision order does not apply to the land.

Note: Words and expressions used in this clause have the same meaning as they have in Part 16C of the Environmental Planning and Assessment Regulation 2000.

Loose-Fill Asbestos Register

Council has not been notified by NSW Fair Trading of the property being listed on the loose-fill asbestos insulation register maintained by the Secretary of NSW Fair Trading.

Site verification certificates

Council is not aware of whether there is a current site verification certificate in respect of the land.

Affected Building Notices and Building Product Rectification Orders

Council is not aware of whether there is any affected building notice, building product rectification order or notice of intention to make a building product rectification order that is in force in respect of the land.

Note: *affected building notice* has the same meaning as in the *Building Products (Safety) Act 2017*. *building product rectification order* has the same meaning as in the *Building Products (Safety) Act 2017*.

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

**This does not constitute a Complying Development Certificate under section 4.27 of
the EP&A Act**

This information only addresses matters raised in **Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1)(c3) and 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

It is your responsibility to ensure that you comply with the general requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.

3. Complying Development

- (1) *The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.*
- (2) *The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.*

Housing Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Low Rise Housing Diversity Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Rural Housing Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Housing Alterations Code and Industrial Alterations Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

General Development Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Commercial and Industrial (New Buildings and Additions) Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Subdivisions Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Demolition Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Fire Services Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Container Recycling Facilities Code

-
- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.
- (3) *If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.*
- (3) Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land when a land based restriction applies to the land, but it may not apply to all of the land.

SPECIAL NOTES

The land is excluded land under Auburn Local Environmental Plan 2010 and the applicant should refer to State Environmental Planning Policy (State Significant Precincts) 2005 on www.legislation.nsw.gov.au.

Applicants for Sections 10.7 Certificates are advised that Council does not hold sufficient information to fully detail the effect of any encumbrances on the title of the subject land. The information available to Council is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall Council or its servants, be liable for any negligence in the preparation of that information. Further information should be sought from relevant Statutory Departments.

SECTION C**The following additional information is issued under Section 10.7(5)**

Pursuant to S10.7(5) the Council supplies information as set out below on the basis that the Council takes no responsibility for the accuracy of the information. The information if material should be independently checked by the applicant.

Sydney Olympic Park Authority Act 2001

The land is located within Sydney Olympic Park and is affected by the Sydney Olympic Park Authority Act, 2001.

Flood Information

The land is considered by Council TO BE ABOVE the 1 in 100 year mainstream flood level.

This information is based on data available to the Council. It is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall the Council or its servants, be liable for any negligence in the preparation of that information.

Interim Sydney Metro West Corridor - Infrastructure SEPP

Mapping associated with State Environmental Planning Policy (Infrastructure) 2007 (the Infrastructure SEPP) indicates that the land or part of the land is within the Interim Sydney Metro West Corridor.

Note: Advisory Information Regarding Proximity to the Sydney Olympic Park Precinct

The land is within proximity to the Sydney Olympic Park precinct. The nature and scale of facilities within that precinct, and events that it supports, may affect the use and enjoyment of the land as a result of operating hours, noise, lighting, traffic and measures associated with event management. The Sydney Olympic Park precinct also includes a liquid waste treatment plant which operates 24 hours a day except Sundays when operating hours are 7am until 4pm.

Note: Draft City of Parramatta (Outside CBD) Development Contributions Plan

On 17 March 2021 Council Exhibited a draft Development Contribution Plan - the Draft City of Parramatta (Outside CBD) Development Contributions Plan. It is proposed that the Draft City of Parramatta (Outside CBD) Development Contributions Plan will apply to all land within the City of Parramatta LGA, except for land within the Parramatta CBD and Sydney Olympic Park. The proposed Draft City of Parramatta (Outside CBD) Development Contributions Plan will replace eight (8) existing Development Contribution Plans where they apply to land within the Parramatta LGA. These include:

- Parramatta Section 94A Development Contribution Plan (Amendment No. 5);
- Auburn Development Contributions Plan 2007 Amendment No 1;
- Carter Street Precinct Development Contributions Plan 2016;
- Holroyd Section 94 Plan 2013;
- City of Parramatta S94 Development Contributions Plan (formerly Hornsby LGA Land and Epping Town Centre);

- City of Parramatta S94A Development Contributions Plan (formerly Hornsby LGA Land and Epping Town Centre);
- City of Parramatta Section 94A Development Contribution Plan (Former Hills LGA Land); and
- Contributions Plan 14 - Carlingford Precinct.

Further information about the Draft City of Parramatta (Outside CBD) Development Contributions Plan can be found at <https://participate.cityofparramatta.nsw.gov.au/outside-cbd-contributions> or by contacting Council.

Note: Advisory Information regarding Combustible Cladding

External combustible cladding on multi-storey buildings has been identified in local government areas including the City of Parramatta. Combustible cladding is a material that is capable of readily burning.

You should make your own enquiries as to the type of materials that have been used to construct the building. It is recommended that the purchaser obtain a building report from an appropriately qualified person to determine if any cladding type material may pose a risk to the building's occupants. Council may issue orders to rectify a building where combustible cladding is found.

Properties that have combustible cladding on buildings are listed in the NSW Government Combustible Cladding Register. Please refer to <https://www.claddingregistration.nsw.gov.au/> or call 1300 305 695 for further information regarding the NSW Government Combustible Cladding Register.

There is potential for combustible cladding to be present on buildings that are not listed on the Register.

Note: Advisory Information regarding Loose-Fill asbestos Insulation

Research undertaken by the Loose-Fill Asbestos Insulation Taskforce has determined that there is a potential for loose-fill asbestos insulation to be found in residential dwellings constructed prior to 1980 in 28 local government areas including the City of Parramatta.

Some residential homes located in the City of Parramatta may contain loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Please Contact NSW Fair Trading for further information.

This information has been provided pursuant to section 10.7(5) of the Environmental Planning and Assessment Act, 1979 as amended.

Brett Newman
Chief Executive Officer

per



dated 7 July 2021

PLANNING CERTIFICATE

CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979 as amended

**J Mott MACDONALD
LEVEL 10 / 383 Kent Street
SYDNEY NSW 2000**

Certificate No: 2021/5104
Fee: \$133.00
Issue Date: 7 July 2021
Receipt No: 6424481
Applicant Ref: JONATHON COOK:153874

DESCRIPTION OF LAND

Address: 5 Figtree Drive
SYDNEY OLYMPIC PARK NSW 2127
Lot Details: Lot 58 DP 786296

SECTION A

The following Environmental Planning Instrument to which this certificate relates applies to the land:

State Environmental Planning Policy (State Significant Precincts) 2005.

For the purpose of **Section 10.7(2)** it is advised that as the date of this certificate the abovementioned land is affected by the matters referred to as follows:

Contact us:

council@cityofparramatta.nsw.gov.au | 02 9806 5050
@cityofparramatta | PO Box 32, Parramatta, NSW 2124
ABN 49 907 174 773 | cityofparramatta.nsw.gov.au

The land is zoned: MD SEPP (State Significant Precincts) 2005**State Environmental Planning Policy (State Significant Precincts) 2005**

The land is excluded land under Auburn Local Environmental Plan 2010. The land zoning and land use provisions of State Environmental Planning Policy (State Significant Precincts) 2005 apply to the land.

The State Environmental Planning Policy (State Significant Precincts) 2005 may be obtained via the internet from www.legislation.nsw.gov.au or by contacting NSW Department of Planning.

SECTION B**State Policies and Regional Environmental Plans**

The land is also affected by the following State Environmental Planning Policies (SEPP) and Regional Environmental Plans (SREP):

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

Sydney Regional Environmental Plan (SREP) – (Sydney Harbour Catchment) 2005

DRAFT State Environmental Planning Policy to amend State Environmental Planning Policy (SEPP) (Sydney Region Growth Centres) 2006 – Amendment to include the Greater Parramatta Priority Growth Area as a Growth Centre

DRAFT State Environmental Planning Policy (Draft SEPP) – Environment

N.B. All enquiries as to the application of Draft State Environmental Planning Policies should be directed to The NSW Department of Planning, Industry and Environment.

Draft Local Environmental Plan

The land is not affected by a Draft Local Environmental Plan which has been placed on Public Exhibition and has not yet been published.

Development Control Plan

The land is affected by the Sydney Olympic Park Master Plan 2030 (2018 Review).

The Minister for Planning has issued directions that provisions of an EPI do not apply to certain Part 4 development where a concept plan has been approved under Part 3A.

Development Contribution Plan

The land is not affected by the Auburn Council Development Contributions Plan 2007.

Heritage Item/Heritage Conservation Area

The land has not been identified as containing an item of environmental heritage significance under the provisions of State Environmental Planning Policy (State Significant Precincts) 2005.

The land is not located within a Heritage Conservation Area under the provisions of State Environmental Planning Policy (State Significant Precincts) 2005.

The land is not located within an Environmental Conservation Area under the provisions of State Environmental Planning Policy (State Significant Precincts) 2005.

Road Widening

The land is not affected by road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993.
- (b) Any Environmental Planning Instrument.
- (c) Any Resolution of Council.

Land Reservation Acquisition

The land is not affected by Land Reservation Acquisition in the State Environmental Planning Policy (State Significant Precincts) 2005.

Site Compatibility Certificate (Seniors Housing, Infrastructure and Affordable Rental Housing)

At the date of issue of this certificate Council is not aware of any

- a. Site compatibility certificate (affordable rental housing),
- b. Site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments),
- c. Site compatibility certificate (seniors housing)

in respect to the land issued pursuant to the Environmental Planning & Assessment Amendment (Site Compatibility Certificates) Regulation 2009 (NSW).

Contamination

Matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed:

Clause 59(2)(a) - is the land to which the certificate relates is significantly contaminated land?

NO

Clause 59(2)(b) - is the land to which the certificate relates is subject to a management order?

NO

Clause 59(2)(c) - is the land to which the certificate relates is the subject of an approved voluntary management proposal?

NO

Clause 59(2)(d) - is the land to which the certificate relates is subject to an ongoing maintenance order?

NO

Clause 59(2)(e) - is the land to which the certificate relates is the subject of a site audit statement?

NO

Tree Preservation

The land is excluded land under Auburn Local Environmental Plan 2010 and the applicant should refer to State Environmental Planning Policy (State Significant Precincts) 2005 on www.legislation.nsw.gov.au.

