

Croydon 88 Pty Ltd



PRELIMINARY SITE INVESTIGATION REPORT



15-33 Brighton Avenue, Croydon Park NSW

REPORT DISTRIBUTION

Preliminary Site Investigation 15-33 Brighton Avenue, Croydon Park NSW

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1 Soft Copy (PDF – Secured, issued by email)	Mr Mark Boutros
3 Hard Copies (sent by Express Courier)	Croydon 88 Pty Ltd Level 1, 74 Macquarie Street, Parramatta NSW 2150
Original (Saved to Digital Archives)	Environmental Investigations Suite 6.01, 55 Miller Street, PYRMONT NSW 2009

Author:	Technical Reviewer:
	
JESSIE SIXSMITH Environmental Scientist	NATHAN FOSTER Senior Environmental Scientist

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EXECUTIVE SUMMARY

Background and Objectives

Croydon 88 Pty Ltd ("the Client") engaged Environmental Investigations Australia Pty Ltd (EI) to conduct a Preliminary Site Investigation (PSI) for the property located at address 15-33 Brighton Avenue, Croydon Park NSW ('the site'). This environmental assessment was completed as part of a development application package to Canterbury City Council for the proposed rezoning of the site from industrial to residential with the demolition of existing site structures and the construction of multiple-residential apartment buildings.

At the time of this assessment, the site was occupied by six, separate commercial / industrial warehouses. The site covered a total area of 1.47 ha.

The main objective of this investigation was to preliminary characterise the environmental conditions of the site on the basis of historical land uses, anecdotal and documentary evidence of possible pollutant sources.

Key Findings

- Historical records review of land titles records and historic aerial photography showed that the site was residential in nature until between the late-1940s and 1980s, and has remained industrial as such until present;
- A search of Canterbury City Council records identified that various commercial and industrial activities have been undertaken on the site, since at least 1980s. An environmental assessment was undertaken in 2008 at 17 Brighton Ave, which identified evidence of oil spillage, with no precautionary methods in place to prevent discharge into the stormwater system;
- At the time of this assessment the site was occupied by six large commercial / industrial warehouses and one former residential dwelling, with unsealed and sealed areas surrounded the sit building;
- The site was free of statutory notices issued by the NSW EPA/OEH. Records pertaining to the site were not identified on the List of NSW contaminated sites notified to EPA or the Protection of the Environment Operations (POEO) public register;
- There have been no licences issued for the site and surroundings areas under the POEO Act 1997;
- A search of SafeWork NSWs Stored Chemical Information Database (SCID) and the microfiche records for the site could not be initiated due landowner consent, which was pending at the time of writing;
- The site walkover inspection identified the following areas of environmental concern;
 - Access to the properties located at 15 – 21 Brighton Ave, Croydon Park was unavailable at the time of writing, however, it is understood that a radiator mechanical workshop occupies the property at 19 Brighton Ave;
 - Potential for hazardous building materials to be present in site structures was observed across the site;
 - Potential for fill material of unknown origin to be present across the site;
 - A possible lift / hoist system was identified at 23 Brighton Ave; and

- The presence of a diesel underground storage tank and bowser was identified within the south western corner of the site.
- A conceptual site model (CSM) and subsequent qualitative risk assessment was derived for the site in this PSI. The CSM identified potential contaminating sources that may occur at the site and evaluated the likelihood for relevant exposure pathways to be completed during and after the proposed development. The risk assessment was conducted with respect to the proposed development, which involves sensitive land use (residential with minimal access to soils). The qualitative risk assessment identified a general medium risk of contamination to be present at the site.

Conclusions and Recommendations

Given the nature and extent of the proposed rezoning and redevelopment, a soil and groundwater sampling program, as well as a hazardous materials survey, are warranted to quantify any contamination risks and to inform the selection and implementation of remedial and risk mitigation measures (if required).

Taking into account the above considerations and subject to the statement of limitations (**Section 9**), EI concludes that there is a moderate risk associated with soil / and or groundwater contamination on site. EI considers that the site can be made suitable for the proposed residential rezoning and residential development provided a Detailed Site Investigation (DSI) is carried out to assess soil and groundwater conditions at the site.

EI provide the following recommendations:

- Conduct a detailed site investigation (DSI) to characterise site soils and groundwater to provide baseline data for evaluation of any remedial and management requirements that may be necessary to allow the site to be made suitable for the proposed residential rezoning; and
- Conduct a Hazardous Materials Survey (HMS) of current equipment and structures, and stored products, chemicals and wastes present at the site. EI recommend that a HMS is conducted prior to decommissioning and demolition of site structures. The HMS is required to aid post-closure activities and avoid additional site contamination.

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1. INTRODUCTION

1.1 BACKGROUND AND PURPOSE

Croydon 88 Pty Ltd engaged Environmental Investigations Australia Pty Ltd (EI) to conduct a Preliminary Site Investigation (PSI) for site characterisation purposes of the land parcel with street address 15-33 Brighton Avenue, Croydon Park NSW (the site).

As shown in **Figure 1**, the site is located approximately 9 km south-west of the Sydney Central Business District, within the Local Government Area of Canterbury City Council. The land parcel is identified as Lot C DP440959, Lot 2A Section 2 DP3010, Lot A & B DP333556, Lot 1 DP123636, Lot 11 DP862370 and Lot 10 DP1026819, covering a total area of approximately 1.47 ha, as depicted in the site plan presented as **Figure 2**.

EI understand that this assessment is required to appraise the environmental condition of the site as part of a proposed rezoning development application (DA) for a residential development.

1.2 PROPOSED DEVELOPMENT

Based on the proposed development plans (Ref. AE Design Partnership, Urban Design Strategy & Preferred Design Option, dated April 2016), the site has been designated for the construction of multiple, 4 or 5 storeyed, mixed commercial and residential apartment buildings. Commercial land-uses will occupy the ground floor and will be limited to the front of the buildings adjacent to Brighton Ave. At the time of writing, it was unknown if basement levels will be included in as part of the development layout. Copies of the proposed development plans are provided in **Appendix A**.

1.3 REGULATORY FRAMEWORK

The following regulatory framework and guidelines were considered during the preparation of this report:

- DEC (2006) Guidelines for the NSW Site Auditor Scheme (2nd Edition);
- NEPC (2013) Schedule B(2) Guideline on Site Characterisation;
- *Contaminated Land Management Act 1997*;
- State Environment Protection Policy 55 (SEPP 55) Remediation of Land under the Environmental Planning and Assessment Act 1997; and
- OEH (2011) Guidelines for Consultants Reporting on Contaminated Sites, NSW Office of Environment and Heritage (OEH), August 2011.

1.4 PROJECT OBJECTIVES

The primary objectives of this PSI is to provide a qualitative assessment of the environmental conditions of the site by appraising the potential for site contamination on the basis of field observations, historical land uses, anecdotal and documentary evidence.

1.5 SCOPE OF WORKS

In order to achieve the above objectives, the scope of works was as follows:

1.5.1 Desktop Study

- A review of relevant topographical, geological, hydrogeological, soil landscape and acid sulfate soil maps for the project area;
- Search of historical aerial photographs archived at NSW Land and Property Information in order to review previous site use and the historical sequence of land development in the neighbouring area;
- A land titles search, also conducted through NSW Land and Property Information for information relating to site ownership;
- Site history survey involving a detailed search of Canterbury City Council records for information relating to operational site history and/or relevant environmental incidents;
- A search through the NSW EPA / OEH Land Information records to confirm that there are no statutory notices current on the site under the Contaminated Land Management Act (1997) or Protection of the Environment Operations Act (1997); and
- A detailed site walkover inspection.

1.5.2 Data Analysis and Reporting

The final task of this assessment involved the preparation of a PSI report to document investigation works, with discussion of search findings in regards to potential risks to human health, the environment and the aesthetic enjoyment of the land.

2. SITE DESCRIPTION

2.1 PROPERTY IDENTIFICATION, LOCATION AND PHYSICAL SETTING

The site identification details and associated information are presented in **Table 2-1**, while the site locality is shown in **Figure 1**.

Table 2-1 Site Identification, Location and Zoning

Attribute	Description
Street Address	15-33 Brighton Avenue, Croydon Park NSW
Location Description	Approx. 9 km south west of Sydney CBD, bound by Brighton Avenue (west) and residential dwellings north, east and south. North eastern corner of site: GDA94-MGA56 Easting: 325177.505, Northing: 6247758.513 (Source: http://maps.six.nsw.gov.au).
Site Area	Approx. 1.47 ha
Lot and Deposited Plan (DP)	Lot C DP440959, Lot 2A Section 2 DP3010, Lot A & B DP333556, Lot 1 DP123636, Lot 11 DP862370 and Lot 10 DP1026819
State Survey Marks	Three State Survey (SS) marks are situated in close proximity to the site: SS75308D and SS131351 located on the corner of Brighton Ave and Georges Rd (north-east of the site) on the corner of Hampstead Road and The Crescent and SS71393 and SS99220D (north-east of the site) on The Crescent and Kessell Ave. (Source: http://maps.six.nsw.gov.au).
Local Government Authority	Canterbury City Council
Parish	Leichhardt
County	Cumberland
Current Zoning	IN2 – Light Industrial (Canterbury City Council Local Environment Plan, 2012)

2.2 LOCAL LAND USE

The site is situated within an area of mixed uses on surrounding land as described in **Table 2-2**. The local sensitive receptors within close proximity to the site are also identified.

Table 2-2 Local Land Use

Direction	Land Use Description	Sensitive Receptors (& distance from site)
North	Residential dwellings	Residential dwellings immediately north
South	Residential dwellings	Residential dwellings immediately south
East	Residential dwellings	Residential dwellings immediately east
West	Brighton Ave followed by residential dwellings	Residential dwellings

2.3 REGIONAL SETTING

Local ground topography, geology, soil landscape and hydrogeological information are summarised in **Table 2-3**.

Table 2-3 Topographical, Geological, Soil Landscape and Hydrogeological Information

Attribute	Description
Ground Topography	The site slopes towards the south to south-west based on observations made during the site walkover inspection.
Site Drainage	Site drainage is likely to be consistent with the general slope of the site. Stormwater is likely to be collected by pit and pipe drainage, and drain either to the municipal stormwater system or to Cooks River, located approximately 500 m south of the site.
Regional Geology	With reference to the 1:100,000 scale Geological Series Sheet 9130 (Sydney), the site is located within close proximity to the contact of the Ashfield Shale and Bringelly Shale. Ashfield Shale is described as black to dark-grey shale and laminite, while the Bringelly Shale is described as shale, carbonaceous claystone, laminite, fine to medium-grained lithic sandstone, rare coal and tuff.
Soil Landscapes	The Soil Conservation Service of NSW Soil Landscapes of the Sydney 1:100,000 Sheet (Chapman and Murphy, 2002) indicates that the site overlies the Blacktown soil landscape, which is described as gently undulating rises on the Wianamatta Group shales, with shallow to moderately deep (<100 cm) red and brown podzolic soils on crests, upper slopes and well drained areas; deep (150 – 300 cm) yellow podzolic soils and soloths on lower slopes and in areas of poor drainage.
Acid Sulfate Soil Risk	<p>The Canterbury City Council LEP 2012 Acid Sulfate Soils Map (Sheet_006) shows the site to be within areas mapped as Class 5 Acid Sulfate Soils (ASS). Class 5 ASS are located within 500 m on adjacent Class 1,2,3 or 4 land. Works in class 5 areas that are likely to lower the water table by 1 mAHD and by which the water table is likely to be lowered below 1 mAHD on adjacent Class 1, 2, 3 or 4 land.</p> <p>With reference to the Prospect Parramatta Acid Sulfate Soil Risk Map (1:25,000 scale; Murphy, 1997), the site is located within an area of no known occurrences.</p>
Nearest Surface Water Feature	Cooks River, located approximately 500 m south of the site.
Anticipated Groundwater Flow Direction	South towards Cooks River.

2.4 GROUNDWATER BORE RECORDS AND LOCAL GROUNDWATER USE

An online search of registered groundwater bores was conducted by EI on 17 May 2016 through the NSW Department of Primary Industries – Office of Water Groundwater resources map (Ref. <http://allwaterdata.water.nsw.gov.au/water.stm>). There were no registered bores within a 500 m radius of the site.

2.5 SITE WALKOVER INSPECTION

Site observations were recorded during a site walkover inspection of the site on 19 May 2016. A summary of site observations is detailed below and site photographs taken during the inspection are present in **Appendix B**. The site was occupied by seven separate allotments, site conditions are described in **Table 2-4** below.

Table 2-4 Conditions of each Allotment at the Site

Street Address & Lot ID	Site Description
15 Brighton Ave (Lot C DP440959),	This allotment was occupied by a large brick and steel commercial warehouse and office, with a concreted, sealed car-parking area located within the western portion of the site, adjacent to Brighton Ave (Photograph 1). <u>Access to this property was unavailable during the site inspection.</u>
17 Brighton Ave (Lot 2, 2A DP333556	This allotment was occupied by a wooden /steel/brick residential house (Photograph 2) within the western portion, and two smaller commercial warehouses within the central and eastern portions. <u>Access to this property was unavailable during the site inspection.</u>
19 Brighton Ave (Lot B of DP333556 and Lot 1 DP123636),	This allotment was occupied by a large commercial / light industrial warehouse located across the central portion of the site. A concreted sealed area is located within the western portion of the site. <u>Access to this property was unavailable during the site inspection</u> , however it is understood that a radiator mechanical workshop is operating within the warehouse.
21 Brighton Ave (Lot 1 DP123636),	This allotment was occupied by a large commercial / light industrial warehouse located across the central portion of the site. A concreted sealed area is located within the western portion of the site. <u>Access to this property was unavailable during the site inspection</u> , however it is understood that a radiator mechanical workshop is operating within the warehouse.
23 Brighton Ave (Lot 11 DP862370)	This allotment is currently untenanted and is occupied by a large commercial warehouse. This property was formerly used by Australia Post for a distribution centre. The site building and pavements was observed to in relatively good condition (Photograph 4), a possible lift / hoist system was observed within a loading area of the warehouse. A concreted bunded area was observed on the western site building, with some yellow / green staining observed (Photograph 5).
27-33 Brighton Ave (Lot 10 DP1026819)	This allotment is currently occupied by a large, commercial warehouse (Photograph 6). A section of the site is being used as a dry goods storage warehouse for a nearby Gelato company. A diesel bowser, underground storage tank and vent pipes was identified within the south western portion of the site (Photograph 7 & 8). The bowser was observed to be in average condition. The large warehouse has previously been used to store aggregate/ cement / metal and steel materials used for building supplies, with stockpiles of soil / brick material present (Photograph 9).

General site observations included the following:

- The site buildings were observed to be in average to poor condition;

- Site pavements were generally in average to good condition, with some cracking. No staining (i.e. from vehicles) was observed in accessible areas;
- Vegetation present was observed within various locations across the site, and consisted of large trees and smaller shrubs / plants, no evidence of stress was identified; and
- No suspicious odours were observed in any of the accessible areas.

The location of site buildings and features discussed above is presented in **Figure 2**

3. PREVIOUS INVESTIGATIONS

El understands that no previous environmental site assessments have been undertaken for the site.

4. SITE HISTORY AND SEARCHES

4.1 SITE LAND TITLES INFORMATION / HISTORIC AERIAL REVIEW

A historical land titles search was conducted through Legal Liaison Searching Services Pty Ltd. Copies of relevant documents resulting from this search are presented in **Appendix C**. A summary of all the previous and current registered proprietors along with information obtained from the available historical aerial photographs, in relation to past potential land uses are presented in **Table 3-1**. The historical aerial photographs reviewed as part of this PSI included:

- 1930: 20 February 1930, Run 16, Map 3428 B/W – Commonwealth Australia Crown
- 1943: Sydney 1943 Imagery (source : <http://maps.six.nsw.gov.au/>)
- 1951: May 1951, Run 14, Map 467 – 54 B/W – Lands Photo
- 1970: 07 July 1970, Run 18, Map 1909, Cumberland 1970 series – Lands Photo NSW1909
- 1982: 06 August 1982, Run 23, Misc.1474 – Department of Lands NSW 3240
- 1991: 14 August 1991, Run 11– Lands Department NSW 4029
- 2004: 04 October 2004, Run 6, Map 2451 – Department of Lands NSW4877
- 2016: Google Maps, 2016 www.google.com.au/maps

Table 4-1 Summary of Owners and Historical Aerial Photography

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Land Use
Lot C DP440959			
1916 to 1972	Private owners	<p>1930: The site is occupied by a possible residential structure located within the western portion of the site. The central and eastern area appears to be paved or cleared.</p> <p>1943: The site remains relatively unchanged from the 1930 aerial photograph.</p> <p>1951: The site remains relatively unchanged from the 1943 aerial photograph.</p>	Residential
15.03.1972 (1972 to 1997)	F Lanci Enterprise Pty Limited	1970: The site remains relatively unchanged from the 1951 aerial photograph.	Residential

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Land Use
18.07.1997 (1997 to 2000)	John Kenneth Anderson Louise Elizabeth Anderson	1982: The previous residential dwelling has been removed, with a commercial warehouse present within the eastern portion of the site. The western portion appears to be paved / open car-park. 1991: Aerial photograph quality for this portion of the site is unclear.	Commercial
28.06.2000 (2000 to 2013)	Kizgrow Pty Limited	2004: The site layout appears to be similar to the 1982 aerial photograph.	Commercial
09.07.2013 (2013 to date)	# Tony Nahabedian	2016: The site remains predominantly unchanged from the 2004 aerial photograph.	Commercial.

- Leases:
- 17.01.1977 to John Clifford Evans (Manager) & Barbara Frances Evans (Married Woman) – expired 22.01.1988
- 22.10.1988 to John Nicziporczyk & Bonzena Przywieczerska – Expires 17.07.1989, also 3 year option 22.10.1988 Transfer of Least to Verglove Pty Ltd
- Various leases were found registered from 1990 to date. These have since expired and have not been investigated.

Lot 2A Section 2 DP3010

1899 to 1951	Private owners	1930: The site is occupied by a possible residential structure located within the western portion of the site. The central and eastern area appears to be paved or cleared. 1943: The site remains relatively unchanged from the 1930 aerial photograph. Small structures are present within the eastern portion, which appears to be sealed with concrete.	Residential
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Lot B DP333556

1906 to 1951 (1906 to 1934)	Private owners	1930: The site appears to be paved / cleared. 1943: Three small structures are present along the western boundary, with the remaining area being sealed (possibly concrete), some vegetation is present.	Residential
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Search continued as Lot 2A Section 2 DP3010 and Lot B DP333556

1951 to 1961	Catherine Margaret Douglass (Widow) (Transmission Application not investigated)	1951: The site remains relatively unchanged from the 1943 aerial photograph.	Residential / commercial
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Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Land Use
24.10.1961 (1961 to 2001)	Aussies Service Station Pty Limited Now Aussies Special Services Pty Limited	1970: The site remains relatively unchanged from the 1951 aerial photograph. 1982: A commercial warehouse is present within the eastern portion of the site. The remaining area is unchanged, with the residential house still present within the western portion of this lot and the area to the east / south east being open, cleared land. 1991: The site remains predominantly unchanged from the 1982 aerial photograph.	Commercial
23.05.2001 (2001 to date)	# Salpie Nahabedian	2004: The site remains predominantly unchanged from the 1991 aerial photograph. 2016: The site remains predominantly unchanged from the 1991 aerial photograph. The eastern / south eastern portion of the site is being used for storage of various materials. A small building is located within the southern portion of the lot, adjacent to a commercial warehouse located on Lot A DP333556.	Commercial
Lot A DP333556			
1906 to 1980	Private owners	1930: The site is occupied by a residential structure, located within the western portion of the site. The remaining area appears to be cleared / grassed land. 1943: The site remains predominantly unchanged from the 1930 aerial photograph. 1951: The site remains predominantly unchanged from the 1943 aerial photograph. 1970: The site remains predominantly unchanged from the 1951 aerial photograph.	Residential
06.02.1980 (1980 to 1981)	Troika Pty Limited	-	
27.07.1981 (1981 to 1984)	Paul Musumeci Domenica Musumeci	1982: The site remains predominantly unchanged from the 1970 aerial photograph.	Residential

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Land Use
22.02.1984 (1984 to 1984)	Nicola Bucci Celestina Bucci	-	
19.12.1984 (1984 to 2005)	M.J. Buckley Pty Limited Now MNJ Sales Pty Limited	1991: The residential dwelling has been removed, with a large commercial warehouse present across the central and eastern portions of the Lot. The western portion appears to be vegetated / cleared land. 2004: The site remains predominantly unchanged from the 1991 aerial photograph.	Commercial
15.09.2005 (2005 to date)	#Salpie Nahabedian	2016: The site remains predominantly unchanged from the 1991 aerial photograph; half of the western portion of the site is open, paved car-park.	Commercial
Lot 1 DP123636			
1908 to 1973	Private owners	1930: The site is occupied by a residential dwelling located within the western portion of the site. The remaining area appears to be cleared land with some vegetation present. 1943: The site appears predominantly unchanged from the 1930 aerial photograph. 1951: The site appears predominantly unchanged from the 1943 aerial photograph. 1970: The site appears predominantly unchanged from the 1951 aerial photograph.	Residential
14.09.1973 (1973 to 1977)	Matteo Lauriola (Company Director)	-	
18.03.1977 (1977 to 1987)	Builders Licencing Bond Now, Building and Construction Industry Long Service Payments Corporation	1982: The residential building has been replaced by a large commercial warehouse which covers the majority of the site. A sealed car-parking area is present within the western portion.	Commercial
01.06.1987 (1987 to 1997)	Addon Insurances Pty Limited	1991: The site appears predominantly unchanged from the 1982 aerial photograph.	Commercial

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Land Use
17.07.1997 (1997 to 2000)	Krzysztof Jacek Krawczyk James Ginter David Samuel Collett Jeffery David Thompson	-	Commercial
18.02.2000 (2000 to 2013)	Zhan Yuan Chen Hong Yaa Cai	2004: The site appears predominantly unchanged from the 1991 aerial photograph.	Commercial
12.02.2013 (2013 to date)	# Hong Yaa Cai	2016: The site appears predominantly unchanged from the 2004 aerial photograph.	Commercial

Leases: 16.11.1976 to Gresham Mayfair Corporation Pty Limited – expired 08.01.1982
08.01.1982 to Gresham Mayfair Corporation Pty Limited – expired 17.07.1986
22.12.2005 to Standard Publishing House (Aust) Pty Ltd – expired 30.06.2010.

Lot 11 DP862370 (area numbered 1 in Appendix C)

1898 to 1964	Private Owners	1930: The site is occupied by a residential dwelling located within the western portion of the site. The remaining area appears to be cleared land with some vegetation present. 1943: The site appears predominantly unchanged from the 1930 aerial photograph. 1951: The site appears predominantly unchanged from the 1943 aerial photograph.	Residential
31.07.1964 (1964 to 1973)	Roy Pedemont Transport Pty Limited	1970: The residential dwelling within the western portion remains unchanged. A large commercial warehouse occupies the eastern portion of the site.	Residential/ commercial
21.05.1973 (1973 to 1982)	Aussies Service Station Pty Limited	-	
04.08.1982 (1982 to 1988)	B.A.S Transport Pty Limited	1982: The residential dwelling appears to have been removed.	Commercial
02.02.1988 (1988 to 1990)	Vincenzo Galluccio Salvatore Galluccio Francesco Galluccio Antonio Rigoli Mario Fuda	-	

Lot 11 DP862370 (area numbered 2 in Appendix C)

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Land Use
1900 to 1990	Private owners	<p>1930: The site is occupied by a residential dwelling located within the western portion of the site. The remaining area appears to be cleared land with some vegetation present.</p> <p>1943: The site appears predominantly unchanged from the 1930 aerial photograph.</p> <p>1951: The site appears predominantly unchanged from the 1943 aerial photograph.</p> <p>1970: The site appears predominantly unchanged from the 1951 aerial photograph.</p> <p>1982: The site appears predominantly unchanged from the 1970 aerial photograph.</p>	Residential
Lot 11 DP862370 (whole of the lot)			
16.01.1990 (1990 to 1996)	Petria Pty Limited	1991: The site appears predominantly unchanged from the 1982 aerial photograph.	Residential / commercial
30.04.1996 (1996 to date)	# Australia Postal Corporation	<p>2004: The residential dwelling has been removed with a concreted slab replacing the area. Extensions have been made to the western and southern portions of the warehouse.</p> <p>2016: The site appears predominantly unchanged from the 2004 aerial photograph.</p>	Commercial
Lot 10 DP1026819 (area numbered A & B in Appendix C)			
1900 to 1938	Private Owners	1930: The site is occupied by a possible residential dwelling within the western portion, with a small structure located within the eastern portion.	Residential

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Land Use
05.05.1938 (1938 to 1986)	New South Wales Fresh Food and Ice Company Limited Then Peters (Property Holdings Pty Limited Now Property Holdings Pty Limited	1943: The residential dwelling remains within the western portion. A large, irregular shaped commercial type building is present within the eastern portion and appears to have been added to the previous structure. A smaller commercial building is located within the south eastern corner. 1951: The site remains predominantly unchanged from the 1943 aerial photograph. 1970: The previous commercial buildings appear to have been removed, the residential dwelling remains unchanged. 1982: The residential dwelling remains unchanged, the remaining area has been sealed with concrete hardstand and a smaller commercial building is located within the southern portion.	Commercial / residential
29.12.1986 (1986 to 1999)	United Dairies Limited	1991: The residential building has been removed, the remaining area remains unchanged.	Commercial
10.06.1992 (1992 to 1999)	Australian Co-operative Foods Limited	-	Commercial
07.06.1999 (1999 to 2014)	Nicola Comitogianni #Pina Comitogianni	2004: The northern portion remains unchanged, a large warehouse is present within the south eastern portion, and extends onto the southern adjoining lots.	Commercial
Lot 10 DP1026819 (area numbered C in Appendix C)			
1916 to 1949	Private owners	1930: The site is occupied by a residential structure within the western portion of the site. 1943: The site remains predominantly unchanged from the 1930 aerial photograph.	Residential
14.01.1949 (1949 to 1986)	New South Wales Fresh Food and Ice Company Limited Then Peters (Property Holdings Pty Limited Now Property Holdings Pty Limited	1951: The site remains predominantly unchanged from the 1943 aerial photograph. 1970: The site remains predominantly unchanged from the 1951 aerial photograph. 1982: The residential dwelling has been removed from the site, with the site remaining vacant.	Residential

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Land Use
29.12.1986 (1986 to 1992)	United Dairies Limited	1991: The site remains predominantly unchanged from the 1982 aerial photograph.	Vacant
10.06.1992 (1992 to 1999)	Australian Co-operative Foods Limited	-	-
07.06.1999 (1999 to 2014)	Nicola Comitogianni #Pina Comitogianni	2004: The site is sealed with concrete, with a strip through the centre of a grassed area. This portion of the site is an access road to a larger warehouse on the adjoining lot.	Commercial
Lot 10 DP1026819 (area numbered D in Appendix C)			
1916 to 1946	Private owners	1930: The site appears to be vacant, cleared land. 1943: The site remains predominantly unchanged from the 1930 aerial photograph.	Vacant
05.10.1946 (1946 to 1986)	New South Wales Fresh Food and Ice Company Limited Then Peters (Property Holdings Pty Limited Now Property Holdings Pty Limited	1951: The site remains predominantly unchanged from the 1943 aerial photograph. 1970: The site is occupied by a small structure, possibly associated with commercial activities. 1982: The previous structure has been removed, with a larger commercial building occupying the entire section of this lot.	Commercial
29.12.1986 (1986 to 1992)	United Dairies Limited	1991: The site remains predominantly unchanged from the 1982 aerial photograph.	Commercial
10.06.1992 (1992 to 1999)	Australian Co-operative Foods Limited	-	-
07.06.1999 (1999 to 2014)	Nicola Comitogianni #Pina Comitogianni	2004: This portion of the site is occupied by a large warehouse which extends south on the adjacent lot.	Commercial
Lot 10 DP1026819 (area numbered E in Appendix C)			

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Land Use
1907 to 1979	Private owners	1930: The site appears to be vacant cleared land. 1943: A residential house is located within the western portion of the site. A smaller structure is present within the south eastern corner. 1951: The site remains predominantly unchanged from the 1943 aerial photograph. 1970: The site remains predominantly unchanged from the 1951 aerial photograph.	Residential
18.09.1979 (1979 to 2014)	#Nicola Comitogianni #Pina Comitogianni	1982: The site remains predominantly unchanged from the 1970 aerial photograph. 1991: The residential dwelling has been removed and the site is sealed with concrete. 2004: The site remains predominantly unchanged from the 1991 aerial photograph	Residential Commercial
Lot 10 DP1026819 (area numbered F & G in Appendix C			
1918 to 1970	Private owners	1930: The site appears to be vacant cleared land. 1943: A residential dwelling is present within the western portion of the site. A possible small commercial building is present within the central eastern portion. An access road runs along the southern boundary, through the central portion up towards an adjoining commercial property. 1951: The site remains predominantly unchanged from the 1943 aerial photograph. 1970: The western site portion remains unchanged. The possible commercial building has been modified and now occupies the majority of the eastern portion of the site.	Residential / commercial
09.01.1970 (1970 to 1979)	Handcraft Supply Pty Limited	-	Residential / commercial

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Land Use
24.09.1979 (1979 to 1984)	Peter Bivano (Concrete Manufacturer) Nancy Biviano (Married Woman)	1982: The site remains predominantly unchanged from the 1970 aerial photograph.	Residential / commercial
27.02.1984 (1984 to 1994)	Croydon Park Building Supplies Pty Limited	1991: The residential building has been removed from the western portion of the site; replaced by a commercial building built adjacent to the existing site building.	Commercial
03.08.1994 (1994 to 2015)	Croydon Park Plumbing Supplies Pty Limited	2004: The western portion of the site has been sealed with concrete, the remaining portion remains unchanged, with the exception of a large commercial warehouse build immediately north / adjacent to the existing commercial buildings.	Commercial
Lot 10 DP1026819 as a whole			
25.05.2015 (2015 to 2016)	#Roi Croydon 88 Pty Ltd	2016: The site remains predominantly unchanged from the 2004 aerial photograph.	Commercial

Notes: # Denotes Current Registered Proprietor

In summary both all of the lots were residential from at least the 1930s. The land use changed from residential to commercial across all the lots between approximately the late 1940s and 1980s, with residential dwellings removed and multiple commercial warehouses built.

4.2 SURROUNDING LANDS HISTORICAL AERIAL PHOTOGRAPHY REVIEW

As part of the Site Land Titles Information / Historic Aerial Review, an assessment of surrounding land uses using historical aerial photographs sourced from NSW Land and Property Information was carried out. A summary of the pertinent information identified at surrounding land parcels from the reviewed photographs is presented in **Table 3-2**.

Table 4-2 Summary of Aerial Photograph Review

Aerial Photograph	Surrounding land uses based on historical aerial photographs
1930 February 1930	The surrounding land is predominantly residential, some commercial – type buildings are located immediately east. A quarry / possible landfill is located further east.
1943 Six Maps 1943 Imagery https://maps.six.nsw.gov.au/	The surrounding land use remains predominantly unchanged from the 1930 aerial photograph, with the exception of an increase in the number of commercial buildings along Georges River Road, to the north of the site.
1951 May 1951	The surrounding land use remains predominantly unchanged from the 1943 aerial photograph.

Aerial Photograph	Surrounding land uses based on historical aerial photographs
1970	An increase in higher- density residential apartment blocks is apparent within the surrounding area, including east of the site. Commercial buildings have increased along Georges River Road, north of the site. Commercial buildings immediately east remain unchanged. The quarry / land fill further to the east appears to have been reclaimed and is possibly being used as a sports field.
1982 August 1982	Changes to the commercial buildings east of the site are apparent. With the northern most buildings being removed.
1991 14 August 1991	The surrounding land use remains predominantly unchanged from the 1982 aerial photograph, with the exception of the commercial buildings located immediately east have been replaced with residential apartment blocks.
2004 4 October, 2004	The surrounding land use remains predominantly unchanged from the 1991 aerial photograph.
2016 Google Earth https://www.google.com.au/maps	The surrounding land use remains predominantly unchanged from the 2004 aerial photograph.

4.3 COUNCIL INFORMATION

An application to access records held by Canterbury City Council was initiated on 6 March 2014. The inspected records were found to date back to 1981 and a summary of relevant documents reviewed (i.e. development applications, letters of reference/complaints) is presented in **Table 3-3**. An extract of Council's records is attached in **Appendix D**.

Table 4-3 Summary of Canterbury City Council Records

Period / Year	Series (Council Ref)	Description
15 Brighton Ave, Croydon Park (Lot C DP440959)		
1985	D.A. 2376	Development application to use the property for the manufacture and fitting of automotive exhaust systems and components. Applicant: Unknown Approved: 1 November 1985
1986	D.A. 2740	Development application to use the property for furniture removal and storage. Applicant: Unknown Approved: 2 July 1986
1989	D.A. 4575	Development application to use the property for repair, service and warehousing of electronic equipment. Applicant: Unknown Approved: 25 October 1989
1990	D.A. 5017	Proposed: Wholesale and Storage of Batteries. Applicant: Unknown Approved: 18 July 1990

Period / Year	Series (Council Ref)	Description
1996	D.A. 122/15D	Proposed: Vodafone Base Station Applicant: Mr Neil Harrison Objected: 1 August 1996
1996	D.A. 122/15D	Unauthorised Use of site – storage, supply and manufacture of bathroom-ware without approval. Addressed to: David Mulcahy, dated 1 September 1996 Contravention Notice – issued under the Environmental Planning and Assessment Act 1979, dated 28 November 1996.
1997	D.A. 122/15D	Letter from The Norton Law Group Tennant at 15 Brighton Ave, Croydon Park has failed to comply with Council requests and has terminated the lease of the property. Property to be sold vacant. Dated 1 May 1997
1997	D.A. 122/15D	Proposed: to use the premises for import and distribution of rehabilitation equipment and refurbishment of the premises. Letter from Jim Montague to resident Dated 25 August 1997
1997	D.A. 122/15D	Proposed: to use the premises for import and distribution of rehabilitation equipment and refurbishment of the premises. Applicant: Unknown Approved: 26 September 1997
17 Brighton Ave, Croydon Park NSW (Lot 2A Section 2 DP3010)		
1981	D.A. 81/5220	Proposed: Use the premises as a timber yard Applicant: Unknown Approved: 30 November 1981
Unknown	D.A. 6154/92	Proposed: Carport over parking area on an existing industrial property Applicant: Unknown Date: Unknown
1986	D.A.1127/86	Proposed: Renovations to existing warehouse store. Applicant: Unknown Approved: 28 October 1986
2005	Environmental Assessment Report D.A 122/17D	Inspection: 8 July, 2005 Evidence of oil spillage at rear yard area adjacent to the drainage pit, no precautions are in place at the premises to contain stored batteries, liquids (new oils, waste oils fuels and fuel oils, coolants, detergents etc) to prevent stormwater pollution in the event of a spill.
2006	D.A 122/17D	Inspection: 29 March 2006 Storage of boats and heavy machinery on site, which is contrary to development consent No. 6154/92.
19 Brighton Ave, Croydon Park NSW (Lot A & B DP333556)		

Period / Year	Series (Council Ref)	Description
1983	D.A 122/19D	Proposed: Erection of a factory and office building. Applicant: Unknown Approved: 14 December 1983
1985	D.A 112/19D	Proposed: Importer and wholesale distribution of religious goods. Applicant: Unknown Approved: 20 May 1985
1985	D.A 112/19D	Proposed: Construction of mezzanine level showroom from existing importer and wholesaler of religious goods. Applicant: Approved: 16 December 1985
21 Brighton Ave, Croydon Park NSW (Lot 1 DP123636)		
2005	D.A M113/05	Proposed; Change of use – use of building as a printing facility Applicant: Unknown Approved: 2 May 2005 Modified: 17 June 2005
1997	D.A 8978/97	Proposed: Storage and mixing of building material and sale of bulk sandstone and tiles. Applicant: Unknown Approved: 23 July 1997
1999	D.A 1246/99	Proposed: Change of use – use building for storage and distribution of clothing. Applicant: Unknown Approved: 22 December 1999
1987	D.A. 3142	Proposed: warehousing and light manufacture and assembly of toys and sporting goods. Applicant: Unknown Approved: 24 April 1987
23 - 25 Brighton Ave, Croydon Park NSW (Lot 11 DP862370)		
1986	D.A. 2540	Proposed: to use part of the subject premises for the emergency storage of bodies and parking of mortuary vehicles with related offices. Applicant: Unknown Approved: 8 April 1986
1986	D.A. 2614	Proposed: to use the property for the storage and distribution of magazines Applicant: Unknown Approved: 15 May 1986
1987	D.A. 2267	Proposed: Motor mechanic workshop Applicant: Unknown Approved: 4 September 1987

Period / Year	Series (Council Ref)	Description
1989	D.A. 4644	Proposed: Manufacture of Fibreglass components for use in Transport Processing and Manufacturing Industries. Applicant: Unknown Approved: 28 November 1989
1996	D.A. 8329/96	Proposed: Erection of an Australia Post Mail receipt, sorting and dispatch centre. Applicant: Unknown Approved: 27 March 1996
27 – 31 Brighton Ave, Croydon Park NSW (Lot 10 DP65718)		
2000	D.A. 96/00	Proposed: Extension to a building supplies warehouse. Applicant: Unknown Approved: 3 July 2000
2000	D.A. 96/00	Statement of Environmental Effects – for Proposed Storage Extension of Croydon Park Building Supplies. Construction of a storage extension for building materials to cope with the increasing demand of building materials from Croydon Park Building supplies. Building to be made of a steel frame and colorbond sheeting. Conclusion: operation compatible with existing surrounding buildings. Dated: 2 February 2000
2001	D.A. M96/01	Proposed: Modification of Development consent 96/01 and the Deletion of Condition 1.11 requiring the Consolidation of the Subject Site. Applicant: Unknown Approved: 16 October 2001
2006	D.A. 96/00	Complaint: Stockpiles at rear of site were uncovered and dust particles affecting nearby residential dwellings. Dated: 5 June 2006
1999	122/27G	Order issued by council to cease using the premises for the purpose of the storage, sale and or wholesale of building/plumbing supplies. Dated: 7 September 1999
31 – 33 Brighton Ave, Croydon Park NSW (Lot 10 SP65718 in DP65718)		
1984	D.A. 1722	Proposed: new storeroom and first floor offices for building supplies. Applicant: Unknown Approved: 24 July 1984
1984	D.A. 1722A	Proposed: request for variation of Condition 6 of Development Consent No. 1722 dated 24 July 1984. Not Approved: 16 August 1984

In summary, Council records indicate various commercial / industrial land uses have been undertaken at the site. Potentially contaminating activities include; manufacturing and fitting of automotive exhaust systems; repair, servicing and warehousing of electrical equipment; timber yard; wholesale and storage of batteries; storage of boats and heavy machinery; printing factory; bulk storage of building materials including sandstone and tiles; motor mechanics and manufacturing of fibreglass components. An environmental assessment was undertaken in 2008 at 17 Brighton Ave, which

identified evidence of oil spillage, with no precautionary methods in place to prevent discharge into the stormwater system.

