

Phase 1 Environmental Site Assessment

100 Woodville Road Granville NSW

Prepared for:

Addison Boykin
 Mecone
 Level 2, 3 Horwood Place Parramatta NSW 2150

Prepared by:

SNC-Lavalin Australia Pty Ltd
 Level 17, 55 Clarence Street
 Sydney NSW 2000
 Telephone: (02) 9262 6011
 Fax: (02) 9262 6077

Contact details:

Andrew Botfield
 Principal Geoscientist
 Mobile: 0407 390 585
 Email: andrew.botfield@snclavalin.com

Document control log

Rev	Date	Comments	Prepared by	Reviewed by	Approved by
00	17 August 2018	For client review	ML	AB	AB
01	22 August 2018	Final	ML	AB	AB

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EXECUTIVE SUMMARY

SNC-Lavalin was engaged by Missionary Sisters of Mary Queen of the World Australia (MSMQ) to undertake a Phase 1 Environmental Site Assessment (Phase 1 ESA) for 100 Woodville Road, Granville, NSW.

The subject site is currently occupied by a convent and three detached dwelling houses used as a residences for the nuns of the church. The site is comprised the following seven lots.

The subject site is currently zoned 'R2 Low Density Residential' under the Parramatta Local Environmental Plan (LEP) 2011. MSMQ have proposed to rezone the subject site to 'R3 Medium Density Residential'. A comparison of the permitted land use activities (requiring Consent) for the three zoning classifications are shown in the table below.

Zoning	Permitted Land Use Activities (requiring Council consent)
R2 – Low Density Residential (current)	Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Hostels; Neighbourhood shops; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Seniors housing; Water recycling facilities
R3 – Medium Density Residential (Proposed)	Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Home-based child care; Home businesses; Hostels; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities

Under Clause 6 of State Environmental Planning Policy No 55 (SEPP 55) Council's consent to rezoning requires the applicant to prepare and submit a site contamination report. It is understood that a site contamination report has not yet been prepared for the subject site and thus this Phase 1 ESA report is intended to inform the rezoning application process. The contents of this report are in compliance with the Contaminated Land Management (CLM) Act 1997.

This Phase 1 ESA had the following objectives:

- > To identify past or current activities that may have contaminated the subject site;
- > To identify Areas of Concern (AOC) and Contaminants of Potential Concern (COPC) that maybe associated with past or current activities; and

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- > To provide a determination of whether the subject site is suitable for rezoning to R3 – Medium Density Residential is in accordance with Clause 6 of SEPP 55.

The scope of work comprised the following:

- > Desktop review of the subject site and immediately surrounding areas as far as land use/s, history and environmental setting;
- > Undertake a site inspection to document current site condition and potentially contaminating activities of the subject site and immediately surrounding areas as well as confirm the nature of topography, surface soils and drainage in the area; and
- > Prepare a Phase 1 ESA report in accordance with the content requirements of the CLM Act and its associated guidelines, with note to the Guidelines for Consultants Reporting on Contaminated Sites (NSW OEH 2011).

Based upon subject site inspection and historical review, the following past or current activities may have contaminated the subject site comprise:

- > Use of bonded asbestos boarding upon structures across the subject site. All bonded asbestos boarding on structures appeared to be well maintained (i.e. painted with no friable asbestos present and no fragments observed on surfaces immediate to the base of structures);
- > Historical presence of a sewer main that runs in a north-south direction through the middle of the subject site. No readily observable signs of gross sewerage leakage from the sewer main (e.g. down slope pooling of sewage water and associated odours);
- > Domestic vegetable garden areas and associated use of fertilisers, pesticides and herbicides. These vegetable garden areas are non-commercial and according to long term residents of the convent there has not been any use of organochlorine or organophosphate based pesticides or glyphosate based herbicides for at least the last forty years.
- > Storage of small volumes of fuels, cleaners and lubricants stored within sheds. Chemical storage limited to small volumes of fuels, cleaners and lubricants (i.e. typical for most suburban houses) and there were no signs of gross spillage or poorly kept storage.

Additionally it should be noted that there were no sites within a 500 metre radius of the subject site that were identified as a significant potential source of contamination to the subject site.

The current land use/s of the subject site do not represent a potential significant risk of harm to either human health or surrounding sensitive ecological receptors within a 500 metre radius (which there are NIL) in relation to site contamination issues.

Change of zoning from R2 Low Density Residential to R3 Medium Density does not change the risk profile associated with the site, in terms of site contamination issues:

- > The subject site is currently zoned R2 Low Density Residential and current land use/s have been evaluated as not representing a potential significant risk of harm to either human health or surrounding sensitive ecological receptors within a 500 metre radius (which there are NIL)

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- > The permitted land uses of the proposed rezoning options are overall less sensitive in a contaminated land context (i.e. less opportunity for accessible soils and vegetable gardens as a result of increased medium density housing)
- > All newly proposed land uses and or developments must be approved by Council as part of the planning approval process under the EP&A Regulations 2000.

On that basis the subject site is suitable for the proposed rezone of R3 Medium Density Residential in accordance with Clause 6 of SEPP 55.

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1 INTRODUCTION

1.1 BACKGROUND

1.1.1 Site Identification

SNC-Lavalin was engaged by Missionary Sisters of Mary Queen of the World (MSMQW) to undertake a Phase 1 Environmental Site Assessment (Phase 1 ESA) for 100 Woodville Road, which actually comprises the following 7 residential lots bounded by Woodville Road, William Street and Grimwood Street, Granville, NSW (refer to Figure 1 for subject site location):

- > Lot D DP 150974;
- > Lot 8 DP 521888;
- > Lot 1 DP 781277;
- > Lot 1 DP 780942;
- > Lot 1000 and 1001 DP 1093851; and
- > Lot 6 DP 975141.

The subject site has a total area of approximately 2,973 square metres with the fore mentioned three street frontages. The subject site currently has residential land use that comprises a convent and three detached houses and associated vegetable gardens, landscaped garden and lawn areas and storage sheds.

This Phase 1 ESA is intended to inform a proposal for rezoning of the subject site which is being undertaken by Mecone of behalf of MSMQW (refer to Section 1.1.2).

1.1.2 Planning Context

The subject site is currently zoned 'R2 Low Density Residential' under the Parramatta Local Environmental Plan (LEP) 2011. Mecone have proposed to rezone the subject site to 'R3 Medium Density Residential'.

The following key aspects should be noted in terms of comparison between current and intended land uses associated with the proposed rezoning options (refer to Table 1):

- > Negligible difference in terms of the nature of permitted land use activities;
- > Negligible difference in terms of the nature
- > of the permitted structures / facilities; and
- > The permitted land uses of the proposed rezoning options are overall less sensitive in a contaminated land context (i.e. less opportunity for accessible soils and vegetable gardens as a result of increased medium density housing).

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Table 1: Zoning Land Use Objectives and Permitted Land Uses (Parramatta LEP 2011)

Zoning	Permitted Land Use Activities (requiring Council consent)
R2 – Low Density Residential (current)	Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Hostels; Neighbourhood shops; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Roads; Seniors housing; Water recycling facilities
R3 – Medium Density Residential (Proposed)	Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Home-based child care; Home businesses; Hostels; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities

1.1.3 Regulatory Requirements

Under State Environmental Planning Policy No 55 (SEPP 55), Council's consent to rezoning (Clause 6) requires the applicant to prepare and submit a site contamination report.

It is understood that a site contamination report has not yet been prepared for the subject site and thus this Phase 1 ESA report is intended to inform the rezoning application process. The contents of this report are in compliance with the Contaminated Land Management (CLM) Act 1997.

1.2 OBJECTIVES

This Phase 1 ESA had the following objectives:

- > To identify past or current activities that may have contaminated the subject site;
- > To identify Areas of Concern (AOC) and Contaminants of Potential Concern (COPC) that maybe associated with past or current activities; and
- > To provide a determination of whether the subject site is suitable for rezoning to R3 – Medium Density Residential is in accordance with Clause 6 of SEPP 55.

1.3 SCOPE OF WORK

The scope of work comprised the following:

- > Desktop review of subject site and immediately surrounding areas as far as land use/s, history and environmental setting;

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- > Undertake a site inspection to document current site condition and potentially contaminating activities of the subject site and immediately surrounding areas as well as confirm the nature of topography, surface soils and drainage in the area; and
- > Provide a determination of whether the subject site is suitable for the proposed rezoning options;
- > Prepare a Phase 1 ESA report in accordance with the content requirements of the CLM Act and its associated guidelines, with note to the Guidelines for Consultants Reporting on Contaminated Sites (NSW OEH 2011).

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2 SURROUNDING LAND USES AND ZONING

The surrounding land uses and zoning under the LEP currently comprise the following (refer to Figure 3 and 4) zoning information was obtained from Parramatta 2011, Holroyd 2013 and Google Earth:

- > To the North: predominately residential housing, zoned generally as R2 – Low Density Residential. There are two (2) major roads (Parramatta Road and Western Highway (M4)) located further north of the subject site (approximately 500m away). There are a few light commercial retail businesses scattered alongside the corridor of the major roads. These businesses are zoned under B6 zone – Enterprise Corridor, which includes a service station and a car wash, both of these are situated down slope approximately 400 metres from the subject site.
- > To the East: predominately residential housing, zoned generally as R2 - Low Density Residential or R3 – Medium Density Residential. There are several education establishments located approximately 300 metres to the east of the subject site. These establishments are Granville Public School (zoned as R2 – Low Density Residential), TAFE Granville and Granville Multicultural Community Centre (both are zoned as SP2 – Educational Establishment).
- > To the South: predominately residential housing, zoned generally as R2 - Low Density Residential or R3 – Medium Density Residential. A petrol station and a few small retail stores are situated down slope approximately 500 metres south of the subject site.
- > To the West: predominately residential housing, zoned generally as R2 - Low Density Residential or R3 – Medium Density Residential. There are two (2) educational establishments immediately west of the subject site and zoned SP1 Special Activities (Educational Establishment/Place of Public Worship), these are Holy Trinity Primary School and Delany College.

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3 SITE HISTORY

The site history summary provided in the following sections is based upon the following:

- > Historical information available on the public record (Research Services 2015).
- > Historical land title review (refer to summary in Table 2 and copies of historical title and land transfers in Attachment 2); and
- > Historical aerial photo review (refer to Table 3 and copies of historical aerial photos in Attachment 3).

3.1 LOCAL SITE HISTORY

In 1806 approximately 1125 acres of land in the Granville region was owned by Garnham Blaxcell, one of the first European colonists. Most of the area was covered with a density timbered forest consisting of predominately of Iron-bark, Black butt, Stringy-back and other Eucalyptus trees (Research Services 2015). These resources were logged up until around the 1870s, where supply was beginning to diminish. During which, the landscape and township of Granville began to slowly change from a dense timbered forest to sparsely scattered farm land (Granville Historical Society Inc. 2009).

Granville's township began to flourish in the 1850s as a result of the construction of Sydney's first rail line that terminated at Granville, originally named 'Parramatta Junction' (Research Centre 2015). The sourcing and processing of the wood required for the construction of the rail line was one of the main issue. As a result, William Randle, who was contracted for the construction of the rail line, decided to build and run his own sawmill on the banks of Duck Creek and set up a workers camp near current existing 'Woodville Road'. The saw-mill continued its operation up until the 1870s where the exhaustion of timber supply has led to the end of its trade (Research Centre 2015).

Soon after one of the big rolling stock manufacturing and processing company named Hudson Brothers relocated to Granville in 1883 bringing along their employees and engineers from Scotland to work in their factory (Granville Historical Society Inc. 2009). Granville was the centre of the industry and was even unofficially named 'Little Glasgow' due to the large number of Scottish immigrants who came to work in the factories. It should be noted that these factory areas were located approximately 1.5 kilometres south - east and down slope from the subject site (Clyde Engineering 2018).

This subsequently saw the beginning of subdivision of land around the area, as shown in several historical land sale advertisement poster dating between 1881 and 1885 (refer to Figure 5, 6 and 7). During which there were construction of schools, churches and local government.

Much of Granville's growth and development has steadily increased since the 1900s until present. Granville has slowly shifted from an industrial area to small local businesses and welfare services. Granville has always been a high transient area for immigrants from all over the world. In the early 1900s, Granville housed some of the early migrants from China who had open market gardens at South Granville (Granville Historical Society Inc. 2009). It should be noted that these market garden areas were located well beyond the 500 metre radius of the subject site.

The 1940s saw an influx of Lebanese immigrants who open fruits stores and haberdashery (Granville Historical Society Inc. 2009) in the main street of Granville.

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3.2 SUBJECT SITE HISTORY

The land that the subject site is situated was purchased by Garnham Blaxcell in 1806. From this time until the late 1870s, the land was being logged for its timber resources. After which the land was mostly used as farm land for grazing horses and cattle.

Sometime between 1870s and 1930, the land was developed into a residential land use area with structures and dwellings. In terms of land ownership it appears that the larger housing structure on the corner of Woodville Road and William Street has used as a convent from this period until the current day and the remainder of the residential dwellings on the subject site have been used for residential occupation by the convent nuns since they were purchased by MSMQW in the 1980's (specifically Lot 1/ DP781277; Lot 1/ DP 780942; and Lot 1000/ DP 1093851).

The following aspects are evident from the 1930's until the current day in relation to land uses surrounding the site:

- > To the north:
 - In the 1930s the area was either open space land or residential buildings of low density structures;
 - It is clear that between the 1930s and 1950s, there has been a surge in residential buildings as most of the open space land is no longer visible (refer to Historical Aerial Photographs – 1955). Up until the present day, most of the northern area has remained the same.
 - Current – predominately residential building and a primary school located on Grimwood Street.
- > To the east:
 - In the 1930s, the area was predominately residential buildings of low density structure. The open space appears to be Educational Establishment - TAFE Granville mentioned in Section 2 since it preoccupies the same space.
 - By the 1950s, the open space has been reduced due to the development of neighbouring residential buildings. Up till the present day, most of the eastern area has remained the same.
 - Current – predominately residential buildings with two educational establishments, Granville Public School and TAFE Granville, located on William Street.
- > To the south:
 - In the 1930s the area was either open space land or residential buildings of low density structures;
 - Between the 1930s and 1950s, there was a significant increase in the number of residential buildings as most of the open space land is no longer visible (refer to Historical Aerial Photographs – 1955). Up till the present day, most of the northern area has remained the same.
 - Current – predominately residential building.
- > To the west:
 - In the 1930's, the area comprised a few residential buildings. A large open space existed between these structures and stretched west as far as the railway line. Across the railway line, there appears to be an excavated pit which was used for the manufacturing of bricks

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and tiles. However, it should be noted the excavated pit is well beyond a 500m radius of the subject site:

- Between the 1930s and 1950s, the large open space to the east of the railway line has been replaced residential development and has remain the same up till the present day. The excavated pit is still present.
- Current - predominately residential building. The excavated pit has been rehabilitated to a local park space.

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Table 2: Historical Land Title Review

NSW Land Title Reference	Site Owner/s	Date of Transfer
Lot 8/ DP521888		
Vol4366 Fol193	Eva Liddell of Tennyson	09/01/1930
Lot 1/ DP781277		
Vol10615 Fol49	Joy Furniss of Carlingford	05/12/1977
BK3742 No013	The Missionary Sisters of the Blessed Virgin Mary Queen of the World	08/07/1988
Lot 1/ DP 780942		
BK3738 No292	Jenny Agnes Graves	-
BK3738 No292	The Missionary Sisters of the Blessed Virgin Mary Queen of the World	03/06/1988
Lot 1000/ DP 1093851		
BK3526 No026	Trustees of the Sisters of Saint Joseph	-
BK3526 No026	Trustees of the Missionary Sisters of the Blessed Virgin Mary, Queen of the World	02/05/1982
Lot 1001/ DP 150974		
BK2637 No768	Phyllis Patterson	-
BK2637 No768	Ronald Atkins and Barbara Ann Atkins	10/04/1970

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Table 3: Historical Aerial Photo Review

Year	Key Site Features	Beyond the Site Boundary			
		North	South	East	West
1930	Predominately residential buildings of low density structure.	Predominately residential buildings of low density structure.	Predominately residential buildings of low density structure.	Predominately residential buildings of low density structure. It appears that Granville TAFE is already present since it preoccupies the same space. (Confirmed as TAFE has been established since 1886).	A few residential buildings of low density. A large open space exist after the buildings stretching west till the railway lines (beyond 500 metres from the subject site)
1955	An increase in the development of residential buildings. Buildings seems to generally be low density structure	Increase development of residential buildings and it appears that a school has been established.	Increase development of residential buildings.	The open space has been reduced due to the development of neighboring residential buildings.	The large open space to the east of the railway line has been replaced residential development (beyond 500 metres from the subject site)
1975	Predominately residential buildings of low density structure.	Same as previous	Same as previous	Same as previous	Same as previous

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Table 3 (continued): Historical Aerial Photo Review

Year	Key Site Features	Beyond the Site Boundary			
		North	South	East	West
1994	Predominately residential buildings of low density structure.	Same as previous	Same as previous	Same as previous	Same as previous
2005	Predominately residential buildings of low density structure.	Same as previous	Same as previous	Same as previous	Same as previous

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3.3 REGULATORY BODY RECORDS SEARCH

3.3.1 NSW Environmental Protection Authority (EPA)

A search of the NSW EPA contaminated land public register of record of notices [maintained under Section 58 of the Contaminated Land Management Act 1997 (CLM Act)] was undertaken on 20 July 2018. Search results are provided in Attachment 4. These results infer the following in relation to the subject site and surrounding areas of the suburb of Granville:

- > There is currently one (1) Notice for Maintaining Remediation issued on 21 Aug 2000 for a Commercial Property operated by Granville Estate Pty Limited. EPA has issued remediation requirements which includes groundwater monitoring, maintenance of containment cell and engagement of a site auditor. It should be noted that the site is located approximately 1.5 kilometre south east down gradient to the subject site, which is well beyond the 500metre radius.
- > There are two (2) Agreed Voluntary Remediation Proposals been issued to Granville Estate Pty Limited under the CLM Act. These have been remedied and closed out;
- > No Approved voluntary management proposals under the CLM Act that have not been fully carried out and where the approval of the EPA has not been revoked; and
- > Four (4) Actions taken by EPA under Section 35 of the Environmentally Hazardous Chemicals Act 1985 (EHC Act) for Shore Petroleum Pty Ltd and Georges Tyre Services between the period of 1992 to 1993. It should be noted that this site is located approximately 850 m to the east down gradient to the subject site.
 - o Shore Petroleum Pty Ltd has been issued with a notice under Section 38 of the EHC Act to not carry out any excavation, opening or disturbance of the soil since the soil on the premise has been deemed to contain contaminated chemical waste, namely asbestos and hydrocarbon waste.
 - o Georges Tyre Services has been issued with a notice under Section 38 of the EHC Act to fully determine the extent of the contamination on the premise by carrying out further excavations as the soil on the premise has been deemed to contain contaminated chemical waste, namely asbestos and hydrocarbon waste.

A search of the NSW EPA public register of licence, applications and notices [maintained under Section 308 of the Protection of the Environment Operations Act 1997 (POEO Act)] was undertaken on 20 July 2018. Search results are provided in Attachment 5. These results infer the following in relation to the subject site and surrounding areas of the suburb of Granville (It should be noted that these sites are located well beyond the 500 metre radius to the subject site):

- > A total of ten (10) Environmental Protection Licence (EPL) has been issued. Nine (9) of which has been either surrendered or no longer in force.
- > The only facility that currently holds an EPL is a helicopter tourism service operated by Sydney Helicopters. The EPL is held under Heliport Developers Pty Limited. The helicopter service is located on 25 Wentworth St, Granville NSW which is approximately 2.2km north east of the subject site, which is well beyond the 500metre radius.
- > No penalty notices issued by the EPA; and
- > No convictions or prosecutions under the POEO Act.

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A search of the NSW EPA public register of contaminated sites notified to NSW EPA under Section 60 of the CLM Act was undertaken on 20 July 2018. Search results are provided in Attachment 6. These results infer that there are several contaminated land sites currently known to the NSW EPA in the surrounding areas of the suburb of Granville (it should be noted that all contaminated sites are well beyond a 500m radius of the subject site):

- > There are seven (7) contaminated sites within the surrounding area of Granville. These includes three (3) service stations, two (2) property development sites with contamination activity type listed as 'Other Industry' and two (2) unclassified contamination activities. One of which has been identified as 'Old Granville Depot' which seems to have been transformed into a residential housing lot (Google Earth 2017). And the other being A'Becketts Creek which is currently undergoing assessment.

3.3.2 NSW Office of Environment and Heritage (OEH)

A search of the NSW OEH public register of State Heritage Inventory items was undertaken on 20 July 2018. The register contains items listed by the Heritage Council under the NSW Heritage Act 1977 and items listed by local councils and shires, and state government agencies. The search results are provided in Attachment 7 and the result infer are as follow:

- > There are no Aboriginal Places listed under the National Place and Wildlife Act;
- > No items listed under the NSW Heritage Act; and
- > There are no heritage items within a 500 metre radius of the subject site.

3.3.3 Section 149 (2) Planning Certificate

Section 10.7(2&5) Planning Certificate under the Environmental Planning and Assessment Act 1979 (EP&A Act) were obtained for the Lots listed in Section 1.1.1. The Planning Certificate was obtained from Cumberland Council on 31 July 2018. A copy is provided in Attachment 8. The following key aspects are inferred in relation to the subject site:

- > All Lots are current zoned as Zone R2 Low Density Residential (refer to Table 1 of Section 1.1.2 for activities permitted with consent);
- > The land has not been proclaimed to be a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act 1961;
- > There are no Council Hazard Risk Policies that restrict development of the subject site;
- > The land is considered by Council to be above the 1 in 100 year mainstream flood level;
- > The land is not affect by the Rural Housing Code;
- > The subject site is not identified as bush fire probe, biodiversity certified, a biodiversity stewardship site or a native vegetation clearing set aside;
- > The subject site is not located in a heritage conservation area nor is there any items of environmental heritage situated on the land;
- > The land is not affected by Land Reservation Acquisition in *Parramatta LEP 2011*;and

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- > The subject site has no known matters arising under the CLM Act as per Section 59(2) of the CLM Act.

