



Preliminary Site Investigation Report

Project
776 & 792-794 Botany Road & 33-37 Henry Kendall Crescent, Mascot NSW 2020

Prepared for
New South Wales Land and Housing Corporation (ABN 24 960 729 253)

Date
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Data and/or information presented in this report must not be redrawn for its inclusion in other reports, plans or documents, nor should that data and/or information be separated from this report in any way.

Should additional information that may impact on the findings of this report be encountered or site conditions change, Alliance reserves the right to review and amend this report.

Executive Summary

Alliance Geotechnical Pty Ltd (Alliance) was engaged by New South Wales Land and Housing Corporation (ABN 24 960 729 253) to undertake a preliminary site investigation (PSI) at 776 & 792-794 Botany Road and 33-37 Henry Kendall Crescent, Mascot, NSW 2020 (refer Figure 1, with the 'site' boundaries outlined in Figure 2).

At the commencement of the project, Alliance had the following project appreciation:

- The site is currently owned by New South Wales Land and Housing Corporation;
- The site is currently occupied and being used for:
 - NSW Ambulance station in the north east portion of the site; and
 - Residential purposes across remaining area of the site.
- The client has requested the PSI to be undertaken to facilitate the client addressing its due diligence procedures associated with divestment / future development of the site;
- The client requires the PSI to include a list of areas of environmental concern (AEC) and contaminants of potential concern (COPC),
- Given the 'commercial in confidence' nature of the client's due diligence procedures, the client has requested that site walkovers be limited to Alliance remaining outside the site boundary, and not entering the site. Alliance note that this may need to be reported as a data gap in the context of drawing conclusions about land contamination risks at the site;
- The proposed land use scenario assumes a reticulated potable water supply will be available at the site; and
- Alliance notes this PSI is not to address site suitability for development consent.

The objectives of this project were to:

- Assess the potential for land contamination to be present at the site as a result of current and previous land use activities; and
- Provide recommendations for further investigations, and management or remediation of land contamination (if warranted).

The following scope of works was undertaken address the project objectives:

- A desktop review of site history;
- A site walkover limited to accessible portions of the site boundary;
- Assessment of data and reporting.

The nominated scope of works was undertaken with reference to relevant sections of NEPC (2013), NSW EPA (2020b), HEPA (2020) and WA DOH (2009).

A number of areas of environmental concern (AEC) and contaminants of potential concern (COPC) associated with potential land contaminating activities undertaken at the site, have been identified as part of this project. The AEC, land contaminating activity and COPC are presented in the Table below. The locations of the identified AEC are presented in **Figure 3** and **Figure 4**.

ID	AEC	Land Contaminating Activity (Source)	COPC
AEC01	Site footprint (~5,770m ²)	Uncontrolled filling Uncontrolled demolition; Use of hazardous building materials; and Historic termite treatment.	Petroleum hydrocarbons, polycyclic aromatic hydrocarbons, pesticides, polychlorinated biphenyl, metals, asbestos.
AEC02	NSW Ambulance Station (~890m ²)	Potential storage of licensable quantities of Schedule 11 hazardous chemicals (dangerous goods) on a portion of the site (Lot 1 in DP 36486); Potential underground storage of petroleum hydrocarbons Use of hazardous building materials; and Historic termite treatment.	Petroleum hydrocarbons, polycyclic aromatic hydrocarbons, pesticides, polychlorinated biphenyl, metals, asbestos.
AEC03	Residential Building 01 (~200m ²)	Use of hazardous building materials; Historic termite treatment.	Pesticides, polychlorinated biphenyl, metals and asbestos.
AEC04	Residential Building 02 (~200m ²)	Use of hazardous building materials; Historic termite treatment.	Pesticides, polychlorinated biphenyl, metals and asbestos.
AEC05	Residential Building 03 (~200m ²)	Use of hazardous building materials; Historic termite treatment.	Pesticides, polychlorinated biphenyl, metals and asbestos.
AEC06	Residential Building 04 (~200m ²)	Use of hazardous building materials; Historic termite treatment.	Pesticides, polychlorinated biphenyl, metals and asbestos.
AEC07	Residential Building 05 (~200m ²)	Use of hazardous building materials; Historic termite treatment.	Pesticides, polychlorinated biphenyl, metals and asbestos.
AEC08	Historic scattered small buildings/sheds and potential tents in the southeast portion of the site, observed in aerial photography from 1943 and removed by 1951 presented in Section 5.2 (~1,540m ²).	Uncontrolled demolition; Use of hazardous building materials; and Historic termite treatment.	Pesticides, polychlorinated biphenyl, metals and asbestos.
AEC09	Historic building in the southeast portion of the site, observed in aerial photography from 1951 and removed by 1961 presented in Section 5.2 (~150m ²).	Uncontrolled demolition; Use of hazardous building materials; and Historic termite treatment.	Pesticides, polychlorinated biphenyl, metals and asbestos.

AEC10	Historic scattered small sheds and/or wastes stored in the southwest portion of the site, observed in aerial photography from 1951 and removed by 1961 presented in Section 5.2 (~1,170m ²).	Uncontrolled demolition; Use of hazardous building materials; and Historic termite treatment Waste storage	Petroleum hydrocarbons, polycyclic aromatic hydrocarbons, pesticides, polychlorinated biphenyl, metals, asbestos.
AEC11	Former service station, located approximately 125m to the north of the site.	Underground storage of petroleum hydrocarbons	Petroleum hydrocarbons, BTEX, polycyclic aromatic hydrocarbons, lead

Based on the assessment undertaken by Alliance of site history information and observations made of the site during the kerbside site visit, in the context of the project objectives, Alliance has made the following conclusions:

- There is a potential for unacceptable land contamination to be present at the site as a result of current and previous land use activities;
- There is a site walkover related data gap associated with the areas of environmental concern (AEC) and associated contaminants of potential concern (COPC) identified for the site. The data gap has arisen as a result of a client-imposed constraint which limited site walkover observations to be made only from the site boundary.
- There is a data gap related to the search and potential storage of licensable quantities of dangerous goods, to have been stored on a portion of the site (Lot 1 in DP 36486), and data gaps related to offsite land use activities associated with the former service station and landfill;

Based on those conclusions, Alliance makes the following recommendations:

- A stage 2 detailed site investigation (DSI) should be undertaken to address identified potentially unacceptable human health, groundwater and ecological risks in this PSI. The DSI should include:
 - a site walkover inside the site boundary,
 - a review of the SafeWork NSW Schedule 11 hazardous chemicals (dangerous goods) search, and
 - a Government Information (Public Access) Act 2009 search of NSW EPA and local Council records, for land contamination information associated with the former service station and former landfill,

to facilitate addressing the data gap identified in the conclusions of this report and to facilitate refinement of the AEC and COPC for the site, prior to undertaking DSI related intrusive investigations; and

- The stage 2 DSI, and associated walkover should be undertaken by a suitably experienced environmental consultant.

This report must be read in conjunction with the **Important Information About This Report** statements at the front of this report.

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1 Introduction

1.1 Background

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At the commencement of the project, Alliance had the following project appreciation:

- The site is currently owned by New South Wales Land and Housing Corporation and Health Administration Corporation;
- The site is currently occupied and being used for:
 - NSW Ambulance station in the north east portion of the site; and
 - Residential purposes across remaining area of the site.
- The client has requested the PSI to be undertaken to facilitate the client addressing its due diligence procedures associated with divestment / future development of the site;
- The client requires the PSI to include a list of areas of environmental concern (AEC) and contaminants of potential concern (COPC),
- Given the 'commercial in confidence' nature of the client's due diligence procedures, the client has requested that site walkovers be limited to Alliance remaining outside the site boundary, and not entering the site. Alliance note that this may need to be reported as a data gap in the context of drawing conclusions about land contamination risks at the site;
- The proposed land use scenario assumes a reticulated potable water supply will be available at the site; and
- Alliance notes this PSI is not to address site suitability for development consent.

1.2 Objectives

The objectives of this project were to:

- Assess the potential for land contamination to be present at the site as a result of current and previous land use activities; and
- Provide recommendations for further investigations, and management or remediation of land contamination (if warranted).

1.3 Scope of Work

The following scope of works was undertaken address the project objectives:

- A desktop review of site history;
- A site walkover limited to readily accessible portions of the site boundary;
- Assessment of data and reporting.

The nominated scope of works was undertaken with reference to relevant sections of NEPC (2013), NSW EPA (2020b), HEPA (2020) and WA DOH (2009).

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2 Site Identification

2.1 Site Details

Site identification details are presented in **Table 2.1**.

Table 2.1 Site Identification Details

Cadastral Identification	Lot 1 in Plan 36486 and Lots A-E in Plan 36472
Geographic Coordinates (Google Earth)	33°55'29" S and 151°11'42" E
Site Area	Approximately 5,770m ²
Local Government Authority	Bayside Council
Current Zoning	B2 – Local Centre

2.2 Site Layout

The layout of the site is present in **Figure 2**. The layout plan also includes locations on site of:

- Site access points; and
- Current buildings/structures.

3 Site Environmental Setting

3.1 Geology

The Department of Mineral Resources Geological Survey of NSW Sydney 1:100,000 Geological Series Sheet 9130 (Edition 1) 1983, indicated that the site is likely to be underlain by medium to fine grained 'marine' sand with podsols.

3.2 Site Topography and Elevation

During the site walkover reported in **Section 0**, the topography of the site was observed to be generally flat. A search of Google Earth indicates that the surface of the site was located at an elevation of approximately 11m Australian Height Datum (AHD).

3.3 Acid Sulfate Soils

A review of the NSW Department of Land and Water Conservation's Acid Sulfate Soil Risk Map for Botany Bay (Edition 2, 1997), indicated that:

- the site is located in a map class description of 'low probability', where the environment of deposition has generally not been suitable for the formation of acid sulfate soil materials, and acid sulfate soil materials, if present, are sporadic and may be buried by alluvium or windblown sediments;
- the majority of these landforms are not expected to contain acid sulfate soil materials. Therefore, land management is generally not affected by acid sulfate soils. However, highly localised occurrences may be found, especially near boundaries with environments with a high probability of occurrence. Disturbance of these soil materials will result in an environmental risk that will vary with elevation and depth of disturbance.

Further assessment of acid sulfate soils, if soil disturbance was required, would be considered warranted.

3.4 Hydrogeology and Hydrology

A review of maps held on file by Alliance, indicated that surface water bodies located on or near the site included:

- Lachlan Swamp / Mill Pond, located approximately 1.4km to the south and approximately 1.8km to the east; and
- Alexandria Canal located approximately 1.2km to the northwest and approximately 1.7km to the west.

Alliance notes that both Lachlan Swamp / Mill Pond and Alexandria Canal appear to flow south into Botany Bay.

Based on the location of the identified surface water bodies and their regional flow direction, the location of the site and review of surrounding topography, groundwater flow direction at the site is likely to the south or south west.

Based on site surface and surrounding topography and site elevation, surface water flow direction at the site is considered unknown. Surface water is considered likely to and infiltrate into site soils (where soil permeability allows) and/or follow localised anthropogenic drainage lines into subsurface drainage pipes.

A search of <https://www.environment.nsw.gov.au/eSpade2WebApp> was undertaken by Alliance, however no hydrogeological landscape for the locality of the site was available.

Alliance undertook a review of <https://www.industry.nsw.gov.au/water/allocations-availability/temporary-waterrestrictions/botany-sands-groundwater-source>. The review indicated that the site is located within 'Area 2' and groundwater extraction for domestic purposes is prohibited on site. A copy of the map of restricted areas highlighting the site location is presented in **Appendix A**.

A search of <https://realtimedata.watarnsw.com.au/water.stm> indicated that:

- there are 28 registered groundwater features located within a 500m radius of the site; and
- authorised uses of these monitoring wells include:
 - domestic;
 - dewatering;
 - groundwater remediation;
 - monitoring; and
 - recreational.

Information presented in records obtained for these registered groundwater features, indicated that:

- boreholes were drilled to depths of between 0.9m and 20.5m below ground level;
- the geology encountered during drilling (using rotary methods) included clayey silty SAND, SAND, sandy CLAY, Silty SAND, CLAY.
- rock was encountered in one borehole (GW047525) at a depth of 19.2m, and was comprised of SANDSTONE.
- depth to standing water level was logged in three boreholes (GW075024, GW104988 and GW113311) and ranged between 0.760m to 4.000m.
- Groundwater monitoring wells (GW112403-405) were located approximately 125m to the north of the site at an inferred upgradient location. The groundwater feature's (GW112403-405) authorised use is remediation.
- Groundwater monitoring well (GW107976) was located approximately 125m to the north of the site at an inferred upgradient location. The groundwater feature's (GW107976) authorised use is dewatering.
- Groundwater monitoring well (GW113311) was located approximately 115m to the north of the site at an inferred upgradient location. The groundwater feature's (GW113311) authorised use is monitoring.

Further assessment of the groundwater remediation, dewatering and monitoring that has occurred approximately 125m to the north of the site is considered warranted.

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

4 Regulatory Records

4.1 Contaminated Land Management Act 1997

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

- orders made under Part 3 of the Contaminated Land Management (CLM) Act 1997;
- notices available to the public under section 58 of the CLM Act
- an approved voluntary management proposal under the CLM Act that has not been fully carried out and where NSW EPA approval has not been revoked;
- site audit statements provided to the NSW EPA under section 53B of the CLM Act that relate to significantly contaminated land;
- where practicable, copies of anything formerly required to be part of the public record; or
- actions taken by NSW EPA (or the previous State Pollution Control Commission) under section 35 or 36¹ of the Environmentally Hazardous Chemicals Act 1985.

However, Alliance notes that a former shell service station located at 746 Botany Road, Mascot was present on the NSW EPA online contaminated land record of notices. This former service station was located approximately 125m to the north of the site at an inferred upgradient location adjacent to groundwater features (GW112403-405) with authorised uses for remediation (refer to **Section 3.4**). Given the inferred upgradient location of the former service station with proximity to remediation groundwater features, the potential for petroleum hydrocarbon related groundwater contamination from this former service station to have migrated to the site cannot be precluded.

Further assessment of former service station related groundwater contamination risks to the site, is considered warranted.

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

A search of the NSW EPA online list of NSW contaminated sites notified to NSW EPA indicated that the site (and land located immediately adjacent to the site) was not on the list. Alliance notes, a landfill (Aston) located at 551-559 Gardeners Road, Mascot, in an inferred upgradient position approximately 300m to the north of the site, is reported on that list as being under assessment. Further assessment of former landfill related land contamination risks to the site, is considered warranted.

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

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

4.2 Protection of the Environment Operations (POEO) Act 1997

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

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

4.3 Work Health and Safety Regulation 2017

A SafeWork NSW Schedule 11 hazardous chemicals (dangerous goods)² search for the site has been undertaken, however the results were not available at the time of preparing this report. This data gap needs to be considered when drawing conclusions about land contamination risks at the site.

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

A copy of the planning certificates issued under section 10.7(2) & (5) of the EP&A Act was obtained, and indicated that within the meaning of the CLM Act, the site was not:

- significantly contaminated land;
- subject to a management order;
- the subject of an approved voluntary management proposal;
- subject to an ongoing maintenance order; or
- the subject of a site audit statement.

A copy of the certificates is presented in **Appendix D**.

² Under the Work Health and Safety Regulation

5 Site History

5.1 Historical Land Titles

Alliance undertook a review of a selection of historical land title ownership records of the site. Information obtained during that review, indicated that registered proprietors of the site since 1925 included:

- private individuals between 1925 and 1946; and
- The Council of the Municipality of Mascot between 1946 to 1951.

Continued as regards to Lot 1 in DP 36486:

- The Housing Commission of New South Wales between 1951 to 1957;
- New South Wales Ambulance Transport Service Board between 1957 to 2019; and
- Health Administration Corporation between 2019 to February 2023.

Continued as regards to Lots A, B, C, D and E in DP 36472:

- The Housing Commission of New South Wales now New South Wales Land and Housing Corporation between 1951 to February 2023.

There were no leases or easements reported for the site.

The review of historical land titles indicated potential land contaminating activities have been undertaken on the site:

- Potential use of the site as a council depot between 1946 to 1951; and
- Potential for underground storage tanks associated with the ambulance station.

Further assessment of these land contaminating activities, in the context of other historical evidence reviewed during this project, and observations made during the site walkover (refer **Section 0** of this report), is considered warranted.

A copy of the historical land title search record is presented in **Appendix E**.

5.2 Aerial Photography

Alliance undertook a desktop review of a selection of readily available historical aerial photographs of the site. Copies of each of the aerial photographs reviewed, including an indicative site boundary, are presented below.

Image 5.2.1 Aerial Photograph - 1943



Image 5.2.2 Aerial Photograph - 1951



Image 5.2.3 Aerial Photograph - 1961



Image 5.2.4 Aerial Photograph - 1971



Image 5.2.5 Aerial Photograph - 1986



Image 5.2.6 Aerial Photograph - 1998



Image 5.2.7 Aerial Photograph - 2009

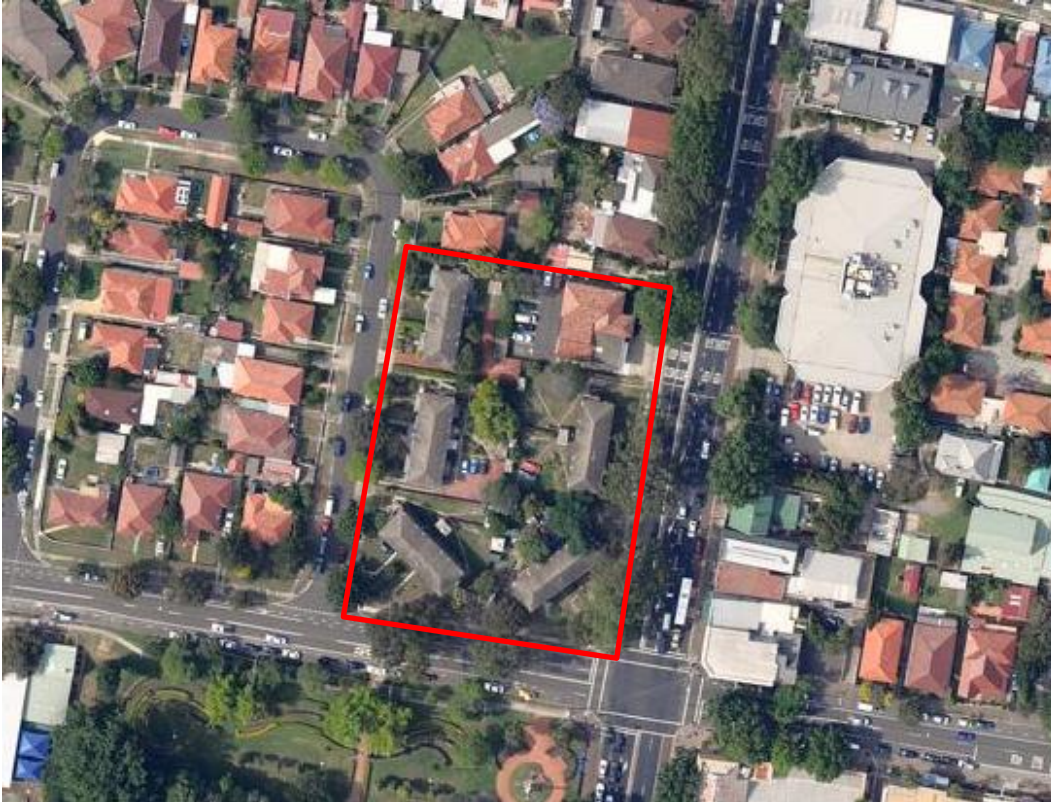


Image 5.2.8 Aerial Photograph – February 2023



The findings of the historical aerial photography review are presented in **Table 5.2**.

Table 5.2 Historical Aerial Photography Review

Photograph Date	Observations of Site	Observations of Surrounding Land
1943	Appears to be undeveloped open space with scattered small buildings/sheds and potential tents in the southeast portion of the site (possibly a circus).	North: low-density residential with market gardens and low density residential thereafter. South: Roadway and undeveloped open space / recreational park with scattered trees thereafter. East: Roadway and a mix of low-density residential and commercial/industrial warehouse buildings thereafter. West: Undeveloped open space (appears to be grass and shrubs).
1951	The scattered small buildings/sheds and potential tents in the southeast portion of the site appear to have been demolished / removed and a building has been constructed in this area of the site. There appears to be scattered small sheds and/or wastes present in the southwest portion of the site. Access track alignment appearing oriented north-east to south-west.	North: Increased low-density residential houses. The market gardens have been replaced by low-density residential houses. South: No significant change since previous image. East: No significant change since previous image. West: A roadway has been constructed adjacent to property boundary with low-density residential properties thereafter.
1961	The building and scattered sheds appear to have been demolished. Six large buildings with fences separating each block has been constructed across the site. The building in the northeast portion of the site appears to include a hardstand (concrete) driveway and parking area adjacent to the south of the building.	North: Increased low-density residential houses. South: No significant change since previous image. East: No significant change since previous image. West: Increased low-density residential houses.
1971	No significant change since previous image.	No significant change since previous image.
1986	A number of scattered sheds appear to have been constructed across the site. Building in the northeast portion of the site appears to have been extended to the south.	Low-density residential properties to the east of the site appear to have demolished.
1998	The hardstand (concrete) driveway and parking area adjacent to the south of the building in the northeast portion of the site appears to have been extended to the west of the building.	A new commercial highrise building and attached parking appears to have been constructed to the east of the site.
2009	Increase in established trees and foliage covering the site. Hardstand (likely concrete) driveways and parking areas appear to have been constructed to the south and east of the two residential buildings located in the northwest portion of the site.	No significant change since previous image.
2023	Increase in established trees and foliage covering the site.	No significant change since previous image.

The review of historical aerial photography indicated a potential for land contaminating activities to have been undertaken on the site, specifically:

- Use of hazardous building materials for the construction of buildings, and use of pesticides for termite treatment of structures;
- Waste storage between 1943 and 1961;
- Uncontrolled demolition of structures between 1943 and 1961; and
- Uncontrolled filling during construction of site structures between 1951 and 1986.

Further assessment of these identified potential land contaminating activities, is considered warranted.

5.3 Meteorology

The Bureau of Meteorology website (<http://www.bom.gov.au/climate/data/index.shtml?bookmark=200>) was accessed and a search conducted for climatic information measured by the nearest bureau station to the site. A summary of data obtained from that search is presented in **Table 5.3**.

Table 5.3 Local Meteorology Data Summary

Weather Station Location and Identifier	Mean Annual Temperature (°C)		Mean Annual Rainfall (mm)
	Maximum	Minimum	
Sydney Airport AMO - 066037	22.4	13.6	1093.4

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

5.4 Incidents

There was no evidence provided to Alliance regarding incidents at the site.

5.5 Complaints

There was no evidence provided to Alliance regarding complaints about the site.

5.6 Anecdotal Evidence

There was no anecdotal evidence regarding the site, provided to Alliance.

5.7 Previous Contamination Assessments

Alliance was not provided with copies of any previous contamination assessments.

6 Site Walkover

A kerbside site visit was undertaken by a suitably experienced Alliance environmental consultant (Sam Scully), on 21 February 2022. During the site visit, Alliance made observations of the general condition from the front of the site and of land use activities being undertaken on the site, as well as land use activities on the land located immediately adjacent to the site. Information on these observations is presented in **Section 0** to **Section 6.14**.

6.1 Current Land Use

The land use scenario at the time of the site visit appeared to be a mix of high density residential and commercial/industrial, comprising an operational NSW Ambulance Station located at 776 Botany Road.

Image 0.1 View of high density residential building along Henry Kendall Crescent, facing north east



Image 0.2 View of operational NSW Ambulance Station along Botany Road, facing west



6.2 Site Boundaries

The boundary of the site was fenced.

Image 6.2.1 View of fence line along Coward Street, Mascot, facing northeast



6.3 Surfaces and Buildings

The following site surfaces were observed during the kerbside site visit:

- Concrete and brick driveways and car parking areas that appeared to range in poor to good condition, to the south and east of the two residential buildings located in the northwest portion of the site.
- Concrete driveway and car parking that appeared to be in moderate condition, surrounding the NSW Ambulance Station located in the northeast portion of the site.
- Concrete walkways (and vehicle access) from street footpath to front door of dwellings; and
- Unsealed and vegetated with grass, established shrubs and trees.

The following buildings were observed during the kerbside site visit:

- One single and two-storey brick and tile roofed NSW Ambulance Station located within the northeast portion of the site; and
- five two-storey brick and tile roofed high-density residential dwellings located across the remaining portions of the site.

Image 6.3.1 View of two-storey brick and tile roofed high-density residential dwelling, concrete walkway from street to front door of dwelling and vegetation (grass, trees and shrubs) along Coward Street, Mascot, facing north



Image 6.3.2 View of two-storey brick and tile roofed high-density residential dwelling, brick driveway and vegetation (trees) along Henry Kendall Crescent, facing east



Image 6.3.3 View of operational NSW Ambulance Station and concrete driveway / parking bay along Botany Road, facing west



6.4 Infrastructure

There was no infrastructure observed onsite during the kerbside site visit.

6.5 Surface Water and Drainage

There were no surface water bodies observed onsite during the site walkover.

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

- Infiltration into site soils, if soil permeability allows it;
- Overland surface flow following site topography, towards subsurface drainage pipes; and
- Inflow to downpipes attached to building roofs and gutters, into subsurface drainage pipes.

6.6 Hazardous Building Materials

The site boundary constraint for the walkover prevented an adequate assessment of the surface of the site for the presence of hazardous building materials.

Given the inferred age of the buildings (based on their appearance) and visual assessment of likely construction material, the potential for the buildings to contain hazardous building materials should not be precluded.

A hazardous building materials survey was not within the scope of this project.

6.7 Chemical Handling and Storage

There was no visual evidence of chemical handling and/or storage observed onsite during the site boundary walkover. However, it is considered plausible that chemical handling and storage activities may be occurring on the ambulance station portion of the site.

6.8 Underground and Aboveground Storage Tanks

There was no visual evidence of underground storage tank (UST) and/or aboveground storage tanks (AST) observed onsite during the site boundary walkover. However, based on Alliance's experience on other ambulance sites, it is considered plausible that UST and/or AST may be located on the ambulance station portion of the site (either currently or historically).

Further assessment of the potential presence of a UST and/or AST on the ambulance station portion of the site is considered warranted.

6.9 Septic Systems

There was no visual evidence of septic systems observed onsite during the kerbside site visit.

6.10 Waste

There was no visual evidence to indicate the storage of wastes observed onsite during the kerbside site visit.

6.11 Fill Material

There was no visual evidence observed to suggest widespread or significant filling observed at the site during the kerbside site visit. However, based on the aerial photograph review within **Section 5.2**, significant and widespread filling is expected to have occurred across the site, during construction of the existing site buildings.

6.12 Staining and Odours

There was no visual evidence of surface staining observed onsite during the kerbside site visit.

There was no olfactory evidence of significant or widespread odours detected onsite during the kerbside site visit.

6.13 Phytotoxicity

There was no visual evidence observed to suggest widespread or significant phytotoxic impact in the form of plant stress and/or dieback in vegetation present on the site. Similar observations were made of vegetation on land immediately beyond the site boundaries.

Image 6.9.1 View of healthy vegetation observed onsite



6.14 Land Use on Adjacent Land

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

- North – Low-density residential;
- East – Roadway and a mix of commercial/industrial (police station, lawyers office, electricity substation) and medium density residential thereafter;
- West – Roadway and low-density residential thereafter; and
- South – Roadway and recreation park thereafter.

Image 6.14.1 View of Botany Road and mix of commercial/industrial and medium density residential to the east of the site



Image 6.14.2 View of low-density residential to the north of the site



7 Per and Poly-Fluoroalkyl Substances (PFAS)

Per and Poly-Fluoroalkyl Substances (PFAS) are a group of chemicals that are manufactured for their unique properties. There are numerous PFASs that may be present in the environment. Perfluorooctane sulfonate (PFOS) and perfluorooctanoic acid (PFOA) are two major PFASs, that were originally found as components in products used to provide stain resistance or as firefighting foams. Some PFASs have been recognised as highly persistent, potentially bio-accumulative and toxic, and have been detected in the environment, wildlife, people and food. When considering potential for PFAS to be present on a site, Section 6 of HEPA (2020) advises that consideration should be given to identifying the presence of:

- Major primary sources of PFAS, including major commercial, industrial and government facilities, infrastructure and activities that historically or currently use or store PFAS containing products, nothing that all PFAS formulations should be considered, such as surfactants used in chrome plating or firefighting, hydraulic fluids and lubricants, and wastes and liquid wastes;
- Other primary sources where PFAS is or has been used, such as firefighting training facilities, foam deluge system installations, metal plating works, car washes, and electricity generation and distribution facilities;
- Secondary sources where diffuse PFAS inputs are or have been received, such as landfills, wastewater treatment facilities, liquid waste treatment facilities, and bio-solids stockpiles.

Along with the guidance in Section 6 of HEPA (2020), Alliance has also adapted the PFAS decision matrix presented in EnRisk (2016), to facilitate a preliminary screening of the potential for PFAS to be present on site. That screening process is presented in **Table 0**.