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

Coastal Protection

Has the owner (or any previous owner) of the land been consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?

NO

Council Policy

The land is excluded land under Auburn Local Environmental Plan 2010 and the applicant should refer to State Environmental Planning Policy (State Significant Precincts) 2005 on www.legislation.nsw.gov.au.

The land is not affected by a policy that has been adopted by Council that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk.

Council has adopted a policy covering the entire City of Parramatta to restrict development of any land by reason of the likelihood of flooding.

Council has adopted by resolution a policy on contaminated land that applies to all land within the City of Parramatta. The Policy will restrict the development of the land if the circumstances set out in the policy prevail. A copy of the policy is available on Councils website at www.cityofparramatta.nsw.gov.au or from the Customer Service Centre

Council has not been notified of any policies adopted by other public authorities that restrict development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence or other risk.

Council has been notified that the Department of Planning has adopted the New South Wales Coastal Planning Guideline: Adapting to Sea Level Rise (August 2010). The guideline can be viewed at www.planning.nsw.gov.au.

The applicant should also refer to projected sea level rise low, medium and high scenario maps on http://www.ozcoasts.org.au/climate/Map_images/Sydney/mapLevel2.jsp for further information.

Mine Subsidence

The land is not affected by the Coal Mine Subsidence Compensation Act 2017 proclaiming land to be a Mine Subsidence District.

Bushfire Land

The land is not bushfire prone land.

Threatened Species

The Environment Agency Head with responsibility for the Biodiversity Conservation Act 2016 has not advised Council that the land includes or comprises an area of outstanding biodiversity value.

Biodiversity certified land

The land is not biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016.

Note. *Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.*

Biodiversity stewardship sites

The Chief Executive of the Office of Environment and Heritage has not notified the Council if the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.

Native vegetation clearing set asides

Council has not been notified of the land containing a set aside area under section 60ZC of the Local Land Services Act 2013.

Property vegetation plans

Council has not been notified of the existence of the property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 on the land.

Paper Subdivision information

The land is not subject to any development plan adopted by a relevant authority or that is proposed to be subject to a consent ballot. A subdivision order does not apply to the land.

Note: Words and expressions used in this clause have the same meaning as they have in Part 16C of the Environmental Planning and Assessment Regulation 2000.

Loose-Fill Asbestos Register

Council has not been notified by NSW Fair Trading of the property being listed on the loose-fill asbestos insulation register maintained by the Secretary of NSW Fair Trading.

Site verification certificates

Council is not aware of whether there is a current site verification certificate in respect of the land.

Affected Building Notices and Building Product Rectification Orders

Council is not aware of whether there is any affected building notice, building product rectification order or notice of intention to make a building product rectification order that is in force in respect of the land.

Note: *affected building notice* has the same meaning as in the *Building Products (Safety) Act 2017*. *building product rectification order* has the same meaning as in the *Building Products (Safety) Act 2017*.

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

**This does not constitute a Complying Development Certificate under section 4.27 of
the EP&A Act**

This information only addresses matters raised in **Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1)(c3) and 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

It is your responsibility to ensure that you comply with the general requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.

3. Complying Development

- (1) *The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.*
- (2) *The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.*

Housing Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Low Rise Housing Diversity Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Rural Housing Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Housing Alterations Code and Industrial Alterations Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

General Development Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Commercial and Industrial (New Buildings and Additions) Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Subdivisions Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Demolition Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Fire Services Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Container Recycling Facilities Code

(1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

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

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

SPECIAL NOTES

The land is excluded land under Auburn Local Environmental Plan 2010 and the applicant should refer to State Environmental Planning Policy (State Significant Precincts) 2005 on www.legislation.nsw.gov.au.

Applicants for Sections 10.7 Certificates are advised that Council does not hold sufficient information to fully detail the effect of any encumbrances on the title of the subject land. The information available to Council is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall Council or its servants, be liable for any negligence in the preparation of that information. Further information should be sought from relevant Statutory Departments.

SECTION C**The following additional information is issued under Section 10.7(5)**

Pursuant to S10.7(5) the Council supplies information as set out below on the basis that the Council takes no responsibility for the accuracy of the information. The information if material should be independently checked by the applicant.

Sydney Olympic Park Authority Act 2001

The land is located within Sydney Olympic Park and is affected by the Sydney Olympic Park Authority Act, 2001.

Flood Information

The land is considered by Council TO BE ABOVE the 1 in 100 year mainstream flood level.

This information is based on data available to the Council. It is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall the Council or its servants, be liable for any negligence in the preparation of that information.

Australian Pipe Database- Natural Gas and Oil Notification Zone

Mapping provided to Council from the relevant authority indicate that the land is within an Australian Pipe Database- Natural Gas and Oil Notification Zone.

The location of pipelines can be identified by contacting the Dial Before You Dig service on 1100 or at www.1100.com.au.

Please see the Australian Pipelines and Gas Association (APGA) Living with Pipelines web page at <https://www.apga.org.au/living-pipelines> for more information.

Interim Sydney Metro West Corridor - Infrastructure SEPP

Mapping associated with State Environmental Planning Policy (Infrastructure) 2007 (the Infrastructure SEPP) indicates that the land or part of the land is within the Interim Sydney Metro West Corridor.

Note: Advisory Information Regarding Proximity to the Sydney Olympic Park Precinct

The land is within proximity to the Sydney Olympic Park precinct. The nature and scale of facilities within that precinct, and events that it supports, may affect the use and enjoyment of the land as a result of operating hours, noise, lighting, traffic and measures associated with event management. The Sydney Olympic Park precinct also includes a liquid waste treatment plant which operates 24 hours a day except Sundays when operating hours are 7am until 4pm.

Note: Draft City of Parramatta (Outside CBD) Development Contributions Plan

On 17 March 2021 Council Exhibited a draft Development Contribution Plan - the Draft City of Parramatta (Outside CBD) Development Contributions Plan. It is proposed that the Draft City of Parramatta (Outside CBD) Development Contributions Plan will apply to all land within the City of Parramatta LGA, except for land within the Parramatta CBD and Sydney Olympic Park. The proposed Draft City of Parramatta (Outside CBD) Development Contributions Plan will replace eight (8) existing Development Contribution Plans where they apply to land within the Parramatta LGA. These include:

- Parramatta Section 94A Development Contribution Plan (Amendment No. 5);
- Auburn Development Contributions Plan 2007 Amendment No 1;
- Carter Street Precinct Development Contributions Plan 2016;
- Holroyd Section 94 Plan 2013;
- City of Parramatta S94 Development Contributions Plan (formerly Hornsby LGA Land and Epping Town Centre);
- City of Parramatta S94A Development Contributions Plan (formerly Hornsby LGA Land and Epping Town Centre);
- City of Parramatta Section 94A Development Contribution Plan (Former Hills LGA Land); and
- Contributions Plan 14 - Carlingford Precinct.

Further information about the Draft City of Parramatta (Outside CBD) Development Contributions Plan can be found at <https://participate.cityofparramatta.nsw.gov.au/outside-cbd-contributions> or by contacting Council.

Note: Advisory Information regarding Combustible Cladding

External combustible cladding on multi-storey buildings has been identified in local government areas including the City of Parramatta. Combustible cladding is a material that is capable of readily burning.

You should make your own enquiries as to the type of materials that have been used to construct the building. It is recommended that the purchaser obtain a building report from an appropriately qualified person to determine if any cladding type material may pose a risk to the building's occupants. Council may issue orders to rectify a building where combustible cladding is found.

Properties that have combustible cladding on buildings are listed in the NSW Government Combustible Cladding Register. Please refer to <https://www.claddingregistration.nsw.gov.au/> or call 1300 305 695 for further information regarding the NSW Government Combustible Cladding Register.

There is potential for combustible cladding to be present on buildings that are not listed on the Register.

Note: Advisory Information regarding Loose-Fill asbestos Insulation

Research undertaken by the Loose-Fill Asbestos Insulation Taskforce has determined that there is a potential for loose-fill asbestos insulation to be found in residential dwellings constructed prior to 1980 in 28 local government areas including the City of Parramatta.

Some residential homes located in the City of Parramatta may contain loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Please Contact NSW Fair Trading for further information.

This information has been provided pursuant to section 10.7(5) of the Environmental Planning and Assessment Act, 1979 as amended.

Brett Newman
Chief Executive Officer

per



dated 7 July 2021

PLANNING CERTIFICATE

CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979 as amended

**J Mott MACDONALD
LEVEL 10 / 383 Kent Street
SYDNEY NSW 2000**

Certificate No: 2021/5103
Fee: \$133.00
Issue Date: 7 July 2021
Receipt No: 6424481
Applicant Ref: JONATHON COOK:153874

DESCRIPTION OF LAND

Address: 7 Figtree Drive
SYDNEY OLYMPIC PARK NSW 2127
Lot Details: Lot 59 DP 786296

SECTION A

The following Environmental Planning Instrument to which this certificate relates applies to the land:

State Environmental Planning Policy (State Significant Precincts) 2005.

For the purpose of **Section 10.7(2)** it is advised that as the date of this certificate the abovementioned land is affected by the matters referred to as follows:

Contact us:

council@cityofparramatta.nsw.gov.au | 02 9806 5050
@cityofparramatta | PO Box 32, Parramatta, NSW 2124
ABN 49 907 174 773 | cityofparramatta.nsw.gov.au

The land is zoned: MD SEPP (State Significant Precincts) 2005**State Environmental Planning Policy (State Significant Precincts) 2005**

The land is excluded land under Auburn Local Environmental Plan 2010. The land zoning and land use provisions of State Environmental Planning Policy (State Significant Precincts) 2005 apply to the land.

The State Environmental Planning Policy (State Significant Precincts) 2005 may be obtained via the internet from www.legislation.nsw.gov.au or by contacting NSW Department of Planning.

SECTION B**State Policies and Regional Environmental Plans**

The land is also affected by the following State Environmental Planning Policies (SEPP) and Regional Environmental Plans (SREP):

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

Sydney Regional Environmental Plan (SREP) – (Sydney Harbour Catchment) 2005

DRAFT State Environmental Planning Policy to amend State Environmental Planning Policy (SEPP) (Sydney Region Growth Centres) 2006 – Amendment to include the Greater Parramatta Priority Growth Area as a Growth Centre

DRAFT State Environmental Planning Policy (Draft SEPP) – Environment

N.B. All enquiries as to the application of Draft State Environmental Planning Policies should be directed to The NSW Department of Planning, Industry and Environment.