3.4 PREVIOUS SITE CONTAMINATION INVESTIGATION REPORTS

There are no known contamination site investigation report/s associated with the subject site.

3.5 WASTE SERVICE INFRASTRUCTURE

The only known waste service infrastructure are sewage mains (refer to Attachment 9 for the sewer service plan). The sewage mains comprise of:

- > A single line, approximately 0.2m in diameter made from vitrified clay that traverses in an approximate north-south direction through middle of the subject site with connective pipes leading into the lots from either the eastern or western boundary.
- > There is a maintenance hole with upstream depth of 1.7m to invert and a vent shaft EDUCT located near the northern boundary of Lot 1000 DP 1093851.

3.6 WORK COVER DANGEROUS GOODS SEARCH

There are no aspects of site history that suggested bulk storage of chemicals or fuel at the site (e.g. underground fuel storage tanks) has ever occurred. On that basis a site search for Schedule 11 hazardous chemicals was not undertaken with SafeWork NSW.

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4 ENVIRONMENTAL SETTING

4.1 TOPOGRAPHY AND DRAINAGE

The following summary is based upon the site inspection and review of elevation data and contour map information (Google Earth 2017; and NSW Globe 2013). A topographic map of the area surrounding the subject site is provided in Figure 8.

The subject site is situated approximately 200 meters north of the crest of a hill on Woodville Road at elevation 27 meters. The subject site slopes both north at a gradient of 1 in 50 and west at a slope of 1 in 100. There does not appear to be a significant fill horizon across any of the site and thus topography generally reflects natural contours. Subject site drainage is generally in a north-western direction.

4.2 GEOLOGY AND SOILS

4.2.1 Geology

The site comprises Quaternary sands, silt and clay that overlie the Triassic Ashfield Shale unit. (GSNSW. 1983).

4.2.2 Soils

Soil mapping information (Chapman and Murphy 1989) suggests that any natural soils present are either Residual Blacktown Soils or Alluvial Birrong Soils. A description of the physical and chemical characteristics of these soil types is provided below described:

Residual Blacktown Soils

- > Friable brownish-black loam: friable brownish-black loam to clay loam with moderately pedal sub-angular blocky structure and rough-faced porous ped fabric. This material occurs as topsoil (A1 horizon). Colour is commonly brownish-black but can range from dark reddish-brown to dark yellowish-brown. The pH ranges from slightly acid (pH 5.5) to neutral (pH 7.0). Rounded iron indurated fine gravel-sized shale fragments and charcoal fragments are sometimes present. Roots are common
- > Hardsetting brown clay loam: a hardsetting brown clay loam to silty clay loam with a pedal massive to weakly pedal structure and slowly porous earthy fabric. Colour is commonly dark brown, but can range from dark reddish-brown to dark brown. The pH ranges from moderately acid (pH 5.0) to slightly acid (pH 6.5). Platy ironstone gravel-sized shale fragments are common. Charcoal fragments and roots are rarely present.
- > Strongly pedal, mottled brown light clay: a brown light to medium clay with strongly pedal polyhedral or sub angular-blocky structure and smooth-faced dense ped fabric. Colour is usually brown, but may range from reddish-brown to brown. Red, yellow or grey mottles are commonly present and often become more numerous with depth. The pH ranges from strongly acid (pH 4.5) to slightly acid (pH 6.5). Fine to coarse gravel-sized shale fragments are common and widespread and often occur in stratified bands. Both roots and charcoal fragments are rare.

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- > Light grey plastic mottled clay: plastic light grey silty clay to heavy clay with moderately pedal polyhedral to sub-angular blocky structure and smooth-faced dense ped fabric. Colour is usually light grey or, less commonly, greyish yellow. Red, yellow or grey mottles are common. The pH ranges from strongly acid (pH 4.0) to moderately acid (pH 5.5). Strongly weathered ironstone concretions and rock fragments are common. Gravel-sized shale fragments and roots are occasionally present. Charcoal fragments are rare.

Alluvial Soil of Birrong

- > Dark brown pedal silty clay loam: a dark brown silt loam or silty clay loam with moderately pedal structure and rough ped fabric. Texture can range from loam to silty clay loam with fine sand and silt often being present. Colour is commonly dark brown, brown or brownish black. The pH is usually slightly acid (pH 6.0). Roots are common to abundant, but stones and charcoal fragments are absent
- > Bleached hardsetting clay loam: a bleached, clay loam to fine sandy clay loam with weakly pedal to a pedal massive structure that is hardsetting when dry. Colour ranges from dull yellowish-brown to greyish yellow-brown when moist to bleached, light grey when dry. The pH varies from moderately acid (pH5.5) to slightly acid (pH6.5). A few small rounded, ironstone nodules are present. There are few roots and charcoal fragments are absent.
- > Orange mottled silty clay: an orange mottled fine sandy clay loam to silty clay with moderately pedal structure and smooth-faced dense ped fabric. Colour is orange with dark orange mottles. This material is hard and brittle when dry and very sticky when wet. The pH varies from moderately acid (pH 5.5) to slightly acid (pH 6.5). Stones, roots and charcoal fragments are absent.
- > Brown mottled clay: is commonly brown, mottled medium clay with strongly pedal structure and dense, rough-faced ped fabric Texture can range from light to heavy clay. Colour varies from brown to greyish brown. Orange, red or grey mottles are often present. The pH varies from strongly acid (pH 4.5) to slightly acid (pH 5.5). Stones, charcoal and roots are rare
- > Light grey mottled saline clay: a light grey, mottled, light medium clay to heavy clay with moderately to strongly pedal structure and dense smooth ped fabric. It is saline and occurs as deep subsoil (C or D horizon) overlying bedrock. Colour is predominantly light grey and ranges from bright yellowish-brown to light grey. Prominent dark red mottles are common. These occupy up to 40% of the material and form reticulated patterns. The red mottles often contain iron concretions that harden on exposure. The pH ranges from strongly acid (pH 4.5) to slightly acid (pH 6.0). Stones and roots are usually absent.

4.2.3 Occurrence of Acid Sulfate Soils

There is a low probably of occurrence of acid sulfate soils in the immediate vicinity of the subject site based upon the following lines of evidence:

- > Acid sulfate soil (ASS) mapping information (Parramatta LEP 2011) suggests the subject site is located within a Class 5 land area and is approximately 700m west of a Class 4 land area (refer to Figure 9); and
- > The Class 4 ASS land area is generally surrounds the subject site in the northern, eastern and southern regions. While a Class 1 ASS land area is approximately 2km north of the subject site.

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4.3 HYDRO-GEOLOGY AND BENEFICIAL GROUNDWATER USE

During the site inspection, it was noted that the subject site sites relatively close to the crest of the slope. This infers the soil situated at the subject site would most likely be residual soil with low hydro-conductivity and the underlain bedrock would be relatively close to the surface. Based upon the subject's site topography, geology and possibly soil types. There is likely to be a perched aquifer overlain the Ashfield Shale unit that flows in a south easterly direction and has relatively low hydraulically conductivity as a result of the clay rich residual soils.

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5 SITE INSPECTION

A site inspection was undertaken by Andrew Botfield and Martin Lee on 1 August 2018. The purpose was to confirm site history and environmental setting information with note to areas that may be suggestive of current and or former potentially contaminating activities.

In overview the subject site comprises one (1) double-storey convent, three (3) single-storey residential dwellings and several storage sheds, paved areas, grass lawns and gardens, both ornamental and domestic vegetable growing. The dwellings generally comprise a mix of brick, timber and bonded asbestos boarding. Most storage sheds were timber structures with bonded asbestos boarding.

A detailed inventory of site features and associated photographic plates is provided in Table 5. Key aspects that were noted over the course of the site inspection:

- > No readily observable gross contamination upon any site surface;
- > No readily observable chemical staining or odours upon any site surface and or signs of potentially associated vegetation stress;
- > No bulk fuel or waste oil storage or any surface expression of underground or above ground storage tanks;
- > No readily observable signs of gross sewerage leakage from the sewer main located at Lot1000 DP1093851 (e.g. down slope pooling of sewage water and associated odours);
- > Chemical storage limited to small volumes of fuels, cleaners and lubricants (i.e. typical for most suburban houses) and there were no signs of gross spillage or poorly kept storage;
- > All bonded asbestos boarding on structures appeared to be well maintained (i.e. painted with no friable asbestos present and no fragments observed on surfaces immediate to the base of structures);
- > Vegetable garden areas are non-commercial and according to long term residents of the convent there has not been any use of organochlorine or organophosphate based pesticides or glyphosate based herbicides for at least the last forty years [pers comm. Sister L. J. Pham. Congregational Leader. Missionary Sisters of Mary Queen of the World (MSMQW). 1 August 2018];
- > Surrounding land uses were consistent with what is described in Section 2; and
- > Topography and drainage were consistent with what is described in Section 4.1.

A summary of the site inspection is presented in Table 5. Photographs from the site inspection are presented in Photographic Plate section of the report.

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Table 4: Site Inspection Summary

Sub-lots	Observations
100 Woodville Road, Granville (Lot 1000/1001 DP 1093851)	<p>Double storey convent situated on the eastern boundary of the block is constructed using bonded asbestos material. The material is observed to be in reasonably good condition with no signs of breakage nor fragments of asbestos present on site (Refer to Photographic Plate 5).</p> <p>A cladded shed situated at the rear of the Lot is also constructed using bonded asbestos material (Refer to Photographic Plate 9). No signs of breakage nor fragmentation of asbestos present on site. The roof the shed is made from asbestos and observed to be moderately weathered. Generally, the shed seems to be in reasonable condition (Refer to Photographic Plate 10).</p>
	<p>No signs of any underground storage tanks. No signs of any storage of heating oil. No readily observable signs of chemical stains on site. Small quantities of chemicals such as lubricants, paint, detergent stored in cladded shed with no signs of spillage on shelves or on floor. Generally, the storage is well maintained (Refer to Photographic Plate 14).</p>
	<p>No areas of the subject site and immediately surrounding areas suggest uncontrolled dumping of hazardous waste.</p>
94 Woodville Road, Granville Lot 1 DP 780942	<p>Single-storey house situated on the eastern boundary of the site (Refer to Photographic Plate 18). The building is mostly constructed using bricks, however there are signs of bonded asbestos boards being used at the rear of the building. The bonded boards seems to be in well condition with no signs of any breakage or fragmentation of the material (Refer to Photographic Plate 20).</p>
	<p>No signs of any underground storage tanks. No signs of any storage of heating oil. No readily observable signs of chemical stains on site.</p>
	<p>No signs of hazardous material stored inside the site's shed. No areas of the subject site and immediately surrounding areas suggest uncontrolled dumping of hazardous waste.</p>
92 Woodville Road, Granville Lot 1/8 DP 521888 and DP 781277	<p>Single-storey house situated front boundary of the site. The building is mostly constructed using timber boards, however there are signs of bonded asbestos boards being used in the rear of the building. The bonded boards seems to be in well condition with no signs of any breakage or fragmentation of the material (Refer to Photographic Plate 21).</p>

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Sub-lots	Observations
	No signs of any underground storage tanks. No signs of any storage of heating oil. No readily observable signs of chemical stains on site.
	No signs of hazardous material stored inside the site's shed. No areas of the subject site and immediately surrounding areas suggest uncontrolled dumping of hazardous waste.
63 Grimwood Street, Granville Lot D DP 150974	The whole lot consisted of a garden, mainly for growing vegetables for consumption along with a few decorative plants (Refer to Photographic Plate 26).
	Several painted fencing structure were observed on site (Refer to Photographic Plate 28). The fences appears to be newly coated with paint. No paint flakes or fragmentation present on the grounds of the site. The fences seem to be reasonably well maintained.
	No signs of hazardous material stored inside the site's shed. No areas of the subject site and immediately surrounding areas suggest uncontrolled dumping of hazardous waste.
65 Grimwood Street, Granville Lot 6 DP 975141	A single-storey clad structure existed on the eastern boundary of the site. The structure is made predominately constructed from brick, however, some bonded asbestos boards were observed at the front of the structure. The boards seem to be well maintained with no signs of breakage or fragmentation.
	No signs of any underground storage tanks. No signs of any storage of heating oil. No readily observable signs of chemical stains on site.
	No signs of hazardous material stored on site. No areas of the subject site and immediately surrounding areas suggest uncontrolled dumping of hazardous waste.

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6 CONCEPTUAL SITE MODEL

6.1 PAST OR CURRENT ACTIVITIES THAT MAY HAVE CONTAMINATED THE SUBJECT SITE

The following past or current activities may have contaminated the subject site comprise:

- > Use of bonded asbestos boarding upon structures across the subject site;
- > Historical presence of a sewer main that runs in a north-south direction through the middle of the subject site.
- > Domestic vegetable garden areas and associated use of fertilisers, pesticides and herbicides; and
- > Storage of small volumes of fuels, cleaners and lubricants stored within sheds.

It should be noted that there were no sites within a 500 metre radius of the subject site that were identified as a significant potential source of contamination to the subject site.

6.2 AREAS OF POTENTIAL CONCERNS (AOPC)

Table 6 provides a summary of Areas of Potential Concern (AOPC) for the subject site. It is based upon the fore mentioned activities that may have contaminated the subject site.

Table 5 : Areas of Potential Concerns

Past or Current Activities that have Possibly Contaminated the Site	Areas of Concern (AOC)	Chemicals of Potential Concern (COPC)
Use of bonded asbestos boarding.	Several dwellings and sheds	Bonded asbestos.
Sewer main	Sewer main running through the middle of the subject site in a north-south direction	Ammonia, hydrogen sulphide, heavy metals, bacteria and viruses and various organic compounds associated with trade waste in the local sewage catchment.
Domestic vegetable garden areas	Lot D/DP150974	Various inorganic salts of nitrogen and phosphorus (fertilizers) and various non-residual organic compound pesticides and herbicides (e.g. pyrethrum)
Small volumes of fuels, cleaners and lubricants stored within sheds	Located in shed within Lot1000/DP1093851	Petroleum hydrocarbons, surfactants and various biodegradable inorganic chemicals (e.g. bleach, glass cleaner, detergents, etc).

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6.3 POTENTIAL HUMAN AND ECOLOGICAL RECEPTION PATHWAYS

Table 7 provides a summary of potential human and ecological reception pathways for the subject site.

Table 6: Potential Human & Ecological Reception Pathways

Areas of Concern (AOC)	Chemicals of Potential Concern (COPC)	Human Receptors	Probable Complete Reception Pathways	Sensitive Ecological Receptors within 500 metres (e.g. creek, stream, native habitat area)	Probable Complete Reception Pathways	Comments
Several dwellings and sheds	Asbestos.	Residential occupants of subject site	NIL	NIL	N/A	All bonded asbestos boarding on structures appeared to be well maintained (i.e. painted with no friable asbestos present and no fragments observed on surfaces immediate to the base of structures)
Sewer main	Ammonia, hydrogen sulphide, heavy metals, bacteria and viruses and various organic compounds associated with trade waste in the local sewage catchment.	Residential occupants of subject site	NIL	NIL	N/A	No readily observable signs of gross sewerage leakage from the sewer main located in Lot1000/DP1093851 (e.g. down slope pooling of sewage water and associated odours)
Domestic vegetable garden areas	Various inorganic salts of nitrogen and phosphorus (fertilizers) and various non-residual	Residential occupants of subject site	Dermal contact and ingestion	NIL	N/A	Limited mass loadings of fertilizers, pesticides and herbicides as not a commercial market garden, there has not been any use of organochlorine or organophosphate based

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	organic compound pesticides and herbicides (e.g. pyrethrum)					pesticides or glyphosate based herbicides for at least the last forty years
Small volumes of fuels, cleaners and lubricants stored within sheds	Petroleum hydrocarbons, surfactants and various biodegradable inorganic chemicals (e.g. bleach, glass cleaner, detergents, etc).	Residential occupants of subject site		NIL	N/A	Limited mass loadings of chemicals of concern, all are readily biodegradable and there were no signs of gross spillage or poorly kept storage

6.4 EVALUATION OF SIGNIFICANT INFORMATION GAPS IN THE CONCEPTUAL SITE MODEL

There does not appear to be any significant information gaps in the conceptual site model in relation to site contamination issues.

6.5 PRELIMINARY EVALUATION OF SIGNIFICANT POTENTIAL RISK OF HARM

Results of this Phase 1 ESA do not suggest a potential significant risk of harm to either human health or surrounding sensitive ecological receptors either at the site or within a 500 metre radius (which there are NIL) in relation to site contamination issues.

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7 LAND USE IMPLICATIONS

7.1.1 Current Land Uses

The current land use/s of the subject site do not represent a potential significant risk of harm to either human health or surrounding sensitive ecological receptors within a 500 metre radius (which there are NIL) in relation to site contamination issues.

7.1.2 Change of zoning from R2 Low Density Residential to R3 Medium Density Residential

Change of zoning from R2 Low Density Residential to R3 Medium Density Residential does not change the risk profile associated with the site, in terms of site contamination issues:

- > The subject site is currently zoned R2 Low Density Residential and current land use/s have been evaluated as not representing a potential significant risk of harm to either human health or surrounding sensitive ecological receptors within a 500 metre radius (which there are NIL)
- > The permitted land uses of the proposed rezoning options are overall less sensitive in a contaminated land context (i.e. less opportunity for accessible soils and vegetable gardens as a result of increased medium density housing); and
- > All newly proposed land uses and or developments must be approved by Council as part of the planning approval process under the EP&A Regulations 2000.

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8 CONCLUSIONS AND RECOMMENDATIONS

Change of zoning from R2 Low Density Residential to R3 Medium Density Residential does not change the risk profile associated with the site, in terms of site contamination issues:

- > The subject site is currently zoned R2 Low Density Residential and current land use/s have been evaluated as not representing a potential significant risk of harm to either human health or surrounding sensitive ecological receptors within a 500 metre radius (which there are NIL)
- > The permitted land uses of the proposed rezoning options are overall less sensitive in a contaminated land context (i.e. less opportunity for accessible soils and vegetable gardens as a result of increased medium density housing)
- > All newly proposed land uses and or developments must be approved by Council as part of the planning approval process under the EP&A Regulations 2000.

On that basis the subject site is suitable for the proposed rezone of R3 Medium Density Residential in accordance with Clause 6 of SEPP 55.

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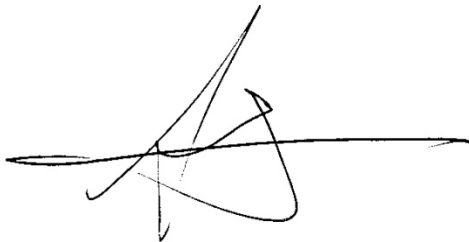
9 CLOSURE

This report presents the findings of a Phase 1 Environmental Site Assessment (Phase 1 ESA) for 100 Woodville Road, Granville NSW.

I trust that this information satisfies your requirements. If you require any further assistance, please do not hesitate to contact me by telephone on 0407 390 585 or by email at andrew.botfield@snclavalin.com.

Yours sincerely

SNC-LAVALIN AUSTRALIA PTY LTD



Andrew Botfield
PhD Environmental Engineering
Principal Geoscientist

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FIGURES

Figure 1: Subject Site Location (excerpt from Google Earth)

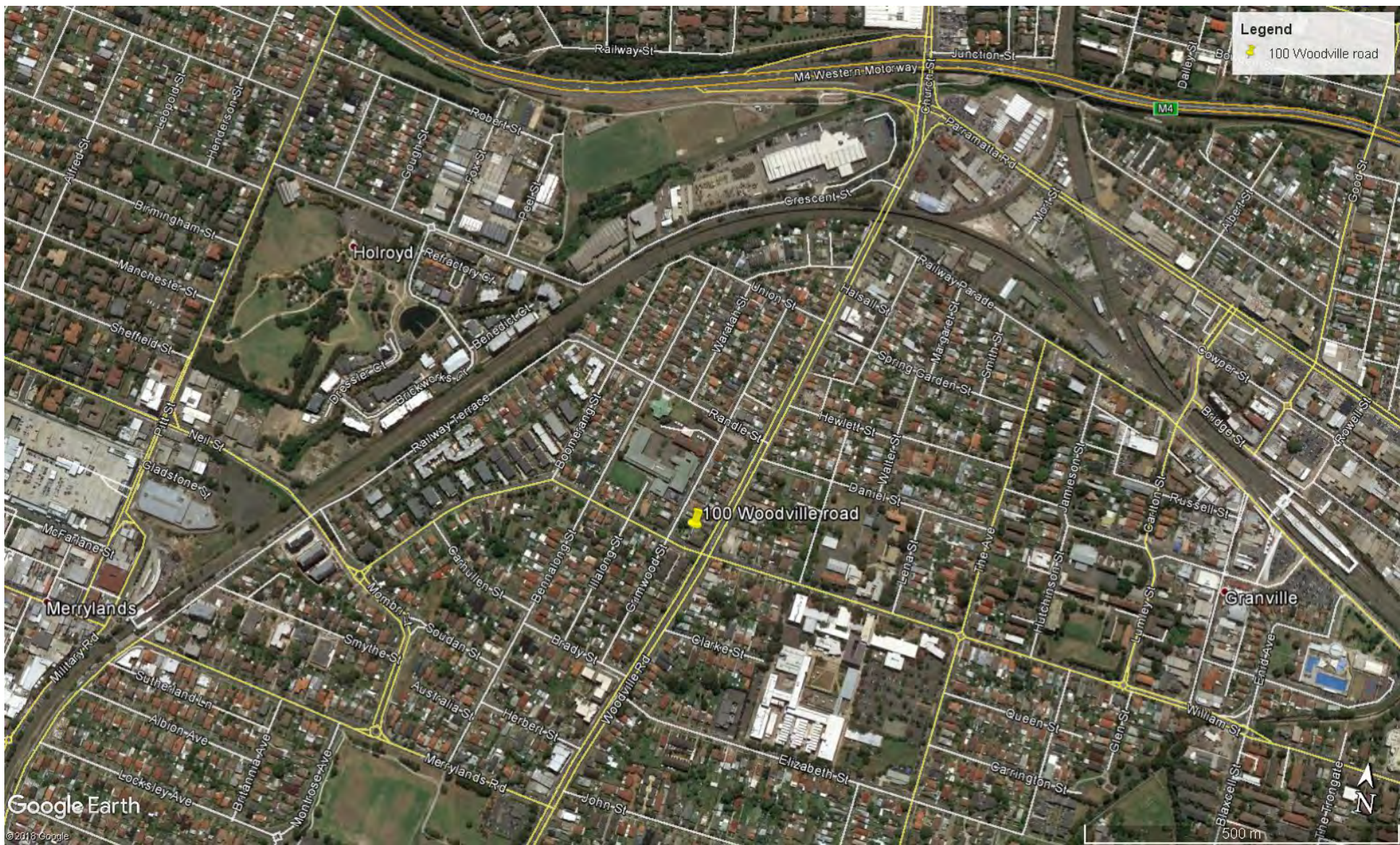




Figure 2: Land Title of Subject Site and Immediate Surrounds (excerpt from Six Maps)