4.4 SAFEWORK NSW

An application to the SafeWork NSW Authority which includes a search of the Stored Chemical Information Database (SCID) and the microfiche records for the site could not be initiated due to pending landowner consent at the time of writing. This search will need to be completed prior to the performance of any intrusive investigations to assist with identifying any potential contamination sources that may be present onsite, or have been present historically.

It is noted that during the site walkover inspection evidence of a Diesel underground storage tank (UST) and bowser were identified within the south western portion of Lot 10 DP1026819. Further investigation into the condition of the UST, bowser and fuel lines and surrounding sub-surface conditions is required.

4.5 HAZARDOUS CHEMICALS AND REGULATORY COMPLIANCE

4.5.1 Contaminated Land Record under Section 58 and Section 60 of CLM Act (1997)

On 17 May 2016, an on-line search of the contaminated land public record of NSW Environment Protection Authority (EPA) Notices was conducted. The contaminated land public record is a searchable database of:

- Orders made under Part 3 of the Contaminated Land Management Act 1997 (CLM Act);
- 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;
- Site Audit Statements provided to the EPA under Section 53B of the CLM Act that relate to significantly contaminated land;
- Where practicable, copies of any documentation formerly required to be part of the public record; and
- Actions taken by the EPA under Sections 35 and 36 of the Environmentally Hazardous Chemicals Act 1985.

This search confirmed that the NSW OEHL had no regulatory involvement in relation to the area of investigation, or properties ≤ 500 m of the site.

A search through the List of NSW Contaminated Sites notified to the EPA under Section 60 of the CLM Act 2008 was also conducted on 7 April 2016. This list is maintained by NSW EPA and includes properties on which contamination has been identified. Not all notified land is deemed to be impacted significantly enough to warrant regulation by the EPA. The area of investigation, or properties ≤ 500 m of the site were not identified as being on the register. .

4.5.2 Protection of the Environment Operations Act public register

A search of the Protection of the Environment Operations (POEO) Act public register, regarding environmental protection licences, applications, notices, audits, pollution studies, and reduction programmes, did not identify the site or any nearby properties on the register.

5. ASSESSMENT OF CONTAMINATION RISKS

5.1 OVERVIEW

The primary purpose of this assessment is to evaluate the environmental and human-health risks associated with potential contamination at the site. In the context of this assessment, these risks may be defined as the probability that the utility of the site may be diminished by the presence of soil, soil vapour or groundwater contamination, which may require that the site be remediated prior to any redevelopment, particularly where more sensitive land uses are proposed.

For the purposes of producing a qualitative assessment of risk, the degree of contamination risk at this site is indicated in this section with due regard for site contamination experienced on typical commercial sites in the Sydney metropolitan area.

Since this assessment is based on the findings of a preliminary site investigation, which did not involve sampling and analysis of soils, soil vapours or groundwater, risks have been assessed on the basis of:

- Information gleaned from the site history searches in relation to previous land uses and anecdotal findings relating to operational activities, the type of materials handled on the site and their packaging;
- Site surface conditions, as deduced from visual observations obtained during the site walkover;
- The geological and hydrological setting of the site; and
- Professional judgement based on previous experience on similar commercial sites.

Whilst this approach provides a framework for preliminary assessment of relative risk, its limitations must be clearly understood. Only sampling and analysis can provide a definitive picture of the contamination status of a site.

Nevertheless, the information provided in this report may be sufficient to make a decision as to the risks associated with potentially impacted soils, soil and groundwater at the site.

5.2 HISTORICAL SITE USE AND GENERIC RISKS

The available historical information indicates that areas of the site have been used for various commercial and light industrial activities since the late 1940s. Although no documented evidence of underground chemical storage was available at the time of writing (SafeWork NSW), EI note that evidence of a UST was noted within the south western portion of the site. Therefore, the inherent possibility of prolonged leakage and/or spillage events is increased significantly. We note that due to the inability to access some site allotments during the site walkover inspection, an appraisal of the potential contamination status of those allotments could not be satisfactorily performed.

An assessment of generic risks associated with contamination sources identified in relation to this site is outlined in **Table 5-1** below.

Table 5-1 Assessment of contamination risk from potential sources

Potential Sources	Impacted Medium	Potential Contaminants of Concern ¹	Likelihood for Contamination to Occur and Influence End Use of the Proposed Development
Importation of fill soils of unknown origin placed across the site	Soil, and ultimately groundwater due to contamination leaching	HM, TRH, PAH, BTEX, OC/OP Pesticides, PCB and asbestos	<p>Medium</p> <p>In light of the likely importation of filling soils from unknown sources for the establishment of site grades, the quantification of thickness and quality of filling soils will require confirmation by intrusive soil investigation, sampling, and laboratory analysis.</p> <p>Due to the unknown nature of contamination in filling soils, should mobile contaminants be present within the fill mass, there is potential for the vertical migration of contamination to underlying groundwater. Furthermore, this may pose risks to onsite receptors both during and post development, as well as any potential offsite receptors.</p>
Weathering of exposed painted surfaces and metallic objects in existing site structures.	Soil, and ultimately groundwater due to contamination leaching	HM, asbestos	<p>Low</p> <p>Migration of contamination to subsurface soils is possible in areas where exposed soils are present. However, considering the overall well maintained condition of site structures, the degree of soil contamination, if present, is likely to be low and restricted to surface soils</p>
Uncontrolled demolition of former site structures	Soil	HM, asbestos	<p>Low to Medium</p> <p>Any impacts, should they be present, are likely be present beneath existing structures and potentially within filling material, and limited to fill soils.</p>
Potential on-site use of pesticides underneath existing building footprints	Soil	HM, OC/OP Pesticides	<p>Low to Medium</p> <p>Any impacts, should they be present, are likely be present beneath existing structures, and limited to shallow soils considering the nature of the application.</p>
Hazardous building products contained in existing site structures	Building fabric (and potentially site soils)	Asbestos, PCB, lead, synthetic fibres	<p>Medium</p> <p>Due to the age of site structures a Hazardous Materials Survey will be required to identify hazardous building products in existing structures prior to demolition to ensure that hazardous materials are satisfactorily managed. Demolition techniques employed will also need to take into consideration the potential for hazardous materials, particularly asbestos, to contaminate the site soils, and result in supplementary site remediation.</p>

Potential Sources	Impacted Medium	Potential Contaminants of Concern ¹	Likelihood for Contamination to Occur and Influence End Use of the Proposed Development
Spill and leaks in vehicle parking areas and chemical / liquid storage areas	Soil, and ultimately groundwater due to contamination leaching	HM, TRH, PAH, BTEX, VOC	Low to Medium Due to long-term commercial / industrial use of the site from as early as the late-1940s, there is an increased probability of soil and / or groundwater contamination from the parking / storage of vehicles on site and storage of chemical / liquids.
Historical commercial / industrial activities on various site allotments, including: <ul style="list-style-type: none"> Storage of chemicals; Manufacturing and fitting of automotive exhaust systems and motor mechanics; Storage, repair and servicing of electrical equipment; Timber storage; Storage of batteries, boats, heavy machinery, sandstone, tiles and building materials; Printing operations; and Manufacturing of fibreglass. 	Soil, and ultimately groundwater due to contamination leaching	HM, TRH, BTEX, PAHs, VOC, VOCCs, SVOCs, phenols (i.e. PCP), PCBs, asbestos.	Medium to High Due to the long-term commercial / industrial use of the site from as early as the late-1940s, there is an increased probability of soils and groundwater contamination. Certain industry types identified to have previously operated on the site are often associated with the use of chemicals which are known to be mobile in the environment. Given the historical land use and potential contaminants of concern that may have been used onsite, intrusive soil and groundwater investigation, sampling, and laboratory analysis will be required to quantify potential contamination.
The presence of a diesel UPSS.	Soil and Groundwater	HM, TRH, PAH, BTEX, VOC	High The risks associated with underground storage of petroleum products is considered to be high due to long term storage and the mobile nature of the contamination.
Migration of contamination from off-site sources	Soil and Groundwater	HM, TRH, PAH, BTEX, VOC.	Low Properties identified on the NSW EPA public registers are considered to be a low risk of contamination migration due to the distance and groundwater flow direction (across-gradient/down-gradient). In addition, neighbouring properties, including hydraulically, up-gradient are dominantly residential, presenting a low risk.

Note:¹ HM – Heavy Metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc) unless otherwise indicated, TRH – Total Recoverable Hydrocarbons, PAH – Polycyclic Aromatic Hydrocarbons, BTEX – Benzene, Toluene, Ethylene and Xylene, OC/OP pesticides - Organochlorine and Organophosphorus Pesticides, PCB - Polychlorinated Biphenyls, PCP – pentachlorophenol, VOC –Volatile Organic Compounds.

5.3 TOXICITY OF HAZARDOUS MATERIALS

As no SafeWork NSW search could be undertaken at the time of writing, the history of hazardous chemical storage across the site is currently unknown. However, presence of a diesel UST was identified within the south western portion of the site. Considering the previous and current commercial and industrial land uses, the likelihood of previous and current hazardous chemical storage is considered to be high across the site.

6. CONCEPTUAL SITE MODEL

6.1 OVERVIEW

In accordance with NEPM (2013) *Schedule B2 – Guideline on Site Characterisation* and to aid in the assessment of data collection for the site, EI developed a preliminary conceptual site model (CSM) assessing plausible pollutant linkages between potential contamination sources, migration pathways and receptors. The CSM provides a framework for identifying data gaps in the existing site characterisation and future site assessments. Potential contamination sources, exposure pathways and receptors that were considered relevant for this assessment are summarised below and diagrammatically in **Figure 6-1**.

6.2 POTENTIAL CONTAMINATION SOURCES

On the basis of the PSI findings potential contamination sources are as follows:

- Unknown type and concentration of contaminants within imported fill and site soils;
- Weathering of exposed building structures including, painted surfaces, metallic objects and cement-fibre sheeting;
- Uncontrolled demolition of former site structures;
- Long-term application of pesticides across the site including underneath existing building footprints;
- Leakage of petroleum hydrocarbons from vehicles in the car parking areas;
- Localised impacts from long term commercial / industrial activities at the site;
- Seepage of contaminants from on-site sources (USTs, potential chemical storage drums, battery storage) into subsurface soils and / or groundwater;
- Spill and leaks in vehicle parking areas and chemical / liquid storage areas;
- Hazardous building materials within existing site structures; and
- Deeper, natural soils containing residual impacts, representing potential secondary sources of contamination.

6.3 CONTAMINANTS OF POTENTIAL CONCERN

Based on the findings of the PSI, the chemicals of potential concern (COPC) at the site are considered to be:

- Soil - heavy metals (HM), total recoverable hydrocarbons (TRH), the monocyclic aromatic hydrocarbon compounds *benzene*, *toluene*, *ethyl-benzene* and *xlenes* (BTEX), volatile organic compounds (VOC), polycyclic aromatic hydrocarbons (PAH), organochlorine and organophosphorous pesticides (OCP/ OPP), polychlorinated biphenyls (PCB), semi-volatile organic compounds (SVOC), phenolic compounds (including pentachlorophenol), and asbestos.
- Groundwater - HM, TRH, BTEX, PAH and volatile organic compounds (VOC), including chlorinated VOC.

6.4 POTENTIAL SOURCES, RECEPTORS AND EXPOSURE PATHWAYS

Potential contamination sources, exposure pathways and human and environmental receptors that were considered relevant for this assessment are summarised in **Figure 6-1**.

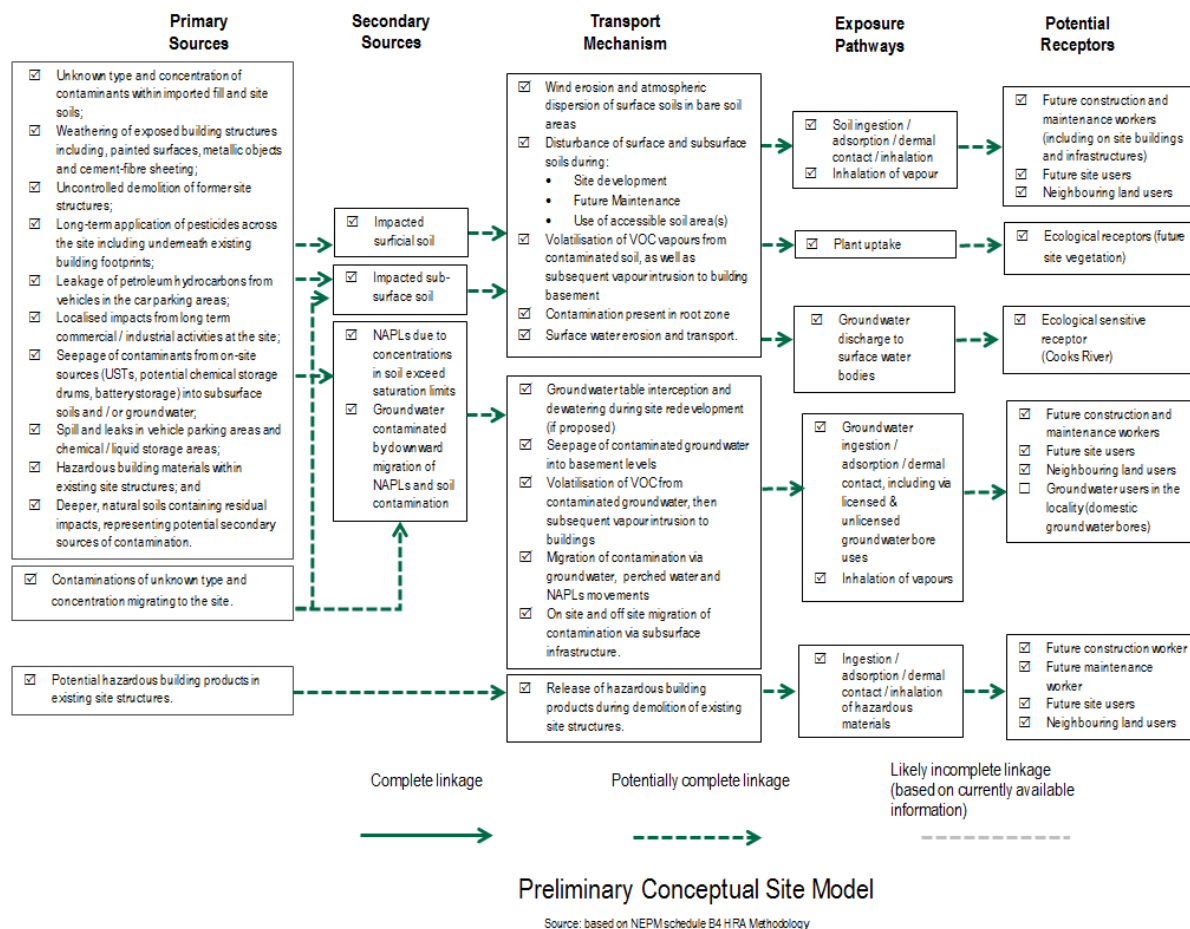


Figure 6-1 Conceptual Site Model for 15-33 Brighton Ave, Croydon Park NSW.

6.5 DATA GAPS

Based on the CSM derived for the site (**Section 5**) and the above qualitative assessment of risks, the following data gaps have been identified, which are considered to warrant closure by limited additional investigation:

- Uncertainty in regards to the conditions of the site which were inaccessible during this investigation;
- Uncertainty of the types of chemicals used the various allotments, the process histories, site layouts, and chemical storage areas;
- Uncertainty in regards to contaminant levels in imported fill materials, which are of unknown origin and quality;
- Uncertainty in regards to potential burial of ACM resulting from onsite demolition of former residential structures;
- Uncertainty to the condition of the subsurface soils surrounding the UST tank and potential for additional USTs to be present across the site;

- Uncertainty to the condition of soil and/or groundwater from potential leakage of hazardous chemicals associated with long-term commercial and industrial land uses at various locations throughout the site; and
- Uncertainty in regards to potential groundwater impacts from offsite sources.

7. CONCLUSIONS

The property located at 15-33 Brighton Avenue, Croydon Park NSW was the subject of a Preliminary Site Investigation. The investigation was performed as part of a DA for proposed rezoning of the site from industrial to residential with the demolition of existing site structures and the construction of multiple-residential apartment buildings.

Based on the findings of this assessment, it is concluded that:

- Historical records review of land titles records and historic aerial photography showed that the site was residential in nature until between the late-1940s and 1980s, and has remained industrial as such until present;
- A search of Canterbury City Council records identified that various commercial and industrial activities have been undertaken on the site, since at least 1980s. An environmental assessment was undertaken in 2008 at 17 Brighton Ave, which identified evidence of oil spillage, with no precautionary methods in place to prevent discharge into the stormwater system;
- At the time of this assessment the site was occupied by six large commercial / industrial warehouses and one former residential dwelling, with unsealed and sealed areas surrounded the sit building;
- The site was free of statutory notices issued by the NSW EPA/OEH. Records pertaining to the site were not identified on the List of NSW contaminated sites notified to EPA or the Protection of the Environment Operations (POEO) public register;
- There have been no licences issued for the site and surroundings areas under the POEO Act 1997;
- A search of SafeWork NSWs Stored Chemical Information Database (SCID) and the microfiche records for the site could not be initiated due landowner consent, which was pending at the time of writing;
- The site walkover inspection identified the following areas of environmental concern;
 - Access to the properties located at 15 – 21 Brighton Ave, Croydon Park was unavailable at the time of writing, however, it is understood that a radiator mechanical workshop occupies the property at 19 Brighton Ave;
 - Potential for hazardous building materials to be present in site structures was observed across the site;
 - Potential for fill material of unknown origin to be present across the site;
 - A possible lift / hoist system was identified at 23 Brighton Ave; and
 - The presence of a diesel underground storage tank and bowser was identified within the south western corner of the site.
- A conceptual site model (CSM) and subsequent qualitative risk assessment was derived for the site in this PSI. The CSM identified potential contaminating sources that may occur at the site and evaluated the likelihood for relevant exposure pathways to be completed during and after the proposed development. The risk assessment was conducted with respect to the proposed development, which involves sensitive land use (residential with minimal access to soils). The

qualitative risk assessment identified a general medium risk of contamination to be present at the site.

Given the nature and extent of the proposed rezoning and redevelopment, a soil and groundwater sampling program, as well as a hazardous materials survey, are warranted to quantify any contamination risks and to inform the selection and implementation of remedial and risk mitigation measures (if required).

Taking into account the above considerations and subject to the statement of limitations (**Section 9**), EI concludes that there is a moderate risk associated with soil / and or groundwater contamination on site. EI considers that the site can be made suitable for the proposed residential rezoning and residential development provided a Detailed Site Investigation (DSI) is carried out to assess soil and groundwater conditions at the site.

8. RECOMMENDATIONS

Based on the information reviewed during this PSI, EI considers the potential for contamination to be present from long-term industrial use to be a medium risk, with potential risk of exposure to receptors from contaminated soils and groundwater. EI therefore recommend the following:

- Conduct a detailed site investigation (DSI) to characterise site soils and groundwater to provide baseline data for evaluation of any remedial and management requirements that may be necessary to allow the site to be made suitable for the proposed residential development; and
- Conduct a Hazardous Materials Survey (HMS) of current equipment and structures, and stored products, chemicals and wastes present at the site. EI recommend that a HMS is conducted prior to decommissioning and demolition of site structures. The HMS is required to aid post-closure activities and avoid additional site contamination.

9. STATEMENT OF LIMITATIONS

This report has been prepared for the exclusive use of Croydon 88 Pty Ltd, who is the only intended beneficiary of EI's work. The scope of the investigations carried out for the purpose of this report is limited to those agreed with Mark Boutros on 5 March 2014.

No other party should rely on the document without the prior written consent of EI, and EI undertakes no duty, or accepts any responsibility or liability, to any third party who purports to rely upon this document without EI's approval.

EI has used a degree of care and skill ordinarily exercised in similar investigations by reputable members of the environmental industry in Australia as at the date of this document. No other warranty, expressed or implied, is made or intended. Each section of this report must be read in conjunction with the whole of this report, including its appendices and attachments.

The conclusions presented in this report are based on a limited assessment of historical site use and current use of the site. Due to the preliminary nature of this assessment, findings are not based on actual samples collected or testing conducted. EI has relied upon information provided by the Client and other third parties to prepare this document, some of which could not be verified by EI due to the anecdotal or historical nature of the information.

EI's professional opinions are reasonable and based on its professional judgment, experience and training.

EI's professional opinions contained in this document are subject to modification if additional information is obtained through the data searches that have been initiated with government authorities, but for which the requested information is still pending.

Technical opinions may also be amended in the light of further investigation, observations, or validation testing and analysis during remedial activities. In some cases, further testing and analysis may be required, which may result in a further report with different conclusions.

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Murphy CL (1997) Acid Sulfate Soil Risk of the Prospect Parramatta Area, Department of Land and Water Conservation, Sydney, Second Edition. Supplied by the Sydney South Coast, Geographical Information Systems Unit.

NEPM (2013) Schedule B1 Guideline on Investigation Levels for Soil and Groundwater, Schedule B2 Guideline on Site Characterisation and Schedule B4 Guideline on site-specific health risk assessments, National Environmental Protection (Assessment of Site Contamination) Measure 1999, National Environmental Protection Council, December 1999, Amendment 2013;

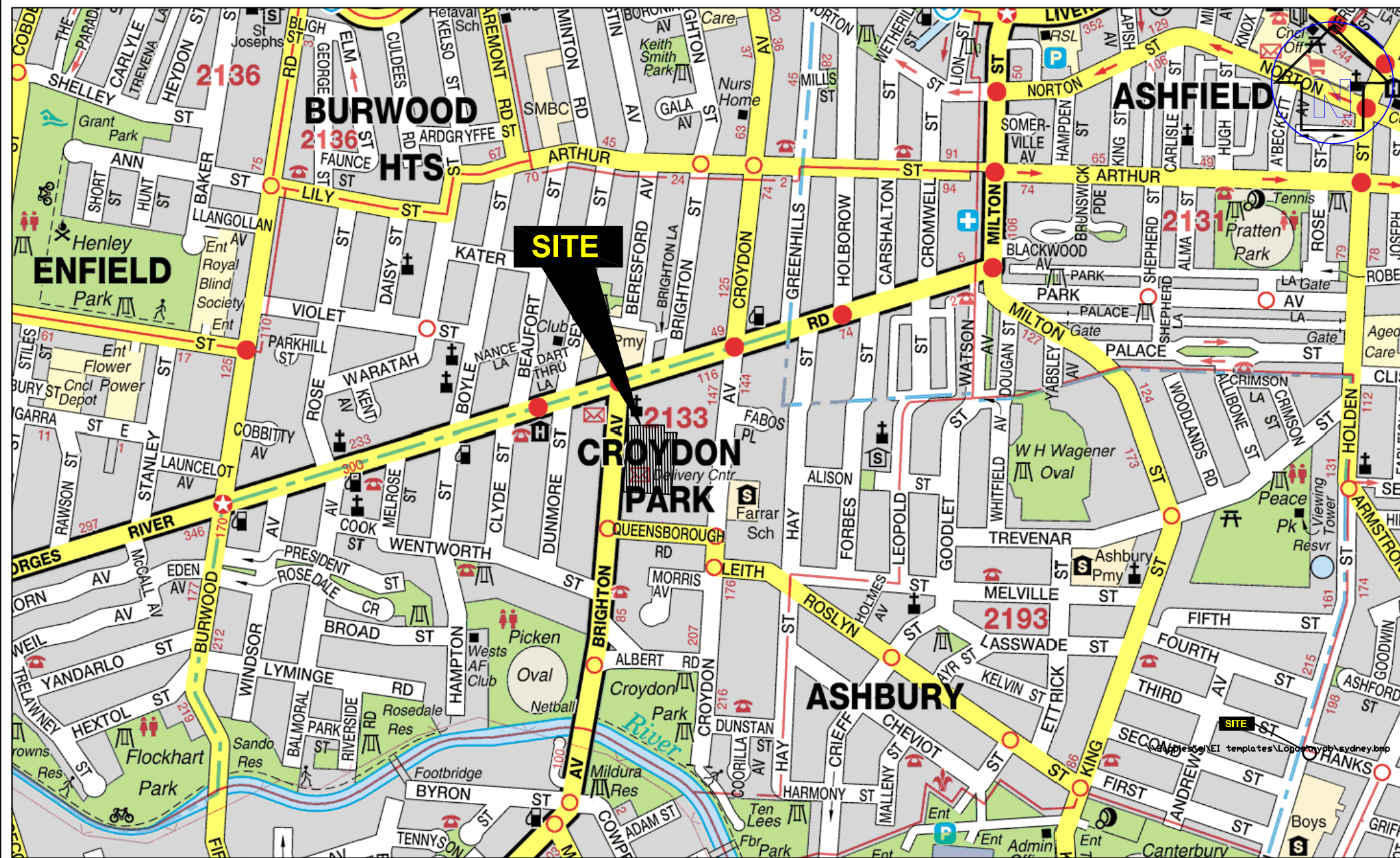
OEH (2011) Guidelines for Consultants Reporting on Contaminated Sites, NSW Office of Environment and Heritage (OEH), OEH 2011/0650, 23 p; and

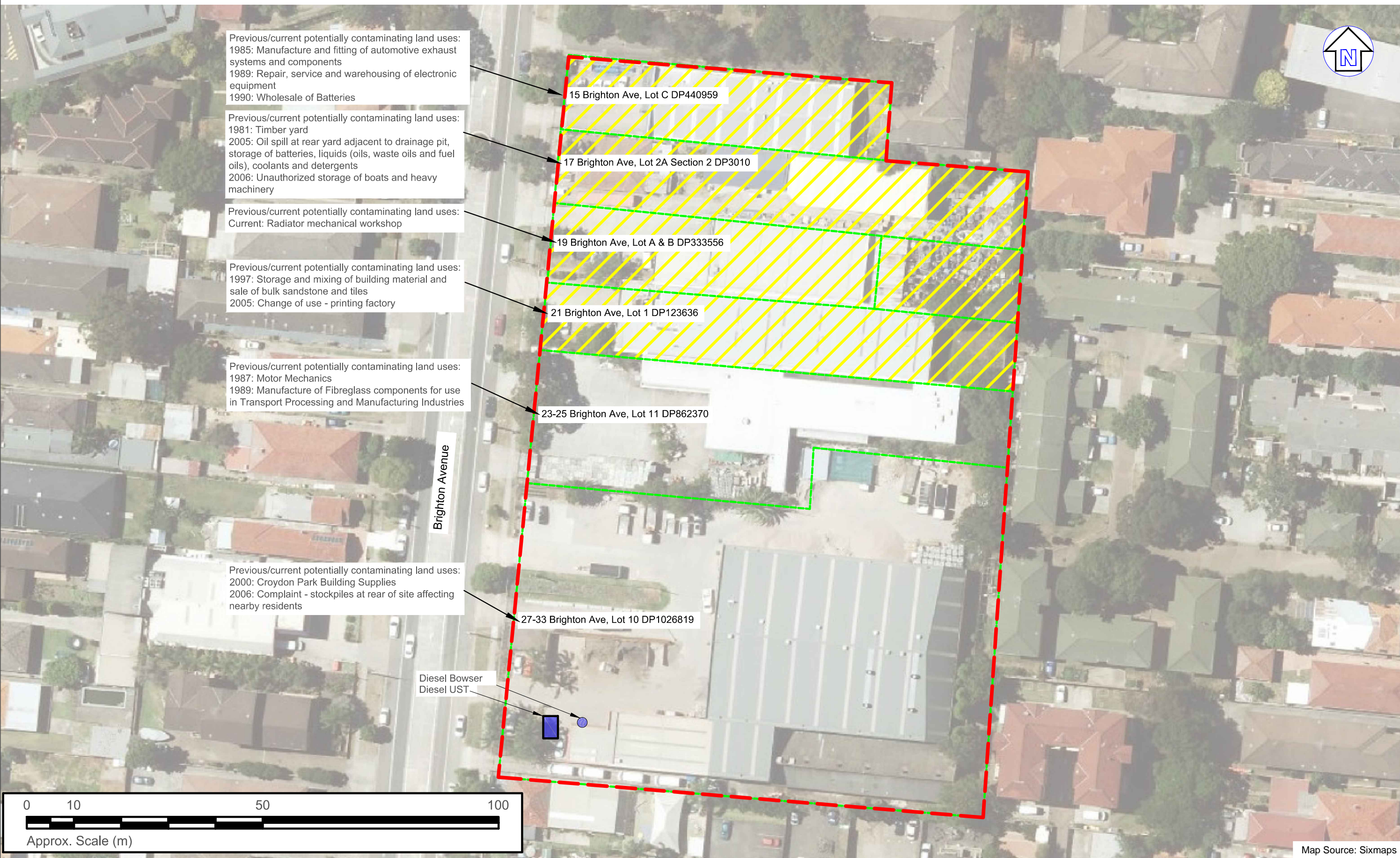
SEPP 55 (1997) State Environment Protection Policy 55, Remediation of Land under the Environmental Planning and Assessment Act 1997.

ABBREVIATIONS

AHD	Australian Height Datum
ASS	Acid sulfate soils
AST	Above ground Storage Tank
BTEX	Benzene, Toluene, Ethyl benzene, Xylene
DEC	Department of Environment and Conservation, NSW
DECC	Department of Environment and Climate Change, NSW (formerly DEC)
DA	Development Application
DP	Deposited Plan
EI	Environmental Investigations (trading name of Environmental Investigations Australia Pty Ltd)
EPA	Environment Protection Authority
EPA NSW	Environment Protection Authority, New South Wales
km	Kilometres
m	Metres
mAHD	Metres relative to Australian Height Datum
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection Measure
NSW	New South Wales
OC/OP	Organochlorine and Organophosphorous Pesticides
OEH	Office of Environment and Heritage, NSW (formerly DEC, DECC, DECCW)
PAHs	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyls
PSI	Preliminary Site Investigation
TRHs	Total Recoverable Hydrocarbons
UST	Underground Storage Tank
VOCs	Volatile Organic Compounds

FIGURES





LEGEND

- Note: previous/current site uses based on site history information obtained by Council
- Approximate location of Diesel bowser
 - Approximate location of Diesel UST
 - Inaccessible areas
 - Approximate lot boundary
 - Approximate site boundary


Contamination | Remediation | Geotechnical
Suite 6.01, 55 Miller Street, PYRMONT 2009
Ph (02) 9516 0722 Fax (02) 9518 5088

Drawn:	J.S.
Approved:	N.F.
Date:	17-05-16
Approx Scale:	1:750 @ A3 or as shown

Croydon 88 Pty Ltd
Preliminary Site Investigation
15-33 Brighton Avenue, Croydon Park NSW
Sampling Location Plan

Figure:
2
Project: E22142 AA_Rev0

APPENDIX A

Proposed Development Plans

Brighton Avenue Croydon Park

Urban Design Strategy & Preferred Design Option

For Dyldam Pty Ltd, April 2016



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AE Design Partnership has prepared this document for the sole use of Dyldam.

No other party should rely on this document without the prior written consent of AE Design Partnership.

AE Design Partnership may also have relied upon information provided by Dyldam and other third parties to prepare this document.

AE DESIGN PARTNERSHIP
ABN 85 162 968 103
Nominated Architect
Director
N.R.Dickson # 7061

23 Barr Street
Camperdown Sydney NSW 2050
Australia
t +61 2 9519 4994
m +61 419 245 956
mail@aedesignstudio.com.au

1.0 Introduction

1.1 Executive Summary

This Urban Design Report has been prepared by AE Design Partnership on behalf of Dylam Pty Ltd. The subject site is located at 27-33 Brighton Avenue Croydon Park (the Site).

The Site is located within Canterbury Local Government Area. The Site is located in a predominantly residential area near corner two arterial roads Brighton Avenue and Georges River Road.

This Report includes a brief analysis of the Site and its context. AE Design Partnership's task is to demonstrate the best built form outcome for the Site taking into account the existing and the proposed controls and to determine any further changes to the controls that are warranted. AE Design Partnership has developed an urban design strategy for the Site in regards to its built form, open space, amenity, public domain, access and streetscape character.

The proposed design option is documented with a set of 2D and 3D envelopes for the subject Site. Additionally, lots located immediately north of the Site 15, 17, 19, 21 and 23-25 Brighton Avenue Croydon Park are included for the purpose of building envelope testing.

The Report also includes indicative floor plans to demonstrate functioning of the proposed building envelopes and the internal residential arrangement with regards to primary controls from the State Environmental Planning Policy 65 Apartment Design Guide.

1.2 Objectives

The objectives for this project are to:

- Analyse the Site, its immediate and local context to understand the built form, open space and public domain aspects of the area;
- Formulate urban design strategy for the Site;
- Provide development options derived using the previously formulated design strategy;
- Compare all development options in terms of height of buildings, floor space ratio, gross floor area, solar access performance and indicative number of apartments;
- Present the Urban Design Strategy and the Preferred Design Option to Council (5 storey building envelopes);
- Collate Council feedback; and
- Summarise all of the above including building envelopes and indicative floor plans, as the basis for a Planning Proposal to be submitted to Council.



Street view of the Site No. 27-33 Brighton Avenue and the adjacent site No. 15-25 Brighton Avenue (northern site).



Cooks River and surrounding parklands located 500m from the Site.



Brighton Avenue is a 30m wide street with a single travel + a parking lane in each direction. A bicycle lane has been provided within the parking lane. The 30m width also accommodates a large median and wide footpaths on both sides of the street.



A mix of 1-2 storey detached houses and 3 storey residential flat buildings located across the Site on Brighton Avenue.



Footpaths on both sides of Brighton Avenue are approximately 7m wide, adjacent to a 3.3m wide parking lane and a 3.5m travel lane. The central median is within the variable residual street width.



View of Cooks River and Picken Oval from Cooks River Bridge, located 500m south of Site.



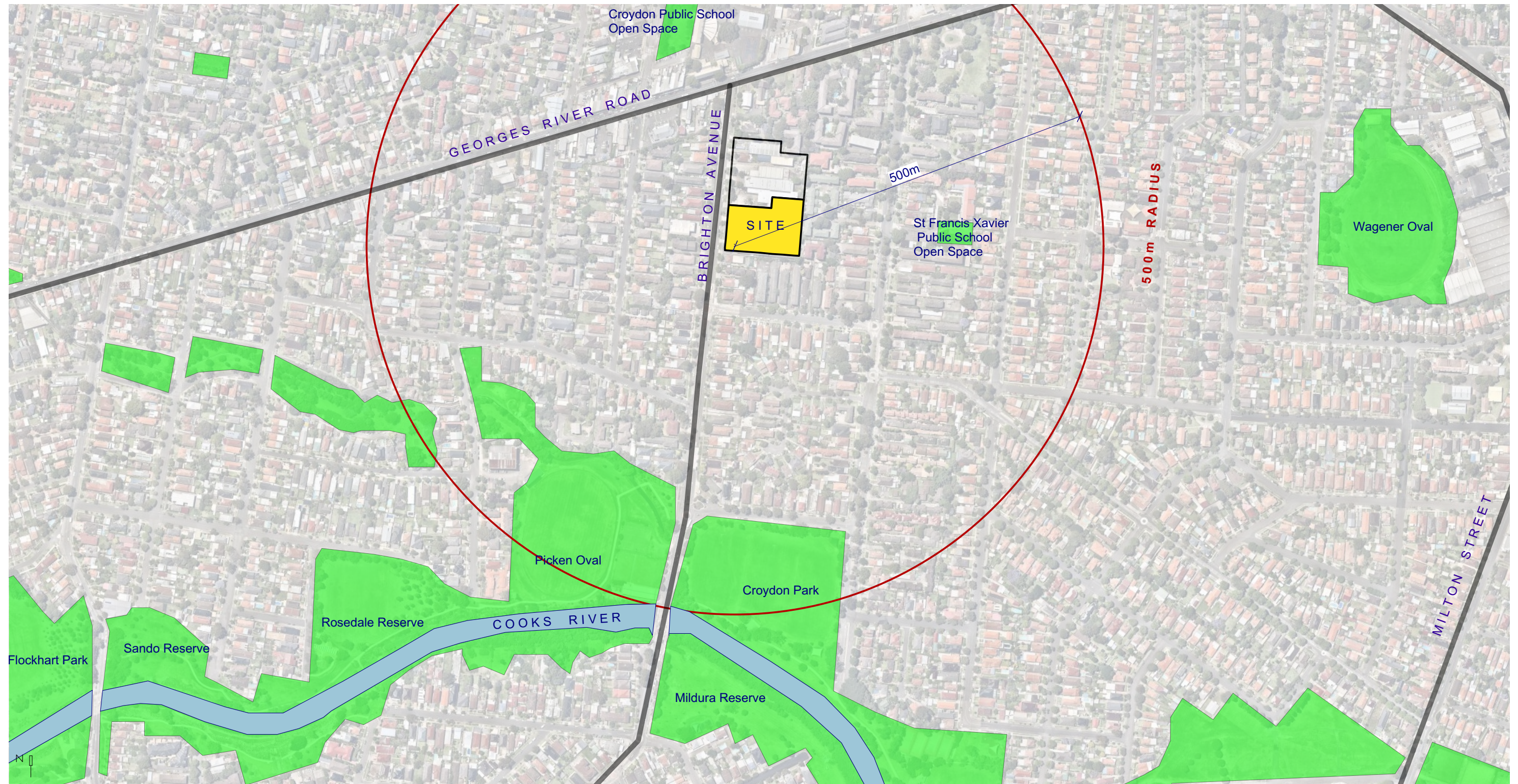
Croydon Public School and Croydon Park shops located at the corner of Brighton Avenue and Georges River Road, approximately 70m from the Site.