Draft Local Environmental Plan

The land is not affected by a Draft Local Environmental Plan which has been placed on Public Exhibition and has not yet been published.

Development Control Plan

The land is affected by the Sydney Olympic Park Master Plan 2030 (2018 Review).

The Minister for Planning has issued directions that provisions of an EPI do not apply to certain Part 4 development where a concept plan has been approved under Part 3A.

Development Contribution Plan

The land is not affected by the Auburn Council Development Contributions Plan 2007.

Heritage Item/Heritage Conservation Area

The land has not been identified as containing an item of environmental heritage significance under the provisions of State Environmental Planning Policy (State Significant Precincts) 2005.

The land is not located within a Heritage Conservation Area under the provisions of State Environmental Planning Policy (State Significant Precincts) 2005.

The land is not located within an Environmental Conservation Area under the provisions of State Environmental Planning Policy (State Significant Precincts) 2005.

Road Widening

The land is not affected by road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993.
- (b) Any Environmental Planning Instrument.
- (c) Any Resolution of Council.

Land Reservation Acquisition

The land is not affected by Land Reservation Acquisition in the State Environmental Planning Policy (State Significant Precincts) 2005.

Site Compatibility Certificate (Seniors Housing, Infrastructure and Affordable Rental Housing)

At the date of issue of this certificate Council is not aware of any

- a. Site compatibility certificate (affordable rental housing),
- b. Site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments),
- c. Site compatibility certificate (seniors housing)

in respect to the land issued pursuant to the Environmental Planning & Assessment Amendment (Site Compatibility Certificates) Regulation 2009 (NSW).

Contamination

Matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed:

Clause 59(2)(a) - is the land to which the certificate relates is significantly contaminated land?

NO

Clause 59(2)(b) - is the land to which the certificate relates is subject to a management order?

NO

Clause 59(2)(c) - is the land to which the certificate relates is the subject of an approved voluntary management proposal?

NO

Clause 59(2)(d) - is the land to which the certificate relates is subject to an ongoing maintenance order?

NO

Clause 59(2)(e) - is the land to which the certificate relates is the subject of a site audit statement?

NO

Tree Preservation

The land is excluded land under Auburn Local Environmental Plan 2010 and the applicant should refer to State Environmental Planning Policy (State Significant Precincts) 2005 on www.legislation.nsw.gov.au.

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

Coastal Protection

Has the owner (or any previous owner) of the land been consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?

NO

Council Policy

The land is excluded land under Auburn Local Environmental Plan 2010 and the applicant should refer to State Environmental Planning Policy (State Significant Precincts) 2005 on www.legislation.nsw.gov.au.

The land is not affected by a policy that has been adopted by Council that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk.

Council has adopted a policy covering the entire City of Parramatta to restrict development of any land by reason of the likelihood of flooding.

Council has adopted by resolution a policy on contaminated land that applies to all land within the City of Parramatta. The Policy will restrict the development of the land if the circumstances set out in the policy prevail. A copy of the policy is available on Councils website at www.cityofparramatta.nsw.gov.au or from the Customer Service Centre

Council has not been notified of any policies adopted by other public authorities that restrict development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence or other risk.

Council has been notified that the Department of Planning has adopted the New South Wales Coastal Planning Guideline: Adapting to Sea Level Rise (August 2010). The guideline can be viewed at www.planning.nsw.gov.au.

The applicant should also refer to projected sea level rise low, medium and high scenario maps on http://www.ozcoasts.org.au/climate/Map_images/Sydney/mapLevel2.jsp for further information.

Mine Subsidence

The land is not affected by the Coal Mine Subsidence Compensation Act 2017 proclaiming land to be a Mine Subsidence District.

Bushfire Land

The land is not bushfire prone land.

Threatened Species

The Environment Agency Head with responsibility for the Biodiversity Conservation Act 2016 has not advised Council that the land includes or comprises an area of outstanding biodiversity value.

Biodiversity certified land

The land is not biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016.

Note. *Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.*

Biodiversity stewardship sites

The Chief Executive of the Office of Environment and Heritage has not notified the Council if the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.

Native vegetation clearing set asides

Council has not been notified of the land containing a set aside area under section 60ZC of the Local Land Services Act 2013.

Property vegetation plans

Council has not been notified of the existence of the property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 on the land.

Paper Subdivision information

The land is not subject to any development plan adopted by a relevant authority or that is proposed to be subject to a consent ballot. A subdivision order does not apply to the land.

Note: Words and expressions used in this clause have the same meaning as they have in Part 16C of the Environmental Planning and Assessment Regulation 2000.

Loose-Fill Asbestos Register

Council has not been notified by NSW Fair Trading of the property being listed on the loose-fill asbestos insulation register maintained by the Secretary of NSW Fair Trading.

Site verification certificates

Council is not aware of whether there is a current site verification certificate in respect of the land.

Affected Building Notices and Building Product Rectification Orders

Council is not aware of whether there is any affected building notice, building product rectification order or notice of intention to make a building product rectification order that is in force in respect of the land.

Note: *affected building notice* has the same meaning as in the *Building Products (Safety) Act 2017*. *building product rectification order* has the same meaning as in the *Building Products (Safety) Act 2017*.

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

**This does not constitute a Complying Development Certificate under section 4.27 of
the EP&A Act**

This information only addresses matters raised in **Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1)(c3) and 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

It is your responsibility to ensure that you comply with the general requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.

3. Complying Development

- (1) *The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.*
- (2) *The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.*

Housing Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Low Rise Housing Diversity Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Rural Housing Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Housing Alterations Code and Industrial Alterations Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

General Development Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Commercial and Industrial (New Buildings and Additions) Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Subdivisions Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Demolition Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Fire Services Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Container Recycling Facilities Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.
- (3) *If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.*
- (3) Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land when a land based restriction applies to the land, but it may not apply to all of the land.

SPECIAL NOTES

The land is excluded land under Auburn Local Environmental Plan 2010 and the applicant should refer to State Environmental Planning Policy (State Significant Precincts) 2005 on www.legislation.nsw.gov.au.

Applicants for Sections 10.7 Certificates are advised that Council does not hold sufficient information to fully detail the effect of any encumbrances on the title of the subject land. The information available to Council is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall Council or its servants, be liable for any negligence in the preparation of that information. Further information should be sought from relevant Statutory Departments.

SECTION C**The following additional information is issued under Section 10.7(5)**

Pursuant to S10.7(5) the Council supplies information as set out below on the basis that the Council takes no responsibility for the accuracy of the information. The information if material should be independently checked by the applicant.

Sydney Olympic Park Authority Act 2001

The land is located within Sydney Olympic Park and is affected by the Sydney Olympic Park Authority Act, 2001.

Flood Information

The land is considered by Council TO BE ABOVE the 1 in 100 year mainstream flood level.

This information is based on data available to the Council. It is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall the Council or its servants, be liable for any negligence in the preparation of that information.

Australian Pipe Database- Natural Gas and Oil Notification Zone

Mapping provided to Council from the relevant authority indicate that the land is within an Australian Pipe Database- Natural Gas and Oil Notification Zone.

The location of pipelines can be identified by contacting the Dial Before You Dig service on 1100 or at www.1100.com.au.

Please see the Australian Pipelines and Gas Association (APGA) Living with Pipelines web page at <https://www.apga.org.au/living-pipelines> for more information.

Interim Sydney Metro West Corridor - Infrastructure SEPP

Mapping associated with State Environmental Planning Policy (Infrastructure) 2007 (the Infrastructure SEPP) indicates that the land or part of the land is within the Interim Sydney Metro West Corridor.

Note: Advisory Information Regarding Proximity to the Sydney Olympic Park Precinct

The land is within proximity to the Sydney Olympic Park precinct. The nature and scale of facilities within that precinct, and events that it supports, may affect the use and enjoyment of the land as a result of operating hours, noise, lighting, traffic and measures associated with event management. The Sydney Olympic Park precinct also includes a liquid waste treatment plant which operates 24 hours a day except Sundays when operating hours are 7am until 4pm.

Note: Draft City of Parramatta (Outside CBD) Development Contributions Plan

On 17 March 2021 Council Exhibited a draft Development Contribution Plan - the Draft City of Parramatta (Outside CBD) Development Contributions Plan. It is proposed that the Draft City of Parramatta (Outside CBD) Development Contributions Plan will apply to all land within the City of Parramatta LGA, except for land within the Parramatta CBD and Sydney Olympic Park. The proposed Draft City of Parramatta (Outside CBD) Development Contributions Plan will replace eight (8) existing Development Contribution Plans where they apply to land within the Parramatta LGA. These include:

- Parramatta Section 94A Development Contribution Plan (Amendment No. 5);
- Auburn Development Contributions Plan 2007 Amendment No 1;
- Carter Street Precinct Development Contributions Plan 2016;
- Holroyd Section 94 Plan 2013;
- City of Parramatta S94 Development Contributions Plan (formerly Hornsby LGA Land and Epping Town Centre);
- City of Parramatta S94A Development Contributions Plan (formerly Hornsby LGA Land and Epping Town Centre);
- City of Parramatta Section 94A Development Contribution Plan (Former Hills LGA Land); and
- Contributions Plan 14 - Carlingford Precinct.

Further information about the Draft City of Parramatta (Outside CBD) Development Contributions Plan can be found at <https://participate.cityofparramatta.nsw.gov.au/outside-cbd-contributions> or by contacting Council.

Note: Advisory Information regarding Combustible Cladding

External combustible cladding on multi-storey buildings has been identified in local government areas including the City of Parramatta. Combustible cladding is a material that is capable of readily burning.

You should make your own enquiries as to the type of materials that have been used to construct the building. It is recommended that the purchaser obtain a building report from an appropriately qualified person to determine if any cladding type material may pose a risk to the building's occupants. Council may issue orders to rectify a building where combustible cladding is found.

Properties that have combustible cladding on buildings are listed in the NSW Government Combustible Cladding Register. Please refer to <https://www.claddingregistration.nsw.gov.au/> or call 1300 305 695 for further information regarding the NSW Government Combustible Cladding Register.

There is potential for combustible cladding to be present on buildings that are not listed on the Register.