Figure 3: Zoning of Subject Site and Immediate Surrounds (excerpt from Parramatta LEP 2015 – Map10)

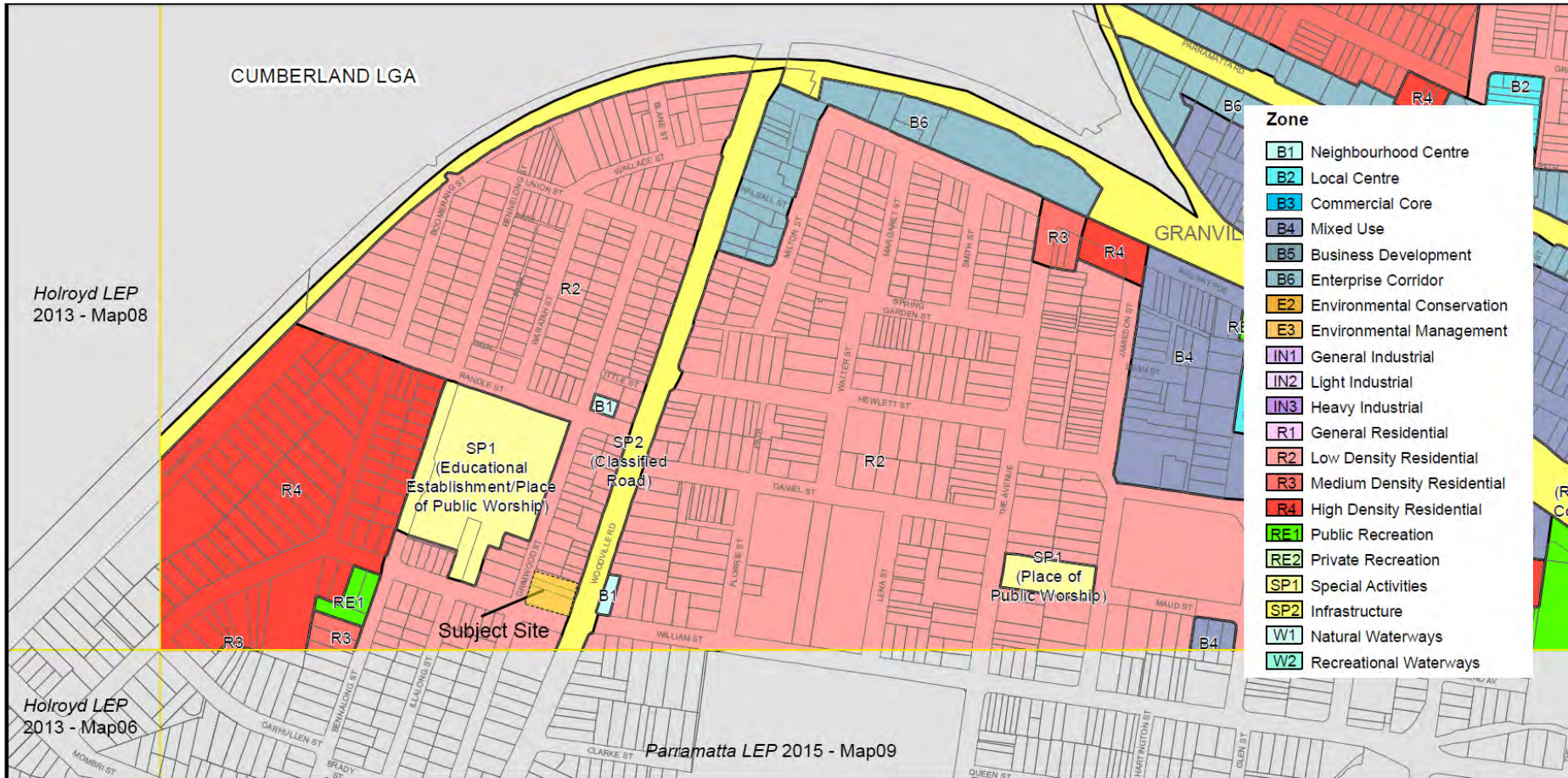




Figure 4: Zoning of Subject Site and Immediate Surrounds (excerpt from *Parramatta LEP 2015 – Map09*)

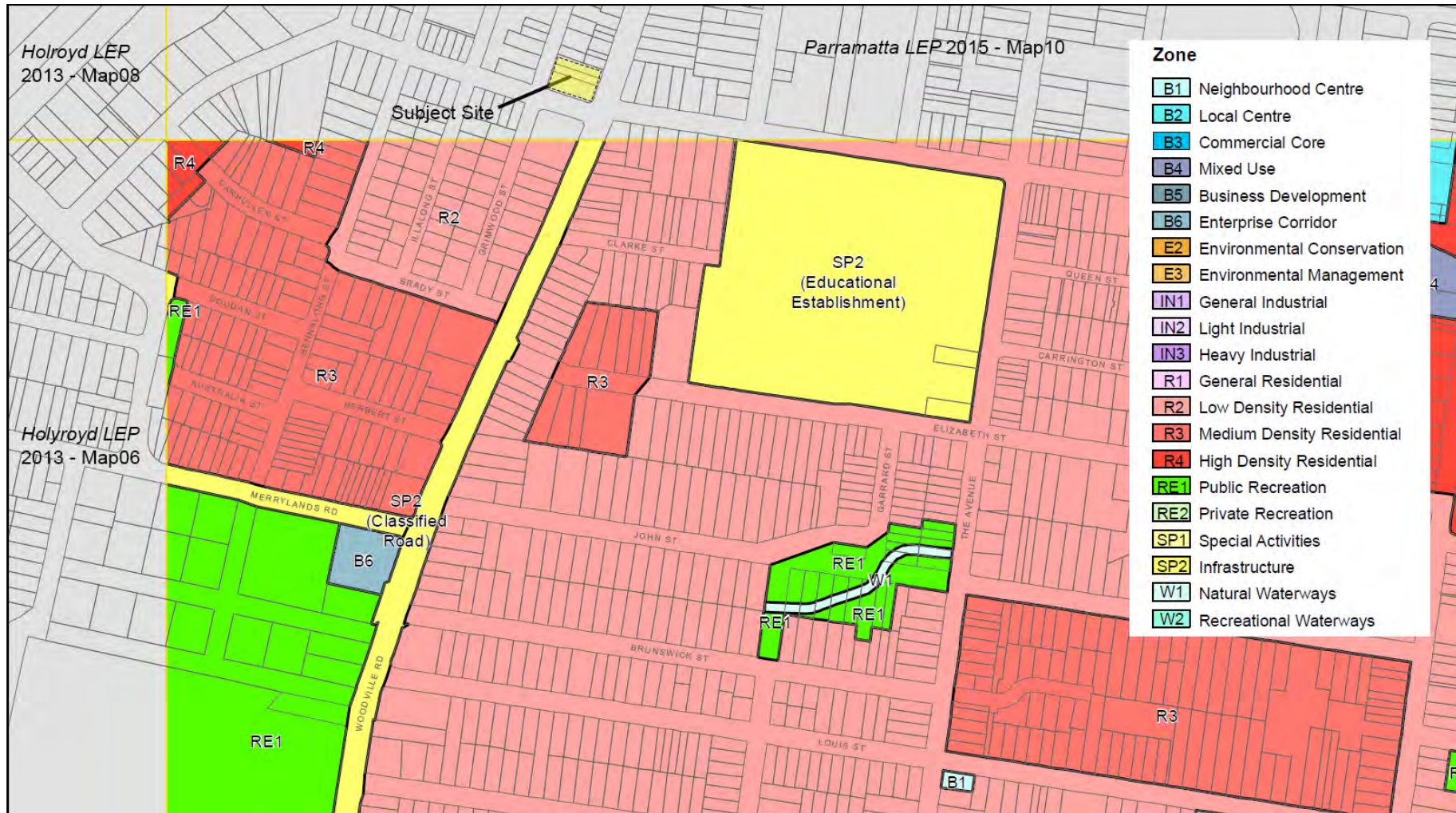



Figure 6: Historical Land Sale Advertisement (1881)

AUBURN-VALE



LOCAL SKETCH

THE WALDRON ESTATE

SEC. 1			SEC. 2			SEC. 3		
1	2	3	4	5	6	7	8	9
10	11	12	13	14	15	16	17	18
SEC. 4			SEC. 6			SEC. 7		
19	20	21	22	23	24	25	26	27
28	29	30	31	32	33	34	35	36
SEC. 5			SEC. 8			SEC. 9		
37	38	39	40	41	42	43	44	45
46	47	48	49	50	51	52	53	54
55	56	57	58	59	60	61	62	63
64	65	66	67	68	69	70	71	72
73	74	75	76	77	78	79	80	81
82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99
100	101	102	103	104	105	106	107	108
109	110	111	112	113	114	115	116	117
118	119	120	121	122	123	124	125	126
127	128	129	130	131	132	133	134	135
136	137	138	139	140	141	142	143	144
145	146	147	148	149	150	151	152	153
154	155	156	157	158	159	160	161	162
163	164	165	166	167	168	169	170	171
172	173	174	175	176	177	178	179	180
181	182	183	184	185	186	187	188	189
190	191	192	193	194	195	196	197	198
199	200	201	202	203	204	205	206	207
208	209	210	211	212	213	214	215	216
217	218	219	220	221	222	223	224	225
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1000								

ESTATE

CHISHOLM

CAMPBELL HILL ESTATE

WITHIN EASY REACH OF

AUBURN, GRANVILLE,

GUILDFORD

Railway Stations.

500 ACRES of Elevated rich land

TO BE SOLD Divided into 152 LOTS

THE ROOMS 114 PITT ST.

TUESDAY JAN 25TH 1881

AT 11 O'CLOCK

BY **MILLS PILE & GILCHRIST**

W.F. BINSTED, Licensed Surveyor & Valuer

GIBBS, SHALLARD, & CO., PRINTERS, SYDNEY.

Figure 7: Historical Land Sale Advertisement (1885)

GRANVILLE TOWN

FOR PRIVATE SALE BY **LOTS**

D. INGLIS & CO.

LAND AGENTS
28 JAMIESON STREET
SYDNEY.

BOOMERANG ST.

EASY TERMS
TORRENS TITLE

TERMS —
20% Deposit
Balance in four half yearly payments
with 6% added.
2½ Discount for Cash

BENNELONG ST.

RANDLE ST.

35'	10	25'	1	35'
40	9	30	2	40
40	8	30	3	40
40	7	30	4	40
40	6	30	5	40
40	5	30		40

LOCAL SKETCH

These Granville town lots offer a splendid opportunity for investment. The rise in value of land at Granville has been truly phenomenal. Five years ago the population of Granville did not comprise 1000 inhabitants, now it reckons upwards of 3000 and is increasing at the rate of 250 per month. This rapidly rising town, the centre of New South Wales manufacturing industry, boasts of five Churches, important public buildings, hotels etc. etc. & is every where recognised as a model municipality. An inspection of these lots will convince intending purchasers of their prospective value, especially when compared with the prices asked for land in the immediate vicinity. **25 Acres per Lot sold at four pounds per acre is now bringing considerably more per foot.**

7. The locality c.1885. Although undated, documentary sources suggest this plan was drawn c.1885. It shows the multitude of small brickyards, J. Fry's, Morris Brothers, those conducted by various members of the Muston family and Cator's brickyard. All of these were to close within a year or so of this map, largely due to the impact of Goodlet and Smith's works. Source: Subdivision Plans, Granville, M.L.

Figure 8: Topography of Subject Site and Immediate Surrounds (excerpt from Google Earth)

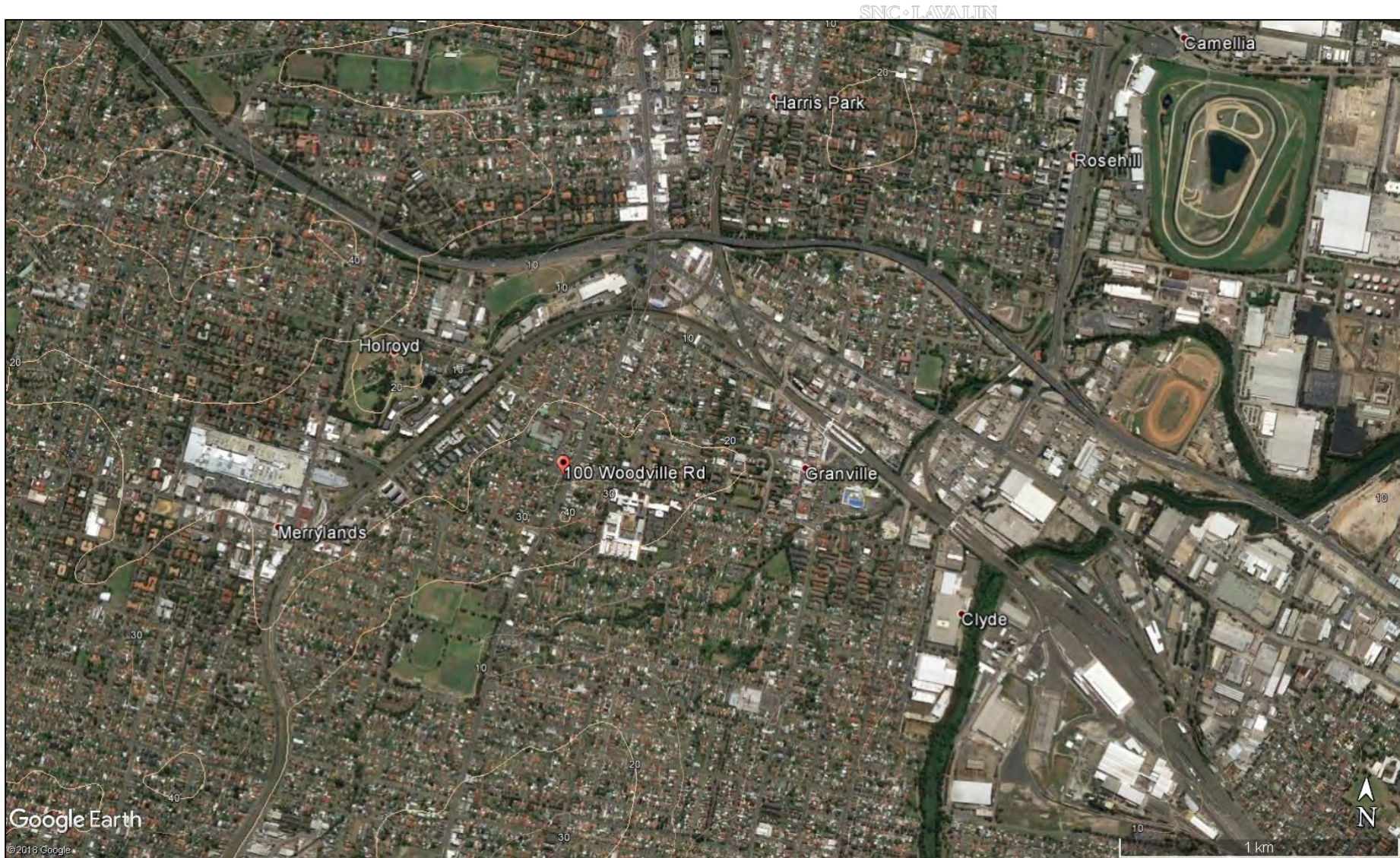
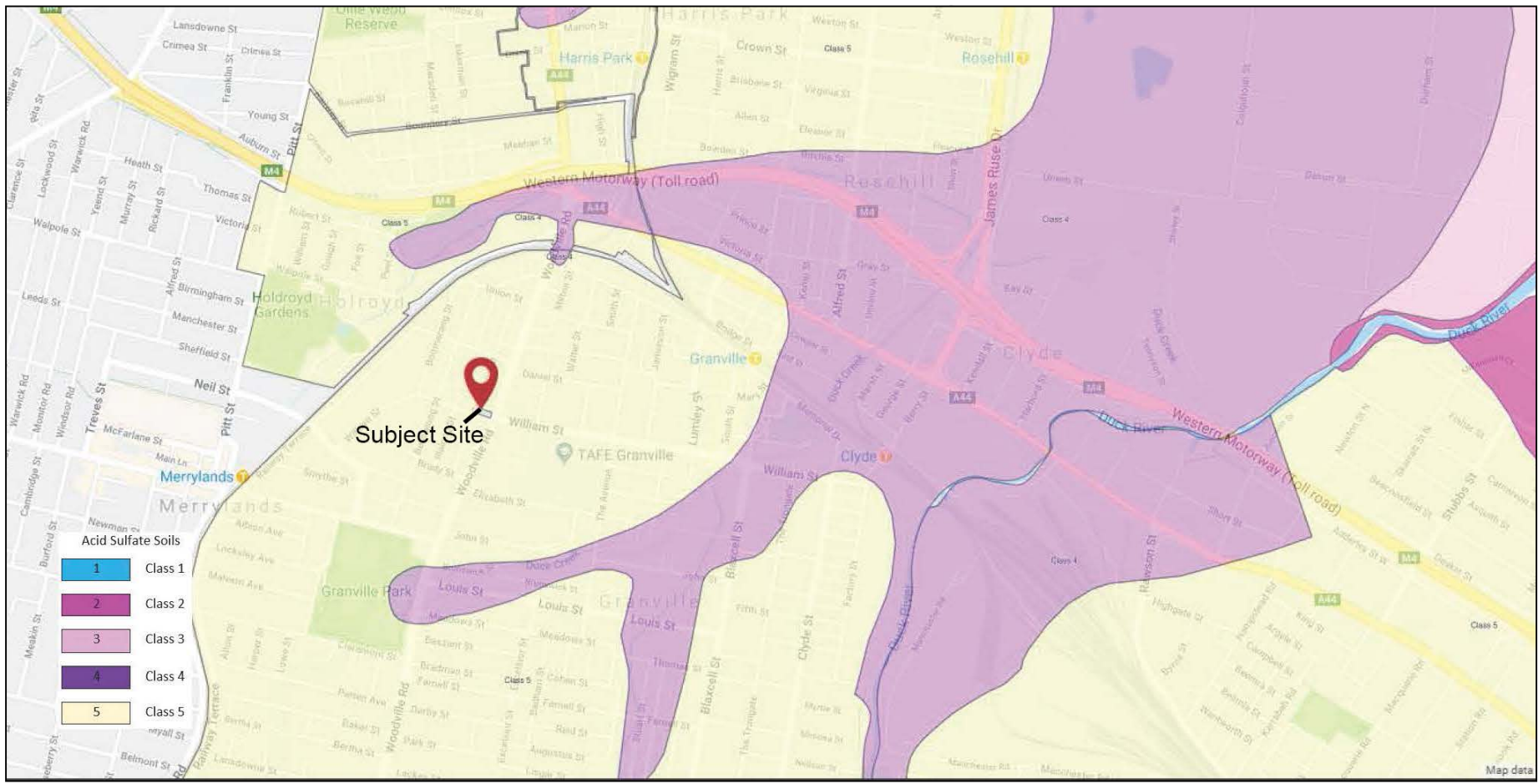


Figure 9: Acid Sulfate Soil Map of Subject Site and Immediate Surrounds (excerpt Planning Portal NSW)



PHOTOGRAPHIC PLATES



PHOTOGRAPHIC PLATE 1
Gentle upward slope to the south of subject site, perspective from the eastern boundary fence of Lot1001/ DP1093851.



PHOTOGRAPHIC PLATE 2
Gentle downward slope to the north of subject site, perspective from the eastern boundary fence of Lot1001/ DP1093851.

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Missionary Sisters of the Blessed Virgin Mary, Queen of the World

PROJECT NAME:
140416 – Phase 1 Environmental Site Assessment


SNC · LAVALIN
 SNC-Lavalin
 Level 17, 55 Clarence St, Sydney, NSW
 2000



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 Missionary Sisters of the
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 the World

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 140416 – Phase 1 Environmental
 Site Assessment

PHOTOGRAPHIC PLATE 3
 Low density resident area to the east of subject site, perspective from the eastern boundary fence of Lot1001/ DP1093851.

PHOTOGRAPHIC PLATE 4
 Front garden of Lot1001/ DP1093851 consist of decorative plants.



PHOTOGRAPHIC PLATE 5

Convent located on Lot1001/ DP1093851 is constructed using bonded asbestos board. The boards seems to be in reasonably good condition.

PHOTOGRAPHIC PLATE 6

No observable signs of fragmentation of asbestos material.

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PHOTOGRAPHIC PLATE 7
 South-west corner of Lot1001/ DP1093851. Perspective from corner of Grimwood Street and William Street.

PHOTOGRAPHIC PLATE 8
 Backyard located southern rear of Lot1001/ DP1093851 consist of a courtyard with decorative plants

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PHOTOGRAPHIC PLATE 9

Cladded shed located in the northern rear of Lot1001/ DP1093851 is constructed using bonded asbestos boards. The boards seem to be in reasonably good condition.

PHOTOGRAPHIC PLATE 10

Roof of cladded shed is constructed using asbestos material. Roof seems to be weathered down.

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PHOTOGRAPHIC PLATE 11

The ground surface is predominately unsealed pavement made from bricks and exposed soil for gardening purposes.

PHOTOGRAPHIC PLATE 12

Rear of Lot1000/ DP1093851 consist of pots of decorative plants situated on top of unsealed paved ground.

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PHOTOGRAPHIC PLATE 13
Kitchen area located within the rear of cladded shed situated on Lot1000/ DP1093851

PHOTOGRAPHIC PLATE 14
Small quantities of chemicals such as paint, lubricants and cleaner shelved within cladded shed situated on Lot1000/ DP1093851. Generally the shelf is well maintained with no signs of spillage.