2.0 Analysis

2.1 Local Context

The Site is located near corner of two arterial roads Brighton Avenue and Georges River Road. Brighton Avenue connects the Site to Cooks River and the surrounding parklands (Croydon Park, Picken Oval and Mildura Reserve) located within a 500m walking radius from the Site.

Brighton Avenue is an arterial road which connects the Site with Campsie, Clemton Park, Bexley, and further with M5 South Western Motorway and Princes Highway towards south. Georges River Road is also an arterial road which connects Croydon Park with Burwood, Enfield, Strathfield, Lakemba, Punchbowl, and further with M5 South Western Motorway towards west. Georges River Road connects with City West Link via Ashfield Haberfield towards east.



Suburb Provision Analysis
Considers Benchmarks and Industry Thinking
Does not consider potential additional open space being provided (e.g. linked to population growth or to address gaps)

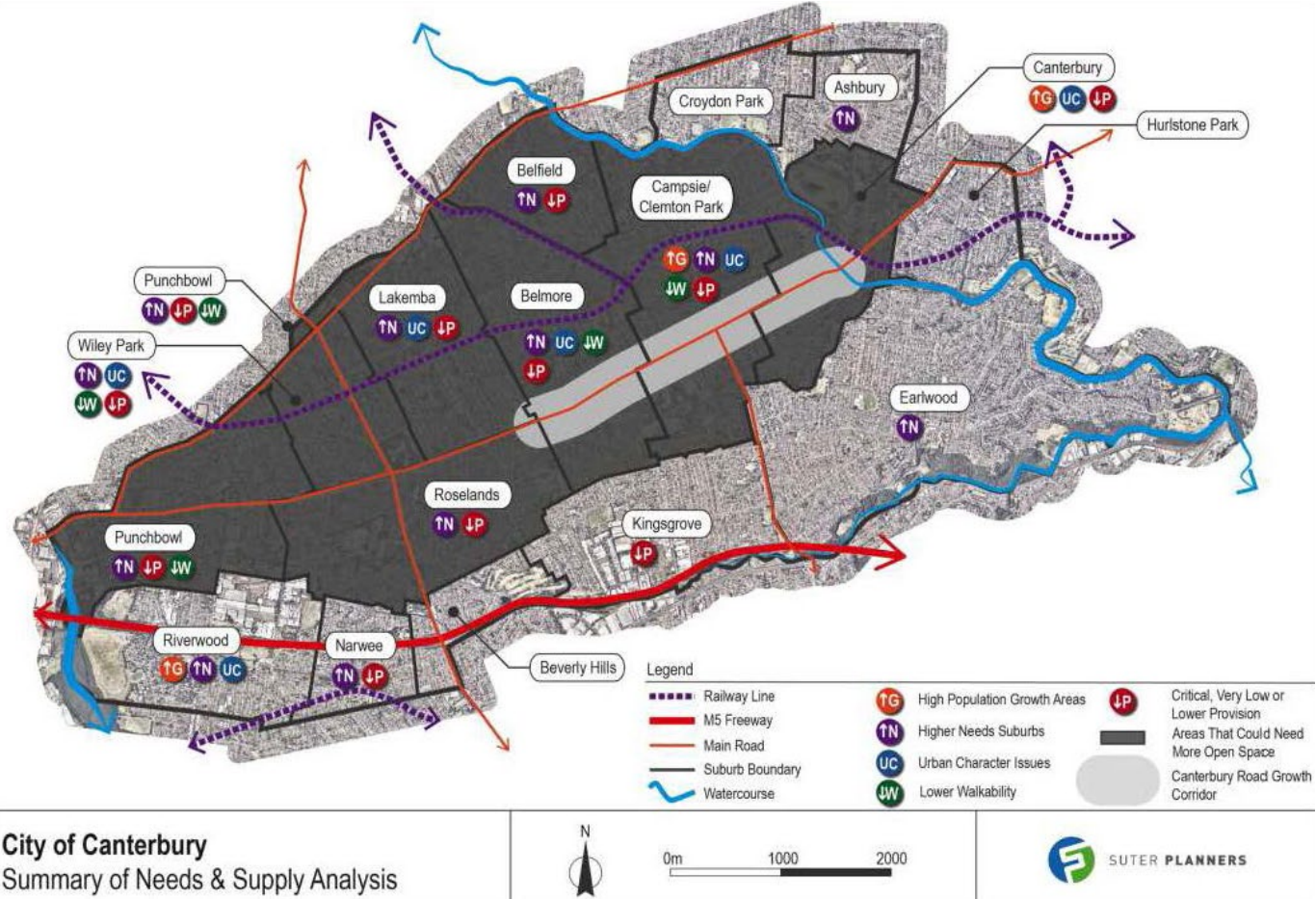
Suburb	Provision (Hectares)	Suburb Land Area Hectares	% of Land Area	Hectares Per 1,000 People			OVERALL PROVISION FINDING
				2011 144,709	2021 161,508	2031 181,459	
ASHBURY	12.4	98	12.7%	3.75	3.74	3.33	GOOD PROVISION
BELFIELD	7.4	119	6.2%	1.50	1.44	1.28	LOWER PROVISION
BELMORE	11.9	282	4.2%	0.90	0.84	0.74	VERY LOW PROVISION
BEVERLY HILLS	19.8	84	23.6%	11.59	10.80	9.62	LOWER WITHOUT GOLF COURSE *
CAMPSIE-CLEMTON PARK	13.3	366	3.6%	0.56	0.45	0.40	CRITICALLY LOW
CANTERBURY	22.7	197	11.5%	3.51	2.12	1.89	LOWER AS POPULATION GROWS
CROYDON PARK	12.9	95	13.6%	2.86	2.78	2.47	RELATIVELY GOOD
EARLWOOD	103.3	562	18.4%	5.83	5.60	4.99	GOOD PROVISION
HURLSTONE PARK	11.4	106	10.8%	2.63	2.49	2.21	RELATIVELY GOOD
KINGSGROVE	12.6	226	5.6%	2.03	2.00	1.78	LOWER PROVISION
LAKEMBA	12.9	218	5.9%	0.79	0.76	0.68	VERY LOW PROVISION
NARWEE	6.7	86	7.8%	1.97	1.84	1.64	LOWER PROVISION
PUNCBOWL	17.4	263	6.6%	1.49	1.38	1.23	LOWER PROVISION
RIVERWOOD	60.3	243	24.8%	11.33	8.57	7.63	GOOD PROVISION
ROSELANDS	5.2	274	1.9%	0.45	0.42	0.38	CRITICALLY LOW PROVISION
WILEY PARK	9.2	136	6.8%	0.92	0.90	0.80	VERY LOW PROVISION
CANTERBURY LGA	341.3	3355	10.2%	2.36	2.11	1.88	LOWER PROVISION IN FUTURE

*Note that without the golf course the provision in Beverly Hills is only 2.6 hectares (which represents 1.52 hectares per 1,000 in 2011 and 1.26 hectares per 1,000 people in 2031)

Provision Analysis	Ha/1,000	Land Area	Colour Code
Good Provision	More than 3ha/1000	More than 12.5%	
Relatively Good Provision	2-3 ha per 1,000	10-12%	
Lower Provision	1-2 ha per 1,000	5-9%	
Very Low Provision	0.5 – 1 ha per 1,000	2-4.9%	
Critically Low Provision	Less than 0.5 ha /1,000	Less than 2%	

An excerpt from City of Canterbury's Open Space Review (July 2015) endorsed by the Council

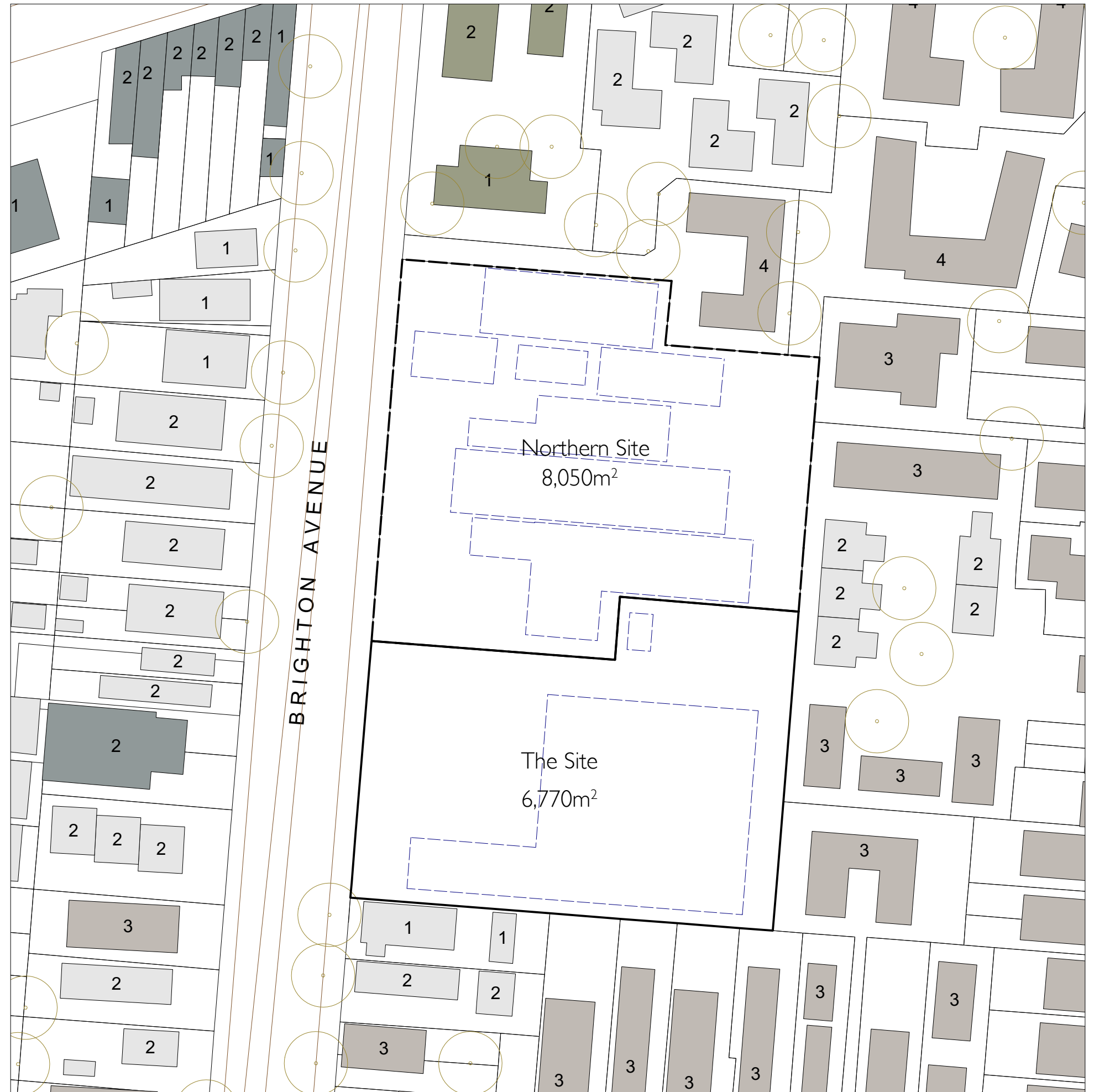
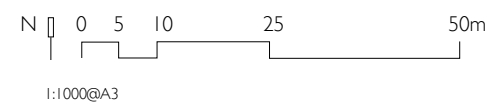
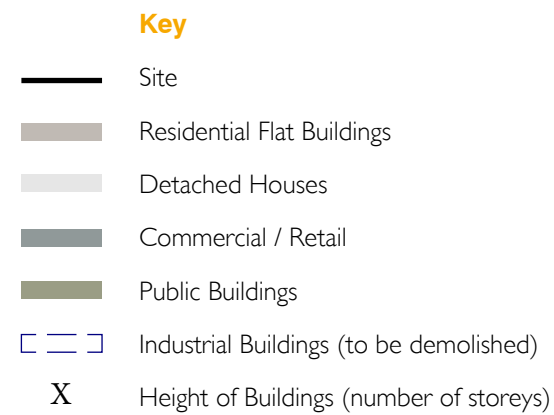
The parklands shown on Page 5 Local Context Analysis serve as recreational spaces for the local residents. Croydon Park currently has a 'Good Provision' of open space as per Canterbury Council's Open Space Needs Review endorsed by the Council (dated July 2015) with 13.6% of Land Area. This provision is at the rate of 2-3ha per 1,000 people and considered as 'Relatively Good Provision' with regards to the residential density. Therefore, a publicly accessible open space as recommended by the Department of Planning's Gateway Determination (September 2015) is not required to be provided on the Site.



An excerpt from City of Canterbury's Open Space Review (July 2015) - Croydon Park excluded from the areas that could need more open space. The areas requiring more open space are shown in dark grey.

2.2 Site Context

- The Site is located in a predominantly residential area. The subject site and lots located to its north are isolated industrial lots surrounded by R4 High Density Residential zoning.
- There are 3 to 4 storey residential flat buildings located east and south of the Site.
- The area west of Site across Brighton Avenue predominantly includes 1-2 storey detached houses.
- Croydon Park retail strip, Croydon Park Public School and Uniting Church buildings are located at the corner of Brighton Avenue and Georges River Road, 70m north of Site.
- The Site has a 61.5m frontage to Brighton Avenue and 102m depth. The site area is approximately 6,770m²

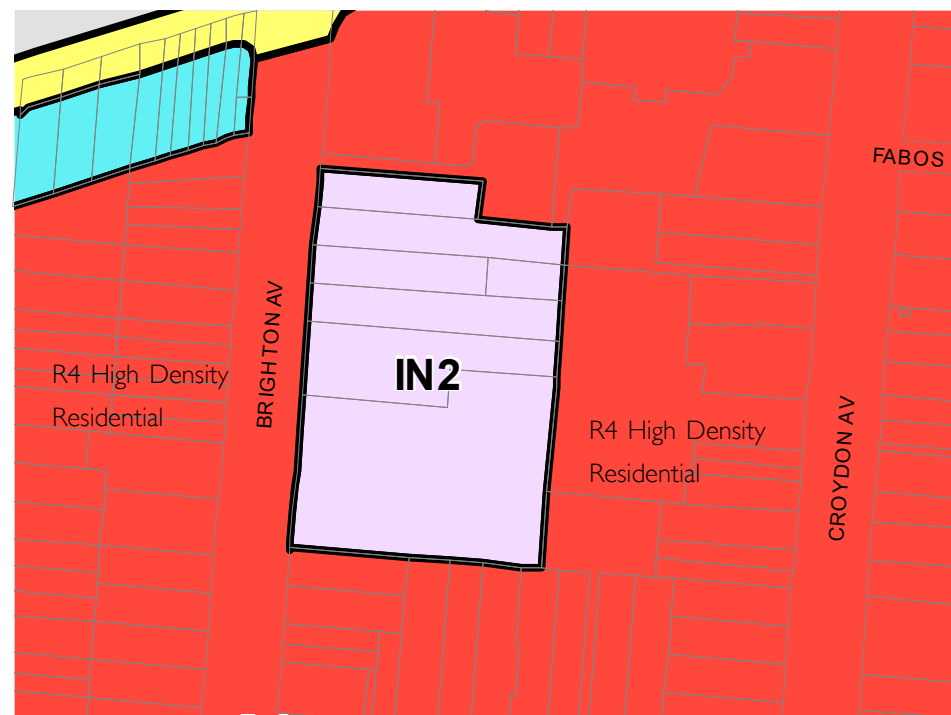


2.3 Planning Context

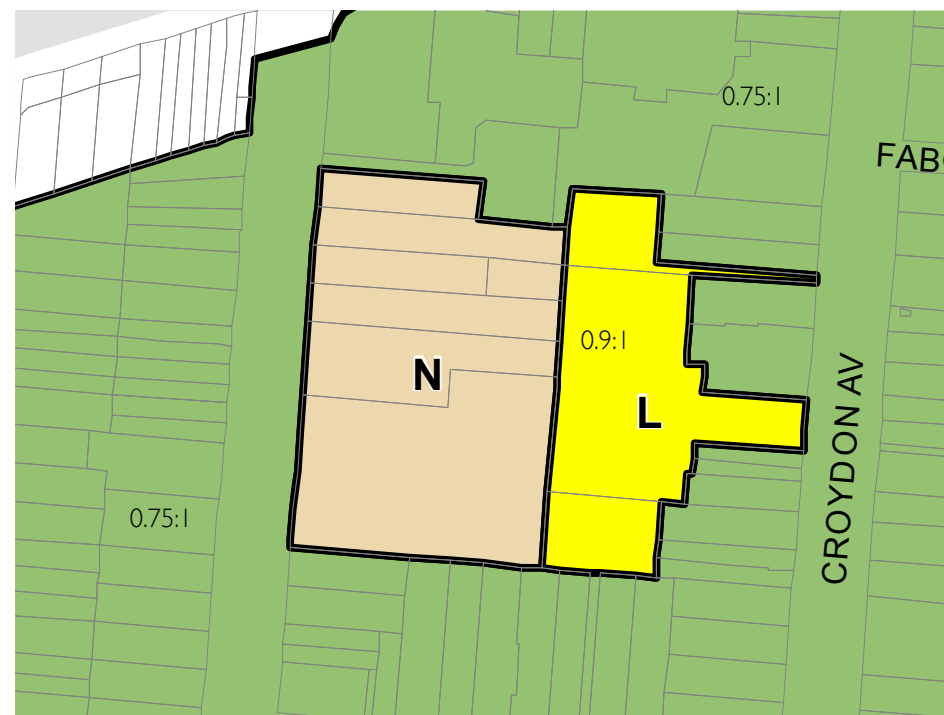
- The Site (including the northern site) is currently zoned in isolation as IN2 Light Industrial, whilst surrounded by R4 High Density Residential zone.
- A floor space ratio of 0.9:1 with a building height limit of 11.5 applies to the lots located along east and 0.75:1 with a building height limit of 8.5m applies to the remaining area.
- The site does not contain any heritage listed items and is not located within a Heritage Conservation Area.



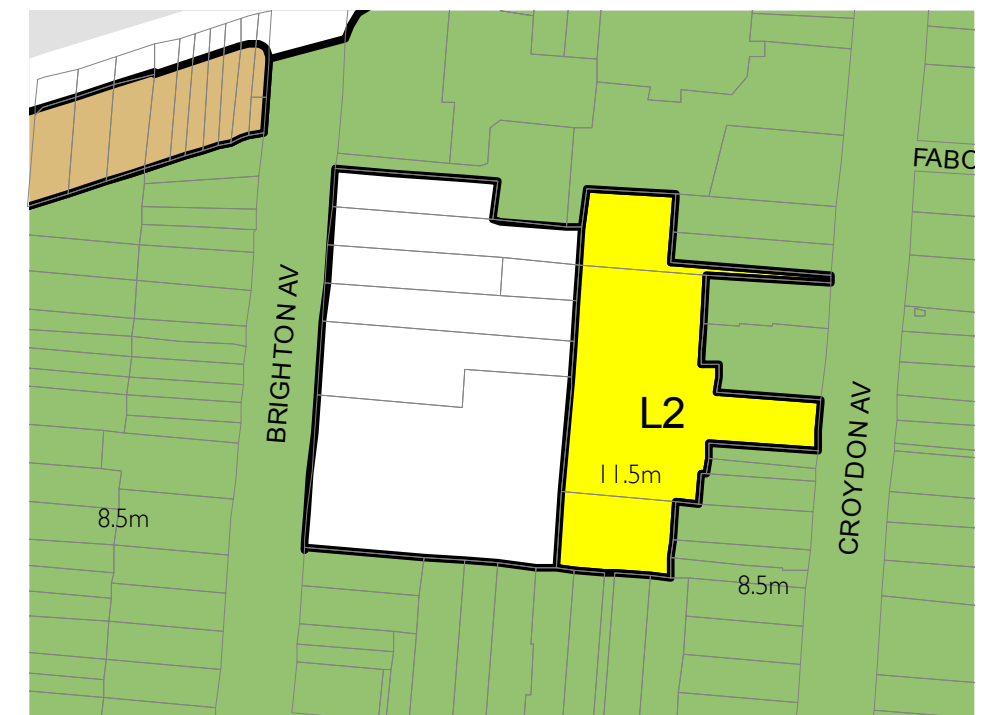
An excerpt from a previously lodged Planning Proposal for the Site to change the zone to R4 High Density, increase building height limit to 26m and increase FSR to 2.5:1, August 2013.



Zone



FSR



HoB

URBAN

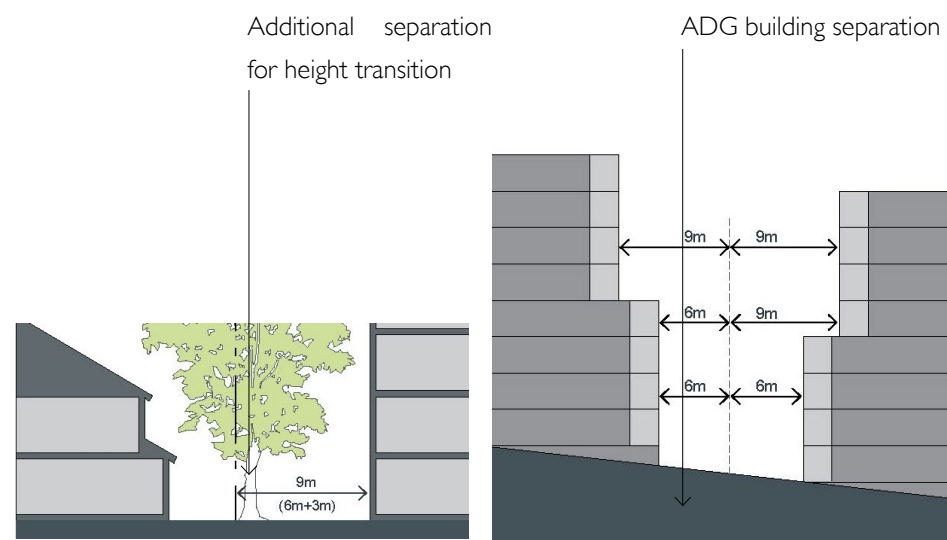
DESIGN

STRATEGY

3.0 Urban Design Strategy

Building Envelopes

- The proposed building envelopes to have a maximum depth of 17m between glass line, consistent with the Apartment Design Guidelines.
- Maximum length of 45m is to apply to building envelopes addressing Brighton Avenue.
- Building envelopes should to be aligned to have a north-south orientation increasing direct solar access to the street and courtyard. A north-south building orientation will generate faster moving shadows and hence reduce the extent of overshadowing hours.
- A desirable building separation, as per SEPP 65 Apartment Design Guide - Building Separation is to be provided to allow adequate sunlight and natural ventilation between buildings.
- The in-between courtyard spaces are to be provided with an acceptable level of residential amenity including visual and acoustic privacy, daylight access and a desirable outlook for buildings with internal address.
- Building separation to be increased by an additional 3m along the eastern and southern boundaries to create building height transition. (The buildings adjacent to east and south of the Site are 2 to 3 storeys. These sites are currently zoned as R4 High Density Residential).



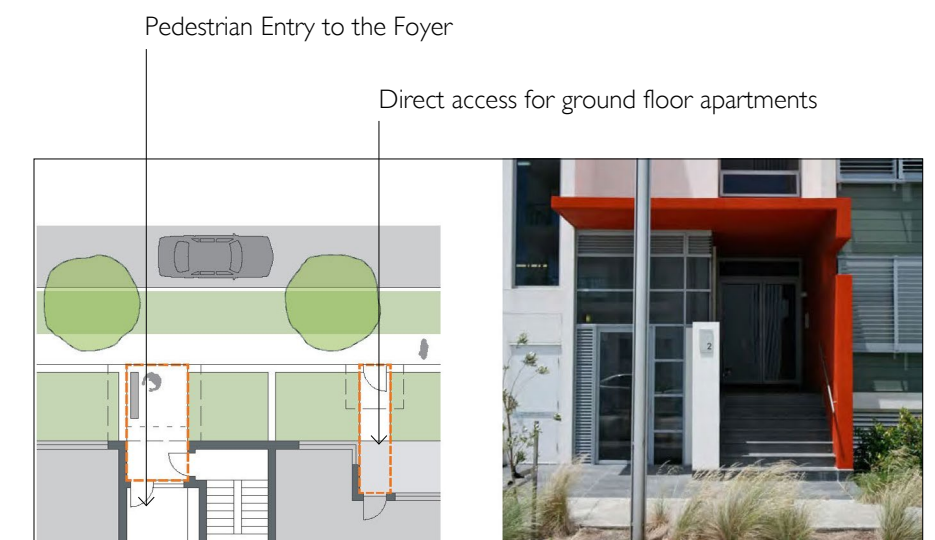
Building Separation

Street Connectivity

- A 3m street setback is to be provided from Brighton Avenue. This setback will be consistent with the existing residential flat buildings along Brighton Avenue.
- The pedestrian entry to the foyer should be clearly defined.
- Most apartments should address Brighton Avenue and improve casual street surveillance, whilst having a north-south orientation and allowing direct solar access in to the street and courtyard.
- Ground floor apartments to have direct street access.

Building Height

A building height of 5 storeys is considered for the purpose of building envelope testing.



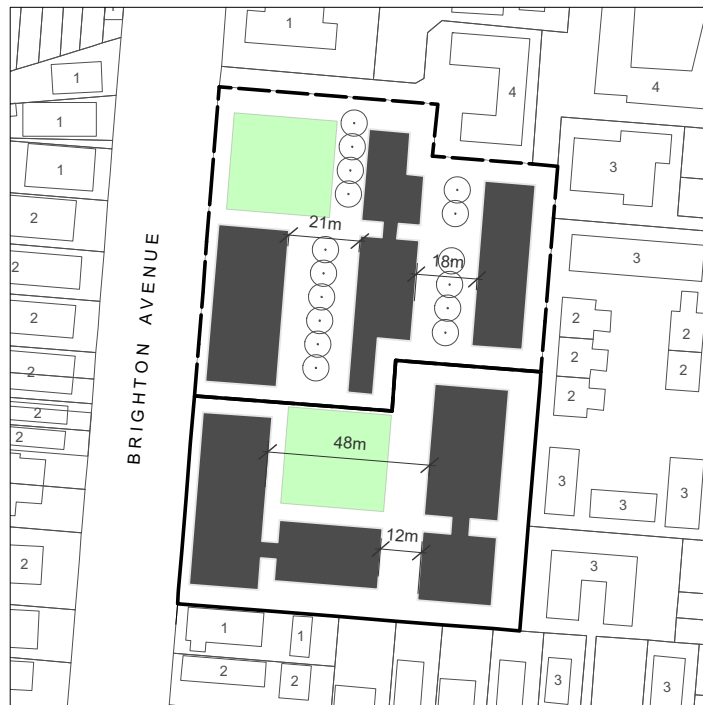
Street Connectivity

Site Layout Configurations

The following options were explored in terms of site layout.

The urban design strategies formed during previous stage are applied to these options.

Option 4 is further used for the purpose of building envelope testing since it has the best outcome in terms of building massing, building separation (internal and with the adjacent sites), solar access and open space location.



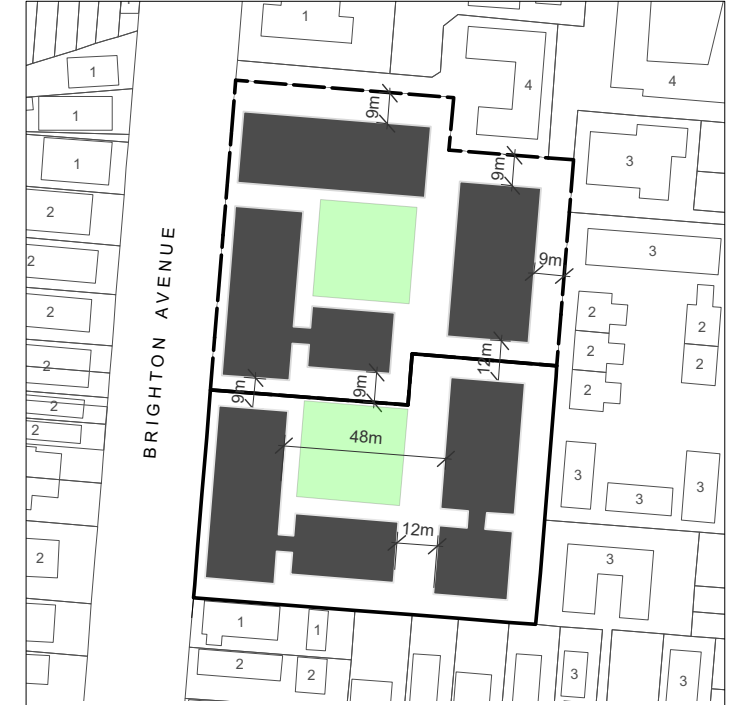
Option 1



Option 2



Option 3



Option 4 - Preferred



4.0 Proposed Building Envelopes

FSR	1.86 : 1
Height of Buildings	5 storeys

The 2D building envelope plan shows the proposed envelopes with the existing 3 storey residential flat buildings to east and south of the Site. Additionally, neighbouring lots located immediately north of the Site 15-25 Brighton Avenue Croydon Park are included in this scheme.

Our local context analysis (see 2.0 Analysis) shows the Cooks River and the adjacent parklands such as Croydon Park, Picken Oval and Mildura Reserve are located within a 500m walking radius from the Site. These parklands serve as recreational spaces for local residents. Croydon Park currently has a Good Provision of open space as per Canterbury Council's Open Space Needs Review (dated July 2015) endorsed by the Council. Therefore, a publicly accessible open space as recommended by the Department of Planning's Gateway Determination (September 2015) is not required to be provided on the Site.

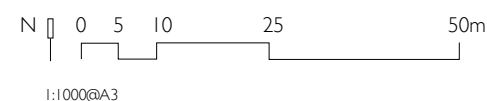
Our building envelope testing suggests a height range of 5 storeys (shown in dark grey) reaches a floor space ratio of 1.86 : 1 for the subject Site and the northern site.

The 5 storey envelopes have an additional 3m upper setback to minimise visual impact when viewed from the neighbouring residential sites on east and west. The pink envelopes are 4 storey in height and are proposed with an additional 3m (6 + 3m) building separation to create a height transition to the existing 3 storey residential flat buildings to east and south.

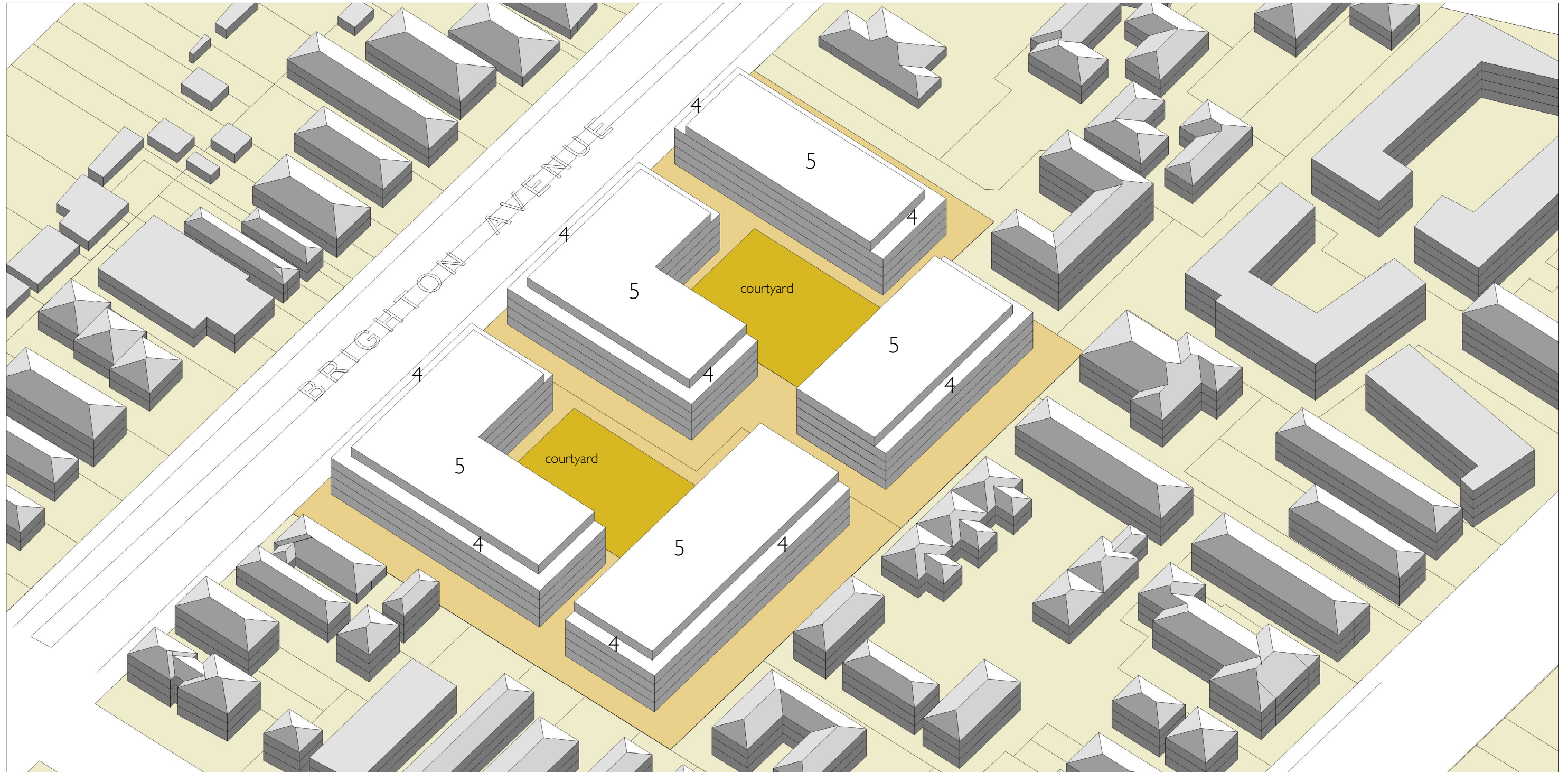
A central courtyard (43 X 31m) is proposed to achieve an acceptable level of residential amenity including daylight, ventilation, visual and acoustic privacy. The courtyard will create a desirable outlook for the courtyard building which will have apartments with internal address.

The building envelope areas are reduced to 80% to calculate the residential GFA (gross floor area) for FSR calculations. 80% reduction allows for deducting building articulation, balconies, lift shafts, fire egress, stairwells, ducts and external walls (See 4.1 Area Calculations for details).

