

SYDNEY FOOTBALL STADIUM REDEVELOPMENT

STATE SIGNIFICANT DEVELOPMENT APPLICATION

Concept Proposal and Stage 1 Demolition

SSDA 9249

APPENDIX S:

Phase 1 Contamination Assessment



Douglas Partners

Geotechnics | Environment | Groundwater

Report on
Preliminary Site Investigation (Contamination)

Sydney Football Stadium Redevelopment
Moore Park, NSW

Prepared for
Infrastructure NSW

Project 86276.00
May 2018

Integrated Practical Solutions



Document History

Document details

Project No.	86276.00	Document No.	R.001
Document title	Report on Preliminary Site Investigation (Contamination) Sydney Football Stadium Redevelopment		
Site address	Moore Park, NSW		
Report prepared for	Infrastructure NSW		
File name	86276.00.R.001.Rev0.Stage 1 ESA		

Document status and review

Revision	Prepared by	Reviewed by	Date issued
DftA	P Oitmaa	M J Thom	13 April 2018
0	P Oitmaa	M J Thom	18 May 2018

Distribution of copies

Revision	Electronic	Paper	Issued to
DftA	1		Infrastructure NSW (Mr Tom Kennedy)
0	1		Infrastructure NSW (Mr Tom Kennedy)

The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

	Signature	Date
Author		18 May 2018
Reviewer		18 May 2018



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Report on Preliminary Site Investigation (Contamination)

Sydney Football Stadium Redevelopment

Moore Park, NSW

1. Introduction

This report presents the results of a Preliminary Site Investigation (Contamination) undertaken for the proposed Sydney Football Stadium Redevelopment project off Driver Avenue, Moore Park, NSW. The work was commissioned by Infrastructure NSW.

The project involves the redevelopment of the Sydney Football Stadium and surrounding precinct which will include the demolition of the existing stadium followed by the construction of a new state-of-the-art facility. Demolition of the adjacent Sheridan, Waratahs, Roosters buildings and the administration building of Cricket NSW will also be undertaken.

The Preliminary Site Investigation was undertaken to:

- assess the previous land uses to determine the potential for soil and groundwater contamination on the site;
- provide a preliminary assessment of the suitability of the site for the proposed development; and
- provide recommendations for additional investigation, if required.

The Preliminary Site Investigation has been prepared to address the requirements of *State Environmental Planning Policy No 55 – Remediation of Land* and is also applicable in relation to the draft Contaminated Land Planning Guidelines as at the date of issue of this report. The overall approach for the Preliminary Site Investigation included a review of available historical information, a review of previous investigations in the precinct, and an inspection of the site by an engineer. Details of the investigation are given in this report, as well as comments on the issues outlined above.

2. Site Description

The redevelopment site is located in the northern portion of the Moore Park precinct immediately to the south of Moore Park Road. It is bounded by sports administration buildings, the SCGT Member's Carpark (MP1) and recreation facilities to the west, Sydney Cricket Ground to the south, and the Fox Studios complex to the east. The redevelopment footprint is in the order of 3.85 ha.

Natural ground levels in the area slope downwards to the south-west. Surface levels vary from about RL 52 m AHD in the north-eastern corner of the site to RL 40 m AHD along the western boundary. The landform has been altered and retaining walls have been constructed in and around the site.

The redevelopment site is across three separate titles: Lot 1 DP 205794, Lot 1528 DP 752011 and Lot 1530 DP 752011. The location of the site is shown on Drawing C1 in Appendix B.

3. Regional Geology and Hydrogeology

The Sydney 1:100 000 Geological Series Sheet indicates that the site is close to a boundary between Quaternary-aged marine sands and Hawkesbury Sandstone. The marine sands are transgressive dunes that comprise fine to medium-grained sand with podsols. Hawkesbury Sandstone typically comprises medium to coarse-grained quartz sandstone with minor shale and laminite lenses. An extract from the geological map is shown in Figure 1.

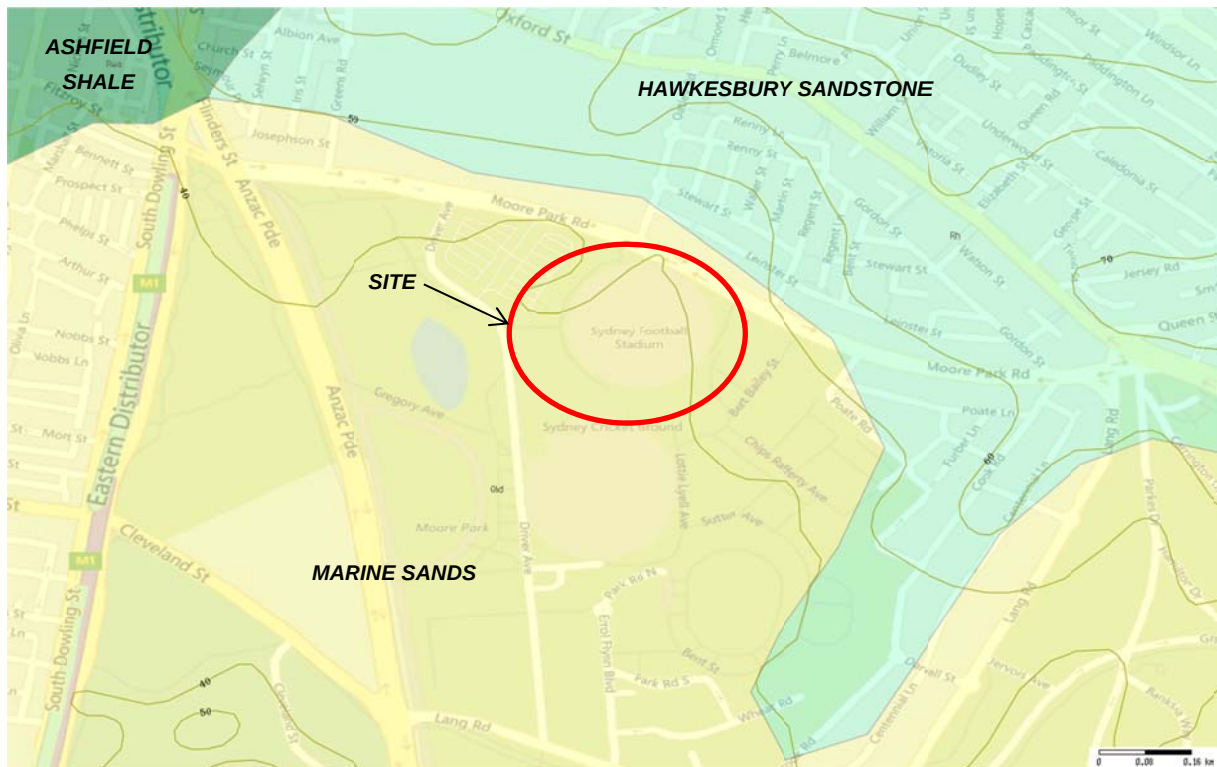


Figure 1: Extract from geological map with 10 m contours to AHD

The marine sands at Moore Park form the upstream end of the Botany Aquifer which is a considerable groundwater resource between Paddington and Botany Bay. Groundwater is understood to be in the order of 3 m below the playing surface in the current stadium.

4. Scope of Works

The scope of the Preliminary Site Investigation was as follows:

- Review various historical documents including aerial photographs, historical title deeds, the Section 149 certificates, the EPA Contaminated Land register and groundwater bore licences to determine the nature of previous activities that may have occurred on the site;
- Review previous investigations undertaken by Douglas Partners near the development area to obtain quantitative data on contamination;

- Undertake a site inspection to determine any obvious contamination risks;
- Provide a Preliminary Site Investigation report which comments on the historical uses of the site, the results of previous investigations, the potential for soil and groundwater contamination to be present, and provides recommendations for follow up action (if required).

5. Site History

5.1 Historical Land Uses

Historical land title information was obtained for the three lots on which the redevelopment is proposed. A summary of the information is as follows:

- The land was dedicated as the Sydney Common in 1866;
- The Sydney Cricket Ground was split from the Sydney Common in 1877;
- The Sydney Sports Ground was split from the Sydney Common in 1899;
- The north-eastern portion was split from the Sydney Common in 1899 for 'military purposes'. This area was surrendered to the Crown in 1981 and is now presumably leased to Fox Studios; and
- The Sydney Cricket Ground No.2 was split from the Sydney Common in 1909.

The historical title deed information is included in Appendix C.

5.2 Aerial Photographs

Aerial photographs from 1930, 1951, 1978, 1986, 1994 and 2005 were used to assess historical land-use patterns on the site. The 1930 photograph shows that the SFS site is occupied by Sydney Cricket Ground No.2 in the south-western area, Sydney Sports Ground in the north-western area, and what appears to be vacant land in the north-eastern area. Some buildings appear to be present along the northern (Moore Park Road) frontage of this site. Other buildings include a small grandstand or amenities block on the south-western side of Sydney Cricket Ground No.2 and a grandstand on the north-western side of Sydney Sports Ground.

The 1951 photograph shows similar conditions at Sydney Cricket Ground No.2 and Sydney Sports Ground. The north-eastern area contains numerous buildings which may have been constructed for military purposes.

The 1978 photograph shows similar conditions at Sydney Cricket Ground No.2. New structures have been constructed along the northern side of Sydney Sports Ground and the majority of the buildings on the northern portion of the military area have been demolished.

The 1986 photograph shows similar conditions at Sydney Sports Ground, however the remainder of the site has been cleared and extensive earthworks activities are underway for the construction of the Sydney Football Stadium.

The 1994 photograph shows the completed Sydney Football Stadium. The Sydney Sports Ground has been demolished and this area is in use as a carpark. A small building is located to the north-west of the stadium which is presumably the former single-storey SCG Trust office building. The 2005 photograph shows additions to the Trust offices as well as the SCGT Visitor Services Building and Cricket NSW Headquarters to the south-west of the stadium.

The aerial photographs are attached in Appendix C.

5.3 Section 149 Certificates

Section 149 Planning Certificates issued under the *Environmental Planning & Assessment Act 1979* were obtained from City of Sydney Council. The certificates state that the land is not significantly contaminated, is not the subject of a management order, is not the subject of an approved voluntary management proposal, is not subject to an ongoing maintenance order and is not subject to a site audit statement.

The planning certificates are included in Appendix C.

5.4 Contaminated Lands Register

The site is not identified as being significantly contaminated under the *Contaminated Lands Management Act 1997* as at 11 April 2018. Further, the site is not on the 9 February 2018 version of the 'List of NSW Contaminated Sites Notified to EPA'. A site known as 'Area 2' in Moore Park was on this list, however it was noted that "Regulation under CLM Act not required". Area 2 is understood to be the portion of land to the north-east of the intersection between Anzac Parade and Lang Road, some 500 m to the south of the redevelopment site.

5.5 Licenced Groundwater Bores

A search of licenced groundwater bores indicates that several wells exist in and around the development area. The closest wells are listed as production wells for recreational purposes (i.e. water extraction for irrigation). The locations of nearby bores are shown in Figure 2.

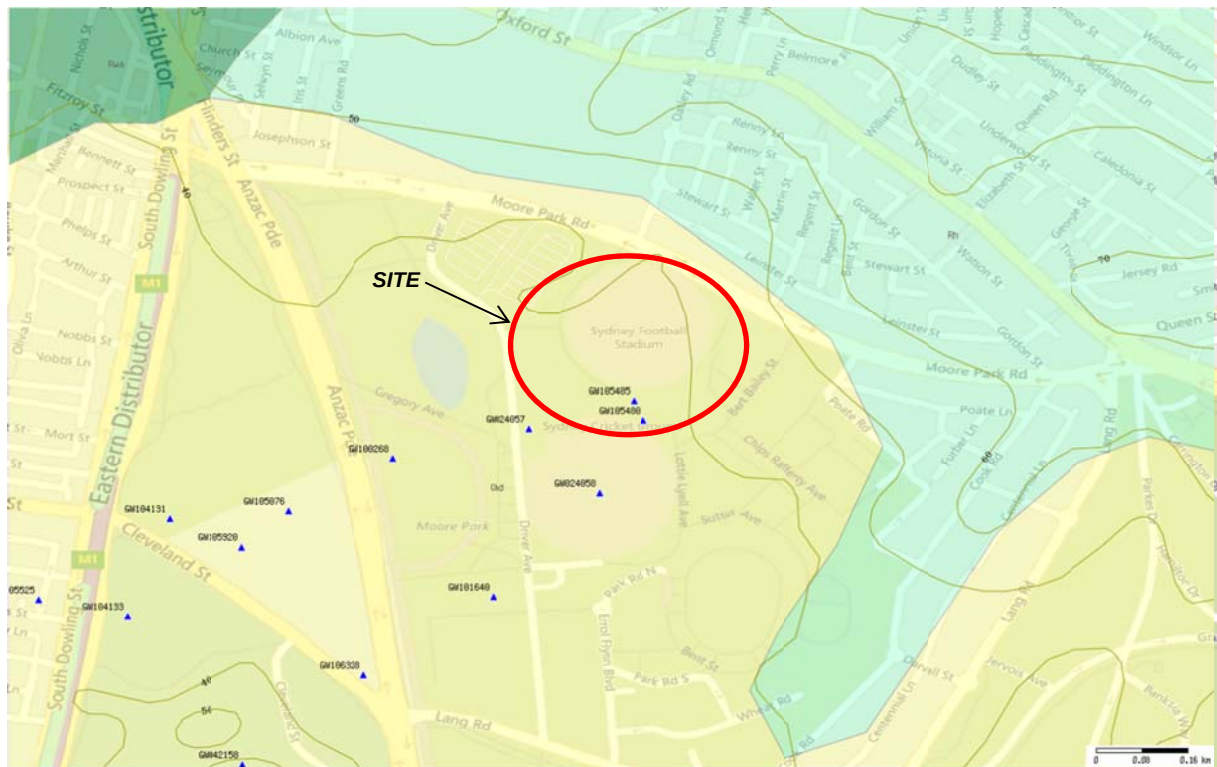


Figure 2: Locations of licenced groundwater bores

6. Previous Investigations

The following investigations that include a contamination component have been undertaken by Douglas Partners:

- Project 44417 (2006): Waste classification testing during development of the Victor Trumper Stand at the SCG. This included the analysis of eight soil samples. This testing was somewhat remote from the SFS site.
- Project 44783 (2007): Waste classification testing for the Sheridan Building development. This included the analysis of four soil samples. This testing was immediately to the north-west of the SFS.
- Project 45867 (2009): Waste classification testing for the Noble and Bradman Stands at the SCG. This included the analysis of eight soil samples. This testing was immediately to the south of the SFS.
- Project 84811 (2015): Waste classification testing for the Australian Rugby Development Centre building. This included the analysis of 12 soil samples. This testing was to the north-west of the SFS.

The previous investigations encountered filling to depths of between 0.7 m and 7.4 m. The filling was typically sandy, with varying proportions of sandstone, silt, clay, gravel, cinder, ash, slag and building rubble (metal, bricks, ceramic fragments, glass and wood).

The laboratory analysis undertaken on samples obtained during these previous investigations is summarised in Table D1 in Appendix D. The analysis indicated:

- Significant concentrations of polycyclic aromatic hydrocarbons (PAHs) including Benzo(a)pyrene in 21 samples which is likely to be due to the presence of cinder, ash and slag in the samples; and
- Significant concentrations heavy metals including Lead (2 samples), Mercury (1 sample) and Zinc (2 samples).

Longer-chain hydrocarbons were also detected in seven samples however these concentrations were relatively low.

Analysis of groundwater quality has not been undertaken on the site by Douglas Partners to date.

7. Selected Comparative Criteria

The *National Environment Protection (Assessment of Site Contamination) Measure, Schedule B1 – Guideline on Investigation Levels for Soil and Groundwater* (NEPC, 2013) provides assessment levels for various soil, groundwater and vapour contaminants. The site is assumed to be either a category 'C' site (i.e. recreational) or a category 'D' site (i.e. commercial) for the purposes of the assessment and the more conservative values have been used across both of these categories.

Ecological-based assessment is based on the relevant screening levels/added concentrations for coarse-grained sites due to the sandy nature of the upper soil profile.

The preliminary quantitative site assessment criteria adopted are shown in Table D2 in Appendix D.

8. Results of Inspection

A site inspection was undertaken by an engineer. Photographs taken during the inspection are included in Appendix E. Comments in relation to the inspection are as follows:

- The SFS is typical of a 30 year old structure in current use in that it is relatively clean and obviously maintained to facilitate its continued use. For example, the access road around the perimeter of the stadium is asphalt, the vegetation is maintained etc. Refer to Photos 1 to 5 for typical images of the stadium precinct.
- All waste is collected and transported off-site at regular intervals for disposal (Photo 6).
- Underground storage tanks (USTs) are located along the eastern site boundary and are used to store petrol and diesel for maintenance vehicles and equipment (Photo 7 and Photo 8).
- Chemicals associated with maintenance activities are stored in concrete-floored rooms below the stadium (Photo 9). Pool chemicals are stored in a room adjacent to the member's pool (Photo 10).

9. Preliminary Conceptual Site Model

The site history information indicates that the site has had a variety of uses. 'Commons' were historically used in rural areas to allow for the temporary agistment of livestock. Presumably the Sydney Common was originally for this purpose, as well as for general use by residents. The site was eventually developed for both sporting and military purposes in the late 19th Century. The military use is likely to have been associated with troop build-up for the two world wars, possibly as an overflow from Victoria Barracks.

