



**CITY OF
PARRAMATTA**

NOTICE OF LOCAL PLANNING PANEL MEETING

PUBLIC AGENDA

A Local Planning Panel meeting will be held in PHIVE 2 Civic Place, Parramatta at 5 Parramatta Square on Tuesday, 20 February 2024 at 3.30pm.

Gail Connolly
CHIEF EXECUTIVE OFFICER



**CITY OF
PARRAMATTA**

THIS PAGE LEFT BLANK INTENTIONALLY

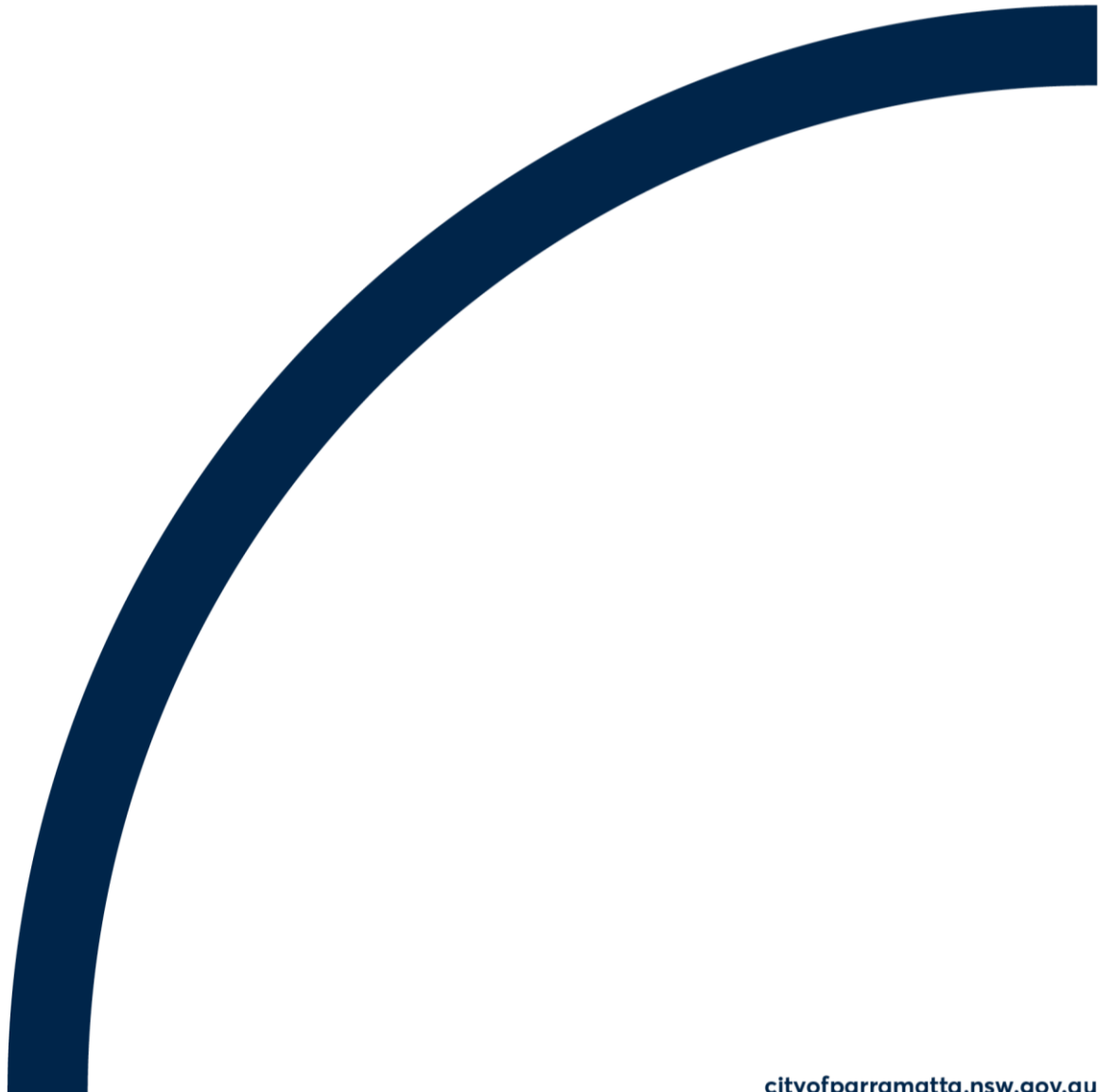


TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	ACKNOWLEDGMENT OF THE TRADITIONAL OWNERS OF LAND	
	<i>The City of Parramatta Council acknowledges the Burramattagal people of The Darug Nation as the traditional owners of land in Parramatta and pays its respects to their ancient culture and to their elders, past, present and emerging.</i>	
2	WEBCASTING ANNOUNCEMENT	
	<i>This public meeting will be recorded. The recording will be archived and available on Council's website.</i>	
	<i>All care is taken to maintain your privacy; however if you are in attendance in the public gallery, you should be aware that your presence may be recorded.</i>	
3	APOLOGIES	
4	DECLARATIONS OF INTEREST	
5	REPORTS - DEVELOPMENT APPLICATIONS	
5.1	54-56 Albert Street, NORTH PARRAMATTA NSW 2151 (Lot 200 DP 1104602).....	6
5.2	42A and 42B Yates Avenue, DUNDAS VALLEY NSW 2117 (Lot R DP 36696).....	52
6	REPORTS - PLANNING PROPOSALS	
6.1	Gateway Request: Planning Proposal for land at 124 Wigram Street, Harris Park	350

THIS PAGE LEFT BLANK INTENTIONALLY

DEVELOPMENT APPLICATIONS

20 FEBRUARY 2024

5.1 54-56 Albert Street, NORTH PARRAMATTA NSW 2151 (Lot 200 DP 1104602) 6

5.2 42A and 42B Yates Avenue, DUNDAS VALLEY NSW 2117 (Lot R DP 36696) 52

DEVELOPMENT APPLICATION

ITEM NUMBER	5.1
SUBJECT	54-56 Albert Street, NORTH PARRAMATTA NSW 2151 (Lot 200 DP 1104602)
DESCRIPTION	Strata Subdivision of Existing Residential Flat Building Complex.
REFERENCE	DA/318/2023 - D09281792
APPLICANT/S	Richard Hogan and Co
OWNERS	GS and MS Investments Pty Ltd
REPORT OF	Group Manager Development and Traffic Services
RECOMMENDED	Approval

DATE OF REPORT 1 FEBRUARY 2024

REASON FOR REFERRAL TO LPP

The proposed Strata Subdivision concerns existing buildings located or partially located within land zoned R2 Low Density Residential. Therefore, Clause 4.1A Minimum subdivision lot size for strata plan schemes in Zone R2 applies. In accordance with this clause a lot resulting from a subdivision of land by strata plan scheme must not be less than the minimum size shown on the lot size map which in this case prescribes a minimum size of 550m² to the site.

In this instance the portion of the proposal located on R2 zoned land proposes Strata Subdivision of existing units measuring between 87m² to 137m². This results in a variation of 84.2% (or 463m²) to the control. The application has been referred to the Panel as the proposal consists of the variation to a control that is greater than 10%.

EXECUTIVE SUMMARY

This is a summary of the full assessment of the application as outlined in Attachment 1, the Section 79C Assessment Report.

The subject site is known as 54-56 Albert Street, North Parramatta. The site maintains two street frontages, each facing Albert and Isabel Streets. The site and surrounding properties are zoned a mix of R2 Low Density Residential and R4 High Density Residential. Several heritage items are located throughout the immediate locality while the Sorrell Heritage Conservation Area covers the site and areas towards the east which locates the Sorrell Street corridor.

The site currently contains:

- A heritage cottage of local significance known as Whiteoak,
- Part one and two storey townhouses located beside the heritage cottage,
- A two-storey residential flat building over basement carparking located behind the townhouses,
- A part one and two storey residential flat building located over basement carparking, towards the centre of the site and towards the Isabella Street frontage.

The proposed development is limited to the Strata Subdivision of the existing residential development and heritage item on site. Specifically, the application seeks approval for the subdivision of 23 strata units including:

- Unit 1 forming the existing heritage cottage.
- Units 2-3 forming the existing townhouses.
- Units 4-23 forming the two existing residential flat buildings.

All associated carparking arrangements including 27 basement car spaces, and common property such as the onsite detention tank, planter boxes and stairs are also to be included.

Section 4.15 Assessment Summary

The application has been assessed relative to section 4.15 of the *Environmental Planning and Assessment Act 1979*, taking into consideration all relevant state and local planning controls.

As stated above, the application relates to a residential flat building, approved prior to the commencement of the PLEP 2023. A review of Councils records has determined the site has employed and maintained the provisions of existing use rights as the development is located on R2 Low Density Residential zoned land which lists residential flat buildings as prohibited development. Furthermore, as the site is affected by R2 Low Density Residential zoned land, clause 4.1A of the PLEP 2023 applies to the proposal. It is noted however that only the specific portions of the site zoned R2 Low Density Residential are subject to this clause, land zoned R4 High Density Residential and the proposed strata units located entirely within this land remain unaffected.

Clause 4.1A of the Parramatta Local Environmental Plan 2023 (PLEP 2023) requires any Strata Subdivision on land zoned R2 to result in lots not less than 550m² (the minimum lot size for the site).

In this instance the proposal will result in subdivision of lots measuring down to 87m² which represents a variation of 84.2% (or 463m²) to the PLEP 2023 control.

The proposal has been accompanied by a Clause 4.6 variation request prepared by the applicant which demonstrates that compliance with the clause is unreasonable and unnecessary within the circumstances of the case. The variation has been reviewed by Council who supports the variation.

Having regard to the matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*, it is recommended Development Application No. DA/318/2023 be approved. The recommended conditions of consent are within **Attachment 1**.

RECOMMENDATION

That the Parramatta Local Planning Panel, exercising the function of the consent authority, approve development consent to DA/318/2023 for the Strata Subdivision of





Existing Residential Flat Building Complex on land at 54-56 Albert Street, North Parramatta.

REASONS FOR APPROVAL

1. The development maintains provisions for existing use rights.
2. The development is permissible in the R4 zone pursuant to the Parramatta Local Environmental Plan 2023 and maintains existing use rights pursuant to the *Environmental Planning and Assessment Act 1979*.
3. The development will be compatible with the emerging and planned future character of the area.
4. The development will continue to provide housing that accommodates the needs of the existing and future residents, workers and visitors of Parramatta.
5. For the reasons given above, approval of the application is in the public interest.

Cade Tracey
Development Assessment Officer

ATTACHMENTS:

- | | | | |
|---|---|--|----------|
| 1 |  | Assessment Report and Draft Conditions | 25 Pages |
| 2 |  | Locality Map | 1 Page |
| 3 |  | Plan of Strata Subdivision | 4 Pages |
| 4 |  | Clause 4.6 statement | 13 Pages |

REFERENCE MATERIAL



City of Parramatta	
File No:	

SECTION 4.15 ASSESSMENT REPORT
Environmental Planning & Assessment Act 1979

DA No:	DA/318/2023
Subject Property:	Lot 200 DP 1104602, 54-56 Albert Street, NORTH PARRAMATTA NSW 2151
Proposal:	Strata Subdivision of Existing Residential Flat Building Complex.
Date of receipt:	6 June 2023
Applicant:	Richard Hogan & Co
Owner:	GS & MS Investments Pty Ltd and SPG Management Pty Ltd
Property owned by a Council employee or Councillor:	The site is not known to be owned by a Council employee or Councillor
Political donations/gifts disclosed:	None disclosed on the application form
Submissions received:	Nil
Recommendation:	Approved
Assessment Officer:	Cade Tracey

1. Legislative Requirements

Relevant provisions considered under section 4.15(1)(a) of the Environmental Planning and Assessment Act 1979	<ul style="list-style-type: none"> • State Environmental Planning Policy (Housing) 2021 • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • Parramatta Local Environmental Plan 2023 (PLEP 2023) • Parramatta Development Control Plan 2011 (PDCP 2011) • Parramatta Local Environmental Plan 2023 (2023)
Zoning	R2 – Low Density Residential / R4- High Density Residential
Bushfire Prone Land	No
Heritage	Yes
Heritage Conservation Area	Yes (Sorrel Street Conservation Area)
Designated Development	No
Integrated Development	No
Clause 4.6 variation	Yes
Delegation	Parramatta Local Planning Panel (PLPP) due to cl.4.6 to vary strata lot size

2. Executive Summary

The subject site is known as 54-56 Albert Street, North Parramatta. The site maintains two street frontages, each facing Albert and Isabel Streets. The site and surrounding properties are zoned a mix of R2 Low Density Residential and R4 High Density Residential. Several heritage items are located throughout the immediate locality while the

Sorrell Heritage Conservation Area covers the site and areas towards the east which locates the Sorrell Street corridor.

The site currently contains:

- A heritage cottage of local significance known as Whiteoak,
- Part one and two storey townhouses located beside the heritage cottage,
- A two-storey residential flat building over basement carparking located behind the townhouses,
- A part one and two storey residential flat building located over basement carparking, towards the centre of the site and towards the Isabella Street frontage.

The proposed development is limited to the Strata Subdivision of the existing residential development and heritage item on site. Specifically, the application seeks approval for the subdivision of 23 strata units including:

- Unit 1 forming the existing heritage cottage.
- Units 2-3 forming the existing townhouses.
- Units 4-23 forming the two existing residential flat buildings.

All associated carparking arrangements including 27 basement car spaces, and common property such as the onsite detention tank, planter boxes and stairs are also to be included.

Section 4.15 Assessment Summary

The application has been assessed relative to section 4.15 of the Environmental Planning and Assessment Act 1979, taking into consideration all relevant state and local planning controls.

As stated above, the application relates to a residential flat building, approved prior to the commencement of the PLEP 2023. A review of Councils records has determined the site has employed and maintained the provisions of existing use rights as the development is located on R2 Low Density Residential zoned land which lists residential flat buildings as prohibited development. Furthermore, as the site is affected by R2 Low Density Residential zoned land, clause 4.1A of the PLEP 2023 applies to the proposal. It is noted however that only the specific portions of the site zoned R2 Low Density Residential are subject to this clause, land zoned R4 High Density Residential and the proposed strata units located entirely within this land remain unaffected.

Clause 4.1A of the Parramatta Local Environmental Plan 2023 (PLEP 2023) requires any Strata Subdivision on land zoned R2 to result in lots not less than 550m² (the minimum lot size for the site).

In this instance the proposal will result in subdivision of lots measuring down to 87m² which represents a variation of 84.2% (or 463m²) to the PLEP 2023 control.

The proposal has been accompanied by a Clause 4.6 variation request prepared by the applicant which demonstrates that compliance with the clause is unreasonable and unnecessary within the circumstances of the case. The variation has been reviewed by Council who supports the variation.