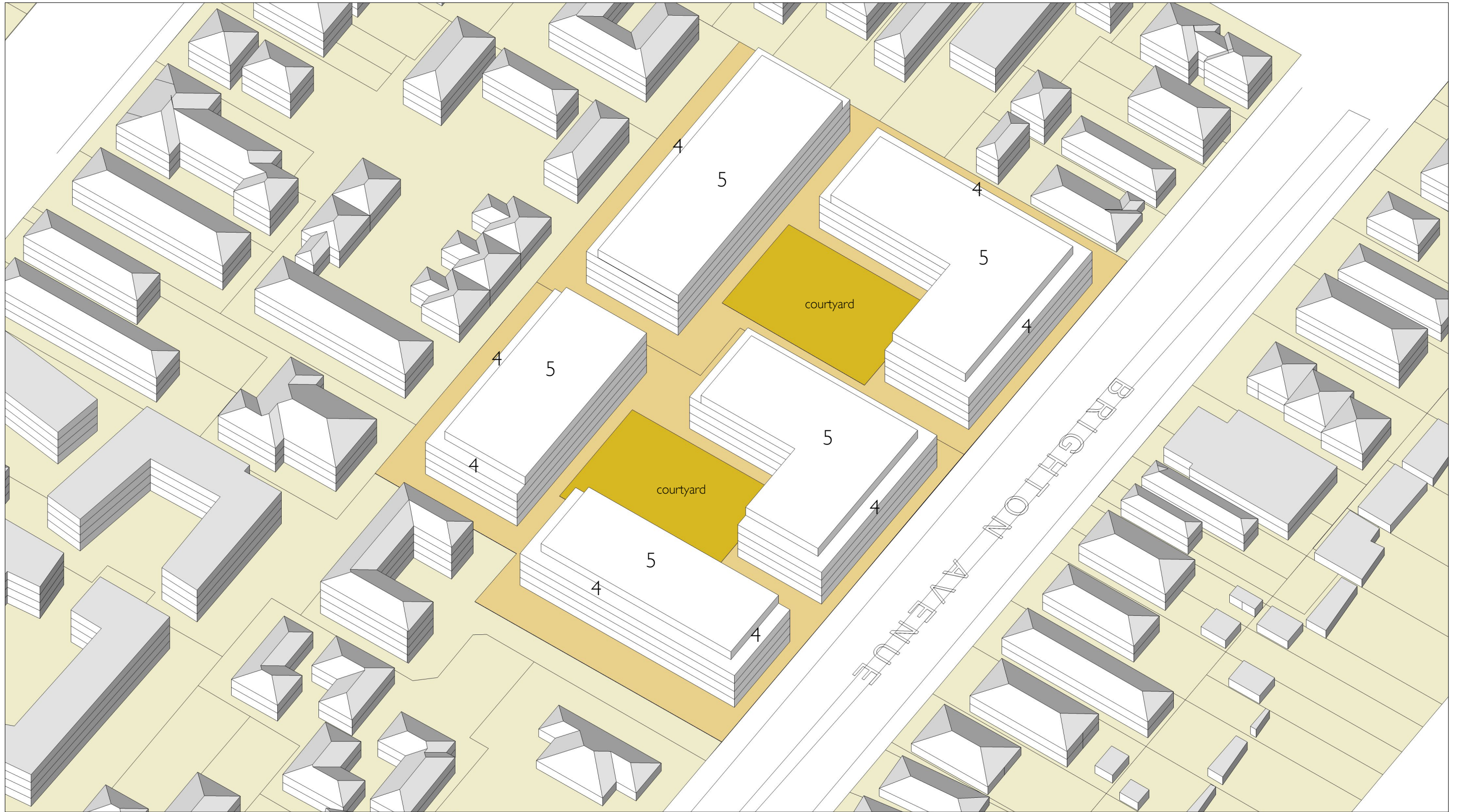
- Key**
- - - Site
 - 5 Storey Envelope
 - 4 Storey Envelope
 - Existing Buildings
 - Courtyard
 - X** Height of Buildings (number of storeys)



2D Envelope Plan



Isometric View I



Isometric View 2

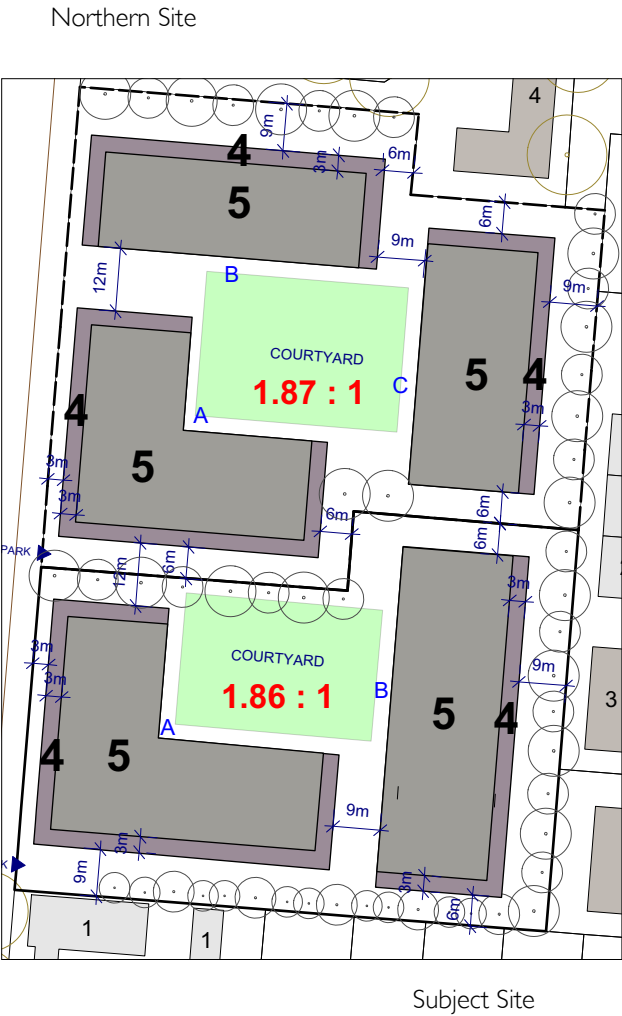
4.1 Area Calculations

Subject Site

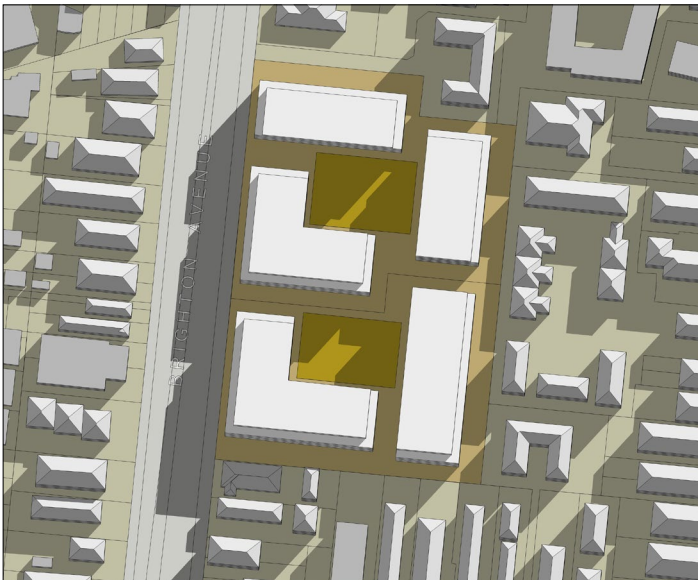
Site Area	6,770							
Total Gross Floor Area	12,628							
Floor Space Ratio	1.87							
total apartments	178	approx.						
BUILDING A								
Level	Retail Building Envelope Area (m2)	Residential Building Envelope Area (m2)	Retail Gross Floor Area (m2)	Residential Gross Floor Area (m2)	Total GFA	Residential NLA (m2)	Average No. of Dwellings	
1		1720	0	1376				
2		1720	0	1376				
3		1720	0	1376				
4		1720	0	1376				
5		1365	0	1092				
6				0				
7				0				
8				0				
Total		0	6596	6596	5936	93		
BUILDING B								
Level	Retail Building Envelope Area (m2)	Residential Building Envelope Area (m2)	Retail Gross Floor Area (m2)	Residential Gross Floor Area (m2)	Total GFA	Residential NLA (m2)	Average No. of Dwellings	
1		1560	0	1248				
2		1560	0	1248				
3		1560	0	1248				
4		1560	0	1248				
5		1300	0	1040				
6				0				
7				0				
8				0				
Total		0	6032	6032	5429	85		
Apartment Type								
1 bedroom = 30%								
2 bedroom = 70%								
Apartment Type								
1 bedroom								
2 bedroom								
TOTAL								
178								
Building								
Retail GFA								
Residential GFA								
Total GFA								
FSR								
Resi. NLA								
No. of Units								
A								
0								
6596								
5936								
93								
B								
0								
6032								
5429								
85								
C								
0								
0								
TOTAL								
12,628								
1.87								
11,365								
178								

Northern Site

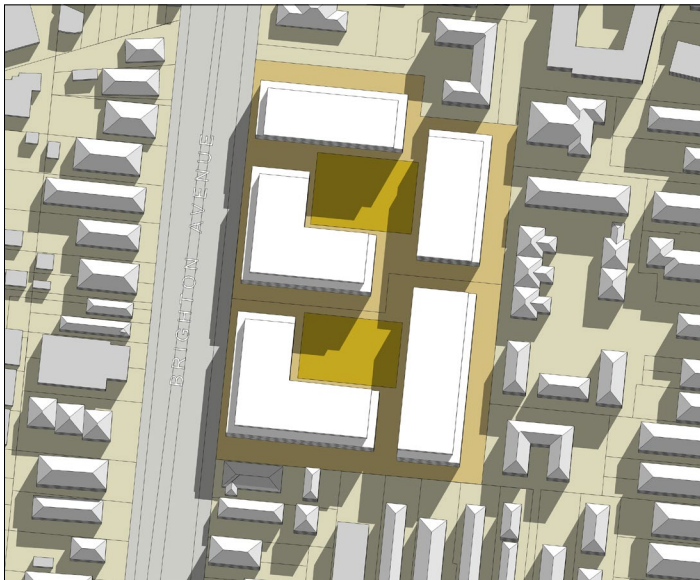
Site Area	8,050						
Total Gross Floor Area	14,992						
Floor Space Ratio	1.86						
total apartments	208	approx.					
BUILDING A							
Level	Retail Building Envelope Area (m2)	Residential Building Envelope Area (m2)	Retail Gross Floor Area (m2)	Residential Gross Floor Area (m2)	Total GFA	Residential NLA (m2)	Average No. of Dwellings
1		1565	0	1252			
2		1565	0	1252			
3		1565	0	1252			
4		1565	0	1252			
5		1200	0	960			
6				0			
7				0			
8				0			
Total		0	5968	5968	5371	83	
BUILDING B							
Level	Retail Building Envelope Area (m2)	Residential Building Envelope Area (m2)	Retail Gross Floor Area (m2)	Residential Gross Floor Area (m2)	Total GFA	Residential NLA (m2)	Average No. of Dwellings
1		1180	0	944			
2		1180	0	944			
3		1180	0	944			
4		1180	0	944			
5		895	0	716			
6				0			
7				0			
8				0			
Total		0	4492	4492	4043	62	
BUILDING C							
Level	Retail Building Envelope Area (m2)	Residential Building Envelope Area (m2)	Retail Gross Floor Area (m2)	Residential Gross Floor Area (m2)	Total GFA	Residential NLA (m2)	Average No. of Dwellings
1		1175	0	940			
2		1175	0	940			
3		1175	0	940			
4		1175	0	940			
5		965	0	772			
6				0			
7				0			
8				0			
Total		0	4532	4532	4079	63	
Building							
Retail GFA							
Residential GFA							
Total GFA							
FSR							
Resi. NLA							
No. of Units							
A							
0							
5968							
5371							
83							
B							
0							
4492							
4043							
62							
C							
0							
4532							
4079							
63							
TOTAL							
14,992							
1.86							
13,493							
208							



Shadow Diagrams - Midwinter



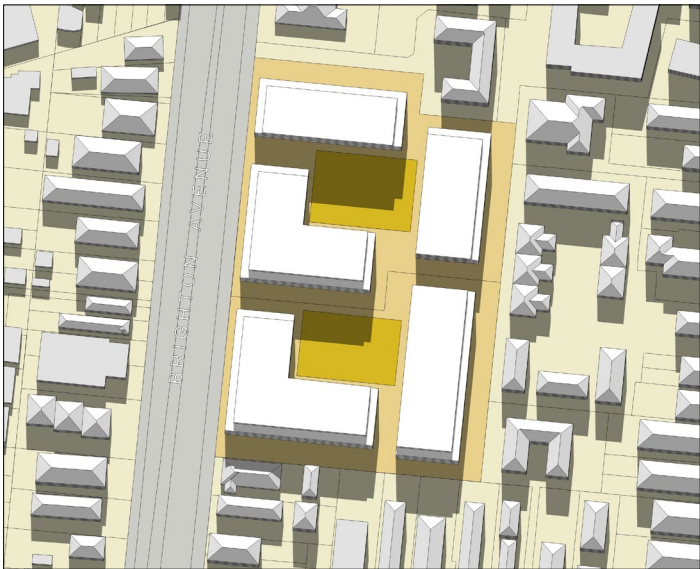
9am - 21st June



10am - 21st June



11am - 21st June



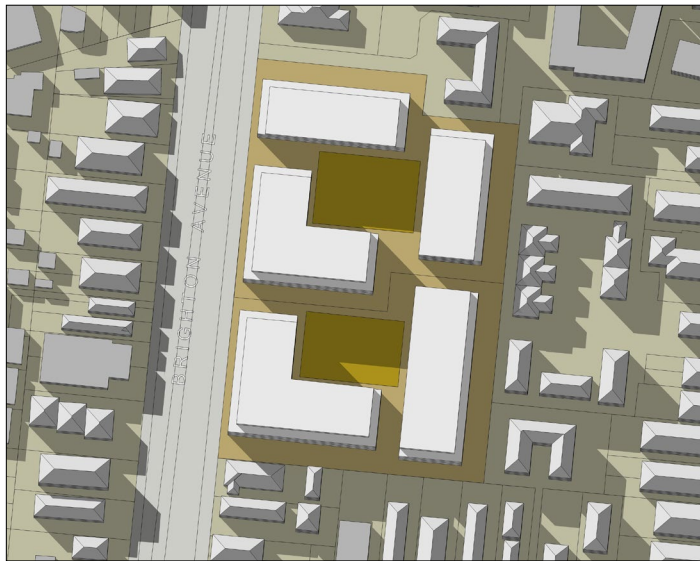
12pm - 21st June



1pm - 21st June

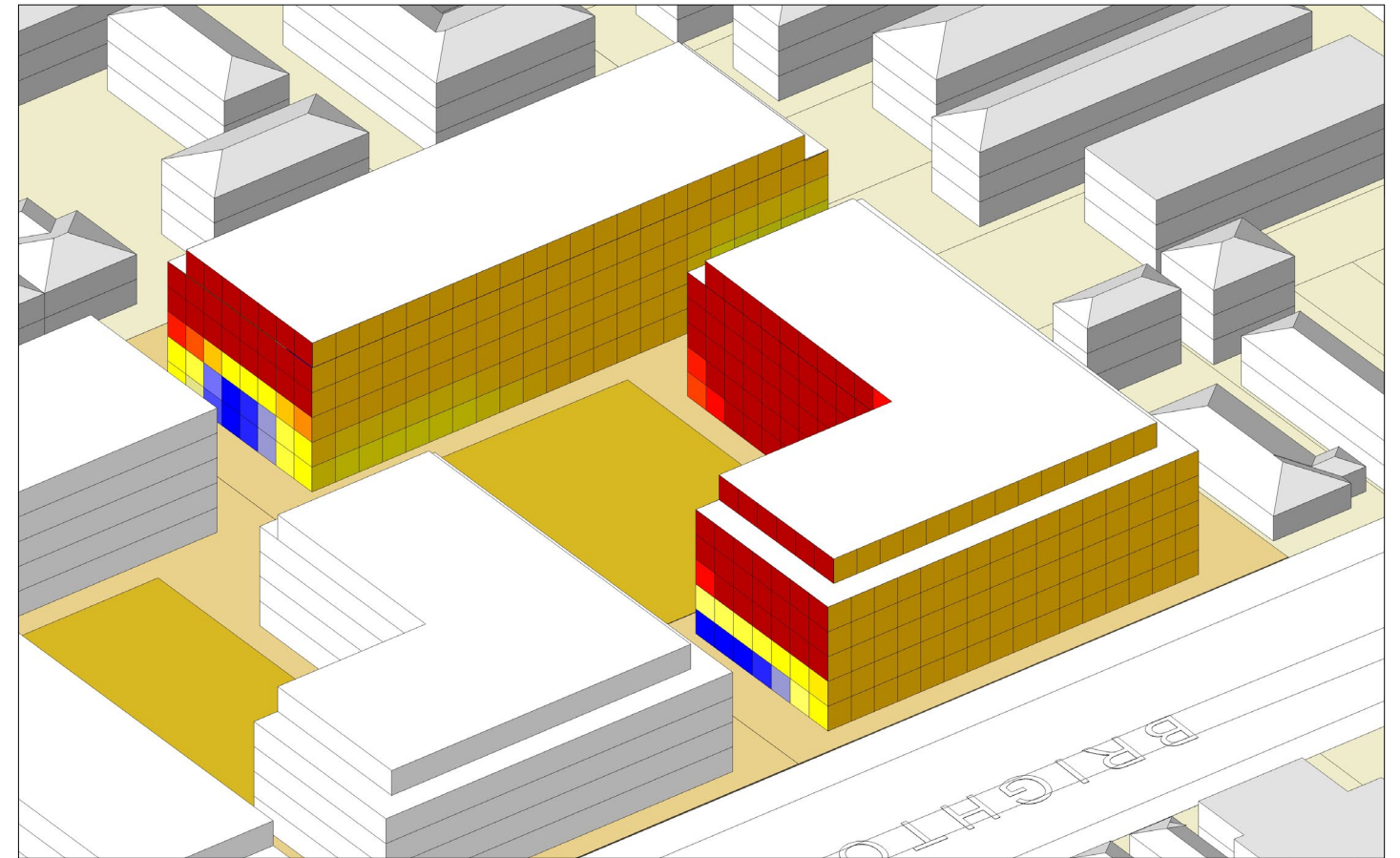
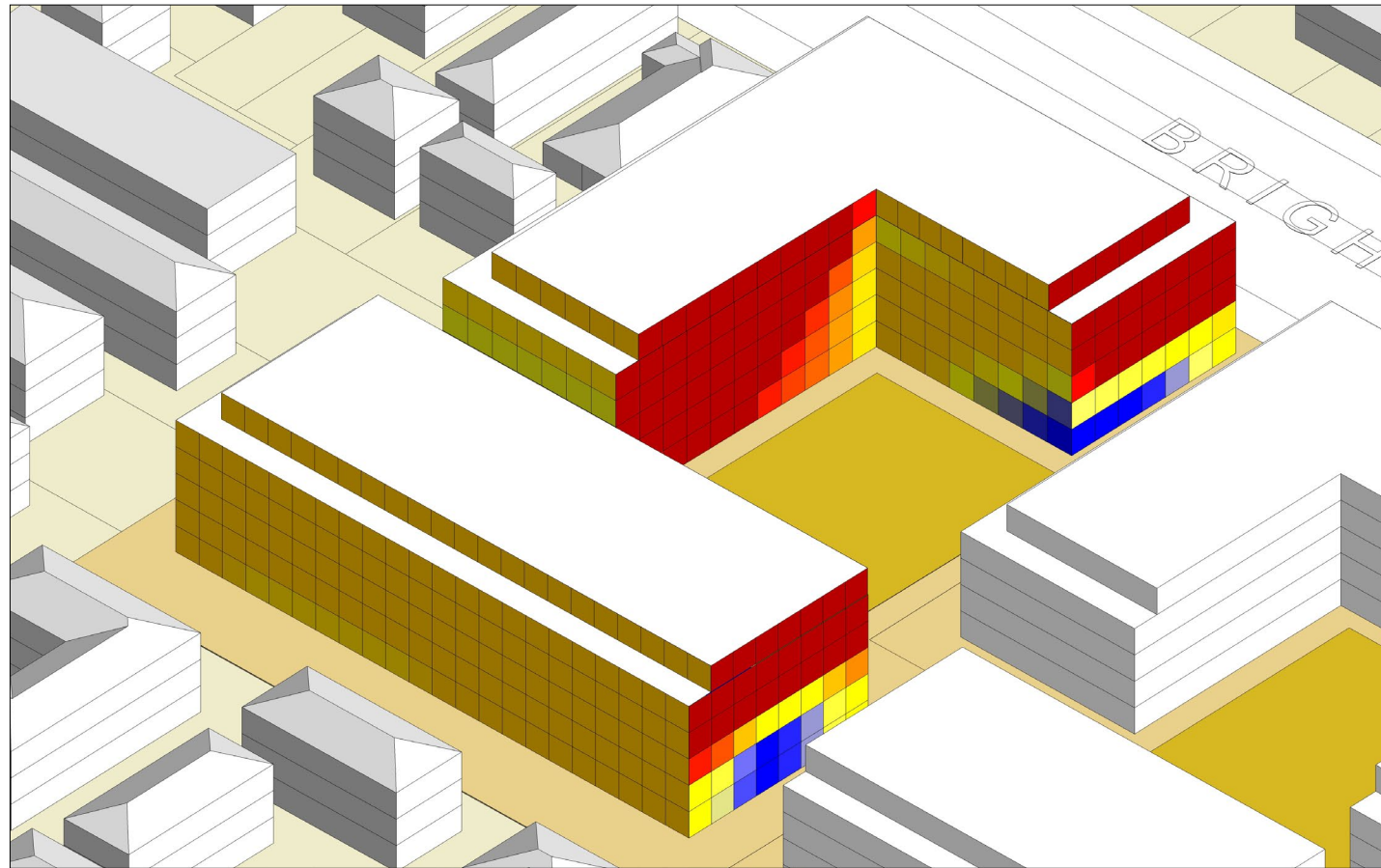


2pm - 21st June

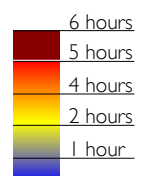


3pm - 21st June

Sun Hours Diagram - Midwinter



Solar access gradient
9am-3pm mid-winter



APPENDIX B

Site Photographs



Photograph 1: Commercial warehouse and offices located at 15 Brighton Ave, Croydon Park NSW.



Photograph 2: Former residential dwelling located within the western portion of 17 Brighton Ave, Croydon Park NSW.



Photograph 3: Commercial warehouse and offices located at 21 Brighton Ave, Croydon Park NSW.



Photograph 4: Former commercial warehouse located at 23-25 Brighton Ave, Croydon Park NSW.



Photograph 5: Concrete bunded area with staining present at 23 – 25 Brighton Ave, Croydon Park.



Photograph 6: Large, commercial warehouse located at 27-33 Brighton Ave, Croydon Park NSW.



Photograph 7: Diesel bowser located within the south western portion of Lot 10 DP1026819).



Photograph 8: Evidence of an underground diesel storage tank.



Photograph 9: Former warehouse with stockpiles of soil / brick material inside the warehouse (photograph taken through window).

APPENDIX C

Historical Property Titles Search

Cadastral Records Enquiry Report

Ref : surv:scim-grollm

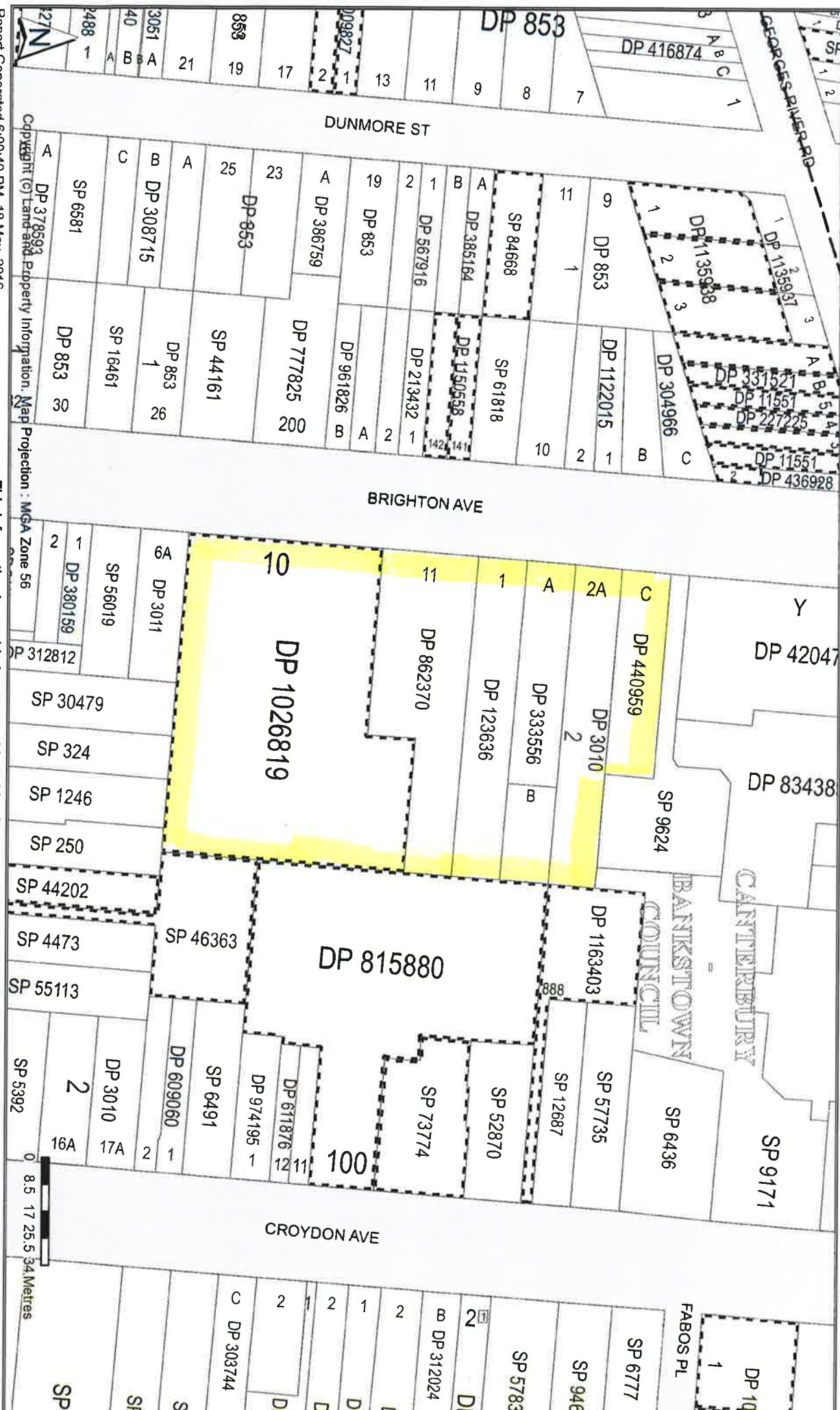
Requested Parcel : Lot 11 DP 862370

Identified Parcel : Lot 11 DP 862370

LGA : CANTERBURY - BANKSTOWN

Parish : CONCORD

County : CUMBERLAND



LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: C/440959

SEARCH DATE	TIME	EDITION NO	DATE
17/5/2016	4:03 PM	7	9/7/2013

LAND

LOT C IN DEPOSITED PLAN 440959
AT CROYDON PARK
LOCAL GOVERNMENT AREA CANTERBURY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP440959

FIRST SCHEDULE

TONY NAHABEDIAN

(T AH866533)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: AUTO CONSOL 12875-194

SEARCH DATE	TIME	EDITION NO	DATE
17/5/2016	4:04 PM	4	21/10/2008

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
LOCAL GOVERNMENT AREA CANTERBURY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM SEE SCHEDULE OF PARCELS

FIRST SCHEDULE

SALPIE NAHABEDIAN

(T AE277816)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AE277817 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOT 2A SEC. 2 IN DP3010
LOT B IN DP333556

TITLE DIAGRAM

DP3010
DP333556.

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: A/333556

SEARCH DATE	TIME	EDITION NO	DATE
17/5/2016	4:03 PM	1	15/9/2005

LAND

LOT A IN DEPOSITED PLAN 333556
AT CROYDON PARK
LOCAL GOVERNMENT AREA CANTERBURY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP333556

FIRST SCHEDULE

SALPIE NAHABEDIAN

(T AB773205)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AB773206 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/123636

SEARCH DATE	TIME	EDITION NO	DATE
17/5/2016	4:03 PM	4	12/2/2013

LAND

LOT 1 IN DEPOSITED PLAN 123636
LOCAL GOVERNMENT AREA CANTERBURY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP123636

FIRST SCHEDULE

HONG YAA CAI

(TZ AH546670)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AC6863 LEASE TO STANDARD PUBLISHING HOUSE (AUST) PTY LTD
EXPIRES: 30/6/2010. OPTION OF RENEWAL: 5 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 11/862370

SEARCH DATE	TIME	EDITION NO	DATE
17/5/2016	4:03 PM	2	3/5/2016

LAND

LOT 11 IN DEPOSITED PLAN 862370
AT CROYDON PARK
LOCAL GOVERNMENT AREA CANTERBURY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP862370

FIRST SCHEDULE

AUSTRALIAN POSTAL CORPORATION

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/5/2016 4:00PM

FOLIO: 10/1026819

First Title(s): OLD SYSTEM

Prior Title(s): 1-2/222038

131/668927

A/355273

VOL 5682 FOL 228

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
10/4/2001	DP1026819	DEPOSITED PLAN	FOLIO CREATED EDITION 1
12/12/2001	8194817	DEPARTMENTAL DEALING TO UPLIFT CT	EDITION 2
18/8/2008	AE155777	DISCHARGE OF MORTGAGE	
18/8/2008	AE155778	MORTGAGE	EDITION 3
14/11/2013	AI162661	CAVEAT	
19/5/2015	AJ475369	WITHDRAWN - APPLICATION FOR PREPARATION OF LAPSING NOTICE	
25/5/2015	AJ506702	WITHDRAWAL OF CAVEAT	
25/5/2015	AJ506703	DISCHARGE OF MORTGAGE	
25/5/2015	AJ506704	TRANSFER	
25/5/2015	AJ506705	MORTGAGE	EDITION 4

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 10/1026819

SEARCH DATE	TIME	EDITION NO	DATE
17/5/2016	4:03 PM	4	25/5/2015

LAND

LOT 10 IN DEPOSITED PLAN 1026819
AT CROYDON PARK
LOCAL GOVERNMENT AREA CANTERBURY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1026819

FIRST SCHEDULE

ROI CROYDON 88 PTY LTD

(T AJ506704)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 319912 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 3 A324102 EASEMENT 2.44 METRES WIDE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 329503 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 5 AJ506705 MORTGAGE TO ING BANK (AUSTRALIA) LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Ref : surv:scim-grollm

Requested Parcel : Lot 11 DP 862370

County : CUMBERLAND



Page 1 of 4

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: C/440959

SEARCH DATE	TIME	EDITION NO	DATE
17/5/2016	4:03 PM	7	9/7/2013

LAND

LOT C IN DEPOSITED PLAN 440959
AT CROYDON PARK
LOCAL GOVERNMENT AREA CANTERBURY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP440959

FIRST SCHEDULE

TONY NAHABEDIAN

(T AH866533)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: AUTO CONSOL 12875-194

SEARCH DATE	TIME	EDITION NO	DATE
17/5/2016	4:04 PM	4	21/10/2008

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
LOCAL GOVERNMENT AREA CANTERBURY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM SEE SCHEDULE OF PARCELS

FIRST SCHEDULE

SALPIE NAHABEDIAN

(T AE277816)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AE277817 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

TITLE DIAGRAM

LOT 2A SEC. 2 IN DP3010
LOT B IN DP333556

DP3010
DP333556.

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: A/333556

SEARCH DATE	TIME	EDITION NO	DATE
17/5/2016	4:03 PM	1	15/9/2005

LAND

LOT A IN DEPOSITED PLAN 333556
AT CROYDON PARK
LOCAL GOVERNMENT AREA CANTERBURY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP333556

FIRST SCHEDULE

SALPIE NAHABEDIAN

(T AB773205)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AB773206 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/123636

SEARCH DATE	TIME	EDITION NO	DATE
17/5/2016	4:03 PM	4	12/2/2013

LAND

LOT 1 IN DEPOSITED PLAN 123636
LOCAL GOVERNMENT AREA CANTERBURY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP123636

FIRST SCHEDULE

HONG YAA CAI

(TZ AH546670)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AC6863 LEASE TO STANDARD PUBLISHING HOUSE (AUST) PTY LTD
EXPIRES: 30/6/2010. OPTION OF RENEWAL: 5 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 11/862370

SEARCH DATE	TIME	EDITION NO	DATE
17/5/2016	4:03 PM	2	3/5/2016

LAND

LOT 11 IN DEPOSITED PLAN 862370
AT CROYDON PARK
LOCAL GOVERNMENT AREA CANTERBURY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP862370

FIRST SCHEDULE

AUSTRALIAN POSTAL CORPORATION

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/5/2016 4:00PM

FOLIO: 10/1026819

First Title(s): OLD SYSTEM

Prior Title(s): 1-2/222038
131/668927

A/355273

VOL 5682 FOL 228

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
10/4/2001	DP1026819	DEPOSITED PLAN	FOLIO CREATED EDITION 1
12/12/2001	8194817	DEPARTMENTAL DEALING TO UPLIFT CT	EDITION 2
18/8/2008	AE155777	DISCHARGE OF MORTGAGE	
18/8/2008	AE155778	MORTGAGE	EDITION 3
14/11/2013	AI162661	CAVEAT	
19/5/2015	AJ475369	WITHDRAWN - APPLICATION FOR PREPARATION OF LAPSING NOTICE	
25/5/2015	AJ506702	WITHDRAWAL OF CAVEAT	
25/5/2015	AJ506703	DISCHARGE OF MORTGAGE	
25/5/2015	AJ506704	TRANSFER	
25/5/2015	AJ506705	MORTGAGE	EDITION 4

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 10/1026819

SEARCH DATE	TIME	EDITION NO	DATE
17/5/2016	4:03 PM	4	25/5/2015

LAND

LOT 10 IN DEPOSITED PLAN 1026819
AT CROYDON PARK
LOCAL GOVERNMENT AREA CANTERBURY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1026819

FIRST SCHEDULE

ROI CROYDON 88 PTY LTD (T AJ506704)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 319912 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 3 A324102 EASEMENT 2.44 METRES WIDE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 329503 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 5 AJ506705 MORTGAGE TO ING BANK (AUSTRALIA) LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Service First Registration Pty Ltd

ACN: 108 037 029

Ph: 02 9299 9969

Fax: 02 9279 2185

Suite 804, Level 8, 46 Market Street.
Sydney, NSW 2000

PO Box 784 QVB Post Shop NSW 1230
DX 189 Sydney

Summary of Owners Report

LPI

Sydney

Address: - 15 to 33 Brighton Avenue, Croydon Park

Description: -

Lot C D.P. 440959, Lot 2A Section 2 & Lots A & B D.P. 333556,
Lot 1 D.P. 123636, Lot 11 D.P. 862370 & Lot 10 D.P. 1026819

As regards Lot C D.P. 440959

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
22.05.1916 (1916 to 1938)	Mary Brown McCall (Married Woman) Mary Cook McCall (Spinster) (Now Mary Cook Harrison, Married Woman)	Vol 1122 Fol 130 Now Vol 3101 Fol 156
13.07.1938 (1938 to 1942)	Mary Cook Harrison (Married Woman)	Vol 3101 Fol 156
28.07.1942 (1942 to 1946)	Eric John Harrison (Member of the House of Representatives) (Transmission Application not investigated)	Vol 3101 Fol 156
20.03.1946 (1946 to 1962)	Alfred John Reddel (Merchant) Alice Jane Reddel (Married Woman)	Vol 3101 Fol 156 Now Vol 8042 Fol 180
27.07.1962 (1962 to 1972)	Vince Zarrino (Barber) (Now Vincenzo Zarrino) Filomena Zarrino (Married Woman)	Vol 8042 Fol 180
15.03.1972 (1972 to 1997)	F Lanci Enterprise Pty Limited	Vol 8042 Fol 180 Now C/440959
18.07.1997 (1997 to 2000)	John Kenneth Anderson Louise Elizabeth Anderson	C/440959
28.06.2000 (2000 to 2013)	Kizgrow Pty Limited	C/440959
09.07.2013 (2013 to date)	# Tony Nahabedian	C/440959

~~D~~ denotes current registered proprietor

Leases: -

- 11.10.1977 to John Clifford Evans (Manager) & Barbara Frances Evans (Married Woman) – expired 22.10.1988
- 22.10.1988 to John Nicziporczyk & Bozena Przywieczerska – Expires 17.07.1989, also 3 year option
22.10.1988 Transfer of Lease to Verglove Pty Limited
- Various leases were found registered from 1990 to date. These have since expired and have not been investigated

Easements: - NIL

Service First Registration Pty Ltd

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Fax: 02 9279 2185

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Sydney, NSW 2000

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DX 189 Sydney

As regards Lot 2A Section 2 D.P. 3010 and Lot B D.P. 333556

As regards Lot 2A Section 2 D.P. 3010

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
21.01.1899 (1899 to 1908)	William Sutherland (Salesman)	Vol 1270 Fol 151
23.01.1908 (1908 to 1934)	Margaret Gibson (Married Woman)	Vol 1270 Fol 151
18.06.1934 (1934 to 1951)	George Thomas Henry Douglass (Fire Brigade Officer)	Vol 1270 Fol 151 Now Vol 4792 Fol 9

As regards Lot B D.P. 333556

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
22.05.1906 (1906 to 1934)	Fotheringham Davidson (Married Woman)	Vol 1695 Fol 21
10.12.1934 (1934 to 1936)	Hilda Pearson Davidson (Spinster) Arthur Cameron Johnstone (Manager) David Steel Dawson (Engineer) (Transmission Application not investigated)	Vol 1695 Fol 21
15.08.1936 (1936 to 1951)	George Thomas Henry Douglass (Fire Brigade Officer)	Vol 1695 Fol 21 Now Vol 4792 Fol 9

Search continued as regards Lot 2A Section 2 D.P. 3010 and Lot B D.P. 333556

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
15.08.1951 (1951 to 1951)	Catherine Margaret Douglass (Widow) (Transmission Application not investigated)	Vol 4792 Fol 9
05.10.1951 (1951 to 1953)	Emily May Collins (Married Woman)	Vol 4792 Fol 9
26.10.1953 (1953 to 1954)	Ernest Frederick William John Collins (Gentleman) (Transmission Application not investigated)	Vol 4792 Fol 9
29.03.1954 (1954 to 1957)	Philip Ernest Thompson (Foreman Plumber)	Vol 4792 Fol 9
03.04.1957 (1957 to 1961)	Robert Edward Branch (Seaman) Amy Victoria Branch (Married Woman)	Vol 4792 Fol 9 Now Vol 7783 Fol 170
24.10.1961 (1961 to 2001)	Aussies Service Station Pty Limited Now Aussies Special Services Pty Limited	Vol 7783 Fol 170 Now Auto Consol 12875-194
23.05.2001 (2001 to 2008) <i>date</i>	# Salpie Nahabedian <i>A/c WMA</i>	Auto Consol 12875-194

D notes current registered proprietor

Leases and Easements: - NIL

Service First Registration Pty Ltd

ACN: 108 037 029
Ph: 02 9299 9969
Fax: 02 9279 2185

Suite 804, Level 8, 46 Market Street.
Sydney, NSW 2000
PO Box 784 QVB Post Shop NSW 1230
DX 189 Sydney