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PHOTOGRAPHIC PLATE 15
Open grass area of Lot1000/ DP1093851.

PHOTOGRAPHIC PLATE 16
Unsealed pavement made from bricks located on Lot1000/ DP1093851.

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PHOTOGRAPHIC PLATE 17

Cladded shed of Lot1/ DP780942 also serve as a storage area.

PHOTOGRAPHIC PLATE 18

Front view of timber cladded structure with a few asbestos bonded boards situated on Lot 1/ DP781277, perspective from Parramatta Road.

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PHOTOGRAPHIC PLATE 19

Exposed soil due to seemingly recent removal of decorative plants located in the front Lot1/ DP781277.

PHOTOGRAPHIC PLATE 20

Bonded asbestos boards used in the rear of cladded shed on Lot1/ DP781277. Boards seems to be reasonably good condition.

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PHOTOGRAPHIC PLATE 21
Front view of timber cladded structure located on Lot 6 Section 1/ DP975141,
perspective from Grimwood Street



PHOTOGRAPHIC PLATE 22
A mixture of exposed soil and unsealed pavement located in the rear end of timber
cladded structure of Lot 6 Section 1/ DP975141.

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PHOTOGRAPHIC PLATE 23
Unsealed pavement ground located in the rear end of timber cladded structure of Lot 6 Section 1/ DP975141.

PHOTOGRAPHIC PLATE 24
Pots of decorative plants and several wheelie bins situated on top of unsealed paved ground on Lot 8/ DP521888

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PHOTOGRAPHIC PLATE 25
Decorative plants located on Lot 8/ DP521888

PHOTOGRAPHIC PLATE 26
Overview of Lot D/ DP150974 which is predominately used for gardening of vegetables, perspective from eastern boundary.

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PHOTOGRAPHIC PLATE 27

Overview of Lot D/ DP150974 which is predominately used for gardening of vegetables, perspective from northern boundary.

PHOTOGRAPHIC PLATE 28

A few painted fence structure is located on Lot D/ DP150974. Fences appears to be covered with a new layer of paint.

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PHOTOGRAPHIC PLATE 29
Timber cladded shed located on the north-eastern boundary of LotD/ DP150974.

PHOTOGRAPHIC PLATE 30
Timber cladded shed appears to be used for storage of gardening tools. No observable fertilisers or pesticides stored in the shed.

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ATTACHMENT 1 – LAND TITLE AND CADESTRAL MAPS

Appn. No. 29106

New South Wales

[CERTIFICATE OF TITLE]



REGISTER BOOK.

VOL. 4366 FOL. 193

CANCELLED

EVA SIDDELL of Tennyson, Spinster, Applicant in primary Application numbered 29106 is now the proprietor of an Estate in Fee Simple subject nevertheless to the reservations and conditions if any contained in the Grant hereinafter referred to and also subject to such encumbrances liens and interests as are notified hereon in that piece of land situated in the Municipality of Granville Parish of Liberty Plains and County of Cumberland containing Nineteen and three quarters perches or thereabouts as shown in the Plan hereon and therein edged red and also shown in the plan in said Application No. 29106 being Lot C in Miscellaneous Plan of Subdivision (O.S.) Registered No. 974 and being part of 1125 acres (Portion 1 of Parish) delineated in the Public Map of the said Parish in the Department of Lands originally granted to Garnham Blaxcell by Crown Grant dated the 1st day of January 1806.

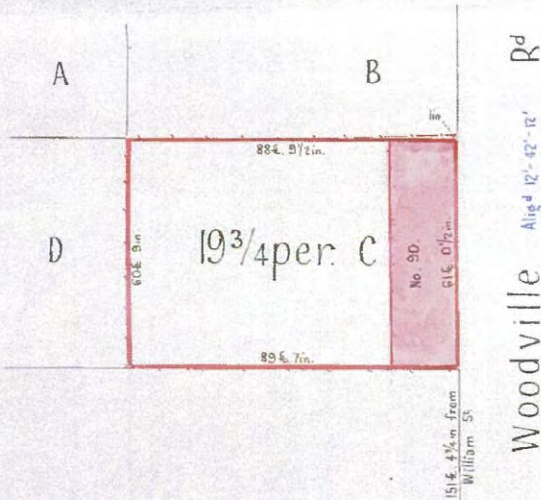
In witness whereof I have hereunto signed my name and affixed my Seal, this ninth day of January 1930.

Signed in the presence of

J. McCard

J. H. Pells

Registrar General



No. F461652 TRANSFER dated 12th May 1957
 from the said Eva Adams wife of Henry James Frederick Adams of Gladstone (formerly the said Eva Siddell) to Millicent Siddell of Granville Spinster of the land within described
 Produced 30th May 1951 and entered 24th August 1951
 at 12 o'clock in the noon.

J. H. Pells
 REGISTRAR GENERAL

No. F461653 MORTGAGE dated 30th March 1951
 from the said Millicent Siddell to Commonwealth Bank of Australia
 Produced 30th May 1951 and entered 24th August 1951
 at 12 o'clock in the noon.

J. H. Pells
 REGISTRAR GENERAL

No. E 69747 DISCHARGE of within mortgage
F461653 dated 12th May 1954
 Produced 13th May 1954 and entered 13th May 1954
 at 54 min 12 o'clock in the noon.

J. H. Pells
 REGISTRAR GENERAL

106
RS
JM

NOTIFICATION REFERRED TO
 the interest of the Council of the City of Parramatta (formerly the Municipality of Granville) in the land indicated by pink colour in the plan hereon affected by re-alignment notified in Government Gazette of 9th February 1934 page 740
 Dated 24th August 1951
 vide App F461652

J. H. Pells
Registrar General



Grant N° K 454175 dated 20th September 1966 affecting the part of the land shown edged red in plan annexed to caveat N° K 454175
 Produced 22nd September 1966
 Entered 11th October 1966

J. H. Pells
Registrar General



F461652 T. J. 3 M.W.

10/13/66

17/10/66

CAVEAT No K454175 has been withdrawn
See K673663 Entered 27th June 1967
Jawatson
REGISTRAR GENERAL

*(Lots 8 & 9 DP 521888)
K345907*

The Commissioner for Main Roads is now the registered proprietor of Lot 8 in D.P. 521888 and Lot 10 (new road) in D.P. 521888 of the land within described.

See Transfer No K345907 dated 31st May 1966 Entered 7th July 1967

Jawatson
Registrar General

This deed is cancelled as to ~~(part) thereof~~ subject law
New Certificates of Title have issued on 4-8-1967
for lots in Deposited Plan No. 521888 as follows:-
Lots 8 & 9 Vol. 16615 Fol. 49 & 50 respectively.

Jawatson
REGISTRAR GENERAL

*DP 521888
CNI
K673663 27/6/67
Plan prep'd
on D.P. 521888
new road
made
after
road.*

8

ATTACHMENT 2 – HISTORICAL TITLE AND LAND TRANSFERS

CA32268



18 JUL 1988 11 27 BK3742 N0013

NSW. STAMP DUTY \$1.00 PAID

#1

THIS DEED made the 24 day of July One thousand nine hundred and eighty eight

BETWEEN JOY FURNISS of 92 Woodville Road, Granville (hereinafter called the "the Vendor") of the one part.

AND THE MISSIONARY SISTERS OF THE BLESSED VIRGIN MARY QUEEN OF THE WORLD of 96 Woodville Road, Granville, (hereinafter called "the Purchaser") of the other part.

WHEREAS

The Vendor is seized of the land set forth in the Schedule hereto for an estate in fee simple AND WHEREAS the Vendor has agreed with the Purchaser to sell the said land and the adjoining land comprised in Certificate of Title Volume 10615 Folio 49 to the Purchaser for the sum of NINETY TWO THOUSAND FIVE HUNDRED DOLLARS (\$92,500.00).

NOW THIS DEED WITNESSES that in pursuance of the said Agreement and in consideration of the sum of NINETY TWO THOUSAND FIVE HUNDRED DOLLARS (\$92,500.00) paid by the Purchaser to the Vendor (the receipt whereof is hereby acknowledged) the Vendor as beneficial owner does hereby convey to the Purchaser in fee simple ALL THAT piece or parcel of land more particularly described in the Schedule hereto.

THE SCHEDULE hereinbefore referred to

ALL THAT piece or parcel of land situate at Granville in the County of Cumberland and State of New South Wales being Lot 5 of Section 1 of Stimson's Subdivision (shown in plan No.136(L)) at Granville commencing at a point on the north westerly side of Woodville Road being the north easterly corner of lot four of said subdivision and bounded thence on the south west by the north easterly boundary of lot four aforesaid bearing north westerly ninety feet to the south easterly corner of lot six of said subdivision on the north west by

GLS58425:29.6.88

J
27

SHEET MUST NOT BE FOLDED OR CREASED

2
C
R
MWT

NEW 7-*****1.00 2000P-DUTY 20/02/88 03000 2 000

the North Easterly boundary of lot six aforesaid bearing north easterly thirty one feet nine inches to the north easterly corner of lot six aforesaid on the north east by part of the south westerly boundary of lot 2A of R.J. Want's Parramatta Estate bearing south easterly ninety feet to Woodville Road and thence on the south east by that road bearing south westerly thirty one feet nine inches to the point of commencement be the said several bearings and dimensions all a little more or less, excepting thereout all that piece or parcel of land being part of Lot 5 Section 1 aforesaid and being more particularly described as ALL THAT piece or parcel of land situate in the City of Parramatta, Parish of Liberty Plains, County of Cumberland and State of New South Wales, (being the land conveyed to the Commissioner of Main Roads by Conveyance Registered No. 516 Book 2968) COMMENCING at the intersection of a western side of Woodville Road with a north-eastern boundary of Lot 4 Section 1, 136 (L) and bounded thence on the south-west by part of that boundary of that lot bearing 280 degrees 35 minutes 5 seconds 18 feet to the proposed new western alignment of Woodville Road as notified in Government Gazette No 25 of 9th February, 1934; thence on the west by part of that proposed new alignment of Woodville Road bearing 9 degrees 43 minutes 31 feet 10 inches to the south-western boundary of the land in Real Property Application No 29106; thence on the north-east by part of that boundary of that land bearing 100 degrees 38 minutes 50 seconds 18 feet to the aforesaid western side of Woodville Road; thence on the east by part of that side of that road bearing 189 degrees 43 minutes 31 feet 93/4 inches to the point of commencement - having an area of 2 perches or thereabouts which said land according to the recent survey may be described as Lot 11 in Deposited Plan 521886.

11/11



IN WITNESS WHEREOF the parties have hereunto set their hands and affixed their seals on the day and year first hereinbefore written.

SIGNED SEALED AND DELIVERED)
by the said JOY FURNISS)
in the presence of:)

..... *Joy Furniss*
JOY FURNISS

..... *Roger Furniss*
Witness ROGER FURNISS

SHEET MUST NOT BE FOLDED OR CREASED

I, GEORFRAY LLOYD SYMONDS
of 19-21 Martin Place, Sydney, in the State of New South Wales,
do solemnly and sincerely declare that

The writing contained above and on the 2 preceeding pages has been compared by me with the original instrument and is a true copy thereof.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act, 1900.

Subscribed and declared at)
this day of one thousand)
nine hundred and eighty eight)
before me:)

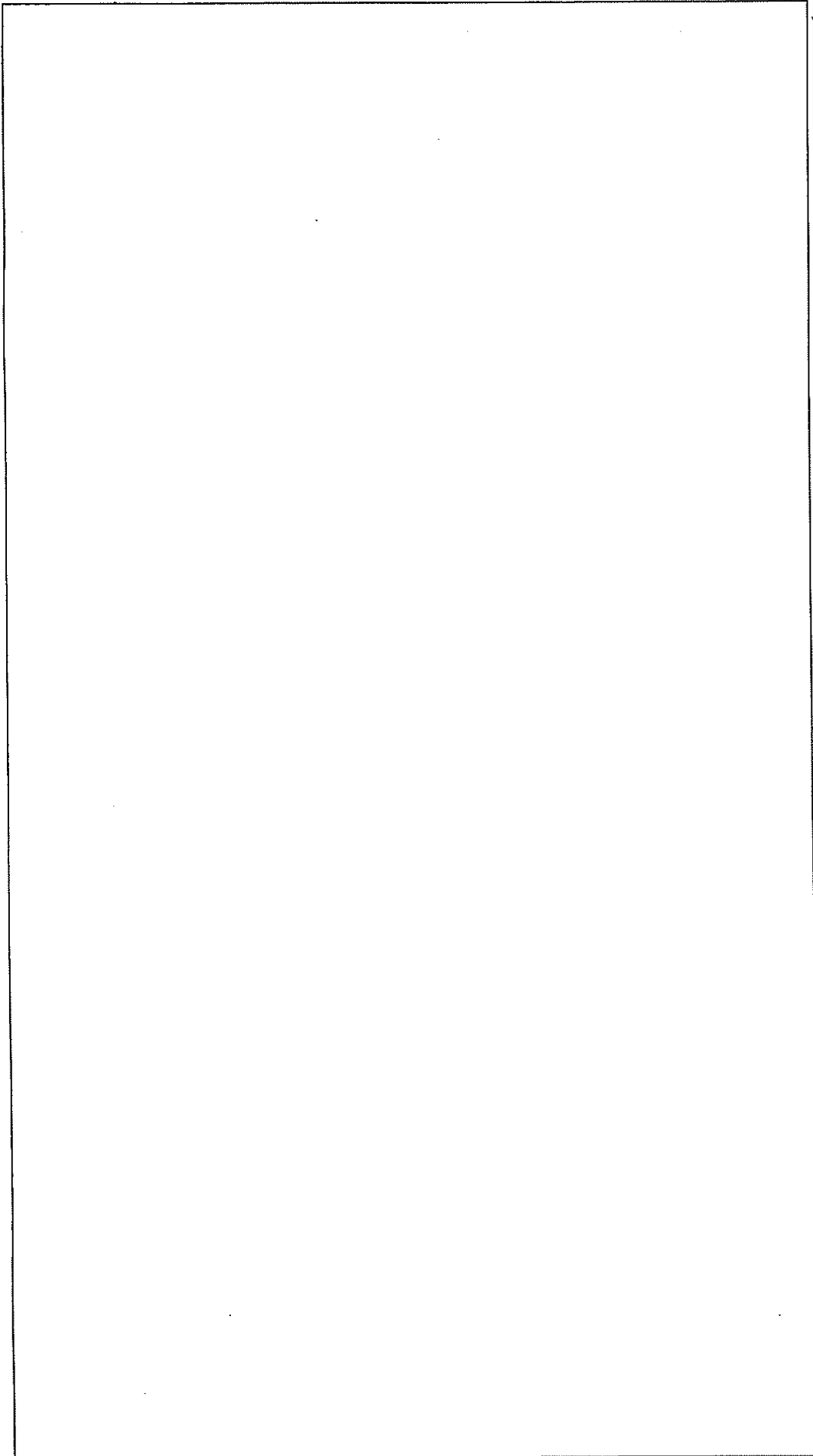
..... *R. Symonds*
Solicitor Sydney

..... *C. Symonds*
Solicitor Sydney

REGISTERED IN THE
LAND TITLES OFFICE



ALLEN ALLEN & HURSELEY
Solicitors & Notaries
19-21 Martin Place, Sydney
Telephone: 229 8765
LTO 748
Fax: 233 7022



No. 29106

New South Wales.

77055 MISHI



DECLARATION TO BRING LANDS UNDER THE PROVISIONS OF THE REAL PROPERTY ACT, 1900.

FEE SIMPLE. 399601



- 1. This form may be modified to suit the land.
- 2. Assurance ...
- 3. Certificate ...
- 4. Advertising ...
- 5. Office Copy ...
- 6. Fee ...

I, EVA LINDELL, do hereby declare that by virtue of the provisions of the said Act, 1900, the qualities of fee simple are attached to a fee simple estate in the land described in the schedule hereunder, and that the said land is therefore necessary to transfer for the purposes of the said Act, 1900, and that I am the owner of the said land, and that I am the person who has the right to dispose of the said land, and that I am the person who has the right to grant a lease of the said land, and that I am the person who has the right to grant a mortgage of the said land, and that I am the person who has the right to grant a charge of the said land, and that I am the person who has the right to grant a lien on the said land, and that I am the person who has the right to grant a writ of execution on the said land, and that I am the person who has the right to grant a settlement on the said land, and that I am the person who has the right to grant a will or settlement on the said land, and that I am the person who has the right to grant a deed or writing on the said land, and that I am the person who has the right to grant a contract, or dealing (other than such lease or tenancy as aforesaid), giving any right, claim, or interest in or to the said land, or any part thereof, to any other person than myself or my heirs, assigns, or assigns in law, (except as follows) :-

I, EVA LINDELL, of Bayview Street Tennyson Spinster

do solemnly and sincerely declare, that I am seized for an Estate in fee simple of

ALL THAT piece or parcel of land situated in the Municipality of Granville Parish of Liberty Plains County of Cumberland and State of New South Wales being Lot C of a sub-division of part of Lot 2A of the late R.J.Want's Parramatta Estate COMMENCING at a point on the North Westerly side of Woodville Road bearing North Easterly distant 151 feet 4 1/2 inches from the intersection of the North Easterly side of William Street with the North Westerly side of Woodville Road aforesaid and bounded thence on the South West by a line bearing North Westerly distant 89 feet 7 inches to Lot D on the North West by a line bearing North Easterly distant 60 feet 9 inches to the common corner of Lots A & B on the North East by the South Westerly boundary of Lot B bearing South Easterly distant 88 feet 9 1/2 inches to the North Westerly side of Woodville Road aforesaid and thence on the South East by that side of that road bearing South Westerly 61 feet 0 1/2 inch to the point of commencement and containing by admeasurement 10 1/2 perches be the said several bearings dimensions and area all a little more or less

and no more, and is part of 1125 acres three hundred and fifty pounds originally granted

to Garnham Blaxcell by Crown grant, under the hand of the Governor of the Colony, dated the 1st day of January 18 06

and I further declare, that I verily believe there does not exist any lease or agreement for lease of the said land, for any term exceeding a tenancy for one year, or from year to year, (except as follows) :-

Also, that there does not exist any mortgage, lien, writ of execution, charge or encumbrance, will or settlement, or any deed or writing, contract, or dealing (other than such lease or tenancy as aforesaid), giving any right, claim, or interest in or to the said land, or any part thereof, to any other person than myself or my heirs, assigns, or assigns in law, (except as follows) :-

and I further declare, that there is no person in possession or occupation of the said land or any part thereof adversely to my Estate or Interest therein, and that the said land is now in my occupation

and that the owners and occupiers of adjacent lands are as follows :-

State whether on North, South, East, or West.	Name.	State whether owner or occupier.	Address.
North	J. Cleary ✓	Owner	Clarke Street Granville
North	J. O'Keith ✓	Occupier	Woodville Road Granville
South	Mrs. Sarah McNeill ✓	Owner and Occupier	Woodville Road Granville
West	Mrs. Annie Hollings ✓	Owner	Woodville Road Granville
West	W. Harris ✓	Occupier	Parramatta Street, Granville

Book of E. H. ...
Vol. 4366 Fol. 103

258

And I further declare, that the annexed Schedule, to which ^{MY} signature ^{is} affixed, and which is to be taken as part of this Declaration, contains a full and correct list of all settlements, deeds, documents, or instruments, maps, plans and papers relating to the land comprised in this application, so far as I have any means of ascertaining the same, distinguishing such as being in ^{MY} possession or under ^{MY} control, are herewith lodged and indicating where or with whom, so far as known to ^{ME}, any others thereof are deposited; Also, that there does not exist any fact or circumstance whatever material to the title, which is not hereby fully and fairly disclosed to the utmost extent of ^{MY} knowledge, information, and belief; and that there is not, to ^{MY} knowledge and belief, any action or suit pending affecting the said land, nor any person who has or claims any estate, right, title or interest therein, or in any part thereof, otherwise than by virtue and to the extent of some lease or tenancy hereby fully disclosed [except as follows :-]

If any exception, and particulars, if any, strike out the words within brackets.

And I make this solemn Declaration, conscientiously believing the same to be true.
DATED at Sydney this first day of July 19 27
(RULE UP ALL BLANKS BEFORE SIGNING.)

Made and subscribed by the abovesaid
EVA LIDDELL
this 1st day of July 19 27
in the presence of
William Kay J.P.
Signature of } Eva Liddell
Applicant }

The declaration must be attested by the Registrar-General or Deputy, or by a Notary Public, or by a Justice of the Peace, or Commissioner for Affidavits.
The signature to be marked, the attestation must state that it was read over to the declarant, and that he appeared fully to understand the contents. This applies also to the published direction, particularly if a different person be nominated to receive the certificate.

To the Registrar General,—

I, EVA LIDDELL the above declarant, do hereby apply to have the land described in the above declaration brought under the provisions of the Real Property Act, and request you to issue the Certificate of Title in the name of myself.

DATED at Sydney this 1st day of July 19 27
Witness to Signature—
Wm. Kay J.P.
Eva Liddell
(Signature of Applicant) Eva Liddell

If the Applicant, say "myself" if to other persons, write name at full length, with address and occupation.
If to two or more, state whether as joint tenants or tenants in common.
If to an infant, the age should be stated, and verified by Certificate of Birth, or by Statutory Declaration.
If to a married woman, the name of the husband, together with his rank, grade and occupation, should be stated.

*N.B.—The Schedule below and Certificate indorsed on fourth page should be also signed.
In no case can any alterations, however trifling, be allowed to be made after the application has been once declared, unless all the parties re-sign and re-declare the same. If it is discovered that any alterations are necessary, the applicant may make a statutory declaration setting out in what manner he desires the application to be altered, which declaration will then (unless the Registrar General considers that a fresh application ought to be made) be read as one with the application.
(RULE UP ALL BLANKS BEFORE SIGNING.)

SCHEDULE REFERRED TO*

(TO BE SIGNED BY APPLICANT IMMEDIATELY BELOW THE LAST DOCUMENT SCHEDULED.)

To include not only Title Deeds, &c., but also Plan, if any, and Surveyor's Declaration verifying same.