Potentially contaminating activities that may have occurred on the site include:

- The placement of filling on the site;
- Contaminants associated with maintenance (e.g. pesticides);
- The storage of fuels and chemicals on the site (e.g. petrol, diesel, kerosene etc.);
- Hazardous building materials (e.g. asbestos, lead-based paint etc.) resulting from previous demolition activities;
- Naturally occurring elements in the soils and rock underlying the site (e.g. heavy metals).

The regional groundwater table is likely to be relatively shallow and a beneficial resource. The fact that the grass within both the SCG and SFS is irrigated using groundwater suggests that the quality is good and that significant contamination is unlikely to be present.

Soil vapour intrusion and/or ground gas will only need to be considered if significant concentrations of volatile organic compounds are encountered on the site.

The human receptors to soil contamination are likely to be the staff, athletes and visitors to the redeveloped site. Construction personnel, nearby workers/visitors/residents and the general public may also be receptors during the construction phase of the redevelopment project. The ecological receptors are likely to be limited to the flora and fauna that grow/live on the adjacent sites. The area is not known to be ecologically significant.

Exposure pathways are expected to be limited to dermal contact with soils on the site by humans, ingestion of soils and vegetation by fauna, and phytotoxic exposure to flora.

10. Conclusions and Recommendations

On the basis of the results of this Preliminary Site Investigation, the main contamination risks are considered to be associated with previous filling works and the demolition of structures prior to the construction of the current stadium. The previous laboratory testing results for samples obtained from adjacent sites indicate that the filling contained significant concentrations of PAHs which are likely due to the presence of ash. Significant concentrations of heavy metals were also identified in selected samples. It is likely that, at the time of SFS construction, existing filling was mixed with natural soils as segregation of materials to allow for more efficient disposal was not a major consideration in the 1980s.

Groundwater is understood to be in the order of 3 m below the current playing surface and, as it is used for irrigation purposes on both the SFS and SCG playing surfaces, is likely to be of high quality and not significantly contaminated. It should be noted, however, that testing will be required to confirm the actual contaminant status of the groundwater on site.

Prior to any planning approval permitting the commencement of works that are likely to expose or disturb soils, a Detailed Site Investigation should be undertaken to fully characterise the contamination status of the site, if such characterisation is required. However, on the basis of the investigation undertaken to date it is considered that the risk of significant contamination being present, that prevents the redevelopment of the site without significant remediation, is low. Subject to the further investigations specified, we expect that the site either is or can be made suitable for the proposed use.

If required, on-site containment of contaminated soils could readily be achieved where technically possible (e.g. for non-leachable PAHs, non-leachable metals, asbestos etc.) and off-site disposal where containment is not feasible. Further details on the contaminant status of the soil and groundwater will be required before developing remediation options further, if such remediation is required.

Any materials required to be removed from the site will need to be classified in accordance with the current *Waste Classification Guidelines* (NSW EPA, 2014).

11. Limitations

Douglas Partners Pty Ltd (DP) has prepared this report for the proposed Sydney Football Stadium Redevelopment project at Moore Park, in accordance with DP's proposal dated 20 March 2018 and subsequent acceptance received from Infrastructure NSW. The report is provided for the use of Infrastructure NSW for this project only and for the purpose(s) described in the report. It should not be used for other projects or by a third party.

All advice provided in this report is based on a desktop assessment. The advice may need to be updated following intrusive investigations.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by DP. This is because this report has been written as advice and opinion rather than instructions for construction.

Douglas Partners Pty Ltd

Appendix A

About this Report

About this Report

Douglas Partners



Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

Copyright

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;

- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

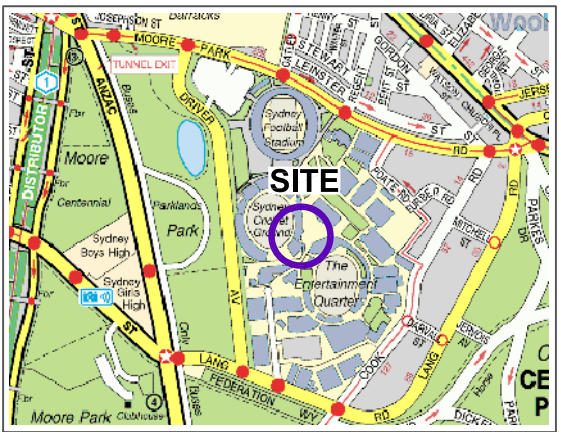
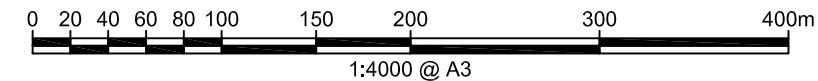
Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.

Appendix B

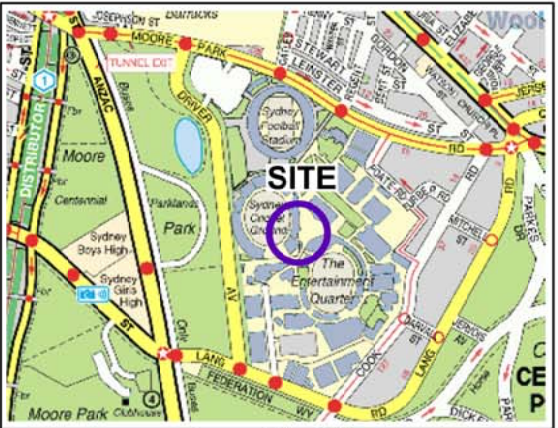
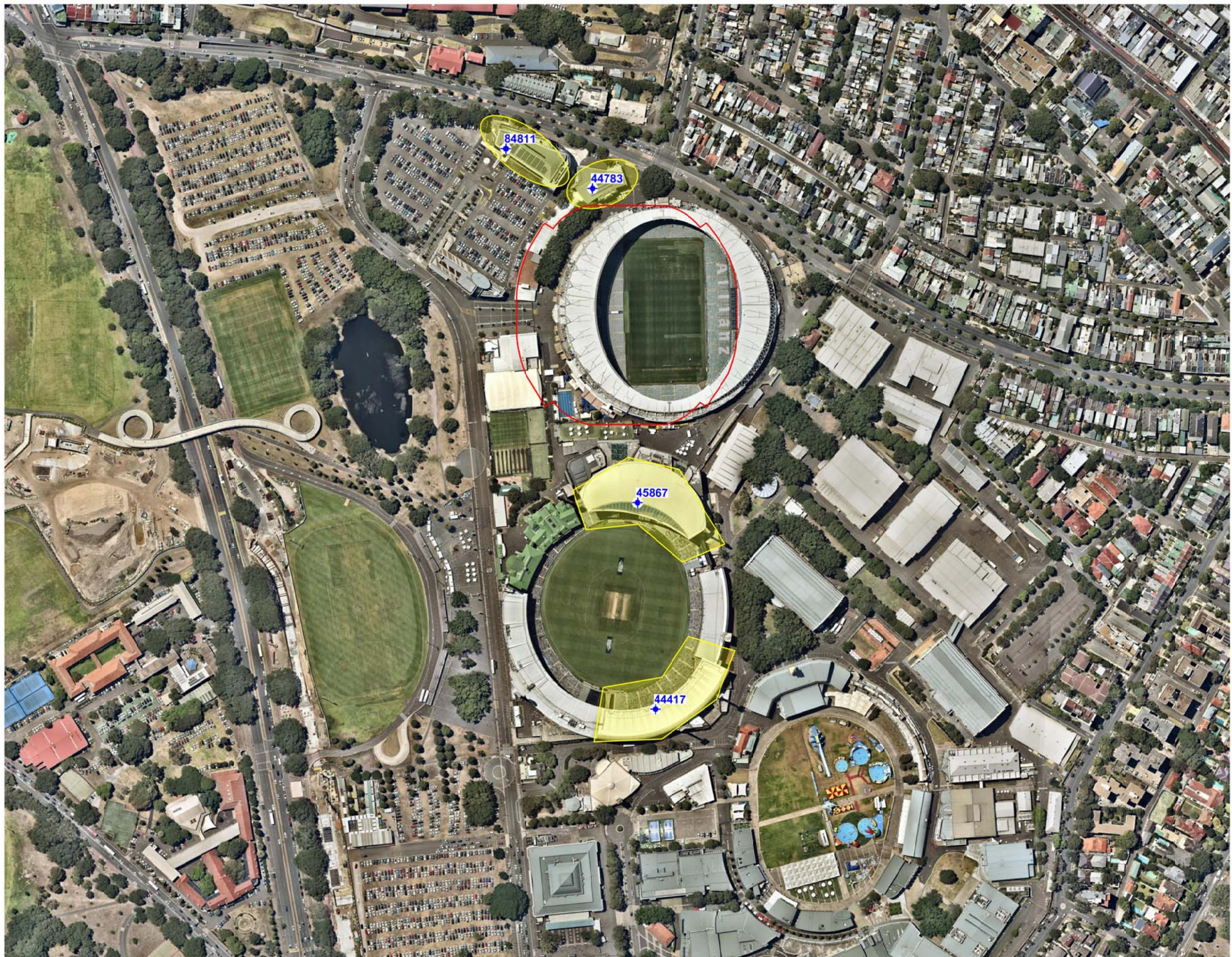
Drawings



Locality Plan

- NOTE:
- 1: Base image from Nearmap.com
(Dated 21.1.2018)
 - 2: Test locations are approximate only and are shown
with reference to existing features.

 Douglas Partners <i>Geotechnics Environment Groundwater</i>	CLIENT: Infrastructure NSW		TITLE: Approximate Ground Floor Footprint Sydney Football Stadium Redevelopment MOORE PARK		PROJECT No: 86276.00
	OFFICE: Sydney	DRAWN BY: PSCH			DRAWING No: C1
	SCALE: 1:4000 @ A3	DATE: 27.2.2018			REVISION: 0

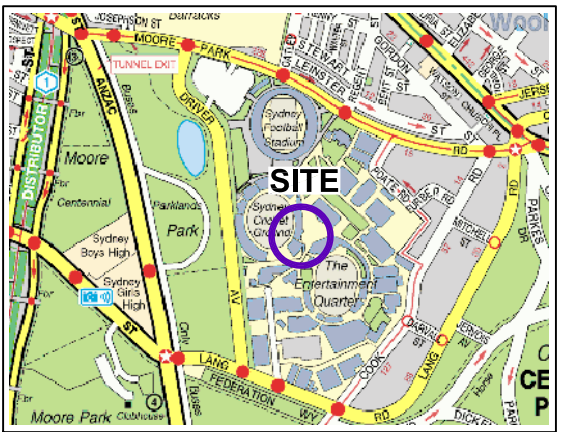
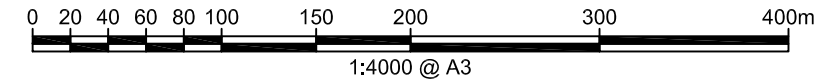
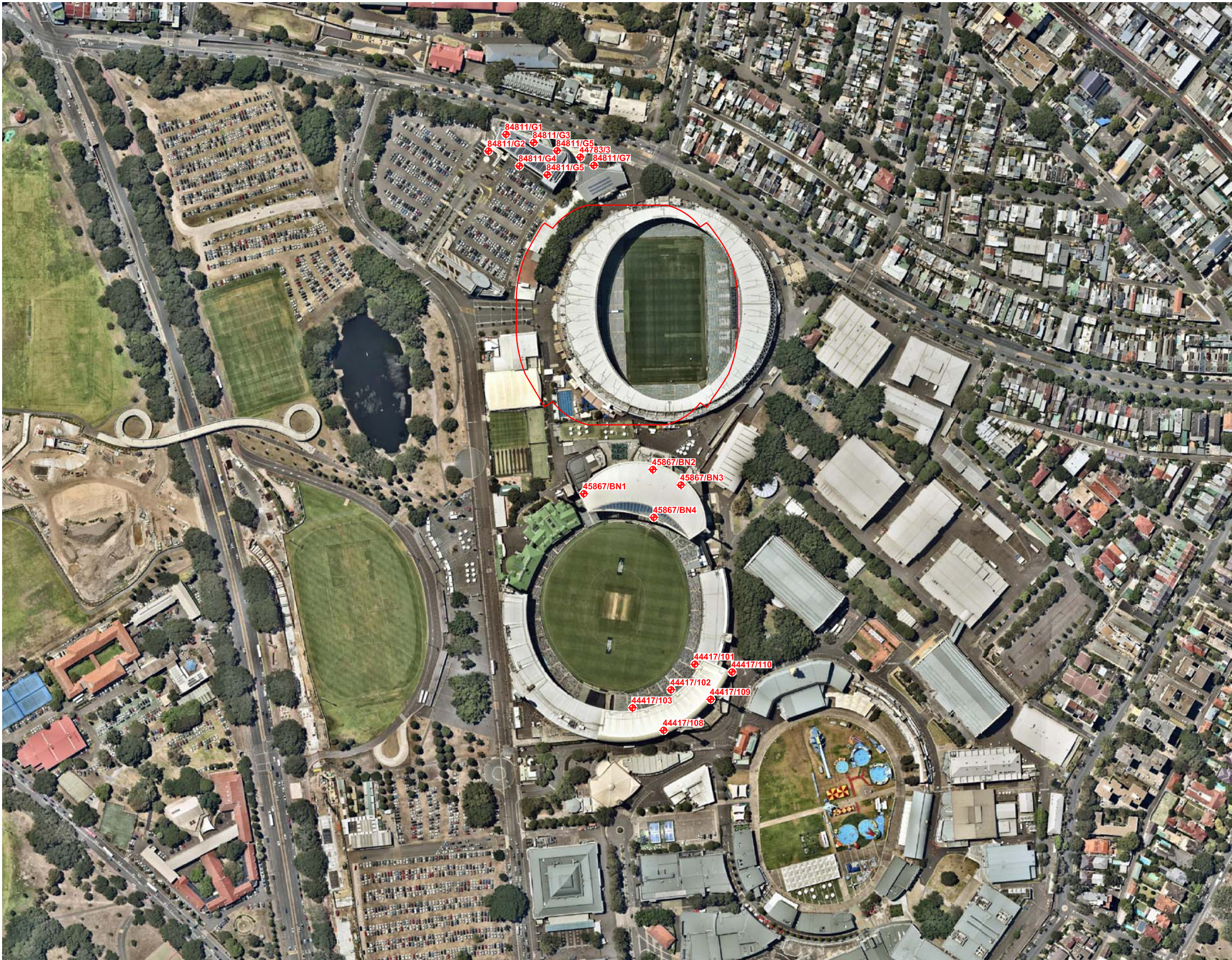


Locality Plan

NOTE:
 1: Base image from Nearmap.com
 (Dated 21.1.2018)
 2: Test locations are approximate only and are shown
 with reference to existing features.

LEGEND
 27308 Previous Douglas Partners Project





Locality Plan

NOTE:
1: Base image from Nearmap.com
(Dated 21.1.2018)
2: Test locations are approximate only and are shown
with reference to existing features.

LEGEND

◆ Borehole Location

Appendix C

Site History Information



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

LRS NSW (Formerly LPI)

Sydney

Address: - Driver Avenue, Moore Park

Description: - Lots 1528 & 1530 D.P. 752011 and Lot 1 D.P. 205794

As regards the whole of the subject land

The early title to these lands is Crown Title

We are aware of the following events: -

<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>
05.10.1866	Dedicated as Sydney Common	
31.07.1877	Association Cricket Ground	As regards that part tinted pink on the attached extract of the Parish Map
Circa 1895	Set aside for road	As regards the parts hatched red and black on the attached extract of the Parish Map
18.10.1899	Part dedicated for Athletic Sports Ground	As regards that part tinted yellow on the attached extract of the Parish Map
18.10.1899	Dedicated for Military purposes	As regards that part tinted orange including the part numbered (1) on the attached extract of the Parish Map
1906	Crown Tenure Special Lease 1906/19 to the Trustees of the Sydney Cricket Ground	As regards that part tinted orange including the part numbered (1) on the attached extract of the Parish Map Surrendered 08.06.1910
11.10.1909	Addition to the Cricket Ground	As regards that part tinted green on the attached extract of the Parish Map
27.10.1909	Addition to the Cricket Ground	As regards that part tinted orange and numbered (1) on the attached extract of the Parish Map Cancelled 1951
08.02.1918	Part road closed	As regards the part hatched red on the attached extract of the Parish Map
08.02.1918	Declared to be a public road	As regards the part hatched black on the attached extract of the Parish Map
19.07.1918	Addition to Athletic Sports Ground	As regards the part hatched red on the attached extract of the Parish Map Revoked 16.05.1930



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

Search continued as regards the whole of the subject lands

<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>
16.05.1930	Dedicated for Athletic Sports and Public Amusement	As regards the parts hatched red and black on the attached extract of the Parish Map, not including that part of Lot 1 D.P. 205794 within the black hatched area Revoked 14.10.1932
16.05.1930	Crown Reserve R 61864 for Access	As regards the of Lot 1 D.P. 205794 within the black hatched area Revoked 27.01.1932
21.07.1932	Acquired by the Commonwealth for Defence Purposes	As regards the of Lot 1 D.P. 205794 within the black hatched area
14.10.1932	Dedicated for Athletic Sports and Public Amusement	As regards the parts hatched red and black on the attached extract of the Parish Map, not including that part of Lot 1 D.P. 205794 within the black hatched area Cancelled 1952
25.01.1951	The Commonwealth of Australia	Issue of Title Volume 6286 Folio 54 (as regards the part tinted orange only on the attached Parish Map extract) now Volume 9079 Folio 56
1952	Sydney Cricket Ground and Sports Ground – dedicated for Public Recreation (vide Sydney Sports Ground and Sydney Cricket Ground Amalgamation Act of 1951)	As regards the whole, excluding the part tinted orange only, and the part of Lot 1 D.P. 205794 within the black hatched area on the extract of the Parish Map
19.12.1961	The part of Lot 1 D.P. 205794 within the black hatched area of the attached extract of the Parish Map, now included in Volume 9079 Folio 56, issuing in the name of the Commonwealth of Australia	
1978	Dedicated for Public Recreation – vide Sydney Cricket Ground and Sports Ground Act 1978	As regards the part t of Lot 1 D.P. 205794 within the black hatched area on the extract of the Parish Map
20.03.1981	The land comprised in Volume 9079 Folio 56, being the land tinted orange only and the part of Lot 1 D.P. 205794 within the black hatched area of the attached extract of the Parish Map surrendered to the Crown	
	# The State of New South Wales	1528/752011, 1530/752011 1/205794

Denotes Current Registered Proprietor



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

Leases: - NIL

Easements: -

- 18.093.1987 (X 28802) Easement for Electricity purposes, along the south eastern boundary of Lot 1 D.P. 205794 – cancelled 28.06.2013

Yours Sincerely
Mark Groll
18 February 2018





Cadastral Records Enquiry Report : Lot 1530 DP 752011

Locality : MOORE PARK

LGA : SYDNEY

Parish : ALEXANDRIA

County : CUMBERLAND





Basemaps
Map Contents

- Map Layers
- ☒ Lot Labels
 - ☒ Survey Marks
 - ☒ Dynamic Labels
 - ☒ Lot Boundaries
 - ☒ Flood Imagery
 - ☒ Flood Imagery CIR

moore park

Search



1:2,257
0 30 60m

1. Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 9th day of March, 1977.	
	