Having regard to the matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act, it is recommended Development Application No. DA/318/2023 be approved. The recommended conditions of consent are within **Attachment 1**.

3. Site Description and Conditions

The subject site is legally defined as Lot 200 DP 1104602 and is also known as 54-56 Albert Street, North Parramatta. The site maintains two street frontages, one facing Albert Street while the other fronts Isabella Street to the north. The site and surrounding properties are zoned a mix of R2 Low Density Residential and R4 High Density Residential. Several heritage items are located throughout the immediate locality while the Sorrell Heritage Conservation Area covers the site and areas towards the east which locates the Sorrell Street corridor. Pedestrian access onto the site can be gained from either Albert or Isabella Streets, vehicle access to the basement carpark is also available from both Streets.

The site currently contains a heritage cottage of local significance known as Whiteoak (item I298) and faces Albert Street, part one and two storey townhouses which also face Albert Street beside the cottage, a two-storey residential flat building over basement carparking (for 27 car spaces) located behind the townhouses and a second two storey residential flat building located over the basement carpark towards the centre of the site as well as towards the Isabella Street frontage.

The site is located within an established residential area characterised predominantly by older low-rise brick residential flat buildings, some residential dwellings predominantly of heritage significance also form part of the streetscape character. Immediately adjoining the subject site to the east is a dwelling house known as The Jones which is a heritage item of local significance (item I299), a residential flat building is also located to the east while residential flat buildings adjoin the site to the west.

To clarify the location of the application site and specifically that of the subject site, refer to the aerial images and photographs in **Figures 1 - 7** below.

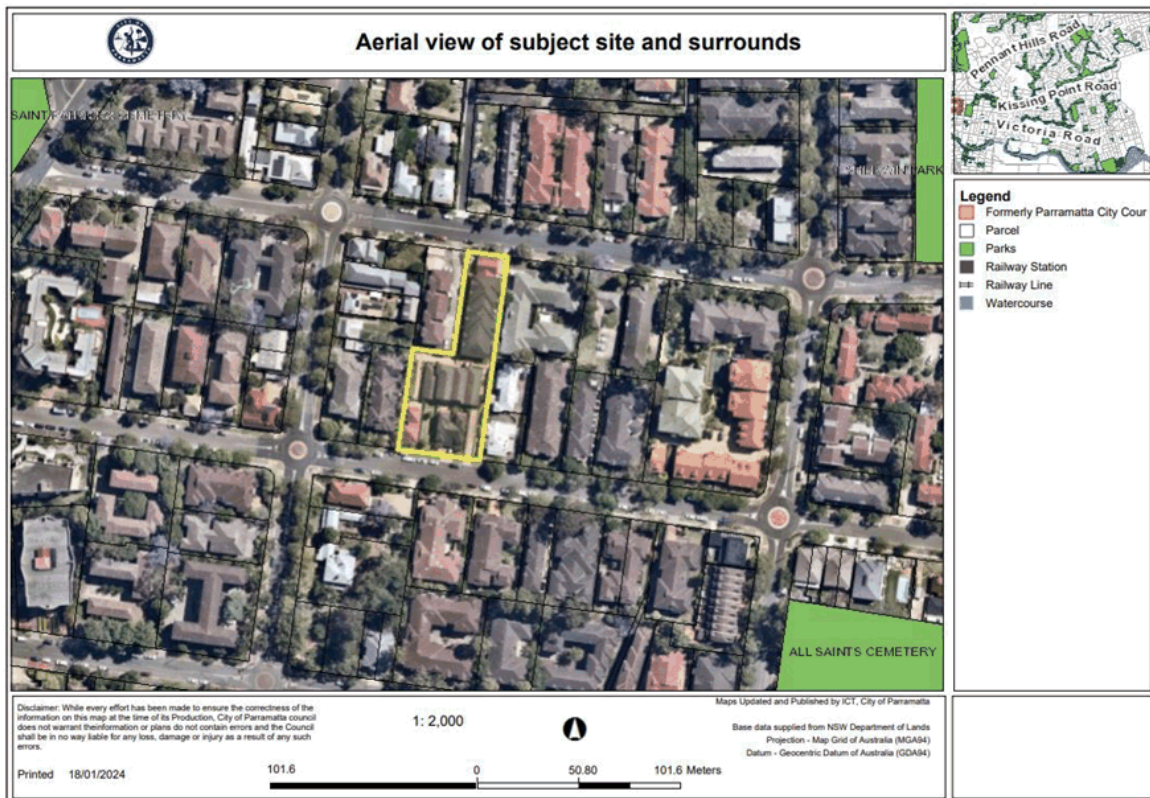


Figure 1: Aerial view of the subject site and surrounds. Subject site outlined in yellow (Nearmap, 2023).

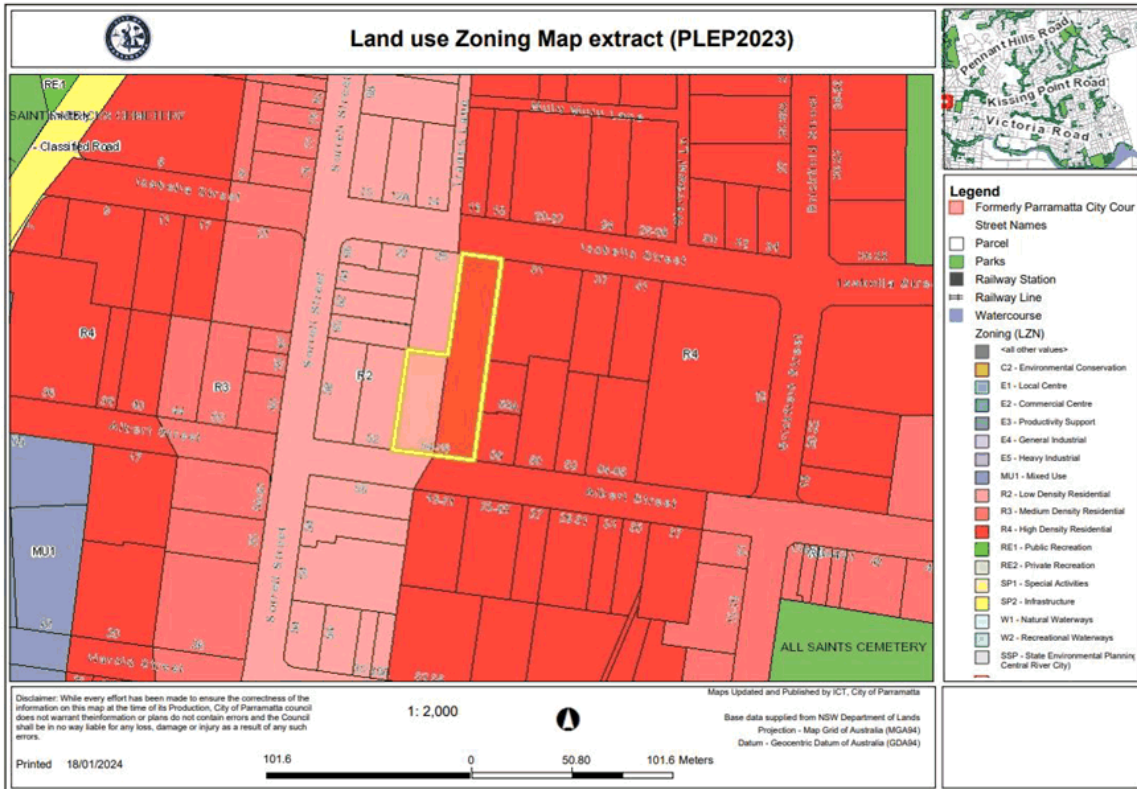


Figure 2: R2 Low Density Residential Zoning Map extract (PLEP 2023).

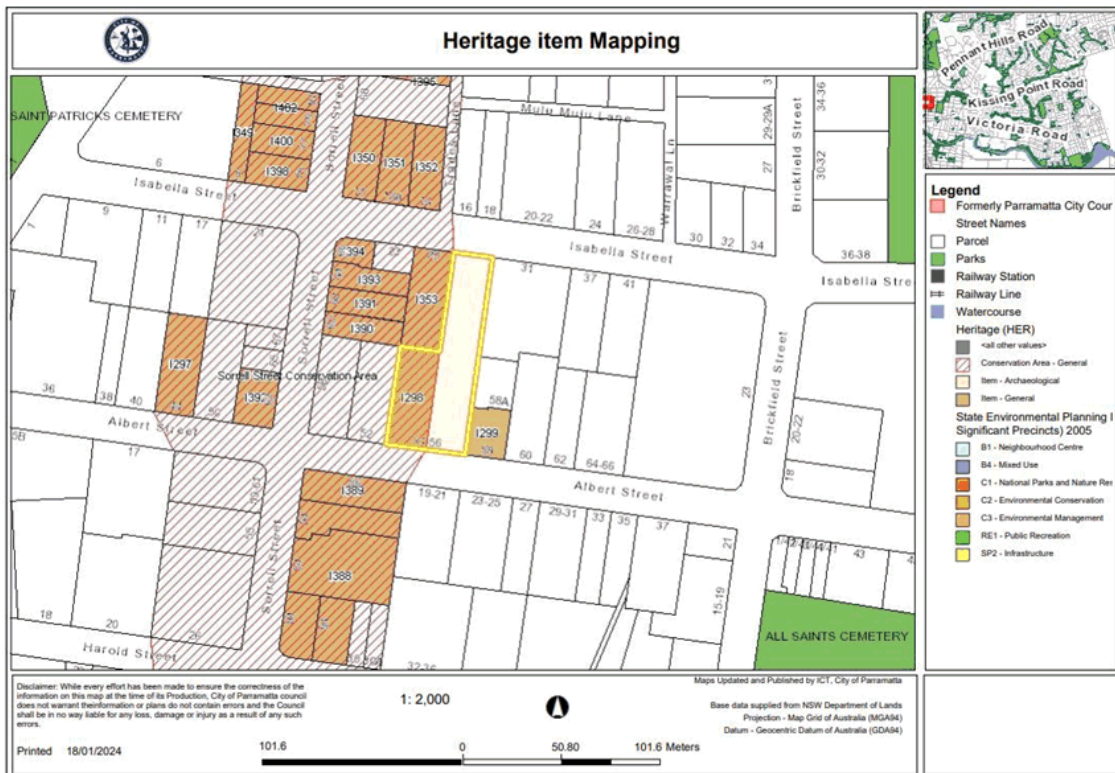


Figure 3: Heritage identification map extract (PLEP 2023).



Figure 6: View of site looking directly north from Albert Street (Site inspection, 29/01/2024).



Figure 7: View of site as seen from Isabella Street (Site inspection, 29/01/2024).

4. Relevant Site History

Table 1 below provides details of existing approvals relating to the site.

Development Application	Description
DA/1230/2000	Alterations and Additions to a heritage item, demolition of other buildings and structures, construction of 1 x 2-bedroom villa, 2 x 3-bedroom townhouse and 2 Residential Flat buildings containing 12 x 2-bedroom units. – Approved: 5 November 2001
CC/292/2006	Construction Certificate for Alterations and Additions to a heritage item, construction of 2 villa's, 2 townhouses and 2 residential flat buildings over basement carpark. – Approved 6 June 2006

Since issue of the Occupation Certificate on 6 October 2009, Council records do not contain any further applications or records concerning the site.

5. Application History

Date	Event
19/07/2023	Council requested additional information including: <ul style="list-style-type: none"> • Statement of Heritage Impact, • Existing Conservation Management Plans, • Amended strata plans that fit the curtilage of the heritage item and associated areas in its entirety.
14/08/2023	Applicant confirmed the following: <ul style="list-style-type: none"> • No Existing Conservation Management Plan exists, • Statement of Heritage Impact to be prepared, • Offer for proposed Strata Subdivision to include strata by-laws for the management of the heritage item, in place of an amended strata plan to fit curtilage of the heritage item.
19/09/2023	Council provided the following advice: <ul style="list-style-type: none"> • A new Conservation Management Plan is to be prepared as no current plan exists, • Confirmation that inclusion of strata by-laws for management of the heritage item in place of an amended strata plan will be accepted by Council. <p>Note: After subsequent review by Council's Senior Heritage Specialist, conditioning has instead been included requiring submission and approval by Council concerning further information such as conservation work schedule and cyclical maintenance plan, prior to issue of a Strata Subdivision Certificate, in the place of previously mentioned bylaws.</p>
27/11/2023	Applicant submitted the requested information.
09/01/2023	Council contacts applicant regarding clause 4.1A of the PLEP 2023 and confirms a clause 4.6 variation request document is required.
15/01/2023	Applicant submitted clause 4.6 variation request document.

6. The Proposal

Development Application 318/2023 was lodged on 6 June 2023 for the Strata Subdivision of an existing residential flat building complex. Specifically, the application seeks approval for Strata Subdivision of all existing units and dwellings on site, including the heritage cottage known as Whiteoak. All associated carparking arrangements and common property are to be included. A total of 23 strata units are to be created. All units will also maintain either one or two dedicated car spaces.

The proposed units that will be located or partially located on land zoned R2 Low Density Residential are as follows:

- proposed lot 1 which contains the heritage item (137m²),
- proposed lot 2 which contains a townhouse unit (103m²),
- proposed lots 4, 5 and 17 which contain units forming portions of the residential flat building which encroaches within the R2 zoned land (95m², 87m² and 100m² respectively).

No physical works form part of this application.

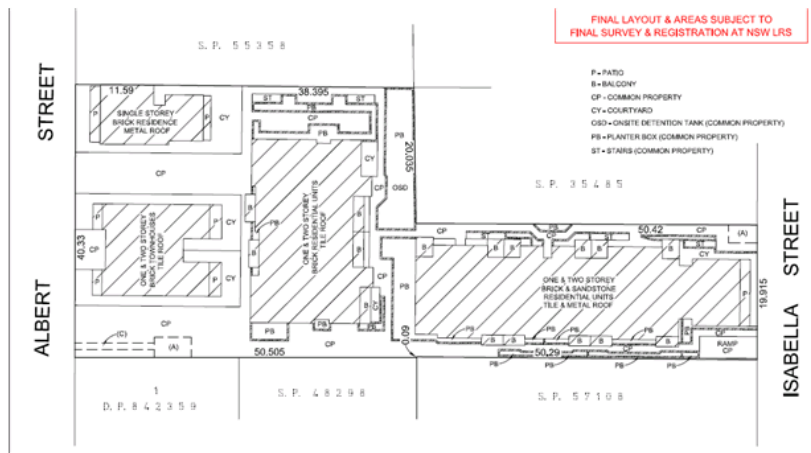


Figure 8: Location plan for plan of Strata Subdivision (extracted from submitted plans).