* For the particulars which this Schedule must comprise, see concluding part of Declaration, to which particular attention is directed, on any omission or substitution will render applicant liable to the penalties of false declaration.
Such of the Deeds and Documents as are in applicant's possession or control must be deposited with the application.
Counterpart leaves must be included, but these will be returned, if required.

After issue of the Certificate of Title, should delivery be desired of any of the documents to which the person lodging them is entitled, altered copies of such documents may be required. This does not apply to partially cancelled registered documents.

- 20th September 1881
- 22nd September 1881
- 28th March 1882
- 28th April 1882
- 29th April 1892
- 19th June 1884
- 1st September 1884
- 9th April 1885

- Conveyance J.J.Taylor to T.M.Shepherd Regd. No. 994 Book 229
- Mortgage Thomas M. Shepherd to Bank of New South Wales Regd. No. 182 Book 230
- Discharge of above mortgage Regd. No. 992 Book 241
- Conveyance T.M.Shepherd to Mary Harrison and John Scarborough Regd. No. 772 Book 245
- Mortgage Harrison to The Trustees of the Cumberland Land Building and Investment Society Regd. No. 773 Book 243
- Transfer of Mortgage to Cumberland Building Land and Investment Company Regd. No. 879 Book 298
- Further Charge Edward Harrison to Cumberland Building Land and Investment Company Limited Regd. No. 872 Book 298
- Reconveyance Cumberland Building Land and Investment Company Limited to John Scarborough Trustee for Mary Harrison Regd. No. 570 Book 307

Should any transaction affecting the land in this application be entered into subsequent to the date of the application, but prior to the issue of the Certificate of Title, the Registrar General should be informed immediately, and all documents evidencing such transaction should be lodged.

SCHEDULE REFERRED TO—(continued).*

(TO BE SIGNED BY APPLICANT, IF UTILISED, IMMEDIATELY BELOW THE LAST DOCUMENT SCHEDULED)

*See material date order schedule on page 2.

- ✓ 19 11th April 1885 Mortgage Mary Harrison and Ors. to Lucy Lucker Regd. No. 571 Book 307
- ✓ 10 17th May 1911 Discharge of above mortgage Regd. No. 586 Book 934.
- ✓ 11 8th March 1926 Statutory Declaration of Edward Harrison
- ✓ 12 8th March 1926 Statutory Declaration of Edward Harrison
- ✓ 13 21st May 1926 Conveyance Edward Harrison to Lydia Kay Regd. No. 72 Book 1428
- ✓ 14 1882 Abstract of the title of Mary Harrison
- ✓ 15 1925 Abstract of the title of Edward Harrison
- ✓ 16 1925 Abstract of the title of Lydia Kay
- ✓ 17 1st July 1927 Conveyance Lydia Kay to Eva Liddell Regd. No. 85 Book 1477
- ✓ 18 30th June 1927 Surveyor's Report with sketch and description annexed
- ✓ 19 19th December 1927 Statutory Declaration of Eva Liddell

Eva Liddell

Approved
1 Nov 19
Record
25/1/29
Clerk to Examiner

ditto

- 20* 23-12-16 O/C of title of Mary Ann Harrison
- 21* 25-8-09 " " " " Lucy Lucker
- 22* 4.6.1929 Stat. decl. of Wm Kay with annex A
- 23* 4.6.1929 " " " " E. Yorke " "
- 24* 4.6.1929 " " " " E. Harrison
- 25* 31.8.1929 " " " " W. P. Davies
- 26* 7.6.1929 Stat. decl. of E. Liddell
- 27* 9.11.1929 " " " " E. Yorke
- 28* 22.11.1929 " " " " W. P. Davies
- 29* 18/12/29 " " " " ditto as mat. 5
- 30* 19.12.29 " " " " " " 18.
- 31* 6-1-30 " " " " Eva Liddell.

See indorsement overleaf.

I certify that the within application is correct for the purposes of the Real-Property Act, 1900.

Section 1. Requires that this Certificate be signed by Applicant or his Solicitor and remain liable any person, jointly or severally, for a penalty of £50; also, to damages recoverable by parties injured. If by Solicitor, he should insert "and that I am the holder of the within named Applicant," and should add his own address to his signature. The signature should be that of the Solicitor himself, and not of his firm.

(Signature) *Eric Rose*

PRINT ALL BLANKS BEFORE SIGNING, EXCEPT SPACE IN SCHEDULE BELOW APPLICANT'S SIGNATURE)

F E E S.

PAYMENT OF THESE MUST ACCOMPANY THE APPLICATION.

Where the Applicant is the Original Grantee from the Crown, and no transactions have been registered.

New Certificate	£1 0 0
Add Assurance, 1d. in the £ on declared value
Office Copy of Plan	0 5 0

Where the Applicant is not the Grantee from the Crown, or being the Grantee, the property has been dealt with by any Registered Instrument.

Advertisement	£1 10 0
New Certificate	1 0 0
Office Copy of Plan	0 5 0
TOTAL	£2 15 0

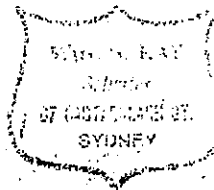
1d. in the £ on the value.

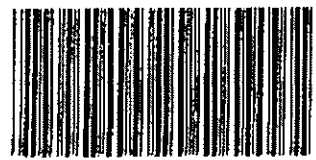
State to whom all correspondence relating to this Application should be sent, with address, as under, viz:—

Name

Occupation

Post Town





10615049

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.

Vol. 10615 Fol. 49

Appn. No. 29106
Prior Title Vol. 4366



PP Edition issued 4-8-1967

(Page 1) Vol. 10615 Fol. 49

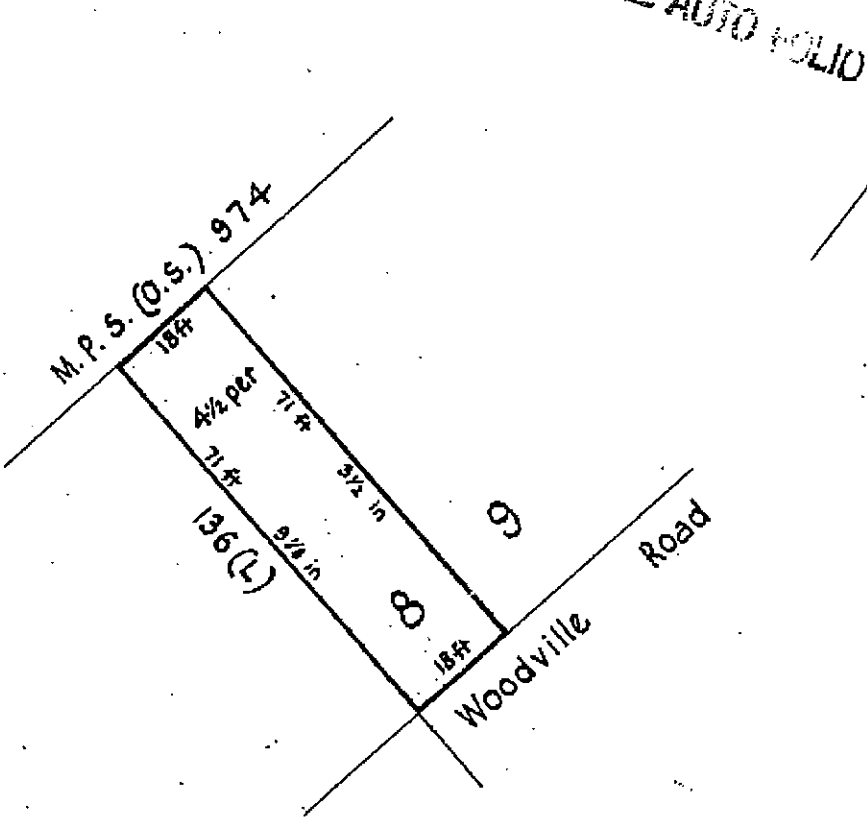
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *M. S. alter*

Jawatson
Registrar General



PLAN SHOWING LOCATION OF LAND



Scale: 30 feet to one inch.

D.P. 521888 J.M. / H.J.S.

S

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 8 in Deposited Plan 521888 at Granville in the City of Parramatta Parish of Liberty Plains and County of Cumberland being part of Portion 1 granted to Garnham Blaxcell on 1-1-1806.

FIRST SCHEDULE (Continued overleaf)

~~THE COMMISSIONER FOR MAIN ROADS.~~

SECOND SCHEDULE (Continued overleaf)

GRY 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.

Jawatson
Registrar General.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

WARNING THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
Richard Eochlan McNeil of Bateau Bay, Retired and Jenny Agnes Graves of Granville, Married Woman as joint tenants	Transfer	185054	31-12-1969	22-5-1970	Lawton
Joy Furniss of Carlingford, Home Duties.	Transmission	093651		28-2-1977	<i>[Signature]</i>
	Transfer	0473866		5-12-1977	<i>[Signature]</i>

4555 R
 Q93651 T/A R
 Q473866 T/A R
 - 67 M R

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	
	NUMBER	DATE					
Mortgage	0473867 P		to Bank of New South Wales Savings Bank Limited.	5-12-1977 5-12-1977	<i>[Signature]</i>		
<p>CANCELLED SEE AUTO FOLIO</p>							

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR-GENERAL ARE CANCELLED

Vol. 10615 Fol. 49

M

(Page 2 of 2 pages)

70 / Reg: C193170 / Doc: CT 10615-049 CT / Rev: 11-Feb-2011 / SFS: UK, UK / PRT: 21-JUL-2018 14:12 / Seq: 2 of 2
 Ref: 1 - Sydney - NSW / Message: supplied by NSW LRS

CA 3116L



10 JUN 1988 11 11 BK3738 NO292

THIS DEED made the 3rd day of June, One thousand nine hundred and eighty eight

BETWEEN

JENNY AGNES GRAVES of 94 Woodville Road, Granville (hereinafter called the "the Vendor") of the one part.

AND

THE MISSIONARY SISTERS OF THE BLESSED VIRGIN MARY QUEEN OF THE WORLD of 96 Woodville Road, Granville, (hereinafter called "the Purchaser") of the other part.

WHEREAS

The Vendor is seized of the land set forth in the Schedule hereto for an estate in fee simple AND WHEREAS the Vendor has agreed with the Purchaser to sell the said land to the Purchaser for the sum of ONE HUNDRED AND SEVEN THOUSAND DOLLARS (\$107,000.00).

NOW THIS DEED WITNESSES that in pursuance of the said Agreement and in consideration of the sum of ONE HUNDRED AND SEVEN THOUSAND DOLLARS (\$107,000.00) paid by the Purchaser to the Vendor (the receipt whereof is hereby acknowledged) the Vendor as beneficial owner does hereby convey to the Purchaser in fee simple ALL THAT piece or parcel of land more particularly described in the Schedule hereto.

THE SCHEDULE hereinbefore referred to

ALL THAT piece or parcel of land situate at Granville in the County of Cumberland and Colony of New South Wales being Lots Numbers 4 and 7 of Section 1 of Stimson's Subdivision (shown in plan No.136(L)) at Granville commencing at

GLS58425:18.4.88

SHEET MUST NOT BE FOLDED OR CREASED

NSW *****1.00 STAMP-DUTY 8705/88 11383 X GRB

Handwritten initials and a large 'B' in a box.

2.

a point on the Western side of the Woodville Road late Dog Trap Road 127 feet 3 inches Northerly from its intersection with the northern side of Barker Street bounded on the north by a line westerly bearing 180 feet to Parramatta Street and thence on the West by the Eastern side of Parramatta Street bearing Southerly 31 feet 9 inches to the north west corner of Lot 8 thence on the south by a line being the northern boundaries of Lots 8 and 3 bearing Easterly 180 feet to the Woodville Road aforesaid and on the East by the western side of that Road bearing north 31 feet 9 inches to the point of commencement be the said several dimensions a little more or less, excepting thereout all that piece or parcel of land being part of Lot 4 Section 1 aforesaid and being more particularly described as ALL THAT piece or parcel of land situate in the City of Parramatta, parish of Liberty Plains, county of Cumberland and State of New South Wales, (being the land conveyed to the Commissioner of Main Roads by Conveyance Registered No. 645 Book 2576) COMMENCING at the intersection of a north-western side of Woodville Road with a north-eastern boundary of land resumed and vested in the Commissioner for Main Roads by notification in Government Gazette of 14th April, 1950; and bounded thence on the south-west by the aforesaid north-eastern boundary of the land so resumed and vested, bearing 290 degrees 5 minutes 50 seconds 18 feet; thence on the north-west by the future alignment of Woodville Road as defined by plan catalogued G22.2499 at the Department of Lands and notified in Government Gazette of 9th February, 1934 bearing 19 degrees 13 minutes 45 seconds 31 feet 10 1/4 inches to the north-eastern boundary of land comprised in the aforesaid Conveyance Registered No. 739 Book 2338; thence on the north-east by part of that boundary of that Conveyance bearing 110 degrees 5 minutes 50 seconds 18 feet to the aforesaid north-western side of Woodville Road; thence on the south-east by part of that



3.

side of that road bearing 199 degrees 13 minutes 45 seconds 31 feet 10 1/4 inches to the point of commencement having an area of 2 perches or thereabouts.

IN WITNESS WHEREOF the parties have hereunto set their hands and affixed their seals on the day and year first hereinbefore written.

SIGNED SEALED AND DELIVERED)

by the said JENNY AGNES)

GRAVES in the presence of:)

.....*J. Graves*.....

M. C. Clark
.....
M. C. Clark
.....
M. C. Clark

Witness

I, GEOFFREY LLOYD SYMONDS
OF 19-24 MARTIN PLACE, SYDNEY in the State of New South Wales,
do solemnly and sincerely declare that

The writing contained above and on the 2 preceeding pages has been compared by me with the original instrument and is a true copy thereof.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act, 1900.

Subscribed and declared at SYDNEY)
this 8th day of June)
one thousand nine hundred and eighty)
eight)
before me)

.....*G. Symonds*.....

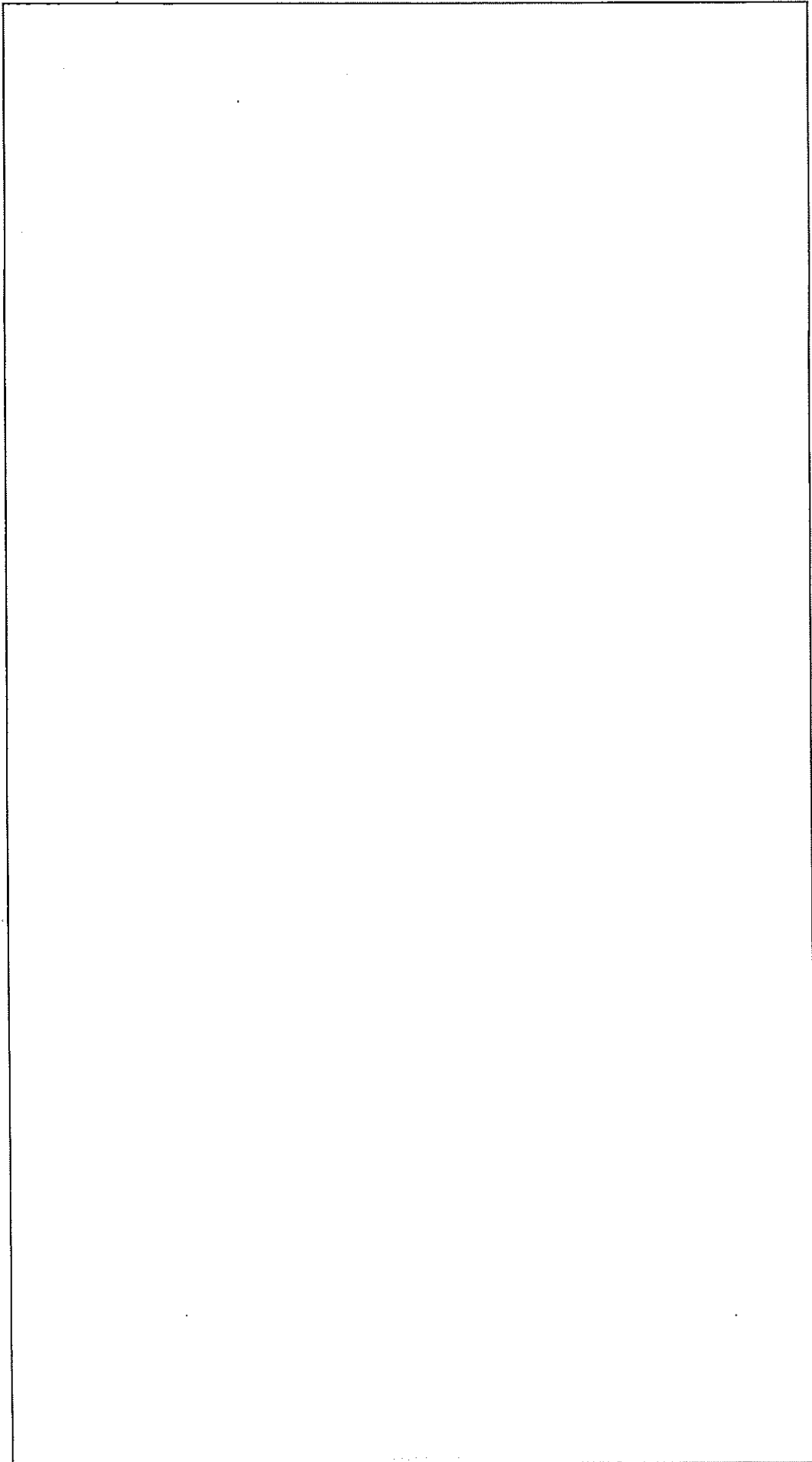
John Hickey
.....
Solicitor

REGISTERED IN THE
LAND TITLES OFFICE



ALLEN ALLEN & HEMSLEY
Solicitors & Notaries
19-29 Martin Place, Sydney
Telephone: 229 8765
LTO 74S
Fax: 233 7022

SHEET MUST NOT BE FOLDED OR CREASED



23 APR 1970

New South Wales

Conveyance No. 68 Book. 2967 \$00.75 Stamp Duty

THIS DEED made this 10th day of April One thousand Nine Hundred and Seventy
BETWEEN PHYLLIS PATTERSON, Married Woman of 43 Gipps Street, Concord (herein called
the vendor) of the one part AND RONALD ATKINS Machinist of 63 Grimwood Street, Granville
and BARBARA ANN ATKINS his wife (herein called the purchasers) of the Other Part
WITNESSETH that in consideration of the sum of SIX THOUSAND TWO HUNDRED DOLLARS (\$6,200.00)
paid by the Purchasers to the Vendor (the receipt whereof is hereby acknowledged) the
Vendor as beneficial owner doth hereby convey unto the Purchasers in fee simple as joint/
ALL THAT piece or parcel of land situate in the Municipality of Granville Parish of
Liberty Plains County of Cumberland and State of New South Wales being Lot D of
a resubdivision of part of Lot 2A of the late R.J. Want's Parramatta Estate commencing
at a point on the south easterly side of Parramatta Street bearing North East distant
155 feet 1 inch from the intersection of the North East side of William Street with the
South East side of Parramatta Street aforesaid and bounded thence on the South West by
a line bearing South East distant 89 feet 7 1/4 inches to Lot C on the South East by
the North West boundary of Lot C bearing North East distant 60 feet 9 inches to the
common corner of Lots A and B on the North East by the South West boundary of Lot A
bearing North West distant 90 feet to the South East side of Parramatta Street aforesaid
and thence on the North West by that side of that street bearing South West distant
60 feet 6 inches to the point of commencement and containing by admeasurement 19 3/4
perches be the said several dimensions and area all a little more or less

IN WITNESS WHEREOF the vendor hath hereunto set her hand and affixed her seal the
day and year first abovementioned.

SIGNED SEALED AND DELIVERED

by the said PHYLLIS PATTERSON

.....P. PATTERSON.....

in the presence of :

P. Robt. Solviter
Sydney.

Nancy May Davison clerk to L. C. SCOTT & Co (Epping), solicitors,
being duly sworn, maketh oath and saith:- The writing contained above has been compared
by me with the original Conveyance and is a true copy thereof.

SWORN AT SYDNEY.
this 22nd day of April.
One thousand nine hundred and
seventy

.....

Before me:

W. A. Davison JP
.....
A Justice of the Peace.

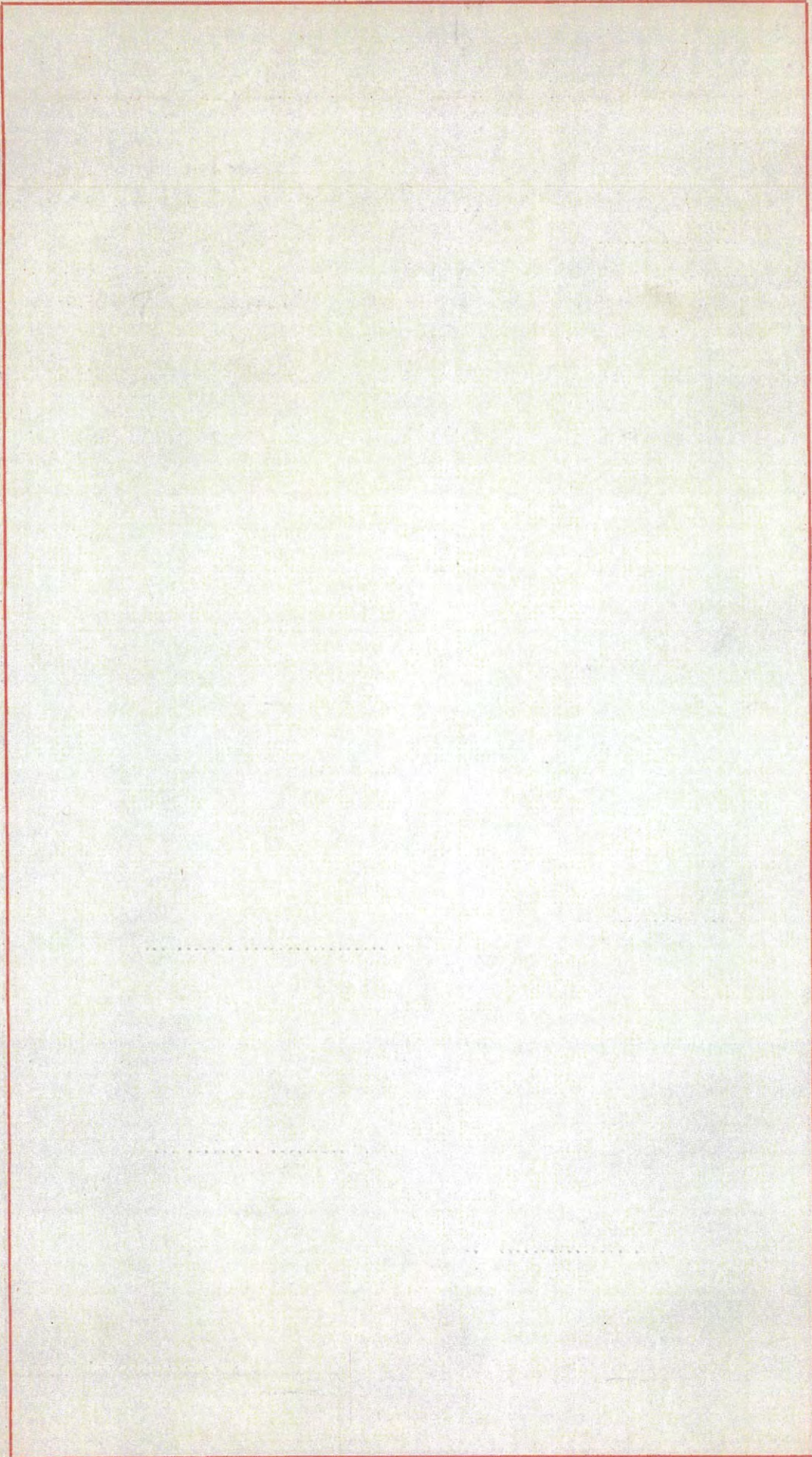
Received into the Registration of Deeds Office at Sydney, the 23rd day of April
one thousand nine hundred and seventy at 25 minutes past 12 o'clock in
the afternoon from N. M. DAVISON

J. Davison
Registrar General



REGISTRAR GENERAL.