Table 0 PFAS Screening Process

Preliminary PFAS Screening Questions	Evidence
Is there evidence of major commercial, industrial and government facilities, infrastructure and activities that historically or currently use or store PFAS containing products?	No
Is there evidence of fuel ³ fires on the site?	No
Is there evidence of foam deluge systems, metal plating works, car washes, or electricity generation / distribution on the site?	No
Is there evidence of landfill, wastewater treatment, liquid waste treatment, bio-solid stockpiles or paper mill wastes on site?	No
Is there evidence of fire training occurring at the site?	No
Is there evidence of fire training occurring up gradient or adjacent to the site?	No
Is there evidence of the presence of an airport or fire station, up-gradient of, or adjacent to, the site?	No

Alliance notes that there is a fire station located approximately 150m to the southeast of the site in an inferred down gradient location to the site. Based on Alliance's limited understanding of groundwater flow direction, Alliance does not consider this fire station warrants further assessment, in the context of this project.

³ Fuels could include solvents, petrol, diesel and kerosene

Based on the results of the preliminary PFAS screening questions above, further assessment of PFAS related land contamination risks at the site, is considered not warranted.

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8 Chemical Control Orders

Chemical control orders (CCO) are created under Part 3, Division 5 of the Environmentally Hazardous Chemicals Act 1985, and are used to selectively and specifically control particular chemicals, or chemical wastes, to limit their potential or actual impact on the environment. Alliance has adopted the matrix presented in Table 0 (which is based on the NSW EPA CCO available at the time of this project), to facilitate a preliminary screening of the potential for those control order chemicals to be present on site.

Table 0 Chemical Control Order Preliminary Screening

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

The historical records review and observations made during the site walkover, identified the following potential sources of CCO related chemicals for the site:

- Potential use of pesticides for termite treatment of existing buildings.

⁴ SPCC 1986, 'Chemical Control Order In Relation to Aluminium Smelter Wastes Containing Fluoride and/or Cyanide' dated 21 March 1986

⁵ NSW EPA 1986, 'Chemical Control Order In Relation to Dioxin-Contaminated Waste Materials' dated 14 March 1986

⁶ NSW EPA 1989, 'Chemical Control Order In Relation to Organotin Wastes' dated 11 March 1989

⁷ NSW EPA 1997, 'Polychlorinated Biphenyl Chemical Control Order' dated 20 June 1997

⁸ Primarily organochlorine pesticide (OCP) compounds, with some industrial by-products

⁹ NSW EPA 2004, 'Chemical Control Order in Relation to Scheduled Chemical Wastes'

9 Areas of Environmental Concern and Contaminants of Potential Concern

A number of potential land contaminating activities have been identified for the site, based on the site history review and site walkover observations. These include:

- Uncontrolled filling;
- Uncontrolled demolition;
- Historical waste storage;
- Potential storage of licensable quantities of Schedule 11 hazardous chemicals (dangerous goods) on a portion of the site (Lot 1 in DP 36486) including the potential presence of USTs;
- Potential former council depot usage;
- Use of hazardous building materials;
- Off-site landfill and former shell service station north of the site; and
- Historic termite treatment.

Table J1 in Appendix J of AS 4482.1-2005 provides guidance on chemicals associated with land uses activities. That guidance provides a basis for deciding on contaminants of potential concern (COPC) for each relevant land use activity.

Based on:

- The identified sources of contamination associated with the locations of where potential land contaminating activities have been undertaken at the site (areas of environmental concern or AEC);
- The identified contaminants of potential concern (COPC) associated with those land contaminating activities;

A summary AEC and COPC is presented **Table 9** below.

The locations of the AEC are presented in **Figure 3** and **Figure 4**.

ID	AEC	Land Contaminating Activity (Source)	COPC
AEC01	Site footprint (~5,770m ²)	Uncontrolled filling Uncontrolled demolition; Use of hazardous building materials; and Historic termite treatment.	Petroleum hydrocarbons, polycyclic aromatic hydrocarbons, pesticides, polychlorinated biphenyl, metals, asbestos.
AEC02	NSW Ambulance Station (~890m ²)	Potential storage of licensable quantities of Schedule 11 hazardous chemicals (dangerous goods) on a portion of the site (Lot 1 in DP 36486); Potential underground storage of petroleum hydrocarbons Use of hazardous building materials; and Historic termite treatment.	Petroleum hydrocarbons, polycyclic aromatic hydrocarbons, pesticides, polychlorinated biphenyl, metals, asbestos.
AEC03	Residential Building 01 (~200m ²)	Use of hazardous building materials; Historic termite treatment.	Pesticides, polychlorinated biphenyl, metals and asbestos.
AEC04	Residential Building 02 (~200m ²)	Use of hazardous building materials; Historic termite treatment.	Pesticides, polychlorinated biphenyl, metals and asbestos.
AEC05	Residential Building 03 (~200m ²)	Use of hazardous building materials; Historic termite treatment.	Pesticides, polychlorinated biphenyl, metals and asbestos.
AEC06	Residential Building 04 (~200m ²)	Use of hazardous building materials; Historic termite treatment.	Pesticides, polychlorinated biphenyl, metals and asbestos.

ID	AEC	Land Contaminating Activity (Source)	COPC
AEC07	Residential Building 05 (~200m ²)	Use of hazardous building materials; Historic termite treatment.	Pesticides, polychlorinated biphenyl, metals and asbestos.
AEC08	Historic scattered small buildings/sheds and potential tents in the southeast portion of the site, observed in aerial photography from 1943 and removed by 1951 presented in Section 5.2 (~1,540m ²).	Uncontrolled demolition; Use of hazardous building materials; and Historic termite treatment.	Pesticides, polychlorinated biphenyl, metals and asbestos.
AEC09	Historic building in the southeast portion of the site, observed in aerial photography from 1951 and removed by 1961 presented in Section 5.2 (~150m ²).	Uncontrolled demolition; Use of hazardous building materials; and Historic termite treatment.	Pesticides polychlorinated biphenyl, metals and asbestos.
AEC10	Historic scattered small sheds and/or wastes stored in the southwest portion of the site, observed in aerial photography from 1951 and removed by 1961 presented in Section 5.2 (~1,170m ²).	Uncontrolled demolition; Use of hazardous building materials; and Historic termite treatment Waste storage	Petroleum hydrocarbons, polycyclic aromatic hydrocarbons, pesticides, polychlorinated biphenyl, metals, asbestos.
AEC11	Former service station, located approximately 125m to the north of the site.	Underground storage of petroleum hydrocarbons	Petroleum hydrocarbons, BTEX, polycyclic aromatic hydrocarbons, lead
AEC12	Landfill reported on the NSW EPA online list of NSW contaminated sites as being under assessment, located approximately 300m to the north of the site.	Deposition of wastes	Hazardous ground gas: Methane, carbon dioxide, hydrogen sulphide Groundwater: Petroleum and chlorinated hydrocarbons, BTEX, polycyclic aromatic hydrocarbons, metals, PFAS, pesticides, polychlorinated biphenyls.

10 Duty to Report Contamination

Section 1.3 of NSW EPA (2020b) states that contaminated land consultants should take reasonable steps to draw the client's attention to its potential duty to report contamination under section 60 of the Contaminated Land Management Act 1997.

Section 2 in NSW EPA (2015) includes guidance on how to address reporting obligations under section 60 of the Contaminated Land Management Act 1997, including those parties required to notify EPA as soon as practical after they become aware of contamination. Those parties include:

- Anyone whose activities have contaminated land; or
- An owner of land that has been contaminated.

Alliance understands that the client is the owner of the land that the site is located on. However, the scope of work that Alliance was engaged to undertake for this project, did not include assessment of site contamination data against the relevant duty to report notification triggers provided in NSW EPA (2015). However, if the client:

- has undertaken activities on the site that may have contaminated the land; or
- is the owner of the land that may have been contaminated;

then NSW EPA (2015) includes guidance on when the client should seek further advice about site contamination and its obligations regarding the duty to report. Additional information on the client's duty to report can be found at www.epa.nsw.gov.au.

11 Conclusions and Recommendations

Based on the assessment undertaken by Alliance of site history information and observations made of the site during the kerbside site visit, in the context of the project objectives, Alliance has made the following conclusions:

- There is a potential for unacceptable land contamination to be present at the site as a result of current and previous land use activities including;
 - Uncontrolled filling;
 - Uncontrolled demolition;
 - Historical waste storage;
 - Potential storage of licensable quantities of Schedule 11 hazardous chemicals (dangerous goods) on a portion of the site (Lot 1 in DP 36486) including the potential presence of USTs;
 - Potential former council depot usage;
 - Use of hazardous building materials;
 - Off-site landfill and former shell service station north of the site; and
 - Historic termite treatment.
- There is a site walkover related data gap associated with the areas of environmental concern (AEC) and associated contaminants of potential concern (COPC) identified for the site. The data gap has arisen as a result of a client-imposed constraint which limited site walkover observations to be made only from the site boundary.
- There is a data gap related to the search and potential storage of licensable quantities of dangerous goods, to have been stored on a portion of the site (Lot 1 in DP 36486), and data gaps related to offsite land use activities associated with the former service station and landfill;

Reference should be made to **Table 9** for area of environmental concern (AEC), land contaminating activities and contaminants of potential concern (COPC) identified for the site.

Based on those conclusions, Alliance makes the following recommendations:

- A stage 2 detailed site investigation (DSI) should be undertaken to address identified potentially unacceptable human health, groundwater and ecological risks in this PSI. The DSI should include:
 - a site walkover inside the site boundary,
 - a review of the SafeWork NSW Schedule 11 hazardous chemicals (dangerous goods) search, and
 - a Government Information (Public Access) Act 2009 search of NSW EPA and local Council records, for land contamination information associated with the former service station and former landfill,

to facilitate addressing the data gap identified in the conclusions of this report and to facilitate refinement of the AEC and COPC for the site, prior to undertaking DSI related intrusive investigations; and

- The stage 2 DSI, and associated walkover should be undertaken by a suitably experienced environmental consultant.

This report must be read in conjunction with the ***Important Information About This Report*** statements at the front of this report.

DRAFT

12 References

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National Environment Protection Council (NEPC) 2013i, 'Schedule B(7) Guideline on Derivation of Health-Based Investigation Levels', National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013.

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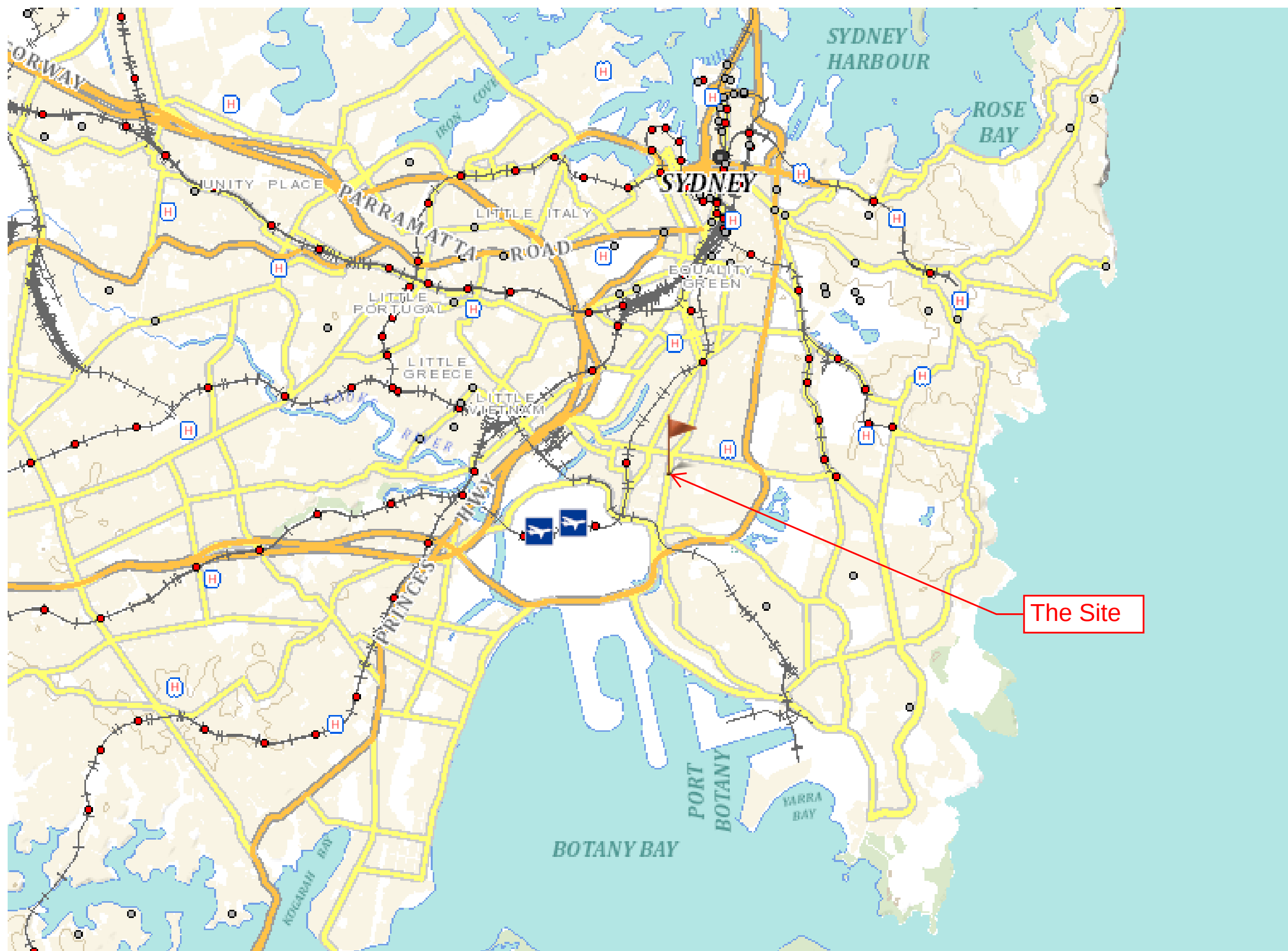
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FIGURES

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Site Locality



Site Layout Plan

Scale: 15.00 m



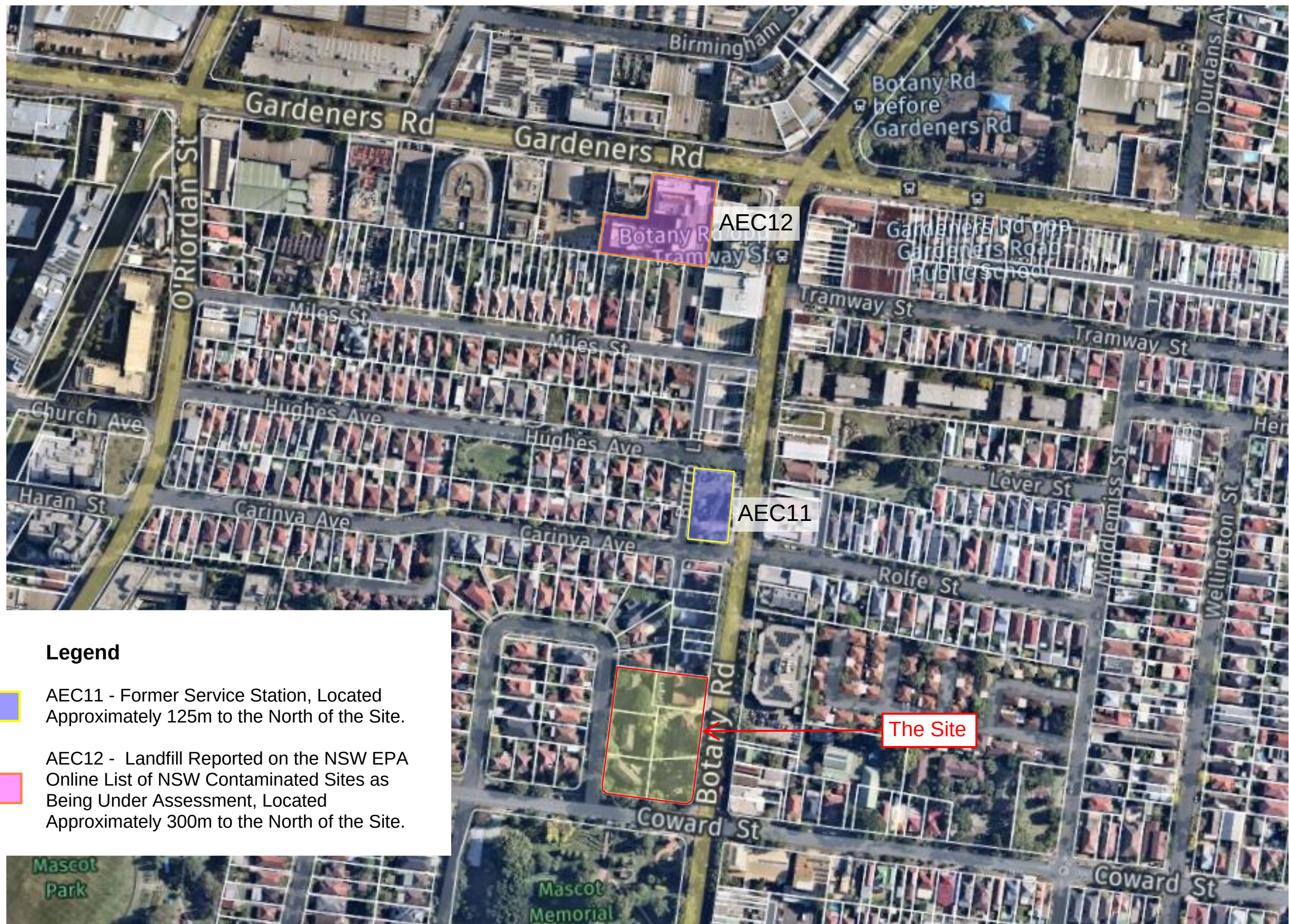
Areas of Environmental Concern - 01

Scale: 15.00 m

alliance

Client Name:	New South Wales Land and Housing Corporation (ABN 24 960 729 253)	Figure Number:	3
Project Name:	Stage 1 Preliminary Site Investigation	Figure Date:	02/03/2023
Project Location:	776 & 792-794 Botany Road & 33-37 Henry Kendall Crescent, Mascot/Bayside NSW	Report Number:	16364-ER-4-1





Areas of Environmental Concern - 02

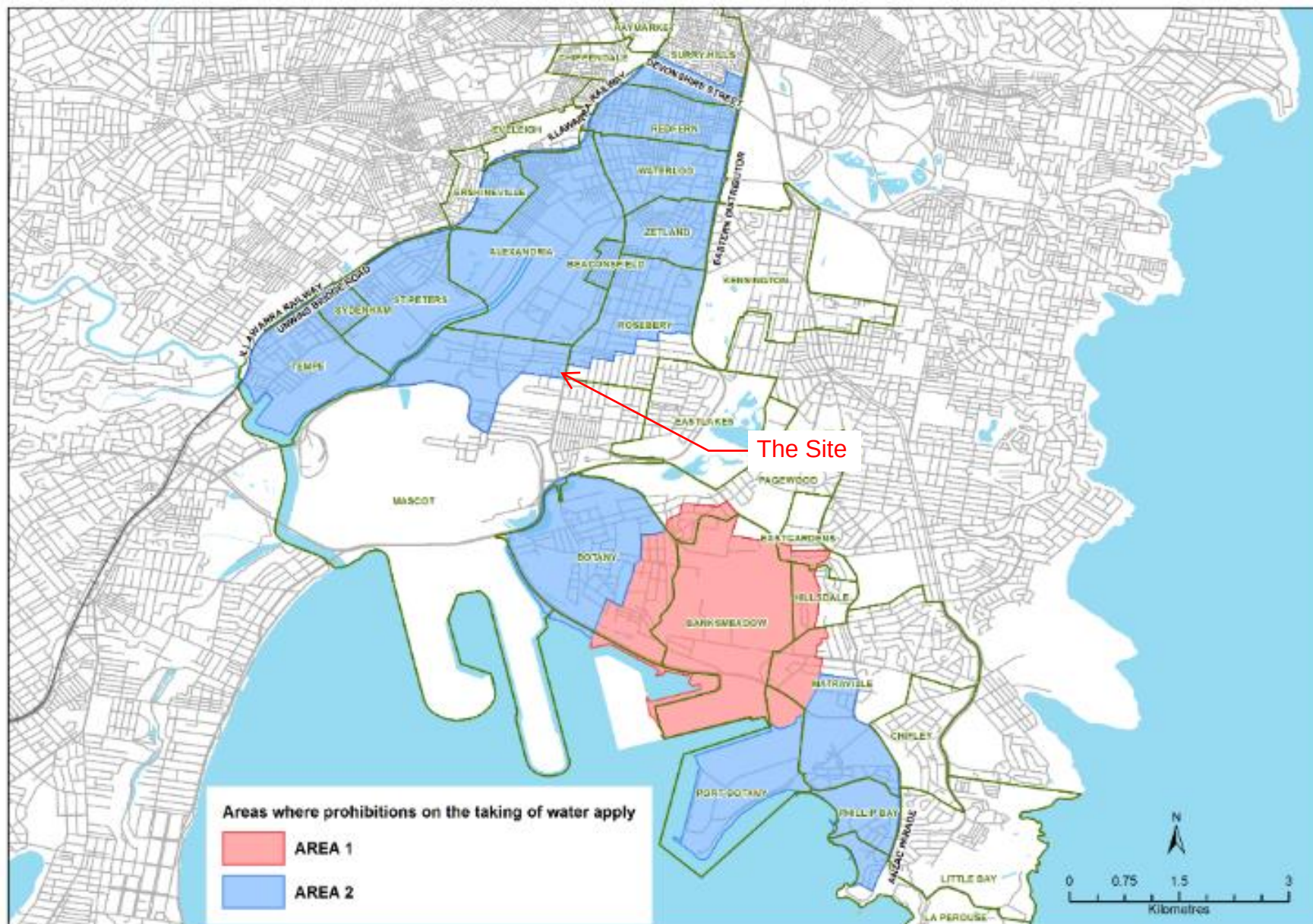
Scale: 50.00 m

alliance

Client Name:	New South Wales Land and Housing Corporation (ABN 24 960 729 253)	Figure Number:	4	
Project Name:	Stage 1 Preliminary Site Investigation	Figure Date:	09/03/2023	
Project Location:	776 & 792-794 Botany Road & 33-37 Henry Kendall Crescent, Mascot/Bayside NSW	Report Number:	16364-ER-4-1	

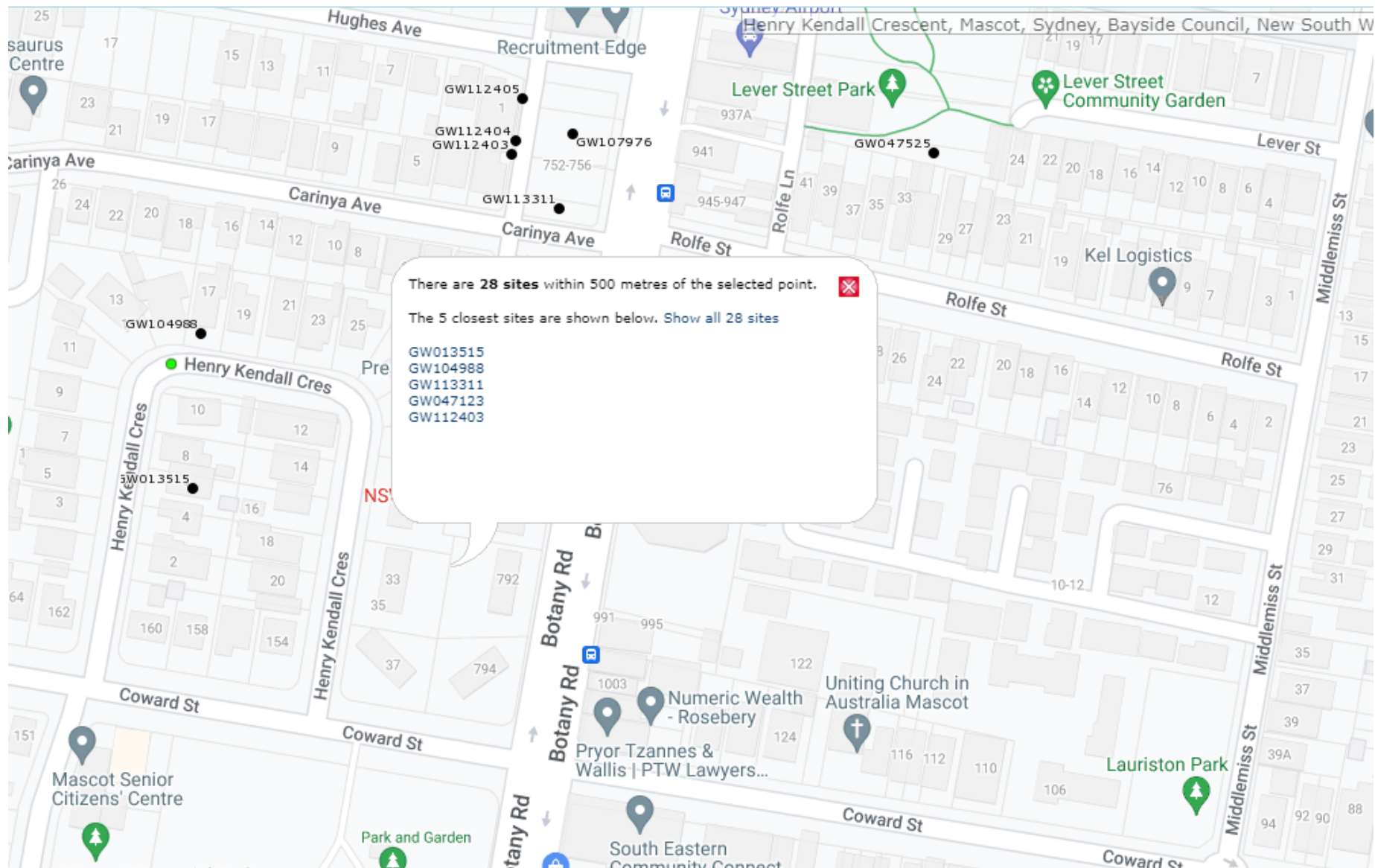
APPENDIX A – Botany Sands Restricted Areas Map

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APPENDIX B – Groundwater Records

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WaterNSW

Work Summary

GW114857

Licence: 10BL605586	Licence Status: ACTIVE
Authorised Purpose(s): MONITORING BORE Intended Purpose(s): MONITORING BORE	
Work Type: Bore	
Work Status: Equipped	
Construct.Method: Auger - Solid	
Owner Type: Private	
Commenced Date:	Final Depth: 6.00 m
Completion Date: 15/05/2014	Drilled Depth: 6.00 m
Contractor Name: Soilcheck	
Driller: Andre Gisby	
Assistant Driller:	
Property: CITYSTAR INTERNATIONAL PTY LTD 593 Gardeners Rd MASCOT 2020 NSW	Standing Water Level (m):
GWMA: -	Salinity Description:
GW Zone: -	Yield (L/s):

Site Details

Site Chosen By:	County	Parish	Cadastre
	Form A: CUMBERLAND	BOTANY	9//11589
	Licensed: CUMBERLAND	BOTANY	Whole Lot 9//11589
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:	Scale:	
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6245062.000	Latitude: 33°55'17.9"S	
Elevation Source: Unknown	Easting: 332969.000	Longitude: 151°11'35.0"E	
GS Map: -	MGA Zone: 56	Coordinate Source: Unknown	

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	6.00	100			Auger - Solid Flight
1	1	Opening	Slots - Horizontal	0.00	4.00	50		0	Casing - Machine Slotted, PVC Class 18, Screwed

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.21	0.21	CONCRETE	Fill	
0.21	2.20	1.99	FILL CLAYEY SILTY SAND DARK BROWN,TRACE OF SANDSTONE	Fill	
2.20	2.80	0.60	SAND, FINE TO MED. GRAINED	Sand	
2.80	4.20	1.40	CLAYEY SILTY SAND, FINE GRAINED	Sand	
4.20	6.00	1.80	SAND,FINE TO MEDIUM GRAINED YELLOW AND GREY BROWN	Sand	

Remarks

15/05/2014: Form A Remarks:

Coordinates provided by LAS.

Only one bore where charted, only one form A on file.

L.Franchi

15/06/2015: Nat Carling, 15-June-2015; Fixed rock type errors & updated coordinate source.

***** End of GW114857 *****

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

WaterNSW

Work Summary

GW013515

Licence: 10WA112796

Licence Status: CURRENT

Authorised Purpose(s): DOMESTIC

Intended Purpose(s): DOMESTIC

Work Type: Spear

Work Status:

Construct.Method: Pre-drilled

Owner Type: Private

Commenced Date:

Completion Date: 01/01/1958

Final Depth: 8.20 m

Drilled Depth: 8.20 m

Contractor Name: (None)

Driller:

Assistant Driller:

Property: MAHONY 6 Henry Kendall Cres
MASCOT 2020 NSW

Standing Water Level (m):

GWMA: 018 - BOTANY BAY SAND BEDS

Salinity Description:

GW Zone: -

Yield (L/s):

Site Details

Site Chosen By:

County

Form A: CUMBERLAND

Parish

BOTANY

Cadastre

29 21810

Licensed: CUMBERLAND

BOTANY

Whole Lot 29//21810

Region: 10 - Sydney South Coast

CMA Map: 9130-3S

River Basin: 213 - SYDNEY COAST - GEORGES RIVER

Grid Zone:

Scale:

Area/District:

Elevation: 0.00 m (A.H.D.)