7. Referrals

The following section outlines the response and conditions recommended from each of the internal and external referrals in relation to the subject application.

Referral	Comment
Senior Heritage Specialist	<p>Supported, subject to conditions.</p> <p><i>“The owner has provided council with a Heritage Asset Action Plan, an updated Statement of Significance and the schedule of maintenance.</i></p> <p><i>The proposed strata subdivision will have a minimal and acceptable impact on the heritage item, the heritage items in the vicinity, or the Sorrell Street Conservation Area for the following reasons:</i></p> <ol style="list-style-type: none"> <i>1. There are no physical works required in the proposed strata subdivision and no physical work to the fabric, setting or view corridors to or from the heritage item.</i> <i>2. The HAAP including the Cyclical Maintenance Schedule, prepared by Weir Phillips Heritage and Planning, to accompany the DA will ensure that the heritage item is maintained, conserved and protected.</i> <i>3. The strata plan subdivision will create 23 strata units within the new plan, the heritage item becoming one of them. The dwellings on the site will no longer be required to be sold as one allotment, making it easier for each unit to be managed.</i> <i>4. The strata subdivision will enable the heritage item to be under sole ownership. Sole ownership will ensure that the heritage item is maintained and conserved and not guided by a large body corporate that is required to manage the whole site of 23 residences.</i> <i>5. The common property will be maintained by all strata owners, keeping the immediate setting of the heritage item preserved as to not interrupt how the item is read within the streetscape and Sorrell Street Conservation Area.</i>

PLANNING ASSESSMENT

8. Environmental Planning Instruments

8.1 Overview

The instruments applicable to this application are:

- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- Parramatta Local Environmental Plan 2023 (PLEP 2023)
- Parramatta Development Control Plan 2011 (PDCP 2011)

Compliance with these instruments is addressed below.

8.1 STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021

Part 3 Retention of existing affordable rental housing	
46 Buildings to which Part applies	
(1) This Part applies to a low-rental residential building on land within the following areas— (a) the Eastern Harbour City, (b) the Central River City, (c) the Western Parkland City, (d) the Central Coast City, (e) the City of Newcastle local government area, (f) the City of Wollongong local government area.	Yes Property is located within the Western Parkland City
(2) This Part does not apply to a building— (a) approved for subdivision under the <i>Strata Schemes Development Act 2015</i> , or	N/A Building was not approved for subdivision under the <i>Strata Schemes Development Act 2015</i> . Application is seeking strata subdivision.
(b) for which development consent has been granted under Chapter 3, Part 5, or	N/A Building was not granted approval as a “Housing for seniors and people with a disability” under Chapter 3, Part 5
(c) owned by, or under the care, control and management of, a social housing provider.	N/A Building is not owned by, or under the care, control and management of, a social housing provider.
47 Reduction of availability of affordable housing	
(1) Development for the following purposes, in relation to a building to which this Part applies, is permitted with development consent— (a) demolishing the building, (b) altering or adding to the structure or fabric of the inside or outside of the building, (c) changing the use of the building to another use, (d) if the building is a residential flat building—strata subdivision of the building.	Yes Application is for strata subdivision of the building, which is defined as a residential flat building.
2) In determining whether to grant development consent, the consent authority must take into account the <i>Guidelines for the Retention of Existing Affordable Rental Housing</i> , published by the Department in October 2009 and the following— (a) whether the development will reduce the amount of affordable housing in the area, (b) whether there is available sufficient comparable accommodation to satisfy the demand for the accommodation, (c) whether the development is likely to result in adverse social and economic effects on the general community, (d) whether adequate arrangements have been made to assist the residents who are likely to be displaced to	N/A The proposal relates to buildings that are identified to be excluded from Part 3 of the Affordable Rental Housing SEPP as Part 3 only applies to residential flat buildings that became low rental dwellings before 28 January 2000. In this instance the existing building did not obtain development approval until 5 November 2001. As Part 3 does not apply, no conditions requiring contributions for the loss of affordable housing can be imposed, even if the building meets the definition of “affordable housing”.

<p>find comparable accommodation, (e) the extent to which the development will contribute to a cumulative loss of affordable housing in the local government area, (f) whether the building is structurally sound, including— (i) the extent to which the building complies with relevant fire safety requirements, and (ii) the estimated cost of carrying out work necessary to ensure the building is structurally sound and complies with relevant fire safety requirements, (g) whether the imposition of an affordable housing condition requiring the payment of a monetary contribution would adequately mitigate the reduction of affordable housing resulting from the development, (h) for a boarding house—the financial viability of the continued use of the boarding house.</p>	
<p>(3) Sufficient comparable accommodation is conclusively taken not to be available if, for the 3 months occurring immediately before the development application is lodged, the average vacancy rate in private rental accommodation for Sydney, as published monthly by the Real Estate Institute of New South Wales, is less than 3%.</p>	<p>N/A The buildings are excluded from the provisions of the guidelines, further assessment is not required.</p>
<p>(4) The continued use of a boarding house is financially viable if the rental yield of the boarding house, as determined under section 48(4), is at least 6%.</p>	<p>N/A Building is not a boarding house</p>

8.2 STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

Chapter 2 Vegetation in non-rural areas

The State Environmental Planning Policy (Biodiversity and Conservation) 2021 applies to the site. The aims of the plan are to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserve the amenity of the non-rural areas of the State through the preservation of trees and other vegetation.

In this instance the proposal is limited to a Strata Subdivision of already existing buildings, no physical works to the existing buildings or anywhere else on-site form part of this application, further assessment is therefore not required.

Chapter 6 Water Catchments

The site is not located on the foreshore or adjacent to a waterway and therefore, the objectives of the SEPP are not applicable to the proposed development.

8.3 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

The development is consistent with the controls contained within the deemed SEPP.

- A site inspection reveals the site does not have an obvious history of a previous land use that may have caused contamination.
- Historic aerial photographs were used to investigate the history of uses on the site.
- A search of Council records did not include any reference to contamination on site or uses on the site that may have caused contamination.
- A search of public authority databases did not include the property as contaminated.

- The Statement of Environmental Effects states that the property is not contaminated. There is no specific evidence that indicates the site is contaminated and is suitable for the residential use.

Therefore, in accordance with Clause 4.6 of the State Environmental Planning Policy (Resilience and Hazards) 2021, the land is suitable for residential use.

8.4 STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021 – CHAPTER 2 INFRASTRUCTURE

The relevant matters to be considered under Chapter 2 of the SEPP for the proposed development are outlined below.

Chapter 2	Comment
Clause 2.48 – electricity infrastructure	N/A.
Clause 2.119 – frontage to a classified road	The site does not front a classified road
Clause 2.98 – Development adjacent to rail corridors	The subject site is not adjacent to a rail corridor.
Clause 2.120 - average daily traffic volume of more than 40,000 vehicles	Both Albert and Isabella Street have less than 20,000 vehicles per day.

9. Parramatta Local Environmental Plan 2023

The relevant matters considered under the PLEP 2023 for the proposed development are outlined below:

Clause 1.2 Aims of Plan

- (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,
- (a) to encourage a range of development, including housing, employment and recreation, that accommodates the needs of the existing and future residents, workers and visitors of Parramatta,
- (b) to foster environmental, economic, social and physical wellbeing so that Parramatta develops as an integrated, balanced and sustainable city,
- (c) to identify, conserve and promote Parramatta's natural and cultural heritage as the framework for its identity, prosperity, liveability and social development,
- (d) to improve public access to the city and facilitate the maximum use of improved public transport, together with walking and cycling,
- (e) to minimise risk to the community in areas subject to environmental hazards, particularly flooding and bushfire, by restricting development in sensitive areas,
- (f) to protect and enhance the natural environment, including areas of remnant bushland in Parramatta, by incorporating principles of ecologically sustainable development into land use controls,
- (g) to improve public access along waterways where natural values will not be diminished,
- (h) to enhance the amenity and characteristics of established residential areas,
- (i) to retain the predominant role of Parramatta's industrial areas,
- (j) to ensure that development does not detract from the economic viability of Parramatta's commercial centres,
- (k) to ensure that development does not detract from the operation of local or regional road systems,
- (l) to ensure development occurs in a manner that protects, conserves and enhances natural resources, including waterways, riparian land, surface and groundwater quality and flows and dependant ecosystems,
- (m) to protect and enhance the viability, identity and diversity of the Parramatta City Centre and recognise it as the pre-eminent centre in the Greater Metropolitan Region,
- (n) to encourage development that demonstrates efficient and sustainable use of energy and resources in accordance with ecologically sustainable development principles.

The proposal does not contain any physical works and will not result in any environmental or amenity impacts to surrounding areas. The proposal is considered to result in increased management and maintenance of the site including the heritage item and therefore supports objectives for conservation of cultural heritage. It is considered that the development satisfactorily meets the aims of the plan.

Permissibility

The site is zoned partly R2 Low Density Residential and R4 High Density Residential under the Parramatta LEP 2023. The proposal is defined as a Strata Subdivision of an existing residential flat building which although is permissible in the R4 zone with consent of Council, the existing residential flat building is a prohibited use in the R2 zone.

The proposed Strata Subdivision relates to a residential flat building that has been approved and constructed before commencement of the existing planning instruments and therefore may benefit from the provisions of existing use rights. Clause 4.65 of the EPA Act 1979 concerning the definition of existing use rights states the following:

4.65 Definition of “existing use”

- (a) *the use of a building, work or land for a lawful purpose immediately before the coming into force of an environmental planning instrument which would, but for this Division, have the effect of prohibiting that use, and*
- (b) *the use of a building, work or land—*
 - (i) *for which development consent was granted before the commencement of a provision of an environmental planning instrument having the effect of prohibiting the use, and*
 - (ii) *that has been carried out, within one year after the date on which that provision commenced, in accordance with the terms of the consent and to such an extent as to ensure (apart from that provision) that the development consent would not lapse.*

Planner’s response –

In this instance, the proposed Strata Subdivision relates to a residential flat building approved 5 November 2001 via DA/1230/2000 and under superseded development controls previously allowing the construction of the building. The residential flat building was also approved before commencement of the LEP 2023 which has the effect of prohibiting the use.

The Environmental Planning and Assessment Act 1979 controls the limitations of existing use with clause 4.66 stating the following:

4.66 Continuance of and limitations on existing use

- 1) *Except where expressly provided in this Act, nothing in this Act or an environmental planning instrument prevents the continuance of an existing use.*
- 2) *Nothing in subsection (1) authorises—*
 - (a) *any alteration or extension to or rebuilding of a building or work, or*
 - (b) *any increase in the area of the use made of a building, work or land from the area actually physically and lawfully used immediately before the coming into operation of the instrument therein mentioned, or*
 - (c) *without affecting paragraph (a) or (b), any enlargement or expansion or intensification of an existing use, or*
 - (d) *the continuance of the use therein mentioned in breach of any consent in force under this Act in relation to that use or any condition imposed or applicable to that consent or in breach of any condition referred to in section 4.17(1)(b), or*
 - (e) *the continuance of the use therein mentioned where that use is abandoned.*
- 3) *Without limiting the generality of subsection (2)(e), a use is to be presumed, unless the contrary is established, to be abandoned if it ceases to be actually so used for a continuous period of 12 months.*

Planner’s response –

The proposal does not include any alteration, extension, enlargement or expansion. The proposal is limited to Strata Subdivision with no physical works proposed. Furthermore, Council records do not indicate the approved use as being ceased or abandoned for a continuous period of at least 12 months at any point and therefore in accordance with the clause, the site is considered to maintain the benefits of existing use rights provisions.

Part 7 of the Environmental Planning and Assessment Regulations which concerns existing uses has been reviewed. However, as the proposal does not propose the enlargement, expansion, intensification or change of existing uses, further consideration of the clauses under this part is not required.

As the proposal is related to land that contains existing use rights, the established criteria for the assessment of existing use rights set out under *Fodor Investments v Hornsby Shire Council* [2005] NSWLEC 71 has been referred to. As part of the assessment criteria, four questions arise concerning assessment of existing use rights, a review of the criteria is outlined below:

How do the bulk and scale (as expressed by height, floor space ratio and setbacks) of the proposal relate to what is permissible on surrounding sites?

Planner's response –

The proposal does not compromise of any physical works, no changes to bulk and scale to the existing development will result from the proposed Strata Subdivision.

What is the relevance of the building in which the existing takes place?

Planner's response –

The proposed Strata Subdivision will not alter the existing bulk and scale of the existing development. No physical works are proposed including any demolition works.

What are the impacts on adjoining land?

Planner's response –

Adjoining land comprises of development similar to that which exists on site and includes a residential flat building located on 52 Albert Street which is also zoned R2 Low Density Residential Land. The proposed subdivision will not result in any impacts to adjoining land. All currently existing levels of amenity will remain unaltered.

What is the internal amenity?

Planner's response –

The internal amenity will remain physically unaltered, no changes form part of the proposal that can alter internal amenity for the site. However, it is considered the inclusion if a Heritage Conservation Plan will contribute to increased preservation of the heritage values of the site which will contribute towards preserved amenity.

After a merit assessment of the assessment criteria, it is considered that the proposed Strata Subdivision does not conflict with the provisions of existing use rights that are established as applying to the site. Although the proposal relates to a development that is considered prohibited in the zone, the consent authority can continue to consider and determine the application.

Clause 2.3 Zone objectives and Land Use Table

The objectives of the R2 Low Density Residential Zone are outlined below:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To maintain the low density residential character of the area.
- To ensure non-residential land uses are carried out in a way that minimises impacts on the amenity of a low density residential environment.
- To provide a range of community facilities that serve the needs of people who live in, work in and visit the area.
- To protect and enhance tree canopy, existing vegetation and other natural features.

The proposal is not considered to defer from the objectives of the zone as it maintains the low-density characteristics of the site including the heritage cottage while increasing the maintenance and preservation of these characteristics.

The objectives of the R4 High Density Residential Zone are outlined below:

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.

- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for high density residential development close to open space, major transport nodes, services and employment opportunities.
- To provide opportunities for people to carry out a reasonable range of activities from their homes if the activities will not adversely affect the amenity of the neighbourhood.

The proposal is not considered to defer from the objectives of the zone as it is limited to the increased management of the residential environment of the site, no physical changes are proposed that will result in detrimental impacts to the site or surrounding area.

10. Parramatta Local Environmental Plan 2023

The relevant matters to be considered under Parramatta Local Environmental Plan 2023 for the proposed development are outlined below.