I
C
FR
LP





NEW SOUTH WALES STAMP DUTY PAID
\$1.00

DEED OF CONVEYANCE

NO. 62 - BOOK 3526

\$30
12 OCT 1982

SHEET MUST NOT BE FOLDED OR CREASED

THIS DEED made this 2nd day of May, One thousand nine hundred and eighty-two.

BETWEEN: TRUSTEES OF THE SISTERS OF SAINT JOSEPH, a Body Corporate duly constituted according to the provisions of the Roman Catholic Church Communities Lands Act, 1942 (N.S.W.), of St. Joseph's Generalate, 11 Mount Street, North Sydney in the State of New South Wales (hereinafter called "the Vendor") of the one part

AND: TRUSTEES OF THE MISSIONARY SISTERS OF THE BLESSED VIRGIN MARY, QUEEN OF THE WORLD, a Body Corporate duly constituted according to the provisions of the Roman Catholic Church Communities Lands Act, 1942 (N.S.W.), of 96 Woodville Road, Granville in the said State (herinafter called "the Purchaser") of the other part

WHEREAS the Vendor is seized for an unencumbered estate in fee simple in the lands more particularly described in the First Schedule hereto and has agreed with the Purchaser to sell the said lands to it for the price of Ninety thousand dollars (\$90,000)

NOW THIS DEED WITNESSES as follows:-

- In pursuance of the said agreement and in consideration of the said sum of Ninety thousand dollars (\$90,000) paid by the Purchaser to the Vendor (the receipt of which is hereby acknowledged) the Vendor as beneficial owner hereby conveys unto the Purchaser in fee simple all those pieces or parcels of land described in the First Schedule hereto together with all improvements erected thereon.

P
2/11/82
B
M

2.

2. The Vendor hereby covenants with the Purchaser for production of the document specified in the Second Schedule hereto.

IN WITNESS WHEREOF the Vendor has hereunto set its hand and seal the day and year first hereinbefore written.

THE FIRST SCHEDULE HEREINBEFORE REFERRED TO

ALL THAT piece or parcel of land situate at Granville in the Parish of Saint John County of Cumberland and State of New South Wales being Lots one two and nine and ten of Section one of Stimson's subdivision COMMENCING at the angle formed by the Junction of the North West side of Woodville Road late Dog Trap Road with the North East side of William Street late Barker Street being bounded on the South East by Woodville Road being a line bearing North Easterly Sixty three feet nine inches thence on the North East by the South west boundary of Lots three and eight being a line bearing North westerly One hundred and eighty feet to Parramatta Street thence on the North West by that Street bearing South westerly sixty three feet nine inches to William Street and thence on the South west by William Street bearing South Easterly One hundred and eighty feet to the point of commencement.

ALL THOSE pieces or parcels of land situate at Granville in the Parish of Saint John County of Cumberland and Colony of New South Wales being Lots Three and Eight of Section one of Stimsons Subdivision with a frontage of thirty one feet nine inches to Woodville Road and Parramatta Street respectively as shown on Sketch plan shown on Conveyance dated the 2nd day of October, 1915. Registered Book 1068. No. 521 which said pieces or parcels of land are by modern survey more correctly described as:-
ALL THAT piece of land being part of Section One of Stimson's Subdivision situate in the Municipality of Granville Parish of St. John County of Cumberland and State of New South Wales COMMENCING at a point on the north western building line of Woodville Road bearing north easterly and distant sixty three feet nine inches from the intersection of the north western building line of Woodville Road with the north eastern building line of William Street and bounded thence on the south east by part of the north western building line of Woodville Road bearing north easterly for twenty four feet thence on the north east by a fenced line bearing North westerly for One hundred and seventy nine feet ten inches thence on the North west by part of the South eastern building line of Parramatta Street bearing South westerly for



3.

twenty seven feet nine inches and thence on the South west by the north eastern boundaries of Lots two and nine being a line bearing South easterly for One hundred and seventy nine feet eleven inches to the point of commencement.

BUT EXCEPTING THEREOUT all that piece or parcel of land situate in the City of Parramatta, parish of Liberty Plains, county of Cumberland, and State of New South Wales, being part of the land comprised in Conveyance Registered No. 794 Book 1962: Commencing at the intersection of a north-western side of Woodville-road with a north-eastern side of William-street; and bounded thence on the south-west by part of that side of that street bearing 288 degrees 58 minutes 55 seconds 28 feet; thence on the north-west by lines bearing 64 degrees 6 minutes 20 seconds 14 feet 2 inches and 19 degrees 13 minutes 45 seconds 78 feet 1 1/2 inches to the north-eastern boundary of the land comprised in the abovementioned conveyance; thence on the north-east by part of that boundary of that land bearing 110 degrees 5 minutes 50 seconds 19 feet to the north-western side of Woodville-road aforesaid; thence on the south-east by part of that side of that road bearing 199 degrees 13 minutes 45 seconds 87 feet 9 1/4 inches to the point of commencement, having an area of 5 3/4 perches or thereabouts.

THE SECOND SCHEDULE HEREINBEFORE REFERRED TO

Vesting Certificate dated 23rd October, 1944 made pursuant to the Roman Catholic Church Communities Lands Act, 1942 (NSW) by Trustees of the Sisters of Saint Joseph in respect of inter alia the properties described in the First Schedule hereto Registered No. 794 Book 1962.

THE COMMON SEAL of the Body)
Corporate called TRUSTEES OF THE)
SISTERS OF SAINT JOSEPH was)
hereto affixed in pursuance of a)
Resolution passed at a Meeting of)
the said Body Corporate in the)
presence of the Provincial a)
Member of the said Body Corporate)
and of two other Members of the)
said Body Corporate all of whose)
signatures are hereto affixed:)

Elizabeth Murphy
.....
Provincial

L.E. Bourke
.....
Member

J. Mitchell
.....
Member

On 8th October, 1982, I, MARY DeCARIA of 34 Torrington Drive, Marsfield, Secretary to Allen Allen & Hemsley, Solicitors of 19-29 Martin Place, Sydney, say on oath: The writing contained above and on the 2 preceding pages has been compared by me with the original instrument and is a true copy thereof.

Sworn at Sydney
Before me:

Mary DeCaria
Allen Allen & Hemsley, SOLICITORS, SYDNEY

Registered in the Office of the Registrar-General at Sydney this ^{12th} day of October 1982, at 50 minutes past 11 o'clock and lodged by Jean Papa of 5 Conway Ave, Kingswood 2705 Registration Clerk to Allen Allen & Hemsley, Solicitors of 19-29 Martin Place Sydney and numbered 62 Book 3526.

[Signature]
Registrar-General.



SHEET MUST NOT BE FOLDED OR CREASED

ATTACHMENT 3 - HISTORICAL AERIAL PHOTOS



01298

MAP 3424



COMMONWEALTH OF AUSTRALIA
CROWN COPYRIGHT RESERVED

F8165 LENS: F = 700
SYDNEY SURVEY
RONS 1-12
FS-6 ARRO 2
6-3-30.



MAP 3424 SYDNEY 6-3-1930

115.0
128
No 21

NSM 206-
5128





NSM
2327

UAG 1025 151.45

3
2
1



WILD 15-4-012-5
M6 13 17 13 17

ATTACHMENT 4 – SECTION 58 OF CLM ACT SEARCH RESULTS

[Home](#) [Contaminated land](#) [Record of notices](#)

Search results

Your search for: Suburb: GRANVILLE

Matched 7 notices relating to 2 sites.

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
GRANVILLE	2B Factory STREET	Commercial Property	1 current and 2 former
GRANVILLE	2 Blaxcell STREET	Shore Petroleum	4 current

Page 1 of 1

20 July 2018

For business and industry

For local government

Contact us

131 555 (tel:131555)

info@epa.nsw.gov.au (mailto:info@epa.nsw.gov.au)

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[Home](#) [Contaminated land](#) [Record of notices](#)

Site and notice details

Your search for: Suburb: GRANVILLE 7 notices on 2 sites were matched.

[Return to list of search results](#)

Area No: 3145

The information below was correct at the time the notices were issued.

Site: Commercial Property

Address: 2B Factory STREET, GRANVILLE

LGA: Parramatta City Council

Notices relating to this site (1 current and 2 former)

(Map) where available, maps show the part of the site affected by the notice
* notice matched search criteria

Notice recipient	Notice type & number	Status	Date
Granville Estate Pty Limited	Notice for Maintaining Remediation * 28017	Current	Issued 21 Aug 2000
Granville Estate Pty Limited	Agreed Voluntary Remediation Proposal * 26003	Former	Issued 01 Dec 1999 Completed 21 Aug 2000
Evans Deakin Pty Ltd t/a Clyde-Curruthers	Agreed Voluntary Remediation Proposal * 26001	Former	Issued 17 May 1999 Completed 01 Dec 1999

20 July 2018

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Site and notice details

Your search for: Suburb: GRANVILLE 7 notices on 2 sites were matched.

[Return to list of search results](#)

[Search Again](#)

[Refine Search](#)

Area No: 3079

The information below was correct at the time the notices were issued.

Site: Shore Petroleum

Address: 2 Blaxcell STREET, GRANVILLE

LGA:

Notices relating to this site (4 current and 0 former)

(Map) where available, maps show the part of the site affected by the notice
* notice matched search criteria

Notice recipient	Notice type & number	Status	Date
Shore Petroleum Pty Ltd	Section 35 EHC Act Order * 347	Current	Issued 02 Apr 1993
Shore Petroleum Pty Ltd	Section 35 EHC Act Order * 318	Current	Issued 21 Jan 1993
Georges Tyre Service	Section 35 EHC Act Order * 301	Current	Issued 16 Apr 1992
Georges Tyre Service	Section 35 EHC Act Order * 296	Current	Issued 20 Feb 1992

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ATTACHMENT 5 – POEO ACT SEARCH

[Home](#) [Environment protection licences](#) [POEO Public Register](#) [Search for licences, applications and notices](#)

Search results

Your search for: **POEO Licences** with the following criteria

Suburb - Granville

returned 10 results

[Export to excel](#)

1 of 1 Pages

[Search Again](#)

Number	Name	Location	Type	Status	Issued date
1178	BORAL RESOURCES (NSW) PTY LTD	MORT STREET, GRANVILLE, NSW 2142	POEO licence	No longer in force	22 Aug 2000
1074	BRITISH AMERICAN TOBACCO AUSTRALIA LIMITED	26 FERNDLELL STREET, GRANVILLE, NSW 2142	POEO licence	Surrendered	09 May 2000
2020	CAPRAL LIMITED	UNWIN STREET, GRANVILLE, NSW 2142	POEO licence	Surrendered	04 Apr 2000
499	EMOLEUM ROAD SERVICES PTY LTD	GATE 1, UNWIN STREET, GRANVILLE, NSW 2142	POEO licence	No longer in force	16 May 2000
1553	HANDYMIX AUSTRALIA PTY LTD	1 TENNYSON STREET, GRANVILLE, NSW 2142	POEO licence	Surrendered	19 Jan 2001
3906	HELIPORT DEVELOPERS PTY LIMITED	25 WENTWORTH STREET, GRANVILLE, NSW 2142	POEO licence	Issued	19 Jun 2000
20443	Laing O'Rourke Australia Construction Pty Ltd	Within the rail corridor of the Western Rail Line between Auburn Junction and Granville, GRANVILLE, NSW 2142	POEO licence	Surrendered	20 May 2014
2170	MERCK SHARP & DOHME (AUSTRALIA) PTY LTD	54-68 FERNDLELL STREET (SOUTH GRANVILLE), GRANVILLE, NSW 2142	POEO licence	Surrendered	21 Jun 2000
2000	SIBELCO AUSTRALIA LIMITED	CNR UNWIN & SHIRLEY STREETS, GRANVILLE, NSW 2142	POEO licence	Surrendered	11 Aug 2000
12013	VIP STEEL PACKAGING PTY LTD	11A Ferndell Street, GRANVILLE, NSW 2142	POEO licence	No longer in force	16 Dec 2003

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20 July 2018

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ATTACHMENT 6 – NSW EPA CONTAMINATED SITES REGISTER

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
GRANVILLE	Australand	15-17 Berry STREET	Other Industry	Contamination being managed via the planning process (EP&A Act)	-33.83600073	151.0211988
GRANVILLE	Commercial Property	28 Factory STREET	Other Industry	Ongoing maintenance required to manage residual contamination	-33.84173556	151.0165687
GRANVILLE	Caltex Service Station	144 Parramatta ROAD	Service Station	Regulation under CLM Act not required	-33.83039605	151.0109216
GRANVILLE	Old Granville Depot	23 Elizabeth STREET	Unclassified	Regulation under CLM Act not required	-33.83765925	151.008528
GRANVILLE	7-Eleven Service Station	154-160 Parramatta ROAD	Service Station	Regulation under CLM Act not required	-33.83022685	151.0101322
GRANVILLE	Woolworths Granville	158 Clyde STREET	Service Station	Under assessment	-33.84623338	151.0124885
GRANVILLE	A'Becketts Creek	Albert STREET	Unclassified	Under assessment	-33.82735397	151.0113643

ATTACHMENT 7 – NSW OEH HERITAGE SEARCH



[Home](#) > [Topics](#) > [Heritage places and items](#) > [Search for heritage](#)

Search for NSW heritage

The State Heritage Inventory is a list of heritage items in New South Wales including Aboriginal Places, State Heritage Register, Interim Heritage Orders, State Agency Heritage Registers and Local Environmental Plans.

The Heritage Division is directly responsible for maintaining **Aboriginal Places** and the **State Heritage Register**. A new **combined map search** is now available. For further information about Aboriginal Places and Sites refer to **AHIMS Web Services**

Whilst the Heritage Division seeks to keep the Inventory up to date, it is reliant on State agencies and local councils to provide their data. Always check with the relevant State agency or local council for the most up-to-date information.

Visit **State Heritage Inventory help** if you are unfamiliar with this search facility.

Basic search criteria

Item name/database ID:

Street name:

Suburb/town:

Local Government Area:

Local Aboriginal Land Council (LALC):

(For Aboriginal Place and State Heritage Register only)

Heritage listings:

SHR number:

Additional search criteria

NOTE: For items listed by local councils, there may not be information in the additional search criteria fields.

Owner organisation*:

Designer/builder:

Year of construction:

from

to:

Item type:

Please Choose... ▾

Item group:

Please Choose... ▾

Item category:

Please Choose... ▾

Australian historic theme:

Please Choose... ▾

NSW historic theme:

Please Choose... ▾

Significance, description, historical notes:

Information complete:

***View owner organisation names for section 170 heritage and conservation registers**

Search Aboriginal Places & State Heritage Register

The combined map search below is for Aboriginal Places and State Heritage Register items only. It does not include Interim Heritage Orders, State Agency Heritage Registers and Local Environmental Plans.

The location of Aboriginal Places and State Heritage Register items are marked on the map as a single approximation point for general identification and research purposes only.

Location information for some Aboriginal Places (e.g. burial grounds and sacred sites) have been generalised because of their cultural sensitivity. Location information for restricted Aboriginal Places is not shown at all. If an activity or development is proposed that may potentially impact on or harm (i.e., damage, deface or destroy) an Aboriginal Place, then proponents must undertake a search for the exact boundaries of Aboriginal Places through **AHIMS Web Services**.

Downloading of State Heritage Register spatial datasets and associated metadata into a Geographical Information System (GIS) software package is available through **Data NSW**

Listing Type:

 All Aboriginal Places  State Heritage Register 

Local government area:

Please Choose... ▾

Item name/Database ID:

SHR number:

Location:

Local Aboriginal Land Council
(LALC):

State theme:

Item type:

Item Group:

Item category:

Search

Reset



[Home](#) > [Topics](#) > [Heritage places and items](#) > [Search for heritage](#)

Search for NSW heritage

[Return to search page where you can refine/broaden your search.](#)

Statutory listed items

Information and items listed in the State Heritage Inventory come from a number of sources. This means that there may be several entries for the same heritage item in the database. For clarity, the search results have been divided into three sections.

- **Section 1** - contains Aboriginal Places declared by the **Minister for the Environment** under the National Parks and Wildlife Act. This information is provided by the Heritage Division.
- **Section 2** - contains heritage items listed by the **Heritage Council of NSW** under the NSW Heritage Act. This includes listing on the State Heritage Register, an Interim Heritage Order or protected under section 136 of the NSW Heritage Act. This information is provided by the Heritage Division.
- **Section 3** - contains items listed by **local councils** on Local Environmental Plans under the Environmental Planning and Assessment Act, 1979 and **State government agencies** under s.170 of the Heritage Act. This information is provided by local councils and State government agencies.

Section 1. Aboriginal Places listed under the National Parks and Wildlife Act.

Your search did not return any matching results.

Section 2. Items listed under the NSW Heritage Act.

Your search did not return any matching results.

Section 3. Items listed by Local Government and State Agencies.

Your search returned 3 records.

Item name	Address	Suburb	LGA	Information source
Conjoined Residences	9, 11 Woodville Road	Granville	Parramatta	LGOV
Railway Memorial	Woodville Road	Granville	Holroyd	LGOV
Single Storey Residence	15 Woodville Road	Granville	Parramatta	LGOV

There was a total of 3 records matching your search criteria.

Key:

LGA = Local Government Area

GAZ= NSW Government Gazette (statutory listings prior to 1997), HGA = Heritage Grant Application, HS = Heritage Study,

LGOV = Local Government, SGOV = State Government Agency.

Note: While the Heritage Division seeks to keep the Inventory up to date, it is reliant on State agencies and local councils to provide their data. Always check with the relevant State agency or local council for the most up-to-date information.

ATTACHMENT 8 – SECTION 149 (2) PLANNING CERTIFICATE



Snc Lavalin
55 Clarence Street
SYDNEY NSW 2000

Certificate No: 31653
Receipt No: 1337244
Date: 31-Jul-2018
Your Reference: ML:32513

PLANNING CERTIFICATE

Issued under Section 10.7(2) (5) of the
Environmental Planning and Assessment Act, 1979

PROPERTY DETAILS

Address: 63 Grimwood Street, GRANVILLE NSW 2142

Legal Description: Lot D DP 150974

Owner(s) Name (as recorded by Council):

Trustees Missionary Sisters Blessed Virgin
PO Box 725
GRANVILLE NSW 2142

In accordance with the requirements of Section 10.7(2) of the *Environmental Planning and Assessment Act, 1979* (as amended), the following prescribed matters relate to the land at the date of this certificate.

Note: The information contained in Planning Certificates issued for a lot within Strata-Titled development relates to the land the development is situated on.

SECTION A

The following Environmental Planning Instrument and land zoning provisions apply to the land:

Parramatta Local Environmental Plan 2011

The land is zoned R2 Low Density Residential PLEP2011

Issued pursuant to Section 10.7 of the *Environmental Planning and Assessment Act, 1979*.

NOTE: This table is an excerpt from *Parramatta Local Environmental Plan 2011* and must be read in conjunction with and subject to the other provisions of that instrument, and in force at that date.

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that non-residential land uses are located in a context and setting that minimises impacts on the amenity of a low density residential environment.
- To allow for a range of community facilities to be provided to serve the needs of residents, workers and visitors in residential neighbourhoods.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Hostels; Neighbourhood shops; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Roads; Seniors housing; Water recycling facilities

4 Prohibited

Any development not specified in item 2 or 3.

SECTION B

State Environmental Planning and Sydney Regional Environmental Policies are listed in **Annexure B1**.

Draft Local Environmental Plans

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

Development Control Plans

The land is affected by Parramatta Development Control Plan 2011

Other Development Provisions

The land is affected by a minimum lot size of 600 square metres on the Minimum Lot Size for Dual Occupancy map of Parramatta Local Environmental Plan 2011.

The land is affected by a minimum lot size of 550 square metres on the Minimum Lot Size map of Parramatta Local Environmental Plan 2011.

The land is identified as Class 5 on the Acid Sulfate Soils Map. Refer to Clause 6.1 of Parramatta Local Environmental Plan 2011.

Complying Development

This does not constitute a Complying Development Certificate under section 85 of the EP&A Act

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

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

General Housing Code

Complying Development pursuant to the General Housing Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Rural Housing Code

The land is not affected by the Rural Housing Code.