Northing: 6244732.000

Latitude: 33°55'28.7"S

Elevation Source: (Unknown)

Easting: 333075.000

Longitude: 151°11'38.9"E

GS Map: -

MGA Zone: 56

Coordinate Source: GD.,PR. MAP

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing		0.00	0.00	38			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	8.22	8.22	Sand	Sand	

Remarks

07/08/1974: SITED 6 HENRY KENDALL CRES 2020

***** End of GW013515 *****

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

WaterNSW

Work Summary

GW024068

Licence: 10WA112890

Licence Status: CURRENT

Authorised Purpose(s): DOMESTIC

Intended Purpose(s): DOMESTIC

Work Type: Spear

Work Status:

Construct.Method:

Owner Type: Private

Commenced Date:

Completion Date: 01/05/1966

Final Depth: 4.20 m

Drilled Depth: 4.30 m

Contractor Name: (None)

Driller:

Assistant Driller:

Property: PANDIT 50 Macintosh St MASCOT
2020 NSW

Standing Water Level (m):

GWMA: 018 - BOTANY BAY SAND BEDS

Salinity Description:

GW Zone: -

Yield (L/s):

Site Details

Site Chosen By:

County

Form A: CUMBERLAND

Licensed: CUMBERLAND

Parish

BOTANY

BOTANY

Cadastre

2 217739

Whole Lot 2//217739

Region: 10 - Sydney South Coast

CMA Map: 9130-3S

River Basin: 213 - SYDNEY COAST -
GEORGES RIVER

Grid Zone:

Scale:

Area/District:

Elevation: 0.00 m (A.H.D.)

Elevation Source: (Unknown)

Northing: 6244382.000

Easting: 332846.000

Latitude: 33°55'39.9"S

Longitude: 151°11'29.7"E

GS Map: -

MGA Zone: 56

Coordinate Source: GD.,PR. MAP

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Opening	Perforations & Gauze	-100.00	0.00	38		1	
1	1	Casing	Corrugated Galvan	0.00	4.20	38			

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
2.10	2.70	0.60	Unconsolidated	2.10		0.33			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.52	1.52	Loam Light Sandy	Loam	
1.52	2.13	0.61	Loam Dark Brown	Loam	
2.13	2.74	0.61	Loam Sandy Water Supply	Loam	

2.74	3.35	0.61	Loam Dark Brown	Loam	
3.35	4.26	0.91	Sand	Sand	

Remarks

07/08/1974: SITED 50 MACINTOSH ST. MASCOT

*** End of GW024068 ***

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

WaterNSW

Work Summary

GW100484

Licence:	Licence Status:
Authorised Purpose(s): Intended Purpose(s): MONITORING BORE	
Work Type: Bore	
Work Status: Equipped	
Construct.Method: Rot. Rev. Circ	
Owner Type: Private	
Commenced Date:	Final Depth:
Completion Date: 19/12/1996	Drilled Depth:
Contractor Name: Macquarie Drilling	
Driller:	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:			
Form A:	County CUMBERLAND	Parish BOTANY	Cadastre 1/19430
Licensed:			
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:	Scale:	
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6245035.000	Latitude: 33°55'18.8"S	
Elevation Source: Unknown	Easting: 332935.000	Longitude: 151°11'33.7"E	
GS Map: -	MGA Zone: 56	Coordinate Source: Unknown	

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	4.00	200			Rot. Rev. Circ. Air
1		Annulus	(Unknown)	1.60	4.00				Graded
1	1	Casing	P.V.C.	0.00	1.70	65			Seated on Bottom,
1	1	Opening	Slots	1.70	4.00	65		0	Sawn, PVC, SL: 2.3mm, A: 0.40mm
2		Hole	Hole	0.00	3.80	200			Rotary
2		Annulus	(Unknown)	1.60	3.80	200			Graded
2	2	Casing	P.V.C.	0.00	1.70	65			Seated on Bottom,
2	2	Opening	Slots - Horizontal	1.70	3.80			0	Sawn, PVC, A: 0.40mm
3		Hole	Hole	0.00	3.50	200			Rotary
3		Annulus	(Unknown)	1.20	3.50	200	65		Graded
3	3	Casing	P.V.C.	0.00	1.30	65			Seated on Bottom,
3	3	Opening	Slots - Horizontal	1.30	3.50	65		0	Sawn, PVC, A: 0.40mm

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.30	0.30	CONCRETE	Fill	
0.30	2.50	2.20	FILL	Fill	

2.50	4.00	1.50	NATURAL SANDS	Sand	
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Remarks

14/01/2013: Nat Carling, 14-Jan-2013; Added rock type codes to driller's log & added missing information (based on existing data).

*** End of GW100484 ***

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

WaterNSW

Work Summary

GW102366

Licence: 10WA113281	Licence Status: CURRENT
Authorised Purpose(s): DOMESTIC Intended Purpose(s): DOMESTIC	
Work Type: Bore	
Work Status:	
Construct.Method:	
Owner Type:	
Commenced Date:	Final Depth: 7.00 m
Completion Date: 23/05/1999	Drilled Depth: 7.00 m
Contractor Name: (None)	
Driller: Rosario Fedele	
Assistant Driller:	
Property: TAMSISWADI 76 Coward St ROSEBERRY 2474 NSW	Standing Water Level (m):
GWMA: -	Salinity Description:
GW Zone: -	Yield (L/s):

Site Details

Site Chosen By:			
Form A: CUMBERLAND Licensed: CUMBERLAND	County CUMBERLAND	Parish BOTANY BOTANY	Cadastre LOT1 SEC5 DP5693 Whole Lot 1/5/5693
Region: 10 - Sydney South Coast		CMA Map:	
River Basin: - Unknown	Grid Zone:	Scale:	
Area/District:			
Elevation: 0.00 m (A.H.D.) Elevation Source: Unknown	Northing: 6244629.000 Easting: 333597.000	Latitude: 33°55'32.3"S Longitude: 151°11'59.2"E	
GS Map: -	MGA Zone: 56	Coordinate Source: GIS - Geogra	

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	7.00	90			Hand Drilled
1	1	Casing	Lining	0.00	0.00				

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	7.00	7.00	SAND	Sand	

*** End of GW102366 ***

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

WaterNSW

Work Summary

GW103230

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): DOMESTIC
Work Type: Bore	
Work Status:	
Construct.Method:	
Owner Type:	
Commenced Date:	Final Depth: 5.00 m
Completion Date: 15/08/1995	Drilled Depth: 5.00 m
Contractor Name: BD ROGAN	
Driller: Barry Donald Rogan	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:	County	Parish	Cadastre
	Form A: Licensed:	UNKNOWN	
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:		Scale:
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 0.000	Latitude: 0°00'00.0"N	
Elevation Source: Unknown	Easting: 0.000	Longitude: 0°00'00.0"E	
GS Map: -	MGA Zone: 0	Coordinate Source: Unknown	

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.00	0			Unknown

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	5.00	5.00	ALL SAND	Sand	

*** End of GW103230 ***

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

WaterNSW

Work Summary

GW103588

Licence:	Licence Status:
Authorised Purpose(s): Intended Purpose(s): DOMESTIC	
Work Type: Bore	
Work Status:	
Construct.Method:	
Owner Type:	
Commenced Date:	Final Depth: 7.00 m
Completion Date: 18/02/2001	Drilled Depth: 7.00 m
Contractor Name: (None)	
Driller: Rosario Fedele	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:			
Form A: Licensed:	County CUMBERLAND	Parish BOTANY	Cadastre 64//18795
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:	Scale:	
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6244836.000	Latitude: 33°55'25.2"S	
Elevation Source: Unknown	Easting: 332905.000	Longitude: 151°11'32.3"E	
GS Map: -	MGA Zone: 56	Coordinate Source: Unknown	

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	7.00	90			Auger
1	1	Casing	Lining	0.00	0.00				

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	7.00	7.00	SAND	Sand	

*** End of GW103588 ***

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

WaterNSW

Work Summary

GW103705

Licence:

Licence Status:

Authorised Purpose(s):

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status:

Construct.Method:

Owner Type:

Commenced Date:

Completion Date: 02/11/2000

Final Depth: 4.70 m

Drilled Depth: 4.70 m

Contractor Name: (None)

Driller:

Assistant Driller:

Property:

Standing Water Level (m):

Salinity Description:

Yield (L/s):

GWMA:

GW Zone:

Site Details

Site Chosen By:

County CUMBERLAND

Parish BOTANY

Cadastre 1/609849

Form A: Licensed:

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

Elevation: 0.00 m (A.H.D.)

Northing: 6244213.000

Latitude: 33°55'45.5"S

Elevation Source: Unknown

Easting: 333097.000

Longitude: 151°11'39.4"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	4.70	100			Unknown

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.15	0.15	CONCRETE PAVEMENT	Invalid Code	
0.15	0.70	0.55	SAND:MEDIUM BROWN /ROCKS AND GLASS	Sand	
0.70	1.60	0.90	SAND:WHITE,NATURAL MATERIAL	Sand	
1.60	4.70	3.10	SAND:VERY DARK BROWN	Sand	

***** End of GW103705 *****

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

WaterNSW

Work Summary

GW103706

Licence:

Licence Status:

Authorised Purpose(s):

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status:

Construct.Method:

Owner Type:

Commenced Date:

Completion Date: 02/11/2000

Final Depth: 4.30 m

Drilled Depth: 4.30 m

Contractor Name: (None)

Driller:

Assistant Driller:

Property:

GWMA:

GW Zone:

Standing Water Level (m):

Salinity Description:

Yield (L/s):

Site Details

Site Chosen By:

County CUMBERLAND

Parish BOTANY

Cadastre 1/609849

Form A: Licensed:

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

Elevation: 0.00 m (A.H.D.)

Northing: 6244213.000

Latitude: 33°55'45.5"S

Elevation Source: Unknown

Easting: 333097.000

Longitude: 151°11'39.4"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	4.30	100			Unknown

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.11	0.11	CONCRETE SLAB	Unknown	
0.11	0.26	0.15	FILL	Fill	
0.26	0.36	0.10	CONCRETE SLAB	Unknown	
0.36	0.50	0.14	SAND:BROWN	Sand	
0.50	1.60	1.10	SAND:YELLOW-BROWN	Sand	
1.60	2.40	0.80	LOAMY SAND:DARK BROWN	Sand	
2.40	3.40	1.00	SANDY LOAM:VERY DARK BROWN	Loam	
3.40	4.30	0.90	SANDY LOAM:DARK GREY	Loam	

***** End of GW103706 *****

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

WaterNSW

Work Summary

GW103707

Licence:	Licence Status:
Authorised Purpose(s): Intended Purpose(s): MONITORING BORE	
Work Type: Bore	
Work Status:	
Construct.Method: Auger	
Owner Type:	
Commenced Date:	Final Depth: 4.20 m
Completion Date: 03/11/2000	Drilled Depth: 4.20 m
Contractor Name: (None)	
Driller:	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:			
	County Form A: CUMBERLAND Licensed:	Parish BOTANY	Cadastre 1/609849
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:		Scale:
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6244213.000	Latitude: 33°55'45.5"S	
Elevation Source: Unknown	Easting: 333097.000	Longitude: 151°11'39.4"E	
GS Map: -	MGA Zone: 56	Coordinate Source: Unknown	

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	4.20	100			Auger

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.90	0.90	SAND:ORANGE-BROWN	Sand	
0.90	1.20	0.30	SAND:RED	Sand	
1.20	1.50	0.30	SAND:SHARP BOUNDARY,PALE IN COLOUR	Sand	
1.50	1.70	0.20	SAND:GREY	Sand	
1.70	2.10	0.40	SAND:WHITE	Sand	
2.10	2.30	0.20	LOAMY SAND	Sand	
2.30	2.80	0.50	LOAMY SAND:PALER RED-BROWN	Sand	
2.80	4.20	1.40	SAND:YELLOW-GREY	Sand	

***** End of GW103707 *****

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WaterNSW

Work Summary

GW104988

Licence:

Licence Status:

Authorised Purpose(s):

Intended Purpose(s): DOMESTIC

Work Type: Bore

Work Status: Supply Obtained

Construct.Method:

Owner Type: Private

Commenced Date:

Completion Date: 15/12/2001

Final Depth: 7.00 m

Drilled Depth: 7.00 m

Contractor Name: (None)

Driller: Rosario Fedele

Assistant Driller:

Property:

Standing Water Level 4.000 (m):

GWMA:

Salinity Description:

GW Zone:

Yield (L/s): 1.000

Site Details

Site Chosen By:

County

Parish

Cadastre

Form A: CUMBERLAND

Botany

LT 11 DP 21810

Licensed:

Region: 10 - Sydney South Coast

CMA Map: 9130-3S

River Basin: 213 - SYDNEY COAST - GEORGES RIVER

Grid Zone:

Scale:

Area/District:

Elevation: 0.00 m (A.H.D.)

Northing: 6244789.000

Latitude: 33°55'26.8"S

Elevation Source: (Unknown)

Easting: 333077.000

Longitude: 151°11'39.0"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	7.00	100			Auger
1	1	Casing	Lining	0.00	0.00				
1	1	Casing	Pvc Class 12	0.00	7.00	113			

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
0.00	7.00	7.00	Unknown	4.00		1.00			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	7.00	7.00	SAND	Sand	

***** End of GW104988 *****

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WaterNSW

Work Summary

GW107976

Licence:	Licence Status:
Authorised Purpose(s): Intended Purpose(s): DEWATERING (GROU	
Work Type: Spear	
Work Status:	
Construct.Method:	
Owner Type: Private	
Commenced Date:	Final Depth: 3.50 m
Completion Date: 05/10/2004	Drilled Depth: 3.50 m
Contractor Name:	
Driller: Unkown Unknown	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:			
	County Form A: CUMBERLAND Licensed:	Parish BOTANY	Cadastre A 438865
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:		Scale:
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6244864.000	Latitude: 33°55'24.5"S	
Elevation Source: Unknown	Easting: 333211.000	Longitude: 151°11'44.3"E	
GS Map: -	MGA Zone: 56	Coordinate Source: GIS - Geogra	

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	3.50	0			Other
1	1	Casing	Lining	0.00	0.00				

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.70	0.70	topsoil, fill	Topsoil	
0.70	2.00	1.30	sand, loose	Sand	
2.00	2.50	0.50	sandy, coarse	Sandy Clay	
2.50	3.50	1.00	sand, peaty	Sand	

Remarks

23/04/2010: updated from original form A

***** End of GW107976 *****

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

WaterNSW

Work Summary

GW112403

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): GROUNDWATER REME
Work Type: Well	
Work Status:	
Construct.Method:	
Owner Type: Private	
Commenced Date:	Final Depth: 0.90 m
Completion Date: 29/11/2007	Drilled Depth: 0.90 m
Contractor Name: (None)	
Driller: Unkown Unknown	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:			
	County Form A: CUMBERLAND Licensed:	Parish BOTANY	Cadastre 4//14834
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:		Scale:
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6244856.000		Latitude: 33°55'24.7"S
Elevation Source: Unknown	Easting: 333189.000		Longitude: 151°11'43.4"E
GS Map: -	MGA Zone: 56		Coordinate Source: Unknown

Remarks

22/07/2014: Nat Carling, 22-July-2014; Added status, drill method & drilled depth.

*** End of GW112403 ***

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

WaterNSW

Work Summary

GW112404

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): GROUNDWATER REME
Work Type: Well	
Work Status:	
Construct.Method:	
Owner Type: Private	
Commenced Date:	Final Depth: 1.30 m
Completion Date: 29/11/2007	Drilled Depth: 1.30 m
Contractor Name: (None)	
Driller: Unkown Unknown	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:			
	County Form A: CUMBERLAND Licensed:	Parish BOTANY	Cadastre 4//14834
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:		Scale:
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6244861.000		Latitude: 33°55'24.6"S
Elevation Source: Unknown	Easting: 333190.000		Longitude: 151°11'43.5"E
GS Map: -	MGA Zone: 56		Coordinate Source: Unknown

Remarks

22/07/2014: Nat Carling, 22-July-2014; Added status, drill method & drilled depth.

*** End of GW112404 ***

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

WaterNSW

Work Summary

GW112405

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): GROUNDWATER REME
Work Type: Well	
Work Status:	
Construct.Method:	
Owner Type: Private	
Commenced Date:	Final Depth: 1.30 m
Completion Date: 29/11/2007	Drilled Depth: 1.30 m
Contractor Name: (None)	
Driller: Unkown Unknown	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:			
	County Form A: CUMBERLAND Licensed:	Parish BOTANY	Cadastre 4//14834
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:		Scale:
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6244876.000		Latitude: 33°55'24.1"S
Elevation Source: Unknown	Easting: 333193.000		Longitude: 151°11'43.6"E
GS Map: -	MGA Zone: 56		Coordinate Source: Unknown

Remarks

22/07/2014: Nat Carling, 22-July-2014; Added status, drill method & drilled depth.

*** End of GW112405 ***

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

WaterNSW

Work Summary

GW112960

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): MONITORING BORE
Work Type: Bore	
Work Status: Equipped	
Construct.Method:	
Owner Type: Private	
Commenced Date:	Final Depth: 5.50 m
Completion Date: 17/11/2008	Drilled Depth: 5.50 m
Contractor Name: Macquarie Drilling	
Driller: Unkown Unknown	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:			
	County Form A: CUMBERLAND Licensed:	Parish BOTANY	Cadastre 1//1179146
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:		Scale:
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6244874.000		Latitude: 33°55'23.9"S
Elevation Source: Unknown	Easting: 332785.000		Longitude: 151°11'27.7"E
GS Map: -	MGA Zone: 56		Coordinate Source: Unknown

Remarks

23/07/2014: Nat Carling, 23-July-2014; Added status, drill method & depth, updated work type.

*** End of GW112960 ***

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

WaterNSW

Work Summary

GW112961

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): MONITORING BORE
Work Type: Bore	
Work Status: Equipped	
Construct.Method:	
Owner Type: Private	
Commenced Date:	Final Depth: 5.00 m
Completion Date: 17/11/2008	Drilled Depth: 5.00 m
Contractor Name: Macquarie Drilling	
Driller: Unkown Unknown	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:			
	County Form A: CUMBERLAND Licensed:	Parish BOTANY	Cadastre 1//1179146
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:		Scale:
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6244877.000	Latitude: 33°55'23.8"S	
Elevation Source: Unknown	Easting: 332798.000	Longitude: 151°11'28.2"E	
GS Map: -	MGA Zone: 56	Coordinate Source: Unknown	

Remarks

23/07/2014: Nat Carling, 23-July-2014; Added status, drill method & depth, updated work type.

*** End of GW112961 ***

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

WaterNSW

Work Summary

GW112962

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): MONITORING BORE
Work Type: Bore	
Work Status: Equipped	
Construct.Method:	
Owner Type: Private	
Commenced Date:	Final Depth: 5.00 m
Completion Date: 17/11/2008	Drilled Depth: 5.00 m
Contractor Name: Macquarie Drilling	
Driller: Unkown Unknown	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:			
	County Form A: CUMBERLAND Licensed:	Parish BOTANY	Cadastre 1//1179146
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:		Scale:
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6244883.000		Latitude: 33°55'23.6"S
Elevation Source: Unknown	Easting: 332801.000		Longitude: 151°11'28.3"E
GS Map: -	MGA Zone: 56		Coordinate Source: Unknown

Remarks

23/07/2014: Nat Carling, 23-July-2014; Added status, drill method & depth, updated work type.

*** End of GW112962 ***

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

WaterNSW

Work Summary

GW113311

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): MONITORING BORE
Work Type: Bore	
Work Status: Equipped	
Construct.Method:	
Owner Type: Private	
Commenced Date:	Final Depth: 4.00 m
Completion Date: 01/01/2002	Drilled Depth: 4.00 m
Contractor Name: Macquarie Drilling	
Driller: Unkown Unknown	
Assistant Driller:	
Property:	Standing Water Level 1.780 (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:			
	County Form A: CUMBERLAND Licensed:	Parish BOTANY	Cadastre 4//14834
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:		Scale:
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6244837.000	Latitude: 33°55'25.4"S	
Elevation Source: Unknown	Easting: 333207.000	Longitude: 151°11'44.1"E	
GS Map: -	MGA Zone: 56	Coordinate Source: Unknown	

Remarks

30/07/2014: Nat Carling, 30-July-2014; Added status, drill method & depth & updated work type.

*** End of GW113311 ***

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

WaterNSW

Work Summary

GW024244

Licence: 10WA112967	Licence Status: CURRENT
Authorised Purpose(s): DOMESTIC Intended Purpose(s): GENERAL USE	
Work Type: Spear	
Work Status:	
Construct.Method: Pre-drilled	
Owner Type: Private	
Commenced Date:	Final Depth: 3.00 m
Completion Date: 01/11/1965	Drilled Depth: 3.00 m
Contractor Name: (None)	
Driller:	
Assistant Driller:	
Property: N/A NSW	Standing Water Level (m):
GWMA: 018 - BOTANY BAY SAND BEDS	Salinity Description: Fair
GW Zone: -	Yield (L/s):

Site Details

Site Chosen By:			
County	Parish	Cadastre	
Form A: CUMBERLAND	BOTANY	99999	
Licensed: CUMBERLAND	BOTANY	Whole Lot //	
Region: 10 - Sydney South Coast	CMA Map: 9130-3S		
River Basin: 213 - SYDNEY COAST - GEORGES RIVER	Grid Zone:	Scale:	
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6244783.000	Latitude: 33°55'27.3"S	
Elevation Source: (Unknown)	Easting: 333569.000	Longitude: 151°11'58.2"E	
GS Map: -	MGA Zone: 56	Coordinate Source: GD.,PR. MAP	

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	Corrugated Galvan	0.00	2.40	31			Driven into Hole
1	1	Opening	Perforations,Screen - Gauze/Me	2.40	3.00	31		1	Mechanically Slotted, A: 15.87mm
1	1	Opening	Perforations,Screen - Gauze/Me	2.40	3.00	31		2	Copper Alloy, A: 0.17mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
1.50	1.50	0.00	Unconsolidated	1.50		0.35			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.52	1.52	Soil	Soil	
1.52	3.04	1.52	Water Supply	(Unknown)	

Remarks

07/08/1974: SITED 32 ROLFE ST. MASCOT

*** End of GW024244 ***

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

WaterNSW

Work Summary

GW024374

Licence:

Licence Status:

Authorised Purpose(s):

Intended Purpose(s): GENERAL USE

Work Type: Spear

Work Status: Supply Obtained

Construct.Method:

Owner Type: Private

Commenced Date:

Completion Date: 01/12/1965

Final Depth: 5.10 m

Drilled Depth: 5.20 m

Contractor Name: (None)

Driller:

Assistant Driller:

Property:

GWMA:

GW Zone:

Standing Water Level (m):

Salinity Description: Poor

Yield (L/s):

Site Details

Site Chosen By:

County

Parish

Cadastre

Form A: CUMBERLAND

ALEXANDRI

LT60 DP16027

Licensed:

CMA Map: 9130-3S

Grid Zone:

Scale:

Region: 10 - Sydney South Coast

River Basin: 212 - HAWKESBURY RIVER

Area/District:

Elevation: 0.00 m (A.H.D.)

Elevation Source: (Unknown)

Northing: 6245175.000

Easting: 333100.000

Latitude: 33°55'14.3"S

Longitude: 151°11'40.2"E

GS Map: -

MGA Zone: 56

Coordinate Source: GD.,PR. MAP

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing		0.00	0.00				

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
5.10	5.10	0.00	Unconsolidated	4.50		0.63			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	5.18	5.18	Sand Water Supply	Sand	

Remarks

19/02/1975: SITED BIRMINGHAM ST ALEXANDRIA

***** End of GW024374 *****

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

WaterNSW

Work Summary

GW027749

Licence:

Licence Status:

Authorised Purpose(s):

Intended Purpose(s): RECREATION (GROU

Work Type: Bore

Work Status:

Construct.Method: Cable Tool

Owner Type: Local Govt

Commenced Date:

Completion Date: 01/12/1965

Final Depth: 16.40 m

Drilled Depth: 16.50 m

Contractor Name: (None)

Driller:

Assistant Driller:

Property:

Standing Water Level (m):

GWMA:

Salinity Description:

GW Zone:

Yield (L/s):

Site Details

Site Chosen By:

County

Parish

Cadastre

Form A: CUMBERLAND

BOTANY

136

Licensed:

Region: 10 - Sydney South Coast

CMA Map: 9130-3S

River Basin: 213 - SYDNEY COAST - GEORGES RIVER

Grid Zone:

Scale:

Area/District:

Elevation: 0.00 m (A.H.D.)

Northing: 6244553.000

Latitude: 33°55'34.3"S

Elevation Source: (Unknown)

Easting: 332802.000

Longitude: 151°11'28.2"E

GS Map: -

MGA Zone: 56

Coordinate Source: GD.,ACC.MAP

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Annulus	(Unknown)	0.00	0.00				
1	1	Opening	Screen	-100.00	6.00	203		1	Stainless Steel, A: 0.50mm
1	1	Casing		0.00	10.60	203			

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
8.20	10.90	2.70	Unconsolidated						
13.70	16.10	2.40	Unconsolidated		1.80				

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.43	2.43	Sand	Sand	
2.43	5.18	2.75	Sand Peaty	Sand	
5.18	5.79	0.61	Peat Sandy	Peat	

5.79	8.22	2.43	Sand Very Dirty Peaty	Sand	
8.22	10.97	2.75	Peat Small	Peat	
10.97	16.15	5.18	Sand White Water Supply	Sand	
16.15	16.45	0.30	Clay White Puggy	Clay	
8.22	10.97	2.75	Clay	Clay	

Remarks

07/08/1974: SITED MASCOT OVAL

*** End of GW027749 ***

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

WaterNSW

Work Summary

GW027750

Licence:

Licence Status:

Authorised Purpose(s):

Intended Purpose(s): RECREATION (GROUNDWATER)

Work Type: Bore

Work Status: Supply Obtained

Construct.Method: Cable Tool

Owner Type: Local Govt

Commenced Date:

Completion Date: 01/12/1965

Final Depth: 17.30 m

Drilled Depth: 17.40 m

Contractor Name: (None)

Driller:

Assistant Driller:

Property:

Standing Water Level (m):

Salinity Description:

Yield (L/s):

GWMA:

GW Zone:

Site Details

Site Chosen By:

County

Parish

Cadastre

Form A: CUMBERLAND

Botany

136

Licensed:

Region: 10 - Sydney South Coast

CMA Map: 9130-3S

River Basin: 213 - SYDNEY COAST - GEORGES RIVER

Grid Zone:

Scale:

Area/District:

Elevation: 0.00 m (A.H.D.)

Northing: 6244676.000

Latitude: 33°55'30.3"S

Elevation Source: (Unknown)

Easting: 332774.000

Longitude: 151°11'27.2"E

GS Map: -

MGA Zone: 56

Coordinate Source: GD.,ACC.MAP

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Annulus	(Unknown)	0.00	0.00				
1	1	Casing		0.00	11.50	203			
1	1	Opening	Screen	11.20	17.20	203		1	Stainless Steel, A: 0.50mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
4.50	4.50	0.00	Unconsolidated						
11.20	17.20	6.00	Unconsolidated						

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	4.57	4.57	Sand Dry	Sand	
4.57	10.97	6.40	Sand Water Supply	Sand	
10.97	11.28	0.31	Clay Sandy Pete	Clay	

11.28	12.80	1.52	Sand Grey Slightly Peaty Water Supply	Sand	
12.80	14.63	1.83	Sand Very Dirty Pete Water Supply	Sand	
14.63	15.84	1.21	Sand Peaty Water Supply	Sand	
15.84	17.37	1.53	Sand Grey Clay Pete Water Supply	Sand	
17.37	17.38	0.01	Clay Sandy	Clay	

Remarks

07/08/1974: SITED MASCOT OVAL

*** End of GW027750 ***

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

WaterNSW

Work Summary

GW047123

Licence:

Licence Status:

Authorised Purpose(s):

Intended Purpose(s): RECREATION (GROUNDWATER)

Work Type: Bore

Work Status: Supply Obtained

Construct.Method:

Owner Type: Local Govt

Commenced Date:

Completion Date: 01/07/1973

Final Depth: 18.90 m

Drilled Depth: 18.90 m

Contractor Name: (None)

Driller:

Assistant Driller:

Property:

GWMA:

GW Zone:

Standing Water Level (m):

Salinity Description:

Yield (L/s):

Site Details

Site Chosen By:

County

Parish

Cadastre

Form A: CUMBERLAND

Licensed:

BOTANY

1/72528

Region: 10 - Sydney South Coast

CMA Map: 9130-3S

River Basin: 213 - SYDNEY COAST - GEORGES RIVER

Grid Zone:

Scale:

Area/District:

Elevation: 0.00 m (A.H.D.)

Northing: 6244560.000

Latitude: 33°55'34.3"S

Elevation Source: Unknown

Easting: 333143.000

Longitude: 151°11'41.4"E

GS Map: -

MGA Zone: 56

Coordinate Source: GD.,ACC.MAP

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Annulus	(Unknown)	0.00	0.00				
1	1	Opening	Screen	-100.00	3.70	203		1	Stainless Steel, A: 0.51mm
1	1	Casing	Threaded Steel	0.00	15.50	203			

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
1.50	10.00	8.50	Unconsolidated						
10.70	15.00	4.30	Unconsolidated						
15.20	18.20	3.00	Unconsolidated						

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.52	1.52	Soil Black Sandy	Soil	
1.52	10.06	8.54	Sand Peat Water Supply	Sand	

10.06	10.67	0.61	Peat Sand	Sand	
10.67	14.94	4.27	Sand Some Peat Water Supply, Traces Clay	Sand	
14.94	15.24	0.30	Peat Sand	Sand	
15.24	18.29	3.05	Sand Some Peat Water Supply	Sand	
18.29	18.90	0.61	Peat Sand	Sand	
18.90	18.91	0.01	Clay Grey	Clay	

Remarks

09/12/1978: MEMORIAL PARK MASCOT.
20/11/2012: Nat Carling, 20-Nov-2012; Removed duplicate row from driller's log.