Note: Advisory Information regarding Loose-Fill asbestos Insulation

Research undertaken by the Loose-Fill Asbestos Insulation Taskforce has determined that there is a potential for loose-fill asbestos insulation to be found in residential dwellings constructed prior to 1980 in 28 local government areas including the City of Parramatta.

Some residential homes located in the City of Parramatta may contain loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Please Contact NSW Fair Trading for further information.

This information has been provided pursuant to section 10.7(5) of the Environmental Planning and Assessment Act, 1979 as amended.

Brett Newman
Chief Executive Officer

per



dated 7 July 2021

PLANNING CERTIFICATE

CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979 as amended

**J Mott MACDONALD
LEVEL 10 / 383 Kent Street
SYDNEY NSW 2000**

Certificate No: 2021/5100
Fee: \$133.00
Issue Date: 7 July 2021
Receipt No: 6424481
Applicant Ref: JONATHON COOK:153874

DESCRIPTION OF LAND

Address: 8 Herb Elliott Avenue
SYDNEY OLYMPIC PARK NSW 2127
Lot Details: Lot 132 DP 1189734

SECTION A

The following Environmental Planning Instrument to which this certificate relates applies to the land:

State Environmental Planning Policy (State Significant Precincts) 2005.

For the purpose of **Section 10.7(2)** it is advised that as the date of this certificate the abovementioned land is affected by the matters referred to as follows:

Contact us:

council@cityofparramatta.nsw.gov.au | 02 9806 5050
@cityofparramatta | PO Box 32, Parramatta, NSW 2124
ABN 49 907 174 773 | cityofparramatta.nsw.gov.au

The land is zoned: MD SEPP (State Significant Precincts) 2005**State Environmental Planning Policy (State Significant Precincts) 2005**

The land is excluded land under Auburn Local Environmental Plan 2010. The land zoning and land use provisions of State Environmental Planning Policy (State Significant Precincts) 2005 apply to the land.

The State Environmental Planning Policy (State Significant Precincts) 2005 may be obtained via the internet from www.legislation.nsw.gov.au or by contacting NSW Department of Planning.

SECTION B**State Policies and Regional Environmental Plans**

The land is also affected by the following State Environmental Planning Policies (SEPP) and Regional Environmental Plans (SREP):

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

Sydney Regional Environmental Plan (SREP) – (Sydney Harbour Catchment) 2005

DRAFT State Environmental Planning Policy to amend State Environmental Planning Policy (SEPP) (Sydney Region Growth Centres) 2006 – Amendment to include the Greater Parramatta Priority Growth Area as a Growth Centre

DRAFT State Environmental Planning Policy (Draft SEPP) – Environment

N.B. All enquiries as to the application of Draft State Environmental Planning Policies should be directed to The NSW Department of Planning, Industry and Environment.

Draft Local Environmental Plan

The land is not affected by a Draft Local Environmental Plan which has been placed on Public Exhibition and has not yet been published.

Development Control Plan

The land is affected by the Sydney Olympic Park Master Plan 2030 (2018 Review).

The Minister for Planning has issued directions that provisions of an EPI do not apply to certain Part 4 development where a concept plan has been approved under Part 3A.

Development Contribution Plan

The land is not affected by the Auburn Council Development Contributions Plan 2007.

Heritage Item/Heritage Conservation Area

The land has not been identified as containing an item of environmental heritage significance under the provisions of State Environmental Planning Policy (State Significant Precincts) 2005.

The land is not located within a Heritage Conservation Area under the provisions of State Environmental Planning Policy (State Significant Precincts) 2005.

The land is not located within an Environmental Conservation Area under the provisions of State Environmental Planning Policy (State Significant Precincts) 2005.

Road Widening

The land is not affected by road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993.
- (b) Any Environmental Planning Instrument.
- (c) Any Resolution of Council.

Land Reservation Acquisition

The land is not affected by Land Reservation Acquisition in the State Environmental Planning Policy (State Significant Precincts) 2005.

Site Compatibility Certificate (Seniors Housing, Infrastructure and Affordable Rental Housing)

At the date of issue of this certificate Council is not aware of any

- a. Site compatibility certificate (affordable rental housing),
- b. Site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments),
- c. Site compatibility certificate (seniors housing)

in respect to the land issued pursuant to the Environmental Planning & Assessment Amendment (Site Compatibility Certificates) Regulation 2009 (NSW).

Contamination

Matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed:

Clause 59(2)(a) - is the land to which the certificate relates is significantly contaminated land?

NO

Clause 59(2)(b) - is the land to which the certificate relates is subject to a management order?

NO

Clause 59(2)(c) - is the land to which the certificate relates is the subject of an approved voluntary management proposal?

NO

Clause 59(2)(d) - is the land to which the certificate relates is subject to an ongoing maintenance order?

NO

Clause 59(2)(e) - is the land to which the certificate relates is the subject of a site audit statement?

YES

The land **is affected** by the matters contained in Clause 59(2) (e) as amended in the Contaminated Land Management Act 1997 – as listed.

Council has been furnished with a site audit statement by a site auditor in relation to this site and advises:

(e) that the land to which the certificate relates is the subject of a site audit statement

Tree Preservation

The land is excluded land under Auburn Local Environmental Plan 2010 and the applicant should refer to State Environmental Planning Policy (State Significant Precincts) 2005 on www.legislation.nsw.gov.au.

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

Coastal Protection

Has the owner (or any previous owner) of the land been consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?

NO

Council Policy

The land is excluded land under Auburn Local Environmental Plan 2010 and the applicant should refer to State Environmental Planning Policy (State Significant Precincts) 2005 on www.legislation.nsw.gov.au.

The land is not affected by a policy that has been adopted by Council that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk.

Council has adopted a policy covering the entire City of Parramatta to restrict development of any land by reason of the likelihood of flooding.

Council has adopted by resolution a policy on contaminated land that applies to all land within the City of Parramatta. The Policy will restrict the development of the land if the circumstances set out in the policy prevail. A copy of the policy is available on Councils website at www.cityofparramatta.nsw.gov.au or from the Customer Service Centre

Council has not been notified of any policies adopted by other public authorities that restrict development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence or other risk.

Council has been notified that the Department of Planning has adopted the New South Wales Coastal Planning Guideline: Adapting to Sea Level Rise (August 2010). The guideline can be viewed at www.planning.nsw.gov.au.

The applicant should also refer to projected sea level rise low, medium and high scenario maps on http://www.ozcoasts.org.au/climate/Map_images/Sydney/mapLevel2.jsp for further information.

Mine Subsidence

The land is not affected by the Coal Mine Subsidence Compensation Act 2017 proclaiming land to be a Mine Subsidence District.

Bushfire Land

The land is not bushfire prone land.

Threatened Species

The Environment Agency Head with responsibility for the Biodiversity Conservation Act 2016 has not advised Council that the land includes or comprises an area of outstanding biodiversity value.

Biodiversity certified land

The land is not biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016.

Note. *Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.*

Biodiversity stewardship sites

The Chief Executive of the Office of Environment and Heritage has not notified the Council if the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.

Native vegetation clearing set asides

Council has not been notified of the land containing a set aside area under section 60ZC of the Local Land Services Act 2013.

Property vegetation plans

Council has not been notified of the existence of the property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 on the land.

Paper Subdivision information

The land is not subject to any development plan adopted by a relevant authority or that is proposed to be subject to a consent ballot. A subdivision order does not apply to the land.

Note: Words and expressions used in this clause have the same meaning as they have in Part 16C of the Environmental Planning and Assessment Regulation 2000.

Loose-Fill Asbestos Register

Council has not been notified by NSW Fair Trading of the property being listed on the loose-fill asbestos insulation register maintained by the Secretary of NSW Fair Trading.

Site verification certificates

Council is not aware of whether there is a current site verification certificate in respect of the land.

Affected Building Notices and Building Product Rectification Orders

Council is not aware of whether there is any affected building notice, building product rectification order or notice of intention to make a building product rectification order that is in force in respect of the land.

Note: *affected building notice* has the same meaning as in the *Building Products (Safety) Act 2017*. *building product rectification order* has the same meaning as in the *Building Products (Safety) Act 2017*.

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

**This does not constitute a Complying Development Certificate under section 4.27 of
the EP&A Act**

This information only addresses matters raised in **Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1)(c3) and 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

It is your responsibility to ensure that you comply with the general requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.

3. Complying Development

- (1) *The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.*
- (2) *The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.*

Housing Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Low Rise Housing Diversity Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Rural Housing Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Housing Alterations Code and Industrial Alterations Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

General Development Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Commercial and Industrial (New Buildings and Additions) Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Subdivisions Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Demolition Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Fire Services Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Container Recycling Facilities Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

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

- (3) Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land when a land based restriction applies to the land, but it may not apply to all of the land.

SPECIAL NOTES

The land is excluded land under Auburn Local Environmental Plan 2010 and the applicant should refer to State Environmental Planning Policy (State Significant Precincts) 2005 on www.legislation.nsw.gov.au.

Applicants for Sections 10.7 Certificates are advised that Council does not hold sufficient information to fully detail the effect of any encumbrances on the title of the subject land. The information available to Council is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall Council or its servants, be liable for any negligence in the preparation of that information. Further information should be sought from relevant Statutory Departments.

SECTION C**The following additional information is issued under Section 10.7(5)**

Pursuant to S10.7(5) the Council supplies information as set out below on the basis that the Council takes no responsibility for the accuracy of the information. The information if material should be independently checked by the applicant.

Sydney Olympic Park Authority Act 2001

The land is located within Sydney Olympic Park and is affected by the Sydney Olympic Park Authority Act, 2001.

Flood Information

The land is considered by Council TO BE ABOVE the 1 in 100 year mainstream flood level.

This information is based on data available to the Council. It is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall the Council or its servants, be liable for any negligence in the preparation of that information.

Australian Pipe Database- Natural Gas and Oil Notification Zone

Mapping provided to Council from the relevant authority indicate that the land is within an Australian Pipe Database- Natural Gas and Oil Notification Zone.

The location of pipelines can be identified by contacting the Dial Before You Dig service on 1100 or at www.1100.com.au.

Please see the Australian Pipelines and Gas Association (APGA) Living with Pipelines web page at <https://www.apga.org.au/living-pipelines> for more information.

Interim Sydney Metro West Corridor - Infrastructure SEPP

Mapping associated with State Environmental Planning Policy (Infrastructure) 2007 (the Infrastructure SEPP) indicates that the land or part of the land is within the Interim Sydney Metro West Corridor.