As regards Lot A D.P. 333556

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
22.05.1906 (1906 to 1934)	Fotheringham Davidson (Married Woman)	Vol 1695 Fol 21
10.12.1934 (1934 to 1955)	Hilda Pearson Davidson (Spinster) Arthur Cameron Johnstone (Manager) David Steel Dawson (Engineer) (Transmission Application not investigated)	Vol 1695 Fol 21
15.05.1955 (1955 to 1955)	Hilda Pearson Davidson (Spinster) David Steel Dawson (Engineer)	Vol 1695 Fol 21
15.05.1955 (1955 to 1976)	John Stanley Wilcher (Clerk) Alice May Wilcher (Married Woman)	Vol 1695 Fol 21 Now Vol 7007 Fol 160
13.01.1976 (1976 to 1978)	John Stanley Wilcher (Clerk)	Vol 7007 Fol 160
05.12.1978 (1978 to 1980)	Dorothy Catherine Wilcher (Retired Clerk) (Transmission Application not investigated)	Vol 7007 Fol 160
06.02.1980 (1980 to 1981)	Troika Pty Limited	Vol 7007 Fol 160
27.07.1981 (1981 to 1984)	Paul Musumeci Domenica Musumeci	Vol 7007 Fol 160
22.02.1984 (1984 to 1984)	Nicola Bucci Celestina Bucci	Vol 7007 Fol 160
19.12.1984 (1984 to 2005)	M.J. Buckley Pty Limited Now MNJ Sales Pty Limited	Vol 7007 Fol 160 Now A/333556
15.09.2005 (2005 to date)	# Salpie Nahabedian <i>current</i>	A/333556

Denotes current registered proprietor

Leases and Easements: - NIL

As regards Lot 1 D.P. 123636

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
20.07.1908 (1908 to 1910)	Thomas Alfred Smith (Clerk)	Vol 1702 Fol 179
15.03.1910 (1910 to 1950)	George Jamieson (Esquire)	Vol 1702 Fol 179
17.04.1950 (1950 to 1950)	James Wilson Jamieson (Ambulance Officer) Juliette Coulstock May (Married Woman) (Transmission Application not investigated)	Vol 1702 Fol 179
14.07.1950 (1950 to 1958)	James Wilson Jamieson (Ambulance Officer)	Vol 1702 Fol 179

Service First Registration Pty Ltd

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Ph: 02 9299 9969

Fax: 02 9279 2185

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Sydney, NSW 2000

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DX 189 Sydney

Search continued as regards Lot 1 D.P. 123636

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
21.05.1958 (1958 to 1958)	Juliette Coulstock May (Married Woman) (Section 94 Application not investigated)	Vol 1702 Fol 179
18.12.1958 (1958 to 1973)	Pantalione Iacozzi (Factory Worker)	Vol 1702 Fol 179
14.09.1973 (1973 to 1977)	Matteo Lauriola (Company Director)	Vol 1702 Fol 179 Now Vol 13219 Fol 65
18.03.1977 (1977 to 1987)	Builders Licensing Board Now Building and Construction Industry Long Service Payments Corporation	Vol 13219 Fol 65
01.06.1987 (1987 to 1997)	Addlon Insurances Pty Limited	Vol 13219 Fol 65 Now 1/123636
17.07.1997 (1997 to 2000)	Krzysztof Jacek Krawczyk James Ginter David Samuel Collett Jeffrey David Thompson	1/123636
18.02.2000 (2000 to 2013)	ZhanYuan Chen Hong Yaa Cai	1/123636
12.02.2013 (2013 to date)	# Hong Yaa Cai	1/123636

Denotes current registered proprietor

Leases:-

- 16.11.1976 to Gresham Mayfair Corporation Pty Limited – expired 08.01.1982
- 08.01.1982 to Gresham Mayfair Corporation Pty Limited – expired 17.07.1986
- 22.12.2005 to Standard Publishing House (Aust) Pty Ltd – expires 30.06.2010, also 5 year option

Easements: - NIL

Service First Registration Pty Ltd

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Ph: 02 9299 9969
Fax: 02 9279 2185

Suite 804, Level 8, 46 Market Street.
Sydney, NSW 2000
PO Box 784 QVB Post Shop NSW 1230
DX 189 Sydney

As regards Lot 11 D.P. 862370

As regards the part numbered (1) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
09.07.1898 (1898 to 1929)	Harry Edmond Sheridan (Plumer?)	Vol 1254 Fol 49
12.12.1929 (1929 to 1929)	Annie Elizabeth Sheridan (Widow) (Transmission Application not investigated)	Vol 1254 Fol 49
12.12.1929 (1929 to 1942)	Theodore Berry McDeed (Horse Trainer)	Vol 1254 Fol 49
16.05.1942 (1942 to 1964)	Roy Aloysius Pedemont (Carrier) Dorothy Gladys Pedemont (Married Woman)	Vol 1254 Fol 49
31.07.1964 (1964 to 1973)	Roy Pedemont Transport Pty Limited	Vol 1254 Fol 49 Now Vol 10643 Fol 157
21.05.1973 (1973 to 1982)	Aussies Service Station Pty Limited	Vol 10643 Fol 157
04.08.1982 (1982 to 1988)	B.A.S Transport Pty Limited	Vol 10643 Fol 157
02.02.1988 (1988 to 1990)	Vincenzo Galluccio Salvatore Galluccio Francesco Galluccio Antonio Rigoli Mario Fuda	Vol 10643 Fol 157 Now 1/772497

As regards the part numbered (2) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
31.12.1900 (1900 to 1939)	Elizabeth Ingram (Spinster) Now Elizabeth Long (Married Woman)	Vol 1156 Fol 53 Now Vol 4989 Fol 138
31.08.1939 (1939 to 1948)	John James Ingram (Lorry Driver) (Transmission Application not investigated)	Vol 4989 Fol 138
13.12.1948 (1948 to 1962)	Dorothy Margaret Steiner (Married Woman)	Vol 4989 Fol 138
13.04.1962 (1962 to 1964)	Giovanni Vitale (Water Board Employee) Arsenio Coiro (Labourer) Francesco Coiro (Labourer)	Vol 4989 Fol 138
11.02.1964 (1964 to 1987)	Giovanni Vitale (Water Board Employee) Guisepina Vitale (Married Woman)	Vol 4989 Fol 138
30.11.1987 (1987 to 1990)	Vincenzo Galluccio Salvatore Galluccio Francesco Galluccio Antonio Rigoli Mario Fuda	Vol 4989 Fol 138

Service First Registration Pty Ltd

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DX 189 Sydney

Search continued as regards the whole of Lot 11 D.P. 862370

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
16.01.1990 (1990 to 1996)	Petria Pty Limited	1/772497 Also Vol 4989 Fol 138 (Now B/337680)
30.04.1996 (1996 to date)	# Australia Post ✓	1/772497 & B/337680 Now 11/862370

Denotes current registered proprietor

Easements: - NIL

Leases: -

24.05.1990 (Z 9964) and 21.10.1991 (Z 801490) – both expired, not investigated

As regards Lot 10 D.P. 1026819

As regards the part numbered (A) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
31.12.1900 (1900 to 1938)	Elizabeth Ingram (Spinster) Now Elizabeth Long (Married Woman)	Vol 1156 Fol 53
04.04.1938 (1938 to 1938)	James Henry Roberts (Milk Distributor)	Vol 1156 Fol 53 Now Vol 4959 Fol 210
05.05.1938 (1938 to 1986)	New South Wales Fresh Food and Ice Company Limited Then Peters (Property Holdings) Pty Limited Now Property Holdings Pty Limited	Vol 4959 Fol 210 Now Vol 5682 Fol 228
29.12.1986 (1986 to 1992)	United Dairies Limited	Vol 5682 Fol 228
10.06.1992 (1992 to 1999)	Australian Co-Operative Foods Limited	Vol 5682 Fol 228 Now Auto Consol 5682-228
07.06.1999 (1999 to date)	# Nicola Comitogianni # Pina Comitogianni CT & H	Auto Consol 5682-228 Now 10/1026819

Denotes current registered proprietors

Easements & Leases: - NIL

Service First Registration Pty Ltd

ACN: 108 037 029
Ph: 02 9299 9969
Fax: 02 9279 2185

Suite 804, Level 8, 46 Market Street.
Sydney, NSW 2000
PO Box 784 QVB Post Shop NSW 1230
DX 189 Sydney

As regards the part numbered (B) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
30.10.1916 (1916 to 1919)	Matilda Blencowe (Married Woman)	Vol 2710 Fol 114
11.11.1919 (1919 to 1933)	Amanda Hyde (Widow)	Vol 2710 Fol 114
17.07.1933 (1933 to 1938)	James Henry Roberts (Milk Distributor)	Vol 2710 Fol 114 Now Vol 4959 Fol 210
05.05.1938 (1938 to 1986)	New South Wales Fresh Food and Ice Company Limited Then Peters (Property Holdings) Pty Limited Now Property Holdings Pty Limited	Vol 4959 Fol 210 Now Vol 5682 Fol 228
29.12.1986 (1986 to 1992)	United Dairies Limited	Vol 5682 Fol 228
10.06.1992 (1992 to 1999)	Australian Co-Operative Foods Limited	Vol 5682 Fol 228 Now Auto Consol 5682-228
07.06.1999 (1999 to date)	# Nicola Comitogianni # Pina Comitogianni	Auto Consol 5682-228 Now 10/1026819

Denotes current registered proprietors

Easements & Leases: - NIL

As regards the part numbered (C) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
26.03.1917 (1917 to 1919)	John McNeil (Builder)	Vol 2746 Fol 40
16.01.1919 (1919 to 1919)	Elizabeth Gabrielle Locke (Spinster) Now Elizabeth Gabrielle Keary (Married Woman)	Vol 2746 Fol 40
26.06.1919 (1919 to 1947)	John Dewar Monteath (Surveyor)	Vol 2746 Fol 40
27.10.1947 (1947 to 1948)	Grace Mary Monteath (Widow) (Transmission Application not investigated)	Vol 2746 Fol 40 Now Vol 5886 Fol 21
17.03.1948 (1948 to 1949)	John Morrison Monteath (Surveyor)	Vol 5886 Fol 21
14.01.1949 (1949 to 1986)	New South Wales Fresh Food and Ice Company Limited Then Peters (Property Holdings) Pty Limited Now Property Holdings Pty Limited	Vol 5886 Fol 21
29.12.1986 (1986 to 1992)	United Dairies Limited	Vol 5886 Fol 21
10.06.1992 (1992 to 1999)	Australian Co-Operative Foods Limited	Vol 5886 Fol 21 Now 131/668927

Service First Registration Pty Ltd

ACN: 108 037 029
Ph: 02 9299 9969
Fax: 02 9279 2185

Suite 804, Level 8, 46 Market Street.
Sydney, NSW 2000
PO Box 784 QVB Post Shop NSW 1230
DX 189 Sydney

Search continued as regards the part numbered (C) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
07.06.1999 (1999 to date)	# Nicola Comitogianni # Pina Comitogianni	131/668927 Now 10/1026819

Denotes current registered proprietors

Easements & Leases: - NIL

As regards the part numbered (D) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
28.12.1907 (1907 to 1924)	Emilie Caroline Chape (Married Woman)	Vol 1374 Fol 246
08.09.1924 (1924 to 1924)	Thomas Frederick Bonamy (Railway Employee) May Edith Bonamy (Spinster) (Transmission Application not investigated)	Vol 1374 Fol 246
24.10.1924 (1924 to 1929)	Samuel Henry Miller (Motor Bus Proprietor)	Vol 1374 Fol 246
22.09.1929 (1929 to 1933)	John Edward Freeman (Cordial Manufacturer) William Henry Freeman (Cordial Manufacturer)	Vol 1374 Fol 246
30.03.1933 (1933 to 1946)	Hilda Mary Nash (Widow)	Vol 1374 Fol 246
06.09.1946 (1946 to 1946)	William Alfred Chandler (Mechanic)	Vol 1374 Fol 246
05.10.1946 (1946 to 1986)	New South Wales Fresh Food and Ice Company Limited Then Peters (Property Holdings) Pty Limited Now Property Holdings Pty Limited	Vol 1374 Fol 246 Now Vol 5682 Fol 228
29.12.1986 (1986 to 1992)	United Dairies Limited	Vol 5682 Fol 228
10.06.1992 (1992 to 1999)	Australian Co-Operative Foods Limited	Vol 5682 Fol 228 Now Auto Consol 5682-228
07.06.1999 (1999 to date)	# Nicola Comitogianni # Pina Comitogianni	Auto Consol 5682-228 Now 10/1026819

Denotes current registered proprietors

Easements & Leases: - NIL

Service First Registration Pty Ltd

ACN: 108 037 029

Ph: 02 9299 9969

Fax: 02 9279 2185

Suite 804, Level 8, 46 Market Street.
Sydney, NSW 2000

PO Box 784 QVB Post Shop NSW 1230
DX 189 Sydney

As regards the part numbered (E) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
28.12.1907 (1907 to 1924)	Emilie Caroline Chape (Married Woman)	Vol 1374 Fol 246
08.09.1924 (1924 to 1924)	Thomas Frederick Bonamy (Railway Employee) May Edith Bonamy (Spinster) (Transmission Application not investigated)	Vol 1374 Fol 246
24.10.1924 (1924 to 1929)	Samuel Henry Miller (Motor Bus Proprietor)	Vol 1374 Fol 246
22.09.1929 (1929 to 1933)	John Edward Freeman (Cordial Manufacturer) William Henry Freeman (Cordial Manufacturer)	Vol 1374 Fol 246
30.03.1933 (1933 to 1946)	Hilda Mary Nash (Widow)	Vol 1374 Fol 246
06.09.1946 (1946 to 1959)	William Alfred Chandler (Mechanic) (& His Deceased Estate)	Vol 1374 Fol 246 Now Vol 5682 Fol 229
24.06.1959 (1959 to 1966)	Cissie Lina Chandler (Widow)	Vol 5682 Fol 229
19.01.1966 (1966 to 1977)	Vincenzo Cannella (Widow)	Vol 5682 Fol 229
15.06.1977 (1977 to 1979)	Peter Biviano (Artisan) Nunziata Biviano (Married Woman)	Vol 5682 Fol 229
18.09.1979 (1979 to date)	# Nicola Comitogianni # Pina Comitogianni	Vol 5682 Fol 229 Now 10/1026819

Denotes current registered proprietors

Easements: -

- 05.10.1946 Easement for Drainage 2 feet wide (D 583405) – released 10.04.2001

Leases: - NIL

As regards the part numbered (F) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
11.01.1918 & 01.03.1918 (1918 to 1923)	Lenora Agnes Boots (Married Woman)	Vol 2816 Fol 68 & Vol 2827 Folk 153
12.07.1923 (1923 to 1946)	Samuel Henry Miller (Motor Bus Proprietor)	Vol 2816 Fol 68 & Vol 2827 Folk 153
26.02.1946 (1946 to 1952)	John Edward Freeman (Cordial Manufacturer) (also known as John Edward Dunstan Freeman) William Henry Freeman (Cordial Manufacturer)	Vol 2816 Fol 68 & Vol 2827 Folk 153
05.03.1952 (1952 to 1969)	William Henry Freeman (Cordial Manufacturer)	Vol 2816 Fol 68 & Vol 2827 Folk 153 Now Vol 9771 Fol 32
07.03.1969 (1969 to 1970)	Maurice Francis Colreavy (Solicitor) (Transmission Application not investigated)	Vol 9771 Fol 32
09.01.1970 (1970 to 1979)	Handcraft Supply Pty Limited	Vol 9771 Fol 32

Service First Registration Pty Ltd

ACN: 108 037 029
Ph: 02 9299 9969
Fax: 02 9279 2185

Suite 804, Level 8, 46 Market Street.
Sydney, NSW 2000
PO Box 784 QVB Post Shop NSW 1230
DX 189 Sydney

Search continued as regards the part numbered (F) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
24.09.1979 (1979 to 1984)	Peter Biviano (Concrete Manufacturer) Nancy Biviano (Married Woman)	Vol 9771 Fol 32
27.02.1984 (1984 to 1994)	Croydon Park Building Supplies Pty Limited	Vol 9771 Fol 32 Now 1/222038
02.08.1994 (1994 to date)	# Croydon Park Plumbing Supplies Pty Limited	1/222038 Now 10/1026819

Denotes current registered proprietor

Easements: -

- 22.06.1917 to Minister for Public Works (A 324102)

Leases: -

- 03.09.1953 to Traders Pty Limited – expired 30.06.1964

As regards the part numbered (G) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
11.01.1918 & 01.03.1918 (1918 to 1923)	Lenora Agnes Boots (Married Woman)	Vol 2816 Fol 68 & Vol 2827 Folk 153
12.07.1923 (1923 to 1946)	Samuel Henry Miller (Motor Bus Proprietor)	Vol 2816 Fol 68 & Vol 2827 Folk 153
26.02.1946 (1946 to 1952)	John Edward Freeman (Cordial Manufacturer) (also known as John Edward Dunstan Freeman) William Henry Freeman (Cordial Manufacturer)	Vol 2816 Fol 68 & Vol 2827 Folk 153
05.03.1952 (1952 to 1964)	William Henry Freeman (Cordial Manufacturer)	Vol 2816 Fol 68 & Vol 2827 Folk 153 Now Vol 9771 Fol 33
04.12.1964 (1964 to 1979)	Handcraft Supply Pty Limited	Vol 9771 Fol 33
24.09.1979 (1979 to 1984)	Peter Biviano (Concrete Manufacturer) Nancy Biviano (Married Woman)	Vol 9771 Fol 33
27.02.1984 (1984 to 1994)	Croydon Park Building Supplies Pty Limited	Vol 9771 Fol 33 Now 2/222038
02.08.1994 (1994 to date)	# Croydon Park Plumbing Supplies Pty Limited	2/222038 Now 10/1026819

Denotes current registered proprietor

Service First Registration Pty Ltd

ACN: 108 037 029

Ph: 02 9299 9969

Fax: 02 9279 2185

**Suite 804, Level 8, 46 Market Street.
Sydney, NSW 2000**

**PO Box 784 QVB Post Shop NSW 1230
DX 189 Sydney**

Easements:-

- 22.06.1917 to Minister for Public Works (A 324102)

Leases:-

- 03.09.1953 to Traders Pty Limited – expired 30.06.1964

Yours Sincerely

Mark Groll

20 March 2014

(Ph: 0412 199 304)



APPENDIX D

Council Records Search



CANTERBURY CITY COUNCIL

City of Cultural Diversity

Administration Centre, 137 Beamish Street,
CAMPSIE N.S.W. 2194
DX: 3813 Campsie
Telephone: (02) 9789 9300
Fax: (02) 9789 1542

Please address all correspondence to:
MR. JIM MONTAGUE
GENERAL MANAGER
P.O. BOX, 77, CAMPSIE 2194

APPLICANT:

D.A. NO: 9084/97
FILE NO: 122/15D
TPL240997d.cns/4

NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION

PROPERTY: 15 Brighton Avenue, Croydon Park.

DEVELOPMENT: To use the existing building for the import and distribution of rehabilitation equipment.

Canterbury City Council as consent authority under the provisions of the Environmental Planning and Assessment Act 1979, hereby gives notice pursuant to Section 92 of the Act, that the Development Application described above has been determined in the following manner:

1 THAT the application be APPROVED subject to the following conditions:

- 2 ✓ The development being carried out substantially in accordance with plans received by Council on 19 August 1997 except where amended by the conditions of consent.
- 3 ✓ All activity being conducted so that it causes no interference to the existing and future amenity of the adjoining occupations and the neighbourhood in general by the emission of noise, smoke, dust, fumes, grit, vibration, smell, vapour, steam, soot, ash, waste water, waste products, oil, electrical interference or otherwise.
- 4 ✓ Six (6) off-street car spaces being provided in accordance with the submitted plans.
- 5 ✓ Vehicles making deliveries to the premises being limited to single unit trucks only.
- 6 ✓ All loading and unloading in relation to the use of the premises taking place wholly within the property.
- 7 ✓ Loading areas being kept clear for that purpose at all times.
- 8 ✓ The hours of operation being confined to between 7.00 a.m. and 5.30 p.m. Mondays to Fridays, inclusive, with no work being carried out on weekends and Public Holidays.
- 9 ✓ All work being carried out inside the building and not in adjacent yards or carparking areas.
- 10 ✓ All goods and materials being stored wholly within the building.
- 11 ✓ No goods being sold to the general public from the premises.

CTD

DA. NO: 9084/97
FILE NO: 122/15 D

CTD

THAT the applicant be advised:

- 1 The building is classified under the Building Code of Australia as follows:
CLASS 7 - Warehouse
 - 2 Council requires:
 - 2.1 The submission of a Building Application complying with the requirements of the Local Government Act and Building Code of Australia, for the proposed building works, and such works being completed prior to the commencement of the approved use.
 - 2.2 Arrangements being made to the satisfaction of the Director of Health and Building Services for the site storage, handling and disposal of waste material arising upon the premises.
 - 3 A Preliminary perusal only has been made of the plans submitted with the development application in order to determine the class of the building under the provisions of Building Code of Australia. It would appear that alterations will need to be made to such plans to meet the requirements for the classification of the building and the construction type as outlined above. You are therefore requested to discuss this project with Officers of Council's Health and Building Services Division prior to the preparation of detailed building plans.
 - 4 Access and sanitary facilities for disabled persons being provided in accordance with Part D3 and Clause F2.4 respectively of the Building Code of Australia, designed in accordance with Australian Standard 1428.1. Full details of the access and facilities must be submitted to Council with the Building Application, including:
 - ramp width, ramp height, ramp gradient, landing size and location together with reduced levels related to any or all of the following as applicable: (a) each landing (b) the floor level (c) the adjacent ground level; the levels in each case being preferably to Australian Height Datum, and
 - location of sanitary facilities, including room size, location of toilet, handbasin, handrails, and signage.
- Building approval will not be issued until satisfactory details have been submitted to Council. The Australian Standard referred to in this advice may be purchased from Standards Australia - 1 The Crescent Homebush - telephone 9746 4600. Further information is available from the Health and Building Services Division.
- 5 The maximum noise emission levels from any sound producing plant and equipment installed on the premises measured at the boundaries of the nearest residential development, are not to exceed the background levels as determined by Council.
 - 6 Doorways and doors serving as required exits complying with the relevant provisions of Clause D2.19 of the Building Code of Australia.
 - 7 A separate application is required to be made to Council for any proposed advertising sign.
 - 8 The Development Consent hereby granted will automatically lapse and become void within two years from the consent date pursuant to Section 99(2) of the Act unless the development has substantially commenced within that time.

CTD



DA. NO: 9084/97
FILE NO: 122/15D

CTD

Council's decision was made after consideration of the matters listed under Section 90 of the Environmental Planning and Assessment Act 1979. Should an applicant be dissatisfied with the determination of the consent authority, Section 97 of the Act confers a right of appeal to the Land and Environment Court within 12 months of the date of this notice.

26 SEP 1997

.....
DATE FROM WHICH CONSENT OPERATES

S. Montague
.....
GENERAL MANAGER *g*

122/15D:djw

1 ~
2 ~
3 ~

Dear Resident/Ratepayer,

15 Brighton Avenue, Croydon Park

We have received an application to use the premises at the above address for import and distribution of rehabilitation equipment. The existing premises will be refurbished..

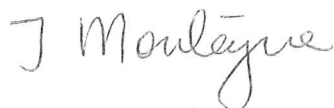
Plans of the proposal are available for inspection at our Planning Division, First Floor, 137 Beamish Street, Campsie, between 9.00 a.m. and 5.00 p.m. Monday to Friday.

If you would like to comment on this proposal, please write to us within fourteen (14) days from the date of this letter. Please contact Ms Diwei Luo of our Planning Division on 9789 9364 between 9.00 a.m. and 11.00 a.m. if you have any questions.

We will write to anyone who sends us comments when we have made a decision.

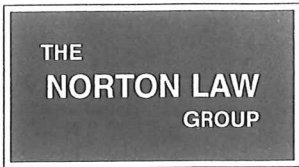
Please Note: We will not acknowledge receipt of your comments but we will advise you of our decision. You should be aware that details of your comments may be made available to members of the public, either as part of a report, or if an application is received under the Freedom of Information Act. Your name and address will be kept confidential in most instances.

Yours sincerely,



Jim Montague 
GENERAL MANAGER

25 August 1997



LAPAINÉ POMARÉ & FORSTER

SOLICITORS, ATTORNEYS & CONVEYANCERS

44 Norton Street Leichhardt NSW 2040
PO Box 64 Leichhardt NSW 2040
Telephone 9560 6811
DX 21810 Leichhardt
Facsimile 9560 9124

Our Ref: FP:MM

1 May, 1997

ATTENTION: David Mulcahy
The General Manager
Canterbury City Council
P.O. Box 77
CAMPSIE.....2194.

Canterbury City Council		
<input type="checkbox"/> DACS	<input type="checkbox"/> DCS	<input type="checkbox"/> DFS
<input checked="" type="checkbox"/> DHBS	<input type="checkbox"/> DP	<input type="checkbox"/> DES
Date Rec: 05 MAY 1997		
Other:.....		
File Ref:.....122/15 D.....		
Action:.....		

Dear Sir:

RE: F. LANCI ENTERPRISES PTY. LTD.
PROPERTY: 15 Brighton Avenue, Croydon Park
Assessment No. 0.04291

We refer to our recent telephone attendance and confirm that we act on behalf of the Owner/Lessor of the abovementioned property.

We advise that our client has made repeated requests upon the tenant to lodge the relevant Development Application.

The tenant having failed to comply with her request and obviously having failed to comply with your request, our client has terminated the Lease thereby converting the Lease to a monthly tenancy. Further, our client has placed the property on the market for sale with vacant possession.

It is hoped that the property will be sold in the not-too-distant future and accordingly we would appreciate if any proceedings against our client be withheld in these circumstances until further notice.

Yours faithfully
THE NORTON LAW GROUP

LAPAINÉ POMARÉ & FORSTER

Noted @ 8/5/97
Re-sub 3 months.
copy for
D. mulcahy
ms
5-5-97
14/8/97 Premises
Vacant. @

122/157D
140

at Shorter Ave Beverly Hills

Canterbury Council				
NOTICE SERVICE RECORD				
Person	<input type="checkbox"/>	Affixed	<input type="checkbox"/>	
Posted	<input checked="" type="checkbox"/>	Officer	<u>[Signature]</u>	
Date	28 / 11 / 96		Time	1pm

122/15D:mcm

Premises: 15 Brighton Avenue Croydon Park
CONTRAVENTION NOTICE
UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

In pursuance of its powers under the provisions of the abovementioned Act, the Council of the City of Canterbury hereby orders you to comply forthwith with the following directions as specified hereunder, in connection with the subject premises owned/occupied by you.

PENALTIES:

- SECTION 126 (1) and Section 127 (3)
- (i) A person guilty of an offence against this Act shall, for every such offence, be liable to the penalty expressly imposed and if no penalty is so imposed to a penalty not exceeding \$100,000 and to a further daily penalty not exceeding \$10,000.
 - (ii) If proceedings in respect of an offence against this Act are brought in a court of petty sessions held before a stipendiary magistrate, the maximum penalty that the court may impose in respect of the offence is, notwithstanding any other provisions of this Act, \$10,000 or the maximum penalty provided by this Act in respect of the offence, whichever is the lesser.

TERMS OF NOTICE

Cease using (or permitting the use of) the premises for the purpose of:-

- (i) The storage, supply and manufacture of bathroom ware; or
- (ii) Any trade, industry, manufacture or commercial purpose whatsoever without the prior written consent of Council having been obtained therefor beforehand.

G.S.
.....
GARY SIDNEY
ACTING DIRECTOR OF HEALTH &
BUILDING SERVICES.

J.M.
.....
JIM MONTAGUE
GENERAL MANAGER

28 November 1996

If you need any more information please contact David Mulcahy in Health & Building Services on 789 9376.

FN:0107468G.HBS7

14/1/97 Premises still in use.
No DA submitted

14/8/97 Order complied with. [Signature]

dm

122/15D
David Mulcahy:dt
9789 9376

Dear Sir/Madam,

Ref: Unauthorised Use
Premises: 15 Brighton Avenue Croydon Park

One of our Environmental Health and Building Surveyor's has recently inspected 15 Brighton Avenue Croydon Park and found that it is being used for the purposes of storage, supply and manufacture of bathroom-ware without our approval.

As this use is unauthorised, you are liable to prosecution for a breach of the requirements of the Canterbury Planning Scheme Ordinance. Please note that we also may consider taking legal action to stop the use.

Although you have commenced the use illegally, we may consider a Development Application for the use. Please contact our Planning Division in this regard.

We will withhold from taking legal action at present to allow you time to resolve this matter. If you need any further information please contact Mr David Mulcahy on 9789 9376 between the hours of 9.00 a.m. and 11.00 a.m., Monday to Friday.

(6)

Yours sincerely,

J. M

J. MONTAGUE 
GENERAL MANAGER

11 September 1996

122/15 D
Diwei Luo:emr
789-9364

Attention: Mr. Neil Harrison

Dear Sir,

Ref: 15 Brighton Avenue, Croydon Park.
Proposed Vodafone Base Station.

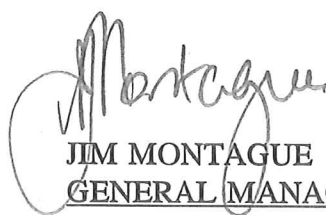
I refer to the above and wish to advise that Canterbury City Council objects to the installation of the proposed telecommunication facility for the following reasons:

1. The proposal has not addressed in detail why collocation with the existing facility at 18A Wentworth Street is not possible.
2. The proposal is considered to have adverse visual impact to the surrounding area.
3. The current use of the site does not have Council's approval. The existing lattice tower should have been removed and seven (7) off-street parking spaces should have been provided according to the most recent consent for the site. Although the proposal is exempt from the local planning laws, consent must be obtained from Council for the current use of the site with reduced parking provision before any telecommunications facility can be established.

Mr. Nick Tame of your Company recently advised Council's Area Planner, Ms. Diwei Luo that Vodafone would not go ahead with the proposal at this site and would consider collocation with the Telstra Base Station in Wentworth Street, Croydon Park. Your written confirmation would be appreciated.

However, should you still wish to consider the proposal at the Brighton Avenue site and do not accept our objection, please refer the proposal to the Department of Environment, Sport and Territories under sub-clause 8(5) of the Telecommunications National Code for arbitration.

Yours sincerely,


JIM MONTAGUE
GENERAL MANAGER

1 August 1996

FN:0807885L.PLD

*Faxed 1/8/96.
Nick Tame phoned 19/7/96
that Vodafone would not
go ahead at the site but
to consider collocation at
18A Wentworth St. I
faxed him the plans of
installation at 18A Wentworth
with approval of Telstra
Dr.*

122/15D
Diwei Luo:djw
789-9364

- 1 ~
- 2 ~
- 3 ~

5

Dear Resident/Ratepayer,

Ref: 15 Brighton Avenue, Croydon Park

We have received a proposal for comments on installing a telecommunication facility ie. a new lattice tower to replace an existing lattice tower within the grounds of the factory complex at the above property. The proposed telecommunication facility is for Vodafone Pty Ltd.

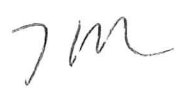
Plans of the proposal and an environmental assessment of the proposal are available for inspection at our Planning Division, First Floor, 137 Beamish Street, Campsie, between 9.00 a.m. and 5.00 p.m. Monday to Friday.

If you would like to comment on this proposal, please write to us within ten days from the date of this letter. Please contact Ms Diwei Luo of our Planning Division on 789 9364 if you have any questions.

We will write to anyone who sends us comments when we have made a decision.

Note: Receipt of a submission will not be acknowledged but people making submissions will be advised of the decision. Persons making submissions should be aware that details of their submission may be available to other people, either as part of a report to Council, or if an application is received under the Freedom of Information Act. Details of persons' names and addresses who make submissions, in most instances, are kept confidential.

Yours sincerely,



JIM MONTAGUE 
GENERAL MANAGER

4 July 1996

122/15D
Diwei Luo:djw
789-9364

Attention:

Dear Sir,

Ref: 15 Brighton Avenue, Croydon Park
Proposed Vodafone Base Station

I refer to your recent letter of 25 June 1996 concerning the above matter.

Council has notified the adjoining and nearby properties' owners and occupiers of the proposal and will allow any submissions to be lodged up until 17 July 1996. After this date, I will send you Council's formal response.

At this stage, I am still not satisfied that your recent letter had addressed the issues raised in my letter of 14 June 1996. It is understood that if we cannot agree with each other, the proposal must be referred to the Department of Environment, Sport and Territories for arbitration.

Yours sincerely,


JIM MONTAGUE
GENERAL MANAGER

4 July 1996

CANTERBURY MUNICIPAL COUNCIL

Administration Centre, 137 Beamish Street, Campsie N.S.W. 2194 DX: 3813 Campsie
Telephone: (02) 789 2333 Facsimile: (02) 789 1542 P.O. Box 77 Campsie. 2194



NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

D.A. No. 5017
FILE No. 122/15 D
TPLAA16840/3

Applicant:

(M)

SCHEDULE A:

Property: 15 Brighton Avenue, Croydon Park.

Development: Wholesale and Storage of Batteries.

The Council of the Municipality of Canterbury as consent authority under the provisions of the Environmental Planning and Assessment Act, 1979, hereby gives notice pursuant to section 92 of the Act, that the Development Application relating to Schedule A has been determined in the manner set out in Schedule B.

You are advised that:

- Section 97 of the Act confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court within 12 months after receipt of this notice.
- Council's decision was made after consideration of the matters listed under Section 90 of the Environmental Planning and Assessment Act, 1979.

18 JUL 1990

DATE OF NOTICE

Montague
TOWN CLERK



D.A. No. . . 5017.

FILE No. . . 122/15.D. . .

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

SCHEDULE B

15. The site storage and handling of inflammable and/or hazardous liquids to be in accordance with the requirements of the Dangerous Goods Branch of the Department of Industrial Relations and Employment.

You are further advised as follows:-

- (a) The building/portion is now classified under Ordinance 70 as follows:-
CLASS VIIIb - Factory
- (b) The construction of and means of egress from the building do not comply with the relevant provisions of Parts 16 and 24 of Ordinance 70, and accordingly it is proposed to serve a Notice under Section 317D of the Local Government Act, 1919 (as amended), requiring those works listed within that Notice to be satisfactorily completed within the time specified.
- (c) A separate application is required to be made to Council for any proposed advertising sign.
- (d) The Development Consent hereby granted will automatically lapse and become void within two (2) years from the date hereof unless the development has substantially commenced with that time.

18 JUL 1990

DATE OF NOTICE

TOWN CLERK/GENERAL MANAGER

Montague

122/15D
Nicole Magurren:djw
789-9340

Your Ref: FP:MB

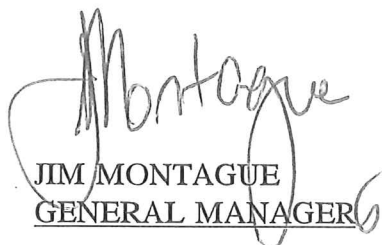
Dear Sir/Madam,

Ref: 15 Brighton Avenue, Croydon Park

I refer to your letter to Council dated 2nd February, 1994 regarding the abovementioned property. In reply to your enquiry regarding the use of the premises, it is considered reasonable to assume that additional conditions may have been imposed on Development Consent No. 5017/90, if Council had been made fully aware of the waste products, type, size and quantity of goods stored, the proposed recycling of batteries and the installation of the large acid storage tank. However, it should be noted that Condition No. 15 of this consent does address the matter of storage and handling of hazardous liquids.

As the additional information was not disclosed to Council, and considering the time period that has passed, a more specific reply to your enquiry is not possible. If you wish to discuss this matter further, please contact Mr Ian Bradshaw of Council's Health and Building Services Division on 789 9397, or Nicole Magurren on the phone number indicated above.

Yours sincerely,



JIM MONTAGUE
GENERAL MANAGER

24 February 1994

52.

CANTERBURY MUNICIPAL COUNCIL

Administration Centre, 137 Beamish Street, Campsie N.S.W. 2194 DX: 3813 Campsie
Telephone: (02) 789 2333 Facsimile: (02) 789 1542 P.O. Box 77 Campsie. 2194



NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

D.A. No. 4575
FILE No. 122/15 D
TPLAA14149/1

Applicant:

SCHEDULE A:

Property: 15 Brighton Avenue, Croydon Park.

Development: Repair, Service and Warehousing of Electronic Equipment.

The Council of the Municipality of Canterbury as consent authority under the provisions of the Environmental Planning and Assessment Act, 1979, hereby gives notice pursuant to section 92 of the Act, that the Development Application relating to Schedule A has been determined in the manner set out in Schedule B.

You are advised that:

- Section 97 of the Act confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court within 12 months after receipt of this notice.
- Council's decision was made after consideration of the matters listed under Section 90 of the Environmental Planning and Assessment Act, 1979.