*** End of GW047123 ***

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

WaterNSW

Work Summary

GW047525

Licence:

Licence Status:

Authorised Purpose(s):

Intended Purpose(s): RECREATION (GROUNDWATER)

Work Type: Bore

Work Status:

Construct.Method: Cable Tool

Owner Type: Local Govt

Commenced Date:

Completion Date: 01/05/1975

Final Depth: 17.10 m

Drilled Depth: 19.40 m

Contractor Name: (None)

Driller: Roy Max Barrett

Assistant Driller:

Property:

Standing Water Level (m):

Salinity Description:

Yield (L/s):

GWMA:

GW Zone:

Site Details

Site Chosen By:

County

Parish

Cadastre

Form A: CUMBERLAND

Botany

PTB 432273

Licensed:

Region: 10 - Sydney South Coast

CMA Map: 9130-3S

River Basin: 213 - SYDNEY COAST - GEORGES RIVER

Grid Zone:

Scale:

Area/District:

Elevation: 0.00 m (A.H.D.)

Northing: 6244859.000

Latitude: 33°55'24.7"S

Elevation Source: (Unknown)

Easting: 333343.000

Longitude: 151°11'49.4"E

GS Map: -

MGA Zone: 56

Coordinate Source: GD.,ACC.MAP

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Annulus	(Unknown)	11.00	17.10				
1		Backfill		17.10	19.40				
1	1	Casing	Welded Steel	0.00	14.00	203			Seated
1	1	Opening	Screen	14.00	17.00	203		1	Stainless Steel, A: 0.76mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
3.00	17.00	14.00	Unconsolidated	3.00		6.32			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.61	0.61	Peat Sandy	Peat	
0.61	1.52	0.91	Sand Peaty	Sand	
1.52	4.27	2.75	Sand Dirty Water Supply	Sand	

4.27	6.25	1.98	Sand Indurated Water Supply	Sand	
6.25	12.65	6.40	Sand Dirty Water Supply	Sand	
12.65	12.95	0.30	Clay Soft Sandy Water Supply	Clay	
12.95	13.87	0.92	Sand Grey Some Clay Water Supply	Sand	
13.87	17.07	3.20	Sand Grey Dirty Water Supply Wood Decomposed	Sand	
17.07	19.20	2.13	Clay Grey Peaty Sandy	Clay	
19.20	19.35	0.15	Sandstone	Sandstone	

Remarks

10/03/1981: LEVER STREET RESERVE MASCOT

*** End of GW047525 ***

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WaterNSW

Work Summary

GW072901

Licence:	Licence Status:
Authorised Purpose(s): Intended Purpose(s): DOMESTIC	
Work Type: Bore	
Work Status:	
Construct.Method: Hand Dug	
Owner Type: Private	
Commenced Date:	Final Depth: 7.00 m
Completion Date: 15/11/1994	Drilled Depth: 7.00 m
Contractor Name: (None)	
Driller:	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:			
County	Parish	Cadastre	
Form A: CUMBERLAND	BOTANY	L8 DP15118	
Licensed:			
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: 213 - SYDNEY COAST - GEORGES RIVER	Grid Zone:		Scale:
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6244474.000	Latitude: 33°55'37.0"S	
Elevation Source: Unknown	Easting: 332915.000	Longitude: 151°11'32.5"E	
GS Map: -	MGA Zone: 56	Coordinate Source: GD.,ACC.GIS	

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	Corrugated Galvan	0.00	6.40	32			Seated on Bottom
1	1	Opening	Screen	6.40	7.00	50		1	Stainless Steel, A: 0.30mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
4.00	7.00	3.00	Unconsolidated	4.00		0.40			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	7.00	7.00	Peaty Sand Fine To Medium	Sand	

***** End of GW072901 *****

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

WaterNSW

Work Summary

GW073521

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): DOMESTIC
Work Type: Spear	
Work Status:	
Construct.Method:	
Owner Type: Private	
Commenced Date:	Final Depth: 3.00 m
Completion Date: 29/10/1995	Drilled Depth: 3.00 m
Contractor Name: (None)	
Driller:	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:			
	County Form A: CUMBERLAND Licensed:	Parish BOTANY	Cadastre L1 DP340608
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: 213 - SYDNEY COAST - GEORGES RIVER	Grid Zone:		Scale:
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6244389.000	Latitude: 33°55'39.8"S	
Elevation Source: Unknown	Easting: 332994.000	Longitude: 151°11'35.5"E	
GS Map: -	MGA Zone: 56	Coordinate Source: GD.,ACC.GIS	

*** End of GW073521 ***

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WaterNSW

Work Summary

GW075024

Licence:

Licence Status:

Authorised Purpose(s):

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Instrumented

Construct.Method: Rotary

Owner Type: NSW Office of Water

Commenced Date:

Completion Date: 16/07/1998

Final Depth: 19.50 m

Drilled Depth: 20.50 m

Contractor Name: MCDERMOTT DRILLING PTY LTD

Driller: Dennis Michael Connell

Assistant Driller:

Property:

Standing Water Level 0.760 (m):

Salinity Description:

Yield (L/s):

GWMA:

GW Zone:

Site Details

Site Chosen By:

County

Parish

Cadastre

Form A: CUMBERLAND

Botany

1/668903

Licensed:

Region: 10 - Sydney South Coast

CMA Map: 9130-3S

River Basin: 213 - SYDNEY COAST - GEORGES RIVER

Grid Zone:

Scale:

Area/District:

Elevation: 8.48 m (A.H.D.)

Northing: 6244670.300

Latitude: 33°55'30.5"S

Elevation Source: Unknown

Easting: 332822.800

Longitude: 151°11'29.1"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	19.50	120			Unknown
1		Annulus	Bentonite	0.00	1.30	120			
1		Annulus	(Unknown)	1.30	12.00	120			
1		Annulus	(Unknown)	12.00	15.00	120			
1		Annulus	(Unknown)	15.00	19.50	120			
1	1	Casing	Pvc Class 18	0.00	19.50	65			
1	1	Opening	Screen	12.00	15.00	65		0	Casing - Machine Slotted, PVC Class 18

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	4.00	4.00	PEATY SAND,BLACK	Sand	
4.00	9.00	5.00	SAND,FINE COFFEE BROWN	Sand	
9.00	11.00	2.00	PEATY SAND,DARK BROWN	Sand	
11.00	15.50	4.50	SILTY SAND,MED GRAINED,GREY	Sand	
15.50	19.00	3.50	SANDY CLAY,DARK GREY	Sandy Clay	

Remarks

10/03/1999: Groundwater may be contaminated.

Care should be taken when handling equipment and water.

04/03/2004: 1.3m to 12m - sand; 12m to 15m - gravel pack; 15m to 19.5m - sand

03/10/2008: Nat Carling, 1-Oct-2008: Added RL's & cadastre, updated coordinates, based on State Water Survey Database info provided by Jim Salmon.

24/09/2010: BOT08

*** End of GW075024 ***

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APPENDIX C – NSW EPA Records

DRAFT

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
MARRICKVILLE	TRW Steering and Suspension	22-28 Carrington ROAD	Other Industry	Ongoing maintenance required to manage residual contamination (CLM Act)	-33.92012667	151.1566181
MARRICKVILLE	Woolworths Petrol Service Station Marrickville	490 Illawarra ROAD	Service Station	Regulation under CLM Act not required	-33.91845177	151.1459951
MARRICKVILLE	RailCorp	361 Victoria ROAD	Other Industry	Regulation under CLM Act not required	-33.91404835	151.1557132
MARRICKVILLE	Mackey Park	Cnr Richardsons Crescent and Carrington ROAD	Landfill	Regulation under CLM Act not required	-33.9220263	151.1547903
MARRICKVILLE	Cooks River Aqueduct	Thornley STREET	Unclassified	Contamination formerly regulated under the CLM Act	-33.92224311	151.1479744
MARRICKVILLE	2 Carrington Road	2 Carrington ROAD	Unclassified	Regulation under CLM Act not required	-33.91567088	151.1589931
MARRICKVILLE	Former Dry Cleaners and Loading Dock	Smidmore STREET	Other Industry	Contamination currently regulated under CLM Act	-33.90752498	151.1717761
MARSDEN PARK	226 Grange Avenue	226 Grange AVENUE	Unclassified	Regulation under CLM Act not required	-33.70259609	150.83825
MARSFIELD	Coles Express Service Station Marsfield	189 Epping ROAD	Service Station	Regulation under CLM Act not required	-33.77519246	151.1053691
MARULAN	BP Express Marulan (Northbound)	(Northbound) Hume HIGHWAY	Service Station	Regulation under CLM Act not required	-34.7188332	149.9949547
MARULAN	BP Service Station	(Southbound) Hume HIGHWAY	Service Station	Regulation under CLM Act not required	-34.71932066	150.0014827
MARYVILLE	7-Eleven Service Station	184-188 Hannell STREET	Service Station	Contamination formerly regulated under the CLM Act	-32.91336028	151.7579315
MASCOT	BP Mascot	1077 Botany ROAD	Service Station	Under assessment	-33.92839	151.19501
MASCOT	Former Zinc Smelter and Paint Manufacturing Facility	163 O'Riordan STREET	Metal Industry	Regulation under CLM Act not required	-33.92526513	151.1892582
MASCOT	Caltex Service Station	125 O'Riordan STREET	Service Station	Regulation under CLM Act not required	-33.92309169	151.1911539

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
MASCOT	Mascot Pioneer Plating	25-29 Ricketty STREET	Metal Industry	Contamination currently regulated under CLM Act	-33.92075288	151.1824801
MASCOT	Heritage Business Centre	5-9 Ricketty STREET	Unclassified	Regulation under CLM Act not required	-33.92029202	151.1816656
MASCOT	Telstra Exchange	904-922 Botany ROAD	Other Industry	Regulation under CLM Act not required	-33.9293166	151.1942777
MASCOT	Former Shell Service Station Mascot	746 Botany ROAD	Service Station	Contamination formerly regulated under the CLM Act	-33.92352295	151.1955852
MASCOT	Former Freight Distribution Facility (now High-Density Residential / Commercial)	19-33 Kent ROAD	Unclassified	Regulation under CLM Act not required	-33.9227711	151.1854202
MASCOT	Former Mascot Galvanising	336-348 King STREET	Metal Industry	Contamination currently regulated under CLM Act	-33.92902126	151.185874
MASCOT	Sokol Corporation	50-56 Robey STREET	Other Industry	Regulation under CLM Act not required	-33.93162265	151.1904955
MASCOT	Linear Park	Off O'Riordan STREET	Landfill	Regulation under CLM Act not required	-33.92278693	151.1904751
MASCOT	Aston	551-559 Gardeners ROAD	Landfill	Under assessment	-33.921733	151.195359
MATRAVILLE	Port Botany Bus Depot	7 Bumborah Point ROAD	Other Petroleum	Regulation under CLM Act not required	-33.96880413	151.2255889
MATRAVILLE	Former Golden Fleece Terminal No2	151 Beauchamp ROAD	Other Petroleum	Contamination formerly regulated under the CLM Act	-33.95719404	151.2259884
MATRAVILLE	Former Rieco Incinerator	Kain AVENUE	Other Industry	Contamination being managed via the planning process (EP&A Act)	-33.95980534	151.2423679
MATRAVILLE	7-Eleven Service Station Matraville	515 Bunnerong ROAD	Service Station	Contamination currently regulated under CLM Act	-33.95943536	151.2317598
MATRAVILLE	Former Golden Fleece Terminal No1	133 -149 Beauchamp ROAD	Other Petroleum	Contamination formerly regulated under the CLM Act	-33.95759006	151.2252023
MATRAVILLE	Vacant Lot	3 Wilkes AVENUE	Other Industry	Regulation under CLM Act not required	-33.96006406	151.2431087

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Matched 17 notices
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Suburb	Address	Site Name	Notices related to this site
MASCOT	336-348 King STREET	Former Mascot Galvanising	5 current and 2 former
MASCOT	746 Botany ROAD	Former Shell Service Station Mascot	9 former
MASCOT	25-29 Ricketty STREET	Mascot Pioneer Plating	1 current

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Suburb - Mascot
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Number	Name	Location	Type	Status	Issued date
1621403		NOT APPLICABLE, MASCOT, NSW 2020	s.58 Licence Variation	Issued	29 Sep 2022
1625111		NOT APPLICABLE, MASCOT, NSW 2020	s.58 Licence Variation	Issued	13 Dec 2022
1626123		NOT APPLICABLE, MASCOT, NSW 2020	s.58 Licence Variation	Issued	03 Feb 2023
20246	CPE MASCOT PTY LTD	10 Bourke Road, MASCOT, NSW 2020	POEO licence	Issued	10 Apr 2013
1524415	CPE MASCOT PTY LTD	10 Bourke Road, MASCOT, NSW 2020	s.58 Licence Variation	Issued	24 Sep 2014
20728	CPE MASCOT PTY LTD	Shiers Avenue, MASCOT, NSW 2020	POEO licence	Issued	31 Mar 2016
1557353	CPE MASCOT PTY LTD	10 Bourke Road, MASCOT, NSW 2020	s.58 Licence Variation	Issued	26 Oct 2017
1607492	CPE MASCOT PTY LTD	Shiers Avenue, MASCOT, NSW 2020	s.58 Licence Variation	Issued	12 Apr 2021
1603690	DIG-IT CIVIL PTY LTD	296 COWARD STREET, MASCOT, NSW 2020	s.91 Clean Up Notice	Issued	04 Dec 2020
3173530012	DIG-IT CIVIL PTY LTD	296 COWARD STREET, MASCOT, NSW 2020	Penalty Notice	Issued	18 Feb 2021
1605982	DIG-IT CIVIL PTY LTD	296 COWARD STREET, MASCOT, NSW 2020	s.110 Variation of Clean Up Notice	Issued	30 Mar 2021
1610721	DIG-IT CIVIL PTY LTD	296 COWARD STREET, MASCOT, NSW 2020	s.110 Variation of Clean Up Notice	Issued	14 Jul 2021
1614286	DIG-IT CIVIL PTY LTD	296 COWARD STREET, MASCOT, NSW 2020	s.110 Variation of Clean Up Notice	Issued	23 Nov 2021
7473	EATON ELECTRIC SYSTEMS PTY LTD	10 KENT ROAD, MASCOT, NSW 2020	POEO licence	No longer in force	22 Mar 2000
1050829	EATON ELECTRIC SYSTEMS PTY LTD	10 KENT ROAD, MASCOT, NSW 2020	s.58 Licence Variation	Issued	30 Aug 2005
11206	EMILY SULLIVAN	7 CHURCH AVENUE, MASCOT, NSW 2020	POEO licence	Surrendered	23 Aug 2000
1001774	EMILY SULLIVAN	7 CHURCH AVENUE, MASCOT, NSW 2020	s.58 Licence Variation	Issued	21 May 2001
1012287	EMILY SULLIVAN	7 CHURCH AVENUE, MASCOT, NSW 2020	s.58 Licence Variation	Issued	21 Nov 2001
1018224	EMILY SULLIVAN	7 CHURCH AVENUE, MASCOT, NSW 2020	s.58 Licence Variation	Issued	19 Jun 2002
1019127	EMILY SULLIVAN	7 CHURCH AVENUE, MASCOT, NSW 2020	s.58 Licence Variation	Issued	17 Jul 2002

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Number	Name	Location	Type	Status	Issued date
1035394	EMILY SULLIVAN	7 CHURCH AVENUE, MASCOT, NSW 2020	s.58 Licence Variation	Issued	16 Mar 2004
1084702	EMILY SULLIVAN	7 CHURCH AVENUE, MASCOT, NSW 2020	s.80 Surrender of a Licence	Issued	15 Apr 2008
10332	GATE GOURMET AUSTRALIA PTY LTD	KEITH SMITH AVE & SIXTH ST, MASCOT, NSW 2020	POEO licence	Revoked	11 Jan 2000
1018456	GATE GOURMET AUSTRALIA PTY LTD	KEITH SMITH AVE & SIXTH ST, MASCOT, NSW 2020	s.79 Revocation of a Licence	Issued	05 Jul 2002
487	GOODMAN FIELDER CONSUMER FOODS PTY LIMITED	198 Bourke Road, MASCOT, NSW 2020	POEO licence	No longer in force	23 Mar 2000
1024785	GOODMAN FIELDER CONSUMER FOODS PTY LIMITED	198 Bourke Road, MASCOT, NSW 2020	s.58 Licence Variation	Issued	25 Feb 2003
1043816	GOODMAN FIELDER CONSUMER FOODS PTY LIMITED	198 Bourke Road, MASCOT, NSW 2020	s.58 Licence Variation	Issued	19 Jan 2005
1050944	GOODMAN FIELDER CONSUMER FOODS PTY LIMITED	198 Bourke Road, MASCOT, NSW 2020	s.58 Licence Variation	Issued	01 Sep 2005
1052699	GOODMAN FIELDER CONSUMER FOODS PTY LIMITED	198 Bourke Road, MASCOT, NSW 2020	s.58 Licence Variation	Issued	12 Oct 2005
1075564	GOODMAN FIELDER CONSUMER FOODS PTY LIMITED	198 Bourke Road, MASCOT, NSW 2020	s.58 Licence Variation	Issued	12 Sep 2007
11844	HY-TEC INDUSTRIES PTY LTD	296 COWARD STREET, MASCOT, NSW 2020	POEO licence	No longer in force	17 Feb 2003
6728	INDUSTRIAL GALVANIZERS CORPORATION PTY LTD	342 KING STREET, MASCOT, NSW 2020	POEO licence	Surrendered	30 Aug 2000
1004576	INDUSTRIAL GALVANIZERS CORPORATION PTY LTD	342 KING STREET, MASCOT, NSW 2020	s.80 Surrender of a Licence	Issued	19 Mar 2001
20851	JOHN HOLLAND PTY LTD	Port Botany Freight Rail Corridor at General Holmes Dr, MASCOT, NSW 2020	POEO licence	Surrendered	03 Nov 2016
1549698	JOHN HOLLAND PTY LTD	Port Botany Freight Rail Corridor at General Holmes Dr, MASCOT, NSW 2020	s.58 Licence Variation	Issued	23 Feb 2017
1550459	JOHN HOLLAND PTY LTD	Port Botany Freight Rail Corridor at General Holmes Dr, MASCOT, NSW 2020	s.58 Licence Variation	Issued	21 Mar 2017
1550609	JOHN HOLLAND PTY LTD	Port Botany Freight Rail Corridor at General Holmes Dr, MASCOT, NSW 2020	s.58 Licence Variation	Issued	30 Mar 2017
1586698	JOHN HOLLAND PTY LTD	Port Botany Freight Rail Corridor at General Holmes Dr, MASCOT, NSW 2020	s.80 Surrender of a Licence	Issued	24 Oct 2019
21678	JOHN HOLLAND PTY LTD	NOT APPLICABLE, MASCOT, NSW 2020	POEO licence	Issued	06 May 2022
1623677	JOHN HOLLAND PTY LTD	NOT APPLICABLE, MASCOT, NSW 2020	s.58 Licence Variation	Issued	17 Oct 2022

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7245	PLATING 'R US PTY LTD	25-29 RICKETTY STREET, MASCOT, NSW 2020	POEO licence	Surrendered	26 Jun 2000
1015320	PLATING 'R US PTY LTD	25-29 RICKETTY STREET, MASCOT, NSW 2020	s.80 Surrender of a Licence	Issued	27 Feb 2002
4729	Q CATERING RIVERSIDE PTY LIMITED	300 COWARD STREET, MASCOT, NSW 2020	POEO licence	Surrendered	22 Dec 2000
1027274	Q CATERING RIVERSIDE PTY LIMITED	300 COWARD STREET, MASCOT, NSW 2020	s.58 Licence Variation	Issued	25 Jul 2003
1058747	Q CATERING RIVERSIDE PTY LIMITED	300 COWARD STREET, MASCOT, NSW 2020	s.58 Licence Variation	Issued	03 May 2006
1096746	Q CATERING RIVERSIDE PTY LIMITED	300 COWARD STREET, MASCOT, NSW 2020	s.58 Licence Variation	Issued	27 Mar 2009
1127187	Q CATERING RIVERSIDE PTY LIMITED	300 COWARD STREET, MASCOT, NSW 2020	s.80 Surrender of a Licence	Issued	12 Apr 2011
12152	QANTAS AIRWAYS LIMITED	Sydney Airport , MASCOT, NSW 2020	POEO licence	No longer in force	08 Sep 2004
1055108	QANTAS AIRWAYS LIMITED	Sydney Airport , MASCOT, NSW 2020	s.58 Licence Variation	Issued	03 Feb 2006
1082533	QANTAS AIRWAYS LIMITED	Sydney Airport , MASCOT, NSW 2020	s.58 Licence Variation	Issued	03 Feb 2008
12590	QANTAS FLIGHT CATERING LIMITED	Qantas Jet Base (Kingsford Smith), MASCOT, NSW 2020	POEO licence	No longer in force	11 Sep 2007
2009	SIMS GROUP AUSTRALIA HOLDINGS LIMITED	283 COWARD STREET, MASCOT, NSW 2020	POEO licence	Surrendered	02 Feb 2000
1006362	SIMS GROUP AUSTRALIA HOLDINGS LIMITED	283 COWARD STREET, MASCOT, NSW 2020	s.58 Licence Variation	Issued	26 Jun 2001
1018951	SIMS GROUP AUSTRALIA HOLDINGS LIMITED	283 COWARD STREET, MASCOT, NSW 2020	s.58 Licence Variation	Issued	13 Aug 2002
1036331	SIMS GROUP AUSTRALIA HOLDINGS LIMITED	283 COWARD STREET, MASCOT, NSW 2020	s.80 Surrender of a Licence	Issued	07 May 2004
7288	SYDNEY AIRPORT CORPORATION LIMITED	241 O'RIODAN STREET, MASCOT, NSW 1460	POEO licence	No longer in force	14 Apr 2000
1035884	SYDNEY AIRPORT CORPORATION LIMITED	241 O'RIODAN STREET, MASCOT, NSW 1460	s.58 Licence Variation	Issued	14 May 2004
1044274	SYDNEY AIRPORT CORPORATION LIMITED	241 O'RIODAN STREET, MASCOT, NSW 1460	s.58 Licence Variation	Issued	09 Feb 2005

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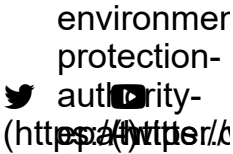
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APPENDIX D – Council Records

DRAFT

22 February 2023

Our Ref: Certificate No. 71144
Contact: Customer Service 1300 581 299

Alliance Geotechnical Pty Ltd
8-10 Welder Rd
SEVEN HILLS NSW 2147

Dear Sir/Madam

Following is your planning certificate issued under section 10.7 (2) and (5) of the Environmental Planning and Assessment Act 1979.

This Section 10.7 Certificate has been issued by Bayside Council. Information contained within this Certificate is based on data from Council's records as they existed at the date of this Certificate.

Should you have any enquiries, please contact the Council's Customer Service Centre on 1300 581 299.

SECTION 10.7 PLANNING CERTIFICATE

(under section 10.7 of the Environmental Planning and Assessment Act 1979)

ISSUED TO:

Alliance Geotechnical Pty Ltd
8-10 Welder Rd
SEVEN HILLS NSW 2147

Council: Bayside
County: Cumberland
Parish: St George

Fee: 156.00
Receipt No: 5221729
Receipt Date: 22 February 2023
Your Ref: JOB#16364:72545

PROPERTY: 776 BOTANY ROAD, MASCOT NSW 2020

Lot 1 DP 36486

FI

Assessment No: 37912

Date: 22 February 2023



For
Meredith Wallace
General Manager

Rockdale Customer Service Centre
444-446 Princes Highway
Rockdale NSW 2216, Australia
ABN 80 690 785 443

Eastgardens Customer Service Centre
Westfield Eastgardens
152 Bunnerong Road
Eastgardens NSW 2036, Australia
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Telephone Interpreter Services - 131 450

Τηλεφωνικές Υπηρεσίες Διερμηνέων

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Notes: (1) Where this certificate refers to a specific allotment (or allotments) within a strata plan the certificate is issued for the whole of the land within the strata plan, not just the specific allotment or allotments referred to, and any information contained in the certificate may relate to the whole or any part of the strata plan.

1 Names of relevant planning instruments and development control plans

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

Bayside Local Environmental Plan 2021

State Environmental Planning Policy No 65	Design Quality of Residential Apartment Development
State Environmental Planning Policy	(Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy	(Exempt and Complying Development Codes) 2008
State Environmental Planning Policy	(Housing) 2021
State Environmental Planning Policy	(Biodiversity and Conservation) 2021
State Environmental Planning Policy	(Resilience and Hazards) 2021
State Environmental Planning Policy	(Transport and Infrastructure) 2021
State Environmental Planning Policy	(Industry and Employment) 2021
State Environmental Planning Policy	(Resources and Energy) 2021
State Environmental Planning Policy	(Precincts – Eastern Harbour City) 2021
State Environmental Planning Policy	(Planning Systems) 2021

Botany Bay Development Control Plan 2013

(2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land.

State Environmental Planning Policy	(Housing) 2021 (Explanation of Intended Effect)
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Draft Bayside Development Control Plan 2022

The public exhibition of the draft Bayside Development Control Plan 2022 (DCP) occurred over 28 days, from 7 September to 5 October 2022.

The draft DCP applies to land across the Bayside Local Government Area (LGA) and is informed by the Bayside Local Environmental Plan 2021.

At a meeting on 23 November 2022, Council considered feedback and recommendations tabled in post-exhibition report. Council resolved to amend the DCP to include all changes recommend in the report and make specific amendment to the car parking rates and provisions under Chapter 3.5 Transport, Parking and Access.

Council also resolved to re-exhibit the amended draft DCP for six weeks from 12 December 2022 to 30 January 2023. All feedback received will be reviewed and considered by Bayside Council following completion of this exhibition period.

The draft Bayside DCP can be viewed on the Bayside Council website here:
<https://haveyoursay.bayside.nsw.gov.au/draft-bayside-development-control-plan-2022-exhibition>.

Employment zones reform

On 14 December 2022, the Department of Planning and Environment finalised amendments to *Bayside Local Environmental Plan 2021*, to replace existing Business and Industrial zones with new Employment zones and to introduce certain new Additional Permitted Uses.

The published amending instrument, *State Environmental Planning Policy Amendment (Land Use Zones) (No 3) 2022*, is available to view on the NSW Legislation website at: <https://legislation.nsw.gov.au/view/pdf/asmade/epi-2022-829>

The amendments to *Bayside Local Environmental Plan 2021* contained in this instrument will commence on 26 April 2023.

For more information on these amendments, please contact Bayside Council's Strategic Planning team via email at PlanningCertificates@bayside.nsw.gov.au.

- (3) **Subsection (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if—**
- a) it has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or
 - b) for a proposed environmental planning instrument—the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.
- (4) **In this section—**
proposed environmental planning instrument means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

2 Zoning and land use under relevant planning instruments

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described—

- (a) the identity of the zone, whether by reference to—
 - (i) a name, such as “Residential Zone” or “Heritage Area”, or
 - (ii) a number, such as “Zone No 2 (a)”,
- (b) the purposes for which development in the zone—
 - (i) may be carried out without development consent, and
 - (ii) may not be carried out except with development consent, and
 - (iii) is prohibited,

The following zone or zones apply under the environmental planning instrument or draft environmental planning instrument referred to in section 1(1):

Zone B2 Local Centre

1 Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To create lively town centres with pedestrian focused public domain activated by adjacent building uses and landscape elements.
- To accommodate population growth in the Rockdale town centre through high density residential uses that complement retail, commercial and cultural premises in the town centre.

2 Permitted without consent

Home-based child care; Home businesses; Home occupations

3 Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Group homes; Home industries; Hostels; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Waste or resource transfer facilities; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Dwelling houses; Eco-tourist facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Residential accommodation; Rural industries; Sewage treatment plants; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies

(c) whether additional permitted uses apply to the land,

No additional permitted uses apply to the land.

- (d) **whether development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the fixed minimum land dimensions,**

No development standards apply to the land that fixes minimum land dimensions for the erection of a dwelling house.

Note: The above information does not imply that the erection of a dwelling-house is necessarily permissible on the land to which this certificate applies. Refer to the relevant local environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.

- (e) **whether the land is in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*,**

The land **is not** an area of outstanding biodiversity value.

- (f) **whether the land is in a conservation area, however described,**

The land **is not** in a conservation area.

- (g) **whether an item of environmental heritage, however described, is located on the land.**

There is **no such item** situated on the land.

3 Contributions plans

- (1) **The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.**

City of Botany Section 7.11 Development Contributions Plan 2016
City of Botany Bay Section 94A Development Contributions Plan 2016

Note: For a copy of the plans please access Bayside Council's website at www.bayside.nsw.gov.au.