Note: Advisory Information Regarding Proximity to the Sydney Olympic Park Precinct

The land is within proximity to the Sydney Olympic Park precinct. The nature and scale of facilities within that precinct, and events that it supports, may affect the use and enjoyment of the land as a result of operating hours, noise, lighting, traffic and measures associated with event management. The Sydney Olympic Park precinct also includes a liquid waste treatment plant which operates 24 hours a day except Sundays when operating hours are 7am until 4pm.

Note: Draft City of Parramatta (Outside CBD) Development Contributions Plan

On 17 March 2021 Council Exhibited a draft Development Contribution Plan - the Draft City of Parramatta (Outside CBD) Development Contributions Plan. It is proposed that the Draft City of Parramatta (Outside CBD) Development Contributions Plan will apply to all land within the City of Parramatta LGA, except for land within the Parramatta CBD and Sydney Olympic Park. The proposed Draft City of Parramatta (Outside CBD) Development Contributions Plan will replace eight (8) existing Development Contribution Plans where they apply to land within the Parramatta LGA. These include:

- Parramatta Section 94A Development Contribution Plan (Amendment No. 5);
- Auburn Development Contributions Plan 2007 Amendment No 1;
- Carter Street Precinct Development Contributions Plan 2016;
- Holroyd Section 94 Plan 2013;
- City of Parramatta S94 Development Contributions Plan (formerly Hornsby LGA Land and Epping Town Centre);
- City of Parramatta S94A Development Contributions Plan (formerly Hornsby LGA Land and Epping Town Centre);
- City of Parramatta Section 94A Development Contribution Plan (Former Hills LGA Land); and
- Contributions Plan 14 - Carlingford Precinct.

Further information about the Draft City of Parramatta (Outside CBD) Development Contributions Plan can be found at <https://participate.cityofparramatta.nsw.gov.au/outside-cbd-contributions> or by contacting Council.

Note: Advisory Information regarding Combustible Cladding

External combustible cladding on multi-storey buildings has been identified in local government areas including the City of Parramatta. Combustible cladding is a material that is capable of readily burning.

You should make your own enquiries as to the type of materials that have been used to construct the building. It is recommended that the purchaser obtain a building report from an appropriately qualified person to determine if any cladding type material may pose a risk to the building's occupants. Council may issue orders to rectify a building where combustible cladding is found.

Properties that have combustible cladding on buildings are listed in the NSW Government Combustible Cladding Register. Please refer to <https://www.claddingregistration.nsw.gov.au/> or call 1300 305 695 for further information regarding the NSW Government Combustible Cladding Register.

There is potential for combustible cladding to be present on buildings that are not listed on the Register.

Note: Advisory Information regarding Loose-Fill asbestos Insulation

Research undertaken by the Loose-Fill Asbestos Insulation Taskforce has determined that there is a potential for loose-fill asbestos insulation to be found in residential dwellings constructed prior to 1980 in 28 local government areas including the City of Parramatta.

Some residential homes located in the City of Parramatta may contain loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Please Contact NSW Fair Trading for further information.

This information has been provided pursuant to section 10.7(5) of the Environmental Planning and Assessment Act, 1979 as amended.

Brett Newman
Chief Executive Officer

per



dated 7 July 2021

PLANNING CERTIFICATE

CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979 as amended

**J Mott MACDONALD
LEVEL 10 / 383 Kent Street
SYDNEY NSW 2000**

Certificate No: 2021/5107
Fee: \$133.00
Issue Date: 7 July 2021
Receipt No: 6424481
Applicant Ref: JONATHON COOK:153874

DESCRIPTION OF LAND

Address: 13 Olympic Boulevard
SYDNEY OLYMPIC PARK NSW 2127
Lot Details: Lot 2 DP 1256423

SECTION A

The following Environmental Planning Instrument to which this certificate relates applies to the land:

State Environmental Planning Policy (State Significant Precincts) 2005.

For the purpose of **Section 10.7(2)** it is advised that as the date of this certificate the abovementioned land is affected by the matters referred to as follows:

Contact us:

council@cityofparramatta.nsw.gov.au | 02 9806 5050
@cityofparramatta | PO Box 32, Parramatta, NSW 2124
ABN 49 907 174 773 | cityofparramatta.nsw.gov.au

The land is zoned: MD SEPP (State Significant Precincts) 2005**State Environmental Planning Policy (State Significant Precincts) 2005**

The land is excluded land under Auburn Local Environmental Plan 2010. The land zoning and land use provisions of State Environmental Planning Policy (State Significant Precincts) 2005 apply to the land.

The State Environmental Planning Policy (State Significant Precincts) 2005 may be obtained via the internet from www.legislation.nsw.gov.au or by contacting NSW Department of Planning.

SECTION B**State Policies and Regional Environmental Plans**

The land is also affected by the following State Environmental Planning Policies (SEPP) and Regional Environmental Plans (SREP):

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

Sydney Regional Environmental Plan (SREP) – (Sydney Harbour Catchment) 2005

DRAFT State Environmental Planning Policy to amend State Environmental Planning Policy (SEPP) (Sydney Region Growth Centres) 2006 – Amendment to include the Greater Parramatta Priority Growth Area as a Growth Centre

DRAFT State Environmental Planning Policy (Draft SEPP) – Environment

N.B. All enquiries as to the application of Draft State Environmental Planning Policies should be directed to The NSW Department of Planning, Industry and Environment.

Draft Local Environmental Plan

The land is not affected by a Draft Local Environmental Plan which has been placed on Public Exhibition and has not yet been published.

Development Control Plan

The land is affected by the Sydney Olympic Park Master Plan 2030 (2018 Review).

The Minister for Planning has issued directions that provisions of an EPI do not apply to certain Part 4 development where a concept plan has been approved under Part 3A.

Development Contribution Plan

The land is not affected by the Auburn Council Development Contributions Plan 2007.

Heritage Item/Heritage Conservation Area

The land is identified as containing a Heritage Item under the provisions of State Environmental Planning Policy (State Significant Precincts) 2005.

The land is located within a Heritage Conservation Area under the provisions of State Environmental Planning Policy (State Significant Precincts) 2005.

Road Widening

The land is not affected by road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993.
- (b) Any Environmental Planning Instrument.
- (c) Any Resolution of Council.

Land Reservation Acquisition

The land is not affected by Land Reservation Acquisition in the State Environmental Planning Policy (State Significant Precincts) 2005.

Site Compatibility Certificate (Seniors Housing, Infrastructure and Affordable Rental Housing)

At the date of issue of this certificate Council is not aware of any

- a. Site compatibility certificate (affordable rental housing),
- b. Site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments),
- c. Site compatibility certificate (seniors housing)

in respect to the land issued pursuant to the Environmental Planning & Assessment Amendment (Site Compatibility Certificates) Regulation 2009 (NSW).

Contamination

Matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed:

Clause 59(2)(a) - is the land to which the certificate relates is significantly contaminated land?

NO

Clause 59(2)(b) - is the land to which the certificate relates is subject to a management order?

NO

Clause 59(2)(c) - is the land to which the certificate relates is the subject of an approved voluntary management proposal?

NO

Clause 59(2)(d) - is the land to which the certificate relates is subject to an ongoing maintenance order?

NO

Clause 59(2)(e) - is the land to which the certificate relates is the subject of a site audit statement?

NO

Tree Preservation

The land is excluded land under Auburn Local Environmental Plan 2010 and the applicant should refer to State Environmental Planning Policy (State Significant Precincts) 2005 on www.legislation.nsw.gov.au.

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

Coastal Protection

Has the owner (or any previous owner) of the land been consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?

NO

Council Policy

The land is excluded land under Auburn Local Environmental Plan 2010 and the applicant should refer to State Environmental Planning Policy (State Significant Precincts) 2005 on www.legislation.nsw.gov.au.

The land is not affected by a policy that has been adopted by Council that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk.

Council has adopted a policy covering the entire City of Parramatta to restrict development of any land by reason of the likelihood of flooding.

Council has adopted by resolution a policy on contaminated land that applies to all land within the City of Parramatta. The Policy will restrict the development of the land if the circumstances set out in the policy prevail. A copy of the policy is available on Councils website at www.cityofparramatta.nsw.gov.au or from the Customer Service Centre

Council has not been notified of any policies adopted by other public authorities that restrict development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence or other risk.

Council has been notified that the Department of Planning has adopted the New South Wales Coastal Planning Guideline: Adapting to Sea Level Rise (August 2010). The guideline can be viewed at www.planning.nsw.gov.au.

The applicant should also refer to projected sea level rise low, medium and high scenario maps on http://www.ozcoasts.org.au/climate/Map_images/Sydney/mapLevel2.jsp for further information.

Mine Subsidence

The land is not affected by the Coal Mine Subsidence Compensation Act 2017 proclaiming land to be a Mine Subsidence District.

Bushfire Land

The land is not bushfire prone land.

Threatened Species

The Environment Agency Head with responsibility for the Biodiversity Conservation Act 2016 has not advised Council that the land includes or comprises an area of outstanding biodiversity value.

Biodiversity certified land

The land is not biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016.

Note. *Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.*

Biodiversity stewardship sites

The Chief Executive of the Office of Environment and Heritage has not notified the Council if the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.

Native vegetation clearing set asides

Council has not been notified of the land containing a set aside area under section 60ZC of the Local Land Services Act 2013.

Property vegetation plans

Council has not been notified of the existence of the property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 on the land.

Paper Subdivision information

The land is not subject to any development plan adopted by a relevant authority or that is proposed to be subject to a consent ballot. A subdivision order does not apply to the land.

Note: Words and expressions used in this clause have the same meaning as they have in Part 16C of the Environmental Planning and Assessment Regulation 2000.

Loose-Fill Asbestos Register

Council has not been notified by NSW Fair Trading of the property being listed on the loose-fill asbestos insulation register maintained by the Secretary of NSW Fair Trading.

Site verification certificates

Council is not aware of whether there is a current site verification certificate in respect of the land.

Affected Building Notices and Building Product Rectification Orders

Council is not aware of whether there is any affected building notice, building product rectification order or notice of intention to make a building product rectification order that is in force in respect of the land.

Note: *affected building notice* has the same meaning as in the *Building Products (Safety) Act 2017*. *building product rectification order* has the same meaning as in the *Building Products (Safety) Act 2017*.