25 OCT 1989

DATE OF NOTICE

Montague
TOWN CLERK

6



51

4575
D.A. No. . . . 122/15 D
FILE No.

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

SCHEDULE B

The application has been **APPROVED** subject to the following:-

1. The development being carried out substantially in accordance with plans received by Council on 15th September, 1989, except where amended by the conditions of consent.
2. ✓ All activity being conducted so that it causes no interference to the existing and future amenity of the adjoining occupations and the neighbourhood in general by the emission of noise, smoke, dust, fumes, grit, vibration, smell, vapour, steam, soot, ash, waste water, waste products, oil, electrical interference or otherwise.
3. Seven (7) off-street parking spaces being provided to the satisfaction of Council. Such spaces to be sealed, linemarked and made freely available at all times during business hours for staff and customers.
4. X The radio tower, presently erected in the car parking area, to be removed and the space be paved to the satisfaction of Council's Chief Engineer/Town Planner.
5. ✓ Vehicles making deliveries to the premises being limited to single unit trucks only.
6. All loading and unloading in relation to the use of the premises taking place wholly within the property.
7. Loading areas being kept clear for that purpose at all times.
8. The hours of operation being confined to between 7.30 a.m. and 5.30 p.m. Mondays to Fridays and between 7.30 a.m. and 1.00 p.m. Saturdays with no work being carried out on Sundays and Public Holidays.
9. ✓ All work being carried out inside the building and not in adjacent yards or carparking areas.
10. ✓ All goods and materials being stored wholly within the building.
11. ✓ No goods being sold to the general public from the premises.
12. No vehicles delivering to or picking up goods from the premises before 7.30 a.m. Monday to Friday with no delivery vehicles standing in the street prior to this time.
13. The office being used in conjunction with the use of the factory part of the premises.
14. The existing building being renovated to the satisfaction of the Chief Health and Building Surveyor prior to the commencement of the use.
15. The existing exit door being altered so that it is readily openable:-
 - (a) without a key; and
 - (b) by a single handed action on a single device which:-
 - (i) is located between 900mm and 1200mm above the floor; and
 - (ii) does not comprise a bolt or a padlock or a separately operated deadlock,

CTD.



50
D.A. No. 4575.....

FILE No. 122/15 D.....

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

SCHEDULE B

from the side that would face any person seeking egress from the building,

or alternatively,

The exit door being altered so that it is held fully open by means of an approved device at all times during which the building is normally occupied.

16. Arrangements being made to the satisfaction of the Chief Health and Building Surveyor for the site storage, handling and disposal of waste material arising upon the premises and complying with the guidelines of the Metropolitan Waste Disposal Authority where practical.
17. The maximum noise emission level from any activities conducted on the premises measured at the allotment boundaries are not to exceed the background levels as determined by Council.

You are further advised as follows:-

- (a) The building is now classified under Ordinance 70 as follows:-
CLASS VII - Electronic warehouse
- (b) The means of egress and the provisions of fire fighting services do not comply with the provisions of Parts 24 and 27 of Ordinance 70 and accordingly, it is proposed to serve a Notice under Section 317D of the Local Government Act, 1919 (as amended) requiring those works listed within that Notice to be satisfactorily completed within the time specified.
- (c) A separate application is required to be made to Council for any proposed advertising sign.
- (d) This Development Consent will automatically lapse and become void within two (2) years from the date hereof unless the development has substantially commenced within that time.

..2.5.OCT.1939..
DATE OF NOTICE

Montague
TOWN CLERK

CANTERBURY MUNICIPAL COUNCIL

Administration Centre, 137 Beamish Street, Campsie N.S.W. 2194 DX: 8569 Burwood
Telephone: (02) 789 2333 P.O. Box 77 Campsie. 2194



NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

D.A. No.....2740.....

FILE No.....122/15D.....

Applicant: _____

SCHEDULE A:

Property: 15 Brighton Avenue, Croydon Park

Development: To use the abovementioned property for furniture removal and storage.

The Council of the Municipality of Canterbury as consent authority under the provisions of the Environmental Planning and Assessment Act, 1979, hereby gives notice pursuant to section 92 of the Act, that the Development Application relating to Schedule A has been determined in the manner set out in Schedule B.

You are advised that:

- Section 97 of the Act confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court within 12 months after receipt of this notice.
- Council's decision was made after consideration of the matters listed under Section 90 of the Environmental Planning and Assessment Act, 1979.

2nd July, 1986

DATE OF NOTICE

J. Montague

TOWN CLERK



D.A. No.....2740
FILE No.....122/15D

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

SCHEDULE B

That the application be approved subject to the following conditions:-

1. All activity being conducted so that it causes no interference to the existing and future amenity of the adjoining occupations and the neighbourhood in general.
2. The office being used in conjunction with the use of the factory part of the premises.
3. All goods and materials being stored wholly within the building.
4. No goods being sold to the general public from the premises.
5. Six (6) off-street car spaces being provided in accordance with the submitted plan and being sealed and linemarked to Council's satisfaction
6. All loading and unloading in relation to the use of the premises taking place wholly within the property.
7. Loading areas being kept clear for that purpose at all times.
8. The hours of operation being confined to between 7.30 a.m. and 5.30 p.m. Mondays to Fridays and between 7.30 a.m. and 1.00 p.m., Saturdays with no work being carried out on Sundays and Public Holidays.
9. Arrangements being made to the satisfaction of the Chief Health and Building Surveyor for the site storage, handling and disposal of waste material arising upon the premises and complying with the guidelines of the Metropolitan Waste Disposal Authority where practical.
10. The submission of a building application complying with the requirements of the Local Government Act and Ordinance 70 for any proposed alterations.
11. The maximum noise emission levels from all sound produced on the premises measured at the boundaries of the nearest residential development, are not to exceed the background levels contained in Appendix B of Australian Standard 1055.2 1984 (Acoustics - Description and Assessment of Environmental Noise).
12. The existing landscaped and open paved areas being cleared and tidied and maintained to the satisfaction of the Chief Engineer/Town Planner.

You are further advised that:-

- (a) The building/portion is now classified under Ordinance 70 as follows:-
CLASS VII - Whole of building
- (b) A separate application is required to be made to Council for any proposed advertising sign.

CTD.



D.A. No. 2740
FILE No. 122/15D

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

SCHEDULE B

- (c) The means of egress from the building do not comply with the relevant provisions of Part 24 of Ordinance 70, and accordingly, it is proposed to serve a notice under Section 317D of the Local Government Act, 1919 requiring those works listed within that notice to be satisfactorily completed within the time specified.
- (d) The Development Consent hereby granted will automatically lapse and become void unless the development is substantially commenced within two years from the date hereof.

2nd July, 1986
DATE OF NOTICE

G. Montague
TOWN CLERK



D.A. No. 2376
FILE No. 122/15D

CANTERBURY MUNICIPAL COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

Applicant:

SCHEDULE A:

Property: 15 BRIGHTON AVENUE, CROYDON PARK

Development: TO USE THE ABOVEMENTIONED PROPERTY FOR THE MANUFACTURE AND
FITTING OF AUTOMOTIVE EXHAUST SYSTEMS AND COMPONENTS.

The Council of the Municipality of Canterbury as consent authority under the provisions of the Environmental Planning and Assessment Act, 1979, hereby gives notice pursuant to section 92 of the Act, that the Development Application relating to Schedule A has been determined in the manner set out in Schedule B.

You are advised that:

- Section 97 of the Act confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court within 12 months after receipt of this notice.
- Council's decision was made after consideration of the matters listed under Section 90 of the Environmental Planning and Assessment Act, 1979.

.....1st November, 1985.....
DATE OF NOTICE

Montague
TOWN CLERK

137 Beamish Street, Campsie, P.O. Box 77, Campsie 2194
DX 8569 Burwood Telephone: 789 2333



D.A. No. 2376
FILE No. 122/15D

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

SCHEDULE B

That the application be approved subject to the following conditions:-

1. All activity being conducted so that it causes no interference to the existing and future amenity of the adjoining occupations and the neighbourhood in general by the emission of noise, smoke, dust, fumes, grit, vibration, smell, vapour, steam, soot, ash, waste water, waste products, oil or otherwise.
2. The office being used in conjunction with the use of the factory part of the premises.
3. All work being carried out inside the building and not in adjacent yards or carparking areas.
4. All goods and materials being stored wholly within the building.
5. Six (6) off-street parking spaces being provided to the satisfaction of Council. Such spaces to be sealed, linemarked and made freely available at all times during business hours for staff and customers.
6. All loading and unloading in relation to the use of the premises taking place wholly within the property.
7. Loading areas being kept clear for that purpose at all times.
8. The hours of operation being confined to between 8 a.m. to 5 p.m., Monday to Fridays, inclusive, and between 8 a.m. to 12 noon Saturdays with no work being carried out on Sundays and Public Holidays.
9. Arrangements being made to the satisfaction of the Chief Health and Building Surveyor for the site storage, handling and disposal of waste material arising upon the premises and complying with the guidelines of the Metropolitan Waste Disposal Authority where practical.
10. An additional exit door being provided from the building in accordance with the relevant provisions of Part 24 of Ordinance 70.
11. The maximum noise emission levels from all sound produced on the premises measured at the boundaries of the nearest residential development, are not to exceed the background levels contained in Table 1 of Australian Standard 1055 (Noise Assessment in Residential Areas).
12. All vehicles awaiting fitting or collection after being fitted being parked within the property at all times and not on Brighton Avenue.

1st November, 1985

DATE OF NOTICE

Montague
TOWN CLERK



D.A. No. 2376

FILE No. 122/15D

NOTICE TO APPLICANT OF DETERMINATION OF
A DEVELOPMENT APPLICATION

SCHEDULE B-

You are further advised that:-

- a) The building/portion is now classified under Ordinance 70 as follows:-
CLASS VIII (a)
- b) A separate application being submitted to Council for any proposed advertising sign.
- c) The Development Consent hereby granted will automatically lapse and become void unless the development is substantially commenced within two years from the date hereof.

1st November, 1985

DATE OF NOTICE

Montague
TOWN CLERK



CANTERBURY CITY COUNCIL

City of Cultural Diversity

Our Reference: 122/17D

Enquiries: Elvis Keranovic
Direct Phone: 9789 9483
Direct Fax: 9789 1542

copy

Dear Mr Flores,

Subject: Storage of the green boats in front of the premises 17 Brighton Ave Croydon Park

I refer to my ^{on-site} meeting with you on 29 March 2006 in regard to the storage of a large green boats and heavy machinery in front yard of your premises.

As discussed with you on that day, the storage of the boats and heavy machinery is contrary to our development consent No.6154/92 and is sightly to the public in the area. I have reviewed plans submitted with us dated 1981 for the above site and found that the front yard area was never approved to be used for the storage of the goods .

As agreed, I ask you to remove all boats and machinery including those on the driveway and store at the rear yard within six weeks.

I appreciate your cooperation in this matter.

If you require further information in regard to this letter, contact me in City Planning on 9789 9483.

Yours Sincerely,

Elvis Keranovic
ENVIRONMENTAL HEALTH OFFICER

3 April 2006

122/17D

Enquiries: Elvis Keranovic
Direct Phone: 9789-9483
Direct Fax: 9789-1542

17 Brighton Avenue
CROYDON PARK NSW 2133

Attention:

Dear Sir

Subject: Environmental Assessment – 17 Brighton Ave Croydon Park

Thank you for the opportunity to conduct an environmental assessment of your business operation. I apologise for the delay in providing you with feedback. I appreciate your time and co-operation in working with us on this important project to create a cleaner environment. We are currently targeting industrial premises in the Croydon Park area.

The review identified that some of your business practices have the potential to impact on the environment. The "Schedule of Works " outlines measures for your business to take to rectify these business practices and thereby eliminate the discharge of any pollution to local waterways.

The continuation of these business practices may cause pollution that will constitute an offence under the *Protection of the Environment Operations Act, 1997 NSW* . It is imperative that the all measures are completed within the indicated time frame.

I will conduct a follow-up inspection of your premises to ensure that all matters outlined in the "Schedule of Works " have been completed satisfactorily.

We appreciate your cooperation in this matter. If you are interested in receiving any further information in relation to environmental issues please do not hesitate to contact Councils Environmental Health Officer Mr Elvis Keranovic on 9789-9483

Yours sincerely

Elvis Keranovic
ENVIRONMENTAL HEALTH OFFICER

13 July 2005

ENVIRONMENTAL ASSESSMENT REPORT

SCHEDULE OF WORKS

Inspection Date: 08 July 2005

Officer: Elvis Keranovic

Premises: 17 Brighton Ave Croydon Park

Details of Inspection:

1. There is evidence of oil spillage at rear yard area adjacent to the drainage pit.
2. There are no precautions in place on the premises to contain stored batteries, liquids (new oils, waste oils fuels and fuel oils, coolants, detergents etc) to prevent stormwater pollution in the event of a spill.

ACTION PLAN- **Complete required works by: 29 July 2005**

1. Clean up all oil spillage adjacent to the drainage pit at the rear yard area.
2. Store all batteries into large lidded plastic bins under roofed area.
3. Ensure that the waste oil tanks and all liquid storage vessels are stored inside the adequate bunding to prevent for stormwater pollution to occur. The capacity of any bunded area should exceed (110%) the maximum capacity of the largest single container being stored, and where outdoors that area should be roofed to exclude rainwater.

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MUNICIPALITY OF CANTERBURY

BUILDING PERMIT

Health and Building Inspectors'
Office Hours: 9 a.m. to 1 p.m.
Monday to Friday

MRE: 17/10/86

Council Chambers
137 Beamish Street
Campsie, N.S.W. 2194
Phone: 789-2333

Date 28 OCT 1986

Application No.

1127/86

Dear Sir/Madam,

Your application submitted for approval for the construction of a building on Lot 2A & B No. 17 Brighton Ave., Croydon Park, for Renovating existing warehouse store has been considered, and in accordance with the provisions of the Local Government Act and Ordinances thereunder, you are hereby notified that approval is given to your plans and specifications, subject to:-

1. 48 hours' notice in writing to be given to the effect that:-
 - (a) Trenches for footings are ready for inspection.
 - (b) Foundations and dampcourses are ready for inspection.
 - (c) Drains are laid and are ready for inspection.
 - (d) The framework of the building is completed and ready for inspection.
 - (e) The building is completed and ready for inspection.
2. The work generally being completed in accordance with Ordinance 70 of the Local Government Act, 1919, and other Ordinances thereunder, and subject to the following amendments:-
3. The proposed structure being erected so as to stand wholly within the boundaries of the allotment.
4. Structural Engineer's details being approved for all walls and structural steel by Council prior to building work reaching each respective stage.
5. A certificate being furnished from a practising Structural Engineer prior to any building work being commenced confirming that the existing footings and walls are structurally adequate to support all proposed additional loadings.
6. All roofwater being connected to an approved drainage disposal system in accordance with the requirements of Council.
7. Doorways and doors serving as required exits complying with the relevant provisions of Ordinance 70, Clause 24.20.
8. The whole of the building being cement rendered and painted to the satisfaction of the Chief Health & Building Surveyor on completion.


CHIEF HEALTH & BUILDING SURVEYOR


TOWN CLERK

CANTERBURY MUNICIPAL COUNCIL

Administration Centre, 137 Beamish Street, Campsie N.S.W. 2194 DX: 3813 Campsie
Telephone: (02) 789 9300 Fax: (02) 789 1542

Please address all
Correspondence to

GENERAL MANAGER
P.O. BOX 77,
CAMPSIE 2194



APPLICANT:

D.A. NO: 6154/92
FILE NO: 122/17D
DCUAA23708/1

NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION

PROPERTY: 17 Brighton Avenue, Croydon Park

DEVELOPMENT: Carport over parking area on an existing industrial property.

The Council of the Municipality of Canterbury as consent authority under the provisions of the Environmental Planning and Assessment Act, 1979, hereby gives notice pursuant to section 92 of the Act, that the Development Application described above has been determined in the following manner:-

- A. / **THAT** the application be **APPROVED** subject to the following conditions:-
1. ✓ The development being carried out substantially in accordance with plans received by Council on 22nd July, 1992, except where amended by the conditions of consent.
 2. ✓ The proposed carport being used for the parking of vehicles only with no storage of goods or any other itmes being carried out within this area.
- B. You are also advised as follows:-
- (a) Council requires:-
- (i) The submission of a Building Application complying with the requirements of the Local Government Act and Ordinance 70, for the proposed building works, and such works being completed prior to the commencement of the approved use.
 - (b) The Development Consent hereby granted will automatically lapse and become void within 2 years from the date hereof unless the development has substantially commenced within that time.

Council's decision was made after consideration of the matters listed under Section 90 of the Environmental Planning and Assessment Act, 1979. Should an applicant be dissatisfied with the determination of the consent authority, Section 97 of the Act confers a right of appeal to the Land and Environment Court within 12 months of the date of this notice.

21 JUL 1992
.....
DATE OF NOTICE

Mortague
.....
GENERAL MANAGER



Telephone: XXXXXX 7892333

All communications
to be addressed to
The Town Clerk
Box 77, PO Campsie
NSW 2194

DX 8569 BURWOOD

Canterbury Municipal Council
137 Beamish Street Campsie 2194

REGISTER OF CONSULTATIONS
DATE 9/2/82
9780

In reply please quote

81/5220

30th November, 1981.

WHH:RP

Dear Sir,

re: 17 Brighton Avenue, Croydon Park

Reference is made to your application for permission to use existing premises at the abovementioned location as a timber yard and in this regard I have been directed to advise that the application has been approved subject to the following:-

1. No goods are to be sold directly to the public.
Note: Sales direct to the public would bring the use of the premises into the definition of a "shop" which is not a permissible use of this land. "Shop" means a building or place used or intended for use for the purpose of selling, exposing, or offering for sale by retail goods, merchandise or materials.
2. The development being carried out substantially in accordance with the submitted plans as amended, except where further amended by the conditions of consent.
3. The provision on site of four (4) carspaces, to the satisfaction of Council's Chief Engineer. Such spaces are to be clearly linemarked.
4. The removal of the two (2) carspaces shown on the plan in front of the building line. This area is to be cleared and then planted with suitable landscaping, to the satisfaction of Council's Chief Engineer.
5. The provision, along the northern boundary, between the rear of the existing factory building, and the eastern boundary fence, of a landscape strip two (2) metres wide. This area is to be planted with trees and shrubs of a suitable screening nature to the satisfaction of the Chief Engineer.

1. + / p note
2. M HS (also check on condition of cleanliness of yard area)

Mr. J. Wakim,

30th November, 1981.

6. All activity being conducted so that it causes no interference to the existing and future amenity of the adjoining occupations and the neighbourhood generally by the emission of noise, dust, vibration or otherwise.
7. Any trade waste containers being screened from view from a public place and not obstructing or interfering with the use of loading and parking facilities.
8. All loading and unloading in relation to the use of the premises taking place wholly within the property.
9. The storage racks and goods thereon, in the rear yard being restricted to a height of 3 metres.
10. The hours of operation being confined to between 8 a.m. and 4 p.m., Monday to Saturday only. No work is to be done on Sundays or Public Holidays.
11. The residence being used in conjunction with the use of the premises and not being separately let or occupied.
12. A separate application being made to Council for any proposed advertising sign.
13. Arrangements being made to the satisfaction of the Chief Health and Building Surveyor for the storage and removal of all trade waste arising on the premises.
14. An exit door or doors being provided from the building in accordance with the relevant provisions of Part 24 of Ordinance 70.
15. The building being renovated to the satisfaction of the Chief Health and Building Surveyor.

For your information I would advise:-

- a) That the Office hours of Council's Health Department are from 9 a.m. to 3.30 p.m., Monday to Friday.
- b) That the Development Consent hereby granted will automatically lapse and become void within two (2) years from the date hereof unless the premises are substantially used for the requested purpose within that time.
- c) That the rear building has been classified as Class VIIIb pursuant to the provisions of Ordinance 70.

Mr. J. Wakim,

30th November, 1981.

I would also advise you of your right to appeal to the Land and Environment Court of N.S.W. against the conditions imposed by Council in respect of the application. The necessary application forms may be obtained from any Clerk of Petty Sessions or direct from the Court, 323 Castlereagh Street, Sydney, 2000, Telephone 219 9434.

Yours faithfully,

J. E. WHITMARSH,
TOWN CLERK.

(81/5220)

DX. 8569 BUTHOOD.

81/5220
81/5220

RD:AE

16th December, 1981.

Dear Sir,

Re: 17 BRIGHTON AVENUE, CROYDON PARK

I refer to your letter dated 30th November, 1981 making reference to Condition 1 of the Development consent dated 30th November, 1981 for permission to use the above premises as a timber yard.

You are advised that Council does not have the power to approve of the use of the premises as a shop under the provisions of the Planning Scheme Ordinance and condition 1 of the consent was imposed to make it clear as to the intent of the approval. Any, very occasional sale from the premises is unlikely to bring the use under the definition of a shop. It is noted that in your letter dated 19th November, 1981 that the sale of timber was to be done over the phone.

Yours faithfully,

J.E.W.
J. E. WHITMARSH,
TOWN CLERK.

① Chief John P. Lomen. *Noted 12/4/82*

② Mrs Mac Kitch. *Noted JPM 9/12/82*

Done
17/12/81.

L.M. 18/12
L.M. 6/1.

CHS.





D.A. No.1445.....

FILE No.122/19.D.....

CANTERBURY MUNICIPAL COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

Applicant:

SCHEDULE A:

Property: 19 Brighton Avenue, Croydon Park

Development: Application for the erection of a factory and office building.

The Council of the Municipality of Canterbury as consent authority under the provisions of the Environmental Planning and Assessment Act, 1979, hereby gives notice pursuant to section 92 of the Act, that the Development Application relating to Schedule A has been determined in the manner set out in Schedule B.

You are advised that:

- Section 97 of the Act confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court within 12 months after receipt of this notice.
- Council's decision was made after consideration of the matters listed under Section 90 of the Environmental Planning and Assessment Act, 1979.

14th December, 1983

DATE OF NOTICE

J. Montague
TOWN CLERK

137 Beamish Street, Campsie, P.O. Box 77, Campsie 2194
DX 8569 Burwood Telephone: 789 2333

64/50



D.A. No.1445.....

FILE No.122/19.D....

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

SCHEDULE B

The application has been approved subject to the following conditions:-

1. The development being carried out substantially in accordance with plans received by Council on 14th November, 1983, except where amended by the conditions of consent.
2. The office being used in conjunction with the use of the factory part of the premises.
3. Ten (10) off-street car spaces being provided in accordance with the submitted plan.
4. A detailed landscape plan being prepared by a qualified landscape architect or an approved consultant for submission to and approved by Council prior to commencement of building operations.
5. The landscaping of the site being carried out in accordance with the approved landscape plan, such landscaping being maintained at all times to Council's satisfaction.
6. The specific use of the premises being the subject of a separate development application to Council.
7. The construction of a heavy duty vehicular crossing by Council at your cost.
8. You are to make arrangements with Telecom for the relocation of two (2) telecom pits from within the limits of the crossing.
9. The reconstruction of the damaged concrete path in Brighton Avenue by Council at your cost.
10. The provision of grate drains across the driveway entrances at the boundary line.
11. The nature strip to be returfed by Council at your cost.
12. All roof and surface water to be conveyed to the kerb in Brighton Avenue.
13. The prepayment of \$1,381.87 such amount being a contribution towards the cost of amplifying Council's drainage system in this particular area.
14. The submission of a building application complying with the requirements of the Local Government Act, 1919 and Ordinance 70.
15. Arrangements being made to the satisfaction of the Chief Health and Building Surveyor for the site storage, handling and disposal of waste material arising upon the premises and complying with the guidelines of the Metropolitan Waste Disposal Authority where practical.

(Ctd)

14th December, 1983

DATE OF NOTICE

TOWN CLERK



D.A. No. 1445
FILE No. 122/19 D

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

SCHEDULE B (CTD)

You are also advised that:-

- (a) The building/portion is now classified under Ordinance 70 as Class VIII(b) - whole of building for which Type 5 construction is required.
- (b) A preliminary perusal only has been made of the plans submitted with the development application in order to determine the class of the building under the provisions of Ordinance 70. It would appear minor alterations will need to be made to such plans to meet the requirements for the classifications of the building and the construction type as outlined above. You are therefore requested to discuss this project with Officers of Council's Health and Building Department prior to the preparation of detailed building plans.
- (c) A separate application is required to be made to Council for any proposed advertising sign.
- (d) The office hours of Council's Health and Building Department are from 9 a.m. to 1 p.m. Monday to Friday.
- (e) The Development Consent hereby granted will automatically lapse and become void within two (2) years from the date hereof unless the development has substantially commenced within that time.

14th December, 1983

DATE OF NOTICE

J. Montague
TOWN CLERK



D.A. No. 2158

FILE No. 122/19D

CANTERBURY MUNICIPAL COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

Applicant:

SCHEDULE A:

Property: 19 Brighton Avenue, Croydon Park

Development: Importer and wholesale distribution of religious goods.

The Council of the Municipality of Canterbury as consent authority under the provisions of the Environmental Planning and Assessment Act, 1979, hereby gives notice pursuant to section 92 of the Act, that the Development Application relating to Schedule A has been determined in the manner set out in Schedule B.

You are advised that:

- Section 97 of the Act confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court within 12 months after receipt of this notice.
- Council's decision was made after consideration of the matters listed under Section 90 of the Environmental Planning and Assessment Act, 1979.

20th May, 1985

DATE OF NOTICE

J. Montague

TOWN CLERK

137 Beamish Street, Campsie, P.O. Box 77, Campsie 2194

DX 8569 Burwood

Telephone: 789 2333



D.A. No. 2158.....

FILE No. 122/19D.....

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

SCHEDULE B

That the application be approved subject to the following conditions:-

1. The development being carried out substantially in accordance with plans received by Council on 30th April, 1985, except where amended by the conditions of consent.
2. The office being used in conjunction with the use of the factory part of the premises.
3. All activity being conducted so that it causes no interference to the neighbourhood in general.
4. All goods and materials being stored wholly within the building.
5. No goods being sold to the general public from the premises.
6. Ten off-street car spaces being provided in accordance with the submitted plan and being sealed and linemarked to Council's satisfaction.
7. All loading and unloading in relation to the use of the premises taking place wholly within the property.
8. The hours of operation being confined to between 7.30 a.m. and 5.30 p.m. Mondays to Fridays and between 7.30 a.m. and 1.00 p.m. Saturdays with no work being carried out on Sundays and Public Holidays.
9. The existing landscaping of the site being maintained to the satisfaction of Council's Chief Engineer/Town Planner.
10. Arrangements being made to the satisfaction of the Chief Health and Building Surveyor for the site storage, handling and disposal of waste material arising upon the premises and complying with the guidelines of the Metropolitan Waste Disposal Authority where practical.

You are further advised that:-

- a) The building/portion is now classified under Ordinance 70 as follows:-
WHOLE OF PREMISES - Class VII
- b) A separate application being submitted to Council for any proposed advertising sign.
- c) Council views the commencement of the use of the premises without its consent as a serious breach of the Planning Scheme Ordinance and that should any breaches occur in the future, particularly in relation to the compliance with the conditions of the consent, then legal proceedings may be instituted.

20th May, 1985.

DATE OF NOTICE

J. Montague
TOWN CLERK



D.A. No. 2435

FILE No. 122/19 D

CANTERBURY MUNICIPAL COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

Applicant:

SCHEDULE A:

Property: 19 Brighton Avenue, Croydon Park, Lot A, D.P. 333556

Development: Construction of mezzanine level showroom for existing importer and wholesaler of religious goods

The Council of the Municipality of Canterbury as consent authority under the provisions of the Environmental Planning and Assessment Act, 1979, hereby gives notice pursuant to section 92 of the Act, that the Development Application relating to Schedule A has been determined in the manner set out in Schedule B.

You are advised that:

- Section 97 of the Act confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court within 12 months after receipt of this notice.
- Council's decision was made after consideration of the matters listed under Section 90 of the Environmental Planning and Assessment Act, 1979.

16th December, 1985

DATE OF NOTICE

S. Montague
TOWN CLERK

137 Beamish Street, Campsie, P.O. Box 77, Campsie 2194
DX 8569 Burwood

Telephone: 789 2333



D.A. No. 2435
FILE No. 122/19 D

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

SCHEDULE B

The application has been approved subject to the following conditions:

1. The development being carried out substantially in accordance with plans received by Council on 11th November, 1985, except where amended by the conditions of consent.
2. The office and showroom being used in conjunction with the use of the factory part of the premises.
3. All activity being conducted so that it causes no interference to the existing and future amenity of the adjoining occupations and the neighbourhood in general.
4. All goods and materials being stored wholly within the building.
5. No goods being sold to the general public from the premises.
6. Ten (10) off-street carspaces being provided in accordance with the previously submitted plan and being sealed and linemarked to Council's satisfaction.
7. All loading and unloading in relation to the use of the premises taking place wholly within the property.
8. The hours of operation being confined to between 7.30 a.m. and 5.30 p.m. Mondays to Fridays and between 7.30 a.m. and 1 p.m. Saturdays with no work being carried out on Sundays or Public Holidays.
9. The existing landscaping of the site being maintained to the satisfaction of Council's Chief Engineer/Town Planner.
10. Arrangements being made to the satisfaction of the Chief Health and Building Surveyor for the site storage, handling and disposal of waste material arising upon the premises and complying with the guidelines of the Metropolitan Waste Disposal Authority where practical.
11. The maximum number of persons working on the premises being limited to nine (9)
12. The submission of a building application complying with the requirements of the Local Government Act, 1919 and Ordinance 70 for the proposed alterations.

You are also advised that:-

- (a) In the event of the present use changing, Council will reconsider the requirement for off-street parking in relation to the new use and may, as a result of its investigations, require the showroom area to be demolished.
- (b) The building/portion is now classified under Ordinance 70 as Class VII - whole of premises.

16th December, 1985

DATE OF NOTICE

Montague
TOWN CLERK

(Ctd)



46
D.A. No. 2435

FILE No. 122/19 D

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

SCHEDULE B (CTD)

- (c) A separate application being submitted to Council for any proposed advertising sign.
- (d) A preliminary perusal only has been made of the plans submitted with the development application in order to determine the class of the building under the provisions of Ordinance 70. You are therefore requested to discuss this project with Officers of Council's Building Department prior to the preparation of detailed building plans.
- (e) The office hours of Council's Building Department are from 9 a.m. to 1 p.m. Monday to Friday.
- (f) The Development Consent hereby granted will automatically lapse and become void within 2 years from the date hereof unless the development has substantially commenced within that time.

16th December, 1985

DATE OF NOTICE

Montague
TOWN CLERK



CANTERBURY CITY COUNCIL

City of Cultural Diversity

Administration Centre, 137 Beamish Street,
CAMPSIE N.S.W. 2194
DX: 3813 Campsie
Telephone: (02) 9789 9300
Fax: (02) 9789 1542

Please address all correspondence to:
MR. JIM MONTAGUE
GENERAL MANAGER
P.O. BOX 77, CAMPSIE 2194

D.A. NO.: 113/05
FILE NO.: 122/21D
DAP210405.cns

NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION

Environmental Planning and Assessment Regulation 2000, Section 100(1)

Property: 21 Brighton Avenue, Croydon Park

Development: Change of Use – Use of Building as a Printing Facility

BEFORE COMMENCING BUILDING WORK, you must obtain a Construction Certificate from the Council or an Accredited Certifier.

Canterbury City Council as consent authority under the provisions of the Environmental Planning and Assessment Act 1979, gives notice that the Development Application described above was determined on 21 April 2005 in the following manner:

THAT the application be **APPROVED** subject to the following:

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

1. The following must be submitted to either Council or an Accredited Certifier prior to the issuing of a Construction Certificate:
 - 1.1. Amendment of the plans to indicate extension of fire passage as required by fire upgrade conditions.
 - 1.2. Details of:
 - Fire Safety Schedule
 - Building Specifications
 - Sydney Water Notice of Requirements
 - 1.3. Payment to Council of:

Kerb and Gutter Damage Deposit	To be advised
Certificate Registration Fee	\$30.00
Long Service Levy	To be advised
 - 1.4. If you appoint Council as your Principal Certifying Authority, the following fees are payable:

Construction Certificate Application Fee	To be advised
Inspection Fee	To be advised
Occupation Certificate Fee	\$105.00

Note 1: Long Service Leave is payable where the value is \$25,000 or more under Part 5 Section 36 of the Building and Construction Industry Long Service Payments Act 1986.

CTD



CTD

Note 2: When the items in this condition are provided and have been assessed as satisfactory, your Construction Certificate will be posted to you.

Note 3: If you appoint a Principal Certifying Authority other than Council, the fees shown in this item do not apply, however other fees will apply.

BEFORE COMMENCING THE DEVELOPMENT CONSTRUCTION CERTIFICATE

2. Before the erection of any building in accordance with this Development Consent;
 - 2.1. detailed plans and specifications of the building must be endorsed with a Construction Certificate by the Council or an Accredited Certifier, and
 - 2.2. you must appoint a Principal Certifying Authority (either Canterbury City Council, or an Accredited Certifier) and notify the Council of the appointment (see Attachment – Notice of Commencement copy), and
 - 2.3. you must give the Council at least 2 days notice of your intention to commence erection of the building (see Attachment – Notice of Commencement copy).
 - 2.4. In the case of work which includes residential development, you must inform us in writing before the commencement of work of the following:
 - 2.4.1. The name and contractor or licence number of the licensee who has contracted to do or intends to do the work; or
 - 2.4.2. The name and permit number of the owner-builder who intends to do the work.

SITE SIGNAGE

3. A sign shall be erected at all times on your building site in a prominent position stating the following:
 - 3.1. The name, address and telephone number(s) of the principal certifying authority for the work, and
 - 3.2. The name of the person in charge of the work site and a telephone number at which that person may be contacted during and outside working hours, and
 - 3.3. That unauthorised entry to the work site is prohibited.

GENERAL

4. The development being carried out substantially in accordance with plans referenced drawing No. 1A dated February 2005 and drawn by Norm Reavell & Associates Architects except where amended by the conditions of consent.
5. A total of six (6) off street car spaces being provided in accordance with the submitted plans. The car spaces are to be sealed and linemarked and made available for use at all times.
6. Vehicles making deliveries to the premises being limited to single unit trucks only.
7. All loading and unloading in relation to the use of the premises taking place wholly within the property and must not interfere with the Carparking spaces situated towards the front part of the subject site
8. Loading areas being kept clear for that purpose at all times.
9. All vehicles parking associated with the proposed use is to be accommodated/provided on site
10. No vehicles delivering to or picking up goods from the premises before 7.30am – 5.00 p.m. Monday to Friday with no delivery vehicles standing in the street outside these hours.
11. The hours of operation being confined to between 7.30am and 5.30pm Mondays to Fridays and 7.30am to 1.00pm Saturdays, inclusive.
12. All goods and materials being stored wholly within the building.



CTD

13. The maximum number of persons working on the premises at any one time being limited to a maximum seventeen.
14. A Waste Management Plan (WMP) is to be submitted to Council prior to the issue of the Construction Certificate. The WMP is to be made in accordance with Council's Draft Development Control Plan No.48 – *Waste Management*.
15. All materials must be stored wholly within the property boundaries and must not be placed on the footway or roadway.
16. All building operations for the erection or alteration of new buildings must be restricted to the hours of 7.00 a.m. - 5.00 p.m. Monday to Saturday, except that on Saturday no mechanical building equipment can be used after 12.00 noon. No work is allowed on Sundays or Public Holidays.
17. The Development Consent hereby granted will automatically lapse and become void two years after the consent date pursuant to Section 95(2) of the Act unless the development has physically commenced within that time.
18. Council's warning sign for Soil and Water Management must be displayed on the most prominent point on the building site, visible to both the street and site workers. The sign must be displayed throughout construction.
19. All building construction work must comply with the Building Code of Australia 2004.
20. The applicant is required to obtain a Construction Certificate from Council or an accredited certifier in relation to the subject fitout works and required fire upgrade works.
21. All activity being conducted so that it causes no interference to the existing and future amenity of the adjoining occupations and the neighbourhood in general by the emission of noise, smoke, dust, fumes, grit, vibration, smell, vapour, steam, soot, ash, waste water, waste products, oil, electrical interference or otherwise.
22. Signs must be painted on stormwater drains indicating that they are not to take liquid or solid waste.
23. The use of the premises shall not give rise to:
 - (a) Transmission of offensive noise to any place of different occupancy.
 - (b) A sound pressure level at any affected premises that exceeds the NSW Environment Protection Authority recommended maximum noise level as modified to account for the existing level of stationary noise at the receiver premises. (NSW Environment Protection Authority Industrial Noise Policy)

FIRE UPGRADE CONDITIONS

24. The fire escape passage shall be reconstructed and extended along the southern boundary towards the front of the building through the southern elevation of the front conference room to provide direct independent egress to open space details of which to be submitted with the Construction Certificate.
25. The escape passage shall have a FRL of 60/60/60 in accordance with Clause D2.11 of the BCA.
26. Exit signs shall be installed throughout the building in accordance with Clause E4.5 and E4.8 of the BCA details of which to be submitted with the Construction Certificate.
27. Portable fire extinguishers shall be provided to the building in accordance with Clause E1.6 of the BCA and AS2444.
28. The building shall be provided with emergency lighting in accordance with Clause E4.2 and E4.4 of the BCA.



CTD

SYDNEY WATER REQUIREMENTS

29. The approved plans shall be submitted to the appropriate Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. Plans will be appropriately stamped. For Quick Check agent details please refer to the web site www.sydneywater.com.au, see Your Business, then Building & Developing, then Building & Renovating, or telephone 13 20 92.

CRITICAL INSPECTIONS

30. Class 5, 6, 7, 8 or 9 Buildings

- 30.1. at the commencement of the building work, and
30.2. prior to covering any stormwater drainage connections, and
30.3. after the building work has been completed and prior to any occupation certificate being issued in relation to the building.
31. Section 81(A) of the EP&A Act 1979 requires that a person having the benefit of a development consent, if not carrying out the work as an owner-builder, **must notify the principal contractor for the building work of any critical stage inspections and other inspections that are to be carried out in respect of the building work**, as nominated in this development consent.
To arrange an inspection by Council please phone 9789-9300 during normal office hours.

COMPLETION OF DEVELOPMENT

32. Obtain an Occupation Certificate/Interim Occupation Certificate from the Principal Certifying Authority before partial/entire occupation of the development.