Note: If land is within the former Rockdale City Local Government Area, the *Rockdale Section 94 Contributions Plan (Amendment No 4)* and *Rockdale Section 94 Contributions Plan 1998* will continue to apply to all Development Applications and applications for Complying Development Certificates made prior to 1 June 2004.

- (2) **If the land is in a special contributions area under the Act, Division 7.1, the name of the area.**

A Special Infrastructure Contributions Plan **does not apply** to the land.

4 Complying development

- (1) **If the land is land on which complying development may be carried out under each of the complying development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.17A(1)(c)–(e), (2), (3) or (4), 1.18(1)(c3) or 1.19.**

- (2) If complying development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.
- (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) a restriction applies to the land, but it may not apply to all of the land, and
 - (b) 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.
- (4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Housing Code

Complying development **may not** be carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 5 of the Policy as land affected by a ground water exclusion zone.

Inland Code

Complying development **may not** be carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 5 of the Policy as land affected by a ground water exclusion zone.

Low Rise Housing Diversity Code

Complying development **may not** be carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 5 of the Policy as land affected by a ground water exclusion zone.

Rural Housing Code

Complying development **may be** carried out on the land under the above code.

Greenfield Housing Code

Complying development **may be** carried out on the land under the above code.

Industrial and Business Buildings Code

Complying development **may be** carried out on the land under the above code.

Housing Alterations Code

Complying development **may be** carried out on the land under the above code.

General Development Code

Complying development **may be** carried out on the land under the above code.

Industrial and Building Alterations Code

Complying development **may be** carried out on the land under the above code.

Container Recycling Facilities Code

Complying development **may be** carried out on the land under the above code.

Subdivisions Code

Complying development **may be** carried out on the land under the above code.

Demolition Code

Complying development **may be** carried out on the land under the above code.

Fire Safety Code

Complying development **may be** carried out on the land under the above code.

Notes:

(1) If a reference is made to "part of the land", Complying Development **may be** carried out on the portion of the land not subject to such a restriction.

(2) This certificate only addresses matters raised in Clause 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 any other general requirements of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

5 Exempt development

- (1) If the land is land on which exempt development may be carried out under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.16(1)(b1)–(d) or 1.16A.
- (2) If exempt development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.
- (3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that—
 - (a) a restriction applies to the land, but it may not apply to all of the land, and
 - (b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.
- (4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

General Exempt Development Code

Exempt development **may not be** carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 4 of the Policy as land affected by a ground water exclusion zone.

Advertising and Signage Exempt Development Code

Exempt development **may not be** carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 4 of the Policy as land affected by a ground water exclusion zone.

Temporary Uses and Structures Exempt Development Code

Exempt development **may not be** carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 4 of the Policy as land affected by a ground water exclusion zone.

6 Affected building notices and building product rectification orders

(1) Whether the council is aware that—

- a) an affected building notice is in force in relation to the land, or
- b) a building product rectification order is in force in relation to the land that has not been fully complied with, or
- c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.

(2) In this section—

affected building notice has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4.

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

Council is **not aware of an issue** of a notice of intention or order pertaining to building product rectification works (*Building Products Safety Act 2017*).

7 Land reserved for acquisition

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.

The land is **not affected** by any provision in an environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument that provides for the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

8 Road widening and road realignment

Whether the land is affected by any road widening or road realignment under—

(a) the *Roads Act 1993*, Part 3, Division 2, or

The land is **not affected by** any road widening or road realignment under Division 2 of Part 3 of the *Roads Act 1993*.

(b) an environmental planning instrument, or

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

(c) a resolution of the council.

The land **is not affected by** any road widening or road realignment under any resolution of the Council.

9 Flood related development controls

- (1) **If the land or part of the land is within the flood planning area and subject to flood related development controls.**

The land or part of the land **is not** within the flood planning area and subject to flood related development controls.

- (2) **If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.**

Yes – *Bayside Local Environmental Plan 2021* applies to the land.

Yes – *Botany Bay Development Control Plan 2013* applies to the land.

Note: (1) Further information relating to flooding is provided in the "Advice under Section 10.7 (5)" attached.

Note:

(1) The answers above do not imply that the development referred to is necessarily permissible on the land to which this certificate applies. Refer to the relevant local environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.

(2) Council is not in a position to identify whether the information provided under section 9 relates to a current or future hazard as defined in Planning Circular PS 14-003.

- (3) **In this section—
flood planning area has the same meaning as in the Floodplain Development Manual.**

***Floodplain Development Manual* means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.**

***probable maximum flood* has the same meaning as in the Floodplain Development Manual.**

10 Council and other public authority policies on hazard risk restrictions

- (1) **Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.**

- (2) **In this section—**

***adopted policy* means a policy adopted—**

(a) by the council, or

(b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

Clause 6.1 of the Bayside Local Environmental Plan 2021 - Acid Sulfate Soils

Botany Bay Development Control Plan 2013 - provisions of Part 3K - Contamination

11 Bush fire prone land

- (1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.
- (2) If none of the land is bush fire prone land, a statement to that effect.

The land is **not** bush fire prone land.

12 Loose-fill asbestos insulation

If the land includes residential premises, within the meaning of the *Home Building Act 1989*, Part 8, Division 1A, that are listed on the Register kept under that Division, a statement to that effect.

The land is **not** so listed.

13 Mine subsidence

Whether the land is declared to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

The land is **not** so proclaimed.

14 Paper subdivision information

- (1) The name of a development plan adopted by a relevant authority that–
 - (a) applies to the land, or
 - (b) is proposed to be subject to a ballot.
- (2) The date of a subdivision order that applies to the land.
- (3) Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.

The land is **not** so affected.

15 Property vegetation plans

If the land is land in relation to which a property vegetation plan is approved and in force under the *Native Vegetation Act 2003*, Part 4, a statement to that effect, but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act.

The land is **not** land to which a property vegetation plan applies.

16 Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the *Biodiversity Conservation Act 2016*, Part 5, a statement to that

effect, but only if the council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.

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

The land **is not** subject to any such agreement.

17 Biodiversity certified land

If the land is biodiversity certified land under the *Biodiversity Conservation Act 2016*, Part 8, a statement to that effect.

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

The land **is not** biodiversity certified land.

18 Orders under *Trees (Disputes Between Neighbours) Act 2006*

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land, but only if the council has been notified of the order.

The land **is not** subject to such an order.

19 Annual charges under *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works

(1) If the *Coastal Management Act 2016* applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the *Local Government Act 1993*, section 496B, for coastal protection services that relate to existing coastal protection works.

**(2) In this section—
existing coastal protection works has the same meaning as in the *Local Government Act 1993*, section 553B.**

Note— Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existed before 1 January 2011.

The land **is not** subject to annual charges.

20 Western Sydney Aerotropolis

Whether under *State Environmental Planning Policy (Precincts—Western Parkland City) 2021*, Chapter 4 the land is—

- (a) in an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, section 4.17, or**
- (b) shown on the Lighting Intensity and Wind Shear Map, or**
- (c) shown on the Obstacle Limitation Surface Map, or**
- (d) in the “public safety area” on the Public Safety Area Map, or**
- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer**

zone” on the Wildlife Buffer Zone Map.

The land is **not** subject to the *State Environmental Planning Policy (Precincts—Western Parkland City) 2021*, Chapter 4.

21 Development consent conditions for seniors housing

If *State Environmental Planning Policy (Housing) 2021*, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

The land is **not** subject to any such statement.

22 Site compatibility certificates and development consent conditions for affordable rental housing

- (1) Whether there is a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate—
- (a) the period for which the certificate is current, and
 - (b) that a copy may be obtained from the Department.

The land is **not** subject to any such certificate.

- (2) If *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, clause 21(1) or 40(1).

The land is **not** subject to any such statement.

- (3) Any conditions of a development consent in relation to land that are of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

The land is **not** subject to any such statement.

- (4) In this section—
former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

Section 59(2) Contaminated Land Management Act 1997

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

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued;

Not applicable

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued;

Not applicable

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued;

Not applicable

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued; and

Not applicable

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

Not applicable

[End of information under section 10.7 (2)]

ADVICE UNDER SECTION 10.7 (5)

Note: The Council is under no obligation to furnish any of the information supplied below. Equally, it may be that not every relevant matter relating to the land is provided below. The Council draws your attention to section 10.7 (6) which states that a council shall not incur any liability in respect of any advice provided in good faith under section 10.7 (5).

Further to your application for information under section 10.7 (5), the Council has resolved to supply answers to the following questions:

A Whether or not the Council has information that would indicate that the land is subject to the risk of flooding or tidal inundation for a 1% annual exceedance probability (AEP) (1 in 100 Year) event

The Council **has no information** that indicates such a risk.

B Whether or not the Council has information that would indicate that the land is subject to slip or subsidence

The Council is **not aware** of any investigations that have been carried out.

C Whether or not the land is in the vicinity of a heritage item or heritage conservation area identified in an environmental planning instrument or a proposed heritage item or proposed heritage conservation area identified in a draft local environmental plan

The land is **not in the vicinity of** a heritage item or heritage conservation area identified in an environmental planning instrument or a proposed heritage item or proposed heritage conservation area identified in a draft local environmental plan.

D Whether or not a planning agreement entered into under Subdivision 2 of Division 7.1 of Part 7 of the Environmental Planning and Assessment Act 1979 currently applies to the land (but only if, where the Council is not a party to the agreement, information about the agreement has been provided to the Council)

No planning agreement currently applies to the land.

E Details of the Annual Noise Exposure Forecast (ANEF) applying to the land

The property is between the **20 and 25 ANEF** (2039) contours.

Note: The ANEF level may restrict the development of the land due to the risk of exposure to aircraft noise.

F Information that indicates whether or not any additional hazards exist for which no policy of council exists to restrict development

Not applicable

G Restrictions of the use of groundwater contained within the Botany Sands Aquifer

The NSW Department of Planning & Environment has published a map showing areas where the use of groundwater is restricted to various degrees, including total prohibition of use in certain areas.

For further information, please visit www.industry.nsw.gov.au/water/science/groundwater.

H The following policies may be applicable to the land:

Clause 6.7 of the Bayside Local Environmental Plan 2021 - Airspace operations

Clause 6.8 of the Bayside Local Environmental Plan 2021 - Development in areas subject to aircraft noise

Part 2 of Botany Bay Development Control Plan 2013 - any development application proposing a new structure within 10 metres either side (horizontally or vertically) of the "line of sight" (as detailed in Figures 2 & 3 of Part 2 of the DCP) requires referral to Sydney Ports Corporation for review and comment, to ensure that the proposed development does not impact on the Vessel Traffic Service system. Refer to Part 2 of the DCP for more information.

Part 3M of the Botany Bay Development Control Plan 2013 applies to land that drains into the Botany wetlands or has the potential to adversely affect the wetlands. Refer to Part 3M of the DCP for more information.

Part 3J of the Botany Bay Development Control Plan 2013 applies to the land. This Part provides a means of assessing the effect of aircraft noise on development proposals by utilising an appropriately endorsed Australian Noise Exposure Forecast (ANEF) chart that takes into account long-term operating procedures and air traffic forecasts at Sydney (Kingsford-Smith) Airport. This Part also provides potential applicants with an understanding of the predicted level of the potential height limits due to prescribed airspace on proposed development sites and the potential for proposed developments to cause mechanical windshear.

[End of advice under Section 10.7 (5)]

IMPORTANT NOTICE TO PURCHASERS

ALTERATIONS AND ADDITIONS TO BUILDINGS

Purchasers are reminded that it is necessary to obtain development consent from the Council prior to carrying out any building alterations or additions, including brick reskinning, replacing windows or internal alterations, or for the demolition of any building, unless the proposed work is specifically exempted by *Bayside Local Environmental Plan 2021* or *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. All other building work does require the Council's approval.

Should you require any information or advice for any building work that you propose to undertake please contact the Council's Customer Service Centre on 1300 581 299.

22 February 2023

Our Ref: Certificate No. 71142
Contact: Customer Service 1300 581 299

Alliance Geotechnical Pty Ltd
8-10 Welder Rd
SEVEN HILLS NSW 2147

Dear Sir/Madam

Following is your planning certificate issued under section 10.7 (2) and (5) of the Environmental Planning and Assessment Act 1979.

This Section 10.7 Certificate has been issued by Bayside Council. Information contained within this Certificate is based on data from Council's records as they existed at the date of this Certificate.

Should you have any enquiries, please contact the Council's Customer Service Centre on 1300 581 299.

SECTION 10.7 PLANNING CERTIFICATE

(under section 10.7 of the Environmental Planning and Assessment Act 1979)

ISSUED TO:

Alliance Geotechnical Pty Ltd
8-10 Welder Rd
SEVEN HILLS NSW 2147

Council: Bayside
County: Cumberland
Parish: St George

Fee: 156.00
Receipt No: 5221729
Receipt Date: 22 February 2023
Your Ref: JOB#16364:72545

PROPERTY: 33 HENRY KENDALL CRESCENT, MASCOT NSW 2020

Lot A DP 36472

FI

Assessment No: 90696

Date: 22 February 2023



For
Meredith Wallace
General Manager

Rockdale Customer Service Centre
444-446 Princes Highway
Rockdale NSW 2216, Australia
ABN 80 690 785 443

Eastgardens Customer Service Centre
Westfield Eastgardens
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Τηλεφωνικές Υπηρεσίες Διερμηνέων

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Notes: (1) Where this certificate refers to a specific allotment (or allotments) within a strata plan the certificate is issued for the whole of the land within the strata plan, not just the specific allotment or allotments referred to, and any information contained in the certificate may relate to the whole or any part of the strata plan.

1 Names of relevant planning instruments and development control plans

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

Bayside Local Environmental Plan 2021

State Environmental Planning Policy No 65	Design Quality of Residential Apartment Development
State Environmental Planning Policy	(Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy	(Exempt and Complying Development Codes) 2008
State Environmental Planning Policy	(Housing) 2021
State Environmental Planning Policy	(Biodiversity and Conservation) 2021
State Environmental Planning Policy	(Resilience and Hazards) 2021
State Environmental Planning Policy	(Transport and Infrastructure) 2021
State Environmental Planning Policy	(Industry and Employment) 2021
State Environmental Planning Policy	(Resources and Energy) 2021
State Environmental Planning Policy	(Precincts – Eastern Harbour City) 2021
State Environmental Planning Policy	(Planning Systems) 2021

Botany Bay Development Control Plan 2013

(2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land.

State Environmental Planning Policy	(Housing) 2021 (Explanation of Intended Effect)
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Draft Bayside Development Control Plan 2022

The public exhibition of the draft Bayside Development Control Plan 2022 (DCP) occurred over 28 days, from 7 September to 5 October 2022.

The draft DCP applies to land across the Bayside Local Government Area (LGA) and is informed by the Bayside Local Environmental Plan 2021.

At a meeting on 23 November 2022, Council considered feedback and recommendations tabled in post-exhibition report. Council resolved to amend the DCP to include all changes recommend in the report and make specific amendment to the car parking rates and provisions under Chapter 3.5 Transport, Parking and Access.

Council also resolved to re-exhibit the amended draft DCP for six weeks from 12 December 2022 to 30 January 2023. All feedback received will be reviewed and considered by Bayside Council following completion of this exhibition period.

The draft Bayside DCP can be viewed on the Bayside Council website here:
<https://haveyoursay.bayside.nsw.gov.au/draft-bayside-development-control-plan-2022-exhibition>.

Employment zones reform

On 14 December 2022, the Department of Planning and Environment finalised amendments to *Bayside Local Environmental Plan 2021*, to replace existing Business and Industrial zones with new Employment zones and to introduce certain new Additional Permitted Uses.

The published amending instrument, *State Environmental Planning Policy Amendment (Land Use Zones) (No 3) 2022*, is available to view on the NSW Legislation website at: <https://legislation.nsw.gov.au/view/pdf/asmade/epi-2022-829>

The amendments to *Bayside Local Environmental Plan 2021* contained in this instrument will commence on 26 April 2023.

For more information on these amendments, please contact Bayside Council's Strategic Planning team via email at PlanningCertificates@bayside.nsw.gov.au.

- (3) **Subsection (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if—**
- a) it has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or
 - b) for a proposed environmental planning instrument—the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.
- (4) **In this section—**
proposed environmental planning instrument means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

2 Zoning and land use under relevant planning instruments

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described—

- (a) the identity of the zone, whether by reference to—
 - (i) a name, such as “Residential Zone” or “Heritage Area”, or
 - (ii) a number, such as “Zone No 2 (a)”,
- (b) the purposes for which development in the zone—
 - (i) may be carried out without development consent, and
 - (ii) may not be carried out except with development consent, and
 - (iii) is prohibited,

The following zone or zones apply under the environmental planning instrument or draft environmental planning instrument referred to in section 1(1):

Zone B2 Local Centre

1 Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To create lively town centres with pedestrian focused public domain activated by adjacent building uses and landscape elements.
- To accommodate population growth in the Rockdale town centre through high density residential uses that complement retail, commercial and cultural premises in the town centre.

2 Permitted without consent

Home-based child care; Home businesses; Home occupations

3 Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Group homes; Home industries; Hostels; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Waste or resource transfer facilities; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Dwelling houses; Eco-tourist facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Residential accommodation; Rural industries; Sewage treatment plants; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies

(c) whether additional permitted uses apply to the land,

No additional permitted uses apply to the land.

- (d) **whether development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the fixed minimum land dimensions,**

No development standards apply to the land that fixes minimum land dimensions for the erection of a dwelling house.

Note: The above information does not imply that the erection of a dwelling-house is necessarily permissible on the land to which this certificate applies. Refer to the relevant local environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.

- (e) **whether the land is in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*,**

The land **is not** an area of outstanding biodiversity value.

- (f) **whether the land is in a conservation area, however described,**

The land **is not** in a conservation area.

- (g) **whether an item of environmental heritage, however described, is located on the land.**

There is **no such item** situated on the land.

3 Contributions plans

- (1) **The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.**

City of Botany Section 7.11 Development Contributions Plan 2016
City of Botany Bay Section 94A Development Contributions Plan 2016

Note: For a copy of the plans please access Bayside Council's website at www.bayside.nsw.gov.au.

Note: If land is within the former Rockdale City Local Government Area, the *Rockdale Section 94 Contributions Plan (Amendment No 4)* and *Rockdale Section 94 Contributions Plan 1998* will continue to apply to all Development Applications and applications for Complying Development Certificates made prior to 1 June 2004.

- (2) **If the land is in a special contributions area under the Act, Division 7.1, the name of the area.**

A Special Infrastructure Contributions Plan **does not apply** to the land.

4 Complying development

- (1) **If the land is land on which complying development may be carried out under each of the complying development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.17A(1)(c)–(e), (2), (3) or (4), 1.18(1)(c3) or 1.19.**

- (2) If complying development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.
- (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) a restriction applies to the land, but it may not apply to all of the land, and
 - (b) 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.
- (4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Housing Code

Complying development **may not** be carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 5 of the Policy as land affected by a ground water exclusion zone.

Inland Code

Complying development **may not** be carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 5 of the Policy as land affected by a ground water exclusion zone.

Low Rise Housing Diversity Code

Complying development **may not** be carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 5 of the Policy as land affected by a ground water exclusion zone.

Rural Housing Code

Complying development **may be** carried out on the land under the above code.

Greenfield Housing Code

Complying development **may be** carried out on the land under the above code.

Industrial and Business Buildings Code

Complying development **may be** carried out on the land under the above code.

Housing Alterations Code

Complying development **may be** carried out on the land under the above code.

General Development Code

Complying development **may be** carried out on the land under the above code.

Industrial and Building Alterations Code

Complying development **may be** carried out on the land under the above code.

Container Recycling Facilities Code

Complying development **may be** carried out on the land under the above code.

Subdivisions Code

Complying development **may be** carried out on the land under the above code.

Demolition Code

Complying development **may be** carried out on the land under the above code.

Fire Safety Code

Complying development **may be** carried out on the land under the above code.

Notes:

(1) If a reference is made to "part of the land", Complying Development **may be** carried out on the portion of the land not subject to such a restriction.

(2) This certificate only addresses matters raised in Clause 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 any other general requirements of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

5 Exempt development

- (1) If the land is land on which exempt development may be carried out under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.16(1)(b1)–(d) or 1.16A.
- (2) If exempt development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.
- (3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that—
 - (a) a restriction applies to the land, but it may not apply to all of the land, and
 - (b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.
- (4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

General Exempt Development Code

Exempt development **may not be** carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 4 of the Policy as land affected by a ground water exclusion zone.

Advertising and Signage Exempt Development Code

Exempt development **may not be** carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 4 of the Policy as land affected by a ground water exclusion zone.

Temporary Uses and Structures Exempt Development Code

Exempt development **may not be** carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 4 of the Policy as land affected by a ground water exclusion zone.

6 Affected building notices and building product rectification orders

(1) Whether the council is aware that—

- a) an affected building notice is in force in relation to the land, or
- b) a building product rectification order is in force in relation to the land that has not been fully complied with, or
- c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.

(2) In this section—

affected building notice has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4.

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

Council is **not aware of an issue** of a notice of intention or order pertaining to building product rectification works (Building Products Safety Act 2017).

7 Land reserved for acquisition

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.

The land is **not affected** by any provision in an environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument that provides for the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

8 Road widening and road realignment

Whether the land is affected by any road widening or road realignment under—

(a) the *Roads Act 1993*, Part 3, Division 2, or

The land is **not affected by** any road widening or road realignment under Division 2 of Part 3 of the *Roads Act 1993*.

(b) an environmental planning instrument, or

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

(c) a resolution of the council.

The land is **not affected by** any road widening or road realignment under any resolution of the Council.

9 Flood related development controls

- (1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

The land or part of the land is **not** within the flood planning area and subject to flood related development controls.

- (2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

Yes – *Bayside Local Environmental Plan 2021* applies to the land.

Yes – *Botany Bay Development Control Plan 2013* applies to the land.

Note: (1) Further information relating to flooding is provided in the "Advice under Section 10.7 (5)" attached.

Note:

- (1) The answers above do not imply that the development referred to is necessarily permissible on the land to which this certificate applies. Refer to the relevant local environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.
- (2) Council is not in a position to identify whether the information provided under section 9 relates to a current or future hazard as defined in Planning Circular PS 14-003.
-

- (3) In this section—
flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

10 Council and other public authority policies on hazard risk restrictions

- (1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.

- (2) In this section—

adopted policy means a policy adopted—

(a) by the council, or

(b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

Clause 6.1 of the Bayside Local Environmental Plan 2021 - Acid Sulfate Soils
Botany Bay Development Control Plan 2013 - provisions of Part 3K - Contamination

11 Bush fire prone land

- (1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.
- (2) If none of the land is bush fire prone land, a statement to that effect.

The land is **not** bush fire prone land.

12 Loose-fill asbestos insulation

If the land includes residential premises, within the meaning of the *Home Building Act 1989*, Part 8, Division 1A, that are listed on the Register kept under that Division, a statement to that effect.

The land is **not** so listed.

13 Mine subsidence

Whether the land is declared to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

The land is **not** so proclaimed.

14 Paper subdivision information

- (1) The name of a development plan adopted by a relevant authority that—
 - (a) applies to the land, or
 - (b) is proposed to be subject to a ballot.
- (2) The date of a subdivision order that applies to the land.
- (3) Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.

The land is **not** so affected.

15 Property vegetation plans

If the land is land in relation to which a property vegetation plan is approved and in force under the *Native Vegetation Act 2003*, Part 4, a statement to that effect, but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act.

The land is **not** land to which a property vegetation plan applies.

16 Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the *Biodiversity Conservation Act 2016*, Part 5, a statement to that effect, but only if the council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.

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

The land is **not** subject to any such agreement.

17 Biodiversity certified land

If the land is biodiversity certified land under the *Biodiversity Conservation Act 2016*, Part 8, a statement to that effect.

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

The land is **not** biodiversity certified land.

18 Orders under *Trees (Disputes Between Neighbours) Act 2006*

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land, but only if the council has been notified of the order.

The land is **not** subject to such an order.

19 Annual charges under *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works

(1) If the *Coastal Management Act 2016* applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the *Local Government Act 1993*, section 496B, for coastal protection services that relate to existing coastal protection works.

(2) In this section—
existing coastal protection works has the same meaning as in the *Local Government Act 1993*, section 553B.

Note— Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existed before 1 January 2011.

The land is **not** subject to annual charges.

20 Western Sydney Aerotropolis

Whether under *State Environmental Planning Policy (Precincts—Western Parkland City) 2021*, Chapter 4 the land is—

- (a) in an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, section 4.17, or
- (b) shown on the Lighting Intensity and Wind Shear Map, or
- (c) shown on the Obstacle Limitation Surface Map, or
- (d) in the “public safety area” on the Public Safety Area Map, or
- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.

The land is **not** subject to the *State Environmental Planning Policy (Precincts—Western Parkland City) 2021*, Chapter 4.

21 Development consent conditions for seniors housing

If *State Environmental Planning Policy (Housing) 2021*, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

The land is **not** subject to any such statement.

22 Site compatibility certificates and development consent conditions for affordable rental housing

- (1) Whether there is a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate—
- (a) the period for which the certificate is current, and
 - (b) that a copy may be obtained from the Department.

The land is **not** subject to any such certificate.

- (2) If *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, clause 21(1) or 40(1).

The land is **not** subject to any such statement.

- (3) Any conditions of a development consent in relation to land that are of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

The land is **not** subject to any such statement.

- (4) In this section—
former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

Section 59(2) Contaminated Land Management Act 1997

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

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued;

Not applicable

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when

the certificate is issued;

Not applicable

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued;

Not applicable

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued; and

Not applicable

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

Not applicable

[End of information under section 10.7 (2)]

ADVICE UNDER SECTION 10.7 (5)

Note: The Council is under no obligation to furnish any of the information supplied below. Equally, it may be that not every relevant matter relating to the land is provided below. The Council draws your attention to section 10.7 (6) which states that a council shall not incur any liability in respect of any advice provided in good faith under section 10.7 (5).

Further to your application for information under section 10.7 (5), the Council has resolved to supply answers to the following questions:

A Whether or not the Council has information that would indicate that the land is subject to the risk of flooding or tidal inundation for a 1% annual exceedance probability (AEP) (1 in 100 Year) event

The Council **has no information** that indicates such a risk.

B Whether or not the Council has information that would indicate that the land is subject to slip or subsidence

The Council is **not aware** of any investigations that have been carried out.

C Whether or not the land is in the vicinity of a heritage item or heritage conservation area identified in an environmental planning instrument or a proposed heritage item or proposed heritage conservation area identified in a draft local environmental plan

The land is **not in the vicinity of** a heritage item or heritage conservation area identified in an environmental planning instrument or a proposed heritage item or proposed heritage conservation area identified in a draft local environmental plan.

D Whether or not a planning agreement entered into under Subdivision 2 of Division 7.1 of Part 7 of the Environmental Planning and Assessment Act 1979 currently applies to the land (but only if, where the Council is not a party to the agreement, information about the agreement has been provided to the Council)

No planning agreement currently applies to the land.

E Details of the Annual Noise Exposure Forecast (ANEF) applying to the land

The property is between the **20 and 25 ANEF** (2039) contours.

Note: The ANEF level may restrict the development of the land due to the risk of exposure to aircraft noise.

F Information that indicates whether or not any additional hazards exist for which no policy of council exists to restrict development

Not applicable

G Restrictions of the use of groundwater contained within the Botany Sands Aquifer

The NSW Department of Planning & Environment has published a map showing areas where the use of groundwater is restricted to various degrees, including total prohibition of use in certain areas.

For further information, please visit www.industry.nsw.gov.au/water/science/groundwater.

H The following policies may be applicable to the land:

Clause 6.7 of the Bayside Local Environmental Plan 2021 - Airspace operations

Clause 6.8 of the Bayside Local Environmental Plan 2021 - Development in areas subject to aircraft noise

Part 2 of Botany Bay Development Control Plan 2013 - any development application proposing a new structure within 10 metres either side (horizontally or vertically) of the "line of sight" (as detailed in Figures 2 & 3 of Part 2 of the DCP) requires referral to Sydney Ports Corporation for review and comment, to ensure that the proposed development does not impact on the Vessel Traffic Service system. Refer to Part 2 of the DCP for more information.

Part 3M of the Botany Bay Development Control Plan 2013 applies to land that drains into the Botany wetlands or has the potential to adversely affect the wetlands. Refer to Part 3M of the DCP for more information.

Part 3J of the Botany Bay Development Control Plan 2013 applies to the land. This Part provides a means of assessing the effect of aircraft noise on development proposals by utilising an appropriately endorsed Australian Noise Exposure Forecast (ANEF) chart that takes into account long-term operating procedures and air traffic forecasts at Sydney (Kingsford-Smith) Airport. This Part also provides potential applicants with an understanding of the predicted level of the potential height limits due to prescribed airspace on proposed development sites and the potential for proposed developments to cause mechanical windshear.

[End of advice under Section 10.7 (5)]

IMPORTANT NOTICE TO PURCHASERS

ALTERATIONS AND ADDITIONS TO BUILDINGS

Purchasers are reminded that it is necessary to obtain development consent from the Council prior to carrying out any building alterations or additions, including brick reskinning, replacing windows or internal alterations, or for the demolition of any building, unless the proposed work is specifically exempted by *Bayside Local Environmental Plan 2021* or *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. All other building work does require the Council's approval.