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

**This does not constitute a Complying Development Certificate under section 4.27 of
the EP&A Act**

This information only addresses matters raised in **Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1)(c3) and 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

It is your responsibility to ensure that you comply with the general requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.

3. Complying Development

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

1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

Housing Code

(1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Low Rise Housing Diversity Code

(1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Rural Housing Code

(1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Housing Alterations Code and Industrial Alterations Code

(1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

General Development Code

(1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Commercial and Industrial (New Buildings and Additions) Code

(1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Subdivisions Code

(1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Demolition Code

(1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Fire Services Code

(1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Container Recycling Facilities Code

(1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

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

- (3) Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land when a land based restriction applies to the land, but it may not apply to all of the land.

SPECIAL NOTES

The land is excluded land under Auburn Local Environmental Plan 2010 and the applicant should refer to State Environmental Planning Policy (State Significant Precincts) 2005 on www.legislation.nsw.gov.au.

Applicants for Sections 10.7 Certificates are advised that Council does not hold sufficient information to fully detail the effect of any encumbrances on the title of the subject land. The information available to Council is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall Council or its servants, be liable for any negligence in the preparation of that information. Further information should be sought from relevant Statutory Departments.

SECTION C**The following additional information is issued under Section 10.7(5)**

Pursuant to S10.7(5) the Council supplies information as set out below on the basis that the Council takes no responsibility for the accuracy of the information. The information if material should be independently checked by the applicant.

Sydney Olympic Park Authority Act 2001

The land is located within Sydney Olympic Park and is affected by the Sydney Olympic Park Authority Act, 2001.

Flood Information

The land is considered by Council TO BE ABOVE the 1 in 100 year mainstream flood level.

This information is based on data available to the Council. It is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall the Council or its servants, be liable for any negligence in the preparation of that information.

Interim Sydney Metro West Corridor - Infrastructure SEPP

Mapping associated with State Environmental Planning Policy (Infrastructure) 2007 (the Infrastructure SEPP) indicates that the land or part of the land is within the Interim Sydney Metro West Corridor.

Note: Advisory Information Regarding Proximity to the Sydney Olympic Park Precinct

The land is within proximity to the Sydney Olympic Park precinct. The nature and scale of facilities within that precinct, and events that it supports, may affect the use and enjoyment of the land as a result of operating hours, noise, lighting, traffic and measures associated with event management. The Sydney Olympic Park precinct also includes a liquid waste treatment plant which operates 24 hours a day except Sundays when operating hours are 7am until 4pm.

Note: Draft City of Parramatta (Outside CBD) Development Contributions Plan

On 17 March 2021 Council Exhibited a draft Development Contribution Plan - the Draft City of Parramatta (Outside CBD) Development Contributions Plan. It is proposed that the Draft City of Parramatta (Outside CBD) Development Contributions Plan will apply to all land within the City of Parramatta LGA, except for land within the Parramatta CBD and Sydney Olympic Park. The proposed Draft City of Parramatta (Outside CBD) Development Contributions Plan will replace eight (8) existing Development Contribution Plans where they apply to land within the Parramatta LGA. These include:

- Parramatta Section 94A Development Contribution Plan (Amendment No. 5);
- Auburn Development Contributions Plan 2007 Amendment No 1;
- Carter Street Precinct Development Contributions Plan 2016;
- Holroyd Section 94 Plan 2013;
- City of Parramatta S94 Development Contributions Plan (formerly Hornsby LGA Land and Epping Town Centre);

- City of Parramatta S94A Development Contributions Plan (formerly Hornsby LGA Land and Epping Town Centre);
- City of Parramatta Section 94A Development Contribution Plan (Former Hills LGA Land); and
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Further information about the Draft City of Parramatta (Outside CBD) Development Contributions Plan can be found at <https://participate.cityofparramatta.nsw.gov.au/outside-cbd-contributions> or by contacting Council.

Note: Advisory Information regarding Combustible Cladding

External combustible cladding on multi-storey buildings has been identified in local government areas including the City of Parramatta. Combustible cladding is a material that is capable of readily burning.

You should make your own enquiries as to the type of materials that have been used to construct the building. It is recommended that the purchaser obtain a building report from an appropriately qualified person to determine if any cladding type material may pose a risk to the building's occupants. Council may issue orders to rectify a building where combustible cladding is found.

Properties that have combustible cladding on buildings are listed in the NSW Government Combustible Cladding Register. Please refer to <https://www.claddingregistration.nsw.gov.au/> or call 1300 305 695 for further information regarding the NSW Government Combustible Cladding Register.

There is potential for combustible cladding to be present on buildings that are not listed on the Register.

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Research undertaken by the Loose-Fill Asbestos Insulation Taskforce has determined that there is a potential for loose-fill asbestos insulation to be found in residential dwellings constructed prior to 1980 in 28 local government areas including the City of Parramatta.

Some residential homes located in the City of Parramatta may contain loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Please Contact NSW Fair Trading for further information.

This information has been provided pursuant to section 10.7(5) of the Environmental Planning and Assessment Act, 1979 as amended.

Brett Newman
Chief Executive Officer

per



dated 7 July 2021

PLANNING CERTIFICATE

CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979 as amended

**J Mott MACDONALD
LEVEL 10 / 383 Kent Street
SYDNEY NSW 2000**

Certificate No: 2021/5106
Fee: \$133.00
Issue Date: 7 July 2021
Receipt No: 6424481
Applicant Ref: JONATHON COOK:153874

DESCRIPTION OF LAND

Address: Lot 20 DP 1228905 Herb Elliott Avenue
SYDNEY OLYMPIC PARK NSW 2127
Lot Details: Lot 20 DP 1228905

SECTION A

The following Environmental Planning Instrument to which this certificate relates applies to the land:

State Environmental Planning Policy (State Significant Precincts) 2005.

For the purpose of **Section 10.7(2)** it is advised that as the date of this certificate the abovementioned land is affected by the matters referred to as follows:

The land is zoned: MD SEPP (State Significant Precincts) 2005**State Environmental Planning Policy (State Significant Precincts) 2005**

The land is excluded land under Auburn Local Environmental Plan 2010. The land zoning and land use provisions of State Environmental Planning Policy (State Significant Precincts) 2005 apply to the land.

The State Environmental Planning Policy (State Significant Precincts) 2005 may be obtained via the internet from www.legislation.nsw.gov.au or by contacting NSW Department of Planning.

SECTION B**State Policies and Regional Environmental Plans**

The land is also affected by the following State Environmental Planning Policies (SEPP) and Regional Environmental Plans (SREP):

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

Sydney Regional Environmental Plan (SREP) – (Sydney Harbour Catchment) 2005

DRAFT State Environmental Planning Policy to amend State Environmental Planning Policy (SEPP) (Sydney Region Growth Centres) 2006 – Amendment to include the Greater Parramatta Priority Growth Area as a Growth Centre

DRAFT State Environmental Planning Policy (Draft SEPP) – Environment

N.B. All enquiries as to the application of Draft State Environmental Planning Policies should be directed to The NSW Department of Planning, Industry and Environment.

Draft Local Environmental Plan

The land is not affected by a Draft Local Environmental Plan which has been placed on Public Exhibition and has not yet been published.

Development Control Plan

The land is affected by the Sydney Olympic Park Master Plan 2030 (2018 Review).

The Minister for Planning has issued directions that provisions of an EPI do not apply to certain Part 4 development where a concept plan has been approved under Part 3A.

Development Contribution Plan

The land is not affected by the Auburn Council Development Contributions Plan 2007.

Heritage Item/Heritage Conservation Area

The land has not been identified as containing an item of environmental heritage significance under the provisions of State Environmental Planning Policy (State Significant Precincts) 2005.

The land is located within a Heritage Conservation Area under the provisions of State Environmental Planning Policy (State Significant Precincts) 2005.

Road Widening

The land is not affected by road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993.
- (b) Any Environmental Planning Instrument.
- (c) Any Resolution of Council.

Land Reservation Acquisition

The land is not affected by Land Reservation Acquisition in the State Environmental Planning Policy (State Significant Precincts) 2005.

Site Compatibility Certificate (Seniors Housing, Infrastructure and Affordable Rental Housing)

At the date of issue of this certificate Council is not aware of any

- a. Site compatibility certificate (affordable rental housing),
- b. Site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments),
- c. Site compatibility certificate (seniors housing)

in respect to the land issued pursuant to the Environmental Planning & Assessment Amendment (Site Compatibility Certificates) Regulation 2009 (NSW).

Contamination

Matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed:

Clause 59(2)(a) - is the land to which the certificate relates is significantly contaminated land?

NO

Clause 59(2)(b) - is the land to which the certificate relates is subject to a management order?

NO

Clause 59(2)(c) - is the land to which the certificate relates is the subject of an approved voluntary management proposal?

NO

Clause 59(2)(d) - is the land to which the certificate relates is subject to an ongoing maintenance order?

NO

Clause 59(2)(e) - is the land to which the certificate relates is the subject of a site audit statement?

NO

Tree Preservation

The land is excluded land under Auburn Local Environmental Plan 2010 and the applicant should refer to State Environmental Planning Policy (State Significant Precincts) 2005 on www.legislation.nsw.gov.au.

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

Coastal Protection

Has the owner (or any previous owner) of the land been consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?

NO

Council Policy

The land is excluded land under Auburn Local Environmental Plan 2010 and the applicant should refer to State Environmental Planning Policy (State Significant Precincts) 2005 on www.legislation.nsw.gov.au.

The land is not affected by a policy that has been adopted by Council that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk.

Council has adopted a policy covering the entire City of Parramatta to restrict development of any land by reason of the likelihood of flooding.

Council has adopted by resolution a policy on contaminated land that applies to all land within the City of Parramatta. The Policy will restrict the development of the land if the circumstances set out in the policy prevail. A copy of the policy is available on Councils website at www.cityofparramatta.nsw.gov.au or from the Customer Service Centre

Council has not been notified of any policies adopted by other public authorities that restrict development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence or other risk.

Council has been notified that the Department of Planning has adopted the New South Wales Coastal Planning Guideline: Adapting to Sea Level Rise (August 2010). The guideline can be viewed at www.planning.nsw.gov.au.