WE ALSO ADVISE:

33. This application has been assessed in accordance with the Building Code of Australia 2004 which took effect in New South Wales on 1 May 2004.
34. Where Council is appointed as the Principal Certifying Authority, you will be required to submit Compliance Certificates in respect of the following:
- Structural engineering work
 - Fire Safety Measures
35. Any works to be carried out by Council at the applicant's cost need to be applied for in advance.
36. In granting this approval, we have considered the statutory requirements, design, materials and architectural features of the building. No variation to the approved design and external appearance of the building (including colour of materials) will be permitted without our approval.
37. Compliance with the Building Code of Australia does not guarantee protection from prosecution under "The Disability Discrimination Act". Further information is available from the Human Rights and Equal Opportunity Commission on 1800 021 199.
38. Our decision was made after consideration of the matters listed under Section 79C of the Environmental Planning and Assessment Act 1979, and matters listed in Council's various Codes and Policies.



CANTERBURY CITY COUNCIL

City of Cultural Diversity

CTD

D.A. NO.: 113/05

FILE NO.: 122/21D

39. If you are not satisfied with this determination, you may:
- 39.1. Apply for a review of a determination under Section 82A of the Environmental Planning and Assessment Act 1979. A request for review must be made within 12 months of the date of this Notice of Determination and be accompanied by the relevant fee; or
 - 39.2. Appeal to the Land and Environment Court within 12 months after the date on which you receive this Notice of Determination, under Section 97 of the Environmental Planning and Assessment Act 1979.
(Section 97 of the Environmental Planning and Assessment Act 1979 does not apply to the determination of a development application for State significant development or local designated development that has been the subject of a Commission of Inquiry.)
40. If you need more information, please contact Paul Rigon of our Environmental Services Division on 9789-9646.

DATE FROM WHEN CONSENT OPERATES:

2 MAY 2005

DATE WHEN CONSENT LAPSES:

2 MAY 2007

for JIM MONTAGUE
GENERAL MANAGER



CANTERBURY CITY COUNCIL

City of Cultural Diversity

Administration Centre, 137 Beamish Street,
CAMPSIE N.S.W. 2194
DX: 3813 Campsie
Telephone: (02) 9789 9300
Fax: (02) 9789 1542

Please address all correspondence to:
MR. JIM MONTAGUE
GENERAL MANAGER
P.O. BOX 77, CAMPSIE 2194

D.A. No.: M113/05
FILE No.: 122/21D
DAP160605.cns

*Applicant telephoned
to collect
20/6/05
M113*

NOTICE OF MODIFICATION OF DEVELOPMENT APPLICATION

Environmental Planning and Assessment Regulation 2000, Section 100(1)

- Property:** 21 Brighton Avenue, Croydon Park.
- Development:** S96 Modification of Development Consent 113/05 for Change of Use –
Use of Building as a Printing Facility

Canterbury City Council as consent authority under the provisions of the Environmental Planning and Assessment Act 1979, gives notice that the request to modify the Development Application described above was determined on 16 June 2005 in the following manner:

THAT Development Consent 113/05 be **MODIFIED** by replacing Conditions 24 to 28 with the following:

24. Prior to occupation of the subject premises the fire safety upgrade works as recommended in the Fire Safety Report No. 05/9 by Greenfield Accredited Certifiers shall be completed.
25. Upon completion of the works outlined in the Fire Safety Report prepared by Greenfield Accredited Certifiers dated 12 May 2005 a certificate from an appropriately qualified consultant shall be provided to Council to the effect that the works required by the Fire Safety Report No. 05/9 by Greenfield Accredited Certifiers have been satisfactorily completed.
26. A Construction Certificate is required for the fire upgrade works.

Council's decision was made pursuant to Section 96 of the Environmental Planning and Assessment Act 1979, and matters listed in Council's various Codes and Policies.

If you are dissatisfied with this decision, you have two options. Firstly, Section 82A of the Environmental Planning and Assessment Act 1979 allows for a reconsideration of a refusal of an application. A request for review must be made within 12 months of the date of issue of this Notice of Determination. Secondly, Section 97 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this Notice of Determination.



CANTERBURY CITY COUNCIL

City of Cultural Diversity

CTD

D.A. NO.: M113/05

FILE NO.: 122/21D

Section 97 of the Environmental Planning and Assessment Act 1979 does not apply to the determination of a development application for State significant development or local designated development that has been the subject of a Commission of Inquiry.

DATE OF NOTICE:

17 JUNE 2005

for JIM MONTAGUE
GENERAL MANAGER



CANTERBURY CITY COUNCIL

City of Cultural Diversity

Administration Centre, 137 Beamish Street,
CAMPSIE N.S.W. 2194
DX: 3813 Campsie
Telephone: (02) 9789 9300
Fax: (02) 9789 1542

Please address all correspondence to:
MR. JIM MONTAGUE
GENERAL MANAGER
P.O. BOX, 77, CAMPSIE 2194

D.A.NO: 1246/99
FILE NO: 122/21D
ENV201299c.pld/1

NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION

Environmental Planning and Assessment Act 1979, Section 81 (1) (a)

Property: 21 Brighton Avenue, Croydon Park.

Development: Change of Use - Use Building for Storage and Distribution of Clothing.

Canterbury City Council as consent authority under the provisions of the Environmental Planning and Assessment Act 1979, hereby gives notice pursuant to Section 92 of the Act, that the Development Application described above has been determined in the following manner:

1. THAT the application be **APPROVED** subject to the following conditions:
 - 1.1 The development being carried out substantially in accordance with plans received by Council on 11 October 1999 except where amended by the conditions of consent.
 - 1.2 Six off-street car spaces being provided in accordance with the submitted plan and being sealed and linemarked. The car spaces meeting the requirements of Council's Carparking Code (DCP 20).
 - 1.3 All loading and unloading in relation to the use of the premises taking place wholly within the property.
 - 1.4 All activity being conducted so that it causes no interference to the existing and future amenity of the adjoining occupations and the neighbourhood in general by the emission of noise, smoke, dust, fumes, grit, vibration, smell, vapour, steam, soot, ash, waste water, waste products, oil, electrical interference or otherwise.
 - 1.5 Any security lighting to be installed not to affect the amenity of the adjoining residences.
 - 1.6 The hours of operation being confined to between 8.30 a.m. and 5.00 p.m. Monday to Friday.
 - 1.7 All work being carried out inside the building and not in adjacent yards or carparking areas.
 - 1.8 All goods and materials being stored wholly within the building.

CTD



DA No: 1246/99
FILE No: 122/21D

CTD

- 1.9 No goods being sold to the general public from the premises.
 - 1.10 The maximum number of persons working on the premises being limited to ten.
 - 1.11 The office being used in conjunction with the use of the factory part of the premises.
 - 1.12 The maximum noise emission levels from any activities, sound producing plant and equipment installed on the premises measured at the boundaries of the nearest premises, are not to exceed the background levels.
 - 1.13 Suitable site storage, handling and disposal of waste material arising upon the premises. Disposal options may include recycling by private contractor, or by Council Trade Waste Services. Further information is available on 9789 9392.
 - 1.14 The Development Consent hereby granted will automatically lapse and become void two years after the consent date pursuant to Section 99(2) of the Act unless the development has substantially commenced within that time.
2. THAT the applicant also be advised:
- 2.1 Our decision was made after consideration of the matters listed under Section 79C of the Environmental Planning and Assessment Act 1979, and matters listed in Council's various Codes and Policies.
 - 2.2 If you are not satisfied with this determination, you may:
 - 2.2.1 apply for a review of a determination under Section 82A of the Environmental Planning and Assessment Act 1979. A request for review must be made within 28 days of the date this Notice of Determination and be accompanied by the relevant fee; or
 - 2.2.2 appeal to the Land and Environment Court within 12 months after the date on which you receive this Notice of Determination, under Section 97 of the Environmental Planning and Assessment Act 1979.
(Section 97 of the Environmental Planning and Assessment Act 1979 does not apply to the determination of a development application for State significant development or local designated development that has been the subject of a Commission of Inquiry.)
 - 2.3 If you need more information, please contact Paula Bizimis of our Environmental Services Division on 9789-9351.


DATE FROM WHICH CONSENT OPERATES

22.12.1999

DATE FROM WHICH CONSENT LAPSES

22.12.2001


GENERAL MANAGER

per: 

FN:



CANTERBURY CITY COUNCIL

City of Cultural Diversity

Administration Centre, 137 Beamish Street,
CAMPSIE N.S.W. 2194
DX: 3813 Campsie
Telephone: (02) 9789 9300
Fax: (02) 9789 1542

Please address all correspondence to:
MR. JIM MONTAGUE
GENERAL MANAGER
P.O. BOX, 77, CAMPSIE 2194

APPLICANT:

D.A. NO: 8978/97
FILE NO: 386/43D
TPL140797d.cns/12

NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION

PROPERTY: 21 Brighton Avenue, Croydon Park.

DEVELOPMENT: Storage and mixing of building materials and sale of bulk sandstone and tiles.

Canterbury City Council as consent authority under the provisions of the Environmental Planning and Assessment Act 1979, hereby gives notice pursuant to Section 92 of the Act, that the Development Application described above has been determined in the following manner:

THAT the application be APPROVED subject to the following conditions:

- 1 The development being carried out and conducted in accordance with the application as submitted except where amended by the conditions of this consent.
- 2 All activity being conducted so that it causes no interference to the existing and future amenity of the adjoining occupations and the neighbourhood in general by the emission of noise, smoke, dust, fumes, grit, vibration, smell, vapour, steam, soot, ash, waste water, waste products, oil, electrical interference or otherwise.
- 3 Existing landscaping at the front of the site being maintained.
- 4 Six (6) off-street parking spaces being provided to the satisfaction of Council. Such spaces to be sealed, linemarked and made freely available at all times during business hours for staff and customers.
- 5 The hours of operation being confined to between 7.00 a.m. and 7.00 p.m. Monday to Saturday and 7.00 a.m. and 3.00 p.m. Sunday.
- 6 All deliveries to and from the site being confined to between 7.30 a.m. and 5.30 p.m. Monday to Friday and between 7.30 a.m. and 1.00 p.m. Saturday with no deliveries being carried out on Sundays.
- 7 All loading and unloading in relation to the use of the premises taking place wholly within the property.
- 8 Loading areas being kept clear for that purpose at all times.

CTD

DA. NO: 8978/97

FILE NO: 122/21D

CTD

- 9 The ancillary display and retail sale of goods being limited to a maximum 100m² of the floorspace of the building.
- 10 Arrangements being made to the satisfaction of the Director of Health and Building Services for the site storage, handling and disposal of waste material arising upon the premises.
- 11 The maximum noise emission level from any activities conducted on the premises measured at the allotment boundaries are not to exceed the background levels as determined by Council.
- 12 The use at all times shall be conducted so that no odours or other air impurities are detectable beyond the boundaries of the premises.
- 13 All chemicals stored on site must be stored in bunded areas in accordance with the requirements of Specification S7 of Council's Stormwater Management Manual.
- 14 Areas used to store liquids and liquid containers must be adequately bunded and fitted with a drain which leads to a dead sump constructed of concrete or other impervious material. The bunded area must be constructed to hold 10% of the total volume of containers or 110% of the largest container, whichever is the greater. Full construction details must be submitted before the building approval is released.
- 15 Stockpiles of raw materials being kept within the building.

THAT the applicant be advised:

- 1 The building/portion is classified under the Building Code of Australia as follows:
CLASS 8 - Factory
- 2 A separate application is required to be made to Council for any proposed advertising sign.
- 3 The Development Consent hereby granted will automatically lapse and become void within two years from the consent date pursuant to Section 99(2) of the Act unless the development has substantially commenced within that time.

Council's decision was made after consideration of the matters listed under Section 90 of the Environmental Planning and Assessment Act 1979. Should an applicant be dissatisfied with the determination of the consent authority, Section 97 of the Act confers a right of appeal to the Land and Environment Court within 12 months of the date of this notice.

23 JUL 1997

DATE FROM WHICH CONSENT OPERATES


GENERAL MANAGER

CANTERBURY MUNICIPAL COUNCIL

Administration Centre, 137 Beamish Street, Campsie N.S.W. 2194 DX: 8569 Burwood
Telephone: (02) 789 2333 P.O. Box 77 Campsie. 2194



NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

D.A. No. 3142.....

FILE No. 122/21-D.....

DCUAA01846/6

Applicant:

SCHEDULE A:

Property: 21 Brighton Avenue, Croydon Park.

Development: Warehousing and Light manufacture and assembly of toys and sporting goods.

The Council of the Municipality of Canterbury as consent authority under the provisions of the Environmental Planning and Assessment Act, 1979, hereby gives notice pursuant to section 92 of the Act, that the Development Application relating to Schedule A has been determined in the manner set out in Schedule B.

You are advised that:

- Section 97 of the Act confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court within 12 months after receipt of this notice.
- Council's decision was made after consideration of the matters listed under Section 90 of the Environmental Planning and Assessment Act, 1979.

24th April, 1987.

g. Montague



D.A. No 3142.....

FILE No. 122/21-D.....

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

SCHEDULE B

That the application be approved subject to the following conditions:-

1. The development being carried out and conducted in accordance with the application as submitted except where amended by the conditions of this consent.
2. All activity being conducted so that it causes no interference to the existing and future amenity of the adjoining occupations and the neighbourhood in general by the emission of noise, smoke, dust, fumes, grit, vibration, smell, vapour, steam, soot, ash, waste water, waste products, oil, electrical interference or otherwise.
3. Six (6) off-street car spaces being provided in accordance with the submitted plans.
4. All loading and unloading in relation to the use of the premises taking place wholly within the property.
5. Loading areas being kept clear for that purpose at all times.
6. The hours of operation being confined to between 7.30 a.m. and 5.30 p.m. Mondays to Fridays and between 7.30 a.m. and 1.00 p.m. Saturdays with no work being carried out on Sundays and Public Holidays.
7. No goods being sold to the general public from the premises.
8. Arrangements being made to the satisfaction of the Chief Health and Building Surveyor for the site storage, handling and disposal of waste material arising upon the premises and complying with the guidelines of the Metropolitan Waste Disposal Authority where practical.
9. The maximum noise emission level from any activities conducted on the premises measured at the allotment boundaries are not to exceed the background levels as determined by Council.
10. The number of persons working on the site being restricted to twelve (12).

You are also advised as follows:-

- (a) The building/portion is now classified under Ordinance 70 as follows:-
CLASS VII - Whole of building



D.A. No 3142.....
FILE No 122/21-D.....

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

SCHEDULE B

Ctd.

- (b) The means of egress and the provisions of fire fighting services do not comply with the provisions of Parts 24 and 27 of Ordinance 70 and accordingly, it is proposed to serve a Notice under Section 317D of the Local Government Act, 1919 (as amended) requiring those works listed within that Notice to be satisfactorily completed within the time specified.
- (c) A separate application is required to be made to Council for any proposed advertising sign.
- (d) That the Development Consent hereby granted will automatically lapse and become void unless the development is substantially commenced within two years from date hereof.

24th April, 1987.

.....
DATE OF NOTICE

J. Montague
TOWN CLERK



CANTERBURY MUNICIPAL COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

D.A. No.2540.....

FILE No.122/23D....

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

Applicant:

SCHEDULE A:

Property: 23 Brighton Avenue, Croydon Park

Development: To use part of the subject premises for the emergency storage of bodies and parking of mortuary vehicles with related offices.

The Council of the Municipality of Canterbury as consent authority under the provisions of the Environmental Planning and Assessment Act, 1979, hereby gives notice pursuant to section 92 of the Act, that the Development Application relating to Schedule A has been determined in the manner set out in Schedule B.

You are advised that:

- Section 97 of the Act confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court within 12 months after receipt of this notice.
- Council's decision was made after consideration of the matters listed under Section 90 of the Environmental Planning and Assessment Act, 1979.

8th April, 1986

DATE OF NOTICE

J. Montague
TOWN CLERK



D.A. No. 2540

FILE No. 122/23D

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

SCHEDULE B

That the application be approved subject to the following conditions:-

1. The use being confined to that part of the premises shown on the plan submitted.
2. All activity being conducted so that it causes no interference to the existing and future amenity of the adjoining occupations and the neighbourhood in general.
3. Two (2) car spaces being reserved at the front of the cottage for the parking of mortuary vehicles.
4. A maximum of two (2) mortuary vehicles being parked at the premises at any one time.
5. All loading and unloading in connection with the use being carried out at the rear of the house and not visible from Brighton Avenue.
6. The hours of operation being confined to between 7.30 a.m. and 6.00 p.m.,
7. The maximum number of persons working on the premises being limited to two (2).
8. Arrangements being made to the satisfaction of the Chief Health and Building Surveyor for the site storage, handling and disposal of waste material arising upon the premises and complying with the guidelines of the Metropolitan Waste Disposal Authority where practical.
9. The submission of a building application complying with the requirements of the Local Government Act and Ordinance 70 for the proposed alterations.

You are further advised that:-

- (a) The building/portion is now classified under Ordinance 70 as follows:-
CLASS V - Whole of front building.
- (b) A separate application is required to be made to Council for any proposed advertising sign.

KT

8th April, 1986

DATE OF NOTICE

J. Montague
TOWN CLERK *ED*

CANTERBURY MUNICIPAL COUNCIL

Administration Centre, 137 Beamish Street, Campsie N.S.W. 2194 DX: 8569 Burwood
Telephone: (02) 789 2333 P.O. Box 77 Campsie. 2194



NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

D.A. No. 2614.....

FILE No. 122/23D.....

Applicant: _____

SCHEDULE A:

Property: 23 Brighton Avenue, Campsie

Development: To use the abovementioned property for the storage and distribution of magazines.

The Council of the Municipality of Canterbury as consent authority under the provisions of the Environmental Planning and Assessment Act, 1979, hereby gives notice pursuant to section 92 of the Act, that the Development Application relating to Schedule A has been determined in the manner set out in Schedule B.

You are advised that:

- Section 97 of the Act confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court within 12 months after receipt of this notice.
- Council's decision was made after consideration of the matters listed under Section 90 of the Environmental Planning and Assessment Act, 1979.

15th May, 1986

DATE OF NOTICE

J. Montague

TOWN CLERK



D.A. No. 2614.....

FILE No. 122/23D.....

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

SCHEDULE B

That the application be approved subject to the following conditions:-

1. The use being confined to the warehouse and those parts of the cottage as shown on the plan submitted.
2. The office being used in conjunction with the warehouse part of the premises.
3. All activity being conducted so that it causes no interference to the existing and future amenity of the adjoining occupations and the neighbourhood in general.
4. All goods and materials being stored wholly within the building.
5. No goods being sold to the general public from the premises.
6. A total of seven (7) carparking spaces being sealed and linemarked and provided to the satisfaction of Council's Chief Engineer/Town Planner for both occupants of the site.
7. Vehicles making deliveries to the premises being limited to single unit trucks only.
8. All loading and unloading in relation to the use of the premises taking place wholly within the property.
9. Loading areas being kept clear for that purpose at all times.
10. The hours of operation being confined to between 7.30 a.m. and 5.30 p.m., Mondays to Fridays and between 7.30 a.m. and 1.00 p.m., Saturdays with no work being carried out on Sundays and Public Holidays.
11. The maximum number of persons working on the premises being limited to three (3).
12. Arrangements being made to the satisfaction of the Chief Health and Building Surveyor for the site storage, handling and disposal of waste material arising upon the premises and complying with the guidelines of the Metropolitan Waste Disposal Authority where practical.
13. The maximum noise emission levels from all sound producing plant and equipment installed on the premises measured at the boundaries of the nearest residential development, are not to exceed the background levels contained in Appendix B of Australian Standards 1055.2 1984 (Acoustics - Description and Assessment of Environmental Noise).

15th May, 1986

DATE OF NOTICE

J. Montague

TOWN CLERK



D.A. No.....2614.....

FILE No.....122/23D....

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

SCHEDULE B

You are further advised that:-

- (a) The building/portion is now classified under Ordinance 70 as follows:-

CLASS VII - Whole of rear building

- (b) A separate application is required to be made to Council for any proposed advertising sign.
- (c) The means of egress and the provision of fire fighting services do not comply with the provisions of Parts 24 and 27 of Ordinance 70 and accordingly, it is proposed to serve a notice under Section 317D of the Local Government Act, 1919 requiring those works listed within that notice to be satisfactorily completed within the time specified.
- (d) Council views the commencement of the use of the premises without its consent as a serious breach of the Planning Scheme Ordinance and that should any breaches occur in the future, particularly in relation to the compliance with the conditions of the consent, then legal proceedings may be instituted.

15th May, 1986

DATE OF NOTICE

J. Montague
TOWN CLERK

CANTERBURY MUNICIPAL COUNCIL

Administration Centre, 137 Beamish Street, Canterbury S.W. 2034, 12/13, Alfred Road West
Telephone: (021) 789 2343 P.O. Box 77, Canterbury 2194



NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

D.A. No. 3367

FILE No. 122/23 D

DCUAA03803/12

Applicant:

SCHEDULE A:

Property: 23 Brighton Avenue, Croydon Park.

Development: Motor mechanic workshop.

The Council of the Municipality of Canterbury, as the competent authority under the provisions of the Environmental Planning and Assessment Act, 1979, hereby gives notice pursuant to section 92 of the Act, that the development application for a motor mechanic workshop has been determined in the manner set out in Schedule B.

You are advised that:

- Section 97 of the Act allows an applicant who is dissatisfied with the determination of a consent authority, to apply to the Land and Environment Court within 12 months after the date of the determination.
- Council's decision was made after consideration of the matters listed under Section 90 of the Environmental Planning and Assessment Act, 1979.

4th September, 1987.

DATE OF NOTICE

J. Montague
TOWN CLERK



D.A. No. 3367.....

FILE No. 122/23.D.....

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

SCHEDULE B

That the application be approved subject to the following conditions:-

1. The development being carried out substantially in accordance with plans received by Council on 5th August, 1987 and amended on the 18th August, 1987 except where amended by the conditions of consent.
2. All activity being conducted so that it causes no interference to the existing and future amenity of the adjoining occupations and the neighbourhood in general by the emission of noise, smoke, dust, fumes, grit, vibration, smell, vapour, steam, soot, ash, waste water, waste products, oil, electrical interference or otherwise.
3. A total of twelve (12) carspaces being provided in accordance with a plan to be submitted and these spaces being sealed and linemarked to the satisfaction of the Chief Engineer.
4. The hours of operation being confined to between 7.30 a.m. and 5.30 p.m. Mondays to Fridays and between 7.30 a.m. and 1.00 p.m. Saturdays with no work being carried out on Sundays and Public Holidays.
5. The maximum number of persons working on the premises being limited to four (4).
6. Emitted noise not exceeding the background sound level measured at the nearest residential boundary.
7. All work being carried out inside the building and not in adjacent yards or carparking areas.
8. All goods and materials being stored wholly within the building.
9. The residence being used as an office in conjunction with the use of the factory part of the premises.
10. All vehicles associated with the use being parked within the property at all times and not on the street.
11. Arrangements being made to the satisfaction of the Chief Health and Building Surveyor for the site storage, handling and disposal of waste material arising upon the premises and complying with the guidelines of the Metropolitan Waste Disposal Authority where practical.
12. The maximum noise emission level from any activities conducted on the premises measured at the allotment boundaries are not to exceed the background levels as determined by Council.

Ctd.



D.A. No. 3367

FILE No. 122/23 D

NOTICE TO APPLICANT OF DETERMINATION OF
A DEVELOPMENT APPLICATION

SCHEDULE B

Ctd.

B. That the applicant be advised as follows:-

(a) The building/portion is now classified under Ordinance 70 as follows:-

CLASS VIIIa - Whole of business.

(b) The means of egress and the provision of fire fighting services do not comply with the provisions of Parts 24 and 27 of Ordinance 70 and accordingly, a notice has been served under Section 317D of the Local Government Act, 1919 (as amended) requiring those works listed within that Notice to be satisfactorily completed within the time specified.

(c) A separate application is required to be made to Council for any proposed advertising sign.

(d) That the Development Consent hereby granted will automatically lapse and become void unless the development is substantially commenced within two years from the date hereof.

4th September, 1987.

DATE OF NOTICE

J. Montague
TOWN CLERK *RE*

CANTERBURY MUNICIPAL COUNCIL

Administration Centre, 137 Beamish Street, Campsie N.S.W. 2194 DX: 3813 Campsie
Telephone: (02) 789 2333 Facsimile: (02) 789 1542 P.O. Box 77 Campsie. 2194



NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

D.A. No. 4644

FILE No. 122/23.D

TPLA14431/22

Applicant:

SCHEDULE A:

Property: 23 Brighton Avenue, Croydon Park.

Development: Manufacture of Fibreglass Components for use in Transport Processing and Manufacturing Industries.

The Council of the Municipality of Canterbury as consent authority under the provisions of the Environmental Planning and Assessment Act, 1979, hereby gives notice pursuant to section 92 of the Act, that the Development Application relating to Schedule A has been determined in the manner set out in Schedule B.

You are advised that:

- Section 97 of the Act confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court within 12 months after receipt of this notice.
- Council's decision was made after consideration of the matters listed under Section 90 of the Environmental Planning and Assessment Act, 1979.

28 NOV 1989

DATE OF NOTICE

Montague
TOWN CLERK



D.A. No. 4644.....

FILE No. 122/23.D.....

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

SCHEDULE B

15. Investigation and all necessary precautions shall be taken to ensure that the proposed use of the premises and/or machinery equipment installed, will not create noise so as to interfere with the amenity of the neighbourhood. In the event of a noise problem arising, the person in control of the premises shall, when instructed by Council's Chief Health and Building Surveyor, cause to be carried out an acoustic investigation of such noise problem by an accredited Acoustic Engineer and submit the result of such survey to Council's Chief Health and Building Surveyor. If required by Council's Chief Health and Building Surveyor, the applicant is to implement the recommendations of the Consultant so as to reduce the noise levels to the ambient noise level.
16. The use of the premises being conducted so as not to emit odours beyond the boundaries of the allotment.

You are further advised as follows:-

- (a) The building/portion is now classified under Ordinance 70 as follows:-
CLASS VIIIb - Factory
- (b) A separate application is required to be made to Council for any proposed advertising sign.
- (c) The development consent hereby granted will automatically lapse and become void within two (2) years from the date hereof unless the development has substantially commenced within that time.

28 NOV 1989
DATE OF NOTICE

Montague
TOWN CLERK

ASS



CANTERBURY CITY COUNCIL
CITY OF CULTURAL DIVERSITY

Administration Centre, 137 Beamish Street,
CAMPSIE N.S.W. 2194
DX: 3813 Campsie
Telephone: (02) 789 9300
Fax: (02) 789 1542

Please address all correspondence to:
MR. JIM MONTAGUE
GENERAL MANAGER
P.O. BOX, 77, CAMPSIE 2194

APPLICANT:

D.A. NO: 8329/96
FILE NO: 122/23D
DCU032196.cns/19

**NOTICE OF DETERMINATION
OF
DEVELOPMENT APPLICATION**

PROPERTY: 23-25 Brighton Avenue, Croydon Park.

DEVELOPMENT: Erection of an Australia Post mail receipt, sorting and dispatch centre.

Canterbury City Council as consent authority under the provisions of the Environmental Planning and Assessment Act 1979, hereby gives notice pursuant to Section 92 of the Act, that the Development Application described above has been determined in the following manner:

THAT the application be **APPROVED** subject to the following conditions:

- 1 ✓ The development being carried out substantially in accordance with plans received by Council on 12 February, 1996 except where amended by the conditions of consent.
- 2 ✓ A detailed landscape plan being prepared by a qualified landscape architect or an approved consultant for submission to and approval of Council prior to the release of approved building plans.
- 3 ✓ Landscaping of the site being carried out in accordance with the approved landscape plan, such landscaping being maintained at all times to the Council's satisfaction.
- 4 ✓ The site being signposted to clearly indicate points of entry and exit.
- 5 ✓ A full width heavy duty vehicular crossing shall be provided opposite each vehicular entrance to the site, with a maximum width of 8 metres and a minimum width of 6 metres at the boundary line. This work to be carried out by Council or an approved contractor, at the applicant's cost.
- 6 ✓ The applicant to arrange with the relevant public utility authority the alteration or removal of any affected services in connection with the development. Any such work being carried out at the applicant's cost.
- 7 ✓ All redundant vehicular crossings shall be replaced with kerb and the footpath reserve made good by Council or an approved contractor, at the applicant's cost.

new
year

clavering
inter-board

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DA. NO: 8329/96
FILE NO: 122/23D

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8

The construction or reconstruction of the kerb and gutter along all areas of the site fronting Brighton Avenue. Work to be carried out by Council or an approved contractor, at the applicant's cost.

9

The construction or reconstruction of concrete footpath paving and associated works along all areas of the site fronting Brighton Avenue. Work being carried out by Council or an approved contractor, at the applicant's cost.

10

Full details of the hydraulic evaluation of the entire stormwater drainage system shall be prepared by a practising Civil Engineer. The design shall incorporate provision for on-site detention of stormwater to the satisfaction of Council's Director of Technical Services. Three (3) copies of plans and calculations of the design shall be submitted and approved before the release of the Building Plans. The stormwater shall be disposed of in accordance with the approved plans to the satisfaction of Council's Director of Technical Services.

11

An appropriate instrument being registered on the title of the property, concerning the presence and on-going operation of the on-site detention system. A document is available for the guidance of applicants or their advisers, setting out the terms required by Council in respect of the instrument to be registered.

12

A qualified practising Civil Engineer shall certify that all driveways, parking and service areas have been constructed in accordance with the approved specifications. Such certification shall be submitted prior to the issue of the Certificate of Compliance or occupation of the site.

13

The existing street tree Bottlebrush to be removed is to be replaced by Council at the applicant's cost.

14

The two existing Water Gum street trees are to be protected during construction. Care should be taken when driving trucks near the trees to avoid soil compaction, trunk and branch damage.

15

The perimeter of the development is to be screened with landscaping to provide privacy to adjoining developments.

16

All activity being conducted so that it causes no interference to the existing and future amenity of the adjoining occupations and the neighbourhood in general by the emission of noise, smoke, dust, fumes, grit, vibration, smell, vapour, steam, soot, ash, waste water, waste products, oil, electrical interference or otherwise.

17

The thirty-one (31) car spaces being provided in accordance with the submitted plans.

18

All car spaces being linemarked and numbered.

19

All loading and unloading in relation to the use of the premises taking place wholly within the property.

20

Loading areas being kept clear for that purpose at all times.

21

The hours of operation being confined to between 9.00 p.m. Sunday and 6.00 p.m. Friday.

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DA. NO: 8329/96
FILE NO: 122/23D

CTD

- 22 ✓ The sites 23 (Lot 1) and 25 (Lot B) Brighton Avenue, Croydon Park being consolidated. The consolidation plan being lodged with the Lands Title Office prior to building plans being released.
- 23 ✓ The maximum noise emission levels from any sound producing plant and equipment installed on the premises measured at the boundaries of the nearest residential development, are not to exceed the background levels as determined by Council.
- 24 ✓ A report prepared by an appropriately qualified independent expert examining the possible contamination of the site being submitted with the building application. Should the report show that the site is contaminated, the site shall be remediated of contamination in accordance with the requirements of an appropriately qualified independent expert and the Environment Protection Authority, and certification to that effect being furnished to the satisfaction of the Director of Health and Building Services prior to the release of the building plans or the commencement of any building construction.

You are also ADVISED that:

- 1 The building will be classified under the Building Code of Australia as:
CLASS: 8 - Mail processing.
CLASS: 7 - Parking.
- 2 Council requires:
 - 2.1 The submission of a Building Application complying with the requirements of the Local Government Act and Building Code of Australia, for the proposed building works, and such works being completed prior to the commencement of the approved use.
 - 2.2 Access and sanitary facilities for disabled persons being provided in accordance with Part D3 and Clause F2.4 respectively of the Building Code of Australia, designed in accordance with Australian Standard 1428.1. Full details of the access and facilities must be submitted to Council with the Building Application, including:
 - ramp width, ramp height, ramp gradient, landing size and location together with reduced levels related to any or all of the following as applicable: (a) each landing (b) the floor level (c) the adjacent ground level; the levels in each case being preferably to Australian Height Datum, and
 - location of sanitary facilities, including room size, location of toilet, handbasin, handrails, and signage.

Building approval will not be issued until satisfactory details have been submitted to Council. The Australian Standard referred to in this advice may be purchased from Standards Australia - 1 The Crescent Homebush - telephone 746 4600. Further information is available from the Health and Building Services Division.

CTD

DA. NO: 8329/96
FILE NO: 122/23D

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- 2.3 Arrangements being made to the satisfaction of the Director of Health and Building Services for the site storage, handling and disposal of waste material arising upon the premises.
- 2.4 The premises and installed plant being operated in accordance with the relevant requirements of the Clean Waters Act. (Note: dock/parking areas)
- 2.5 Where you are required by a condition of this consent to provide carparking spaces and the total number of carparking spaces is eleven (11) or more then one space per hundred spaces or part thereof must be for disabled persons inclusive of space location/extra width/height/and signage to Australian Standard 2890.1.
- 2.6 A separate approval will need to be obtained to demolish the whole or any part of the building(s) on site pursuant to Section 124 of the Local Government Act 1993. (Note: Two separate sites)
- 3 The building design appears to require alterations in order to meet the Building Code of Australia as follows:
 - (a) the rear exit does not open to a space connecting directly with a public road, and *Save Corky*
 - (b) exit doors do not open in the direction of egress, and *Corky*
 - ✓(c) there is no exit in the motorcycle dock or travel distance to point of different direction of travel within twenty metres, and
 - ✓(d) travel distance from the toilets/tea room to an exit or point from which travel is available in two different directions to two exits exceeds twenty metres, and
 - ✓(e) exits are inadequately separated (minimum six metres where paths of travel to exits converge and minimum nine metres between exits), and
 - ✓(f) openings in external walls require protection (tea room/full height glazing/letter box storage).
- 4 The following essential services are required:
emergency lighting, exit signs, external wall wetting sprinklers, fire doors, fire hydrants, hose reels and extinguishers.
- 5 That any works to be carried out by Council at the applicant's cost need to be applied for in advance.
- 6 Private contractors shall submit an application and pay an inspection fee to Council prior to commencement of any works on the footpath or roadway. All work to be done under the supervision of Council.
- 7 The height of the building on Cross Section Plan No.1 is incorrectly drawn and should be corrected on B.A. plans.
- 8 The Development Consent hereby granted will automatically lapse and become void within two years from the consent date pursuant to Section 99(2) of the Act unless the development has substantially commenced within that time.

CTD




DA. NO: 8329/96
FILE NO: 122/23D

CTD

Council's decision was made after consideration of the matters listed under Section 90 of the Environmental Planning and Assessment Act 1979. Should an applicant be dissatisfied with the determination of the consent authority, Section 97 of the Act confers a right of appeal to the Land and Environment Court within 12 months of the date of this notice.

27 MAR 1996

DATE OF NOTICE


GENERAL MANAGER

Dear Sir

**Subject: Development Consent No 96/00–
27-31 Brighton Avenue, Croydon Park**

I write to advise you that in response to a complaint I attended this site initially on Thursday 11 May and again on Tuesday 16 May 2006 and observed several stockpiles of sand located at the rear of your premises. Currently, this area is approved for fifteen car parking spaces and landscape garden. Access to male and female external toilets is also blocked in this location.

The complainant alleged that dust and sand particles are entering her property affecting the health of their family. At the time of my initial inspection it was noted that these stockpiles were not covered and there was no sediment controls in place. Apart from causing obvious discomfort to residents the use of this part of the site is a blatant breach of the terms and conditions of current consent.

It was also observed that building materials including wood and bricks were stored at various locations throughout the site which would breach condition 1.10 *"All goods and materials being stored wholly within the building."*

A Modular Home is currently located on the site utilising space approved for car parking. This building does not have approval from Council and must be removed promptly.

I have also noted on our file records that an occupation certificate has not been issued by the principal certifying authority as required by condition 1.57. Without the occupation certificate you are technically not allowed to continue the operation of your current business activity. I ask that immediate arrangements be made to secure this certificate.

Sediment Control

I am also concerned with current practices in relation to pollution control within the site. It is obvious from the migration of sand particles onto the roadway at Brighton Avenue, that current sediment control measures are ineffective. On Friday 12 May 2006 I observed sediment and sand particles in the gutters of Brighton Avenue allowing pollution of the storm water drainage system connected to the nearby Cook's River. This is a pollution incident and

These are all serious breaches of the current development consent which need to be addressed straight away. I await your prompt response in relation to the matters that I have raised before we consider our next course of action.

I appreciate your cooperation in this matter. I can be contacted on 9789 9390 to discuss this matter further.

Yours sincerely

Catriona Cooper
ENVIRONMENTAL HEALTH OFFICER
5 June 2006

122/27G:mcm

135

Canterbury City Council	
ORDER SERVICE RECORD	
Person <input type="checkbox"/>	Affixed <input type="checkbox"/>
ed <input checked="" type="checkbox"/>	Initial <u>JB</u>
7/9/99	Time <u>12:10pm</u>
Redbox Car Smiths Henson St	Resubmit <u>monset</u>
Country	

Summerhill

Dear Sir/Madam,

**Premises: 27 Brighton Avenue Croydon Park
being lot 131 in D.P. 355273**

ORDER No. 1

**Environmental Planning and Assessment Act
Section 121B**

Details of the Order

Council orders you to cease using the subject premises for the purpose of the storage, sale and or wholesale of building/plumbing supplies.

Compliance Date

This order must be complied within fourteen (14) days from the date of its service upon you.

Reasons for the Order

The reasons for making this order are that:

- (a) the premises are being used for a purpose for which development consent is required but has not been obtained

Non-Compliance

It is an offence to not comply with this order. The maximum penalty for an offence is \$110,000.00 and a further daily penalty not exceeding \$11,000.00. The maximum penalty in a Local Court is \$11,000.00. If this order is not complied with, Council may carry out the work and recover the costs from you.