Plan Form No. 3 (for Appns. etc.)

City of Sydney.
Municipality of
Shire of
P.A. 42197

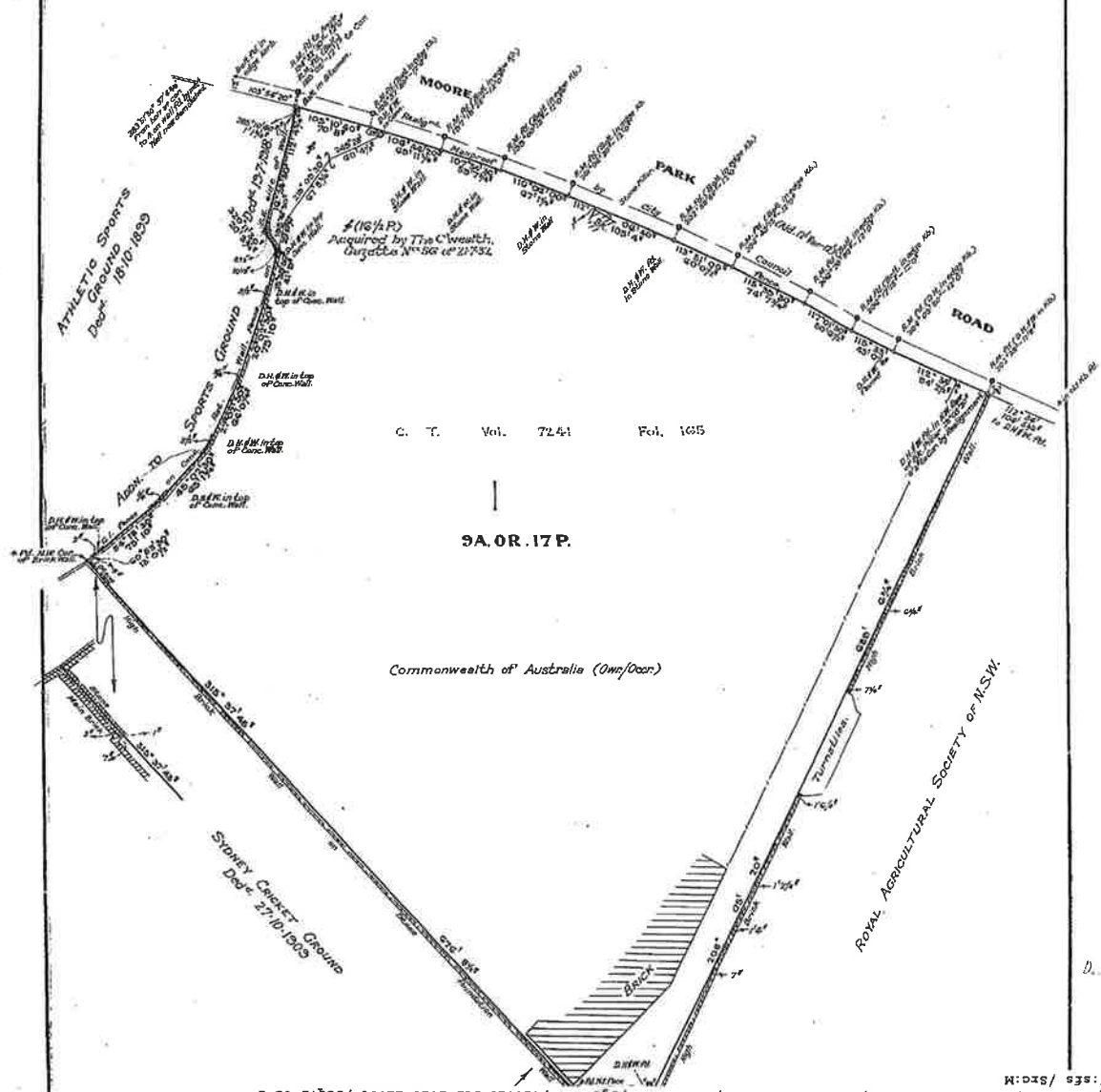
PLAN

of land comprised in C.T. Vol. 7241 Fol. 165
and land acquired by The Commonwealth
Gazette N° 56 of 21.7.32

PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND

Scale : 60 Feet to an inch

DP205794
Registered: 20/11/76 PC 40/120
C.A.
Proposed: O.S. 4. Torrens
Notes: P.A. 42197 & Consolidation
Ref. Map: City of Sydney Sh. 7 & 8
Lot No. 11



Reg: R105382 / Doc: DP 0205794 P / Rev: 05-Jun-1992 / Sca: OK. OK / Pgs: ALL / Pct: 13-Feb-2018 11:04 / Seq: 2 of 2

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 9th day of March, 1977.



REGISTRAR GENERAL'S DEPARTMENT
GOVERNMENT OF INDIA

CONVERSION TABLE ADDED BY
REGISTRAR GENERAL'S DEPARTMENT

DP 205794

FEET INCHES	METRES
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0 3/4	0.019
1	0.028
1 1/2	0.039
1 3/4	0.051
2	0.051
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2 3/4	0.076
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3 1/2	0.102
3 3/4	0.117
4	0.117
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4 3/4	0.131
5	0.152
5 1/2	0.152
5 3/4	0.167
6	0.167
6 1/2	0.207
6 3/4	0.207
7	0.232
7 1/2	0.232
7 3/4	0.267
8	0.267
8 1/2	0.302
8 3/4	0.302
9	0.332
9 1/2	0.332
9 3/4	0.362
10	0.362
10 1/2	0.406
10 3/4	0.406
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11 1/2	0.436
11 3/4	0.466
12	0.466
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12 3/4	0.512
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13 1/2	0.542
13 3/4	0.582
14	0.582
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14 3/4	0.632
15	0.662
15 1/2	0.662
15 3/4	0.702
16	0.702
16 1/2	0.752
16 3/4	0.752
17	0.782
17 1/2	0.782
17 3/4	0.832
18	0.832
18 1/2	0.882
18 3/4	0.882
19	0.932
19 1/2	0.932
19 3/4	0.982
20	0.982
20 1/2	1.032
20 3/4	1.032
21	1.082
21 1/2	1.082
21 3/4	1.132
22	1.132
22 1/2	1.182
22 3/4	1.182
23	1.232
23 1/2	1.232
23 3/4	1.282
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26 3/4	1.482
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27 1/2	1.532
27 3/4	1.582
28	1.582
28 1/2	1.632
28 3/4	1.632
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29 1/2	1.682
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30 3/4	1.782
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159 3/4	11.482
160	11.482
160 1/2	11.532
1	



Mathematical Analysis

Balance Due for 148

SCALE 200 LINKS TO AN INCH

I hereby certify that I, as person present and in the study, I completed the survey represented in this plan, on which are written the findings and results of the same information to me, and declare that the survey has been executed in accordance with the regulations published by the guidance of Lathrop's Surveys, and the practice of the Department of Lathrop.

NOTE

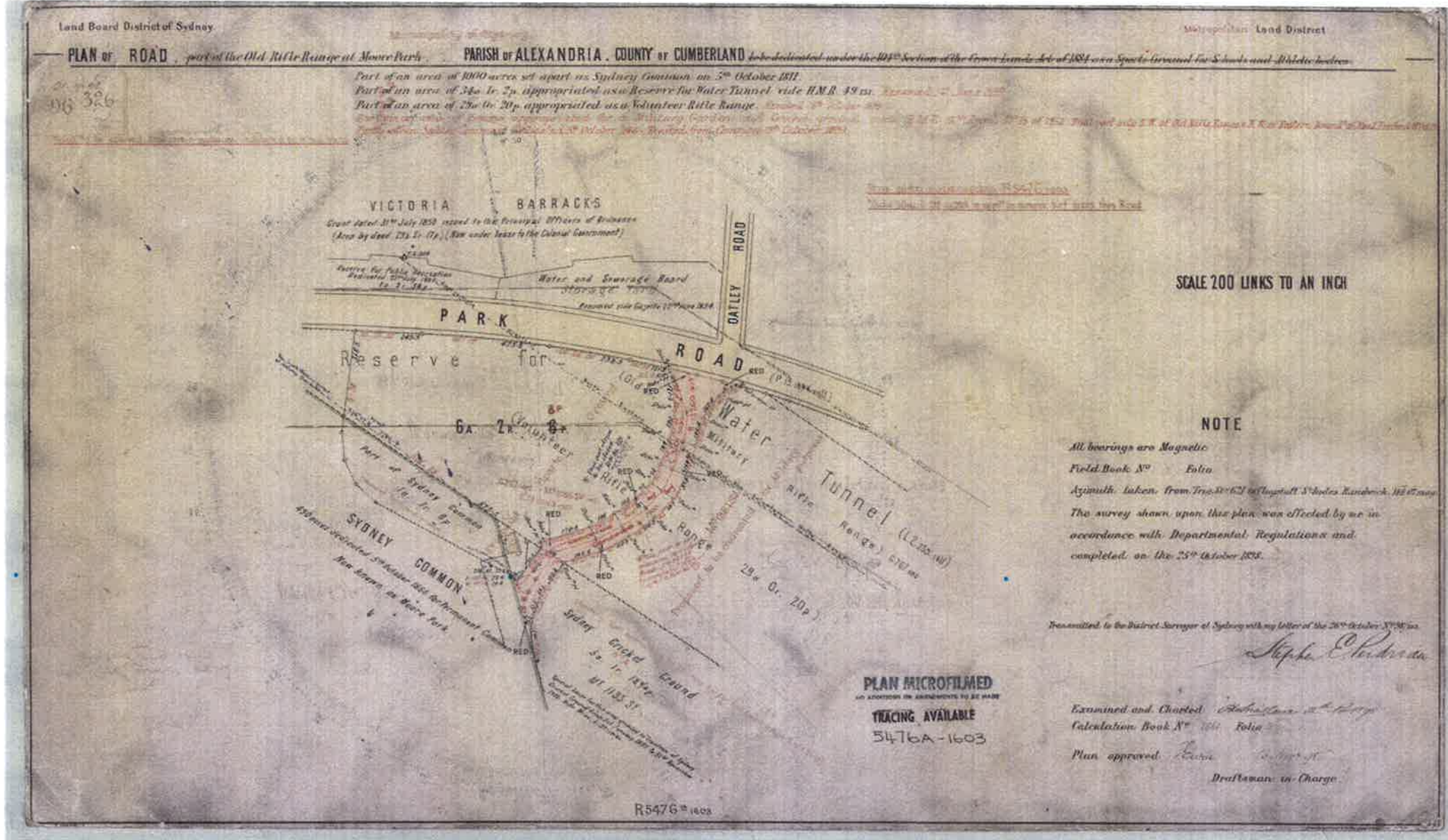
All bearings are Magnetic
Field-Book N^o 5425 Folio
Azimuth taken from T. 8. 62 to S. 1/2 Sec 10
The survey shown upon this plan was effected by me in
accordance with Departmental Regulations and
completed on the 1st July 1881.

Transmitted to the District Surveyor at Sydney with my letter of the 21st inst. 25.12.20

Examined and Charted
Calculation Book N^o 1 *Faint*

Plan approved _____
 Draftsman in Charge _____

C. 6513. 2290



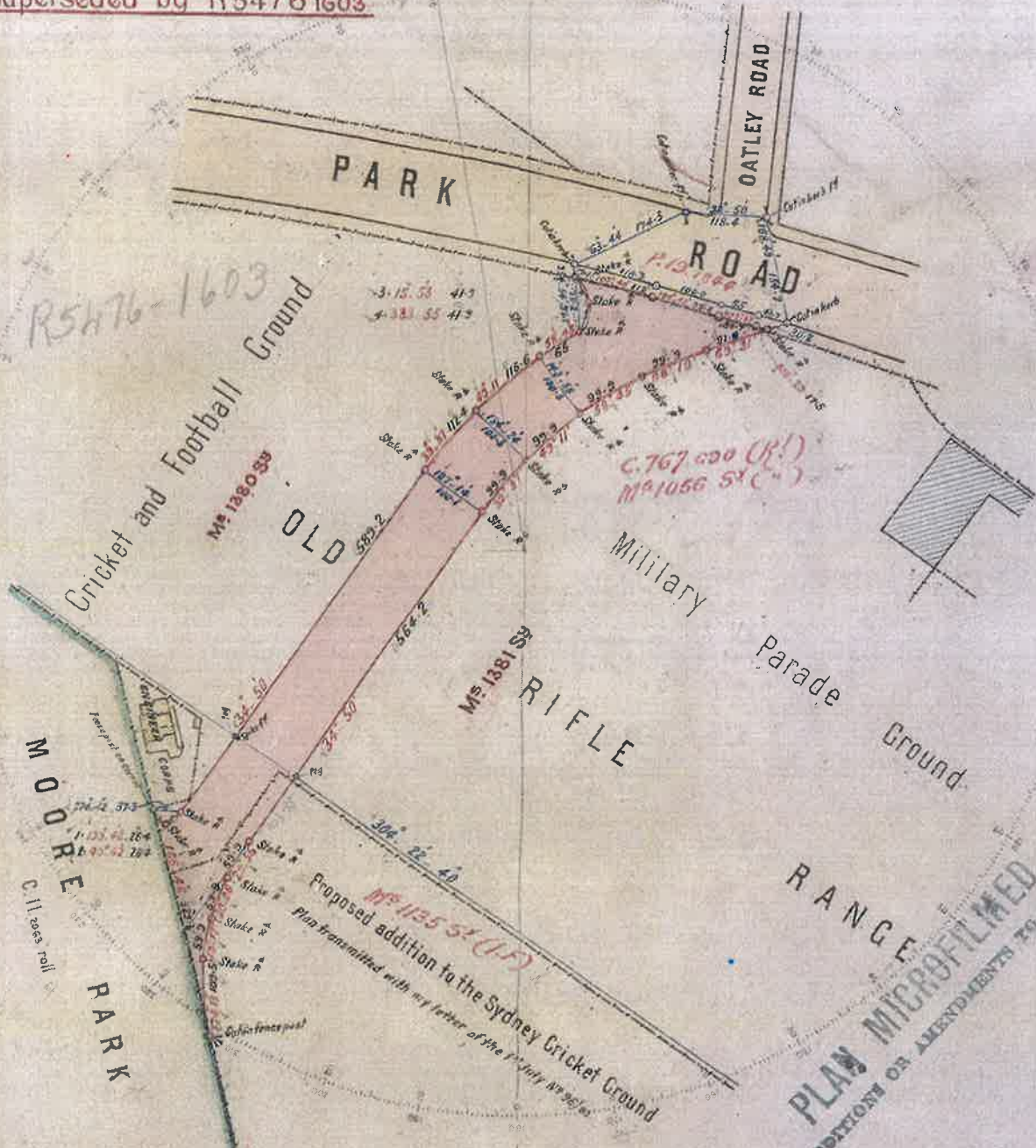
Land Board District of Sydney

Metropolitan Land District of

PLAN OF PROPOSED ROAD CONNECTING PARK ROAD AND MOORE PARK,
County of Cumberland Parish of Alexandria.