The applicant should also refer to projected sea level rise low, medium and high scenario maps on

http://www.ozcoasts.org.au/climate/Map_images/Sydney/mapLevel2.jsp for further information.

Mine Subsidence

The land is not affected by the Coal Mine Subsidence Compensation Act 2017 proclaiming land to be a Mine Subsidence District.

Bushfire Land

The land is not bushfire prone land.

Threatened Species

The Environment Agency Head with responsibility for the Biodiversity Conservation Act 2016 has not advised Council that the land includes or comprises an area of outstanding biodiversity value.

Biodiversity certified land

The land is not biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016.

Note. *Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.*

Biodiversity stewardship sites

The Chief Executive of the Office of Environment and Heritage has not notified the Council if the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.

Native vegetation clearing set asides

Council has not been notified of the land containing a set aside area under section 60ZC of the Local Land Services Act 2013.

Property vegetation plans

Council has not been notified of the existence of the property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 on the land.

Paper Subdivision information

The land is not subject to any development plan adopted by a relevant authority or that is proposed to be subject to a consent ballot. A subdivision order does not apply to the land.

Note: Words and expressions used in this clause have the same meaning as they have in Part 16C of the Environmental Planning and Assessment Regulation 2000.

Loose-Fill Asbestos Register

Council has not been notified by NSW Fair Trading of the property being listed on the loose-fill asbestos insulation register maintained by the Secretary of NSW Fair Trading.

Site verification certificates

Council is not aware of whether there is a current site verification certificate in respect of the land.

Affected Building Notices and Building Product Rectification Orders

Council is not aware of whether there is any affected building notice, building product rectification order or notice of intention to make a building product rectification order that is in force in respect of the land.

Note: *affected building notice* has the same meaning as in the *Building Products (Safety) Act 2017*. *building product rectification order* has the same meaning as in the *Building Products (Safety) Act 2017*.

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

**This does not constitute a Complying Development Certificate under section 4.27 of
the EP&A Act**

This information only addresses matters raised in **Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1)(c3) and 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

It is your responsibility to ensure that you comply with the general requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.

3. Complying Development

- (1) *The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.*
- (2) *The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.*

Housing Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Low Rise Housing Diversity Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Rural Housing Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Housing Alterations Code and Industrial Alterations Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

General Development Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Commercial and Industrial (New Buildings and Additions) Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Subdivisions Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Demolition Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Fire Services Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Container Recycling Facilities Code

-
- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.
- (3) *If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.*
- (3) Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land when a land based restriction applies to the land, but it may not apply to all of the land.

SPECIAL NOTES

The land is excluded land under Auburn Local Environmental Plan 2010 and the applicant should refer to State Environmental Planning Policy (State Significant Precincts) 2005 on www.legislation.nsw.gov.au.

Applicants for Sections 10.7 Certificates are advised that Council does not hold sufficient information to fully detail the effect of any encumbrances on the title of the subject land. The information available to Council is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall Council or its servants, be liable for any negligence in the preparation of that information. Further information should be sought from relevant Statutory Departments.

SECTION C**The following additional information is issued under Section 10.7(5)**

Pursuant to S10.7(5) the Council supplies information as set out below on the basis that the Council takes no responsibility for the accuracy of the information. The information if material should be independently checked by the applicant.

Sydney Olympic Park Authority Act 2001

The land is located within Sydney Olympic Park and is affected by the Sydney Olympic Park Authority Act, 2001.

Flood Information

The land is considered by Council TO BE ABOVE the 1 in 100 year mainstream flood level.

This information is based on data available to the Council. It is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall the Council or its servants, be liable for any negligence in the preparation of that information.

Australian Pipe Database- Natural Gas and Oil Notification Zone

Mapping provided to Council from the relevant authority indicate that the land is within an Australian Pipe Database- Natural Gas and Oil Notification Zone.

The location of pipelines can be identified by contacting the Dial Before You Dig service on 1100 or at www.1100.com.au.

Please see the Australian Pipelines and Gas Association (APGA) Living with Pipelines web page at <https://www.apga.org.au/living-pipelines> for more information.

Interim Sydney Metro West Corridor - Infrastructure SEPP

Mapping associated with State Environmental Planning Policy (Infrastructure) 2007 (the Infrastructure SEPP) indicates that the land or part of the land is within the Interim Sydney Metro West Corridor.

State Environmental Planning Policy (Coastal Management) 2018

Mapping associated with the State Environmental Planning Policy (Coastal Management) 2018 identifies the land as containing Coastal Wetlands and/or is within a Proximity Area for Coastal Wetlands.

Note: Advisory Information Regarding Proximity to the Sydney Olympic Park Precinct

The land is within proximity to the Sydney Olympic Park precinct. The nature and scale of facilities within that precinct, and events that it supports, may affect the use and enjoyment of the land as a result of operating hours, noise, lighting, traffic and measures associated with event management. The Sydney Olympic Park precinct also includes a liquid waste treatment plant which operates 24 hours a day except Sundays when operating hours are 7am until 4pm.

Note: Draft City of Parramatta (Outside CBD) Development Contributions Plan

On 17 March 2021 Council Exhibited a draft Development Contribution Plan - the Draft City of Parramatta (Outside CBD) Development Contributions Plan. It is proposed that the Draft City of Parramatta (Outside CBD) Development Contributions Plan will apply to all land within the City of Parramatta LGA, except for land within the Parramatta CBD and Sydney Olympic Park. The proposed Draft City of Parramatta (Outside CBD) Development Contributions Plan will replace eight (8) existing Development Contribution Plans where they apply to land within the Parramatta LGA. These include:

- Parramatta Section 94A Development Contribution Plan (Amendment No. 5);
- Auburn Development Contributions Plan 2007 Amendment No 1;
- Carter Street Precinct Development Contributions Plan 2016;
- Holroyd Section 94 Plan 2013;
- City of Parramatta S94 Development Contributions Plan (formerly Hornsby LGA Land and Epping Town Centre);
- City of Parramatta S94A Development Contributions Plan (formerly Hornsby LGA Land and Epping Town Centre);
- City of Parramatta Section 94A Development Contribution Plan (Former Hills LGA Land); and
- Contributions Plan 14 - Carlingford Precinct.

Further information about the Draft City of Parramatta (Outside CBD) Development Contributions Plan can be found at <https://participate.cityofparramatta.nsw.gov.au/outside-cbd-contributions> or by contacting Council.

Note: Advisory Information regarding Combustible Cladding

External combustible cladding on multi-storey buildings has been identified in local government areas including the City of Parramatta. Combustible cladding is a material that is capable of readily burning.

You should make your own enquiries as to the type of materials that have been used to construct the building. It is recommended that the purchaser obtain a building report from an appropriately qualified person to determine if any cladding type material may pose a risk to the building's occupants. Council may issue orders to rectify a building where combustible cladding is found.

Properties that have combustible cladding on buildings are listed in the NSW Government Combustible Cladding Register. Please refer to <https://www.claddingregistration.nsw.gov.au/> or call 1300 305 695 for further information regarding the NSW Government Combustible Cladding Register.

There is potential for combustible cladding to be present on buildings that are not listed on the Register.

Note: Advisory Information regarding Loose-Fill asbestos Insulation

Research undertaken by the Loose-Fill Asbestos Insulation Taskforce has determined that there is a potential for loose-fill asbestos insulation to be found in residential dwellings constructed prior to 1980 in 28 local government areas including the City of Parramatta.

Some residential homes located in the City of Parramatta may contain loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Please Contact NSW Fair Trading for further information.

This information has been provided pursuant to section 10.7(5) of the Environmental Planning and Assessment Act, 1979 as amended.

Brett Newman
Chief Executive Officer

per



dated 7 July 2021

PLANNING CERTIFICATE

CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979 as amended

**J Mott MACDONALD
LEVEL 10 / 383 Kent Street
SYDNEY NSW 2000**

Certificate No: 2021/5105
Fee: \$133.00
Issue Date: 7 July 2021
Receipt No: 6424481
Applicant Ref: JONATHON COOK:153874

DESCRIPTION OF LAND

Address: Lot 5 DP 1205285 Herb Elliott Avenue
SYDNEY OLYMPIC PARK NSW 2127
Lot Details: Lot 5 DP 1205285

SECTION A

The following Environmental Planning Instrument to which this certificate relates applies to the land:

State Environmental Planning Policy (State Significant Precincts) 2005.

For the purpose of **Section 10.7(2)** it is advised that as the date of this certificate the abovementioned land is affected by the matters referred to as follows:

Contact us:

council@cityofparramatta.nsw.gov.au | 02 9806 5050
@cityofparramatta | PO Box 32, Parramatta, NSW 2124
ABN 49 907 174 773 | cityofparramatta.nsw.gov.au

The land is zoned: MD SEPP (State Significant Precincts) 2005**State Environmental Planning Policy (State Significant Precincts) 2005**

The land is excluded land under Auburn Local Environmental Plan 2010. The land zoning and land use provisions of State Environmental Planning Policy (State Significant Precincts) 2005 apply to the land.

The State Environmental Planning Policy (State Significant Precincts) 2005 may be obtained via the internet from www.legislation.nsw.gov.au or by contacting NSW Department of Planning.

SECTION B**State Policies and Regional Environmental Plans**

The land is also affected by the following State Environmental Planning Policies (SEPP) and Regional Environmental Plans (SREP):

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

Sydney Regional Environmental Plan (SREP) – (Sydney Harbour Catchment) 2005

DRAFT State Environmental Planning Policy to amend State Environmental Planning Policy (SEPP) (Sydney Region Growth Centres) 2006 – Amendment to include the Greater Parramatta Priority Growth Area as a Growth Centre

DRAFT State Environmental Planning Policy (Draft SEPP) – Environment

N.B. All enquiries as to the application of Draft State Environmental Planning Policies should be directed to The NSW Department of Planning, Industry and Environment.

Draft Local Environmental Plan

The land is not affected by a Draft Local Environmental Plan which has been placed on Public Exhibition and has not yet been published.

Development Control Plan

The land is affected by the Sydney Olympic Park Master Plan 2030 (2018 Review).

The Minister for Planning has issued directions that provisions of an EPI do not apply to certain Part 4 development where a concept plan has been approved under Part 3A.

Development Contribution Plan

The land is not affected by the Auburn Council Development Contributions Plan 2007.

Heritage Item/Heritage Conservation Area

The land has not been identified as containing an item of environmental heritage significance under the provisions of State Environmental Planning Policy (State Significant Precincts) 2005.