Appeal

You may appeal to the Land and Environment court against the order or a specified part of the order within twenty-eight (28) days after the service of this order upon you, or within the period allowed for compliance with the order, whichever is the lesser.

Authority for Order

This order has been issued under delegated authority from the Council.

For any further information please contact Joanne Brown on 9789 9387 weekdays between 9.00 a.m. and 11.00 a.m.

Pran

for Robert Davidson

DIRECTOR OF ENVIRONMENTAL SERVICES

7 September 1999

ORDER

Person ☐

Posted ☒

Date ☐

Location ☐

Data ☐

Redbox

Smith

11.10.11

11.10.11



CANTERBURY CITY COUNCIL

City of Cultural Diversity

Administration Centre, 137 Beamish Street,
CAMPSIE NSW 2194
DX: 3813 Campsie
Telephone: (02) 9789 9300
Fax: (02) 9789 1542

Please address all correspondence to:
MR JIM MONTAGUE
GENERAL MANAGER
PO BOX 77 CAMPSIE 2194

D.A. NO.: 96/00
FILE NO.: 122/31D PT2
DAP062900.cns/175

NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION

Environmental Planning and Assessment Act 1979, Section 81(1)(a)

Property: 27-31 Brighton Avenue, Croydon Park.
Development: Extensions to a building supplies warehouse.
Building Code of Australia Building Classification:
CLASS: 7 – Storage of building materials.

BEFORE COMMENCING BUILDING WORK, you must obtain a Construction Certificate from the Council or an Accredited Certifier.

The Development Application described above has been determined in the following manner:

7 THAT

1. The application be **APPROVED** subject to the following conditions:
TO OBTAIN A CONSTRUCTION CERTIFICATE

1.1. The following must be submitted to either Council or an Accredited Certifier prior to the issuing of a Construction Certificate:

1.1.1. Amendment of the plans to indicate Brighton Avenue elevation as detailed in Condition 1.12.

1.1.2. Payment to Council of:

Kerb and Gutter Damage Deposit	\$1,050.00
Certificate Registration Fee	\$20.00

1.1.3. If you appoint Council as your Principal Certifying Authority, the following fees are payable:

Construction Certificate Application Fee	\$707.50
Inspection Fee	\$323.40
Compliance Certificate Fee	\$100.00

Note 1: When the items in this condition are provided and have been assessed as satisfactory, your Construction Certificate will be posted to you.

Note 2: If you appoint a Principal Certifying Authority other than Council, the fees shown in this item do not apply, however other fees will apply.

CTD



CTD

BEFORE COMMENCING THE DEVELOPMENT

- 1.2. Before the erection of any building in accordance with this Development Consent;
 - 1.2.1. detailed plans and specifications of the building must be endorsed with a Construction Certificate by the Council or an Accredited Certifier, and
 - 1.2.2. you must appoint a Principal Certifying Authority (either Canterbury City Council, or an Accredited Certifier) and notify the Council of the appointment (see Attachment - Form 7 blank copy), and
 - 1.2.3. you must give the Council at least 2 days notice of your intention to commence erection of the building (see Attachment - Form 7 blank copy).
- 1.3. In the case of work which includes residential development, you must inform us in writing before the commencement of work of the following:
 - 1.3.1. The name and contractor or licence number of the licensee who has contracted to do or intends to do the work; or
 - 1.3.2. The name and permit number of the owner-builder who intends to do the work.

If it is intended to engage a builder or licensed contractor to do the work where it is valued over \$5,000 then this person must take out home building insurance with a private insurer. The builder or person doing the work must also satisfy Council that they have taken out an insurance policy by producing evidence of the insurance certificate or other documentation. Further information on insurance requirements is available from the Department of Fair Trading (NSW Consumer Protection Agency) on 1800 802 055.

GENERAL

- 1.4. The development being carried out substantially in accordance with Hazzouri & Associates Pty Ltd Plan No. FH99A03 1/2/3 plans received by Council on 2 February 2000 and 7 March 2000 except where amended by the conditions of consent.
- 1.5. 35 off-street car spaces being provided in accordance with the submitted plans dated 7 March 2000.
- 1.6. All loading and unloading in relation to the use of the premises taking place wholly within the property.
- 1.7. All truck movements being restricted to between the approved hours of operation.
- 1.8. All activity being conducted so that it causes no interference to the existing and future amenity of the adjoining occupations and the neighbourhood in general by the emission of noise, smoke, dust, fumes, grit, vibration, smell, vapour, steam, soot, ash, waste water, waste products, oil, electrical interference or otherwise.
- 1.9. The hours of operation being confined to between 7.30 a.m. and 5.30 p.m. Mondays to Fridays inclusive and between 7.30 a.m. and 1.00 p.m.



CTD

Saturdays, with no activities being carried out on Sundays due to the proximity of residential development.

1.10.

All goods and materials being stored wholly within the building.

1.11.

The site being consolidated into one allotment. The plan of consolidation being lodged with the Lands Title Office prior to the release of the Construction Certificate and registered prior to occupation of the building.

1.12. The design of the building should be modified as follows:

- The front elevation be redesigned using a masonry finish (such as face brick, rendered and painted concrete block or painted tilt-up concrete panels) instead of the proposed colorbond.
- The carparking spaces marked 12, 17, 25, 30 and 35 shall be deleted and planted with landscaping including large shade trees.
- The central footpath crossing and vehicle layback is to be removed and kerb and gutter, and the footpath and landscaping be reinstated.
- The existing central driveway is to be removed and the adjoining landscaping area extended and planted with large trees.
- The northern most driveway is to be widened to accommodate the swept path of an articulated vehicle (AS2890.1) and allow such vehicle to enter in a forward direction.
- The southern most vehicle crossing is to be widened to allow an articulated vehicle to exit the site in a forward direction.

1.13. Finishes and materials including the treatment of external walls, roofing, and fences being submitted to Council. The approved design (including an element or detail of that design) or materials, finish or colours of the building must not be changed so as to affect the external appearance of the building without the approval of Council.

1.14. The northern elevation and the roof materials shall be constructed reflectivity index of the external windows and glass bricks to be less than 20%.

1.15. Driveways, parking and service areas are to be constructed or repaired in accordance with the appropriate AUS-SPEC #1 Specifications: C242-Flexible Pavements; C245-Asphaltic Concrete; C247-Mass Concrete Subbase; C248-Plain or Reinforced Concrete Base; C254-Segmental Paving; C255-Bituminous Microsurfacing.

1.16. Full details of the hydraulic evaluation of the entire stormwater drainage system must be prepared by a practising Civil Engineer. The details shall be prepared in accordance with Specification 9 of Council's Stormwater Management Manual - "A Guide to Stormwater Drainage Design" and include provision for on-site stormwater detention. Three (3) copies of plans and calculations, with levels reduced to Australian Height Datum (AHD) must be submitted with the Construction Certificate. The Stormwater Drainage System must be constructed in accordance with the approved plans and in accordance with AUS-SPEC #1 Specification C221-Pipe Drainage.

1.17. An appropriate instrument being registered on the title of the property, concerning the presence and on-going operation of the on-site detention



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system as specified in Appendix 7.5 of Council's Stormwater Management Manual - Specification 9 "A Guide to Stormwater Drainage Design". A sample document is included in the manual setting out the terms of the instrument to be registered.

- 1.18. The applicant shall provide a Works-as-Executed plan detailing all the site drainage and the on-site stormwater detention (OSD) system. The plan shall be prepared by a registered surveyor or an engineer. The plan shall record all the relevant design levels and dimensions of the OSD system. The applicant's engineer shall certify that all work has been carried out in accordance with the approved plans.
- 1.19. All redundant vehicular crossings shall be replaced with kerb and the footpath reserve made good by Council or an approved contractor, at the applicant's cost. The work is to be carried out in accordance with Council's "Specification for the Construction by Private Contractors of: a) Vehicle crossings, b) Concrete Footpath, c) Concrete Kerb & Gutter".
- 1.20. The nature strip outside the property shall be repaired as necessary. Work to be carried out by Council or an approved contractor, at the applicant's cost. The work is to be carried out in accordance with AUS-SPEC #1 Specification C273-Landscaping.
- 1.21. Removal of the existing 3x Camphor Laurel (*Cinnamomum camphora*) on the site is conditional on their replacement with 3x suitable 75L specimens, to be located at an appropriate position, preferably to the front of the development.
- 1.22. The existing street trees, 2x Water Gum (*Tristania laurina*) are to be protected during construction. Care should be taken when driving trucks near the trees to avoid soil compaction, trunk and branch damage.
- 1.23. The existing 15x Cocos Palms (*Syagrus romanzoffianus*), Olive Tree (*Olea europaea*) and Chinese Tallow (*Sapium sebiferum*) are to be retained. A suitable protective barrier is to be erected around the tree(s) prior to construction and is to be maintained during building operations. Details of the barrier are to be included in the Landscape Plan.
- 1.24. The Landscape Plan shall indicate as much of the existing vegetation as possible and include all significant vegetation to be removed or retained.
- 1.25. The Privet (*Ligustrum* spp) located within the development site being removed prior to commencement of construction.
- 1.26. Two 75L Water Gum (*Tristania laurina*) street trees are to be provided on the nature strip adjoining the development. Details of these trees are to be incorporated in the Landscape Plan. The installation of these trees are to be carried out by contractors in accordance with the approved Landscape Plan and in accordance with AUS-SPEC #1 Specification C273-Landscaping.
- 1.27. The perimeter of the development is to be screened with landscaping to provide privacy to adjoining developments.
- 1.28. An automatic watering system is to be installed in common areas at the applicant's cost. Details are to be included on the landscape plan. The



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system is to be installed in accordance with the manufacturers' specification.

- 1.29. Access and sanitary facilities for disabled persons in accordance with BCA Part D3/Clause F2.4 and Australian Standard (AS) 1428.1. Full details must include:

- (a) ramp width, ramp height, ramp gradient, landing size and location together with reduced levels related to any or all of the following as applicable: (aa) each landing (ab) each floor level (ac) the adjacent ground level (the levels in each case relating to Australian Height Datum), and
- (b) location of sanitary facilities, room size, door type/swing, location of toilet, handbasin, handrails, and signage.

AS 1428.1 may be purchased from Standards Australia - telephone 9746 4600.

Full details are required before release of a Construction Certificate.

- 1.30. All drainage systems, sumps and traps must be regularly maintained so that they are kept clean and remain effective.

- 1.31. Garbage storage areas must comply with the requirements of Specification S7 of Council's Stormwater Management Manual.

- 1.32. Runoff from the stockpile area must be collected and discharged via a treatment device complying with Specification S2 of Council's Stormwater Management Manual.

- 1.33. Council's warning sign for Soil and Water Management must be displayed on the most prominent point on the building site, visible to both the street and site workers. The sign must be displayed throughout construction.

- 1.34. The capacity and effectiveness of erosion and sediment control devices must be maintained at all times.

- 1.35. A copy of the Soil and Water Management Plan must be kept on-site at all times and made available to Council officers on request.

- 1.36. Building operations such as brickcutting, washing tools or paint brushes, and mixing mortar not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.

- 1.37. Stockpiles of topsoil, sand, aggregate, spoil or other material must be stored clear of any drainage line or easement, natural watercourse, kerb or road surface.

- 1.38. Drains, gutters, roadways and accessways must be maintained free of sediment. Where required, gutters and roadways must be swept regularly to maintain them free from sediment.

- 1.39. Stormwater from roof areas must be connected to the approved stormwater disposal system immediately after completion of the roof area.

- 1.40. Mechanical ventilation to the basement carparking area to BCA Clause F4.11/AS 1668 Parts 1/2 The use of mechanical ventilation and air-conditioning in buildings, unless natural ventilation based on the floor area of the basement, the number of cars accommodated, position (including height)/size of openings (including the abovementioned criteria), and wall



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setbacks from boundaries comply with AS 1668 Part 2.

Full details of calculations and proposed openings, or alternatively the proposed mechanical ventilation system must be included with the Construction Certificate application.

This item is an essential fire or other safety measure.

- 1.41. The proposed structure being erected so as to stand wholly within the boundaries of the allotment.
- 1.42. Provide a Surveyor's Certificate to the Principal Certifying Authority prior to walls being erected more than 300mm above adjacent ground surfaces to indicate the exact location of all external walls in relation to allotment boundaries.
- 1.43. Structural Engineer's details being approved by the Principal Certifying Authority for all concrete footings, slabs, retaining walls and structural steel prior to building work reaching each respective stage. The details must be prepared by a suitably qualified (eg. Bachelor of Engineering) practising structural engineer who has/is eligible for membership of the Institution of Engineers Australia, and be accompanied by a completed Structural Design Certificate (SC1101a copy attached).
- 1.44. The building shall be constructed in type C construction under BCA Clause/Specification C1.1, inclusive of fire resistance levels required for walls, beams, columns, floors, roofs and lintels or the like.
- 1.45. External walls including beams and columns incorporated in them having a 60/60/60 fire resistance level to BCA Clause/Specification C1.1.
- 1.46. The building (having a rise of not more than two storeys) with concrete external walls which could collapse as complete panels (such as tilt up or pre cast panels) must be designed so that in the event of fire the likelihood of outward collapse of walls is minimised to BCA Specification C1.11.
- 1.47. The openings in the external walls being protected in accordance with BCA Clause C3.2. Protection may be by means of:
 - (a) internal or external wall wetting sprinklers; and where used for windows the windows must be automatically or permanently fixed in the closed position.Alternatively:
 - (b) windows may be protected by -/60/- fire windows (automatically or permanently fixed in the closed position),
 - (c) windows may be protected by -/60/- automatic fire shutters,
 - (d) doors may be protected by self closing or automatic -/60/30 fire doors.

Full hydraulic plans, details and a hydraulic design certificate from a hydraulic engineer must be submitted to the Principal Certifying Authority and approval obtained prior to installation of the system. A blank hydraulic design certificate is attached for this purpose (SC1100b). This item is an essential fire or other safety measure.

- 1.48. Exit doorways (except for any class 9 building/portion) being a minimum clear width of 750mm and height of 1980mm. Exit doors shall swing in the direction of egress unless subject to a concession under BCA Clause D2.20.



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Any sliding exit doors must be able to be opened manually under a force of not more than 110 Newton, and power operated doors must comply with BCA Clause D2.19.

Where necessary, bollards or other barriers shall be installed outside of exit doors to prevent obstruction by vehicles/goods or the like; paths of travel between exits leading to open space and the roadway must have unobstructed widths throughout not less than either the minimum width of the required exit or 1 metre, whichever is the greater; and where an exit discharging to open space is at a different level than the public road to which it is connected, the path of travel to the road must comply with BCA Clause D1.10.

- 1.49. Exit doors in a required exit, forming part of a required exit or in the path of travel to a required exit must be readily openable:
 - (a) without a key to a person seeking egress, and
 - (b) by a single hand downward action or pushing action on a single device, and
 - (c) located between 900mm and 1200mm from the floor, to BCA Clause D2.21.
- 1.50. Access and toilet facilities for disabled people being provided in accordance with BCA Part D3 and Clause F2.4, designed to AS 1428.1.
- 1.51. Install a fire hydrant system to BCA Clause E1.3. Full hydraulic plans, details and a hydraulic design certificate (documenting compliance with Clause E1.3 and Australian Standard 2419.1 from a hydraulic engineer) must be submitted to the Principal Certifying Authority and approval obtained prior to installation of the system. A blank hydraulic design certificate is attached for this purpose.

Existing street hydrants may be utilised where factors including location, coverage, water pressure and flow rates are adequate. Further information can be obtained by your hydraulic engineer from Sydney Water on telephone 13 20 92. Street hydrants utilised to comply with this condition must be detailed on the hydraulic design certificate.

This item is an essential fire or other safety measure. A hydraulic design certificate (SC1100b) is attached.
- 1.52. Install a hose reel system to BCA Clause E1.4. Full hydraulic plans, details and a hydraulic design certificate (SC1100b attached) (documenting compliance with Clause E1.4 and Australian Standard 2441 from a hydraulic engineer) must be submitted to the Principal Certifying Authority and approval obtained prior to installation of the system. A blank hydraulic design certificate is attached for this purpose.

Hose reels must be provided so that the nozzle end of a fully extended hose fitted to the reel and laid to avoid partitions or other physical barriers will reach every part of the floor of the storey; and be located:

 - (a) externally; or
 - (b) internally within 4 metres of an exit; or
 - (c) internally adjacent to a hydrant (except in a fire isolated exit); or
 - (d) in any combination of (a), (b) or (c),



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so that the hose will not need to pass through doorways fitted with fire or smoke doors (except doorways to electrical supply/class 2-4 units/shafts/equipment).

Any system valve capable of isolating flow in the hose reel water supply main must:

- (a) be secured in the open position by a padlocked metal strap; and
- (b) be labelled with an engraved non-ferrous metal tag with 8mm upper case wording:

FIRE SERVICE VALVE-

CLOSE ONLY TO SERVICE FIRE HOSE REELS

This item is an essential fire or other safety measure. A hydraulic design certificate (SC1100b) is attached.

- 1.53. Install portable fire extinguishers selected, located and distributed to BCA Clause E1.6/Table E1.6 and AS 2444. This item is an essential fire or other safety measure.
- 1.54. Emergency lighting complying with Australian Standard 2293.1 being installed to throughout the building where required under BCA Clause E4.2 and AS 2293. This item is an essential fire or other safety measure.
- 1.55. Exit signs being provided in accordance with BCA Clause E4.5. This item is an essential fire or other safety measure.
- 1.56. Following is a list of existing and/or new essential fire safety measures required to be installed, and the minimum standard to which same must be designed, installed and maintained:

Essential fire Safety measure/s		Minimum standard of performance Building Code of Australia(BCA96am6)*			Australian/A/NZ Standard No. or other standard
		Pt/Sec	Clause	Specification	
New Essential Fire Safety Measures					
5.	Emergency lighting	E	E4.2, 4.8	-	2293.1-1988
8.	Exit signs	E	E4.5-4.8	-	2293.1-1998
12.	Fire hydrant systems	E	E1.3		2419.1 1994 am 10/'96 1851.4
16.	Hose reel systems	E	E1.4		2441-1988 1851.2- 1989
18.	Mechanical air handling systems	C-H	E1.8/2.2b# H1.2, C1.10	E1.8, E2.2a/b (nsw) G3.8	1668.1 '98 .2 '91 1851.6-1983 4254 '95 am11/96
20.	Portable fire extinguishers	E	E1.6/Table E1.6	-	2444 - 1995 am10/96 am6/97 1851.1-1989
28.	Wall wetting (fixed window) sprinkler and drencher systems	C	C3.2/4	C3.4	-
New Critical Fire Safety Measures					
1.1	Nil				
Existing Fire Safety Measures					
	To a standard of performance not less than that which applied at the time of design and installation of the measure (described in the list accompanying the construction certificate application (if any), or to the following standard(s):				
A.	Nil				
* denotes not necessarily exhaustive, or all applicable; intended as a guide only - for full details refer to the BCA #denotes NSW Clause					



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The owner must furnish Council with a Fire Safety Certificate for each essential fire safety measure installed, in any of the following circumstances:

- (a) before occupation of a new building or an altered building;
- (b) upon completion of fire safety upgrading in an existing building;
- (c) before the commencement of a change of use in a existing building.

Every year the owner must furnish Council with a Fire Safety Statement for each essential fire safety measure installed.

A copy of the most recent Fire Safety Certificate or Fire Safety Statement together with a copy of this Schedule must be prominently displayed within the building.

A copy of the most recent Fire Safety Certificate or Fire Safety Statement must be forwarded to the Commissioner of the New South Wales Fire Brigades, Locked Bag 12, PO Greenacre 2190.

- 1.57. Obtain an Occupancy Certificate/Interim Occupancy Certificate (class 1/10 dwellings/outbuildings excepted) from the Principal Certifying Authority before partial/entire occupation of the development.

2. WE ALSO ADVISE:

- 2.1. Our decision was made after consideration of the matters listed under Section 97C of the Environmental Planning and Assessment Act 1979, and matters listed in Council's various Codes and Policies.
- 2.2. If you are not satisfied with this determination, you may:
 - 2.2.1. Apply for a review of a determination under Section 82A of the Environmental Planning and Assessment Act 1979. A request for review must be made within 28 days of the date of this Notice of Determination and be accompanied by the relevant fee; or
 - 2.2.2. Appeal to the Land and Environment Court within 12 months after the date on which you receive this Notice of Determination, under Section 97 of the Environmental Planning and Assessment Act 1979.
(Section 97 of the Environmental Planning and Assessment Act 1979 does not apply to the determination of a development application for State significant development or local designated development that has been the subject of a Commission of Inquiry.)
- 2.3. The relevant Council Manuals and AUS-SPEC specifications referred to are available from Council for a fee.
- 2.4. Private contractors shall submit an application and pay an inspection fee to Council prior to commencement of any works on the footpath or roadway. All work to be done under the supervision of Council.
- 2.5. The drainage and landscape plans submitted for approval will be assessed free of charge. Amended plans however, submitted as a result of a previous rejection(s) will be subject to a reassessment fee which is required to be prepaid.
- 2.6. Upon notification from you that the drainage and/or landscaping has been completed in accordance with the previously approved plans, an inspection will be carried out by Council free of charge. If the work is not satisfactory



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and results in the need for Council to revisit the site this will be subject to a fee which is required to be prepaid.

- 2.7. To obtain Council's "Landscape Guidelines" detailing requirements for the submission of landscape plans and final landscape inspection. The landscape checklist coversheet included in the guidelines is to be filled out and submitted with the landscape plans. The final landscape inspection checklist is to be submitted prior to Council making the final landscape inspection.
- 2.8. If you need more information, please contact Steven Parisotto of our Environmental Services Division on 9789-9357.

DATE FROM WHEN CONSENT OPERATES:

3 JULY 2000

DATE WHEN CONSENT LAPSES:

3 JULY 2002

Jim Montague

Jim Montague
GENERAL MANAGER

Enclosure

SP

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ATTACHMENT - PRESCRIBED CONDITIONS

ERECTION OR DEMOLITION OF A BUILDING

The following are prescribed conditions for the purposes of Section 80A(11) and 85A(6)(a) of the Act in relation to a development consent for the erection or demolition of a building:

1. All building work must be carried out in accordance with the requirements of the Building Code of Australia.
2.
 - (a) All excavations and backfilling must be executed safely and in accordance with appropriate professional standards.
 - (b) All excavations must be properly guarded and protected to prevent them from being dangerous to life or property.
3. If the soil conditions require it:
 - (a) retaining walls or other approved methods of preventing movement of the soil must be provided, and
 - (b) adequate provision must be made for drainage.
4. If an excavation extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:
 - (a) must preserve and protect the building from damage, and
 - (b) if necessary, must underpin and support the building in an approved manner, and
 - (c) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars to the owner of the proposed work.

An allotment of land includes a public road and any other public place.

5. If:
 - (a) the erection or demolition of a building will cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
 - (b) the erection or demolition of a building involves the enclosure of a public place, a hoarding or fence must be erected between the building premises and the public place;
 - (i) If necessary, a sufficient awning is to be erected to prevent any substance from, or in connection with, the work falling onto the public place.
 - (ii) The site of the building is to be kept lit between sunset and sunrise if it is likely to be a source of danger to persons using the public place.
 - (iii) Any such hoarding, fence or awning is to be removed when no longer required.



6.
 - (a) A sign must be erected in a prominent position on the premises on which the erection or demolition of a building is being carried out:
 - (aa) stating that unauthorised entry to the premises is prohibited, and
 - (ab) showing the name of the builder or other person in control of the premises and a telephone number at which the builder or other person may be contacted outside working hours.
 - (b) Any such sign is to be removed when the erection or demolition of the building has been completed.
 - (c) This clause does not apply to:
 - (ca) building work carried out inside an existing building, or
 - (cb) building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.

7.
 - (a) Closet accommodation is to be provided at the work site at all times at the rate of one closet for every 20 persons or part of 20 persons employed at the site.
 - (b) If the requirements of subclause (a) are met by means of the provision of temporary closet accommodation, each temporary closet must comply with the following requirements:
 - (ba) it must be at least 1,050 millimetres wide, 1,350 millimetres long and 2,100 millimetres high, measured internally,
 - (bb) it must have a hinged door capable of being fastened from both the inside and the outside,
 - (bc) it must have sufficient walls and a roof to ensure privacy, each constructed of material that is weather-proof,
 - (bd) it must have a floor constructed of a material that is rigid and impervious,
 - (be) it must be provided with a suitable receptacle for, and an adequate supply of, deodorising or fly-repelling fluid,
 - (bf) it must comply with any relevant requirements of the Building Code of Australia.

** ** *



CANTERBURY CITY COUNCIL

City of Cultural Diversity

Administration Centre, 137 Beamish Street,
CAMPSIE N.S.W. 2194
DX: 3813 Campsie
Telephone: (02) 9789 9300
Fax: (02) 9789 1542

Please address all correspondence to:
MR. JIM MONTAGUE
GENERAL MANAGER
P.O. BOX 77, CAMPSIE 2194

D.A. No.: M96/01
FILE No.: 122/27D PT 1
DAP111001.cns

NOTICE OF MODIFICATION OF DEVELOPMENT APPLICATION

Environmental Planning and Assessment Regulation 2000, Section 100(1)

Property: 27-31 Brighton Avenue, Croydon Park.

Development: Modification of Development Consent 96/01 and the Deletion of Condition 1.11 requiring the Consolidation of the Subject Site.

Canterbury City Council as consent authority under the provisions of the Environmental Planning and Assessment Act 1979, gives notice that the request to modify the Development Application described above was determined on 11 October 2001 in the following manner:

THAT Development Consent 96/00 be **MODIFIED** by deleting Condition 1.11

Council's decision was made pursuant to Section 96 of the Environmental Planning and Assessment Act 1979, and matters listed in Council's various Codes and Policies.

If you are dissatisfied with this decision, you have two options. Firstly, Section 82 of the Environmental Planning and Assessment Act 1979 allows for a reconsideration of a refusal of an application. A request for review must be made within 28 days of the date of issue of this Notice of Determination. Secondly, Section 97 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this Notice of Determination.

Section 97 of the Environmental Planning and Assessment Act 1979 does not apply to the determination of a development application for State significant development or local designated development that has been the subject of a Commission of Inquiry.



CANTERBURY CITY COUNCIL

City of Cultural Diversity

CTD

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If you need more information, please contact Steven Parisotto of our Environmental Services Division on 9789-9357.

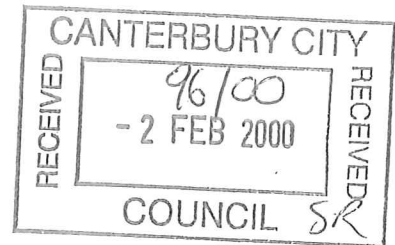
DATE OF NOTICE:

16 October 2001

Jim Montague

GENERAL MANAGER

Per:



*STATEMENT
OF
ENVIRONMENTAL EFFECTS*

FOR

PROPOSED

PROPOSED STORAGE EXTENSION
OF CROYDON PARK BUILDING SUPPLIES

AT

No. 27, 29, 31 BRIGHTON AVENUE
CROYDON PARK NSW 2133

THE SITE/ STREETScape

The site is of an irregular shape and has a total area of 6967.77sqm. The site has a fall of approx. 3 metres from the rear north-east side of the property down to the south-west street boundary.

The site is located on Brighton Avenue which is not specified as a busy road and in the same time close to Georges River Road which helps out the feasibility of this storage extension of building materials.

A Site Analysis identifying the major characteristics of the site and its neighbouring properties has been prepared as part of the design process and has been submitted with the Development Application.

THE PROPOSAL

The proposal involves the construction of a storage extension for building materials to cope with the increasing demand of building materials from Croydon Park building supplies. It's made of a steel structure frame and colorbond sheeting.

DENSITY

The site complies with the minimum required frontage and floor space ratio for that extension development

VEHICLE ACCESS AND PARKING

Vehicular access diagram to this extension has been prepared and submitted with the development application, where we can determine that no effect will be caused to the street or the neighbours due to the spacious land we erect this extension on. Moreover, a twenty seven car spaces have been provided to the development.

LANDSCAPING

A percentage of landscaping area has been taken into account near the car spaces. And a landscape strip has been provided on the front boundary to separate the street from the vehicles activities inside the property.

CONCLUSION

In conclusion, it is believed that the proposed storage extension will provide an updated service to the community without adversely affecting the existing amenities of the neighbouring properties. As mentioned earlier, The scale of the proposed building is considered to be generally compatible with and complimentary to the existing surrounding buildings. Hence, making it ideal for this extension development.



D.A. No. 1722A
FILE No. 122/31 D

CANTERBURY MUNICIPAL COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

Applicant:

SCHEDULE A:

Property: 31-33 Brighton Avenue, Croydon Park

Development: Request for variation of Condition 6 of Development Consent
No. 1722 dated 24th July, 1984.

The Council of the Municipality of Canterbury as consent authority under the provisions of the Environmental Planning and Assessment Act, 1979, hereby gives notice pursuant to section 92 of the Act, that the Development Application relating to Schedule A has been determined in the manner set out in Schedule B.

You are advised that:

- Section 97 of the Act confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court within 12 months after receipt of this notice.
- Council's decision was made after consideration of the matters listed under Section 90 of the Environmental Planning and Assessment Act, 1979.

16th August, 1984

DATE OF NOTICE

J. Montague
TOWN CLERK *R.*

137 Beamish Street, Campsie, P.O. Box 77, Campsie 2194
DX 8569 Burwood

Telephone: 789 2333



D.A. No. 1722A

FILE No. 122/31 D

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

SCHEDULE B

That Condition 6 of Development Consent No. 1722, dated 24th July, 1984, be amended to read:-

- "6. The first floor office, lunch room and toilets being elevated to provide a clear height of 3.4 metres above ground level."

16th August, 1984

DATE OF NOTICE

J. Montague

TOWN CLERK *ED*

Mr. F. Gianni

2nd December, 1982

- (e) That a preliminary perusal only has been made of the plans submitted with the development application in order to determine the class of the building pursuant to the provisions of Ordinance 70 and it would appear therefrom that minor alterations only will be needed to be made to the plans to permit them to comply with the classification and construction type referred to above.

It is therefore suggested that you discuss the matter with Officers of Council's Building Department prior to the preparation of detailed building plans for the project.

I would also advise you of your right to appeal to the Land and Environment Court of N.S.W. against the conditions imposed by Council in respect of the application. The necessary application forms may be obtained from any Clerk of Petty Sessions or direct from the Court, 388 George Street, Sydney, 2000, Telephone 238 1111.

Yours faithfully,


J. MONTAGUE,
TOWN CLERK ELECT.

per DV



D.A. No.1722.....

FILE No.122/31D.....

CANTERBURY MUNICIPAL COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

Applicant:

SCHEDULE A:

Property: 31-33 Brighton Avenue, Croydon Park

Development: Application for new storeroom and first floor offices for building supplies.

The Council of the Municipality of Canterbury as consent authority under the provisions of the Environmental Planning and Assessment Act, 1979, hereby gives notice pursuant to section 92 of the Act, that the Development Application relating to Schedule A has been determined in the manner set out in Schedule B.

You are advised that:

- Section 97 of the Act confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court within 12 months after receipt of this notice.
- Council's decision was made after consideration of the matters listed under Section 90 of the Environmental Planning and Assessment Act, 1979.

.....24th July, 1984.....

DATE OF NOTICE

J. Montague
TOWN CLERK



D.A. No. 1722

FILE No. 122/31D

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

SCHEDULE B

That the application be approved subject to the following conditions:-

1. The development being carried out substantially in accordance with plans received by Council on 4th June, 1984, except where amended by the conditions of consent.
2. The office being used in conjunction with the use of the factory part of the premises.
3. All activity being conducted so that it causes no interference to the existing and future amenity of the adjoining occupations and the neighbourhood in general by the emission of noise, smoke, dust, fumes, grit, vibration, smell, vapour, steam, soot, ash, waste water, waste products, oil or otherwise.
4. Eight (8) off-street car spaces being provided in accordance with the submitted plan and being sealed and linemarked to Council's satisfaction.
5. The area designated for car spaces 8 and 9 being made available for truck turning should in the future circumstances warrant (in Council's opinion) with one car space being allocated elsewhere on site to the satisfaction of the Chief Engineer/Town Planner.
6. The first floor office, lunch room and toilets being elevated to provide a clear height of four (4) metres above ground level.
7. All loading and unloading in relation to the use of the premises taking place wholly within the property.
8. The hours of operation being confined to between 7.30 a.m. and 5.30 p.m. Monday to Friday, inclusive and between 7.30 a.m. and 1 p.m. Saturdays, with no work being carried out on Public Holidays.
9. A detailed landscape plan being prepared by a qualified landscape architect or an approved landscape consultant for submission to and approved by Council prior to release of building plans.
10. The landscaping of the site being carried out in accordance with the approved landscape plan, such landscaping being maintained at all times to the Council's satisfaction.
11. No goods being sold to the general public from the premises.
12. The existing concrete footpath in front of No. 33 Brighton Avenue being reconstructed by Council at the applicant's cost.
13. Heavy duty grates to be provided across the internal driveway at the front boundary.

24th July, 1984

DATE OF NOTICE

J. Montague
TOWN CLERK



D.A. No. 1722
FILE No. 122/31D

NOTICE TO APPLICANT OF DETERMINATION OF
A DEVELOPMENT APPLICATION

SCHEDULE B

14. Roofwater and surface runoff to be directed to the kerb in Brighton Avenue to the satisfaction of the Chief Engineer.
15. The submission of an amended building application complying with the requirements of the Local Government Act and Ordinance 70.
16. Arrangements being made to the satisfaction of the Chief Health and Building Surveyor for the site storage, handling and disposal of waste material arising upon the premises and complying with the guidelines of the Metropolitan Waste Disposal Authority where practical.
17. The storage bin area being screened from view from Brighton Avenue to the satisfaction of the Chief Engineer/Town Planner.
18. The existing and proposed masonry screen walls at the front of the property being faced in brick or other materials to Council's satisfaction.

You are further advised that:-

- a) The building/portion is now classified under Ordinance 70 as follows:-
Class VII - Ground Floor
Class V - First Floor
for which Type 5 construction is required.
- b) A preliminary perusal only has been made of the plans submitted with the development application in order to determine the class of the building under the provisions of Ordinance 70. It would appear minor alterations will need to be made to such plans to meet the requirements for the classification of the building and the construction type as outlined above. You are therefore requested to discuss this project with Officers of Council's Building Department prior to the preparation of detailed building plans.
- c) A separate application is required to be made to Council for any proposed advertising sign.
- d) That the Development Consent hereby granted will automatically lapse and become void unless the development is substantially commenced within two years from the date hereof.

24th July, 1984.

DATE OF NOTICE

J. Montague
TOWN CLERK



Canterbury Municipal Council
137 Beamish Street Campsie 2194

WHH:MK

82/4988

REGISTER OF CONSENTS No. 10,056
DATE 8/12/82
[Signature]

Telephone: 7892333

All communications
to be addressed to
The Town Clerk
Box 77, PO Campsie
NSW 2194

DX 8569 Burwood

In reply please quote

82/4988

2nd December, 1982

Dear Sir,

re: 31 Brighton Avenue, Croydon Park

Reference is made to your application for permission to convert the existing dwelling at the abovementioned location for office and storage purposes for use in conjunction with the on-site storage of building materials, and in this regard I have been directed to advise that the application has been approved subject to the following:-

1. The development being carried out substantially in accordance with the plans received by Council on 22nd October, 1982 except where amended by the conditions of the consent.
2. The provision on-site of five (5) carspaces in accordance with the submitted plans. Such spaces to be sealed and clearly linemarked to the satisfaction of Council.
3. A detailed landscape plan being prepared by a qualified landscape architect or an approved consultant for submission to and approved by Council prior to commencement of building operations, such plan indicating all existing trees on the site, plants to be used and detailed specifications.
4. The landscaping of the site being carried out in accordance with the approved landscape plan, such landscaping being maintained at all times to the Council's satisfaction.
5. The office being used in conjunction with the use of the premises.

All activity being conducted so that it causes no interference to the existing and future amenity of the adjoining occupations and the neighbourhood generally by the emission of noise, dust or otherwise.

.... /2

1. T/p 10/11/82
2. MHS

Mr. F. Gianni

2nd December, 1982

7. Any trade waste containers being screened from view from a public place and not obstructing or interfering with the use of loading and parking facilities. ✓
8. The footpath being kept clear of signs fixtures and goods at all times. ✓
9. All raw materials, goods and machinery to be stored wholly within the buildings and storage bins and not in adjacent yards, carparking areas or on Council's footpath. ✓
10. All loading and unloading in relation to the use of the premises taking place wholly within the property. ✓
11. The hours of operation being confined to between 7 a.m. and 6 p.m. Monday to Friday and between 7.30 a.m. and 1 p.m. Saturday. ✓
12. The subject premises not to be used for the sale of goods to the general public. ✓
13. The use of the premises being restricted to that of storage only and no manufacture or mixing of cement products being carried out. ✓
14. The submission of a building application complying with the requirements of the Local Government Act and Ordinance 70 for the proposed alterations. ✓
15. Arrangements being made to the satisfaction of the Chief Health and Building Surveyor for the site storage, handling and disposal of waste material arising upon the premises and complying with the guidelines of the Metropolitan Waste Disposal Authority where practical. ✓

For your information I would advise:-

- (a) That the whole of the existing residence has been classified as Class VII pursuant to the provisions of Ordinance 70 and that Type 5 construction is required. ✓
- (b) That a separate application is required to be lodged with Council for the proposed erection or display of advertising sign/s. ✓
- (c) That the Development Consent hereby granted will automatically lapse and become void within 2 years from the date hereof, unless the building and the use has been substantially commenced within that time. ✓
- (d) That the office hours of Council's Building Department are from 9 a.m. to 1 p.m. Monday to Friday. ✓