Housing Alterations Code and Industrial Alterations Code

Complying Development pursuant to the Housing Alterations Code and Industrial Alterations Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

General Development Code

Complying Development pursuant to the General Development Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Demolition Code

Complying Development pursuant to the Demolition Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Commercial and Industrial (New Buildings and Additions) Code

Complying Development pursuant to the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

General Commercial and Industrial (Alterations) Code

Complying Development pursuant to the General Commercial and Industrial (Alterations) Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Subdivision Code

Complying Development pursuant to the Subdivision Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Fire Safety Code

Complying Development pursuant to the Fire Safety Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

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

Development Contribution Plan

The Parramatta Development Contributions Plan (Amendment No. 4) applies to the land.

Heritage Item /Heritage Conservation Area

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

The land is not located in a heritage conservation area.

Land Reservation Acquisition

The land is not affected by Land Reservation Acquisition in *Parramatta Local Environmental Plan 2011*.

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

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

- a. Site Compatibility Certificate (Affordable Rental Housing);
- b. Site Compatibility Certificate (Infrastructure, schools or TAFE establishments);
- c. Site Compatibility Certificate (Seniors Housing)

In respect to the land issued pursuant to the environmental planning and assessment amendment (*Site Compatibility Certificates Regulation*) 2009.

Contamination

The land is not affected by any of the matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed

- a. that the land to which the certificate relates is significantly contaminated land
- b. that the land to which the certificate relates is subject to a management order
- c. that the land to which the certificate relates is the subject of an approved voluntary management proposal
- d. that the land to which the certificate relates is subject to an ongoing maintenance order
- e. that the land to which the certificate relates is the subject of a site audit statement.

Tree Preservation

The land is subject to Section 5.4 Preservation of Trees or Vegetation in *Parramatta Development Control Plan 2011*.

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

Coastal Protection

In relation to a coastal council - whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection 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 the commencement of section 553B of the *Local Government Act 1993*.

NO.

Council Policy

Council has not adopted a policy to restrict the development of the land by reason of the likelihood of projected sea level rise (coastal protection), tidal inundation, subsidence or any other risk on land subject to the *Parramatta Local Environmental Plan 2011*.

Council has adopted a policy covering areas subject to the *Parramatta Local Environmental Plan 2011* to restrict development of any land by reason of the likelihood of flooding.

Council has adopted by resolution a policy on contaminated land that applies to areas subject to the *Parramatta Local Environmental Plan 2011*. The Policy will restrict the development of the land if the circumstances set out in the policy prevail.

Mine Subsidence

The land is not affected by Section 15 of the *Mine Subsidence Compensation Act 1961* proclaiming land to be a Mine Subsidence District.

Threatened Species

The Director General with responsibility for the *Threatened Species Conservation Act 1995* has not advised Council that the land includes or comprises a critical habitat.

Bush Fire Prone, Biodiversity certified, Biodiversity Stewardship Site or a Native Vegetation Clearing set aside

The land is not bush fire prone, biodiversity certified, a biodiversity stewardship site or a native vegetation clearing set aside.

Affected building notices and building product rectification orders

(1) *A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.*

- (2) A statement of:
- (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
 - (b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.
- (3) In this clause:
- affected building notice** has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.
- building product rectification order** has the same meaning as in the Building Products (Safety) Act 2017.

Council is not aware of the land being affected.

SECTION C

The following additional information is provided by Council under section 10.7(5) in good faith and Council takes no responsibility for the accuracy of the information.

Flooding

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

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

Aboriginal Sensitivity

Aboriginal Heritage Study - Low Sensitivity

SPECIAL NOTE

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



Hamish McNulty
GENERAL MANAGER

Per: Monica Cologna
Manager, Strategic Planning - PLANNING

ANNEXURE B1

The following State Environmental Planning Policies (SEPPs) and Deemed SEPPs apply to the land:

State Environmental Planning Policy No.1 Development Standards

State Environmental Planning Policy No.19 Bushland in Urban Areas

State Environmental Planning Policy No.21 Caravan Parks

State Environmental Planning Policy No.33 Hazardous and Offensive Development

State Environmental Planning Policy No 50 Canal Estate Development

State Environmental Planning Policy No.55 Remediation of Land

State Environmental Planning Policy No.64 Advertising and Signage

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

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

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

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

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

State Environmental Planning Policy (Infrastructure) 2007

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

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007

State Environmental Planning Policy (State and Regional Development) 2011

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

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

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

Sydney Regional Environmental Plan (Extractive Industry No.2)1995.



Snc Lavalin
55 Clarence Street
SYDNEY NSW 2000

Certificate No: 31657
Receipt No: 1337244
Date: 31-Jul-2018
Your Reference: ML:32513

PLANNING CERTIFICATE

Issued under Section 10.7(2) (5) of the
Environmental Planning and Assessment Act, 1979

PROPERTY DETAILS

Address: 100 Woodville Road, GRANVILLE NSW 2142

Legal Description: Lot 1000 DP 1093851, Lot 1001 DP 1093851

Owner(s) Name (as recorded by Council):

Trustees Missionary Sisters Blessed Virgin
PO Box 725
GRANVILLE NSW 2142

In accordance with the requirements of Section 10.7(2) of the *Environmental Planning and Assessment Act, 1979* (as amended), the following prescribed matters relate to the land at the date of this certificate.

Note: The information contained in Planning Certificates issued for a lot within Strata-Titled development relates to the land the development is situated on.

SECTION A

The following Environmental Planning Instrument and land zoning provisions apply to the land:

Parramatta Local Environmental Plan 2011

The land is zoned R2 Low Density Residential PLEP2011

Issued pursuant to Section 10.7 of the *Environmental Planning and Assessment Act, 1979*.

NOTE: This table is an excerpt from *Parramatta Local Environmental Plan 2011* and must be read in conjunction with and subject to the other provisions of that instrument, and in force at that date.

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that non-residential land uses are located in a context and setting that minimises impacts on the amenity of a low density residential environment.
- To allow for a range of community facilities to be provided to serve the needs of residents, workers and visitors in residential neighbourhoods.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Hostels; Neighbourhood shops; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Roads; Seniors housing; Water recycling facilities

4 Prohibited

Any development not specified in item 2 or 3.

SECTION B

State Environmental Planning and Sydney Regional Environmental Policies are listed in **Annexure B1**.

Draft Local Environmental Plans

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

Development Control Plans

The land is affected by Parramatta Development Control Plan 2011

Other Development Provisions

The land is affected by a minimum lot size of 600 square metres on the Minimum Lot Size for Dual Occupancy map of Parramatta Local Environmental Plan 2011.

The land is affected by a minimum lot size of 550 square metres on the Minimum Lot Size map of Parramatta Local Environmental Plan 2011.

The land is identified as Class 5 on the Acid Sulfate Soils Map. Refer to Clause 6.1 of Parramatta Local Environmental Plan 2011.

Complying Development

This does not constitute a Complying Development Certificate under section 85 of the EP&A Act

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

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

General Housing Code

Complying Development pursuant to the General Housing Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Rural Housing Code

The land is not affected by the Rural Housing Code.

Housing Alterations Code and Industrial Alterations Code

Complying Development pursuant to the Housing Alterations Code and Industrial Alterations Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

General Development Code

Complying Development pursuant to the General Development Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Demolition Code

Complying Development pursuant to the Demolition Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Commercial and Industrial (New Buildings and Additions) Code

Complying Development pursuant to the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

General Commercial and Industrial (Alterations) Code

Complying Development pursuant to the General Commercial and Industrial (Alterations) Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Subdivision Code

Complying Development pursuant to the Subdivision Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Fire Safety Code

Complying Development pursuant to the Fire Safety Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

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

Development Contribution Plan

The Parramatta Development Contributions Plan (Amendment No. 4) applies to the land.

Heritage Item /Heritage Conservation Area

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

The land is not located in a heritage conservation area.

Land Reservation Acquisition

The land is not affected by Land Reservation Acquisition in *Parramatta Local Environmental Plan 2011*.

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

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

- a. Site Compatibility Certificate (Affordable Rental Housing);
- b. Site Compatibility Certificate (Infrastructure, schools or TAFE establishments);
- c. Site Compatibility Certificate (Seniors Housing)

In respect to the land issued pursuant to the environmental planning and assessment amendment (*Site Compatibility Certificates Regulation*) 2009.

Contamination

The land is not affected by any of the matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed

- a. that the land to which the certificate relates is significantly contaminated land
- b. that the land to which the certificate relates is subject to a management order
- c. that the land to which the certificate relates is the subject of an approved voluntary management proposal
- d. that the land to which the certificate relates is subject to an ongoing maintenance order
- e. that the land to which the certificate relates is the subject of a site audit statement.

Tree Preservation

The land is subject to Section 5.4 Preservation of Trees or Vegetation in *Parramatta Development Control Plan 2011*.

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

Coastal Protection

In relation to a coastal council - whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection 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 the commencement of section 553B of the *Local Government Act 1993*.

NO.

Council Policy

Council has not adopted a policy to restrict the development of the land by reason of the likelihood of projected sea level rise (coastal protection), tidal inundation, subsidence or any other risk on land subject to the *Parramatta Local Environmental Plan 2011*.

Council has adopted a policy covering areas subject to the *Parramatta Local Environmental Plan 2011* to restrict development of any land by reason of the likelihood of flooding.

Council has adopted by resolution a policy on contaminated land that applies to areas subject to the *Parramatta Local Environmental Plan 2011*. The Policy will restrict the development of the land if the circumstances set out in the policy prevail.

Mine Subsidence

The land is not affected by Section 15 of the *Mine Subsidence Compensation Act 1961* proclaiming land to be a Mine Subsidence District.

Threatened Species

The Director General with responsibility for the *Threatened Species Conservation Act 1995* has not advised Council that the land includes or comprises a critical habitat.

Bush Fire Prone, Biodiversity certified, Biodiversity Stewardship Site or a Native Vegetation Clearing set aside

The land is not bush fire prone, biodiversity certified, a biodiversity stewardship site or a native vegetation clearing set aside.

Affected building notices and building product rectification orders

- (1) *A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.*

- (2) *A statement of:*
- (a) *whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and*
 - (b) *whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.*
- (3) *In this clause:*
- affected building notice** *has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.*
- building product rectification order** *has the same meaning as in the Building Products (Safety) Act 2017.*

Council is not aware of the land being affected.

SECTION C

The following additional information is provided by Council under section 10.7(5) in good faith and Council takes no responsibility for the accuracy of the information.

Flooding

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

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

Aboriginal Sensitivity

Aboriginal Heritage Study - Low Sensitivity

SPECIAL NOTE

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



Hamish McNulty
GENERAL MANAGER

Per: Monica Cologna
Manager, Strategic Planning - PLANNING

ANNEXURE B1

The following State Environmental Planning Policies (SEPPs) and Deemed SEPPs apply to the land:

State Environmental Planning Policy No.1 Development Standards

State Environmental Planning Policy No.19 Bushland in Urban Areas

State Environmental Planning Policy No.21 Caravan Parks

State Environmental Planning Policy No.33 Hazardous and Offensive Development

State Environmental Planning Policy No 50 Canal Estate Development

State Environmental Planning Policy No.55 Remediation of Land

State Environmental Planning Policy No.64 Advertising and Signage

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

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

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

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

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

State Environmental Planning Policy (Infrastructure) 2007

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

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007

State Environmental Planning Policy (State and Regional Development) 2011

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

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

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

Sydney Regional Environmental Plan (Extractive Industry No.2)1995.



SnC Lavalin
55 Clarence Street
SYDNEY NSW 2000

Certificate No: 31654
Receipt No: 1337244
Date: 31-Jul-2018
Your Reference: ML:32513

PLANNING CERTIFICATE

Issued under Section 10.7(2) (5) of the
Environmental Planning and Assessment Act, 1979

PROPERTY DETAILS

Address: 65 Grimwood Street, GRANVILLE NSW 2142

Legal Description: Lot 6 Sec 1 DP 975141

Owner(s) Name (as recorded by Council):

Trustees Missionary Sisters Blessed Virgin
PO Box 725
GRANVILLE NSW 2142

In accordance with the requirements of Section 10.7(2) of the *Environmental Planning and Assessment Act, 1979* (as amended), the following prescribed matters relate to the land at the date of this certificate.

Note: The information contained in Planning Certificates issued for a lot within Strata-Titled development relates to the land the development is situated on.

SECTION A

The following Environmental Planning Instrument and land zoning provisions apply to the land:

Parramatta Local Environmental Plan 2011

The land is zoned R2 Low Density Residential PLEP2011

Issued pursuant to Section 10.7 of the *Environmental Planning and Assessment Act, 1979*.

NOTE: This table is an excerpt from *Parramatta Local Environmental Plan 2011* and must be read in conjunction with and subject to the other provisions of that instrument, and in force at that date.

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that non-residential land uses are located in a context and setting that minimises impacts on the amenity of a low density residential environment.
- To allow for a range of community facilities to be provided to serve the needs of residents, workers and visitors in residential neighbourhoods.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Hostels; Neighbourhood shops; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Roads; Seniors housing; Water recycling facilities

4 Prohibited

Any development not specified in item 2 or 3.

SECTION B

State Environmental Planning and Sydney Regional Environmental Policies are listed in **Annexure B1**.

Draft Local Environmental Plans

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

Development Control Plans

The land is affected by Parramatta Development Control Plan 2011

Other Development Provisions

The land is affected by a minimum lot size of 600 square metres on the Minimum Lot Size for Dual Occupancy map of Parramatta Local Environmental Plan 2011.

The land is affected by a minimum lot size of 550 square metres on the Minimum Lot Size map of Parramatta Local Environmental Plan 2011.

The land is identified as Class 5 on the Acid Sulfate Soils Map. Refer to Clause 6.1 of Parramatta Local Environmental Plan 2011.

Complying Development

This does not constitute a Complying Development Certificate under section 85 of the EP&A Act

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

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

General Housing Code

Complying Development pursuant to the General Housing Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Rural Housing Code

The land is not affected by the Rural Housing Code.

Housing Alterations Code and Industrial Alterations Code

Complying Development pursuant to the Housing Alterations Code and Industrial Alterations Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

General Development Code

Complying Development pursuant to the General Development Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Demolition Code

Complying Development pursuant to the Demolition Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Commercial and Industrial (New Buildings and Additions) Code

Complying Development pursuant to the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

General Commercial and Industrial (Alterations) Code

Complying Development pursuant to the General Commercial and Industrial (Alterations) Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Subdivision Code

Complying Development pursuant to the Subdivision Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Fire Safety Code

Complying Development pursuant to the Fire Safety Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

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

Development Contribution Plan

The Parramatta Development Contributions Plan (Amendment No. 4) applies to the land.

Heritage Item /Heritage Conservation Area

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

The land is not located in a heritage conservation area.

Land Reservation Acquisition

The land is not affected by Land Reservation Acquisition in *Parramatta Local Environmental Plan 2011*.

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

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

- a. Site Compatibility Certificate (Affordable Rental Housing);
- b. Site Compatibility Certificate (Infrastructure, schools or TAFE establishments);
- c. Site Compatibility Certificate (Seniors Housing)

In respect to the land issued pursuant to the environmental planning and assessment amendment (*Site Compatibility Certificates Regulation*) 2009.

Contamination

The land is not affected by any of the matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed

- a. that the land to which the certificate relates is significantly contaminated land
- b. that the land to which the certificate relates is subject to a management order
- c. that the land to which the certificate relates is the subject of an approved voluntary management proposal
- d. that the land to which the certificate relates is subject to an ongoing maintenance order
- e. that the land to which the certificate relates is the subject of a site audit statement.

Tree Preservation

The land is subject to Section 5.4 Preservation of Trees or Vegetation in *Parramatta Development Control Plan 2011*.

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

Coastal Protection

In relation to a coastal council - whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection 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 the commencement of section 553B of the *Local Government Act 1993*.

NO.

Council Policy

Council has not adopted a policy to restrict the development of the land by reason of the likelihood of projected sea level rise (coastal protection), tidal inundation, subsidence or any other risk on land subject to the *Parramatta Local Environmental Plan 2011*.

Council has adopted a policy covering areas subject to the *Parramatta Local Environmental Plan 2011* to restrict development of any land by reason of the likelihood of flooding.

Council has adopted by resolution a policy on contaminated land that applies to areas subject to the *Parramatta Local Environmental Plan 2011*. The Policy will restrict the development of the land if the circumstances set out in the policy prevail.

Mine Subsidence

The land is not affected by Section 15 of the *Mine Subsidence Compensation Act 1961* proclaiming land to be a Mine Subsidence District.

Threatened Species

The Director General with responsibility for the *Threatened Species Conservation Act 1995* has not advised Council that the land includes or comprises a critical habitat.

Bush Fire Prone, Biodiversity certified, Biodiversity Stewardship Site or a Native Vegetation Clearing set aside

The land is not bush fire prone, biodiversity certified, a biodiversity stewardship site or a native vegetation clearing set aside.

Affected building notices and building product rectification orders

- (1) *A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.*

- (2) *A statement of:*
- (a) *whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and*
 - (b) *whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.*
- (3) *In this clause:*
- affected building notice** *has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.*
- building product rectification order** *has the same meaning as in the Building Products (Safety) Act 2017.*

Council is not aware of the land being affected.

SECTION C

The following additional information is provided by Council under section 10.7(5) in good faith and Council takes no responsibility for the accuracy of the information.

Flooding

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

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

Aboriginal Sensitivity

Aboriginal Heritage Study - Low Sensitivity

SPECIAL NOTE

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



Hamish McNulty
GENERAL MANAGER

Per: Monica Cologna
Manager, Strategic Planning - PLANNING

ANNEXURE B1

The following State Environmental Planning Policies (SEPPs) and Deemed SEPPS apply to the land:

State Environmental Planning Policy No.1 Development Standards

State Environmental Planning Policy No.19 Bushland in Urban Areas

State Environmental Planning Policy No.21 Caravan Parks

State Environmental Planning Policy No.33 Hazardous and Offensive Development

State Environmental Planning Policy No 50 Canal Estate Development

State Environmental Planning Policy No.55 Remediation of Land

State Environmental Planning Policy No.64 Advertising and Signage

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

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

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

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

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

State Environmental Planning Policy (Infrastructure) 2007

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

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007

State Environmental Planning Policy (State and Regional Development) 2011

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

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

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

Sydney Regional Environmental Plan (Extractive Industry No.2)1995.



SnC Lavalin
55 Clarence Street
SYDNEY NSW 2000

Certificate No: 31656
Receipt No: 1337244
Date: 31-Jul-2018
Your Reference: ML:32513

PLANNING CERTIFICATE

Issued under Section 10.7(2) (5) of the
Environmental Planning and Assessment Act, 1979

PROPERTY DETAILS

Address: 92 Woodville Road, GRANVILLE NSW 2142

Legal Description: Lot 1 DP 781277 & Lot 8 DP 521888

Owner(s) Name (as recorded by Council):

Trustees Missionary Sisters Blessed Virgin
PO Box 725
GRANVILLE NSW 2142

In accordance with the requirements of Section 10.7(2) of the *Environmental Planning and Assessment Act, 1979* (as amended), the following prescribed matters relate to the land at the date of this certificate.

Note: The information contained in Planning Certificates issued for a lot within Strata-Titled development relates to the land the development is situated on.

SECTION A

The following Environmental Planning Instrument and land zoning provisions apply to the land:

Parramatta Local Environmental Plan 2011

The land is zoned R2 Low Density Residential PLEP2011

Issued pursuant to Section 10.7 of the *Environmental Planning and Assessment Act, 1979*.

NOTE: This table is an excerpt from *Parramatta Local Environmental Plan 2011* and must be read in conjunction with and subject to the other provisions of that instrument, and in force at that date.

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that non-residential land uses are located in a context and setting that minimises impacts on the amenity of a low density residential environment.
- To allow for a range of community facilities to be provided to serve the needs of residents, workers and visitors in residential neighbourhoods.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Hostels; Neighbourhood shops; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Roads; Seniors housing; Water recycling facilities

4 Prohibited

Any development not specified in item 2 or 3.

SECTION B

State Environmental Planning and Sydney Regional Environmental Policies are listed in **Annexure B1**.

Draft Local Environmental Plans

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

Development Control Plans

The land is affected by Parramatta Development Control Plan 2011

Other Development Provisions

The land is affected by a minimum lot size of 600 square metres on the Minimum Lot Size for Dual Occupancy map of Parramatta Local Environmental Plan 2011.

The land is affected by a minimum lot size of 550 square metres on the Minimum Lot Size map of Parramatta Local Environmental Plan 2011.

The land is identified as Class 5 on the Acid Sulfate Soils Map. Refer to Clause 6.1 of Parramatta Local Environmental Plan 2011.

Complying Development

This does not constitute a Complying Development Certificate under section 85 of the EP&A Act

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

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

General Housing Code

Complying Development pursuant to the General Housing Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Rural Housing Code

The land is not affected by the Rural Housing Code.

Housing Alterations Code and Industrial Alterations Code

Complying Development pursuant to the Housing Alterations Code and Industrial Alterations Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

General Development Code

Complying Development pursuant to the General Development Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Demolition Code

Complying Development pursuant to the Demolition Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Commercial and Industrial (New Buildings and Additions) Code

Complying Development pursuant to the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

General Commercial and Industrial (Alterations) Code

Complying Development pursuant to the General Commercial and Industrial (Alterations) Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Subdivision Code

Complying Development pursuant to the Subdivision Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Fire Safety Code

Complying Development pursuant to the Fire Safety Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

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

Development Contribution Plan

The Parramatta Development Contributions Plan (Amendment No. 4) applies to the land.

Heritage Item /Heritage Conservation Area

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

The land is not located in a heritage conservation area.

Land Reservation Acquisition

The land is not affected by Land Reservation Acquisition in *Parramatta Local Environmental Plan 2011*.

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

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

- a. Site Compatibility Certificate (Affordable Rental Housing);
- b. Site Compatibility Certificate (Infrastructure, schools or TAFE establishments);
- c. Site Compatibility Certificate (Seniors Housing)

In respect to the land issued pursuant to the environmental planning and assessment amendment (*Site Compatibility Certificates Regulation*) 2009.

Contamination

The land is not affected by any of the matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed

- a. that the land to which the certificate relates is significantly contaminated land
- b. that the land to which the certificate relates is subject to a management order
- c. that the land to which the certificate relates is the subject of an approved voluntary management proposal
- d. that the land to which the certificate relates is subject to an ongoing maintenance order
- e. that the land to which the certificate relates is the subject of a site audit statement.