Standards and Provisions	Compliance
Part 4 Principal development standards	
Cl. 4.1A Minimum Lot Size for strata plan schemes in Zone R2 = 550m ²	No (supported on Merit) Clause 4.1A applies to the portion of land zoned R2 Low Density Residential that is also used for residential accommodation. In accordance with this clause a lot resulting from a subdivision of land by strata plan scheme must not be less than the minimum size shown on the lot size map which in this case prescribes a minimum size of 550m ² to the site. In this instance the portion of the proposal located on R2 zoned land proposes Strata Subdivision of existing units measuring between 87m ² to 137m ² . This results in a variation of 84.2% (or 463m ²) to the control. See discussion below.
Cl. 4.3 Height of buildings = 9m (Zone R2) = 11m (Zone R4)	N/A No change proposed.
Cl. 4.4 Floor space ratio = 0.8:1 (or 2410.4m ²)	N/A No change proposed.
Cl. 4.6 Exceptions to Development Standards	Yes See discussion below.
Part 5 Miscellaneous provisions	
Cl. 5.1A Development on land intended to be acquired for public purposes	N/A Site does not contain land to be acquired for public purpose.
Cl. 5.3 Development near zone boundaries	Yes The site is subject to zone boundaries shared between the R2 Low Density and R4 High Density Residential zones, therefore clause 5.3 applies. In this instance the proposal is for Strata Subdivision, which is permissible in each zone, and is consistent with the objectives of each zone, as such the consent authority can be satisfied that the provisions of the clause are met for the purposes of granting development consent. Note: No benefits as they relate to this clause are being used in relation to the current proposal.
Cl. 5.4 Controls relating to miscellaneous permissible uses	N/A None proposed.
Cl. 5.6 Architectural roof features	N/A None proposed.

Cl. 5.7 Development below mean high water mark	N/A The proposal is not for development on land that is covered by tidal waters.
Cl. 5.10 Heritage conservation	Yes The site maintains a Heritage item known as “Whiteoak” which is an item of local significance. The site is also located within the Sorrell Street Heritage Conservation area. The proposal is accompanied by a Heritage Impact Assessment as well as a Heritage Asset Action Plan. Council’s Senior Heritage Specialist has reviewed the application and supporting documents and supports the proposal subject to conditions.
Cl. 5.11 Bush fire hazard reduction	N/A The site is not mapped as bushfire prone land.
Cl. 5.21 Flood Planning	N/A The site is not identified as flood prone land.
Part 6 Additional local provisions	
Cl. 6. 1 Acid sulfate soils	N/A The site is for Strata Subdivision, no works are proposed, and there are no impacts to soils expected.
Cl. 6. 2 Earthworks	N/A None proposed.
Cl. 6. 3 Biodiversity	N/A The site is not mapped as being subject to biodiversity values.
Cl. 6. 4 Riparian land and waterways	N/A The site is not impacted by Riparian land or waterways.
Cl. 6. 5 Stormwater management	N/A No change proposed.
Cl. 6. 6 Foreshore area	N/A The proposal is not located within a foreshore area.
Cl. 6. 8 Landslide risk	N/A The site is not impacted by risk to landslide.

Clause 4.6 Exceptions to Development Standards – Minimum subdivision lot size for strata plan schemes in Zone R2

As stated above, the application relates to a residential flat building approved prior to the commencement of the PLEP 2023, since construction completed, there has not been an application for the development to be strata subdivided and therefore the entire site remains under one lot. The existing development is partly located on land zoned R2 Low Density Residential (see **figure 2**), therefore the provisions of clause 4.1A apply. It is noted that only the specific portions of the site zoned R2 Low Density Residential are subject to this clause. Land zoned R4 High Density Residential and the proposed strata units located entirely within this land remain unaffected. Clause 4.1A is outlined below:

4.1A Minimum subdivision lot size for strata plan schemes in Zone R2

- (1) *The objectives of this clause are as follows—*
 - (a) *to ensure land is not fragmented by subdivisions that create additional dwelling entitlements,*
 - (b) *to provide for the subdivision of land at a density appropriate for the site constraints, development potential and infrastructure capacity of the land.*
- (2) *This clause applies to land in Zone R2 Low Density Residential that is used, or is proposed to be used, for residential accommodation or tourist and visitor accommodation.*
- (3) *A lot resulting from a subdivision of the land for a strata plan scheme, other than a lot comprising common property, within the meaning of the Strata Schemes Development Act 2015, must not be less than the minimum size shown on the Lot Size Map for the land.*

In this instance the minimum lot size map (see **figure 4**) prescribes a minimum lot size of 550m² to the site, therefore any lot created as a result of Strata Subdivision that is also within land zoned R2 Low Density Residential

is required to maintain a minimum lot area of 550m². In this instance five proposed lots are located entirely or partially within R2 zoned land, these being:

- proposed lot 1 which contains the heritage item (137m²),
- proposed lot 2 which contains a townhouse unit (103m²),
- proposed lots 4, 5 and 17 which contain units forming portions of the residential flat building which encroaches within the R2 zoned land (95m², 87m² and 100m² respectively).

The proposed units will measure less than 550m² which represents a variation to the control. The largest variance is identified in proposed strata lot 5 which measures 87m² and results in a variation of 84.2% (or 463m²).

Clause 4.6 of PLEP 2011 allows Council to provide an appropriate degree of flexibility in applying certain development standards, where flexibility would achieve better outcomes.

Clause 4.6(1) – Objectives of Clause 4.6

(1) *The objectives of this clause are as follows—*

- (a) *to provide an appropriate degree of flexibility in applying certain development standards to particular development,*
- (b) *to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*

Clause 4.6(2) – Operation of Clause 4.6

The operation of clause 4.6 is not limited by the terms of Clause 4.6(8) of this LEP, or otherwise by any other instrument.

Clause 4.6(3) – The Applicant’s written request 4.6

Clause 4.6(3) requires that the applicant provide a written request seeking to justify contravention of the development standard. The request must demonstrate that:

- “(a) compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
- (b) there are sufficient environmental planning grounds to justify contravening the development standard.”*

The applicant has submitted a written request justifying the variation to the proposed strata lot size development standard. In the justification the applicant states:

“The proposed development meets the zone objectives and the development objectives.”

Planner’s response – The site is partly located on zone R2 and R4, the proposal is limited to Strata Subdivision and is not considered to defer from the objectives of the zone as it maintains the low-density characteristics of the site including the heritage cottage while increasing the maintenance and preservation of these characteristics.

“The proposed development is compatible with existing and future built form within the surrounding locality.”

Planner’s response – The proposal is compatible with the existing and future built form as it is considered to enhance the preservation of heritage amenity and will maintain the existing built profile of a small scale residential flat building which is compatible within an area that maintains many examples of sufficiently similar development.

“The proposal will not result in any unreasonable amenity or environmental impacts.”

Planner’s response – The proposal is limited to Strata Subdivision, there will be no measurable impacts to amenity or the environment as the proposal will not result in any physical changes to the existing development. The proposal is however considered to positively respond to the heritage amenity of the area through increased preservation of heritage values that apply to the site.

"The proposed strata subdivision will not result in any negative impacts on the land or the character of the area."

Planner's response – The proposal is ordinary and typically anticipated for development types such as that existing on site. There are no physical changes, and no negative impacts are expected as a result of the Strata Subdivision.

An assessment against the relevant case law established in the NSW Land and Environment Court has been undertaken below. These cases establish tests that determine whether a variation under Clause 4.6 of an LEP is acceptable and whether compliance with the standard is unreasonable or unnecessary.

Wehbe v Pittwater Council

Case law in the NSW Land & Environment Court has considered circumstances in which an exception to a development standard may be well founded. In the case of *Wehbe v Pittwater Council [2007] NSWLEC 827* the presiding Chief Judge outlined the following five (5) circumstances:

1. *The objectives of the development standard are achieved notwithstanding non-compliance with the standard.*

Subdivision lot size for strata plan objectives

(a) to ensure land is not fragmented by subdivisions that create additional dwelling entitlements,

Planner's response - The proposal relates to land that has hosted the existing development for a number of years, the proposed subdivision will not result in the fragmentation of land nor will result in additional dwelling entitlements.

(b) to provide for the subdivision of land at a density appropriate for the site constraints, development potential and infrastructure capacity of the land.

Planner's response - The proposed Strata Subdivision will relate to an existing development considered as appropriate in size, form and function within the context of the site and immediate surrounds.

2. *The underlying objective or purpose is not relevant to the development with the consequence that compliance is unnecessary.*

Planner's response - The current LEP allows for the construction of dual occupancies where in the event of Strata Subdivision, will result in lots significantly smaller than 550m². In this instance the purpose of clause 4.1A is considered to be concerned with the controlling of subdivision of lower scale development ordinarily associated with the R2 Low density zone, as opposed to the restriction of the subdivision of residential flat buildings located on the same zone that coincidentally maintain the benefits of existing use rights. It can be reasonably considered that that underlying purpose of the standard is not relevant to the current proposal and that compliance with this standard would be unnecessary.

3. *The underlying objective or purpose would be defeated or thwarted if compliance was required with the consequence that compliance is unreasonable.*

Planner's response - The sole reason for the non-compliance is understood to be due to a historical approval for high density development on what is now low-density zoning, the underlying objective is considered to be thwarted.

4. *The development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable.*

Planner's response - The applicant does not challenge that the development standard is abandoned. The applicant has noted the specific development standard that applies has only recently come into effect after

commencement of the new LEP, the specific development standard did not form part of the previous superseded planning controls.

5. *The zoning of particular land is unreasonable or inappropriate so that a development standard appropriate for that zoning was also unreasonable or unnecessary as it applied to that land and that compliance with the standard in that case would also be unreasonable or unnecessary.*

Planner's response - The zoning (R2 Low Density Residential) of the particular land is unreasonable or inappropriate due to the pre-existing nature of higher density residential development on site. The site is also noted to be predominantly zoned R4 High Density Residential. It is further noted that the development does not interfere with the objectives of the zone but rather the newly formed development standard controlling Strata Subdivision that is associated with the zone, which did not exist in superseded development standards.

Four2Five Pty Ltd v Ashfield Council

The proposal has been assessed on merit and having regard to the principles in *Four2Five v Ashfield Council [2015] NSWLEC 90*. The judgement suggests that 'sufficient environmental planning grounds' is more onerous than compliance with zone and standard objectives. The commissioner also established that the additional grounds had to be particular to the circumstances of the proposed development, and not merely grounds that would apply to any similar development.

Comment: It has been demonstrated that environmental planning grounds exist to justify contravening the development standard. The additional grounds are particular to the circumstances of the proposed development which utilizes existing use rights that concern a residential flat building within the R2 Low Density Residential zone which simultaneously has not yet been strata subdivided.

Al Maha v Huajun Investments & Baron Corporation v Council of the City of Sydney

The proposal has been assessed on merit and having regard to the principles in *Al Maha Pty Ltd v Huajun Investments Pty Ltd [2018] NSWCA 245* and *Baron Corporation Pty Limited v Council of the City of Sydney [2019] NSWLEC 61*.

Al Maha provides that the consent authority (or Commissioner in that instance) "had to be satisfied that there were proper planning grounds to warrant the grant of consent, and that the contravention was justified" [21].

Baron elaborates on *Al Maha* in that "the consent authority's consideration of the applicant's written request, required under cl 4.6(3), is to evaluate whether the request has demonstrated the achievement of the outcomes that are the matters in cl 4.6(3)(a) and (b). Only if the request does demonstrate the achievement of these outcomes will the request have "adequately addressed the matters required to be demonstrated" by cl. 4.6(3), being the requirement in cl. 4.6(4)(a)(i) about which the consent authority must be satisfied. The request cannot "adequately" address the matters required to be demonstrated by cl 4.6(3) if it does not in fact demonstrate the matter" [78].

Planner's response - In this instance, Council is satisfied that the applicant's Clause 4.6 Statement adequately addresses the matters in Clause 4.6(3) of PLEP2023. It has proven that strict compliance is not feasible as the noncompliance is required to appropriately respond to the site constraints regarding the existing development, zoning and provisions of existing use rights.

Clause 4.6(4) - Consent Authority Assessment of Proposed Variation

Clause 4.6(3) of PLEP 2023 outlines that development consent must not be granted for development that contravenes a development standard unless the applicant has demonstrated that:

- (a) *compliance with the development standard is unreasonable or unnecessary in the circumstances, and*
- (b) *there are sufficient environmental planning grounds to justify the contravention of the development standard.*

Planner's response - The matters of clause 4.6(3)(a) and Clause 4.6(3)(b) have been dealt with in the preceding

section.

Conclusion: It is considered that the applicant's written request has adequately addressed the matters required to be demonstrated and that the request to vary the strata lot size development standard within Parramatta LEP 2023 can be supported as the proposal achieves the objectives of the Strata Subdivision development standard as well as the objectives of the R2 Low Density Residential zone. In reaching this conclusion, regard has been given to the relevant Judgements of the LEC.

11. Parramatta Development Control Plan 2011 (PDCP 2011)

As previously mentioned, the proposal is limited to a Strata Subdivision of an already existing development approved via DA/1230/2000. The proposed subdivision plans match the approved plans of the existing development. A review of PDCP 2011 has not raised any compliance issues however as the site is limited to Strata Subdivision and no physical works are proposed, no development standards as set out under the PDCP 2011 apply. The site however has been identified as impacted by Heritage values, additional comment regarding the heritage aspect has been included below.

Section 4.4 Heritage Conservation Areas		
4.4.4	North Parramatta and Sorrell Street	<p>The proposal does not result in Torrens title subdivision or boundary realignment that would alter the historic development pattern, physical works including alterations and additions to existing buildings or ancillary structures are not proposed.</p> <p>It is considered that the introduction and application of a Heritage Asset Action Plan which outlines and manages the appropriate conservation of the heritage item and heritage values as they apply to the site, results in an improvement to the site and its abilities to comply with heritage objectives as outlined under the relevant development standards.</p> <p>The application and supporting documents have been reviewed by Council's Senior Heritage Specialist who has indicated support for the proposal subject to conditions.</p>

12. Parramatta Development Control Plan 2023

The Parramatta Development Control Plan 2023 (PDCP 2023) was placed on public exhibition from 13 March 2023 to 1 May 2023. The draft PDCP will replace the five previous DCPs that applied within the Local Government Area and serves as a primary supportive planning document to the Parramatta Local Environmental Plan 2023 for guiding development and land use decisions made by Council.

On Monday 28 August Council adopted the PDCP 2023, formal commencement of the PDCP 2023 began 18 September 2023.

Section 1.4 of the adopted PDCP 2023 which concerns the relationship to other plans and policies is outlined below:

If a Development Application has been lodged before the commencement of the draft DCP in relation to land to which the draft DCP applies, and the Development Application has not been finally determined before the commencement of the draft DCP, the Development Application must be determined as if the draft DCP had not commenced.

In this instance the application was lodged 6 June 2023 and therefore is to be assessed under the Parramatta Development Control Plan 2011. However, it is acknowledged that all future development is to be assessed under the new consolidated PDCP 2023.