Applied for under the Section of the Crown Lands Act of
(Municipality of Sydney)

Superseded by R5476^a1603



Examined and Checked
Calculation Book No. 101
Examined

5476-1602

Field-Book No. 101
Azimuth taken from Plan M.1056 S.1
The survey shown on this plan was effected by me
in accordance with Departmental Regulations,
and completed on the 26th June 1896.
All Bearings are Magnetic

Plan approved
Plan approved
Draftsman in Charge
R.5476.1603

Transmitted to the District Surveyor at Sydney with my letter of 1st July 1896

Scale 200 links to an inch

Stephen E. Gordon
Gov. Surveyor

Land District Metropolitan
Land Board District Sydney
Eastern Division
City of Sydney

PLAN

Papers

of land to be declared a Public Road under Sec. 18 Public Roads Act 1902
County of Cumberland Parish of Alexandria
Municipality of Sydney

Scale 2 Chains to an Inch

Metropolitan Land District Land Board District of Sydney

Width of proposed road 50 links & variable

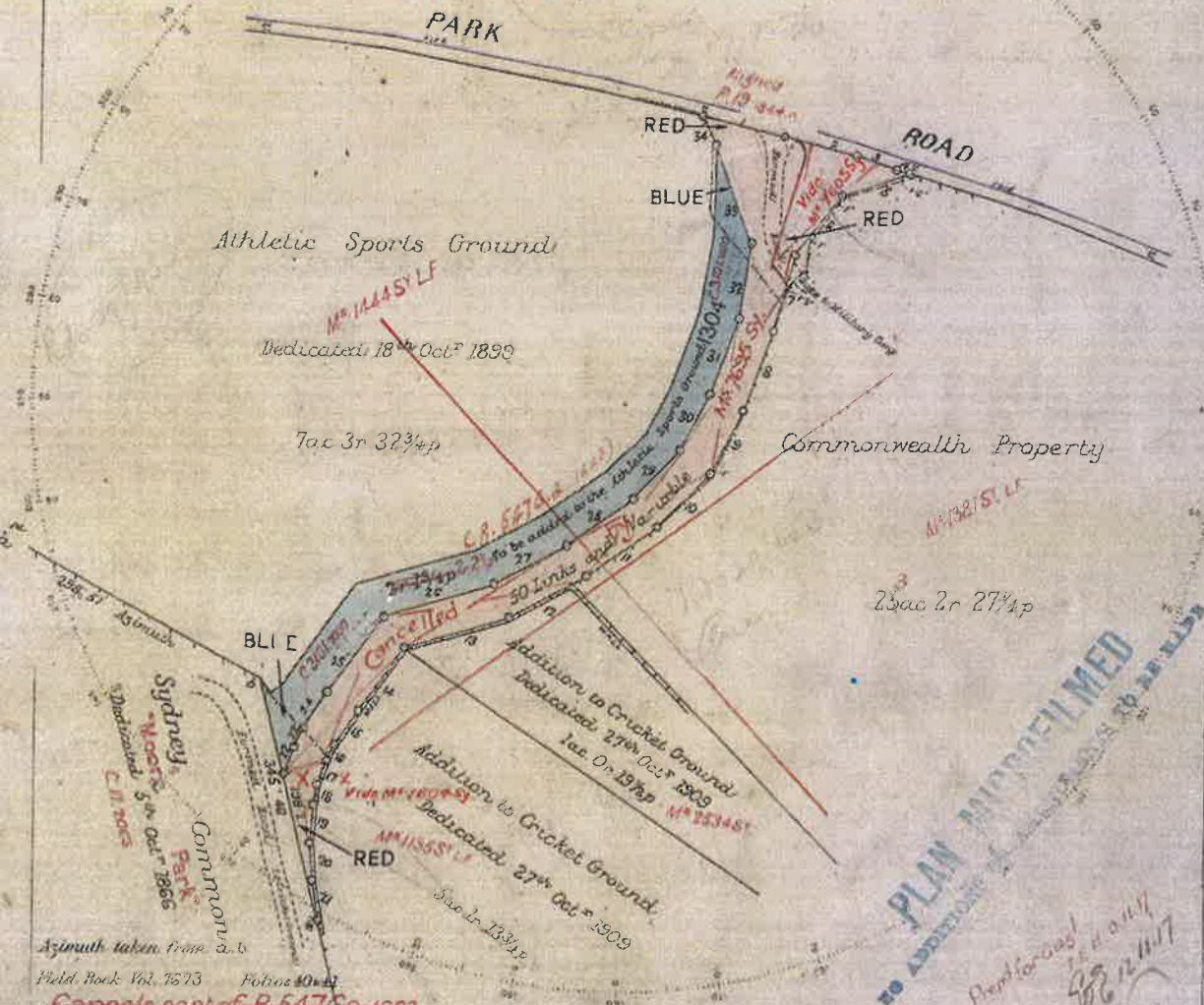
Road to be declared to be public road shown by red color

Unnecessary road proposed to be closed shown by blue color

Notification of intention to declare part of road to be public road & proposed closing Gaz 7-12-11 fol 6631

Part of road declared to be public road & unneeded part of road closed Gaz 8th Feb 18 folio 764

For 1304 Dedicated for Addition to Athletic Sports Ground 19th July 1918



Corrects part of R 5478-1893

Corners				Traverse			
No	Bearing	From	To	Distance	Bearing	From	To
1	103° 40'			112.0	18° 19'	30	26.5
2	104° 42'			89.6	19° 18'	56	52.6
3	105° 55'			54.7	20° 17'	00	50.7
4	106° 29'			17.5	21° 17'	10	58.4
5	249° 31'			31.9	22° 19'	24	38.0
6	218° 15'			102.6	23° 25'	03	29.5
7	195° 29'			102.6	24° 31'	04	56.7
8	200° 00'			114.9	25° 36'	21	124.4
9	207° 00'			97.0	26° 33'	42	157.3
10	235° 00'			95.7	27° 60'	51	109.8
11	234° 10'			114.0	28° 54'	16	107.5
12	240° 51'			118.0	29° 45'	00	86.8
13	253° 42'			146.0	30° 27'	00	86.0
14	214° 21'			105.2	31° 20'	00	107.1
15	211° 04'			51.9	32° 10'	00	104.3
16	206° 03'			24.4	33° 23'	26	136.8
17	199° 24'			36.5	34° 33'	53	41.9

Opposes at all corners

I hereby certify that I in person made and completed the survey represented on this plan and which are within the bearings and lengths of the lines numbered by me and I declare that the survey has been executed in accordance with the regulations published for the guidance of Licensed Surveyors and the practice of the Department of Lands.

S. B. Madden Licensed Surveyor

Transmitted to the District Surveyor with my letter of 21st Sept 1917

Witness N° 17-7 Passed

Calculation Book N° 2271 folio 45

Checked and Certified 16-10-17

Examined and

Plan approved

C. Edwards

Draftsman in Charge

18th Oct 1917

TRACING AVAILABLE

City of Sydney

Papers Nos etc. 22, 12390

Conceal plans C.3101 22200 R.13260 1004

PLAN OF AN AREA OF 1AC OR 21P
County of Cumberland Parish of Alexandria
LAND DISTRICT OF METROPOLITAN LAND BOARD DISTRICT OF SYDNEY

Occupation License N°

Holding, Eastern Division.

Applied for under the Section of the Crown Lands Consolidation Act 1913 by

Measured for Athletic Sports and Public Amusement

Within Population Area of Sydney Procl. 22nd Apr 1886

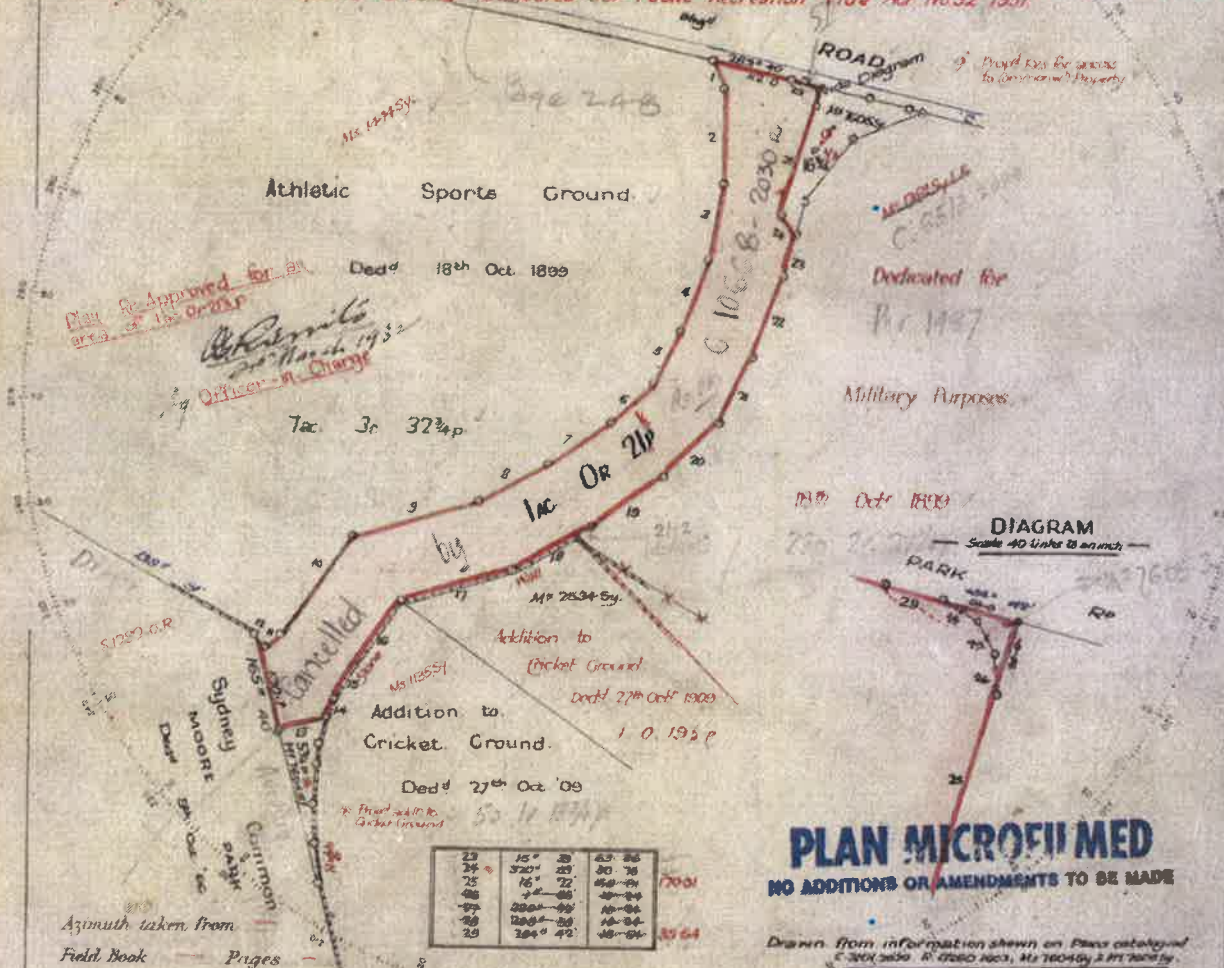
Partly within an area of 2r 25p. Decl. for Addition to Athletic Sports Ground 19th July 1918 (see Plan C.3101 22200) Revoked 16.5.30

Within R.1668 from occ. under M.R. or Bus Lic. for Resid. or Bus. Purp. Notd 15th Decr 1922

Partly within Public Road, now closed Gaz. 17th Juny 1930 (see plan R.13260 1004)

Dedicated for Athletic Sports and Public Amusement Gaz. 16.5.30 (Part of 22nd Apr 1886) Revoked 14.10.32

Dedicated for Athletic Sports and Public Amusement Gaz. 14.10.32 (see 22nd Apr 1886) Cancelled Act No.32. 1951
Sydney Cricket and Sports Ground Dedicated for Public Recreation vide Act No.32. 1951



PLAN MICROFILMED

NO ADDITIONS OR AMENDMENTS TO BE MADE

Drawn from information shown on Plans catalogued C.3101 22200 R.13260 1004, M.1760494 & M.1760495

See report by Mr. Sir D. L. L. on R.13260 1004

as the I have completed the survey represented on this plan on which are written the bearings and lengths of the lines shown by me and I declare that the survey has been carried out in accordance with the regulations published for the guidance of Licensed Surveyors and the practice of the Department of Lands.

Licensed Surveyor

Submitted to the District Surveyor with my letter of

Traverse N° Passed

Calculation Book N° E. 5. 1910 B.

Checked and Charted by Mr. J. J. L. 17th February 1930

Examined by Mr. J. J. L. 17th Feb. 1930

Plan approved for dedication purposes only

19/2/30

General Drafting Branch

Reference to Corners

Corner	Bearing	From	To	N. on Plan
1				
2				
3				
4				
5				
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Value of Improvements

Assessed

Subscribed 17.2.30.

Reference to Traverse

Line	Bearing	Distance
1	153° 45'	41.3
2	180° 0'	72.9
3	180° 0'	100.0
4	180° 0'	25.0
5	180° 0'	75.0
6	180° 0'	100.0
7	180° 0'	100.0
8	180° 0'	100.0
9	180° 0'	100.0
10	180° 0'	100.0
11	180° 0'	100.0
12	180° 0'	100.0
13	180° 0'	100.0
14	180° 0'	100.0
15	180° 0'	100.0
16	180° 0'	100.0
17	180° 0'	100.0
18	180° 0'	100.0
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21	180° 0'	100.0
22	180° 0'	100.0

Scale 20 Chains to an Inch

Cal N° Ms 7695 Sy

Partly Cancels R13260-1603

City of Sydney

Papers B 29 569

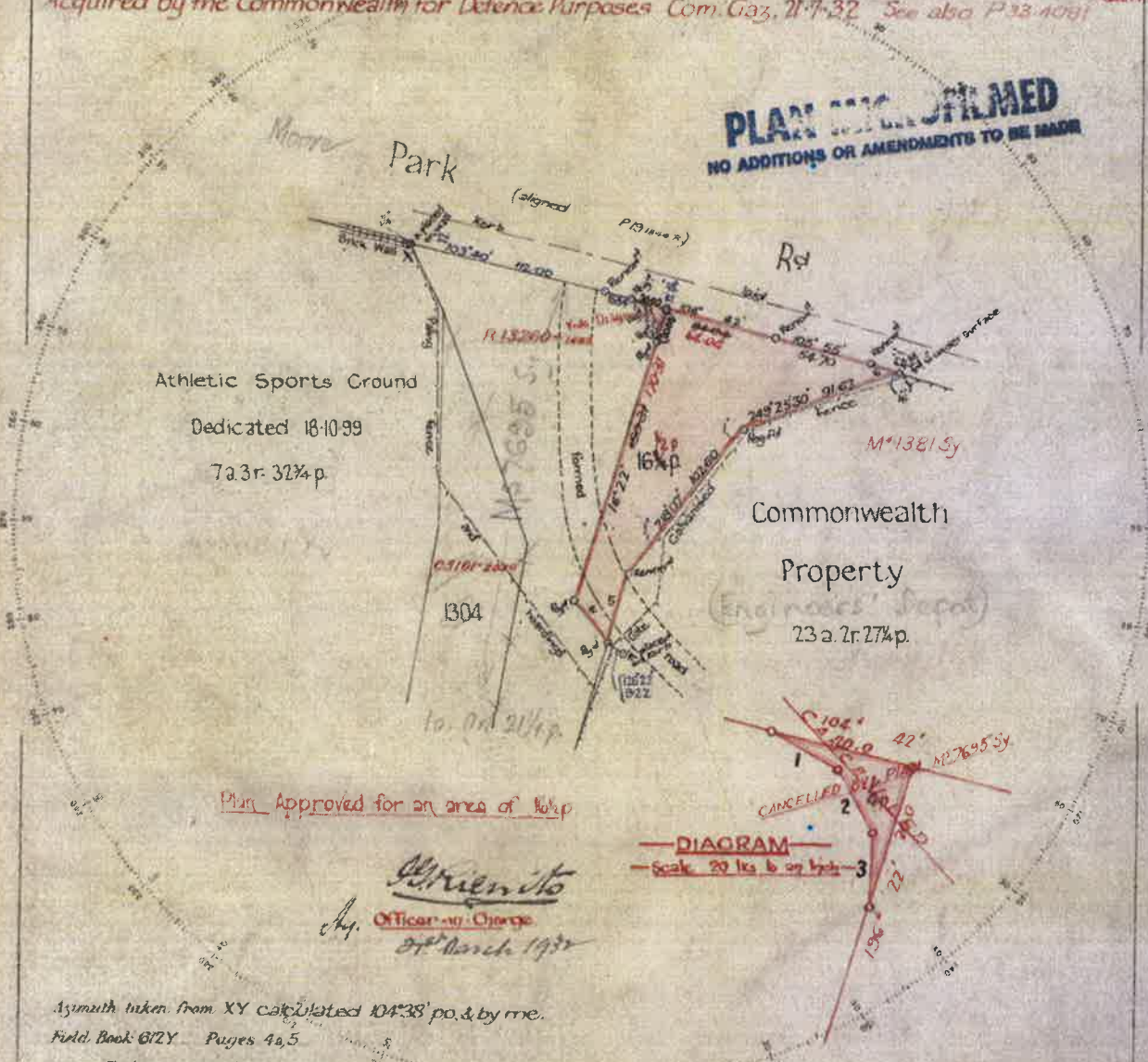
PLAN OF PORTION AN AREA OF 16½p.
County of Cumberland Parish of Alexandria
LAND DISTRICT OF METROPOLITAN LAND BOARD DISTRICT OF SYDNEY
Occupation License N° **Holding, Eastern Division.**

Applied for under the Section of the Crown Lands Consolidation Act 1913, by

Measured for Reserve for Access to Commonwealth Property.

Within R61864 from Sale (61865 from leasehold) for Access Notified 10.5.30 Revoked 21.7.32 (vide next note) Running and
Acquired by the Commonwealth for Defence Purposes Com. Gaz. 21.7.32 See also P33 4091

PLAN NOT FILMED
NO ADDITIONS OR AMENDMENTS TO BE MADE



Plan Approved for an area of 16½p

Officer in Charge
27 March 1932

Azimuth taken from XY calculated 104°38' po. & by me.