Should you require any information or advice for any building work that you propose to undertake please contact the Council's Customer Service Centre on 1300 581 299.

22 February 2023

Our Ref: Certificate No. 71143
Contact: Customer Service 1300 581 299

Alliance Geotechnical Pty Ltd
8-10 Welder Rd
SEVEN HILLS NSW 2147

Dear Sir/Madam

Following is your planning certificate issued under section 10.7 (2) and (5) of the Environmental Planning and Assessment Act 1979.

This Section 10.7 Certificate has been issued by Bayside Council. Information contained within this Certificate is based on data from Council's records as they existed at the date of this Certificate.

Should you have any enquiries, please contact the Council's Customer Service Centre on 1300 581 299.

SECTION 10.7 PLANNING CERTIFICATE

(under section 10.7 of the Environmental Planning and Assessment Act 1979)

ISSUED TO:

Alliance Geotechnical Pty Ltd
8-10 Welder Rd
SEVEN HILLS NSW 2147

Council: Bayside
County: Cumberland
Parish: St George

Fee: 156.00
Receipt No: 5221729
Receipt Date: 22 February 2023
Your Ref: JOB#16364:72545

PROPERTY: 35 HENRY KENDALL CRESCENT, MASCOT NSW 2020

Lot B DP 36472

FI

Assessment No: 90697

Date: 22 February 2023



For
Meredith Wallace
General Manager

Rockdale Customer Service Centre
444-446 Princes Highway
Rockdale NSW 2216, Australia
ABN 80 690 785 443

Eastgardens Customer Service Centre
Westfield Eastgardens
152 Bunnerong Road
Eastgardens NSW 2036, Australia
ABN 80 690 785 443

T 1300 581 299 | 02 9562 1666
E council@bayside.nsw.gov.au
W www.bayside.nsw.gov.au

Postal address: PO Box 21, Rockdale NSW 2216



Telephone Interpreter Services - 131 450

Τηλεφωνικές Υπηρεσίες Διερμηνέων

بخدمه الترجمة الهاتفية

電話傳譯服務處

Служба за преведување по телефон

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Notes: (1) Where this certificate refers to a specific allotment (or allotments) within a strata plan the certificate is issued for the whole of the land within the strata plan, not just the specific allotment or allotments referred to, and any information contained in the certificate may relate to the whole or any part of the strata plan.

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

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Botany Bay Development Control Plan 2013

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State Environmental Planning Policy	(Housing) 2021 (Explanation of Intended Effect)
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Draft Bayside Development Control Plan 2022

The public exhibition of the draft Bayside Development Control Plan 2022 (DCP) occurred over 28 days, from 7 September to 5 October 2022.

The draft DCP applies to land across the Bayside Local Government Area (LGA) and is informed by the Bayside Local Environmental Plan 2021.

At a meeting on 23 November 2022, Council considered feedback and recommendations tabled in post-exhibition report. Council resolved to amend the DCP to include all changes recommend in the report and make specific amendment to the car parking rates and provisions under Chapter 3.5 Transport, Parking and Access.

Council also resolved to re-exhibit the amended draft DCP for six weeks from 12 December 2022 to 30 January 2023. All feedback received will be reviewed and considered by Bayside Council following completion of this exhibition period.

The draft Bayside DCP can be viewed on the Bayside Council website here:
<https://haveyoursay.bayside.nsw.gov.au/draft-bayside-development-control-plan-2022-exhibition>.

Employment zones reform

On 14 December 2022, the Department of Planning and Environment finalised amendments to *Bayside Local Environmental Plan 2021*, to replace existing Business and Industrial zones with new Employment zones and to introduce certain new Additional Permitted Uses.

The published amending instrument, *State Environmental Planning Policy Amendment (Land Use Zones) (No 3) 2022*, is available to view on the NSW Legislation website at: <https://legislation.nsw.gov.au/view/pdf/asmade/epi-2022-829>

The amendments to *Bayside Local Environmental Plan 2021* contained in this instrument will commence on 26 April 2023.

For more information on these amendments, please contact Bayside Council's Strategic Planning team via email at PlanningCertificates@bayside.nsw.gov.au.

- (3) **Subsection (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if—**
- a) it has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or
 - b) for a proposed environmental planning instrument—the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.
- (4) **In this section—**
proposed environmental planning instrument means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

2 Zoning and land use under relevant planning instruments

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described—

- (a) the identity of the zone, whether by reference to—
 - (i) a name, such as “Residential Zone” or “Heritage Area”, or
 - (ii) a number, such as “Zone No 2 (a)”,
- (b) the purposes for which development in the zone—
 - (i) may be carried out without development consent, and
 - (ii) may not be carried out except with development consent, and
 - (iii) is prohibited,

The following zone or zones apply under the environmental planning instrument or draft environmental planning instrument referred to in section 1(1):

Zone B2 Local Centre

1 Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To create lively town centres with pedestrian focused public domain activated by adjacent building uses and landscape elements.
- To accommodate population growth in the Rockdale town centre through high density residential uses that complement retail, commercial and cultural premises in the town centre.

2 Permitted without consent

Home-based child care; Home businesses; Home occupations

3 Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Group homes; Home industries; Hostels; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Waste or resource transfer facilities; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Dwelling houses; Eco-tourist facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Residential accommodation; Rural industries; Sewage treatment plants; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies

(c) whether additional permitted uses apply to the land,

No additional permitted uses apply to the land.

- (d) **whether development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the fixed minimum land dimensions,**

No development standards apply to the land that fixes minimum land dimensions for the erection of a dwelling house.

Note: The above information does not imply that the erection of a dwelling-house is necessarily permissible on the land to which this certificate applies. Refer to the relevant local environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.

- (e) **whether the land is in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*,**

The land **is not** an area of outstanding biodiversity value.

- (f) **whether the land is in a conservation area, however described,**

The land **is not** in a conservation area.

- (g) **whether an item of environmental heritage, however described, is located on the land.**

There is **no such item** situated on the land.

3 Contributions plans

- (1) **The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.**

City of Botany Section 7.11 Development Contributions Plan 2016
City of Botany Bay Section 94A Development Contributions Plan 2016

Note: For a copy of the plans please access Bayside Council's website at www.bayside.nsw.gov.au.

Note: If land is within the former Rockdale City Local Government Area, the *Rockdale Section 94 Contributions Plan (Amendment No 4)* and *Rockdale Section 94 Contributions Plan 1998* will continue to apply to all Development Applications and applications for Complying Development Certificates made prior to 1 June 2004.

- (2) **If the land is in a special contributions area under the Act, Division 7.1, the name of the area.**

A Special Infrastructure Contributions Plan **does not apply** to the land.

4 Complying development

- (1) **If the land is land on which complying development may be carried out under each of the complying development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.17A(1)(c)–(e), (2), (3) or (4), 1.18(1)(c3) or 1.19.**

- (2) If complying development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.
- (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) a restriction applies to the land, but it may not apply to all of the land, and
 - (b) 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.
- (4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Housing Code

Complying development **may not** be carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 5 of the Policy as land affected by a ground water exclusion zone.

Inland Code

Complying development **may not** be carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 5 of the Policy as land affected by a ground water exclusion zone.

Low Rise Housing Diversity Code

Complying development **may not** be carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 5 of the Policy as land affected by a ground water exclusion zone.

Rural Housing Code

Complying development **may be** carried out on the land under the above code.

Greenfield Housing Code

Complying development **may be** carried out on the land under the above code.

Industrial and Business Buildings Code

Complying development **may be** carried out on the land under the above code.

Housing Alterations Code

Complying development **may be** carried out on the land under the above code.

General Development Code

Complying development **may be** carried out on the land under the above code.

Industrial and Building Alterations Code

Complying development **may be** carried out on the land under the above code.

Container Recycling Facilities Code

Complying development **may be** carried out on the land under the above code.

Subdivisions Code

Complying development **may be** carried out on the land under the above code.

Demolition Code

Complying development **may be** carried out on the land under the above code.

Fire Safety Code

Complying development **may be** carried out on the land under the above code.

Notes:

(1) If a reference is made to "part of the land", Complying Development **may be** carried out on the portion of the land not subject to such a restriction.

(2) This certificate only addresses matters raised in Clause 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 any other general requirements of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

5 Exempt development

- (1) If the land is land on which exempt development may be carried out under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.16(1)(b1)–(d) or 1.16A.
- (2) If exempt development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.
- (3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that—
 - (a) a restriction applies to the land, but it may not apply to all of the land, and
 - (b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.
- (4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

General Exempt Development Code

Exempt development **may not be** carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 4 of the Policy as land affected by a ground water exclusion zone.

Advertising and Signage Exempt Development Code

Exempt development **may not be** carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 4 of the Policy as land affected by a

ground water exclusion zone.

Temporary Uses and Structures Exempt Development Code

Exempt development **may not be** carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 4 of the Policy as land affected by a ground water exclusion zone.

6 Affected building notices and building product rectification orders

(1) Whether the council is aware that—

- a) an affected building notice is in force in relation to the land, or
- b) a building product rectification order is in force in relation to the land that has not been fully complied with, or
- c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.

(2) In this section—

affected building notice has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4.

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

Council is **not aware of an issue** of a notice of intention or order pertaining to building product rectification works (*Building Products Safety Act 2017*).

7 Land reserved for acquisition

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.

The land is **not affected** by any provision in an environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument that provides for the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

8 Road widening and road realignment

Whether the land is affected by any road widening or road realignment under—

(a) the *Roads Act 1993*, Part 3, Division 2, or

The land is **not affected by** any road widening or road realignment under Division 2 of Part 3 of the *Roads Act 1993*.

(b) an environmental planning instrument, or

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

(c) a resolution of the council.

The land **is not affected by** any road widening or road realignment under any resolution of the Council.

9 Flood related development controls

- (1) If the land or part of the land is within the flood planning area and subject to flood related development controls.**

The land or part of the land **is not** within the flood planning area and subject to flood related development controls.

- (2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.**

Yes – *Bayside Local Environmental Plan 2021* applies to the land.

Yes – *Botany Bay Development Control Plan 2013* applies to the land.

Note: (1) Further information relating to flooding is provided in the "Advice under Section 10.7 (5)" attached.

Note:

- (1) The answers above do not imply that the development referred to is necessarily permissible on the land to which this certificate applies. Refer to the relevant local environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.
- (2) Council is not in a position to identify whether the information provided under section 9 relates to a current or future hazard as defined in Planning Circular PS 14-003.
-

- (3) In this section—**
***flood planning area* has the same meaning as in the Floodplain Development Manual.**

***Floodplain Development Manual* means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.**

***probable maximum flood* has the same meaning as in the Floodplain Development Manual.**

10 Council and other public authority policies on hazard risk restrictions

- (1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.**

- (2) In this section—**

***adopted policy* means a policy adopted—**

- (a) by the council, or**
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.**

Clause 6.1 of the Bayside Local Environmental Plan 2021 - Acid Sulfate Soils

Botany Bay Development Control Plan 2013 - provisions of Part 3K - Contamination

11 Bush fire prone land

- (1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.**
- (2) If none of the land is bush fire prone land, a statement to that effect.**

The land **is not** bush fire prone land.

12 Loose-fill asbestos insulation

If the land includes residential premises, within the meaning of the *Home Building Act 1989*, Part 8, Division 1A, that are listed on the Register kept under that Division, a statement to that effect.

The land **is not** so listed.

13 Mine subsidence

Whether the land is declared to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

The land **is not** so proclaimed.

14 Paper subdivision information

- (1) The name of a development plan adopted by a relevant authority that—
 - (a) applies to the land, or**
 - (b) is proposed to be subject to a ballot.****
- (2) The date of a subdivision order that applies to the land.**
- (3) Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.**

The land **is not** so affected.

15 Property vegetation plans

If the land is land in relation to which a property vegetation plan is approved and in force under the *Native Vegetation Act 2003*, Part 4, a statement to that effect, but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act.

The land **is not** land to which a property vegetation plan applies.

16 Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship

agreement under the *Biodiversity Conservation Act 2016*, Part 5, a statement to that effect, but only if the council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.

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

The land is **not** subject to any such agreement.

17 Biodiversity certified land

If the land is biodiversity certified land under the *Biodiversity Conservation Act 2016*, Part 8, a statement to that effect.

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

The land is **not** biodiversity certified land.

18 Orders under *Trees (Disputes Between Neighbours) Act 2006*

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land, but only if the council has been notified of the order.

The land is **not** subject to such an order.

19 Annual charges under *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works

(1) If the *Coastal Management Act 2016* applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the *Local Government Act 1993*, section 496B, for coastal protection services that relate to existing coastal protection works.

(2) In this section—
existing coastal protection works has the same meaning as in the *Local Government Act 1993*, section 553B.

Note— Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existed before 1 January 2011.

The land is **not** subject to annual charges.

20 Western Sydney Aerotropolis

Whether under *State Environmental Planning Policy (Precincts—Western Parkland City) 2021*, Chapter 4 the land is—

- (a) in an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, section 4.17, or
- (b) shown on the Lighting Intensity and Wind Shear Map, or
- (c) shown on the Obstacle Limitation Surface Map, or
- (d) in the “public safety area” on the Public Safety Area Map, or

- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.

The land is **not** subject to the *State Environmental Planning Policy (Precincts—Western Parkland City) 2021*, Chapter 4.

21 Development consent conditions for seniors housing

If *State Environmental Planning Policy (Housing) 2021*, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

The land is **not** subject to any such statement.

22 Site compatibility certificates and development consent conditions for affordable rental housing

- (1) Whether there is a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate—
- (a) the period for which the certificate is current, and
 - (b) that a copy may be obtained from the Department.

The land is **not** subject to any such certificate.

- (2) If *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, clause 21(1) or 40(1).

The land is **not** subject to any such statement.

- (3) Any conditions of a development consent in relation to land that are of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

The land is **not** subject to any such statement.

- (4) In this section—
former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

Section 59(2) Contaminated Land Management Act 1997

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

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued;

Not applicable

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued;

Not applicable

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued;

Not applicable

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued; and

Not applicable

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

Not applicable

[End of information under section 10.7 (2)]

ADVICE UNDER SECTION 10.7 (5)

Note: The Council is under no obligation to furnish any of the information supplied below. Equally, it may be that not every relevant matter relating to the land is provided below. The Council draws your attention to section 10.7 (6) which states that a council shall not incur any liability in respect of any advice provided in good faith under section 10.7 (5).

Further to your application for information under section 10.7 (5), the Council has resolved to supply answers to the following questions:

A Whether or not the Council has information that would indicate that the land is subject to the risk of flooding or tidal inundation for a 1% annual exceedance probability (AEP) (1 in 100 Year) event

The Council **has no information** that indicates such a risk.

B Whether or not the Council has information that would indicate that the land is subject to slip or subsidence

The Council is **not aware** of any investigations that have been carried out.

C Whether or not the land is in the vicinity of a heritage item or heritage conservation area identified in an environmental planning instrument or a proposed heritage item or proposed heritage conservation area identified in a draft local environmental plan

The land is **not in the vicinity of** a heritage item or heritage conservation area identified in an environmental planning instrument or a proposed heritage item or proposed heritage conservation area identified in a draft local environmental plan.

D Whether or not a planning agreement entered into under Subdivision 2 of Division 7.1 of Part 7 of the Environmental Planning and Assessment Act 1979 currently applies to the land (but only if, where the Council is not a party to the agreement, information about the agreement has been provided to the Council)

No planning agreement currently applies to the land.

E Details of the Annual Noise Exposure Forecast (ANEF) applying to the land

The property is between the **20 and 25 ANEF** (2039) contours.

Note: The ANEF level may restrict the development of the land due to the risk of exposure to aircraft noise.

F Information that indicates whether or not any additional hazards exist for which no policy of council exists to restrict development

Not applicable

G Restrictions of the use of groundwater contained within the Botany Sands Aquifer

The NSW Department of Planning & Environment has published a map showing areas where the use of groundwater is restricted to various degrees, including total prohibition of use in certain areas.

For further information, please visit www.industry.nsw.gov.au/water/science/groundwater.

H The following policies may be applicable to the land:

Clause 6.7 of the Bayside Local Environmental Plan 2021 - Airspace operations

Clause 6.8 of the Bayside Local Environmental Plan 2021 - Development in areas subject to aircraft noise

Part 2 of Botany Bay Development Control Plan 2013 - any development application proposing a new structure within 10 metres either side (horizontally or vertically) of the "line of sight" (as detailed in Figures 2 & 3 of Part 2 of the DCP) requires referral to Sydney Ports Corporation for review and comment, to ensure that the proposed development does not impact on the Vessel Traffic Service system. Refer to Part 2 of the DCP for more information.

Part 3M of the Botany Bay Development Control Plan 2013 applies to land that drains into the Botany wetlands or has the potential to adversely affect the wetlands. Refer to Part 3M of the DCP for more information.

Part 3J of the Botany Bay Development Control Plan 2013 applies to the land. This Part provides a means of assessing the effect of aircraft noise on development proposals by utilising an appropriately endorsed Australian Noise Exposure Forecast (ANEF) chart that takes into account long-term operating procedures and air traffic forecasts at Sydney (Kingsford-Smith) Airport. This Part also provides potential applicants with an understanding of the predicted level of the potential height limits due to prescribed airspace on proposed development sites and the potential for proposed developments to cause mechanical windshear.

[End of advice under Section 10.7 (5)]

IMPORTANT NOTICE TO PURCHASERS

ALTERATIONS AND ADDITIONS TO BUILDINGS

Purchasers are reminded that it is necessary to obtain development consent from the Council prior to carrying out any building alterations or additions, including brick reskinning, replacing windows or internal alterations, or for the demolition of any building, unless the proposed work is specifically exempted by *Bayside Local Environmental Plan 2021* or *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. All other building work does require the Council's approval.

Should you require any information or advice for any building work that you propose to undertake please contact the Council's Customer Service Centre on 1300 581 299.

22 February 2023

Our Ref: Certificate No. 71148
Contact: Customer Service 1300 581 299

Alliance Geotechnical Pty Ltd
8-10 Welder Rd
SEVEN HILLS NSW 2147

Dear Sir/Madam

Following is your planning certificate issued under section 10.7 (2) and (5) of the Environmental Planning and Assessment Act 1979.

This Section 10.7 Certificate has been issued by Bayside Council. Information contained within this Certificate is based on data from Council's records as they existed at the date of this Certificate.

Should you have any enquiries, please contact the Council's Customer Service Centre on 1300 581 299.

SECTION 10.7 PLANNING CERTIFICATE

(under section 10.7 of the Environmental Planning and Assessment Act 1979)

ISSUED TO:

Alliance Geotechnical Pty Ltd
8-10 Welder Rd
SEVEN HILLS NSW 2147

Council: Bayside
County: Cumberland
Parish: St George

Fee: 156.00
Receipt No: 5221729
Receipt Date: 22 February 2023
Your Ref: JOB#16364:72545

PROPERTY: 37 HENRY KENDALL CRESCENT, MASCOT NSW 2020

Lot C DP 36472

FI

Assessment No: 90698

Date: 22 February 2023



For
Meredith Wallace
General Manager

Rockdale Customer Service Centre
444-446 Princes Highway
Rockdale NSW 2216, Australia
ABN 80 690 785 443

Eastgardens Customer Service Centre
Westfield Eastgardens
152 Bunnerong Road
Eastgardens NSW 2036, Australia
ABN 80 690 785 443

T 1300 581 299 | 02 9562 1666
E council@bayside.nsw.gov.au
W www.bayside.nsw.gov.au

Postal address: PO Box 21, Rockdale NSW 2216



Telephone Interpreter Services - 131 450

Τηλεφωνικές Υπηρεσίες Διερμηνέων

بخدمه الترجمة الهاتفية

電話傳譯服務處

Служба за преведување по телефон

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Notes: (1) Where this certificate refers to a specific allotment (or allotments) within a strata plan the certificate is issued for the whole of the land within the strata plan, not just the specific allotment or allotments referred to, and any information contained in the certificate may relate to the whole or any part of the strata plan.

1 Names of relevant planning instruments and development control plans

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

Bayside Local Environmental Plan 2021

State Environmental Planning Policy No 65	Design Quality of Residential Apartment Development
State Environmental Planning Policy	(Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy	(Exempt and Complying Development Codes) 2008
State Environmental Planning Policy	(Housing) 2021
State Environmental Planning Policy	(Biodiversity and Conservation) 2021
State Environmental Planning Policy	(Resilience and Hazards) 2021
State Environmental Planning Policy	(Transport and Infrastructure) 2021
State Environmental Planning Policy	(Industry and Employment) 2021
State Environmental Planning Policy	(Resources and Energy) 2021
State Environmental Planning Policy	(Precincts – Eastern Harbour City) 2021
State Environmental Planning Policy	(Planning Systems) 2021

Botany Bay Development Control Plan 2013

(2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land.

State Environmental Planning Policy	(Housing) 2021 (Explanation of Intended Effect)
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The published amending instrument, *State Environmental Planning Policy Amendment (Land Use Zones) (No 3) 2022*, is available to view on the NSW Legislation website at: <https://legislation.nsw.gov.au/view/pdf/asmade/epi-2022-829>

The amendments to *Bayside Local Environmental Plan 2021* contained in this instrument will commence on 26 April 2023.

For more information on these amendments, please contact Bayside Council's Strategic Planning team via email at PlanningCertificates@bayside.nsw.gov.au.

- (3) **Subsection (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if—**
- a) it has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or
 - b) for a proposed environmental planning instrument—the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.
- (4) **In this section—**
proposed environmental planning instrument means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

2 Zoning and land use under relevant planning instruments

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described—

- (a) the identity of the zone, whether by reference to—
 - (i) a name, such as “Residential Zone” or “Heritage Area”, or
 - (ii) a number, such as “Zone No 2 (a)”,
- (b) the purposes for which development in the zone—
 - (i) may be carried out without development consent, and
 - (ii) may not be carried out except with development consent, and
 - (iii) is prohibited,

The following zone or zones apply under the environmental planning instrument or draft environmental planning instrument referred to in section 1(1):

Zone B2 Local Centre

1 Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To create lively town centres with pedestrian focused public domain activated by adjacent building uses and landscape elements.
- To accommodate population growth in the Rockdale town centre through high density residential uses that complement retail, commercial and cultural premises in the town centre.

2 Permitted without consent

Home-based child care; Home businesses; Home occupations

3 Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Group homes; Home industries; Hostels; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Waste or resource transfer facilities; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Dwelling houses; Eco-tourist facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Residential accommodation; Rural industries; Sewage treatment plants; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies

(c) whether additional permitted uses apply to the land,

No additional permitted uses apply to the land.

- (d) **whether development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the fixed minimum land dimensions,**

No development standards apply to the land that fixes minimum land dimensions for the erection of a dwelling house.

Note: The above information does not imply that the erection of a dwelling-house is necessarily permissible on the land to which this certificate applies. Refer to the relevant local environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.

- (e) **whether the land is in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*,**

The land **is not** an area of outstanding biodiversity value.

- (f) **whether the land is in a conservation area, however described,**

The land **is not** in a conservation area.

- (g) **whether an item of environmental heritage, however described, is located on the land.**

There is **no such item** situated on the land.

3 Contributions plans

- (1) **The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.**

City of Botany Section 7.11 Development Contributions Plan 2016
City of Botany Bay Section 94A Development Contributions Plan 2016

Note: For a copy of the plans please access Bayside Council's website at www.bayside.nsw.gov.au.

Note: If land is within the former Rockdale City Local Government Area, the *Rockdale Section 94 Contributions Plan (Amendment No 4)* and *Rockdale Section 94 Contributions Plan 1998* will continue to apply to all Development Applications and applications for Complying Development Certificates made prior to 1 June 2004.

- (2) **If the land is in a special contributions area under the Act, Division 7.1, the name of the area.**

A Special Infrastructure Contributions Plan **does not apply** to the land.

4 Complying development

- (1) **If the land is land on which complying development may be carried out under each of the complying development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.17A(1)(c)–(e), (2), (3) or (4), 1.18(1)(c3) or 1.19.**

- (2) If complying development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.
- (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) a restriction applies to the land, but it may not apply to all of the land, and
 - (b) 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.
- (4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Housing Code

Complying development **may not** be carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 5 of the Policy as land affected by a ground water exclusion zone.

Inland Code

Complying development **may not** be carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 5 of the Policy as land affected by a ground water exclusion zone.

Low Rise Housing Diversity Code

Complying development **may not** be carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 5 of the Policy as land affected by a ground water exclusion zone.

Rural Housing Code

Complying development **may be** carried out on the land under the above code.

Greenfield Housing Code

Complying development **may be** carried out on the land under the above code.

Industrial and Business Buildings Code

Complying development **may be** carried out on the land under the above code.

Housing Alterations Code

Complying development **may be** carried out on the land under the above code.

General Development Code

Complying development **may be** carried out on the land under the above code.

Industrial and Building Alterations Code

Complying development **may be** carried out on the land under the above code.

Container Recycling Facilities Code

Complying development **may be** carried out on the land under the above code.

Subdivisions Code

Complying development **may be** carried out on the land under the above code.

Demolition Code

Complying development **may be** carried out on the land under the above code.

Fire Safety Code

Complying development **may be** carried out on the land under the above code.

Notes:

(1) If a reference is made to “part of the land”, Complying Development **may be** carried out on the portion of the land not subject to such a restriction.

(2) This certificate only addresses matters raised in Clause 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 any other general requirements of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

5 Exempt development

- (1) If the land is land on which exempt development may be carried out under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.16(1)(b1)–(d) or 1.16A.
- (2) If exempt development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.
- (3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that—
 - (a) a restriction applies to the land, but it may not apply to all of the land, and
 - (b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.
- (4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

General Exempt Development Code

Exempt development **may not be** carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 4 of the Policy as land affected by a ground water exclusion zone.

Advertising and Signage Exempt Development Code

Exempt development **may not be** carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 4 of the Policy as land affected by a

ground water exclusion zone.

Temporary Uses and Structures Exempt Development Code

Exempt development **may not be** carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 4 of the Policy as land affected by a ground water exclusion zone.

6 Affected building notices and building product rectification orders

(1) Whether the council is aware that—

- a) an affected building notice is in force in relation to the land, or
- b) a building product rectification order is in force in relation to the land that has not been fully complied with, or
- c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.

(2) In this section—

affected building notice has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4.

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

Council is **not aware of an issue** of a notice of intention or order pertaining to building product rectification works (*Building Products Safety Act 2017*).

7 Land reserved for acquisition

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.

The land is **not affected** by any provision in an environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument that provides for the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

8 Road widening and road realignment

Whether the land is affected by any road widening or road realignment under—

(a) the *Roads Act 1993*, Part 3, Division 2, or

The land is **not affected by** any road widening or road realignment under Division 2 of Part 3 of the *Roads Act 1993*.

(b) an environmental planning instrument, or

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

(c) a resolution of the council.

The land **is not affected by** any road widening or road realignment under any resolution of the Council.

9 Flood related development controls

- (1) **If the land or part of the land is within the flood planning area and subject to flood related development controls.**

The land or part of the land **is not** within the flood planning area and subject to flood related development controls.

- (2) **If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.**

Yes – *Bayside Local Environmental Plan 2021* applies to the land.

Yes – *Botany Bay Development Control Plan 2013* applies to the land.

Note: (1) Further information relating to flooding is provided in the "Advice under Section 10.7 (5)" attached.

Note:

- (1) The answers above do not imply that the development referred to is necessarily permissible on the land to which this certificate applies. Refer to the relevant local environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.
- (2) Council is not in a position to identify whether the information provided under section 9 relates to a current or future hazard as defined in Planning Circular PS 14-003.
-

- (3) **In this section—
flood planning area has the same meaning as in the Floodplain Development Manual.**

***Floodplain Development Manual* means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.**

***probable maximum flood* has the same meaning as in the Floodplain Development Manual.**

10 Council and other public authority policies on hazard risk restrictions

- (1) **Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.**

- (2) **In this section—**

***adopted policy* means a policy adopted—**

- (a) by the council, or**
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.**

Clause 6.1 of the Bayside Local Environmental Plan 2021 - Acid Sulfate Soils

Botany Bay Development Control Plan 2013 - provisions of Part 3K - Contamination

11 Bush fire prone land

- (1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.**
- (2) If none of the land is bush fire prone land, a statement to that effect.**

The land **is not** bush fire prone land.

12 Loose-fill asbestos insulation

If the land includes residential premises, within the meaning of the *Home Building Act 1989*, Part 8, Division 1A, that are listed on the Register kept under that Division, a statement to that effect.

The land **is not** so listed.

13 Mine subsidence

Whether the land is declared to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

The land **is not** so proclaimed.

14 Paper subdivision information

- (1) The name of a development plan adopted by a relevant authority that—
 - (a) applies to the land, or**
 - (b) is proposed to be subject to a ballot.****
- (2) The date of a subdivision order that applies to the land.**
- (3) Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.**

The land **is not** so affected.

15 Property vegetation plans

If the land is land in relation to which a property vegetation plan is approved and in force under the *Native Vegetation Act 2003*, Part 4, a statement to that effect, but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act.

The land **is not** land to which a property vegetation plan applies.

16 Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship

agreement under the *Biodiversity Conservation Act 2016*, Part 5, a statement to that effect, but only if the council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.

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

The land is **not** subject to any such agreement.

17 Biodiversity certified land

If the land is biodiversity certified land under the *Biodiversity Conservation Act 2016*, Part 8, a statement to that effect.