Whilst the application has been assessed under the Parramatta Development Control Plan 2011, it is noted that the proposal does not unreasonably defer from the aims and objectives of the PDCP 2023 and is considered complimentary of the expected future design and character of the area.

13. Development Contributions

In accordance with the City of Parramatta (Outside CBD) Development Contributions Plan 2021, a Section 7.11 Development Contribution is not required to be paid as the proposal is limited to the Strata Subdivision of an existing development which is listed as development that is exempted from this plan.

14. Bonds

No physical works are proposed as part of the proposed Strata Subdivision; therefore no Security Bonds are required in this instance in accordance with Council's Schedule of Fees and Charges.

15. EP&A Regulation 2021

Applicable Regulation considerations including demolition, fire safety, fire upgrades, compliance with the Building Code of Australia, compliance with the Home Building Act, PCA appointment, notice of commencement of works, sign on work sites, critical stage inspections and records of inspection have been addressed by appropriate consent conditions where relevant, refer to Appendix 1.

16. The likely impacts of the development

The assessment demonstrates that the proposal will not have any significant adverse impacts upon any adjoining properties or the environment through compliance with the applicable planning instruments and controls. All relevant issues regarding environmental impacts of the development are discussed elsewhere in this report, including natural impacts such as tree removal and excavation, and built environment impacts such as traffic and build form. In the context of the site and the assessments provided by Council's experts, the development is considered satisfactory in terms of environmental impacts.

17. Suitability of the Site

The subject site can continue to accommodate for a residential flat building development as the site originally required services and facilities to enable efficient and safe operation of the use without causing further impacts on the amenity of surrounding properties and, remains ideally located close to public transport links, services and facilities.

Suitable investigations and documentation have been provided to demonstrate that the site can be made suitable for the proposed development and the development is consistent with the land use planning framework for the locality.

No natural hazards or site constraints exist that are likely to have an unacceptably adverse impact on the proposed development.

Subject to the conditions provided within the recommendation to this report, the site is considered to be suitable for the proposed development.

18. Public Consultation

The application was notified between 14 June 2023 and 28 June 2023 in accordance with Council's notification procedures contained within Appendix 1 of the Consolidated Notification Requirements of the City of Parramatta Community Engagement Strategy. In response, no submissions were received.

The application was not required to be notified upon receiving additional information on 27 November as the additional information did not result in any changes to the proposal and did not result in an increased impact to surrounding areas.

19. Public interest

Subject to implementation of conditions of consent outlined in the recommendation below, no circumstances have been identified to indicate this proposal would be contrary to the public interest.

20. Conclusion

The application has been assessed relative to section 4.15 of the Environmental Planning and Assessment Act 1979, taking into consideration all relevant state and local planning controls.

The proposed development is appropriately located within a locality. The request to vary the lot size standard is considered to be well founded for reasons including, but not limited to, existing nature of the development and provisions of existing use rights as they continue to apply.

Having regard to the assessment of the proposal from a merit perspective, Council officers are satisfied that the development has been appropriately considered and will not result in changes of amenity for existing or future residents. It is considered that the proposal maintains no adverse impacts on the amenity of neighbouring properties. Hence the development, irrespective of the departures noted above, is consistent with the intentions of the relevant planning controls and represents a form of development contemplated by the relevant statutory and non-statutory controls applying to the land. On balance, the proposal has demonstrated a satisfactory response to the objectives and controls of the applicable planning framework.

For these reasons, it is considered that the proposal is satisfactory having regard to the matters of consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979 and is recommended for approval subject to conditions.

21. Recommendation

Pursuant to Section 4.16 of the Environmental Planning and Assessment Act, 1979:

- A. **That** the Parramatta Local Planning Panel, exercising the function of the consent authority, **approve** development consent to DA/318/2023 for the Strata Subdivision of Existing Residential Flat Building Complex on land at 54-56 Albert Street, North Parramatta for the following reasons:
- a. The development maintains provisions for existing use rights.
 - b. The development is permissible in the R4 zone pursuant to the Parramatta Local Environmental Plan 2023, and maintains existing use rights pursuant to the Environmental Planning and Assessment Act 1979.
 - c. The development will be compatible with the emerging and planned future character of the area.
 - d. The development will continue to provide housing that accommodates the needs of the existing and future residents, workers and visitors of Parramatta.
 - e. For the reasons given above, approval of the application is in the public interest.
- B. **That** Council advise those who made a submission of the determination.

“Appendix 4” to Section 4.15 Assessment Report - DA/318/2023**DRAFT CONDITIONS OF CONSENT**

Upon the signature of the applicable delegate, the conditions in this Appendix will form the conditions of development consent.

Development Consent No.: DA/318/2023
Property Address: Lot 200 DP 1104602
 54-56 Albert Street, NORTH PARRAMATTA
 NSW 2151

PART A – GENERAL CONDITIONS**PA0001 #Approved Plans & Supporting Documents**

1. Development must be carried out in accordance with the following approved plans and supporting documentation (stamped by Council), except where the conditions of this consent expressly require otherwise:

Architectural Drawings prepared by: Richard Hogan and Co Pty Ltd

Drawing/Plan No.	Issue	Plan Title	Dated
22456	-	Location Plan	March 2023
22456	-	Basement Plan	2023
22456	-	Ground Floor Plan	2023
22456	-	First Floor Plan	2023

Specialist Reports

Document	Prepared By	Dated
Statement of Heritage Impact	Weir Phillips Heritage and Planning	27/11/2023
Heritage Asset Action Plan	Weir Phillips Heritage and Planning	November 2023

Note: In the event of any inconsistency between the approved plans and/or the civil drawings and/or landscape plans and/or supporting documentation, the approved plans prevail.

In the event of any inconsistency between the approved plans and a condition of consent, the condition prevails.

An inconsistency occurs between an approved plan and supporting

documentation or between an approved plan and a condition when it is not possible to comply with both at the relevant time.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development

PART E – BEFORE THE ISSUE OF AN OCCUPATION CERTIFICATE

PE0006 Street Number when site readily visible location

2. A street number is to be placed on the site in a readily visible location from a public place prior to the issue of an Occupation Certificate. The numbers are to have a minimum height of 75mm.

Reason: To ensure a visible house number is provided.

DENSC Non-standard - Prior to issue of Occ/Sub Cert. Prior to the issue of a Strata Subdivision, Certificate

3. A Notification Agreement outlining the electrical construction requirements and associated fees shall be obtained from an energy provider prior to the release of the subdivision certificate.

Reason: To ensure electricity supply is available to all properties.

4. The submission of documentary evidence from the telecommunications provider authorised under the Telecommunications Act 1997 confirming arrangements have been made for the provision of telephone services prior to the issue of a Subdivision Certificate.

Reason: To ensure appropriate telephone services are provided.

DE0006 Section 73 Certificate

5. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained prior to the issue of any Occupation Certificate. The application must be made through an authorised Water Servicing Coordinator. Please refer to "Your Business" section of Sydney Water's web site at www.sydneywater.com.au then the "e-developer" icon or telephone 13 20 92.

Reason: To ensure the requirements of Sydney Water have been complied with.

DE0008 Compliance with Development Consent

6. The strata subdivision certificate will not be issued until a final Occupation Certificate has been submitted to Council.

Reason: To ensure compliance with the Environmental Planning and Assessment Act 1979 and conditions of consent.

7. A separate application must be made for a Strata Subdivision Certificate. The following information shall also be submitted:
- (a) Evidence that all relevant conditions of this development consent (DA/318/2023) have been satisfied.
 - (b) Evidence of payment of all relevant fees.
 - (c) Linen Plans, 88B Instrument and Deposited Plan Administration Sheets, all generally in accordance with the requirements, final draft plans and documents.
 - (d) All relevant surveyors or engineers' certification if required by the development consent.

Reason: To comply with the requirements of the Environmental Planning and Assessment Act 1979 (as amended).

AENSC Non-standard - Prior to issue of Occ/Sub Cert/Use

8. A cyclical maintenance plan specifying frequency and methodologies to conduct building inspections and maintenance works to building elements and services has been submitted and approved by Council's DTSU, Manager of Technical Specialist and the Heritage Advisor. The maintenance plan is to be implemented as required by a suitably qualified heritage consultant and endorsed by the building owner.

As referred and concerned by the Heritage Asset Action Plan prepared by Weir Phillips Heritage and Planning.

Reason: To ensure compliance with the Heritage Asset Action Plan.

AENSC Non-standard - Prior to issue of Occ/Sub Cert/Use

9. The conservation work schedule, detailing methodologies and policies for implementation of the recommendations of the Heritage Asset Action Plan prepared by Weir Phillips Heritage and Planning, dated November 2023 is to be submitted to and approved by Council to accompany the Statement of Heritage Impact prepared by Weir Phillips Heritage and Planning, dated November 2023.

The conservation strategy and policy contained in the HAAP includes recommendations, additional details including detailed drawings and an outline of specifications of works may be required to support any future schedule of conservation works.

The work schedule must be implemented to the satisfaction of Council's DTSU, Group Manager of DTSU prior to the issue of any Occupation Certificate.

Reason: To ensure appropriate controls are in place for preservation of heritage amenity.

PART F – OCCUPATION AND ONGOING USE

PF0004 External Plant/Air-conditioning noise levels

10. Any external plant/air-conditioning system must not exceed a noise level of 5dBA above the background noise level when measured at the boundaries of the property.

Reason: To minimise noise impact of mechanical equipment.

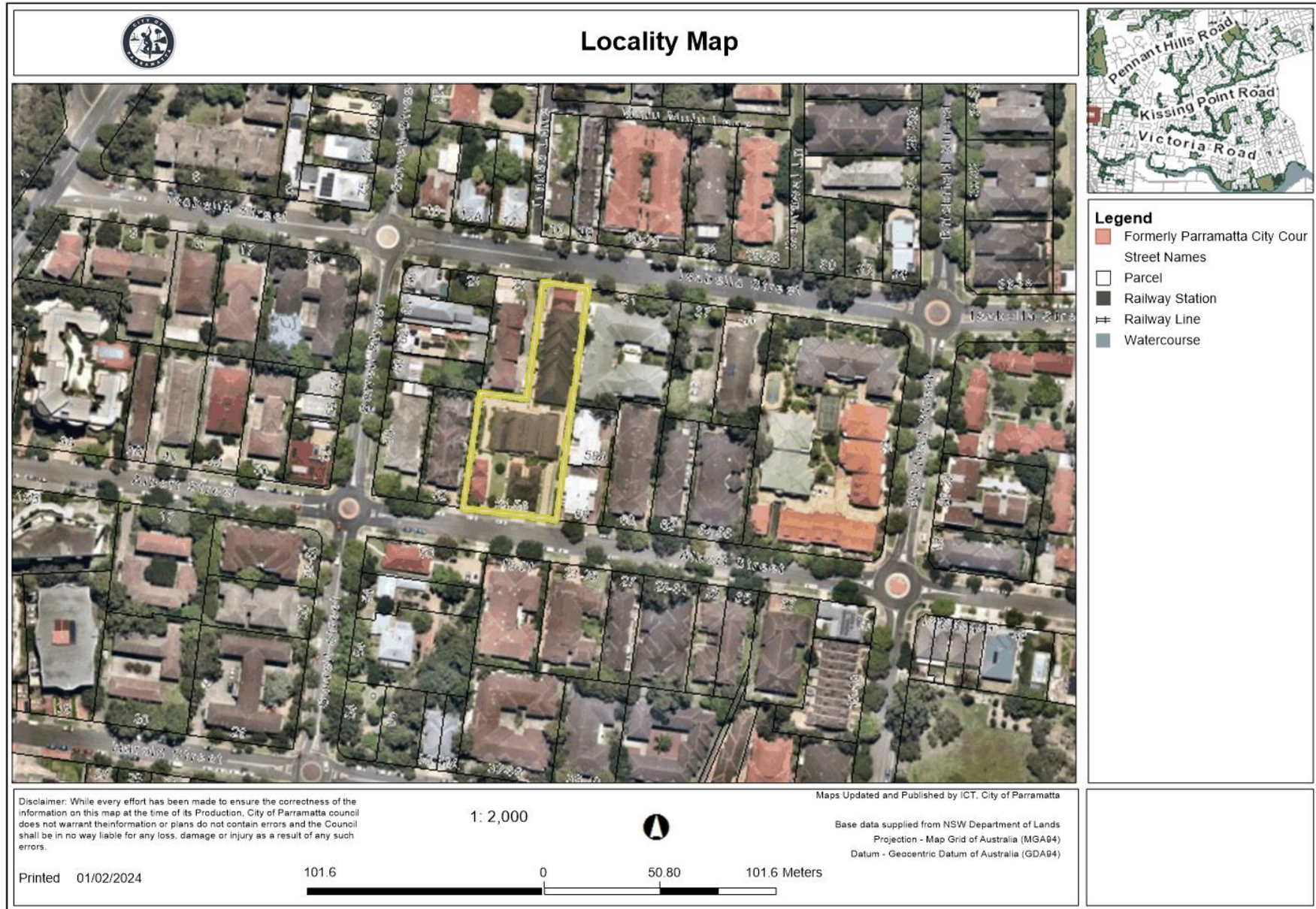
PF0049 Graffiti Management

11. The owner/manager of the site/business is responsible for the removal of all graffiti from the building/structures/signage and/or fencing within 48 hours of its application.

Reason: To ensure the removal of graffiti.