Tree Preservation

The land is subject to Section 5.4 Preservation of Trees or Vegetation in *Parramatta Development Control Plan 2011*.

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

Coastal Protection

In relation to a coastal council - whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection 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 the commencement of section 553B of the *Local Government Act 1993*.

NO.

Council Policy

Council has not adopted a policy to restrict the development of the land by reason of the likelihood of projected sea level rise (coastal protection), tidal inundation, subsidence or any other risk on land subject to the *Parramatta Local Environmental Plan 2011*.

Council has adopted a policy covering areas subject to the *Parramatta Local Environmental Plan 2011* to restrict development of any land by reason of the likelihood of flooding.

Council has adopted by resolution a policy on contaminated land that applies to areas subject to the *Parramatta Local Environmental Plan 2011*. The Policy will restrict the development of the land if the circumstances set out in the policy prevail.

Mine Subsidence

The land is not affected by Section 15 of the *Mine Subsidence Compensation Act 1961* proclaiming land to be a Mine Subsidence District.

Threatened Species

The Director General with responsibility for the *Threatened Species Conservation Act 1995* has not advised Council that the land includes or comprises a critical habitat.

Bush Fire Prone, Biodiversity certified, Biodiversity Stewardship Site or a Native Vegetation Clearing set aside

The land is not bush fire prone, biodiversity certified, a biodiversity stewardship site or a native vegetation clearing set aside.

Affected building notices and building product rectification orders

- (1) *A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.*

- (2) *A statement of:*
- (a) *whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and*
 - (b) *whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.*
- (3) *In this clause:*
- affected building notice** *has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.*
- building product rectification order** *has the same meaning as in the Building Products (Safety) Act 2017.*

Council is not aware of the land being affected.

SECTION C

The following additional information is provided by Council under section 10.7(5) in good faith and Council takes no responsibility for the accuracy of the information.

Flooding

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

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

Aboriginal Sensitivity

Aboriginal Heritage Study - Low Sensitivity

SPECIAL NOTE

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



Hamish McNulty
GENERAL MANAGER

Per: Monica Cologna
Manager, Strategic Planning - PLANNING

ANNEXURE B1

The following State Environmental Planning Policies (SEPPs) and Deemed SEPPs apply to the land:

State Environmental Planning Policy No.1 Development Standards

State Environmental Planning Policy No.19 Bushland in Urban Areas

State Environmental Planning Policy No.21 Caravan Parks

State Environmental Planning Policy No.33 Hazardous and Offensive Development

State Environmental Planning Policy No 50 Canal Estate Development

State Environmental Planning Policy No.55 Remediation of Land

State Environmental Planning Policy No.64 Advertising and Signage

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

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

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

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

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

State Environmental Planning Policy (Infrastructure) 2007

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

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007

State Environmental Planning Policy (State and Regional Development) 2011

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

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

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

Sydney Regional Environmental Plan (Extractive Industry No.2)1995.



SnC Lavalin
55 Clarence Street
SYDNEY NSW 2000

Certificate No: 31655
Receipt No: 1337244
Date: 31-Jul-2018
Your Reference: ML:32513

PLANNING CERTIFICATE

Issued under Section 10.7(2) (5) of the
Environmental Planning and Assessment Act, 1979

PROPERTY DETAILS

Address: 94 Woodville Road, GRANVILLE NSW 2142

Legal Description: LOT 1 DP 780942

Owner(s) Name (as recorded by Council):

Trustees Missionary Sisters Blessed Virgin
PO Box 725
GRANVILLE NSW 2142

In accordance with the requirements of Section 10.7(2) of the *Environmental Planning and Assessment Act, 1979* (as amended), the following prescribed matters relate to the land at the date of this certificate.

Note: The information contained in Planning Certificates issued for a lot within Strata-Titled development relates to the land the development is situated on.

SECTION A

The following Environmental Planning Instrument and land zoning provisions apply to the land:

Parramatta Local Environmental Plan 2011

The land is zoned R2 Low Density Residential PLEP2011

Issued pursuant to Section 10.7 of the *Environmental Planning and Assessment Act, 1979*.

NOTE: This table is an excerpt from *Parramatta Local Environmental Plan 2011* and must be read in conjunction with and subject to the other provisions of that instrument, and in force at that date.

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that non-residential land uses are located in a context and setting that minimises impacts on the amenity of a low density residential environment.
- To allow for a range of community facilities to be provided to serve the needs of residents, workers and visitors in residential neighbourhoods.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Hostels; Neighbourhood shops; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Roads; Seniors housing; Water recycling facilities

4 Prohibited

Any development not specified in item 2 or 3.

SECTION B

State Environmental Planning and Sydney Regional Environmental Policies are listed in **Annexure B1**.

Draft Local Environmental Plans

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

Development Control Plans

The land is affected by Parramatta Development Control Plan 2011

Other Development Provisions

The land is affected by a minimum lot size of 600 square metres on the Minimum Lot Size for Dual Occupancy map of Parramatta Local Environmental Plan 2011.

The land is affected by a minimum lot size of 550 square metres on the Minimum Lot Size map of Parramatta Local Environmental Plan 2011.

The land is identified as Class 5 on the Acid Sulfate Soils Map. Refer to Clause 6.1 of Parramatta Local Environmental Plan 2011.

Complying Development

This does not constitute a Complying Development Certificate under section 85 of the EP&A Act

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

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

General Housing Code

Complying Development pursuant to the General Housing Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Rural Housing Code

The land is not affected by the Rural Housing Code.

Housing Alterations Code and Industrial Alterations Code

Complying Development pursuant to the Housing Alterations Code and Industrial Alterations Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

General Development Code

Complying Development pursuant to the General Development Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Demolition Code

Complying Development pursuant to the Demolition Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Commercial and Industrial (New Buildings and Additions) Code

Complying Development pursuant to the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

General Commercial and Industrial (Alterations) Code

Complying Development pursuant to the General Commercial and Industrial (Alterations) Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Subdivision Code

Complying Development pursuant to the Subdivision Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Fire Safety Code

Complying Development pursuant to the Fire Safety Code **may** be carried out on the land under Clause 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

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

Development Contribution Plan

The Parramatta Development Contributions Plan (Amendment No. 4) applies to the land.

Heritage Item /Heritage Conservation Area

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

The land is not located in a heritage conservation area.

Land Reservation Acquisition

The land is not affected by Land Reservation Acquisition in *Parramatta Local Environmental Plan 2011*.

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

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

- a. Site Compatibility Certificate (Affordable Rental Housing);
- b. Site Compatibility Certificate (Infrastructure, schools or TAFE establishments);
- c. Site Compatibility Certificate (Seniors Housing)

In respect to the land issued pursuant to the environmental planning and assessment amendment (*Site Compatibility Certificates Regulation*) 2009.

Contamination

The land is not affected by any of the matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed

- a. that the land to which the certificate relates is significantly contaminated land
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NO.

Council Policy

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Council has adopted a policy covering areas subject to the *Parramatta Local Environmental Plan 2011* to restrict development of any land by reason of the likelihood of flooding.

Council has adopted by resolution a policy on contaminated land that applies to areas subject to the *Parramatta Local Environmental Plan 2011*. The Policy will restrict the development of the land if the circumstances set out in the policy prevail.

Mine Subsidence

The land is not affected by Section 15 of the *Mine Subsidence Compensation Act 1961* proclaiming land to be a Mine Subsidence District.

Threatened Species

The Director General with responsibility for the *Threatened Species Conservation Act 1995* has not advised Council that the land includes or comprises a critical habitat.

Bush Fire Prone, Biodiversity certified, Biodiversity Stewardship Site or a Native Vegetation Clearing set aside

The land is not bush fire prone, biodiversity certified, a biodiversity stewardship site or a native vegetation clearing set aside.

Affected building notices and building product rectification orders

- (1) *A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.*

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- (a) *whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and*
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- (3) *In this clause:*
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- building product rectification order** *has the same meaning as in the Building Products (Safety) Act 2017.*

Council is not aware of the land being affected.

SECTION C

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Flooding

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Aboriginal Sensitivity

Aboriginal Heritage Study - Low Sensitivity

SPECIAL NOTE

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Hamish McNulty
GENERAL MANAGER

Per: Monica Cologna
Manager, Strategic Planning - PLANNING

ANNEXURE B1

The following State Environmental Planning Policies (SEPPs) and Deemed SEPPs apply to the land:

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State Environmental Planning Policy No.19 Bushland in Urban Areas

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State Environmental Planning Policy No.33 Hazardous and Offensive Development

State Environmental Planning Policy No 50 Canal Estate Development

State Environmental Planning Policy No.55 Remediation of Land

State Environmental Planning Policy No.64 Advertising and Signage

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

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

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

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

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

State Environmental Planning Policy (Infrastructure) 2007

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

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007

State Environmental Planning Policy (State and Regional Development) 2011

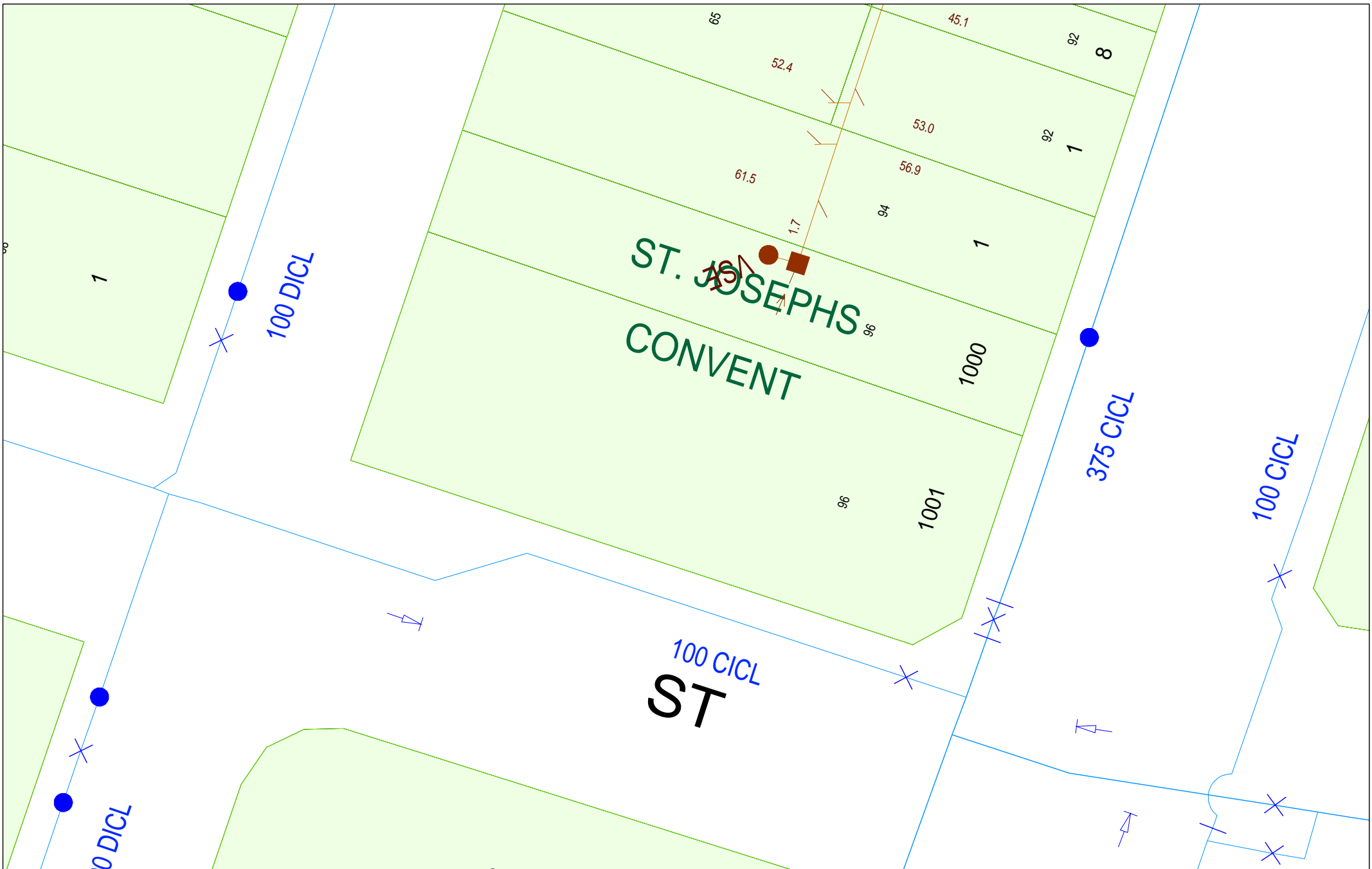
State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

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

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

Sydney Regional Environmental Plan (Extractive Industry No.2)1995.

ATTACHMENT 9 – SEWAGE DIAGRAM

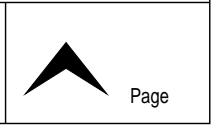


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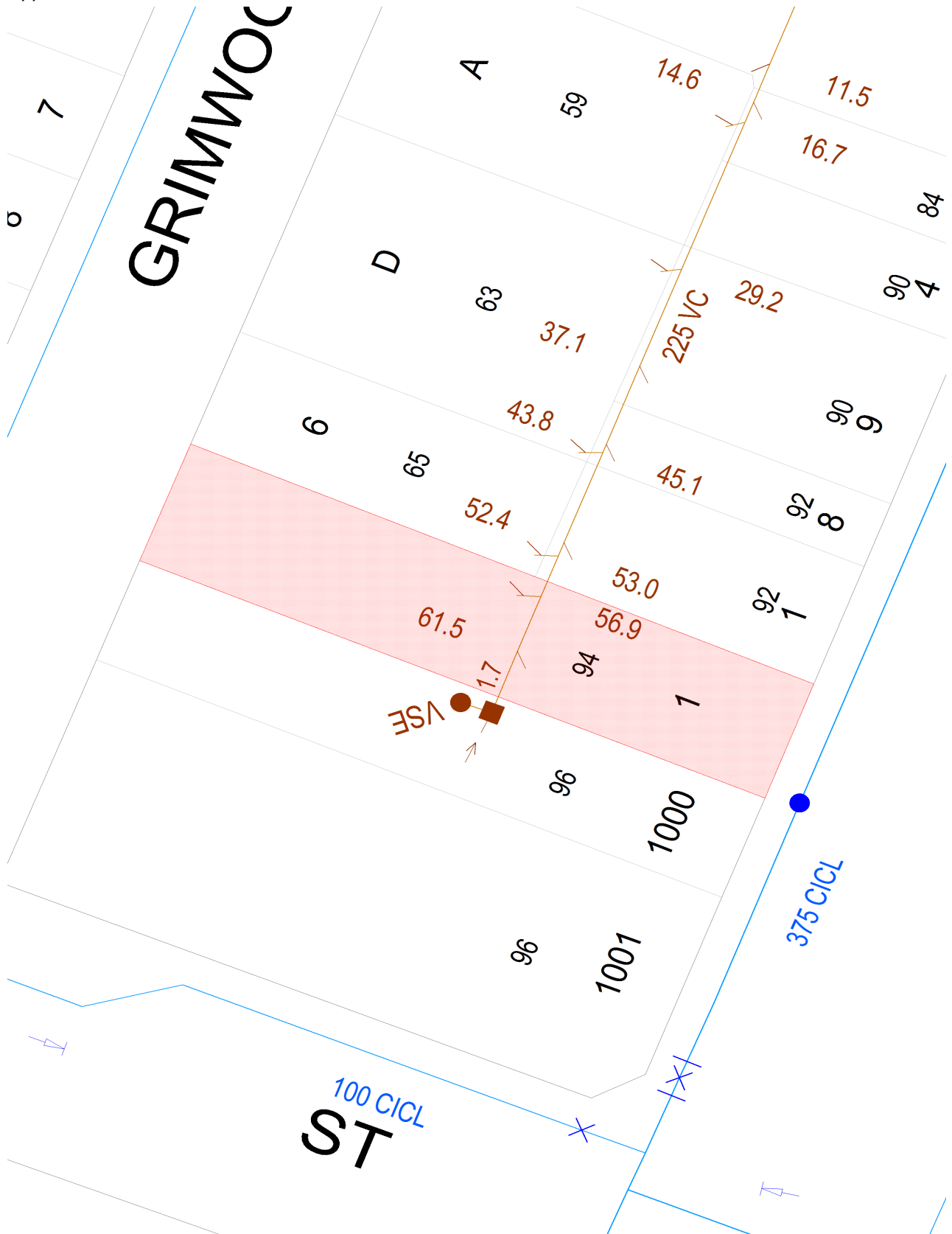
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 Date: 30/07/2018

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Service Location Print
 Application Number: 495452



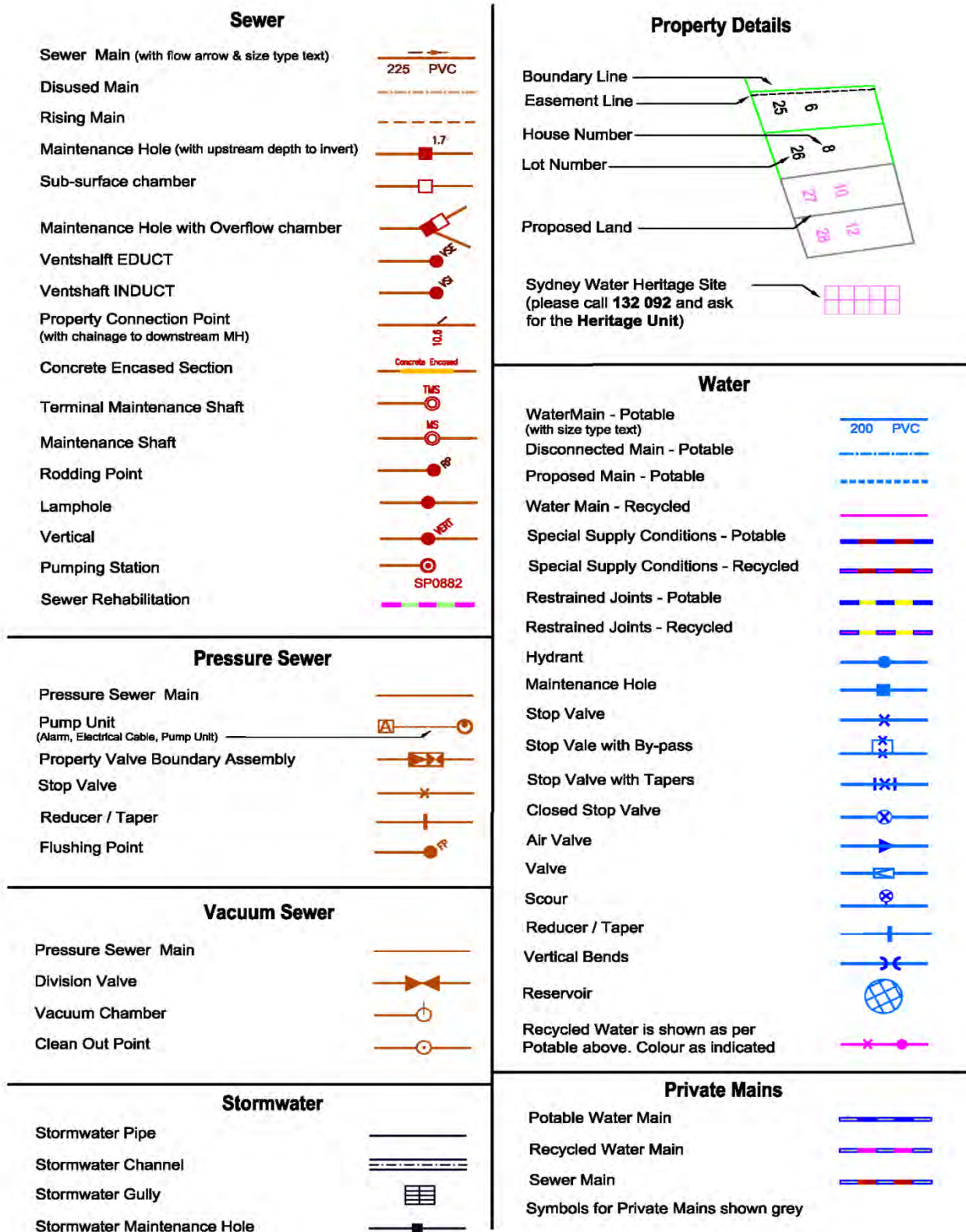
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Disclaimer

The information on this print shows if we provide any water, wastewater or stormwater services to this property. It may not be accurate or to scale. If you'd like to see the location of private wastewater pipes on the property, please buy a **Sewer service diagram**.

Asset Information

Legend



Disclaimer

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Pipe Types

ABS	Acrylonitrile Butadiene Styrene	AC	Asbestos Cement
BRICK	Brick	CI	Cast Iron
CICL	Cast Iron Cement Lined	CONC	Concrete
COPPER	Copper	DI	Ductile Iron
DICL	Ductile Iron Cement (mortar) Lined	DIPL	Ductile Iron Polymeric Lined
EW	Earthenware	FIBG	Fibreglass
FL BAR	Forged Locking Bar	GI	Galvanised Iron
GRP	Glass Reinforced Plastics	HDPE	High Density Polyethylene
MS	Mild Steel	MSCL	Mild Steel Cement Lined
PE	Polyethylene	PC	Polymer Concrete
PP	Polypropylene	PVC	Polyvinylchloride
PVC - M	Polyvinylchloride, Modified	PVC - O	Polyvinylchloride, Oriented
PVC - U	Polyvinylchloride, Unplasticised	RC	Reinforced Concrete
RC-PL	Reinforced Concrete Plastics Lined	S	Steel
SCL	Steel Cement (mortar) Lined	SCL IBL	Steel Cement Lined Internal Bitumen Lined
SGW	Salt Glazed Ware	SPL	Steel Polymeric Lined
SS	Stainless Steel	STONE	Stone
VC	Vitrified Clay	WI	Wrought Iron
WS	Woodstave		

Further Information

Please consult the Dial Before You Dig enquiries page on the Sydney Water website.

For general enquiries please call the Customer Contact Centre on 132 092

In an emergency, or to notify Sydney Water of damage or threats to its structures, call 13 20 90 (24 hours, 7 days)

Disclaimer

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