The land is not located within an Environmental Conservation Area under the provisions of State Environmental Planning Policy (State Significant Precincts) 2005.

Road Widening

The land is not affected by road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993.
- (b) Any Environmental Planning Instrument.
- (c) Any Resolution of Council.

Land Reservation Acquisition

The land is not affected by Land Reservation Acquisition in the State Environmental Planning Policy (State Significant Precincts) 2005.

Site Compatibility Certificate (Seniors Housing, Infrastructure and Affordable Rental Housing)

At the date of issue of this certificate Council is not aware of any

- a. Site compatibility certificate (affordable rental housing),
- b. Site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments),
- c. Site compatibility certificate (seniors housing)

in respect to the land issued pursuant to the Environmental Planning & Assessment Amendment (Site Compatibility Certificates) Regulation 2009 (NSW).

Contamination

Matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed:

Clause 59(2)(a) - is the land to which the certificate relates is significantly contaminated land?

NO

Clause 59(2)(b) - is the land to which the certificate relates is subject to a management order?

NO

Clause 59(2)(c) - is the land to which the certificate relates is the subject of an approved voluntary management proposal?

NO

Clause 59(2)(d) - is the land to which the certificate relates is subject to an ongoing maintenance order?

NO

Clause 59(2)(e) - is the land to which the certificate relates is the subject of a site audit statement?

NO

Tree Preservation

The land is excluded land under Auburn Local Environmental Plan 2010 and the applicant should refer to State Environmental Planning Policy (State Significant Precincts) 2005 on www.legislation.nsw.gov.au.

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

Coastal Protection

Has the owner (or any previous owner) of the land been consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?

NO

Council Policy

The land is excluded land under Auburn Local Environmental Plan 2010 and the applicant should refer to State Environmental Planning Policy (State Significant Precincts) 2005 on www.legislation.nsw.gov.au.

The land is not affected by a policy that has been adopted by Council that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk.

Council has adopted a policy covering the entire City of Parramatta to restrict development of any land by reason of the likelihood of flooding.

Council has adopted by resolution a policy on contaminated land that applies to all land within the City of Parramatta. The Policy will restrict the development of the land if the circumstances set out in the policy prevail. A copy of the policy is available on Councils website at www.cityofparramatta.nsw.gov.au or from the Customer Service Centre

Council has not been notified of any policies adopted by other public authorities that restrict development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence or other risk.

Council has been notified that the Department of Planning has adopted the New South Wales Coastal Planning Guideline: Adapting to Sea Level Rise (August 2010). The guideline can be viewed at www.planning.nsw.gov.au.

The applicant should also refer to projected sea level rise low, medium and high scenario maps on http://www.ozcoasts.org.au/climate/Map_images/Sydney/mapLevel2.jsp for further information.

Mine Subsidence

The land is not affected by the Coal Mine Subsidence Compensation Act 2017 proclaiming land to be a Mine Subsidence District.

Bushfire Land

The land is not bushfire prone land.

Threatened Species

The Environment Agency Head with responsibility for the Biodiversity Conservation Act 2016 has not advised Council that the land includes or comprises an area of outstanding biodiversity value.

Biodiversity certified land

The land is not biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016.

Note. *Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.*

Biodiversity stewardship sites

The Chief Executive of the Office of Environment and Heritage has not notified the Council if the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.

Native vegetation clearing set asides

Council has not been notified of the land containing a set aside area under section 60ZC of the Local Land Services Act 2013.

Property vegetation plans

Council has not been notified of the existence of the property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 on the land.

Paper Subdivision information

The land is not subject to any development plan adopted by a relevant authority or that is proposed to be subject to a consent ballot. A subdivision order does not apply to the land.

Note: Words and expressions used in this clause have the same meaning as they have in Part 16C of the Environmental Planning and Assessment Regulation 2000.

Loose-Fill Asbestos Register

Council has not been notified by NSW Fair Trading of the property being listed on the loose-fill asbestos insulation register maintained by the Secretary of NSW Fair Trading.

Site verification certificates

Council is not aware of whether there is a current site verification certificate in respect of the land.

Affected Building Notices and Building Product Rectification Orders

Council is not aware of whether there is any affected building notice, building product rectification order or notice of intention to make a building product rectification order that is in force in respect of the land.

Note: *affected building notice* has the same meaning as in the *Building Products (Safety) Act 2017*. *building product rectification order* has the same meaning as in the *Building Products (Safety) Act 2017*.

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

**This does not constitute a Complying Development Certificate under section 4.27 of
the EP&A Act**

This information only addresses matters raised in **Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1)(c3) and 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

It is your responsibility to ensure that you comply with the general requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.

3. Complying Development

- (1) *The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.*

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

Housing Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Low Rise Housing Diversity Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Rural Housing Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Housing Alterations Code and Industrial Alterations Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

General Development Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Commercial and Industrial (New Buildings and Additions) Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Subdivisions Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Demolition Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Fire Services Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

Container Recycling Facilities Code

- (1) or (2) Refer to State Environmental Planning Policy (State Significant Precincts) 2005.

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

extent to which complying development may or may not be carried out on the land.

- (3) Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land when a land based restriction applies to the land, but it may not apply to all of the land.

SPECIAL NOTES

The land is excluded land under Auburn Local Environmental Plan 2010 and the applicant should refer to State Environmental Planning Policy (State Significant Precincts) 2005 on www.legislation.nsw.gov.au.

Applicants for Sections 10.7 Certificates are advised that Council does not hold sufficient information to fully detail the effect of any encumbrances on the title of the subject land. The information available to Council is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall Council or its servants, be liable for any negligence in the preparation of that information. Further information should be sought from relevant Statutory Departments.

SECTION C**The following additional information is issued under Section 10.7(5)**

Pursuant to S10.7(5) the Council supplies information as set out below on the basis that the Council takes no responsibility for the accuracy of the information. The information if material should be independently checked by the applicant.

Sydney Olympic Park Authority Act 2001

The land is located within Sydney Olympic Park and is affected by the Sydney Olympic Park Authority Act, 2001.

Flood Information

The land is considered by Council TO BE ABOVE the 1 in 100 year mainstream flood level.

This information is based on data available to the Council. It is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall the Council or its servants, be liable for any negligence in the preparation of that information.

Australian Pipe Database- Natural Gas and Oil Notification Zone

Mapping provided to Council from the relevant authority indicate that the land is within an Australian Pipe Database- Natural Gas and Oil Notification Zone.

The location of pipelines can be identified by contacting the Dial Before You Dig service on 1100 or at www.1100.com.au.

Please see the Australian Pipelines and Gas Association (APGA) Living with Pipelines web page at <https://www.apga.org.au/living-pipelines> for more information.

Interim Sydney Metro West Corridor - Infrastructure SEPP

Mapping associated with State Environmental Planning Policy (Infrastructure) 2007 (the Infrastructure SEPP) indicates that the land or part of the land is within the Interim Sydney Metro West Corridor.

Note: Advisory Information Regarding Proximity to the Sydney Olympic Park Precinct

The land is within proximity to the Sydney Olympic Park precinct. The nature and scale of facilities within that precinct, and events that it supports, may affect the use and enjoyment of the land as a result of operating hours, noise, lighting, traffic and measures associated with event management. The Sydney Olympic Park precinct also includes a liquid waste treatment plant which operates 24 hours a day except Sundays when operating hours are 7am until 4pm.

Note: Draft City of Parramatta (Outside CBD) Development Contributions Plan

On 17 March 2021 Council Exhibited a draft Development Contribution Plan - the Draft City of Parramatta (Outside CBD) Development Contributions Plan. It is proposed that the Draft City of Parramatta (Outside CBD) Development Contributions Plan will apply to all land within the City of Parramatta LGA, except for land within the Parramatta CBD and Sydney Olympic Park. The proposed Draft City of Parramatta (Outside CBD) Development Contributions Plan will replace eight (8) existing Development Contribution Plans where they apply to land within the Parramatta LGA. These include:

- Parramatta Section 94A Development Contribution Plan (Amendment No. 5);
- Auburn Development Contributions Plan 2007 Amendment No 1;
- Carter Street Precinct Development Contributions Plan 2016;
- Holroyd Section 94 Plan 2013;
- City of Parramatta S94 Development Contributions Plan (formerly Hornsby LGA Land and Epping Town Centre);
- City of Parramatta S94A Development Contributions Plan (formerly Hornsby LGA Land and Epping Town Centre);
- City of Parramatta Section 94A Development Contribution Plan (Former Hills LGA Land); and
- Contributions Plan 14 - Carlingford Precinct.

Further information about the Draft City of Parramatta (Outside CBD) Development Contributions Plan can be found at <https://participate.cityofparramatta.nsw.gov.au/outside-cbd-contributions> or by contacting Council.

Note: Advisory Information regarding Combustible Cladding

External combustible cladding on multi-storey buildings has been identified in local government areas including the City of Parramatta. Combustible cladding is a material that is capable of readily burning.

You should make your own enquiries as to the type of materials that have been used to construct the building. It is recommended that the purchaser obtain a building report from an appropriately qualified person to determine if any cladding type material may pose a risk to the building's occupants. Council may issue orders to rectify a building where combustible cladding is found.

Properties that have combustible cladding on buildings are listed in the NSW Government Combustible Cladding Register. Please refer to <https://www.claddingregistration.nsw.gov.au/> or call 1300 305 695 for further information regarding the NSW Government Combustible Cladding Register.

There is potential for combustible cladding to be present on buildings that are not listed on the Register.

Note: Advisory Information regarding Loose-Fill asbestos Insulation

Research undertaken by the Loose-Fill Asbestos Insulation Taskforce has determined that there is a potential for loose-fill asbestos insulation to be found in residential dwellings constructed prior to 1980 in 28 local government areas including the City of Parramatta.

Some residential homes located in the City of Parramatta may contain loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Please Contact NSW Fair Trading for further information.

This information has been provided pursuant to section 10.7(5) of the Environmental Planning and Assessment Act, 1979 as amended.

Brett Newman
Chief Executive Officer

per



dated 7 July 2021

Appendix B Historical aerial photographs

Sydney Olympic Park - 1930



Sydney Olympic Park - 1951



Sydney Olympic Park - 1975



Sydney Olympic Park - 1986



Sydney Olympic Park - 1999



Sydney Olympic Park - 2004