Date: 23 January 2024

Responsible Officer: Cade Tracey



PLAN FORM 1 (A3)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

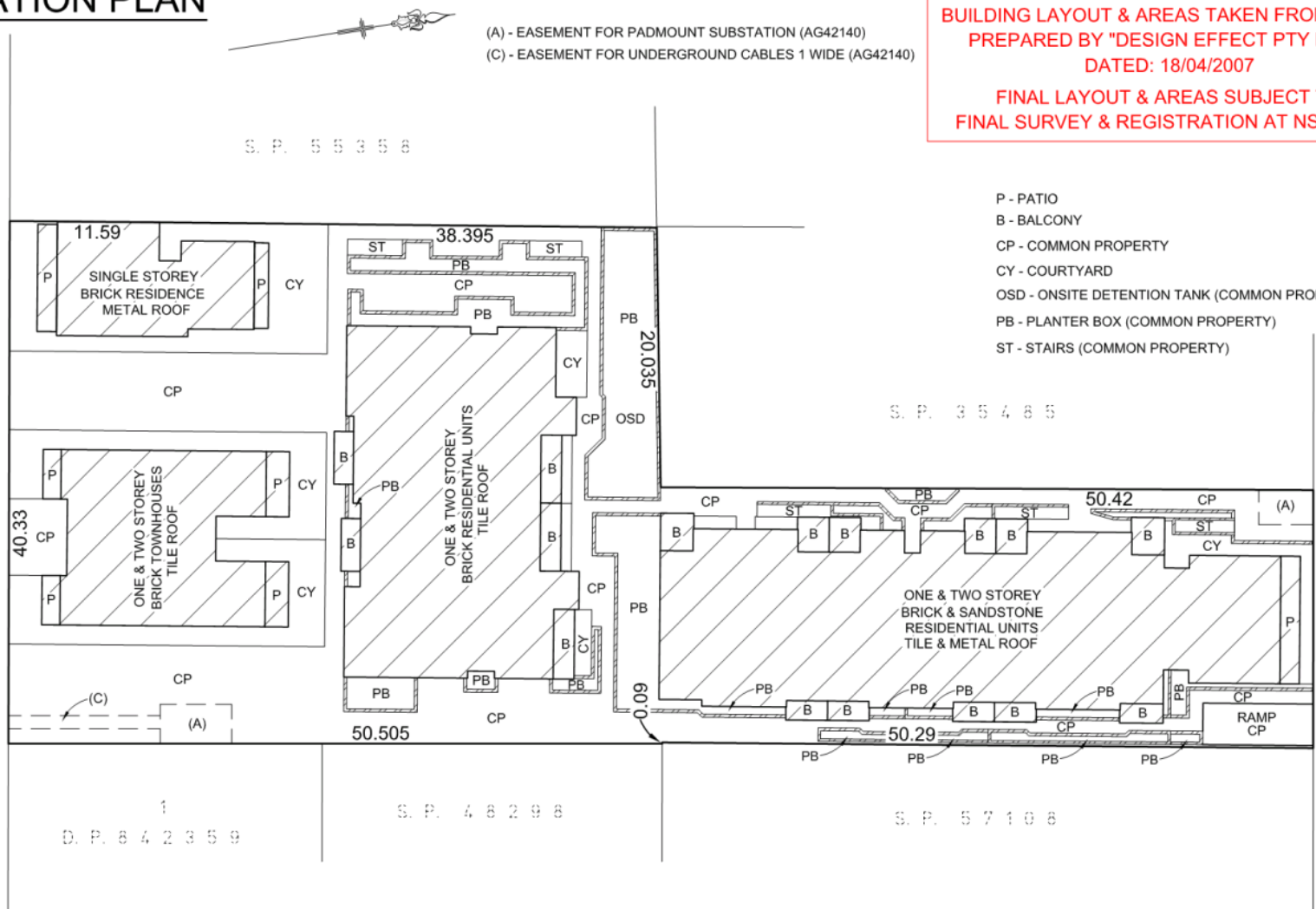
Sheet 1 of 4 sheets

LOCATION PLAN

ALBERT STREET

ALBERT STREET

ISABELLA STREET



(A) - EASEMENT FOR PADMOUNT SUBSTATION (AG42140)
 (C) - EASEMENT FOR UNDERGROUND CABLES 1 WIDE (AG42140)

**BUILDING LAYOUT & AREAS TAKEN FROM PLANS
 PREPARED BY "DESIGN EFFECT PTY LTD"
 DATED: 18/04/2007**

**FINAL LAYOUT & AREAS SUBJECT TO
 FINAL SURVEY & REGISTRATION AT NSW LRS**

- P - PATIO
- B - BALCONY
- CP - COMMON PROPERTY
- CY - COURTYARD
- OSD - ONSITE DETENTION TANK (COMMON PROPERTY)
- PB - PLANTER BOX (COMMON PROPERTY)
- ST - STAIRS (COMMON PROPERTY)

Surveyor: Richard Anthony Hogan
 Richard Hogan & Co Pty Ltd
 Ph.47326599. email: admin@hoganco.com.au
 Date: 2023
 Surveyor's Reference: 22456 SP (DRAFT)

PLAN OF SUBDIVISION OF LOT 200 IN DP1104602

LGA: PARRAMATTA
 Locality : NORTH PARRAMATTA
 Reduction Ratio 1: 300
 Lengths are in metres.

Registered

DRAFT
 March 2023

PLAN FORM 1 (A3)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

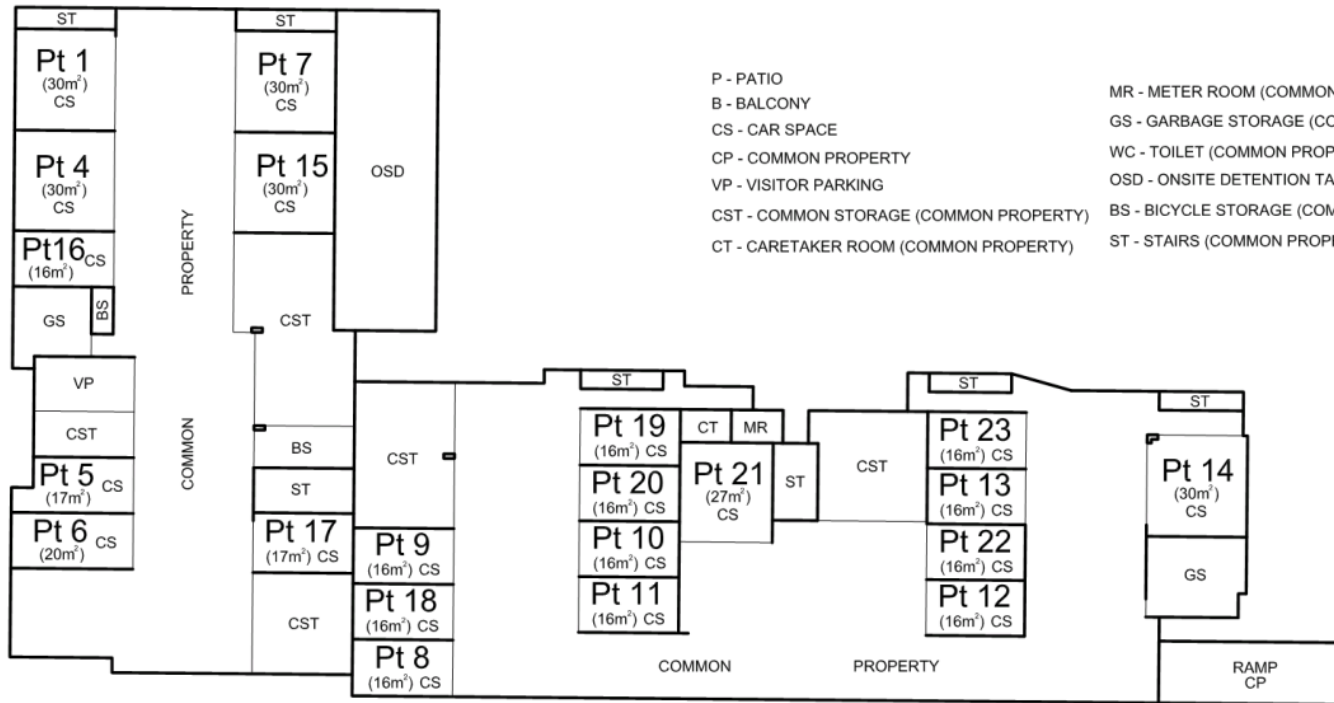
Sheet 2 of 4 sheets

BASEMENT PLAN

ALL COMMON SERVICES / SERVICE LINES ARE COMMON PROPERTY.
 ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER IS COMMON PROPERTY

THE AREAS SHOWN ARE FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT ONLY AND ARE APPROXIMATE ONLY.

BUILDING LAYOUT & AREAS TAKEN FROM PLANS
 PREPARED BY "DESIGN EFFECT PTY LTD"
 DATED: 18/04/2007
 FINAL LAYOUT & AREAS SUBJECT TO
 FINAL SURVEY & REGISTRATION AT NSW LRS



- P - PATIO
- B - BALCONY
- CS - CAR SPACE
- CP - COMMON PROPERTY
- VP - VISITOR PARKING
- CST - COMMON STORAGE (COMMON PROPERTY)
- CT - CARETAKER ROOM (COMMON PROPERTY)
- MR - METER ROOM (COMMON PROPERTY)
- GS - GARBAGE STORAGE (COMMON PROPERTY)
- WC - TOILET (COMMON PROPERTY)
- OSD - ONSITE DETENTION TANK (COMMON PROPERTY)
- BS - BICYCLE STORAGE (COMMON PROPERTY)
- ST - STAIRS (COMMON PROPERTY)

Surveyor: Richard Anthony Hogan
 Richard Hogan & Co Pty Ltd
 Ph.47326599. email: admin@hoganco.com.au
 Date: 2023
 Surveyor's Reference: 22456 SP (DRAFT)

PLAN OF SUBDIVISION OF LOT 200 IN DP1104602

LGA: PARRAMATTA
 Locality : NORTH PARRAMATTA
 Reduction Ratio 1: 250
 Lengths are in metres.

Registered

DRAFT

PLAN FORM 1 (A3)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 3 of 4 sheets

GROUND FLOOR PLAN

P - PATIO
 B - BALCONY
 CY - COURTYARD
 ST - STAIRS (COMMON PROPERTY)

BUILDING LAYOUT & AREAS TAKEN FROM PLANS
 PREPARED BY "DESIGN EFFECT PTY LTD"
 DATED: 18/04/2007
 FINAL LAYOUT & AREAS SUBJECT TO
 FINAL SURVEY & REGISTRATION AT NSW LRS

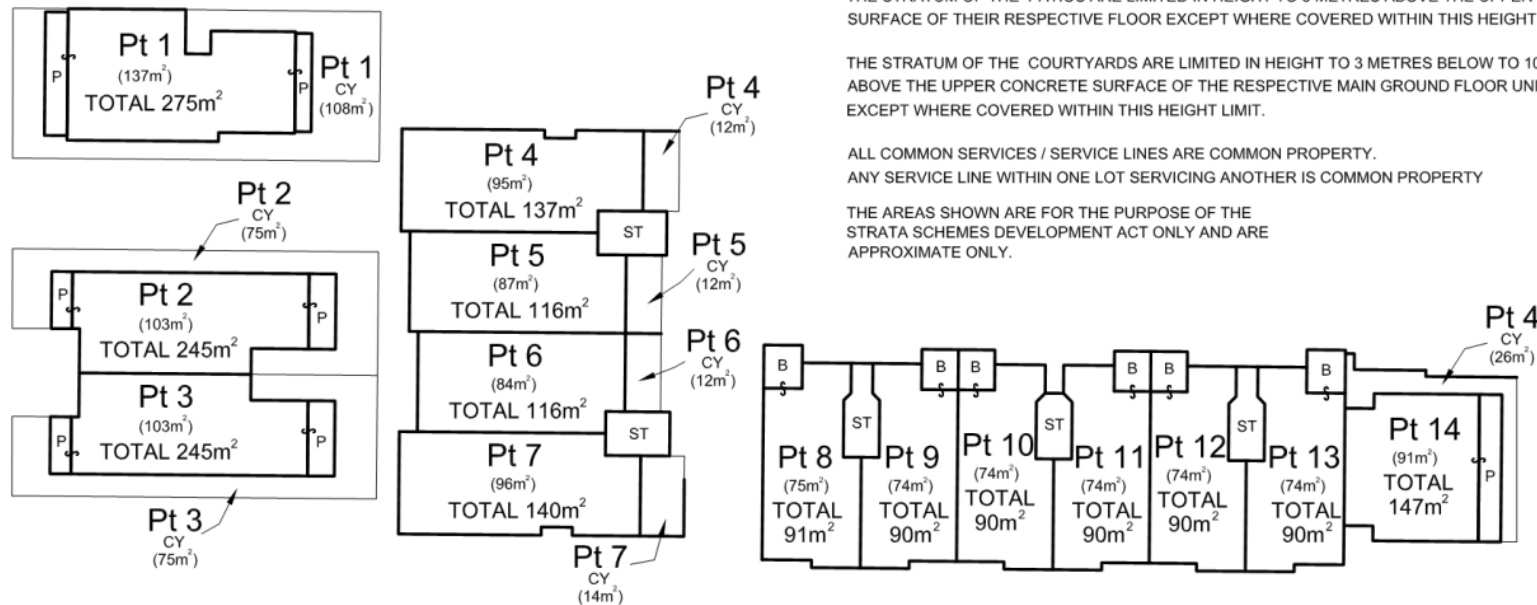
THE STRATUM OF THE BALCONIES ARE LIMITED IN HEIGHT TO 3 METRES ABOVE THE UPPER TILED SURFACE OF THEIR RESPECTIVE FLOOR EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.

THE STRATUM OF THE PATIOS ARE LIMITED IN HEIGHT TO 3 METRES ABOVE THE UPPER TILED SURFACE OF THEIR RESPECTIVE FLOOR EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.

THE STRATUM OF THE COURTYARDS ARE LIMITED IN HEIGHT TO 3 METRES BELOW TO 10 METRES ABOVE THE UPPER CONCRETE SURFACE OF THE RESPECTIVE MAIN GROUND FLOOR UNIT, EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.

ALL COMMON SERVICES / SERVICE LINES ARE COMMON PROPERTY.
 ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER IS COMMON PROPERTY

THE AREAS SHOWN ARE FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT ONLY AND ARE APPROXIMATE ONLY.



Surveyor: Richard Anthony Hogan
 Richard Hogan & Co Pty Ltd
 Ph.47326599. email: admin@hoganco.com.au
 Date: 2023
 Surveyor's Reference: 22456 SP (DRAFT)

PLAN OF SUBDIVISION OF LOT 200 IN DP1104602

LGA: PARRAMATTA
 Locality : NORTH PARRAMATTA
 Reduction Ratio 1: 300
 Lengths are in metres.