Field Book 672Y Pages 4 & 5

Reference to Corners

Corn	Bearing	Dist	St on P
1	285° 59'	10.24	
2	336° 32'	10.24	
3	170° 15'	10.24	
4	320° 09'	30.76	
5	135° 33'	39.34	
6	106° 25'	17.50	

7605-3000

Value of Improvements Nil.

Reference to Traverse

Line	Bearing	Distance
1	285° 59'	10.24
2	336° 32'	10.24
3	170° 15'	10.24
4	320° 09'	30.76
5	135° 33'	39.34
6	106° 25'	17.50

I hereby certify that I in person made and on the 9th July 1929 completed the survey represented on this plan on which are shown the bearings and lengths of the lines measured by me and I declare that the survey has been executed in accordance with the regulations published for the guidance of Licensed Surveyors and the practice of the Department of Lands.

Fred C Della Co Licensed Surveyor

Transmitted to the District Surveyor with my letter of 17-7-29. X 59

Voucher N° Pressed Staff

Calculation Book N° 284 Folio 53

Checked and signed by 1st Deputy Surveyor 13 Sept. 29

Examined by 2nd Deputy Surveyor 14 September 1929

Plan approved

21st September 1929

R D Hannell
District Surveyor

Standard Training

Scale 80 Chains to an Inch

Cal N° M 76055y

0.1

NEW SOUTH WALES

(For Grant and title reference
prior to first edition see
Deposited Plan.)

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



05073056

Vol. 9079 Fol. 56

1st Edition issued 19-12-1961.



I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness

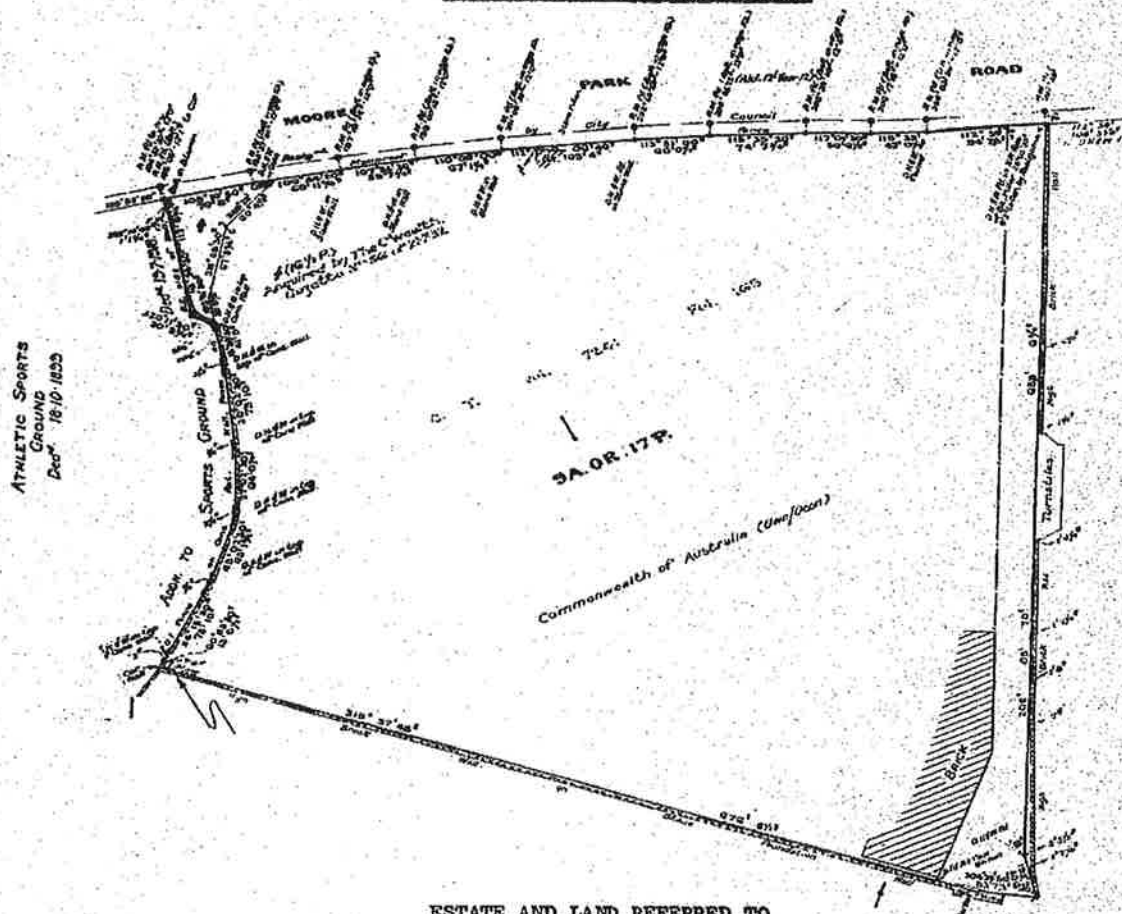
J. Josa

CANCELLED

Janatson
Registrar-General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 205794 in the City of Sydney Parish of Alexandria and County of Cumberland.

FIRST SCHEDULE (Continued overleaf)

THE COMMONWEALTH OF AUSTRALIA.

Janatson
Registrar General.

SECOND SCHEDULE (Continued overleaf)

\$423186

Crown Instrument not liable to Stamp Duty
or payment of Registration or other fees.

H. K. ROBERTS
Crown Solicitor



R 8 A10: 513
TRANSFER

REAL PROPERTY ACT, 1900

(See Instructions for Completion on back of form)

OFFICE USE ONLY

B	1 of 1	X
O\$O.H.M.S		

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
VOLUME 9079 FOLIO 56 AND it is requested that a Notification that the said land has become Crown land within the meaning of the Crown Lands Act be recorded in the Register and upon the said Certificate of Title	WHOLE	MOORE PARK
THE COMMONWEALTH OF AUSTRALIA		OFFICE USE ONLY N

TRANSFEROR
Note (b)

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 73,700.00
and transfers an estate in fee simple
in the land above described to the TRANSFEREE

TRANSFEREE
Note (b)

HER MAJESTY QUEEN ELIZABETH II as Crown lands within the meaning of the Crown Lands Consolidation Act, 1913 as joint tenants/tenants in common	OFFICE USE ONLY S
--	----------------------

TENANCY
Note (d)

PRIOR
ENCUMBRANCES
Note (a)

subject to the following PRIOR ENCUMBRANCES 1. _____
2. _____ 3. _____

DATE OF TRANSFER 20 March 1981

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

Signed in my presence by the transferor who is personally known to me

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

EXECUTION
Note (f)

Signed in my presence by the transferee who is personally known to me

Signature of Witness

BRUCE RICHARD DAVIES

Name of Witness (BLOCK LETTERS)

UNDER SECRETARY FOR LANDS

Address and occupation of Witness

23-33 Bridge Street, Sydney.

TO BE COMPLETED
BY LODGING PARTY
Notes (g)
and (h)

LODGED BY
STATE CROWN SOLICITORS OFFICE
GOODSELL BUILDING,
8-12 CHIFLEY SQUARE, SYDNEY 2000
DX SYDNEY. PHONE: 238-7406
813E

Delivery Box Number

Extra Fee

Checked
by

REGISTERED 5 -5 -1981

Registrar General



LOCATION OF DOCUMENTS

CT OTHER

Herewith.

In R.G.O. with

Produced by

sent

n/R

SIGNED for and on behalf of
COMMONWEALTH OF AUSTRALIA
officer of the Crown Lands
Department of the Attorney-General
New South Wales, in the presence
of
an Officer of the Attorney-General's
Department.
Signature of Transferor

Signature of Transferee
ALAN ROBERT LINDSAY GORDON
the Minister for Lands.

INSTRUCTIONS FOR COMPLETION

This dealing should be marked by the Commissioner of Stamp Duties before lodgment at the Registrar General's Office.

Typewriting and handwriting should be clear, legible and in permanent black non-copying ink.

Alterations are not to be made by erasure; the words rejected are to be ruled through and initialled by the parties to the dealing.

If the space provided is insufficient, additional sheets of the same size and quality of paper and having the same margins as this form should be used. Each additional sheet must be identified as an annexure and signed by the parties and the attesting witnesses.

If it is intended to create easements, covenants, &c., use forms RP13A, RP13B, RP13C as appropriate.

Rule up all blanks.

The following instructions relate to the SIDE NOTES on the form.

(a) Description of land:

(I) **TORRENS TITLE REFERENCE.** --Insert the current Folio Identifier or Volume and Folio of the Certificate of Title/Crown Grant for the land being transferred, e.g. 135/SR12345 or Vol. 9514 F-1, 12.

(ii) **PART/WHOLE.**—If part only of the land in the folio of the Register is being transferred, delete the word "WHOLE" and insert the lot and plan number, portion, &c. See also sections 327 and 327AA of the Local Government Act, 1919.

(iii) LOCATION.—Insert the locality shown on the Certificate of Title/Crown Grant, e.g., at Chullora. If the locality is not shown, insert the Parish and County, e.g., Ph. Lismore Co. Ross.

(b) Show the full name, address and occupation or description.

(c) If the estate being transferred is a lesser estate than an estate in fee simple, delete "fee simple" and insert appropriate estate.

(d) Delete if only one transferee. If more than one transferee, delete either "joint tenants" or "tenants in common", and, if the transferees hold as tenants in common, state the shares in which they hold.

(e) In the memorandum of prior encumbrances, state only the registered number of any mortgage, lease, charge or writ to which this dealing is subject.

(f) **Execution:**

GENERALLY (i) Should there be insufficient space for execution of this dealing, use an annexure sheet.

(ii) The certificate of correctness under the Real Property Act, 1900, must be signed by all parties to the transfer, each party to execute the dealing in the presence of an adult witness, not being a party to the dealing, to whom he is personally known.

The solicitor for the transferee may sign the certificate on behalf of the transferee, the solicitor's name (not that of his firm), to be typewritten or printed adjacent to his signature. Any person falsely or negligently certifying is liable to the penalties provided by section 117 of the Real Property Act, 1900.

ATTORNEY (iii) If the transfer is executed by an attorney for the transferor, the transferor must provide a registered power of attorney, the form of attestation must set out the full name of the attorney, and the form of execution must indicate the source of his authority, e.g., "AB by his attorney (or receiver or delegate, as the case may be) XY pursuant to power of attorney registered Book No. , and I declare that I have no notice of the revocation of the instrument."

AUTHORITY (iv) If the transfer is executed pursuant to an authority (other than specified in (iii)) the form of execution must indicate the executive, judicial or other authority pursuant to which the transfer has been executed.

CORPORATION (v) If the transfer is executed by a corporation under seal, the form of execution should include a statement that the seal has been properly affixed, e.g., in accordance with the Articles of Association of the corporation. Each person attesting the affixing of the seal must state his position (e.g., director, secretary) in the corporation.

(g) Insert the name, postal address, Document Exchange reference, telephone number and delivery box number of the lodging party.

(h) The lodging party is to complete the LOCATION OF DOCUMENTS panel. Place a tick in the appropriate box to indicate the whereabouts of the Certificate of Title. List, in an abbreviated form, other documents lodged, e.g., stat. dec. for statutory declaration, pbte for probate, L/A for letters of administration, &c.

OFFICE USE ONLY

FIRST SCHEDULE DIRECTIONS

[illegible]



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

13/2/2018 11:03AM

FOLIO: 1528/752011

First Title(s): THIS FOLIO

Prior Title(s): CROWN LAND

Recorded	Number	Type of Instrument	C.T. Issue
17/6/2008	CA131851	CONVERSION ACTION	FOLIO CREATED CT NOT ISSUED
7/12/2010	AF924233	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

sfs

PRINTED ON 13/2/2018

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Received: 13/02/2018 11:03:02



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

13/2/2018 11:03AM

FOLIO: 1530/752011

First Title(s): THIS FOLIO

Prior Title(s): CROWN LAND

Recorded	Number	Type of Instrument	C.T. Issue
4/12/2008	CA111443	CONVERSION ACTION	FOLIO CREATED CT NOT ISSUED
7/12/2010	AF924233	DEPARTMENTAL DEALING	
4/3/2014	DP1192502	DEPOSITED PLAN	

*** END OF SEARCH ***

sfs

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LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

13/2/2018 11:03AM

FOLIO: 1/205794

First Title(s): THIS FOLIO

Prior Title(s): CROWN LAND

Recorded	Number	Type of Instrument	C.T. Issue
4/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
5/12/2008	CA103962	CONVERSION ACTION	FOLIO CREATED CT NOT ISSUED
3/12/2010	AF918947	DEPARTMENTAL DEALING	
28/6/2013	AH667122	CANCELLATION OR EXTINGUISHMENT OF AN EASEMENT	

*** END OF SEARCH ***

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LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1528/752011

SEARCH DATE	TIME	EDITION NO	DATE
13/2/2018	11:02 AM	-	-

CERTIFICATE OF TITLE HAS NOT ISSUED

LAND

LOT 1528 IN DEPOSITED PLAN 752011
AT MOORE PARK
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND
(FORMERLY KNOWN AS PORTION 1528)
TITLE DIAGRAM CROWN PLAN 10668.2030

FIRST SCHEDULE

THE STATE OF NEW SOUTH WALES

(CA131851)

SECOND SCHEDULE (3 NOTIFICATIONS)

- * 1 THE LAND IS A RESERVE WITHIN THE MEANING OF PART 5 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFER AND OTHER DEALINGS IN THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER.
- * 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- * 3 THE LAND IS DEDICATED FOR A PUBLIC PURPOSE

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

sfs

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LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1530/752011

SEARCH DATE	TIME	EDITION NO	DATE
13/2/2018	11:02 AM	-	-

CERTIFICATE OF TITLE HAS NOT ISSUED

LAND

LOT 1530 IN DEPOSITED PLAN 752011
AT MOORE PARK
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND
(FORMERLY KNOWN AS PORTION 1530)
TITLE DIAGRAM CROWN PLAN 10668.2030

FIRST SCHEDULE

THE STATE OF NEW SOUTH WALES

(CA111443)

SECOND SCHEDULE (4 NOTIFICATIONS)

- * 1 THE LAND IS A RESERVE WITHIN THE MEANING OF PART 5 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFER AND OTHER DEALINGS IN THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER.
- * 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- * 3 THE LAND IS DEDICATED FOR A PUBLIC PURPOSE
- * 4 DP1192502 EASEMENT FOR OVERHANG VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/205794

SEARCH DATE	TIME	EDITION NO	DATE
13/2/2018	11:02 AM		

CERTIFICATE OF TITLE HAS NOT ISSUED

LAND

LOT 1 IN DEPOSITED PLAN 205794
AT MOORE PARK
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP205794

FIRST SCHEDULE

THE STATE OF NEW SOUTH WALES

(CA103962)

SECOND SCHEDULE (2 NOTIFICATIONS)

- * 1 THE LAND IS A RESERVE WITHIN THE MEANING OF PART 5 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFER AND OTHER DEALINGS IN THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER.
- * 2 THE LAND IS DEDICATED FOR A PUBLIC PURPOSE

NOTATIONS

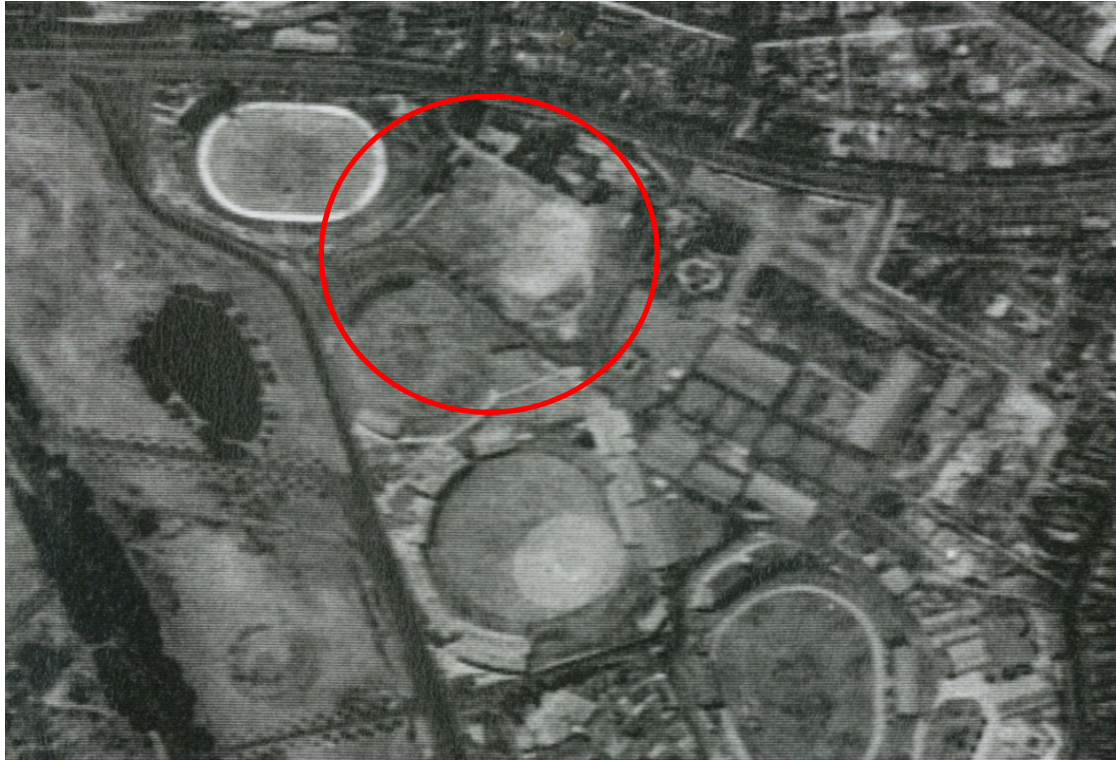
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