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

The land is **not** biodiversity certified land.

18 Orders under *Trees (Disputes Between Neighbours) Act 2006*

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land, but only if the council has been notified of the order.

The land is **not** subject to such an order.

19 Annual charges under *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works

(1) If the *Coastal Management Act 2016* applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the *Local Government Act 1993*, section 496B, for coastal protection services that relate to existing coastal protection works.

(2) In this section—
existing coastal protection works has the same meaning as in the *Local Government Act 1993*, section 553B.

Note— Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existed before 1 January 2011.

The land is **not** subject to annual charges.

20 Western Sydney Aerotropolis

Whether under *State Environmental Planning Policy (Precincts—Western Parkland City) 2021*, Chapter 4 the land is—

- (a) in an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, section 4.17, or
- (b) shown on the Lighting Intensity and Wind Shear Map, or
- (c) shown on the Obstacle Limitation Surface Map, or
- (d) in the “public safety area” on the Public Safety Area Map, or

- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.

The land is **not** subject to the *State Environmental Planning Policy (Precincts—Western Parkland City) 2021*, Chapter 4.

21 Development consent conditions for seniors housing

If *State Environmental Planning Policy (Housing) 2021*, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

The land is **not** subject to any such statement.

22 Site compatibility certificates and development consent conditions for affordable rental housing

- (1) Whether there is a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate—
- (a) the period for which the certificate is current, and
 - (b) that a copy may be obtained from the Department.

The land is **not** subject to any such certificate.

- (2) If *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, clause 21(1) or 40(1).

The land is **not** subject to any such statement.

- (3) Any conditions of a development consent in relation to land that are of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

The land is **not** subject to any such statement.

- (4) In this section—
former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

Section 59(2) Contaminated Land Management Act 1997

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

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued;

Not applicable

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued;

Not applicable

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued;

Not applicable

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued; and

Not applicable

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

Not applicable

[End of information under section 10.7 (2)]

ADVICE UNDER SECTION 10.7 (5)

Note: The Council is under no obligation to furnish any of the information supplied below. Equally, it may be that not every relevant matter relating to the land is provided below. The Council draws your attention to section 10.7 (6) which states that a council shall not incur any liability in respect of any advice provided in good faith under section 10.7 (5).

Further to your application for information under section 10.7 (5), the Council has resolved to supply answers to the following questions:

A Whether or not the Council has information that would indicate that the land is subject to the risk of flooding or tidal inundation for a 1% annual exceedance probability (AEP) (1 in 100 Year) event

The Council **has no information** that indicates such a risk.

B Whether or not the Council has information that would indicate that the land is subject to slip or subsidence

The Council is **not aware** of any investigations that have been carried out.

C Whether or not the land is in the vicinity of a heritage item or heritage conservation area identified in an environmental planning instrument or a proposed heritage item or proposed heritage conservation area identified in a draft local environmental plan

A building, work, relic, tree or place located on land in the vicinity of this land is **identified as a heritage item** in schedule 5 to *Bayside Local Environmental Plan 2021*.

The special provisions of clause 5.10(5) of this plan apply to development on land in the vicinity of heritage items.

D Whether or not a planning agreement entered into under Subdivision 2 of Division 7.1 of Part 7 of the Environmental Planning and Assessment Act 1979 currently applies to the land (but only if, where the Council is not a party to the agreement, information about the agreement has been provided to the Council)

No planning agreement currently applies to the land.

E Details of the Annual Noise Exposure Forecast (ANEF) applying to the land

The property is between the **20 and 25 ANEF** (2039) contours.

Note: The ANEF level may restrict the development of the land due to the risk of exposure to aircraft noise.

F Information that indicates whether or not any additional hazards exist for which no policy of council exists to restrict development

Not applicable

G Restrictions of the use of groundwater contained within the Botany Sands Aquifer

The NSW Department of Planning & Environment has published a map showing areas where the use of groundwater is restricted to various degrees, including total prohibition of use in certain areas.

For further information, please visit www.industry.nsw.gov.au/water/science/groundwater.

H The following policies may be applicable to the land:

Clause 6.7 of the Bayside Local Environmental Plan 2021 - Airspace operations

Clause 6.8 of the Bayside Local Environmental Plan 2021 - Development in areas subject to aircraft noise

Part 2 of Botany Bay Development Control Plan 2013 - any development application proposing a new structure within 10 metres either side (horizontally or vertically) of the "line of sight" (as detailed in Figures 2 & 3 of Part 2 of the DCP) requires referral to Sydney Ports Corporation for review and comment, to ensure that the proposed development does not impact on the Vessel Traffic Service system. Refer to Part 2 of the DCP for more information.

Part 3M of the Botany Bay Development Control Plan 2013 applies to land that drains into the Botany wetlands or has the potential to adversely affect the wetlands. Refer to Part 3M of the DCP for more information.

Part 3J of the Botany Bay Development Control Plan 2013 applies to the land. This Part provides a means of assessing the effect of aircraft noise on development proposals by utilising an appropriately endorsed Australian Noise Exposure Forecast (ANEF) chart that takes into account long-term operating procedures and air traffic forecasts at Sydney (Kingsford-Smith) Airport. This Part also provides potential applicants with an understanding of the predicted level of the potential height limits due to prescribed airspace on proposed development sites and the potential for proposed developments to cause mechanical windshear.

[End of advice under Section 10.7 (5)]

IMPORTANT NOTICE TO PURCHASERS

ALTERATIONS AND ADDITIONS TO BUILDINGS

Purchasers are reminded that it is necessary to obtain development consent from the Council prior to carrying out any building alterations or additions, including brick reskinning, replacing windows or internal alterations, or for the demolition of any building, unless the proposed work is specifically exempted by *Bayside Local Environmental Plan 2021* or *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. All other building work does require the Council's approval.

Should you require any information or advice for any building work that you propose to undertake please contact the Council's Customer Service Centre on 1300 581 299.

22 February 2023

Our Ref: Certificate No. 71151
Contact: Customer Service 1300 581 299

Alliance Geotechnical Pty Ltd
8-10 Welder Rd
SEVEN HILLS NSW 2147

Dear Sir/Madam

Following is your planning certificate issued under section 10.7 (2) and (5) of the Environmental Planning and Assessment Act 1979.

This Section 10.7 Certificate has been issued by Bayside Council. Information contained within this Certificate is based on data from Council's records as they existed at the date of this Certificate.

Should you have any enquiries, please contact the Council's Customer Service Centre on 1300 581 299.

SECTION 10.7 PLANNING CERTIFICATE

(under section 10.7 of the Environmental Planning and Assessment Act 1979)

ISSUED TO:

Alliance Geotechnical Pty Ltd
8-10 Welder Rd
SEVEN HILLS NSW 2147

Council: Bayside
County: Cumberland
Parish: St George

Fee: 156.00
Receipt No: 5221729
Receipt Date: 22 February 2023
Your Ref: JOB#16364:72545

PROPERTY: 794 BOTANY ROAD, MASCOT NSW 2020

Lot D DP 36472

FI

Assessment No: 90699

Date: 22 February 2023



For
Meredith Wallace
General Manager

Rockdale Customer Service Centre
444-446 Princes Highway
Rockdale NSW 2216, Australia
ABN 80 690 785 443

Eastgardens Customer Service Centre
Westfield Eastgardens
152 Bunnerong Road
Eastgardens NSW 2036, Australia
ABN 80 690 785 443

T 1300 581 299 | 02 9562 1666
E council@bayside.nsw.gov.au
W www.bayside.nsw.gov.au

Postal address: PO Box 21, Rockdale NSW 2216



Telephone Interpreter Services - 131 450

Τηλεφωνικές Υπηρεσίες Διερμηνέων

بخدمه الترجمة الهاتفية

電話傳譯服務處

Служба за преведување по телефон

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Notes: (1) Where this certificate refers to a specific allotment (or allotments) within a strata plan the certificate is issued for the whole of the land within the strata plan, not just the specific allotment or allotments referred to, and any information contained in the certificate may relate to the whole or any part of the strata plan.

1 Names of relevant planning instruments and development control plans

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

Bayside Local Environmental Plan 2021

State Environmental Planning Policy No 65	Design Quality of Residential Apartment Development
State Environmental Planning Policy	(Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy	(Exempt and Complying Development Codes) 2008
State Environmental Planning Policy	(Housing) 2021
State Environmental Planning Policy	(Biodiversity and Conservation) 2021
State Environmental Planning Policy	(Resilience and Hazards) 2021
State Environmental Planning Policy	(Transport and Infrastructure) 2021
State Environmental Planning Policy	(Industry and Employment) 2021
State Environmental Planning Policy	(Resources and Energy) 2021
State Environmental Planning Policy	(Precincts – Eastern Harbour City) 2021
State Environmental Planning Policy	(Planning Systems) 2021

Botany Bay Development Control Plan 2013

(2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land.

State Environmental Planning Policy	(Housing) 2021 (Explanation of Intended Effect)
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Draft Bayside Development Control Plan 2022

The public exhibition of the draft Bayside Development Control Plan 2022 (DCP) occurred over 28 days, from 7 September to 5 October 2022.

The draft DCP applies to land across the Bayside Local Government Area (LGA) and is informed by the Bayside Local Environmental Plan 2021.

At a meeting on 23 November 2022, Council considered feedback and recommendations tabled in post-exhibition report. Council resolved to amend the DCP to include all changes recommend in the report and make specific amendment to the car parking rates and provisions under Chapter 3.5 Transport, Parking and Access.

Council also resolved to re-exhibit the amended draft DCP for six weeks from 12 December 2022 to 30 January 2023. All feedback received will be reviewed and considered by Bayside Council following completion of this exhibition period.

The draft Bayside DCP can be viewed on the Bayside Council website here:
<https://haveyoursay.bayside.nsw.gov.au/draft-bayside-development-control-plan-2022-exhibition>.

Employment zones reform

On 14 December 2022, the Department of Planning and Environment finalised amendments to *Bayside Local Environmental Plan 2021*, to replace existing Business and Industrial zones with new Employment zones and to introduce certain new Additional Permitted Uses.

The published amending instrument, *State Environmental Planning Policy Amendment (Land Use Zones) (No 3) 2022*, is available to view on the NSW Legislation website at: <https://legislation.nsw.gov.au/view/pdf/asmade/epi-2022-829>

The amendments to *Bayside Local Environmental Plan 2021* contained in this instrument will commence on 26 April 2023.

For more information on these amendments, please contact Bayside Council's Strategic Planning team via email at PlanningCertificates@bayside.nsw.gov.au.

- (3) **Subsection (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if—**
- a) **it has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or**
 - b) **for a proposed environmental planning instrument—the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.**
- (4) **In this section—**
proposed environmental planning instrument means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

2 Zoning and land use under relevant planning instruments

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described—

- (a) **the identity of the zone, whether by reference to—**
 - (i) **a name, such as “Residential Zone” or “Heritage Area”, or**
 - (ii) **a number, such as “Zone No 2 (a)”,**
- (b) **the purposes for which development in the zone—**
 - (i) **may be carried out without development consent, and**
 - (ii) **may not be carried out except with development consent, and**
 - (iii) **is prohibited,**

The following zone or zones apply under the environmental planning instrument or draft environmental planning instrument referred to in section 1(1):

Zone B2 Local Centre

1 Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To create lively town centres with pedestrian focused public domain activated by adjacent building uses and landscape elements.
- To accommodate population growth in the Rockdale town centre through high density residential uses that complement retail, commercial and cultural premises in the town centre.

2 Permitted without consent

Home-based child care; Home businesses; Home occupations

3 Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Group homes; Home industries; Hostels; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Waste or resource transfer facilities; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Dwelling houses; Eco-tourist facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Residential accommodation; Rural industries; Sewage treatment plants; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies

(c) whether additional permitted uses apply to the land,

No additional permitted uses apply to the land.

- (d) **whether development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the fixed minimum land dimensions,**

No development standards apply to the land that fixes minimum land dimensions for the erection of a dwelling house.

Note: The above information does not imply that the erection of a dwelling-house is necessarily permissible on the land to which this certificate applies. Refer to the relevant local environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.

- (e) **whether the land is in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*,**

The land **is not** an area of outstanding biodiversity value.

- (f) **whether the land is in a conservation area, however described,**

The land **is not** in a conservation area.

- (g) **whether an item of environmental heritage, however described, is located on the land.**

There is **no such item** situated on the land.

3 Contributions plans

- (1) **The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.**

City of Botany Section 7.11 Development Contributions Plan 2016
City of Botany Bay Section 94A Development Contributions Plan 2016

Note: For a copy of the plans please access Bayside Council's website at www.bayside.nsw.gov.au.

Note: If land is within the former Rockdale City Local Government Area, the *Rockdale Section 94 Contributions Plan (Amendment No 4)* and *Rockdale Section 94 Contributions Plan 1998* will continue to apply to all Development Applications and applications for Complying Development Certificates made prior to 1 June 2004.

- (2) **If the land is in a special contributions area under the Act, Division 7.1, the name of the area.**

A Special Infrastructure Contributions Plan **does not apply** to the land.

4 Complying development

- (1) **If the land is land on which complying development may be carried out under each of the complying development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.17A(1)(c)–(e), (2), (3) or (4), 1.18(1)(c3) or 1.19.**

- (2) If complying development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.
- (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) a restriction applies to the land, but it may not apply to all of the land, and
 - (b) 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.
- (4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Housing Code

Complying development **may not** be carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 5 of the Policy as land affected by a ground water exclusion zone.

Inland Code

Complying development **may not** be carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 5 of the Policy as land affected by a ground water exclusion zone.

Low Rise Housing Diversity Code

Complying development **may not** be carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 5 of the Policy as land affected by a ground water exclusion zone.

Rural Housing Code

Complying development **may be** carried out on the land under the above code.

Greenfield Housing Code

Complying development **may be** carried out on the land under the above code.

Industrial and Business Buildings Code

Complying development **may be** carried out on the land under the above code.

Housing Alterations Code

Complying development **may be** carried out on the land under the above code.

General Development Code

Complying development **may be** carried out on the land under the above code.

Industrial and Building Alterations Code

Complying development **may be** carried out on the land under the above code.

Container Recycling Facilities Code

Complying development **may be** carried out on the land under the above code.

Subdivisions Code

Complying development **may be** carried out on the land under the above code.

Demolition Code

Complying development **may be** carried out on the land under the above code.

Fire Safety Code

Complying development **may be** carried out on the land under the above code.

Notes:

(1) If a reference is made to "part of the land", Complying Development **may be** carried out on the portion of the land not subject to such a restriction.

(2) This certificate only addresses matters raised in Clause 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 any other general requirements of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

5 Exempt development

- (1) If the land is land on which exempt development may be carried out under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.16(1)(b1)–(d) or 1.16A.
- (2) If exempt development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.
- (3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that—
 - (a) a restriction applies to the land, but it may not apply to all of the land, and
 - (b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.
- (4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

General Exempt Development Code

Exempt development **may not be** carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 4 of the Policy as land affected by a ground water exclusion zone.

Advertising and Signage Exempt Development Code

Exempt development **may not be** carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 4 of the Policy as land affected by a

ground water exclusion zone.

Temporary Uses and Structures Exempt Development Code

Exempt development **may not be** carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 4 of the Policy as land affected by a ground water exclusion zone.

6 Affected building notices and building product rectification orders

(1) Whether the council is aware that—

- a) an affected building notice is in force in relation to the land, or
- b) a building product rectification order is in force in relation to the land that has not been fully complied with, or
- c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.

(2) In this section—

affected building notice has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4.

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

Council is **not aware of an issue** of a notice of intention or order pertaining to building product rectification works (*Building Products Safety Act 2017*).

7 Land reserved for acquisition

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.

The land is **not affected** by any provision in an environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument that provides for the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

8 Road widening and road realignment

Whether the land is affected by any road widening or road realignment under—

(a) the *Roads Act 1993*, Part 3, Division 2, or

The land is **not affected by** any road widening or road realignment under Division 2 of Part 3 of the *Roads Act 1993*.

(b) an environmental planning instrument, or

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

(c) a resolution of the council.

The land **is not affected by** any road widening or road realignment under any resolution of the Council.

9 Flood related development controls

- (1) **If the land or part of the land is within the flood planning area and subject to flood related development controls.**

The land or part of the land **is not** within the flood planning area and subject to flood related development controls.

- (2) **If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.**

Yes – *Bayside Local Environmental Plan 2021* applies to the land.

Yes – *Botany Bay Development Control Plan 2013* applies to the land.

Note: (1) Further information relating to flooding is provided in the "Advice under Section 10.7 (5)" attached.

Note:

- (1) The answers above do not imply that the development referred to is necessarily permissible on the land to which this certificate applies. Refer to the relevant local environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.
- (2) Council is not in a position to identify whether the information provided under section 9 relates to a current or future hazard as defined in Planning Circular PS 14-003.
-

- (3) **In this section—
flood planning area has the same meaning as in the Floodplain Development Manual.**

***Floodplain Development Manual* means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.**

***probable maximum flood* has the same meaning as in the Floodplain Development Manual.**

10 Council and other public authority policies on hazard risk restrictions

- (1) **Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.**

- (2) **In this section—**

***adopted policy* means a policy adopted—**

- (a) by the council, or**
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.**

Clause 6.1 of the Bayside Local Environmental Plan 2021 - Acid Sulfate Soils

Botany Bay Development Control Plan 2013 - provisions of Part 3K - Contamination

11 Bush fire prone land

- (1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.**
- (2) If none of the land is bush fire prone land, a statement to that effect.**

The land **is not** bush fire prone land.

12 Loose-fill asbestos insulation

If the land includes residential premises, within the meaning of the *Home Building Act 1989*, Part 8, Division 1A, that are listed on the Register kept under that Division, a statement to that effect.

The land **is not** so listed.

13 Mine subsidence

Whether the land is declared to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

The land **is not** so proclaimed.

14 Paper subdivision information

- (1) The name of a development plan adopted by a relevant authority that—
 - (a) applies to the land, or**
 - (b) is proposed to be subject to a ballot.****
- (2) The date of a subdivision order that applies to the land.**
- (3) Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.**

The land **is not** so affected.

15 Property vegetation plans

If the land is land in relation to which a property vegetation plan is approved and in force under the *Native Vegetation Act 2003*, Part 4, a statement to that effect, but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act.

The land **is not** land to which a property vegetation plan applies.

16 Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship

agreement under the *Biodiversity Conservation Act 2016*, Part 5, a statement to that effect, but only if the council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.

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

The land is **not** subject to any such agreement.

17 Biodiversity certified land

If the land is biodiversity certified land under the *Biodiversity Conservation Act 2016*, Part 8, a statement to that effect.

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

The land is **not** biodiversity certified land.

18 Orders under *Trees (Disputes Between Neighbours) Act 2006*

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land, but only if the council has been notified of the order.

The land is **not** subject to such an order.

19 Annual charges under *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works

(1) If the *Coastal Management Act 2016* applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the *Local Government Act 1993*, section 496B, for coastal protection services that relate to existing coastal protection works.

(2) In this section—
existing coastal protection works has the same meaning as in the *Local Government Act 1993*, section 553B.

Note— Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existed before 1 January 2011.

The land is **not** subject to annual charges.

20 Western Sydney Aerotropolis

Whether under *State Environmental Planning Policy (Precincts—Western Parkland City) 2021*, Chapter 4 the land is—

- (a) in an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, section 4.17, or
- (b) shown on the Lighting Intensity and Wind Shear Map, or
- (c) shown on the Obstacle Limitation Surface Map, or
- (d) in the “public safety area” on the Public Safety Area Map, or

- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.

The land is **not** subject to the *State Environmental Planning Policy (Precincts—Western Parkland City) 2021*, Chapter 4.

21 Development consent conditions for seniors housing

If *State Environmental Planning Policy (Housing) 2021*, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

The land is **not** subject to any such statement.

22 Site compatibility certificates and development consent conditions for affordable rental housing

- (1) Whether there is a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate—
- (a) the period for which the certificate is current, and
 - (b) that a copy may be obtained from the Department.

The land is **not** subject to any such certificate.

- (2) If *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, clause 21(1) or 40(1).

The land is **not** subject to any such statement.

- (3) Any conditions of a development consent in relation to land that are of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

The land is **not** subject to any such statement.

- (4) In this section—
former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

Section 59(2) Contaminated Land Management Act 1997

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

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued;

Not applicable

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued;

Not applicable

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued;

Not applicable

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued; and

Not applicable

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

Not applicable

[End of information under section 10.7 (2)]

ADVICE UNDER SECTION 10.7 (5)

Note: The Council is under no obligation to furnish any of the information supplied below. Equally, it may be that not every relevant matter relating to the land is provided below. The Council draws your attention to section 10.7 (6) which states that a council shall not incur any liability in respect of any advice provided in good faith under section 10.7 (5).

Further to your application for information under section 10.7 (5), the Council has resolved to supply answers to the following questions:

A Whether or not the Council has information that would indicate that the land is subject to the risk of flooding or tidal inundation for a 1% annual exceedance probability (AEP) (1 in 100 Year) event

The Council **has no information** that indicates such a risk.

B Whether or not the Council has information that would indicate that the land is subject to slip or subsidence

The Council is **not aware** of any investigations that have been carried out.

C Whether or not the land is in the vicinity of a heritage item or heritage conservation area identified in an environmental planning instrument or a proposed heritage item or proposed heritage conservation area identified in a draft local environmental plan

A building, work, relic, tree or place located on land in the vicinity of this land is **identified as a heritage item** in schedule 5 to *Bayside Local Environmental Plan 2021*.

The special provisions of clause 5.10(5) of this plan apply to development on land in the vicinity of heritage items.

D Whether or not a planning agreement entered into under Subdivision 2 of Division 7.1 of Part 7 of the Environmental Planning and Assessment Act 1979 currently applies to the land (but only if, where the Council is not a party to the agreement, information about the agreement has been provided to the Council)

No planning agreement currently applies to the land.

E Details of the Annual Noise Exposure Forecast (ANEF) applying to the land

The property is between the **20 and 25 ANEF** (2039) contours.

Note: The ANEF level may restrict the development of the land due to the risk of exposure to aircraft noise.

F Information that indicates whether or not any additional hazards exist for which no policy of council exists to restrict development

Not applicable

G Restrictions of the use of groundwater contained within the Botany Sands Aquifer

The NSW Department of Planning & Environment has published a map showing areas where the use of groundwater is restricted to various degrees, including total prohibition of use in certain areas.

For further information, please visit www.industry.nsw.gov.au/water/science/groundwater.

H The following policies may be applicable to the land:

Clause 6.7 of the Bayside Local Environmental Plan 2021 - Airspace operations

Clause 6.8 of the Bayside Local Environmental Plan 2021 - Development in areas subject to aircraft noise

Part 2 of Botany Bay Development Control Plan 2013 - any development application proposing a new structure within 10 metres either side (horizontally or vertically) of the "line of sight" (as detailed in Figures 2 & 3 of Part 2 of the DCP) requires referral to Sydney Ports Corporation for review and comment, to ensure that the proposed development does not impact on the Vessel Traffic Service system. Refer to Part 2 of the DCP for more information.

Part 3M of the Botany Bay Development Control Plan 2013 applies to land that drains into the Botany wetlands or has the potential to adversely affect the wetlands. Refer to Part 3M of the DCP for more information.

Part 3J of the Botany Bay Development Control Plan 2013 applies to the land. This Part provides a means of assessing the effect of aircraft noise on development proposals by utilising an appropriately endorsed Australian Noise Exposure Forecast (ANEF) chart that takes into account long-term operating procedures and air traffic forecasts at Sydney (Kingsford-Smith) Airport. This Part also provides potential applicants with an understanding of the predicted level of the potential height limits due to prescribed airspace on proposed development sites and the potential for proposed developments to cause mechanical windshear.

[End of advice under Section 10.7 (5)]

IMPORTANT NOTICE TO PURCHASERS

ALTERATIONS AND ADDITIONS TO BUILDINGS

Purchasers are reminded that it is necessary to obtain development consent from the Council prior to carrying out any building alterations or additions, including brick reskinning, replacing windows or internal alterations, or for the demolition of any building, unless the proposed work is specifically exempted by *Bayside Local Environmental Plan 2021* or *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. All other building work does require the Council's approval.

Should you require any information or advice for any building work that you propose to undertake please contact the Council's Customer Service Centre on 1300 581 299.

22 February 2023

Our Ref: Certificate No. 71150
Contact: Customer Service 1300 581 299

Alliance Geotechnical Pty Ltd
8-10 Welder Rd
SEVEN HILLS NSW 2147

Dear Sir/Madam

Following is your planning certificate issued under section 10.7 (2) and (5) of the Environmental Planning and Assessment Act 1979.

This Section 10.7 Certificate has been issued by Bayside Council. Information contained within this Certificate is based on data from Council's records as they existed at the date of this Certificate.

Should you have any enquiries, please contact the Council's Customer Service Centre on 1300 581 299.

SECTION 10.7 PLANNING CERTIFICATE

(under section 10.7 of the Environmental Planning and Assessment Act 1979)

ISSUED TO:

Alliance Geotechnical Pty Ltd
8-10 Welder Rd
SEVEN HILLS NSW 2147

Council: Bayside
County: Cumberland
Parish: St George

Fee: 156.00
Receipt No: 5221729
Receipt Date: 22 February 2023
Your Ref: JOB#16364:72545

PROPERTY: 792 BOTANY ROAD, MASCOT NSW 2020

Lot E DP 36472

FI

Assessment No: 90700

Date: 22 February 2023



For
Meredith Wallace
General Manager

Rockdale Customer Service Centre
444-446 Princes Highway
Rockdale NSW 2216, Australia
ABN 80 690 785 443

Eastgardens Customer Service Centre
Westfield Eastgardens
152 Bunnerong Road
Eastgardens NSW 2036, Australia
ABN 80 690 785 443

T 1300 581 299 | 02 9562 1666
E council@bayside.nsw.gov.au
W www.bayside.nsw.gov.au

Postal address: PO Box 21, Rockdale NSW 2216



Telephone Interpreter Services - 131 450

Τηλεφωνικές Υπηρεσίες Διερμηνέων

بخدمه الترجمة الهاتفية

電話傳譯服務處

Служба за преведување по телефон

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Notes: (1) Where this certificate refers to a specific allotment (or allotments) within a strata plan the certificate is issued for the whole of the land within the strata plan, not just the specific allotment or allotments referred to, and any information contained in the certificate may relate to the whole or any part of the strata plan.

1 Names of relevant planning instruments and development control plans

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

Bayside Local Environmental Plan 2021

State Environmental Planning Policy No 65	Design Quality of Residential Apartment Development
State Environmental Planning Policy	(Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy	(Exempt and Complying Development Codes) 2008
State Environmental Planning Policy	(Housing) 2021
State Environmental Planning Policy	(Biodiversity and Conservation) 2021
State Environmental Planning Policy	(Resilience and Hazards) 2021
State Environmental Planning Policy	(Transport and Infrastructure) 2021
State Environmental Planning Policy	(Industry and Employment) 2021
State Environmental Planning Policy	(Resources and Energy) 2021
State Environmental Planning Policy	(Precincts – Eastern Harbour City) 2021
State Environmental Planning Policy	(Planning Systems) 2021

Botany Bay Development Control Plan 2013

(2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land.

State Environmental Planning Policy	(Housing) 2021 (Explanation of Intended Effect)
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Draft Bayside Development Control Plan 2022

The public exhibition of the draft Bayside Development Control Plan 2022 (DCP) occurred over 28 days, from 7 September to 5 October 2022.

The draft DCP applies to land across the Bayside Local Government Area (LGA) and is informed by the Bayside Local Environmental Plan 2021.

At a meeting on 23 November 2022, Council considered feedback and recommendations tabled in post-exhibition report. Council resolved to amend the DCP to include all changes recommend in the report and make specific amendment to the car parking rates and provisions under Chapter 3.5 Transport, Parking and Access.

Council also resolved to re-exhibit the amended draft DCP for six weeks from 12 December 2022 to 30 January 2023. All feedback received will be reviewed and considered by Bayside Council following completion of this exhibition period.

The draft Bayside DCP can be viewed on the Bayside Council website here:
<https://haveyoursay.bayside.nsw.gov.au/draft-bayside-development-control-plan-2022-exhibition>.

Employment zones reform

On 14 December 2022, the Department of Planning and Environment finalised amendments to *Bayside Local Environmental Plan 2021*, to replace existing Business and Industrial zones with new Employment zones and to introduce certain new Additional Permitted Uses.

The published amending instrument, *State Environmental Planning Policy Amendment (Land Use Zones) (No 3) 2022*, is available to view on the NSW Legislation website at: <https://legislation.nsw.gov.au/view/pdf/asmade/epi-2022-829>

The amendments to *Bayside Local Environmental Plan 2021* contained in this instrument will commence on 26 April 2023.

For more information on these amendments, please contact Bayside Council's Strategic Planning team via email at PlanningCertificates@bayside.nsw.gov.au.