Registered

DRAFT

PLAN FORM 1 (A3)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 4 of 4 sheets

FIRST FLOOR PLAN

BUILDING LAYOUT & AREAS TAKEN FROM PLANS
PREPARED BY "DESIGN EFFECT PTY LTD"
DATED: 18/04/2007

FINAL LAYOUT & AREAS SUBJECT TO
FINAL SURVEY & REGISTRATION AT NSW LRS

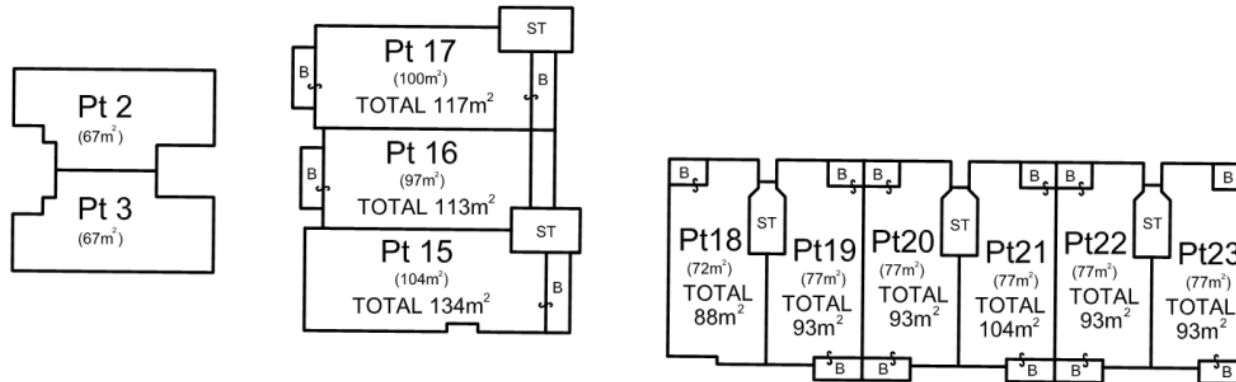
B - BALCONY
ST - STAIRS (COMMON PROPERTY)



THE STRATUM OF THE BALCONIES ARE LIMITED IN HEIGHT TO 3 METRES ABOVE THE UPPER TILED SURFACE OF THEIR RESPECTIVE FLOOR EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.

ALL COMMON SERVICES / SERVICE LINES ARE COMMON PROPERTY.
ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER IS COMMON PROPERTY

THE AREAS SHOWN ARE FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT ONLY AND ARE APPROXIMATE ONLY.



Surveyor: Richard Anthony Hogan
Richard Hogan & Co Pty Ltd
Ph.47326599. email: admin@hoganco.com.au
Date: 2023
Surveyor's Reference: 22456 SP (DRAFT)

PLAN OF SUBDIVISION OF LOT 200 IN DP1104602

LGA: PARRAMATTA
Locality : NORTH PARRAMATTA
Reduction Ratio 1: 300
Lengths are in metres.

Registered

DRAFT



CLAUSE 4.6 EXCEPTION TO DEVELOPMENT STANDARD

Clause 4.1A Minimum subdivision lot size for strata plan schemes in
Zone R2

54-56 Albert Street & 29 Isabela Street
North Parramatta

Clause 4.6 (Minimum lot size for Strata)
54-56 Albert Street & 29 Isabela Street North Parramatta

Clause 4.6 Exception to Development Standard

54-56 Albert Street & 29 Isabela Street North Parramatta

Contact:

email: admin@outlookplanningdevelopment.com.au
web: www.outlookplanningdevelopment.com.au

QUALITY ASSURANCE

This document has been prepared, checked and released in accordance with the Quality Control Standards established by Outlook Planning and Development

Copyright © Outlook Planning and Development

Disclaimer

This report has been prepared based on the information supplied by the client and investigation undertaken by Outlook Planning and Development & other consultants. Recommendations are based on Outlook Planning and Development professional judgement only and whilst every effort has been taken to provide accurate advice, Council and any other regulatory authorities may not concur with the recommendations expressed within this report. This document and the information are solely for the use of the authorised recipient and this document may not be used, copied or reproduced in whole or part for any purpose other than that for which it was supplied by Outlook Planning and Development Outlook Planning and Development makes no representation, undertakes no duty and accepts no responsibility to any third party who may use or rely upon this document or the information.

Confidentiality Statement

All information, concepts, ideas, strategies, commercial data and all other information whatsoever contained within this document as well as any and all ideas and concepts described during the presentation are provided on a commercial in confidence basis and remain the intellectual property and Copyright of Outlook Planning and Development and affiliated entities.

Clause 4.6 (Minimum lot size for Strata)
54-56 Albert Street & 29 Isabela Street North Parramatta

1 INTRODUCTION

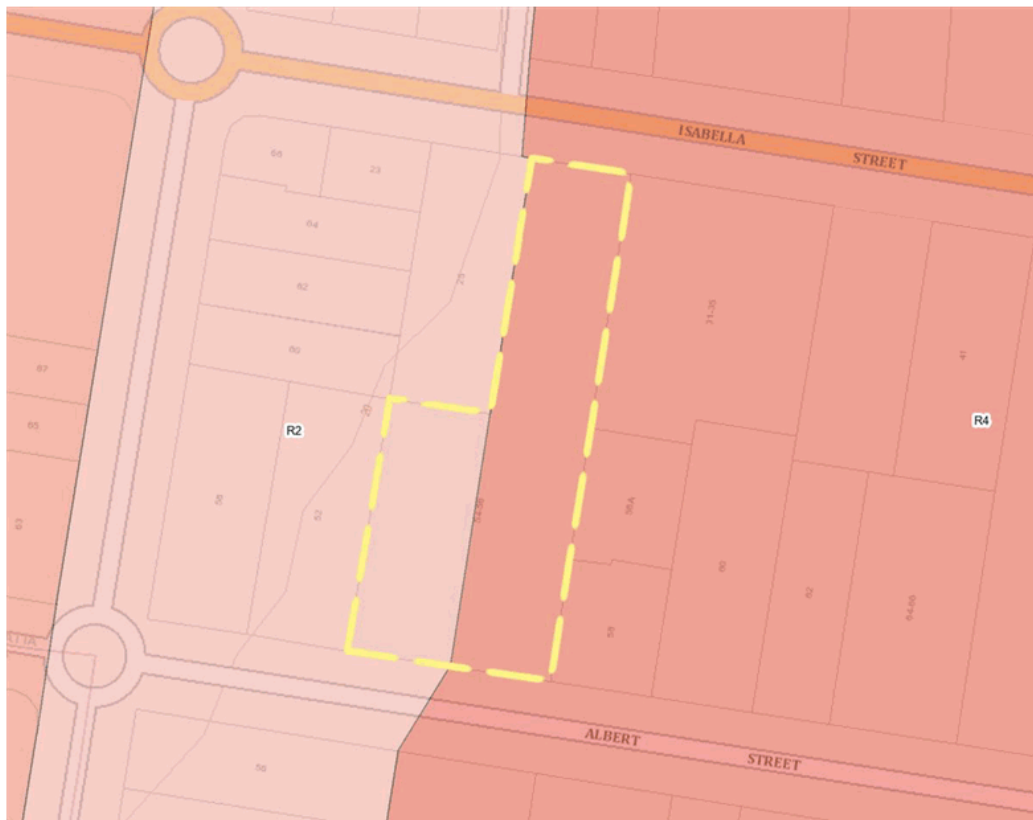
This submission seeks a variation to Clause 4.1A of the Parramatta Local Environmental Plan (LEP) 2023 which prescribes a minimum lot size area for strata subdivisions in R2 zone of 550sqm for the subject site. This Clause 4.6 variation request has been prepared in support of a development application (DA) in respect to the strata subdivision of an existing residential flat development on land known as Lot 102 DP 719145, 54-56 Albert Street & 29 Isabela Street North Parramatta NSW 2151.

2 WHAT IS THE NAME OF THE ENVIRONMENTAL PLANNING INSTRUMENT THAT APPLIES TO THE LAND?

The environmental planning instrument (EPI) that applies to the site is Parramatta Local Environmental Plan (LEP) 2023.

3 WHAT IS THE ZONING OF THE LAND AND WHAT ARE THE OBJECTIVES OF THE ZONE?

The site is a mixed zone site with the Eastern side of the site being R4 High Density Residential and the western being R2 Low Density Residential zone as shown below.



The objectives of the R2 zone are:

Clause 4.6 (Minimum lot size for Strata)
54-56 Albert Street & 29 Isabela Street North Parramatta

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To maintain the low density residential character of the area.*
- *To ensure non-residential land uses are carried out in a way that minimises impacts on the amenity of a low density residential environment.*
- *To provide a range of community facilities that serve the needs of people who live in, work in and visit the area.*
- *To protect and enhance tree canopy, existing vegetation and other natural features.*

The objectives of the R4 zone are:

- *To provide for the housing needs of the community within a high density residential environment.*
- *To provide a variety of housing types within a high density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To provide for high density residential development close to open space, major transport nodes, services and employment opportunities.*
- *To provide opportunities for people to carry out a reasonable range of activities from their homes if the activities will not adversely affect the amenity of the neighbourhood.*

As discussed in Section 7.1 of this report the proposed development is consistent with the objectives of the zone despite the variation.

4 WHAT IS THE DEVELOPMENT STANDARD TO WHICH THIS CLAUSE 4.6 VARIATION APPLIES AND WHAT ARE THE OBJECTIVES OF THE DEVELOPMENT STANDARD?

The development standard to which this variation relates to is clause 4.1A (Minimum subdivision lot size for strata plan schemes in Zone R2), which reads as follows:

4.1A Minimum subdivision lot size for strata plan schemes in Zone R2

(1) *The objectives of this clause are as follows—*

(a) to ensure land is not fragmented by subdivisions that create additional dwelling entitlements,

(b) to provide for the subdivision of land at a density appropriate for the site constraints, development potential and infrastructure capacity of the land.

Clause 4.6 (Minimum lot size for Strata)
54-56 Albert Street & 29 Isabela Street North Parramatta

(2) This clause applies to land in Zone R2 Low Density Residential that is used, or is proposed to be used, for residential accommodation or tourist and visitor accommodation.

(3) A lot resulting from a subdivision of the land for a strata plan scheme, other than a lot comprising common property, within the meaning of the Strata Schemes Development Act 2015, must not be less than the minimum size shown on the Lot Size Map for the land.

Note—

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Part 6 provides that strata subdivision of a building in certain circumstances is complying development.

(4) If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle must not be included in calculating the lot size.

A minimum lot size of 550sqm relates to the site, as per Figure 2 below.

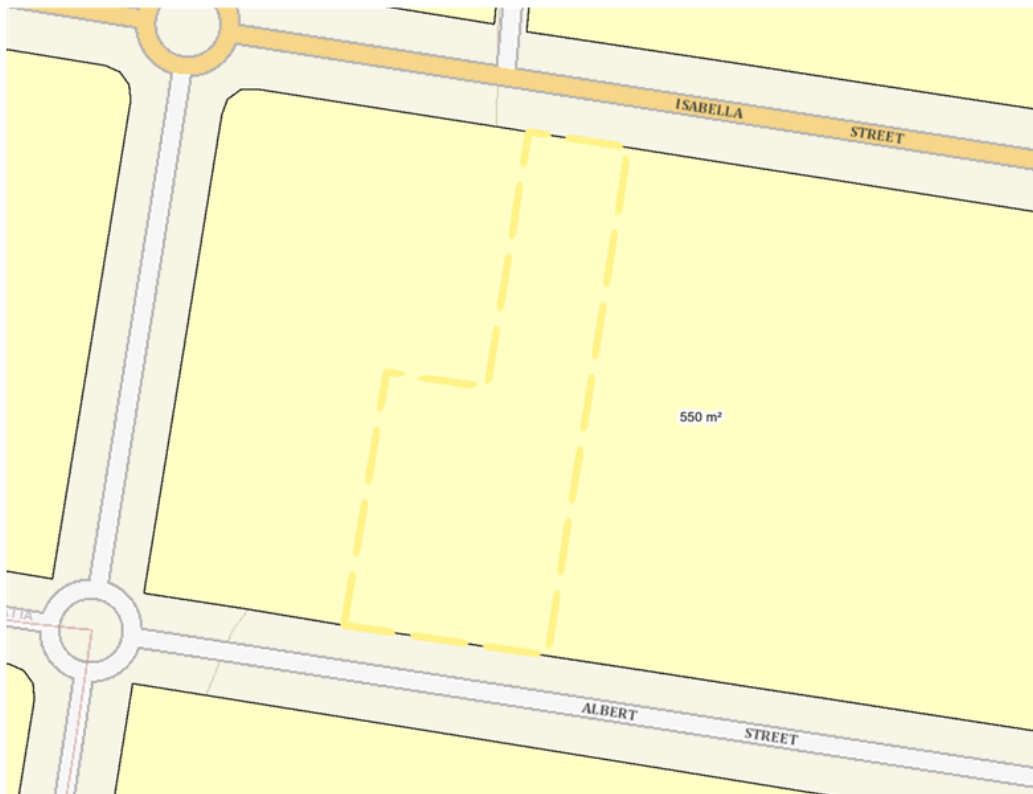


Figure 2: Minimum lot size map

Clause 4.6 (Minimum lot size for Strata)
54-56 Albert Street & 29 Isabela Street North Parramatta

5 WHAT IS THE EXTENT OF THE VARIATION?

The variation relates to the units located on R2 zoned land which measure between 87m² – 137m² with the clause requiring any lots created through a strata subdivision to meet the minimum lot size of 550sqm, being a difference of 463sqm or 84.2% of 550sqm.

The exceedance is a result of the development being approved prior to the newly adopted Parramatta Local Environmental Plan 2023 with the development relying on existing use rights for the portion of the buildings on the R2 zoned land.

6 Clause 4.6 Exceptions to development standards

Development standards are a means to achieving an environmental planning objective and can be numerical or performance based. Some developments may achieve planning objectives despite not meeting the required development standards. The planning system provides flexibility to allow these objectives to still be met by varying development standards in exceptional cases.

As detailed in this request, the proposed development is considered to meet the requirements prescribed under Clause 4.6 of the Parramatta LEP 2023, as the development standard is considered unreasonable, the development displays sufficient environmental planning grounds to warrant contravention of the development standard, and the development will be in the public interest because it is consistent with the objectives of the standard and the subject zone.

Clause 4.6 states the following:

“4.6 Exceptions to development standards

(1) The objectives of this clause are as follows—

(a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,

(b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.

(2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.

(3) Development consent must not be granted to development that contravenes a development standard unless the consent authority is satisfied the applicant has demonstrated that—

(a) compliance with the development standard is unreasonable or unnecessary in the circumstances, and

(b) there are sufficient environmental planning grounds to justify the contravention of the development standard.

Note—

Clause 4.6 (Minimum lot size for Strata)
54-56 Albert Street & 29 Isabela Street North Parramatta

The Environmental Planning and Assessment Regulation 2021 requires a development application for development that proposes to contravene a development standard to be accompanied by a document setting out the grounds on which the applicant seeks to demonstrate the matters in paragraphs (a) and (b).

(4) The consent authority must keep a record of its assessment carried out under subclause (3).

(5) (Repealed)

(6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone C2 Environmental Conservation, Zone C3 Environmental Management or Zone C4 Environmental Living if—

(a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or

(b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.

(7) (Repealed)

(8) This clause does not allow development consent to be granted for development that would contravene any of the following—

(a) a development standard for complying development,

(b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated,

(c) clause 5.4,

(caa) clause 5.5,

(ca) for Parramatta City Centre—a development standard relating to the height or floor space ratio of a building by more than 5%,

(cb) for a building on land in the Epping Town Centre and identified as “Area D” on the Floor Space Ratio Map—clause 4.4 if the building will be used for one or more of the following—

(i) for land in Zone R4 High Density Residential—attached dwellings, boarding houses, dual occupancies, dwelling houses, hostels, multi dwelling housing, residential flat buildings, semi-detached dwellings, seniors housing or shop top housing,

(ii) for land in Zone E1 Local Centre—boarding houses, hostels, seniors housing, shop top housing or tourist and visitor accommodation.