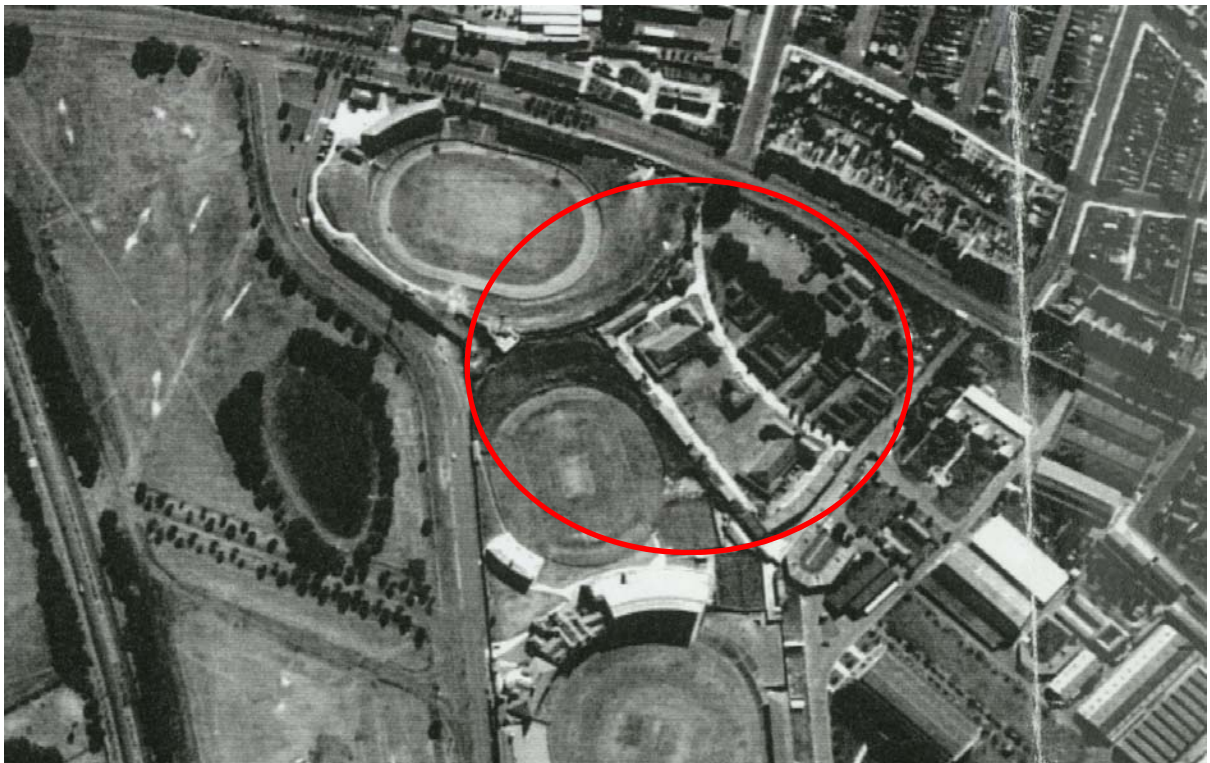
sfs

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Aerial photograph from 1930



Aerial photograph from 1951



Historical Aerial Photographs

Sydney Football Stadium

MOORE PARK

CLIENT: Infrastructure NSW

PROJECT: 86276.00

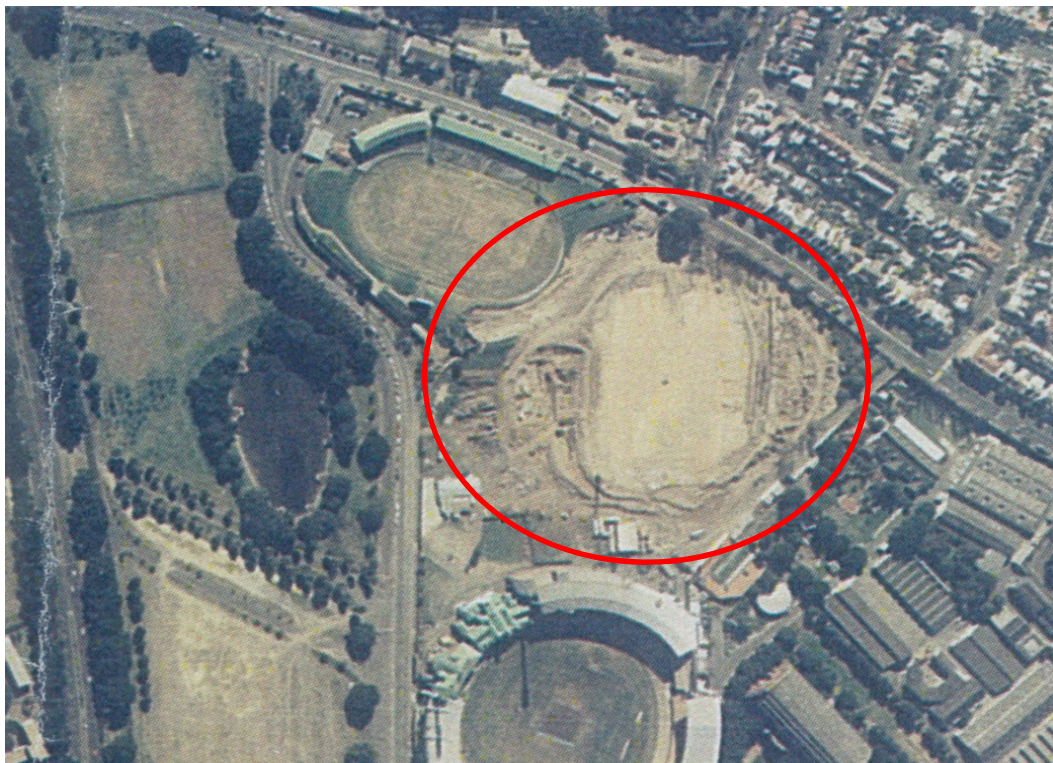
PLATE No: A1

REV: 0

DATE: 11-Apr-18



Aerial photograph from 1978



Aerial photograph from 1986



Historical Aerial Photographs

Sydney Football Stadium

MOORE PARK

CLIENT: Infrastructure NSW

PROJECT: 86276.00

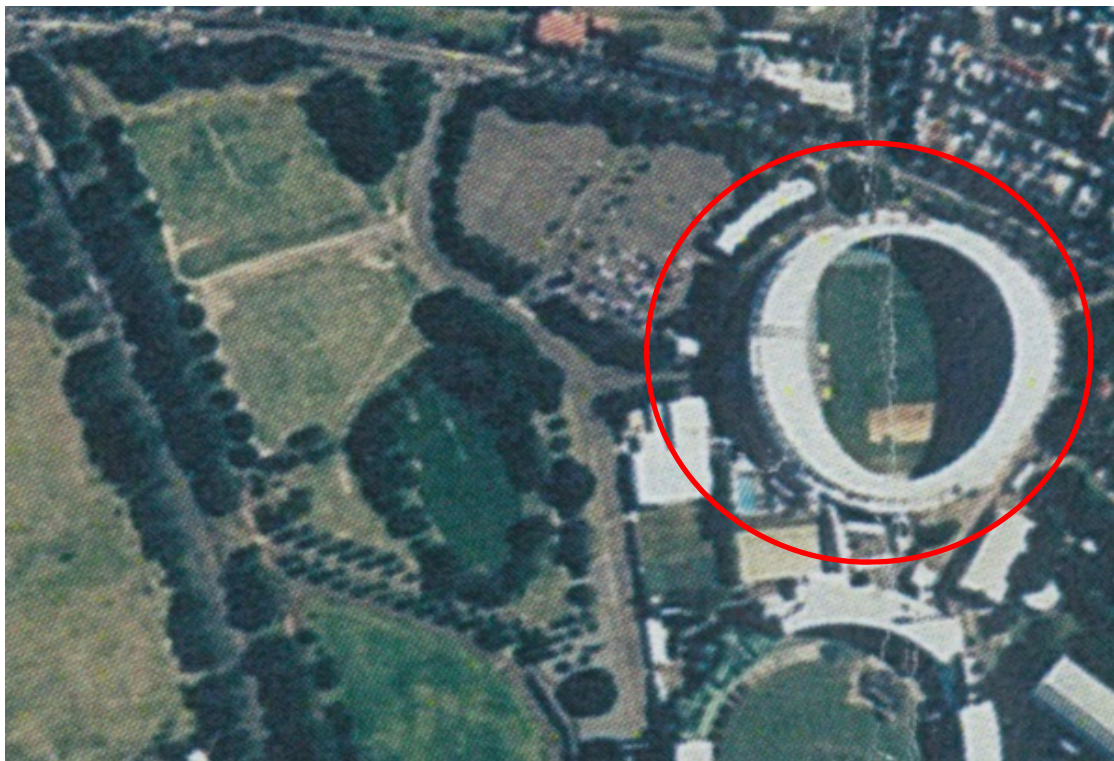
PLATE No: A2

REV: 0

DATE: 11-Apr-18



Aerial photograph from 1994



Aerial photograph from 2005



Historical Aerial Photographs

Sydney Football Stadium

MOORE PARK

CLIENT: Infrastructure NSW

PROJECT: 86276.00

PLATE No: A3

REV: 0

DATE: 11-Apr-18

DOUGLAS PARTNERS PTY LTD
PO BOX 472
WEST RYDE NSW 1685

PLANNING CERTIFICATE

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

Applicant:	DOUGLAS PARTNERS PTY LTD
Applicant's reference:	86276
Address of property:	40 Driver Avenue , MOORE PARK NSW 2021
Owner:	SYDNEY CRICKET & SPORTS GROUND TRUST
Description of land:	Lot 1530 DP 752011, Lot 4 DP 861843, Lot 2 DP 860678
Certificate No.:	2018300719
Certificate Date:	8/02/18
Receipt No:	111681
Fee:	\$80.00
Paid:	7/02/18

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



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

CERTIFICATE ENQUIRIES:

Ph: 9265 9333
Fax: 9265 9415

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

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

DEVELOPMENT CONTROLS

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

ZONING

Zone SP1 Special Activities (Sydney Local Environmental Plan 2012)

1 Objectives of zone

- To provide for special land uses that are not provided for in other zones.
- To provide for sites with special natural characteristics that are not provided for in other zones.
- To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.

2 Permitted without consent

Nil

3 Permitted with consent

Horticulture; Recreation areas; Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.

4 Prohibited

Any development not specified in item 2 or 3

SEPP 47- Moore Park Showground

(State Environmental Planning Policy No. 47 – Moore Park Showground) – Gazetted 17/11/1995

**Special Provisions – Clause 53 – Sydney Football Stadium and Sydney Cricket Ground
(South Sydney Local Environmental Plan 1998 (as amended) – Gazetted 24/4/1998)**

(1) A person may, but only with the consent of the Council, carry out development on land known as the Sydney Cricket Ground or Sydney Football Stadium (comprising the land described in Part 1 of Schedule 2 to the *Sydney Cricket and Sports Ground Act 1978*) for the purpose of one or more of the following:

- a. public entertainment,
- b. public buildings,
- c. refreshment rooms.

(2) After the relevant date, the Council must not grant consent for the carrying out of any such development on any such land unless:

- a. a plan of management has been prepared for that land, and
- b. the plan of management has been agreed to by the Sydney Cricket and Sports Ground Trust in so far as it relates to the trust lands (within the meaning of the *Sydney Cricket and Sports Ground Act 1978*), and
- c. before the Trust agreed to the plan of management, it had received for consideration any written comments on the plan of management made to the Trust by the Centennial Park and Moore Park Trust within 90 days after a copy of the plan was forwarded for comment to that Trust, and

the Council has taken the plan of management into consideration to the extent that it relates to the land that is the subject of the development application.

(3) The plan of management must include:

- a. recommendations as to the scale, type and frequency of the land uses to be allowed by a consent granted pursuant to this clause and as to the scale, type and frequency of other development proposed for the land to which this clause applies, and
- b. details relating to the provision of parking and traffic management for that land, and
- c. provisions establishing environmental parameters proposed to ensure that any adverse impact from the carrying out of development on that land is minimised.

(4) In this clause, *relevant date* means the first anniversary of the day on which *South Sydney Local Environmental Plan No 125 (Sydney Cricket Ground and Sports Ground and Showground)* took effect or such later date as the Minister may, before that anniversary, notify by Order published in the Gazette.

(5) Nothing in this plan is to be construed as restricting or prohibiting, or enabling the Council to restrict or prohibit:

- a. the hosting of sporting events held within the Sydney Cricket Ground in accordance with the plan of management referred to in subclause (2), or
- b. advertising within the confines of the Sydney Cricket Ground which is not visible from outside the Ground.

Also refer to

**State Environmental Planning Policy (Major Projects)2005
Schedule 8 Exempt development (Clause 10B)**

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

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

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

Planning Proposal: Sydney Local Environmental Plan 2012 – Amendment to Clause 4.6

This Planning Proposal proposes an amendment to Sydney Local Environmental Plan 2012 to allow council to consider and assess development applications for playground equipment; sculptures & artworks; and community notice and public information signs, that may result in minor additional overshadowing to certain parks and public places in Central Sydney.

Development Control Plan for Orders (Adopted 09.12.1998)

City of Sydney Contaminated Land Development Control Plan 2004 (in force on 28.06.2004)

City of Sydney Access Development Control Plan 2004 (in force on 28.06.2004)

City of Sydney Convenience Store Development Control Plan 2004 (date of commencement – 24.09.2004)

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

City of Sydney Notification of Planning and Development Applications Development Control Plan 2005 (commenced 18.05.2005)

City of Sydney Child Care Centres Development Control Plan 2005 (commenced 10.10.2005)

City of Sydney Adult Entertainment and Sex Industry Premises Development Control Plan 2006 (commenced 18.04.06)

City of Sydney Heritage Development Control Plan 2006 (commenced 02.01.07)

City of Sydney Signage and Advertising Structures Development Control Plan 2005 (commenced 28.03.2005)

City of Sydney Visitor and Tourist Accommodation Development Control Plan 2006 (commenced 24.03.2006)

City of Sydney Telecommunications and Radiocommunications Development Control Plan 2006 (commenced 14.08.2006)

City of Sydney Late Night Trading Premises Development Control Plan 2007 (commenced 01.01.2008)

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

Draft Sydney Local Environmental Plan 2011

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

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

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

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

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

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

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

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

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

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

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

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

HERITAGE

Conservation Area

(Sydney Local Environmental Plan 2012)

This property has been identified as land within a Heritage Conservation Area.

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

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

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

STATE PLANNING INSTRUMENTS

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

State Environmental Planning Policy No. 1 – Development Standards

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

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

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

State Environmental Planning Policy No. 32 – Urban Consolidation

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

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

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

State Environmental Planning Policy No.47 Moore Park Showground

State Environmental Planning Policy No. 55 – Remediation of Land

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

State Environmental Planning Policy No 60 – Exempt and Complying Development (Gazetted 3.03.00)

Specifies exempt and complying development in certain areas that have not provided for those types of development through a Local Environmental Plan. This is achieved by identifying the development of minimal environmental impact that is to be exempt and identifying development that is to be complying development. The policy also specifies standards for that development, identify complying development separately for metropolitan Sydney and regional areas of New South Wales, specifies conditions for complying development certificates and ensures that development consent is required for the subdivision of land, and the erection of a building or for demolition.

State Environmental Planning Policy No. 64 – Advertising and Signage

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

- Is compatible with the desired amenity and visual character of an area, and
- Provides effective communications in suitable locations, and
- Is of a high quality design and finish.

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

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

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

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

State Environmental Planning Policy No.70 – Affordable Housing (Revised Schemes) (Gazetted 31.05.02)

The policy identifies that there is a need for affordable housing in the City of Sydney, describes the kinds of households for which affordable housing may be provided and makes a requirement with respect to the imposition of conditions relating to the provision of affordable housing (provided other requirements under the Act are met).

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

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

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

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

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

State Environmental Planning Policy (State Significant Precincts) 2005

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

NB: This SEPP also contains exempt & complying provisions

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

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

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

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

State Environmental Planning Policy (Infrastructure) 2007

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

NB: This SEPP also contains exempt & complying provisions

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

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

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

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

State Environmental Planning Policy (Affordable Rental Housing) 2009

Establishes a consistent planning regime for the provision of affordable rental housing. The policy provides incentives for new affordable rental housing, facilitates the retention of existing affordable rentals, and expands the role of not-for-profit providers. It also aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people. NOTE: Does not apply to land at Green Square or at Ultimo Pyrmont, or on southern employment land.

State Environmental Planning Policy (Urban Renewal) 2010

The aims of this Policy are as follows:

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

State Environmental Planning Policy (State and Regional Development) 2011

The aims of this Policy are as follows:

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

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

The aims of this Policy are:

- (a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and
- (b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

The aim of this Policy is to facilitate the effective delivery of educational establishments and early education and care facilities across the state.