- (3) **Subsection (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if—**
- a) **it has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or**
 - b) **for a proposed environmental planning instrument—the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.**
- (4) **In this section—**
proposed environmental planning instrument means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

2 Zoning and land use under relevant planning instruments

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described—

- (a) **the identity of the zone, whether by reference to—**
 - (i) **a name, such as “Residential Zone” or “Heritage Area”, or**
 - (ii) **a number, such as “Zone No 2 (a)”,**
- (b) **the purposes for which development in the zone—**
 - (i) **may be carried out without development consent, and**
 - (ii) **may not be carried out except with development consent, and**
 - (iii) **is prohibited,**

The following zone or zones apply under the environmental planning instrument or draft environmental planning instrument referred to in section 1(1):

Zone B2 Local Centre

1 Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To create lively town centres with pedestrian focused public domain activated by adjacent building uses and landscape elements.
- To accommodate population growth in the Rockdale town centre through high density residential uses that complement retail, commercial and cultural premises in the town centre.

2 Permitted without consent

Home-based child care; Home businesses; Home occupations

3 Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Group homes; Home industries; Hostels; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Waste or resource transfer facilities; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Dwelling houses; Eco-tourist facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Residential accommodation; Rural industries; Sewage treatment plants; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies

(c) whether additional permitted uses apply to the land,

No additional permitted uses apply to the land.

- (d) **whether development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the fixed minimum land dimensions,**

No development standards apply to the land that fixes minimum land dimensions for the erection of a dwelling house.

Note: The above information does not imply that the erection of a dwelling-house is necessarily permissible on the land to which this certificate applies. Refer to the relevant local environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.

- (e) **whether the land is in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*,**

The land **is not** an area of outstanding biodiversity value.

- (f) **whether the land is in a conservation area, however described,**

The land **is not** in a conservation area.

- (g) **whether an item of environmental heritage, however described, is located on the land.**

There is **no such item** situated on the land.

3 Contributions plans

- (1) **The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.**

City of Botany Section 7.11 Development Contributions Plan 2016
City of Botany Bay Section 94A Development Contributions Plan 2016

Note: For a copy of the plans please access Bayside Council's website at www.bayside.nsw.gov.au.

Note: If land is within the former Rockdale City Local Government Area, the *Rockdale Section 94 Contributions Plan (Amendment No 4)* and *Rockdale Section 94 Contributions Plan 1998* will continue to apply to all Development Applications and applications for Complying Development Certificates made prior to 1 June 2004.

- (2) **If the land is in a special contributions area under the Act, Division 7.1, the name of the area.**

A Special Infrastructure Contributions Plan **does not apply** to the land.

4 Complying development

- (1) **If the land is land on which complying development may be carried out under each of the complying development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.17A(1)(c)–(e), (2), (3) or (4), 1.18(1)(c3) or 1.19.**

- (2) If complying development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.
- (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) a restriction applies to the land, but it may not apply to all of the land, and
 - (b) 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.
- (4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Housing Code

Complying development **may not** be carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 5 of the Policy as land affected by a ground water exclusion zone.

Inland Code

Complying development **may not** be carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 5 of the Policy as land affected by a ground water exclusion zone.

Low Rise Housing Diversity Code

Complying development **may not** be carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 5 of the Policy as land affected by a ground water exclusion zone.

Rural Housing Code

Complying development **may be** carried out on the land under the above code.

Greenfield Housing Code

Complying development **may be** carried out on the land under the above code.

Industrial and Business Buildings Code

Complying development **may be** carried out on the land under the above code.

Housing Alterations Code

Complying development **may be** carried out on the land under the above code.

General Development Code

Complying development **may be** carried out on the land under the above code.

Industrial and Building Alterations Code

Complying development **may be** carried out on the land under the above code.

Container Recycling Facilities Code

Complying development **may be** carried out on the land under the above code.

Subdivisions Code

Complying development **may be** carried out on the land under the above code.

Demolition Code

Complying development **may be** carried out on the land under the above code.

Fire Safety Code

Complying development **may be** carried out on the land under the above code.

Notes:

(1) If a reference is made to "part of the land", Complying Development **may be** carried out on the portion of the land not subject to such a restriction.

(2) This certificate only addresses matters raised in Clause 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 any other general requirements of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

5 Exempt development

- (1) If the land is land on which exempt development may be carried out under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.16(1)(b1)–(d) or 1.16A.
- (2) If exempt development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.
- (3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that—
 - (a) a restriction applies to the land, but it may not apply to all of the land, and
 - (b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.
- (4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

General Exempt Development Code

Exempt development **may not be** carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 4 of the Policy as land affected by a ground water exclusion zone.

Advertising and Signage Exempt Development Code

Exempt development **may not be** carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 4 of the Policy as land affected by a ground water exclusion zone.

Temporary Uses and Structures Exempt Development Code

Exempt development **may not be** carried out on the land in accordance with the above code for the following reason/s:

The land is identified on a map specified in Schedule 4 of the Policy as land affected by a ground water exclusion zone.

6 Affected building notices and building product rectification orders

- (1) Whether the council is aware that—
- a) an affected building notice is in force in relation to the land, or
 - b) a building product rectification order is in force in relation to the land that has not been fully complied with, or
 - c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.
- (2) In this section—
affected building notice has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4.

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

Council is **not aware of an issue** of a notice of intention or order pertaining to building product rectification works (Building Products Safety Act 2017).

7 Land reserved for acquisition

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.

The land is **not affected** by any provision in an environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument that provides for the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

8 Road widening and road realignment

Whether the land is affected by any road widening or road realignment under—

- (a) **the *Roads Act 1993*, Part 3, Division 2, or**

The land is **not affected by** any road widening or road realignment under Division 2 of Part 3 of the *Roads Act 1993*.

- (b) **an environmental planning instrument, or**

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

- (c) **a resolution of the council.**

The land **is not affected by** any road widening or road realignment under any resolution of the Council.

9 Flood related development controls

- (1) **If the land or part of the land is within the flood planning area and subject to flood related development controls.**

The land or part of the land **is not** within the flood planning area and subject to flood related development controls.

- (2) **If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.**

Yes – *Bayside Local Environmental Plan 2021* applies to the land.

Yes – *Botany Bay Development Control Plan 2013* applies to the land.

Note: (1) Further information relating to flooding is provided in the "Advice under Section 10.7 (5)" attached.

Note:

(1) The answers above do not imply that the development referred to is necessarily permissible on the land to which this certificate applies. Refer to the relevant local environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.

(2) Council is not in a position to identify whether the information provided under section 9 relates to a current or future hazard as defined in Planning Circular PS 14-003.

- (3) **In this section—
flood planning area has the same meaning as in the Floodplain Development Manual.**

***Floodplain Development Manual* means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.**

***probable maximum flood* has the same meaning as in the Floodplain Development Manual.**

10 Council and other public authority policies on hazard risk restrictions

- (1) **Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.**

- (2) **In this section—**

***adopted policy* means a policy adopted—**

(a) by the council, or

(b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

Clause 6.1 of the Bayside Local Environmental Plan 2021 - Acid Sulfate Soils

Botany Bay Development Control Plan 2013 - provisions of Part 3K - Contamination

11 Bush fire prone land

- (1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.
- (2) If none of the land is bush fire prone land, a statement to that effect.

The land is **not** bush fire prone land.

12 Loose-fill asbestos insulation

If the land includes residential premises, within the meaning of the *Home Building Act 1989*, Part 8, Division 1A, that are listed on the Register kept under that Division, a statement to that effect.

The land is **not** so listed.

13 Mine subsidence

Whether the land is declared to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

The land is **not** so proclaimed.

14 Paper subdivision information

- (1) The name of a development plan adopted by a relevant authority that—
 - (a) applies to the land, or
 - (b) is proposed to be subject to a ballot.
- (2) The date of a subdivision order that applies to the land.
- (3) Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.

The land is **not** so affected.

15 Property vegetation plans

If the land is land in relation to which a property vegetation plan is approved and in force under the *Native Vegetation Act 2003*, Part 4, a statement to that effect, but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act.

The land is **not** land to which a property vegetation plan applies.

16 Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship

agreement under the *Biodiversity Conservation Act 2016*, Part 5, a statement to that effect, but only if the council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.

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

The land is **not** subject to any such agreement.

17 Biodiversity certified land

If the land is biodiversity certified land under the *Biodiversity Conservation Act 2016*, Part 8, a statement to that effect.

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

The land is **not** biodiversity certified land.

18 Orders under *Trees (Disputes Between Neighbours) Act 2006*

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land, but only if the council has been notified of the order.

The land is **not** subject to such an order.

19 Annual charges under *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works

(1) If the *Coastal Management Act 2016* applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the *Local Government Act 1993*, section 496B, for coastal protection services that relate to existing coastal protection works.

(2) In this section—
existing coastal protection works has the same meaning as in the *Local Government Act 1993*, section 553B.

Note— Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existed before 1 January 2011.

The land is **not** subject to annual charges.

20 Western Sydney Aerotropolis

Whether under *State Environmental Planning Policy (Precincts—Western Parkland City) 2021*, Chapter 4 the land is—

- (a) in an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, section 4.17, or
- (b) shown on the Lighting Intensity and Wind Shear Map, or
- (c) shown on the Obstacle Limitation Surface Map, or
- (d) in the “public safety area” on the Public Safety Area Map, or

- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.

The land is **not** subject to the *State Environmental Planning Policy (Precincts—Western Parkland City) 2021*, Chapter 4.

21 Development consent conditions for seniors housing

If *State Environmental Planning Policy (Housing) 2021*, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

The land is **not** subject to any such statement.

22 Site compatibility certificates and development consent conditions for affordable rental housing

- (1) Whether there is a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate—
- (a) the period for which the certificate is current, and
 - (b) that a copy may be obtained from the Department.

The land is **not** subject to any such certificate.

- (2) If *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, clause 21(1) or 40(1).

The land is **not** subject to any such statement.

- (3) Any conditions of a development consent in relation to land that are of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

The land is **not** subject to any such statement.

- (4) In this section—
former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

Section 59(2) Contaminated Land Management Act 1997

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

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued;

Not applicable

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued;

Not applicable

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued;

Not applicable

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued; and

Not applicable

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

Not applicable

[End of information under section 10.7 (2)]

ADVICE UNDER SECTION 10.7 (5)

Note: The Council is under no obligation to furnish any of the information supplied below. Equally, it may be that not every relevant matter relating to the land is provided below. The Council draws your attention to section 10.7 (6) which states that a council shall not incur any liability in respect of any advice provided in good faith under section 10.7 (5).

Further to your application for information under section 10.7 (5), the Council has resolved to supply answers to the following questions:

A Whether or not the Council has information that would indicate that the land is subject to the risk of flooding or tidal inundation for a 1% annual exceedance probability (AEP) (1 in 100 Year) event

The Council **has no information** that indicates such a risk.

B Whether or not the Council has information that would indicate that the land is subject to slip or subsidence

The Council is **not aware** of any investigations that have been carried out.

C Whether or not the land is in the vicinity of a heritage item or heritage conservation area identified in an environmental planning instrument or a proposed heritage item or proposed heritage conservation area identified in a draft local environmental plan

The land is **not in the vicinity of** a heritage item or heritage conservation area identified in an environmental planning instrument or a proposed heritage item or proposed heritage conservation area identified in a draft local environmental plan.

D Whether or not a planning agreement entered into under Subdivision 2 of Division 7.1 of Part 7 of the Environmental Planning and Assessment Act 1979 currently applies to the land (but only if, where the Council is not a party to the agreement, information about the agreement has been provided to the Council)

No planning agreement currently applies to the land.

E Details of the Annual Noise Exposure Forecast (ANEF) applying to the land

The property is between the **20 and 25 ANEF** (2039) contours.

Note: The ANEF level may restrict the development of the land due to the risk of exposure to aircraft noise.

F Information that indicates whether or not any additional hazards exist for which no policy of council exists to restrict development

Not applicable

G Restrictions of the use of groundwater contained within the Botany Sands Aquifer

The NSW Department of Planning & Environment has published a map showing areas where the use of groundwater is restricted to various degrees, including total prohibition of use in certain areas.

For further information, please visit www.industry.nsw.gov.au/water/science/groundwater.

H The following policies may be applicable to the land:

Clause 6.7 of the Bayside Local Environmental Plan 2021 - Airspace operations

Clause 6.8 of the Bayside Local Environmental Plan 2021 - Development in areas subject to aircraft noise

Part 2 of Botany Bay Development Control Plan 2013 - any development application proposing a new structure within 10 metres either side (horizontally or vertically) of the "line of sight" (as detailed in Figures 2 & 3 of Part 2 of the DCP) requires referral to Sydney Ports Corporation for review and comment, to ensure that the proposed development does not impact on the Vessel Traffic Service system. Refer to Part 2 of the DCP for more information.

Part 3M of the Botany Bay Development Control Plan 2013 applies to land that drains into the Botany wetlands or has the potential to adversely affect the wetlands. Refer to Part 3M of the DCP for more information.

Part 3J of the Botany Bay Development Control Plan 2013 applies to the land. This Part provides a means of assessing the effect of aircraft noise on development proposals by utilising an appropriately endorsed Australian Noise Exposure Forecast (ANEF) chart that takes into account long-term operating procedures and air traffic forecasts at Sydney (Kingsford-Smith) Airport. This Part also provides potential applicants with an understanding of the predicted level of the potential height limits due to prescribed airspace on proposed development sites and the potential for proposed developments to cause mechanical windshear.

[End of advice under Section 10.7 (5)]

IMPORTANT NOTICE TO PURCHASERS

ALTERATIONS AND ADDITIONS TO BUILDINGS

Purchasers are reminded that it is necessary to obtain development consent from the Council prior to carrying out any building alterations or additions, including brick reskinning, replacing windows or internal alterations, or for the demolition of any building, unless the proposed work is specifically exempted by *Bayside Local Environmental Plan 2021* or *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. All other building work does require the Council's approval.

Should you require any information or advice for any building work that you propose to undertake please contact the Council's Customer Service Centre on 1300 581 299.

APPENDIX E – Land Titles

DRAFT



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Summary of Owners Report

Address: - 776 & 792-794 Botany Road & 33-37 Henry Kendall Crescent, Mascot, NSW 2302

Description: - Lot 1 D.P. 36486 & Lots A, B, C, D & E D.P. 36472

As regards to the whole of the land: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
06.01.1925 (1925 to 1941)	Victoria Elizabeth Ferguson (Widow) Marguerite Catherine Rogers (Married Woman) (Transmission Application not investigated)	Volume 1389 Folio 14 Then Volume 5031 Folio 2 Now Volume 5186 Folio 200
17.12.1941 (1941 to 1946)	Horace Ernest Isaacs (Solicitor) Douglas Heathcote Bethune Adams (Estate Agent) John Harries (Chartered Accountant)	Volume 5186 Folio 200 Now Volume 5358 Folio 249
11.03.1946 (1946 to 1951)	The Council of the Municipality of Mascot	Volume 5358 Folio 249 Now Volume 5619 Folio 205

Continued as regards to Lot 1 D.P. 36486: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
08.01.1951 (1951 to 1957)	The Housing Commission of New South Wales	Volume 5619 Folio 205 Now Volume 6306 Folio 24
20.06.1957 (1957 to 2019)	New South Wales Ambulance Transport Service Board	Volume 6306 Folio 24 Then Volume 7382 Folio 222 Now 1/36486
01.11.2019 (2019 to Date)	# Health Administration Corporation	1/36486

Denotes current registered proprietor

Leases: - NIL

Easements: - NIL



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Continued as regards to Lots A, B, C, D & E D.P. 36472: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
08.01.1951 (1951 to Date)	# The Housing Commission of New South Wales Now # New South Wales Land and Housing Corporation	Volume 5619 Folio 205 Then Volume 6306 Folio 24 Now Auto Consol 6306-24

Denotes current registered proprietor

Leases: - NIL

Easements: - NIL

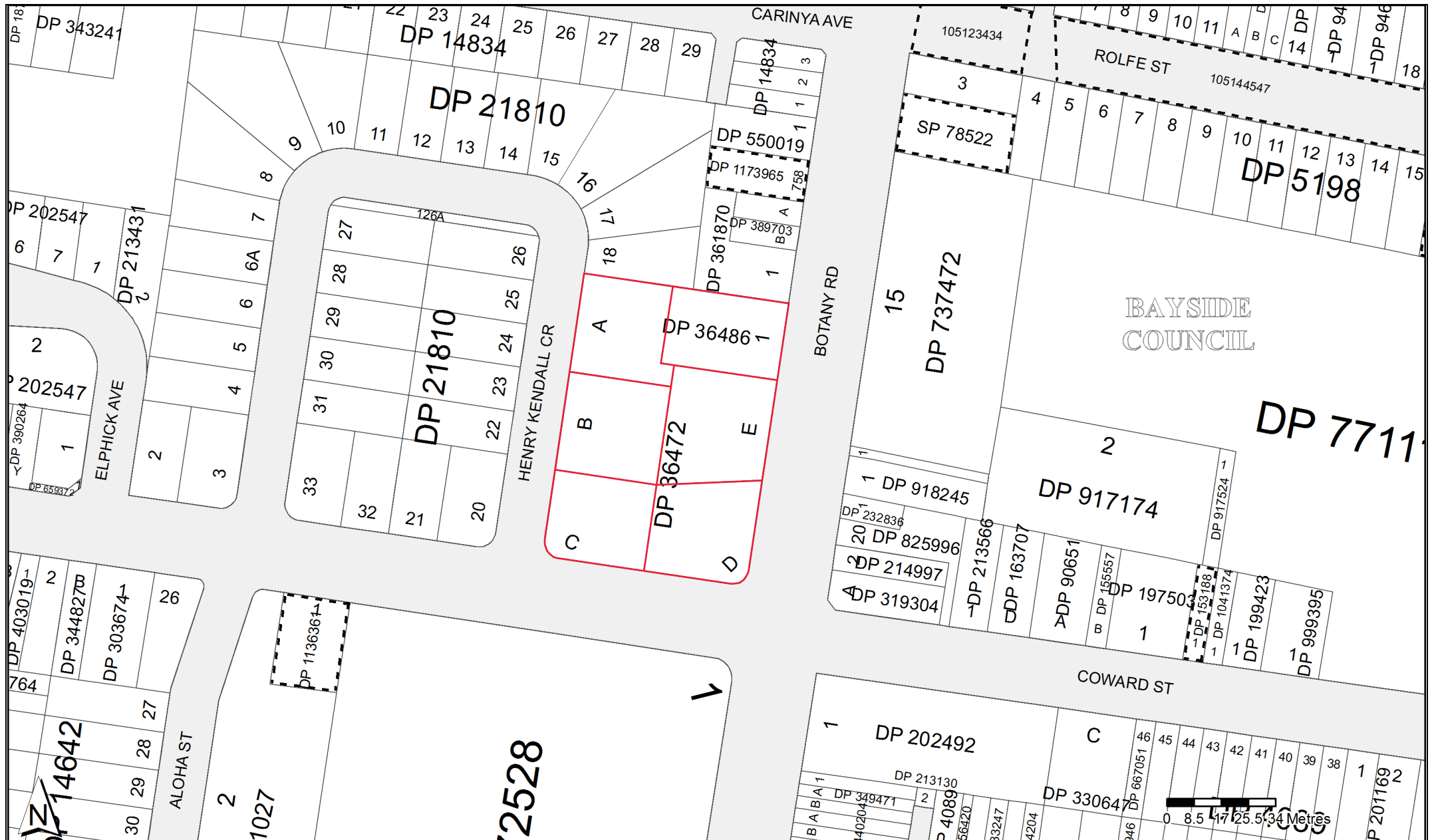
Yours Sincerely,
Taylor Wilson
28th February 2023

Locality : MASCOT

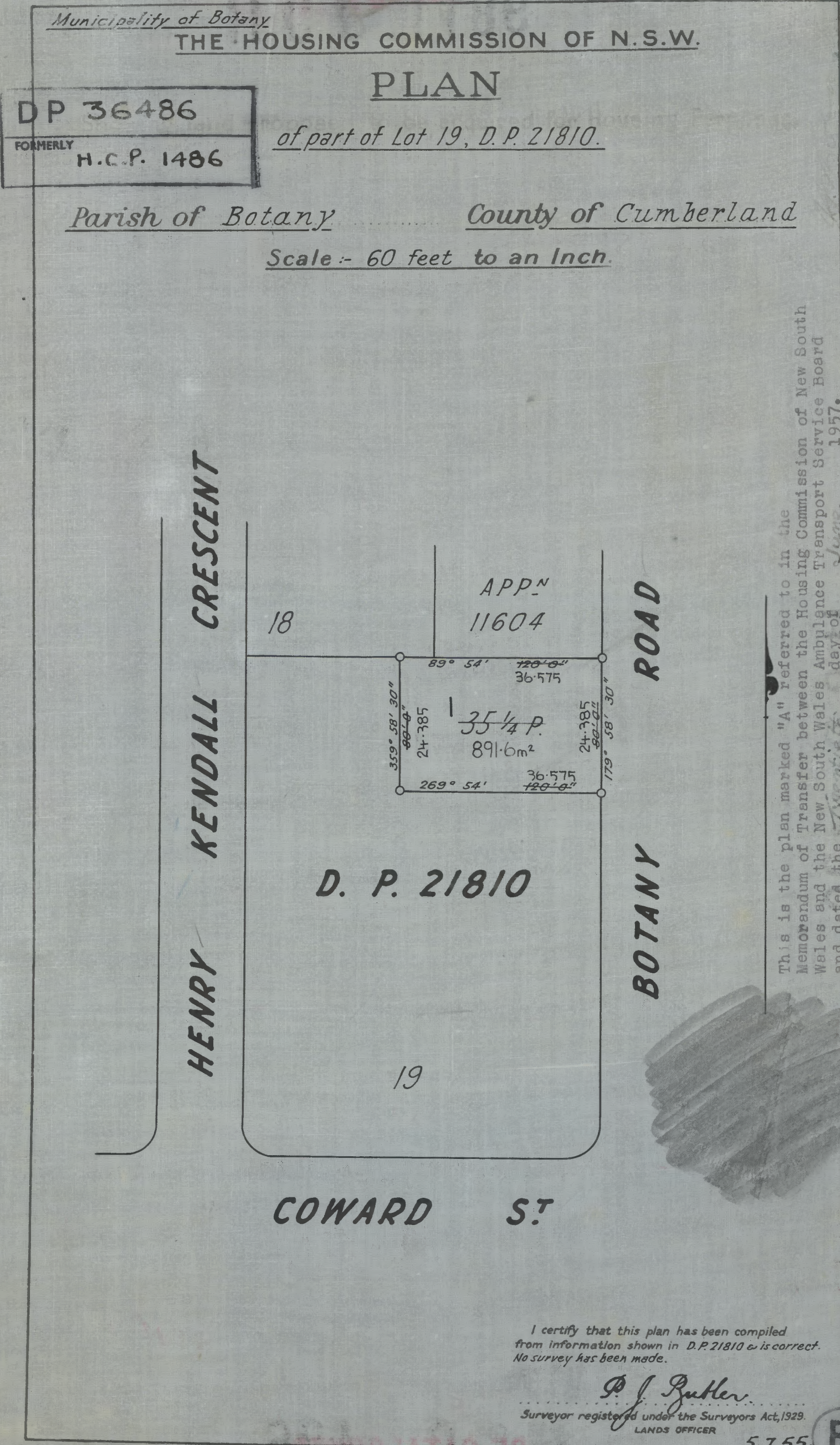
LGA : BAYSIDE

Parish : BOTANY

County : CUMBERLAND



Ps4/6 G 756409
2016
minutes: d. 15/5/16



HCB 1486

I certify that this plan has been compiled from information shown in D.P. 21810 & is correct. No survey has been made.

P. J. Butler
Surveyor registered under the Surveyors Act, 1929.
LANDS OFFICER

5.7.55.





SEARCH DATE

27/2/2023 3:35PM

FOLIO: 1/36486

First Title(s): OLD SYSTEM

Prior Title(s): VOL 7382 FOL 222

Recorded	Number	Type of Instrument	C.T. Issue
31/3/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
1/11/2019	AP408420	REQUEST	
1/11/2019	AP651116	DEPARTMENTAL DEALING	EDITION 1

*** END OF SEARCH ***



FOLIO: 1/36486

SEARCH DATE	TIME	EDITION NO	DATE
27/2/2023	3:34 PM	1	1/11/2019

LAND

LOT 1 IN DEPOSITED PLAN 36486

AT MASCOT

LOCAL GOVERNMENT AREA BAYSIDE

PARISH OF BOTANY COUNTY OF CUMBERLAND

TITLE DIAGRAM DP36486

FIRST SCHEDULE

HEALTH ADMINISTRATION CORPORATION

(R AP408420)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 C949528 EASEMENT FOR DRAINAGE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 3 G756409 COVENANT

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



SEARCH DATE

27/2/2023 3:35PM

FOLIO: AUTO CONSOL 6306-24

Recorded	Number	Type of Instrument	C.T. Issue
9/12/1992		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 6306-24	

PARCELS IN CONSOL ARE:
A-E/36472.

*** END OF SEARCH ***



FOLIO: AUTO CONSOL 6306-24

SEARCH DATE	TIME	EDITION NO	DATE
27/2/2023	3:34 PM	-	-

VOL 6306 FOL 24 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS

LOCAL GOVERNMENT AREA BAYSIDE
PARISH OF BOTANY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP36472

FIRST SCHEDULE

NEW SOUTH WALES LAND AND HOUSING CORPORATION

(T F403972)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 C949528 EASEMENT FOR DRAINAGE APPURTENANT TO LOTS A, B, C,
D & E ABOVE DESCRIBED AFFECTING THE LAND SHOWN SO
BURDENED IN VOL 5619 FOL 205

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOT A IN DP36472
LOT B IN DP36472
LOT C IN DP36472
LOT D IN DP36472
LOT E IN DP36472.

*** END OF SEARCH ***

APPENDIX F – Bureau of Meteorology Information

DRAFT

Climate statistics for Australian locations

Monthly climate statistics

All years of record

Site information

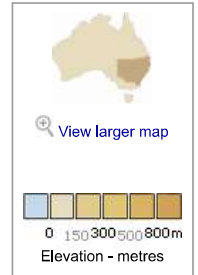
Site name: SYDNEY AIRPORT AMO
Site number: 066037
Latitude: 33.95 °S **Longitude:** 151.17 °E
Elevation: 6 m
Commenced: 1929 **Status:** Open
Latest available data: 09 Mar 2023

Additional information

[Additional site information](#)

Nearest alternative sites

- 066194 CANTERBURY RACECOURSE AWS (7.1km)
- 066009 CENTENNIAL PARK ROUND HOUSE (7.7km)
- 066062 SYDNEY (OBSERVATORY HILL) (9.9km)





View:
☒ Main statistics
 ☐ All


Period: Use all years of data


Text size:
☒ Normal
 ☐ Large

Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	Years
Temperature														
Mean maximum temperature (°C)	26.7	26.5	25.4	23.0	20.2	17.7	17.2	18.5	20.7	22.7	24.2	25.9	22.4	84 1939 2023
Mean minimum temperature (°C)	19.0	19.1	17.7	14.4	11.1	8.8	7.4	8.3	10.6	13.4	15.6	17.6	13.6	84 1939 2023
Rainfall														
Mean rainfall (mm)	94.4	117.9	124.7	106.6	96.4	123.3	71.8	75.5	59.8	72.1	79.7	72.6	1093.4	92 1929 2023
Decile 5 (median) rainfall (mm)	72.4	87.0	94.8	81.0	79.0	100.4	51.6	45.8	47.1	48.0	66.3	62.5	1045.9	93 1929 2023
Mean number of days of rain ≥ 1 mm	8.2	8.7	9.6	8.4	8.3	8.8	6.7	6.7	6.8	7.9	8.2	7.8	96.1	93 1929 2023
Other daily elements														
Mean daily sunshine (hours)	7.5	7.2	6.8	7.0	6.4	5.9	6.7	7.9	7.9	7.9	7.7	7.8	7.2	43 1976 2022
Mean number of clear days	6.8	5.5	7.7	8.8	9.3	9.1	12.0	13.2	11.0	8.2	6.4	6.5	104.5	71 1939 2010
Mean number of cloudy days	13.0	12.2	12.0	10.6	10.8	10.7	8.5	7.7	8.4	11.1	11.9	12.3	129.2	71 1939 2010
9 am conditions														
Mean 9am temperature (°C)	22.4	22.3	21.1	18.2	14.6	11.9	10.8	12.5	15.7	18.4	19.9	21.6	17.4	71 1939 2010
Mean 9am relative humidity (%)	70	73	73	71	73	74	71	65	62	61	64	66	69	60 1939 2010
Mean 9am wind speed (km/h)	14.4	13.8	12.9	12.9	12.6	13.4	13.3	14.4	15.5	16.3	16.0	14.8	14.2	70 1939 2010
3 pm conditions														
Mean 3pm temperature (°C)	24.8	24.8	23.9	21.7	19.0	16.6	16.1	17.2	19.0	20.7	22.1	23.9	20.8	71 1939 2010
Mean 3pm relative humidity (%)	60	63	61	59	58	57	52	49	51	54	56	58	57	60 1939 2010
Mean 3pm wind speed (km/h)	24.1	23.0	21.0	19.3	17.1	17.8	18.2	20.8	23.1	24.6	25.3	25.2	21.6	70 1939 2010

red = highest value blue = lowest value

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Monthly statistics are only included if there are more than 10 years of data. The number of years (provided in the 2nd last column of the table) may differ between elements if the observing program at the site changed. More detailed data for individual sites can be obtained by contacting the Bureau.

Related Links

- This page URL: http://www.bom.gov.au/climate/averages/tables/cw_066037.shtml
- About climate averages: <http://www.bom.gov.au/climate/cdo/about/about-stats.shtml>
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