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

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

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

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

(3) Complying Development

- (1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Note: All Exempt and Complying Development Codes: Council does not have sufficient information to ascertain the extent of a land based exclusion on a property. Despite any statement preventing the carrying out of complying development in the Codes listed below, complying development may still be carried out providing the development is not on the land affected by the exclusion and meets the requirements and standards of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

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

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

▪ Clause 1.19(5)d. Land that is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997. (Applies only to the Commercial and Industrial (New Buildings and Additions) Code.	NO
▪ Clause 1.17A(d). Has been identified as a property that comprises, or on which there is, an item that is listed on the State Heritage Register under the <i>Heritage Act 1977</i> or that is subject to an interim heritage order under the <i>Heritage Act 1977</i> .	NO
▪ Clause 1.17A(d) & 1.18(1)(c3). Has been identified as a property that comprises, or on which there is, a heritage item or draft heritage item.	NO
▪ Clause 1.17A(c). Has been identified as being within a wilderness area (identified under the <i>Wilderness Act 1987</i> .	NO
▪ Clause 1.17A(e) & 1.19(1)e or 1.19(5)f. Has been identified as land that is within an environmentally sensitive area or by an environmental planning instrument as being within a buffer area, a river front area, an ecologically sensitive area, environmentally sensitive land or a protected area	NO
▪ Clause 1.19(1)a.or 1.19(5)a Has been identified as being within a heritage conservation area or a draft heritage conservation area.	YES
▪ Clause 1.19(1)b or 1.19(5)b. Has been identified as being land that is reserved for a public purpose in an environmental planning instrument.	NO
▪ Clause 1.19(1)c or 1.19(5)c. Has been identified as being on an Acid Sulfate Soils Map as being Class 1 or Class 2.	NO
▪ Clause 1.19(1)d or 1.19(5)e. Has been identified as land that is subject to a biobanking agreement under part 7A of the threatened Species Conservation Act 1995 or a property vegetation plan under the Native Vegetation Act 2003.	NO
▪ Clause 1.19(1)f or 1.19(5)g. Has been identified by an environmental planning instrument, a development control plan or a policy adopted by the Council as being or affected by a coastline hazard, a coastal hazard or a coastal erosion hazard.	NO
▪ Clause 1.19(1)g or 1.19(5)h. Has been identified as being land in a foreshore area.	NO
▪ Clause 1.19(1)h. Has been identified as land that is in the 25 ANEF contour or a higher ANEF contour. (Applies only to the General Housing Code)	NO
▪ Clause 1.19(1)j or 1.19(5)i. Has been identified as unsewered land within a drinking water catchment.	NO
▪ Clause 1.19(1)i. Has been identified as land that is declared to be a special area under the Sydney Water Catchment Management Act 1998.	NO

Housing Alterations Code

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

Commercial and Industrial Alterations Code

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

Subdivisions Code

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

Rural Housing Code

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

General Development Code

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

Demolition Code

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

(4) Coastal Protection Act, 1979

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

(4A) Certain information relating to beaches and coasts

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

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

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

In relation to a coastal council : The owner (or any previous owner) of the land has not consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

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

(5) Mine Subsidence District

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

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

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

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

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

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

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

(7A) Flood related development controls information.

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

(8) Land reserved for acquisition

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

(9) Contribution plans

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

▪ Central Sydney Development Contributions Plan 2013 – in operation 9 th July 2013	NO
▪ City of Sydney Development Contributions Plan 2015 – in operation 1 st July 2016	YES
▪ Redfern Waterloo Authority Contributions Plan 2006 – in operation 16 th May 2007 ▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16 th May 2007	NO

(9A) Biodiversity certified land

The land has not been certified as biodiversity certified land.

(10) Biobanking Agreement

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

(11) Bush fire prone land

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

(12) Property vegetation plans

Not Applicable.

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

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

(14) Directions under Part 3A

Not Applicable.

(15) Site compatibility certificates and conditions for seniors housing

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

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

(16) Site compatibility certificates for infrastructure

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

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

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

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

(18) Paper subdivision information

Not Applicable.

(19) Site verification certificates

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

(20) Loose-fill asbestos insulation

Not Applicable

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

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

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

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

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

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

PLANNING CERTIFICATE SECTION 149(2) INFORMATION:

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

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

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

Contaminated Land Potential:

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

Hazard Risk Restriction:

The City of Sydney Local Environmental Plan 2012 incorporates Acid Sulfate soil maps. Development on the land identified in those maps should have regard to Division 4 clause 7.16 of the LEP.

Construction Noise and View Loss Advice:

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

City of Sydney Tree Preservation Order 2004 (TPO)

This order applies to all land where South Sydney Local Environmental Plan 1998 applies and the City of Sydney Council or the Central Sydney Planning Committee is the relevant consent authority under the *Environmental Planning & Assessment Act 1979*. Contact Council's Contract and Asset Management section for more information.

Outstanding Notice & Order information

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

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

The Minister is the Consent Authority

The Minister is the consent authority where development has a capital investment value of more than \$10 million. (State Environmental Planning Policy (Major Projects))

Residential & Visitor Parking Permit Schemes

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

ADVICE FROM OTHER BODIES

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

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

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

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

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

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

Neighbourhood Service Centre Kings Cross
50 Darlinghurst Road,
Potts Point
9am – 5pm, Monday – Friday
9am – 12pm, Saturday

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

Green Square Customer Service Centre
The Tote,
100 Joynton Avenue,
Zetland
10am-6pm Monday – Friday

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

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

Department of Planning & Infrastructure Information Centre

23-33 Bridge Street,
Sydney NSW 2000

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

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

End of Document

DOUGLAS PARTNERS PTY LTD
PO BOX 472
WEST RYDE NSW 1685

PLANNING CERTIFICATE

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

Applicant:	DOUGLAS PARTNERS PTY LTD
Applicant's reference:	86276
Address of property:	44 Driver Avenue , MOORE PARK NSW 2021
Owner:	SYDNEY CRICKET & SPORTS GROUND TRUST
Description of land:	Lot 1 DP 205794, Lot 1528 DP 752011
Certificate No.:	2018300716
Certificate Date:	8/02/18
Receipt No:	111681
Fee:	\$80.00
Paid:	7/02/18

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



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

CERTIFICATE ENQUIRIES:

Ph: 9265 9333
Fax: 9265 9415

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

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

DEVELOPMENT CONTROLS

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

ZONING

Zone SP1 Special Activities (Sydney Local Environmental Plan 2012)

1 Objectives of zone

- To provide for special land uses that are not provided for in other zones.
- To provide for sites with special natural characteristics that are not provided for in other zones.
- To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.

2 Permitted without consent

Nil

3 Permitted with consent

Horticulture; Recreation areas; Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.

4 Prohibited

Any development not specified in item 2 or 3

**Special Provisions – Clause 53 – Sydney Football Stadium and Sydney Cricket Ground
(South Sydney Local Environmental Plan 1998 (as amended) – Gazetted 24/4/1998)**

(1) A person may, but only with the consent of the Council, carry out development on land known as the Sydney Cricket Ground or Sydney Football Stadium (comprising the land described in Part 1 of Schedule 2 to the *Sydney Cricket and Sports Ground Act 1978*) for the purpose of one or more of the following:

- a. public entertainment,
- b. public buildings,
- c. refreshment rooms.

(2) After the relevant date, the Council must not grant consent for the carrying out of any such development on any such land unless:

- a. a plan of management has been prepared for that land, and
 - b. the plan of management has been agreed to by the Sydney Cricket and Sports Ground Trust in so far as it relates to the trust lands (within the meaning of the *Sydney Cricket and Sports Ground Act 1978*), and
 - c. before the Trust agreed to the plan of management, it had received for consideration any written comments on the plan of management made to the Trust by the Centennial Park and Moore Park Trust within 90 days after a copy of the plan was forwarded for comment to that Trust, and
- the Council has taken the plan of management into consideration to the extent that it relates to the land that is the subject of the development application.

(3) The plan of management must include:

- a. recommendations as to the scale, type and frequency of the land uses to be allowed by a consent granted pursuant to this clause and as to the scale, type and frequency of other development proposed for the land to which this clause applies, and
- b. details relating to the provision of parking and traffic management for that land, and
- c. provisions establishing environmental parameters proposed to ensure that any adverse impact from the carrying out of development on that land is minimised.

(4) In this clause, *relevant date* means the first anniversary of the day on which *South Sydney Local Environmental Plan No 125 (Sydney Cricket Ground and Sports Ground and Showground)* took effect or such later date as the Minister may, before that anniversary, notify by Order published in the Gazette.

(5) Nothing in this plan is to be construed as restricting or prohibiting, or enabling the Council to restrict or prohibit:

- a. the hosting of sporting events held within the Sydney Cricket Ground in accordance with the plan of management referred to in subclause (2), or
- b. advertising within the confines of the Sydney Cricket Ground which is not visible from outside the Ground.

Also refer to

**State Environmental Planning Policy (Major Projects)2005
Schedule 8 Exempt development (Clause 10B)**

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

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

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

Planning Proposal: Sydney Local Environmental Plan 2012 – Amendment to Clause 4.6

This Planning Proposal proposes an amendment to Sydney Local Environmental Plan 2012 to allow council to consider and assess development applications for playground equipment; sculptures & artworks; and community notice and public information signs, that may result in minor additional overshadowing to certain parks and public places in Central Sydney.

HERITAGE

Conservation Area

(Sydney Local Environmental Plan 2012)

This property has been identified as land within a Heritage Conservation Area.

Item of Environmental Heritage

(Sydney Local Environmental Plan 2012)

This property has been listed as an Item of Environmental Heritage

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

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

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

STATE PLANNING INSTRUMENTS

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

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

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

State Environmental Planning Policy No. 32 – Urban Consolidation

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

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

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

State Environmental Planning Policy No. 55 – Remediation of Land

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

State Environmental Planning Policy No. 64 – Advertising and Signage

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

- Is compatible with the desired amenity and visual character of an area, and
- Provides effective communications in suitable locations, and
- Is of a high quality design and finish.

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

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

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

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

State Environmental Planning Policy No.70 – Affordable Housing (Revised Schemes) (Gazetted 31.05.02)

The policy identifies that there is a need for affordable housing in the City of Sydney, describes the kinds of households for which affordable housing may be provided and makes a requirement with respect to the imposition of conditions relating to the provision of affordable housing (provided other requirements under the Act are met).

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

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

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

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NB: This SEPP also contains exempt & complying provisions

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

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

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

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

State Environmental Planning Policy (Infrastructure) 2007

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

NB: This SEPP also contains exempt & complying provisions

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

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

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

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

State Environmental Planning Policy (Affordable Rental Housing) 2009

Establishes a consistent planning regime for the provision of affordable rental housing. The policy provides incentives for new affordable rental housing, facilitates the retention of existing affordable rentals, and expands the role of not-for-profit providers. It also aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people. NOTE: Does not apply to land at Green Square or at Ultimo Pyrmont, or on southern employment land.

State Environmental Planning Policy (Urban Renewal) 2010

The aims of this Policy are as follows:

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

State Environmental Planning Policy (State and Regional Development) 2011

The aims of this Policy are as follows:

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

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

The aims of this Policy are:

- (a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and
- (b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

The aim of this Policy is to facilitate the effective delivery of educational establishments and early education and care facilities across the state.

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

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

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

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

(3) Complying Development

- (1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Note: All Exempt and Complying Development Codes: Council does not have sufficient information to ascertain the extent of a land based exclusion on a property. Despite any statement preventing the carrying out of complying development in the Codes listed below, complying development may still be carried out providing the development is not on the land affected by the exclusion and meets the requirements and standards of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

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

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

▪ Clause 1.19(5)d. Land that is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997. (Applies only to the Commercial and Industrial (New Buildings and Additions) Code.	NO
▪ Clause 1.17A(d). Has been identified as a property that comprises, or on which there is, an item that is listed on the State Heritage Register under the <i>Heritage Act 1977</i> or that is subject to an interim heritage order under the <i>Heritage Act 1977</i> .	NO
▪ Clause 1.17A(d) & 1.18(1)(c3). Has been identified as a property that comprises, or on which there is, a heritage item or draft heritage item.	YES
▪ Clause 1.17A(c). Has been identified as being within a wilderness area (identified under the <i>Wilderness Act 1987</i> .	NO
▪ Clause 1.17A(e) & 1.19(1)e or 1.19(5)f. Has been identified as land that is within an environmentally sensitive area or by an environmental planning instrument as being within a buffer area, a river front area, an ecologically sensitive area, environmentally sensitive land or a protected area	NO
▪ Clause 1.19(1)a.or 1.19(5)a Has been identified as being within a heritage conservation area or a draft heritage conservation area.	YES
▪ Clause 1.19(1)b or 1.19(5)b. Has been identified as being land that is reserved for a public purpose in an environmental planning instrument.	NO
▪ Clause 1.19(1)c or 1.19(5)c. Has been identified as being on an Acid Sulfate Soils Map as being Class 1 or Class 2.	NO
▪ Clause 1.19(1)d or 1.19(5)e. Has been identified as land that is subject to a biobanking agreement under part 7A of the threatened Species Conservation Act 1995 or a property vegetation plan under the Native Vegetation Act 2003.	NO
▪ Clause 1.19(1)f or 1.19(5)g. Has been identified by an environmental planning instrument, a development control plan or a policy adopted by the Council as being or affected by a coastline hazard, a coastal hazard or a coastal erosion hazard.	NO
▪ Clause 1.19(1)g or 1.19(5)h. Has been identified as being land in a foreshore area.	NO
▪ Clause 1.19(1)h. Has been identified as land that is in the 25 ANEF contour or a higher ANEF contour. (Applies only to the General Housing Code)	NO
▪ Clause 1.19(1)j or 1.19(5)i. Has been identified as unsewered land within a drinking water catchment.	NO
▪ Clause 1.19(1)i. Has been identified as land that is declared to be a special area under the Sydney Water Catchment Management Act 1998.	NO

Housing Alterations Code

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

Reason why:

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

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

Commercial and Industrial Alterations Code

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

Reason why:

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

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

Subdivisions Code

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

Reason why:

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

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

Rural Housing Code

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

General Development Code

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

Reason why:

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

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

Demolition Code

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

Reason why:

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

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

(4) Coastal Protection Act, 1979

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

(4A) Certain information relating to beaches and coasts

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

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

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

In relation to a coastal council : The owner (or any previous owner) of the land has not consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

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

(5) Mine Subsidence District

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

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

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

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

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

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

(a) The land **is not** affected by a policy adopted by the Council that that restricts the development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk; and

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

(7A) Flood related development controls information.

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

(8) Land reserved for acquisition

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

(9) Contribution plans

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

Central Sydney Development Contributions Plan 2013 – in operation 9th July 2013	NO
City of Sydney Development Contributions Plan 2015 – in operation 1st July 2016	YES
- Redfern Waterloo Authority Contributions Plan 2006 – in operation 16th May 2007 - Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16th May 2007	NO

(9A) Biodiversity certified land

The land has not been certified as biodiversity certified land.

(10) Biobanking Agreement

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

(11) Bush fire prone land

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

(12) Property vegetation plans

Not Applicable.

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

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

(14) Directions under Part 3A

Not Applicable.

(15) Site compatibility certificates and conditions for seniors housing

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

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

(16) Site compatibility certificates for infrastructure

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

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

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

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

(18) Paper subdivision information

Not Applicable.

(19) Site verification certificates

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

(20) Loose-fill asbestos insulation

Not Applicable

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

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

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

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

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

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

PLANNING CERTIFICATE SECTION 149(2) INFORMATION:

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

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

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

Contaminated Land Potential:

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

Hazard Risk Restriction:

The City of Sydney Local Environmental Plan 2012 incorporates Acid Sulfate soil maps. Development on the land identified in those maps should have regard to Division 4 clause 7.16 of the LEP.

Construction Noise and View Loss Advice:

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

City of Sydney Tree Preservation Order 2004 (TPO)

This order applies to all land where South Sydney Local Environmental Plan 1998 applies and the City of Sydney Council or the Central Sydney Planning Committee is the relevant consent authority under the *Environmental Planning & Assessment Act 1979*. Contact Council's Contract and Asset Management section for more information.

Outstanding Notice & Order information

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

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

The Minister is the Consent Authority

The Minister is the consent authority where development has a capital investment value of more than \$10 million. (State Environmental Planning Policy (Major Projects))

Residential & Visitor Parking Permit Schemes

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

ADVICE FROM OTHER BODIES

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

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

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

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

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

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

Neighbourhood Service Centre Kings Cross
50 Darlinghurst Road,
Potts Point
9am – 5pm, Monday – Friday
9am – 12pm, Saturday

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

Green Square Customer Service Centre
The Tote,
100 Joynton Avenue,
Zetland
10am-6pm Monday – Friday

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

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

Department of Planning & Infrastructure Information Centre

23-33 Bridge Street,
Sydney NSW 2000

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

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

End of Document

Appendix D

Summary of Previous Laboratory Testing

Table D1: Contaminant Concentrations in Soils

Sample/ Depth (m)	B	T	E	X	C ₆ -C ₉	C ₁₀ -C ₁₄	C ₁₅ -C ₃₆	+PAH	B(a)P	Napth.	+OCP	+PCB	Phenol	Asbestos	As	Cd	Cr	Cu	Pb	Hg	Ni	Zn
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	(Y/N)	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Project 44417 (New Hill Stand)																						
101/0.5-0.6	<1	<1	<1	<3	<25	<50	<200	6.0	0.6	<0.1	NIL	NIL	<5	N	<4	<1	6.1	13	160	0.49	3.5	39
102/0.5-0.6	<1	<1	<1	<3	<25	<50	<200	NIL	<0.05	<0.1	NIL	NIL	<5	N	<4	<1	3.8	8.3	24	<0.1	13	9.5
103/0.5	<1	<1	<1	<3	<25	<50	<200	27.4	2.2	<0.1	NIL	NIL	<5	N	<4	<1	13	48	220	0.97	24	61
108/0.5-0.6	<1	<1	<1	<3	<25	<50	380	136.1	10.0	0.3	NIL	NIL	<5	N	<4	<1	8.4	29	220	0.54	4.5	83
108/1.9	<1	<1	<1	<3	<25	<50	<200	19.2	2.0	0.1	NIL	NIL	<5	N	5	<1	9.1	120	620	2.6	9.1	160
109/0.5	<1	<1	<1	<3	<25	<50	<200	7.7	0.8	0.1	NIL	NIL	<5	N	<4	<1	7	26	150	80	4	91
110/0.5-0.6	<1	<1	<1	<3	<25	<50	<200	0.9	0.1	<0.1	NIL	NIL	<5	N	<4	<1	2.5	11	43	5.8	1.4	31
112/0.3	<1	<1	<1	<3	<25	<50	<200	15.9	1.7	<0.1	NIL	NIL	<5	N	<4	<1	8	16	140	1.7	2.7	64
Project 44783 (New Trust Offices)																						
3/0.5	<1	<1	<1	<3	<25	<50	<200	30	2.9	<0.1	NIL	NIL	<5	N	<4	<1	13	NT	100	<0.1	8.7	NT
3/1.0	<1	<1	<1	<3	<25	<50	<200	28	2.9	<0.1	NIL	NIL	<5	N	4.7	<1	7.6	NT	92	<0.1	4.3	NT
3/1.5	<1	<1	<1	<3	<25	<50	<200	14.7	1.9	<0.1	NIL	NIL	<5	N	<4	<1	21	NT	110	<0.1	6.8	NT
3/3.0	<1	<1	<1	<3	<25	<50	<200	2.1	0.2	<0.1	NIL	NIL	<5	N	5.5	<1	12	NT	33	<0.1	1.7	NT
Project 45867 (Bradman & Noble Stands)																						
BN1/0.7-0.8	<0.5	<0.5	<1	<3	<25	<50	<200	19.5	1.6	<0.1	NIL	NIL	NIL	N	<4	<0.5	1	NT	9	<0.1	<1	NT
BN1/1.2-1.3	<0.5	<0.5	<1	<3	<25	<50	<200	6.3	0.5	<0.1	NIL	NIL	NIL	N	<4	<0.5	2	NT	8	<0.1	<1	NT
BN3/0.4-0.5	<0.5	<0.5	<1	<3	<25	<50	<200	0.7	0.1	<0.1	NIL	NIL	NIL	N	5	<0.5	9	NT	56	0.2	3	NT
BN3/0.9-1.0	<0.5	<0.5	<1	<3	<25	<50	<200	<0.2	<0.05	<0.1	NIL	NIL	NIL	N	<4	<0.5	<1	NT	2	<0.1	<1	NT
BN2/0.65-0.75	<0.5	<0.5	<1	<3	<25	<50	<200	5.6	0.6	<0.1	0.7	NIL	NIL	N	54	<0.5	96	NT	88	0.3	56	NT
BN2/1.25-1.35	<0.5	<0.5	<1	<3	<25	<50	<200	3.8	0.4	<0.1	0.3	NIL	NIL	N	51	<0.5	28	NT	63	0.2	16	NT
BN4/0.4-0.5	<0.5	<0.5	<1	<3	<25	<50	<200	3.0	0.2	<0.1	NIL	NIL	NIL	N	<4	<0.5	58	NT	33	0.1	50	NT
BN4/1.15-1.25	<0.5	<0.5	<1	<3	<25	<50	<200	12.2	0.8	0.1	NIL	NIL	NIL	N	<4	<0.5	11	NT	2000	0.1	16	NT

Notes: B = Benzene; T = Toluene; E = Ethylbenzene; X = Xylene; Napth. = Naphthalene; +PAH = Positive polycyclic aromatic hydrocarbons; B(a)P = Benzo(a)pyrene; OCP = Organochlorine pesticides; PCB = Polychlorinated biphenyls;
As = Arsenic; Cd = Cadmium; Cr = Chromium; Cu = Copper; Pb = Lead; Hg = Mercury; Ni = Nickel; Zn = Zinc; NIL = below detection limits; NT = not tested

Table D1: Contaminant Concentrations in Soils (Cont.)

Sample/ Depth (m)	B	T	E	X	C ₆ -C ₉	C ₁₀ -C ₁₄	C ₁₅ -C ₃₆	+PAH	B(a)P	Napth.	+OCP	+PCB	Phenol	Asbestos	As	Cd	Cr	Cu	Pb	Hg	Ni	Zn
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	(Y/N)	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Project 84881 (ARDC)																						
G1/0.4-0.5	<0.2	<0.5	<1	<3	<25	<50	<200	46	4.6	<1	NIL	NIL	NIL	N	8	<0.4	20	92	330	0.8	14	170
G2/0.9-1.0	<0.2	<0.5	<1	<3	<25	<50	330	64	6.3	<1	NIL	NIL	NIL	N	5	<0.4	10	100	200	0.3	11	160
G3/0.4-0.5	<0.2	<0.5	<1	<3	<25	<50	270	60	5.9	<1	NIL	NIL	NIL	N	6	<0.4	13	110	380	0.9	19	240
G4/0.4-0.5	<0.2	<0.5	<1	<3	<25	<50	720	130	15	<1	NIL	NIL	NIL	N	7	<0.4	15	96	410	0.7	14	150
G5/1-1.45	<0.2	<0.5	<1	<3	<25	<50	260	22	2.2	<1	NIL	NIL	NIL	N	5	<0.4	13	30	160	0.4	7	76
G6/0.9-1.0	<0.2	<0.5	<1	<3	<25	<50	<200	54	5.2	<1	NIL	NIL	NIL	N	4	<0.4	14	67	230	0.7	34	130
G7/2.4-2.5	<0.2	<0.5	<1	<3	<25	<50	<200	4.1	0.4	<1	NIL	NIL	NIL	N	4	<0.4	14	10	68	0.2	2	46
E8/0.9-1.0	<0.2	<0.5	<1	<3	<25	<50	<200	27	2.8	<1	NIL	NIL	NIL	N	5	<0.4	17	34	120	0.2	13	130
E8/1.9-2.0	<0.2	<0.5	<1	<3	<25	<50	<200	15	1.6	<1	NIL	NIL	NIL	N	4	<0.4	13	14	85	0.2	3	43
E9/0.9-1.0	<0.2	<0.5	<1	<3	<25	<50	420	82	7.4	<1	NIL	NIL	NIL	N	6	<0.4	14	54	250	0.7	10	170
E10/0.9-1.0	<0.2	<0.5	<1	<3	<25	<50	400	120	11	<1	NIL	NIL	NIL	N	5	0.4	9	28	130	0.6	6	240
E11/2.4-2.5	<0.2	<0.5	<1	<3	<25	<50	<200	30	3	<1	NIL	NIL	NIL	N	4	<0.4	10	31	160	0.4	6	100

Notes: B = Benzene; T = Toluene; E = Ethylbenzene; X = Xylene; Napth. = Naphthalene; +PAH = Positive polycyclic aromatic hydrocarbons; B(a)P = Benzo(a)pyrene; OCP = Organochlorine pesticides; PCB = Polychlorinated biphenyls;
As = Arsenic; Cd = Cadmium; Cr = Chromium; Cu = Copper; Pb = Lead; Hg = Mercury; Ni = Nickel; Zn = Zinc; NIL = below detection limits; NT = not tested

Table D2: Preliminary Comparative Criteria for Soils

Sample/ Depth (m)	B	T	E	X	C ₆ -C ₉	C ₁₀ -C ₁₄	C ₁₀ -C ₃₆	+PAH	B(a)P ⁴	Napth.	OCP	PCB	Phenol	Asbestos	As	Cd	Cr	Cu	Pb	Hg	Ni	Zn
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	(Y/N)	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Adopted Investigation/Screening Levels (mg/kg)																						
Health-Based ¹	3			230	260			300	3		Various	1	40000		300	90	300	17000	600	80	1200	30000
Ecological ²	50	85	70	105	180	120			0.7	170					100		250	280	1100		170	230
Management Limit ³					700	1000																

Notes: B = Benzene; T = Toluene; E = Ethylbenzene; X = Xylene; Napth. = Naphthalene; +PAH = Positive polycyclic aromatic hydrocarbons; B(a)P = Benzo(a)pyrene; OCP = Organochlorine pesticides; PCB = Polychlorinated biphenyls;
As = Arsenic; Cd = Cadmium; Cr = Chromium; Cu = Copper; Pb = Lead; Hg = Mercury; Ni = Nickel; Zn = Zinc; NIL = below detection limits; NT = not tested

¹Based on NEPM C or D Sites; ²Based on NEPM ACL; ³Based on NEPM coarse grained soils; ⁴Benzo(a)pyrene only

Appendix E

Site Photographs



Photo 1 - South-western access road around stadium

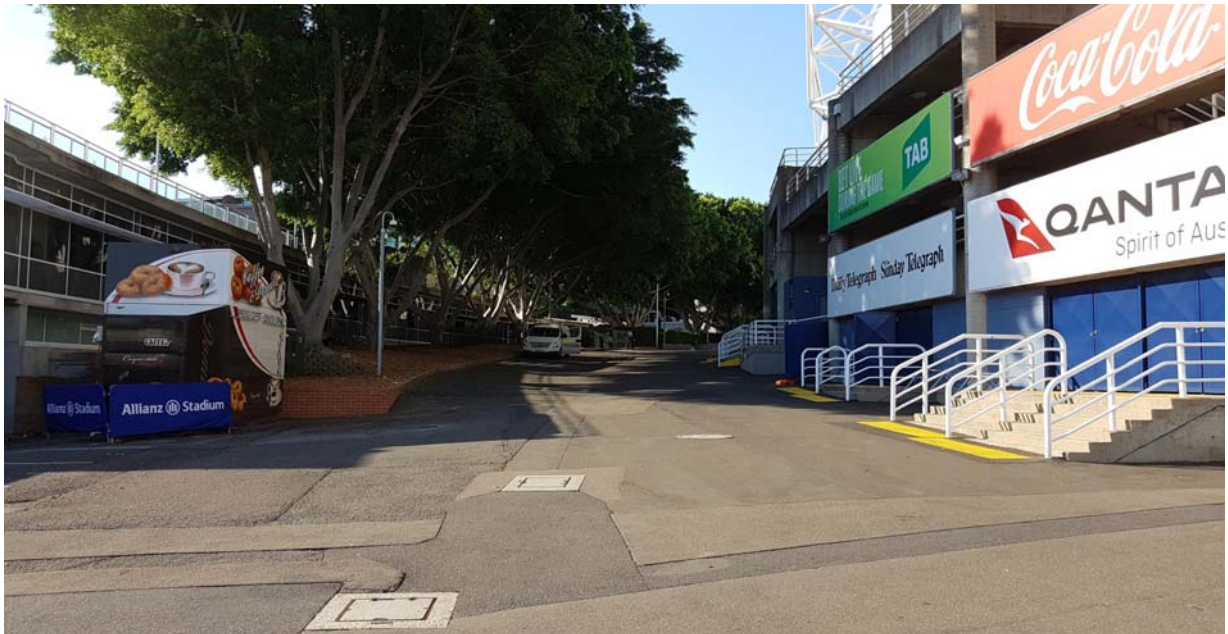


Photo 2 - North-western access road around stadium

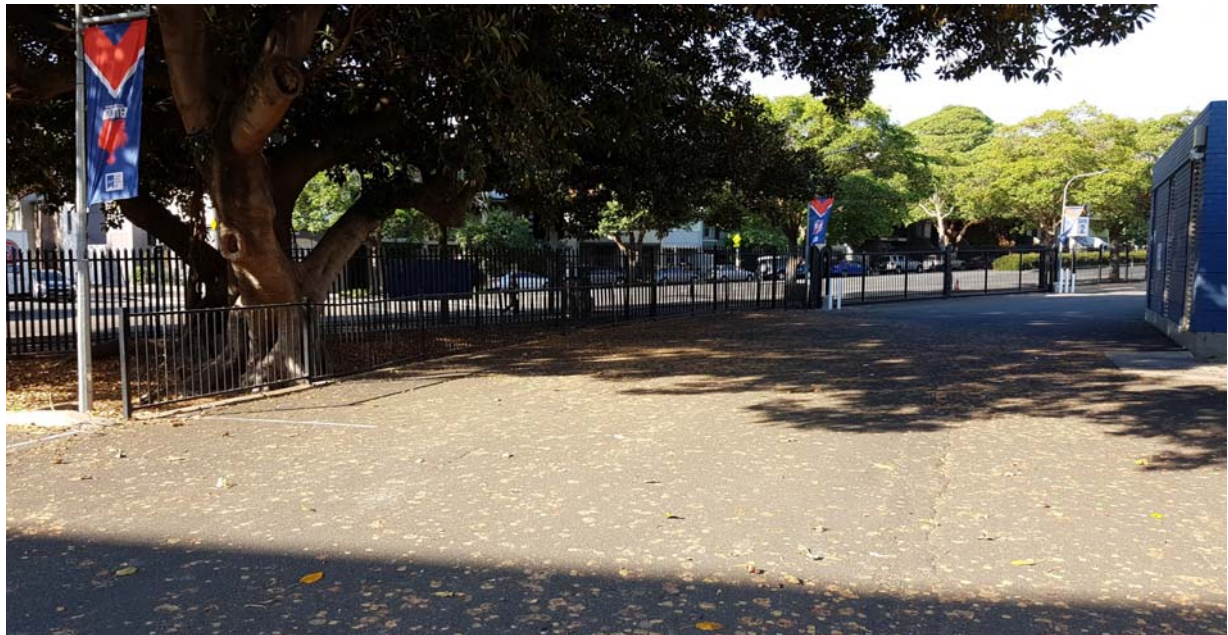


Photo 3 - Northern access road around stadium



Photo 4 - Internal view of stadium

 Douglas Partners <i>Geotechnics Environment Groundwater</i>	Site Photographs	PROJECT: 86276.00
	Sydney Football Stadium	PLATE No: S2
	MOORE PARK	REV: 0
	CLIENT: Infrastructure NSW	DATE: 12-Apr-18



Photo 5 - South-eastern access road around stadium

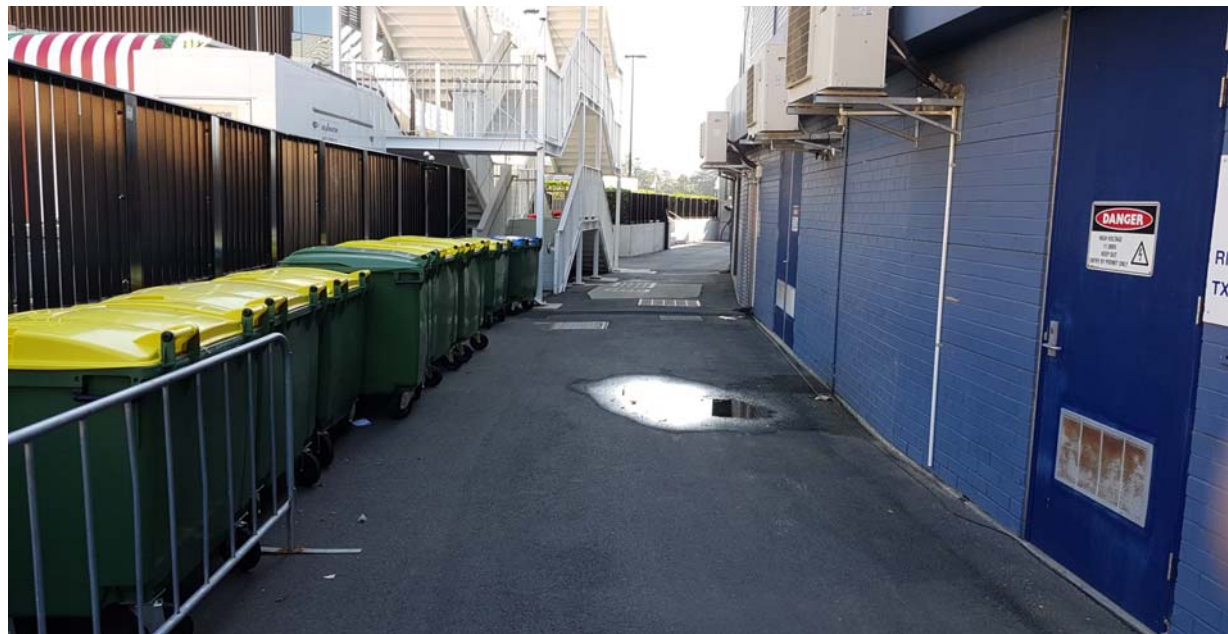


Photo 6- Rubbish facilities at southern end of stadium



Photo 7 - Location of USTs on eastern boundary



Photo 8 - Fuel bowzers near eastern boundary



Site Photographs
Sydney Football Stadium
MOORE PARK

CLIENT: Infrastructure NSW

PROJECT: 86276.00

PLATE No: S4

REV: 0

DATE: 12-Apr-18



Photo 9 - Chemical storage below stadium



Photo 10 - Chemical storage room for pool to south-west of stadium

	Site Photographs		PROJECT: 86276.00
	Sydney Football Stadium		PLATE No: S5
	MOORE PARK		REV: 0
	CLIENT: Infrastructure NSW		DATE: 12-Apr-18