Clause 4.6 (Minimum lot size for Strata)
54-56 Albert Street & 29 Isabela Street North Parramatta

(8A) Subclause (8)(cb) does not apply from the beginning of 31 July 2024.

7 JUSTIFICATION FOR PROPOSED VARIATION

There is jurisdictional guidance available on how variations under Clause 4.6 of the Standard Instrument and LEP should be assessed contained in *Initial Action Pty Ltd v Woollahra Municipal Council* [2018] NSWLEC 11 & *Samadi v Council of the City of Sydney* [2014] NSWLEC 1199.

Paragraph 27 of the judgement states:

Clause 4.6 of (the LEP) imposes four preconditions on the Court in exercising the power to grant consent to the proposed development. The first precondition (and not necessarily in the order in cl 4.6) requires the Court to be satisfied that the proposed development will be consistent with the objectives of the zone (cl 4.6(4)(a)(ii)). The second precondition requires the Court to be satisfied that the proposed development will be consistent with the objectives of the standard in question (cl 4.6(4)(a)(ii)). The third precondition requires the Court to consider a written request that demonstrates that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case and with the Court finding that the matters required to be demonstrated have been adequately addressed (cl 4.6(3)(a) and cl 4.6(4)(a)(i)). The fourth precondition requires the Court to consider a written request that demonstrates that there are sufficient environmental planning grounds to justify contravening the development standard and with the Court finding that the matters required to be demonstrated have been adequately addressed (cl 4.6(3)(b) and cl4.6(4)(a)(i))." [paragraph 27] [emphasis added by author]

This written request satisfies the four preconditions in the following way:

- **Precondition 1: Consistency with zone objectives:** As described in Section 7.1.
- **Precondition 2: Consistency with the objectives of the standard:** As described in Section 7.2. Consistency with the objectives of the standard is demonstrated when establishing that compliance is unreasonable or unnecessary (specifically the first invocation of the "5 Part Test").
- **Precondition 3: Compliance with the development standard is unreasonable or unnecessary:** As described in Section 7.3 utilising the accepted "5 Part Test".
- **Precondition 4: Sufficient environmental planning grounds:** As described in Section 7.4.

As demonstrated throughout this report, the use of Clause 4.6 to enable an exception to this development standard is appropriate in this instance and the consent authority should be satisfied that all requirements of the clause have been suitably addressed via the content in this formal request.

7.1 IS THE PROPOSAL CONSISTENT WITH THE ZONE OBJECTIVES?

The objectives of the R2 zone are:

- *To provide for the housing needs of the community within a low density residential environment.*

Clause 4.6 (Minimum lot size for Strata)
54-56 Albert Street & 29 Isabela Street North Parramatta

- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To maintain the low density residential character of the area.*
- *To ensure non-residential land uses are carried out in a way that minimises impacts on the amenity of a low density residential environment.*
- *To provide a range of community facilities that serve the needs of people who live in, work in and visit the area.*
- *To protect and enhance tree canopy, existing vegetation and other natural features.*

Comment: The proposed development is for the strata subdivision of an existing residential flat building and will not result in any additional dwellings and will not impact the density of development on site. The strata subdivision will maintain the existing character of the area and will not impact the tree canopy of vegetation within the area. It is therefore considered that, while the development is not considered low density due to the existing use rights of the development, that the proposed strata subdivision complies with the objectives of the zone.

7.2 IS THE PROPOSAL CONSISTENT WITH THE OBJECTIVES OF THE STANDARD?

It is noted that the proposed development achieves the objectives of the development standard as provided:

Objective (a) to ensure land is not fragmented by subdivisions that create additional dwelling entitlements,

Comment: The proposed development is for the strata subdivision of an existing residential flat development and will not result in any fragmentation of land or any additional dwellings for the site. It is noted that the development was approved

Objective (b) to provide for the subdivision of land at a density appropriate for the site constraints, development potential and infrastructure capacity of the land.

Comment: The proposed development is to strata subdivide an existing residential flat building. The building was previously assessed by Council officers against the previous LEP and DCP and was considered to be acceptable based on the site constraints and infrastructure capacity of the land.

7.3 IS COMPLIANCE WITH THE STANDARD UNREASONABLE OR UNNECESSARY?

The proposed variation from the development standard is assessed against the accepted "5 Part Test" for the assessment of a development standard variation established by the NSW Land and Environment Court (LEC) in *Wehbe v Pittwater Council* (2007) NSWLEC 827.

In the decision of *Wehbe v Pittwater Council* (2007) NSWLEC 827, Chief Justice Preston expressed the view that there are five (5) different ways in which an objection may be well founded, and that approval of the objection may be consistent with the aims of the policy. This attributes to determining whether compliance with the standard is unreasonable or unnecessary in the circumstances of the case as set out below:

Clause 4.6 (Minimum lot size for Strata)
54-56 Albert Street & 29 Isabela Street North Parramatta

1 *The most commonly invoked way is to establish that compliance with the development standards is unreasonable or unnecessary because the objectives of the development standard are achieved notwithstanding non-compliance with the standard. The rationale is that development standards are not ends in themselves but means of achieving ends. The ends are environmental or planning objectives. If the proposed development provides an alternative means of achieving the objective, strict compliance with the standard would be unnecessary and unreasonable.*

2 *The underlying objective or purpose is not relevant to the development with the consequence that compliance is unnecessary.*

3 *The underlying objective or purpose would be defeated or thwarted if compliance was required with the consequence that compliance is unreasonable.*

4 *The development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable.*

5 *"The zoning of particular land" was "unreasonable or inappropriate" so that "a development standard appropriate for that zoning was also unreasonable or unnecessary as it applied to that land" and that "compliance with the standard in that case would also be unreasonable or unnecessary".*

Satisfactorily demonstrating that compliance with a development standard is unreasonable or unnecessary in any one of these ways is sufficient for meeting the requirement in Clause 4.6(3)(a) of LEP 2023.

The following discussion is provided in response to each of the above tests.

7.3.1 Are the objectives of the standard are achieved notwithstanding non-compliance with the standard (Wehbe Test No.1)

As detailed within section 7.2 of this report it is considered that the objectives of the standard are achieved notwithstanding the non-compliance with the development standard.

7.3.2 The underlying objective or the purpose of the standard is not relevant to the development (Wehbe Test No.2)

It is considered that the purpose of clause 4.1A is to prohibit the strata subdivision of dual occupancies approved under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 which allows for dual occupancies to be building on blocks that are a minimum of 400sqm. The LEP has a minimum lot size exception for dual occupancies of 600sqm for R2 zones and it is considered that Council wants to allow small lot dual occupancies under a CDC but to provide affordable housing options but not allow these small dual occupancy dwellings to be sold off individually. As the development is for the strata subdivision of a residential flat development that was approved by Council it is considered that the underlying purpose of the standard is not relevant to the existing development on site.

Clause 4.6 (Minimum lot size for Strata)
54-56 Albert Street & 29 Isabela Street North Parramatta

7.3.3 The underlying object or purpose would be defeated or thwarted (Wehbe Test No.3)

It is noted considered that the underlying objective or purpose would be defeated or thwarted, the sole reason for the non compliance is due to a historical approval for high density development on part of a low density zoning.

7.3.4 The development standard has been virtually abandoned or destroyed (Wehbe Test No.4)

The development standard is a recent development standard with the LEP only being adopted within the last year. During that the development standard has yet to be varied.

7.3.5 The zoning of the land is unreasonable or inappropriate (Wehbe Test No.5)

The zoning of the land in relation to the development is considered to be inappropriate with high density residential development being located on the split zoned site. The majority of the site is zoned R4 and it is considered that the most recent LEP should have rectified this existing use right conflict by rezoning the R2 portion of the site to R4 which would have allowed for a fully compliant development. It is therefore considered that the zoning of the R2 portion of the land is inappropriate to the existing development.

7.4 ARE THERE SUFFICIENT ENVIRONMENTAL PLANNING GROUNDS?

Having regard to Clause 4.6(3)(b) and the need to demonstrate that there are sufficient environmental planning grounds to justify contravening the development standard, Preston CJ in Initial Action Pty Ltd v Woollahra Municipal Council [2018] NSWLEC 118 (paragraph 24) states:

The environmental planning grounds relied on in the written request under cl 4.6 must be "sufficient". There are two respects in which the written request needs to be "sufficient". First, the environmental planning grounds advanced in the written request must be sufficient "to justify contravening the development standard". The focus of cl 4.6(3)(b) is on the aspect or element of the development that contravenes the development standard, not on the development as a whole, and why that contravention is justified on environmental planning grounds. The environmental planning grounds advanced in the written request must justify the contravention of the development standard, not simply promote the benefits of carrying out the development as a whole: see Four2Five Pty Ltd v Ashfield Council [2015] NSWCA 248 at [15]. Second, the written request must demonstrate that there are sufficient environmental planning grounds to justify contravening the development standard so as to enable the consent authority to be satisfied under cl 4.6(4)(a)(i) that the written request has adequately addressed this matter: see Four2Five Pty Ltd v Ashfield Council [2015] NSWLEC 90 at [31].

In this regard, the justification contained within Section 8.1.1 of this Clause 4.6 variation has focused on the ability of the elements of the development that are outside the height plane to demonstrate compliance with the objectives of the standard, and why, despite the height exceedance, the proposal is nonetheless able to achieve these standards.

Clause 4.6 (Minimum lot size for Strata)
54-56 Albert Street & 29 Isabela Street North Parramatta

Further, in *Initial Action Pty Ltd v Woollahra Municipal Council* [2018] NSWLEC 118, Preston CJ clarified what a Clause 4.6 variation request does and does not need to satisfy. Importantly, there does not need to be a "better" planning outcome:

It is not necessary, contrary to what the Commissioner held, that the non-compliant development have no view loss or less view loss than a compliant development.

I find that the Commissioner applied the wrong test in considering this matter by requiring that the development, which contravened the height development standard, result in a "better environmental planning outcome for the site" relative to a development that complies with the height development standard (in [141] and [142] of the judgment). Clause 4.6 does not directly or indirectly establish this test. The requirement in cl 4.6(3)(b) is that there are sufficient environmental planning grounds to justify contravening the development standard, not that the development that contravenes the development standard have a better environmental planning outcome than a development that complies with the development standard.

The assessment in the preceding sections and as shown throughout the supporting documentation demonstrates that the resultant environmental impacts of the proposal will be satisfactory, subsequently providing the justification for contravening the development standard. The proposal is consistent with the relevant objectives of the zone and the development standard, and it has been established that compliance with the standard is unreasonable or unnecessary.

There are sufficient environmental and planning grounds to justify contravening the development standard and are summarised from the preceding sections as follows:

- The proposed development meets the zone objectives (Section 7.1) and the development objectives (Section 7.2).
- The proposed development is compatible with existing and future built form within the surrounding locality.

The proposal will not result in any unreasonable amenity or environmental impacts as detailed in the supporting documentation and this request. Notwithstanding the variation, the proposed strata subdivision will not result in any negative impacts on the land or the character of the area.

As outlined above, it is considered that the proposal will provide for a better planning outcome than a strictly compliant development. In this case, we submit that there are sufficient environmental planning grounds to justify contravening the development standard.

8 OTHER MATTERS THAT MUST BE SATISFIED

8.1 IS THE VARIATION IN THE PUBLIC INTEREST?

As detailed above, Clause 4.6 (4)(a)(ii) of the LEP requires demonstration that the proposed development will be in the public interest because it is consistent with the objectives of the particular development standard (described and addressed above) and the objectives for the zone in which the development is proposed to be carried out. The demonstration of compliance with both

Clause 4.6 (Minimum lot size for Strata)
54-56 Albert Street & 29 Isabela Street North Parramatta

the objectives of the standard and the land zone in turn confirm that the proposal is in the public interest.

8.2 WHETHER CONTRAVENTION OF THE DEVELOPMENT STANDARD RAISES ANY MATTER OF SIGNIFICANCE FOR STATE OR REGIONAL ENVIRONMENTAL PLANNING

The variation sought does not raise any matter of significance for State or regional environmental planning.

8.3 PUBLIC BENEFIT OF MAINTAINING THE STANDARD?

It is considered that there is no benefit to the public or the community in maintaining the development standard. As established, there are no unreasonable or adverse impacts resulting from the development. As such, there would be no public benefit in maintaining strict numerical compliance the standard.

9 Conclusion

As provided above, the development complies with the outcomes of the development standard and is considered to be in the public interest. Strict compliance with this control is deemed unnecessary and restricts the use of the site by the owner due to the width of the site. It is considered that the development results in a good planning outcome for the property and the community.

The consent authority should be satisfied that all requirements of the clause have been suitably addressed via the content in this formal request and the proposal is worthy of favourable consideration.

DEVELOPMENT APPLICATION

ITEM NUMBER	5.2
SUBJECT	42A and 42B Yates Avenue, DUNDAS VALLEY NSW 2117 (Lot R DP 36696)
DESCRIPTION	Demolition of existing fire damaged Scout hall (1st Dundas Scout hall).
REFERENCE	DA/462/2023 - D09298023
APPLICANT/S	City of Parramatta
OWNERS	City of Parramatta
REPORT OF	Group Manager Development and Traffic Services
RECOMMENDED	Approval

DATE OF REPORT 29 JANUARY 2024

REASON FOR REFERRAL TO LPP

The subject site is owned by the City of Parramatta Council.

EXECUTIVE SUMMARY

Development Application DA/462/2023 was lodged to Council on 7 August 2023 for the demolition of the existing fire damaged scout hall. The scout hall experienced fire damage in December 2022.

An Asbestos Materials Survey prepared by Trinitas Group (dated 31 August 2023) was submitted with the application. The survey identified the fire damaged building contains high risk asbestos.

The application along with the Detailed Site Investigation submitted by the applicant was reviewed by Council's Environmental Health Team Leader who determined that satisfactory evidence has been provided that the site can be made suitable for the proposed development subject to conditions of consent.

In accordance with the Parramatta Notification Plan, the Development Application was not required to be notified or advertised.

Section 4.15 Assessment Summary

The application has been assessed relative to section 4.15 of the *Environmental Planning and Assessment Act 1979*, taking into consideration all relevant state and local planning controls.

Consideration of technical matters by Council's Natural Areas and Environmental Health departments has not identified any fundamental issues of concern.

The proposal demonstrates compliance with the statutory requirements and relevant development controls.

Adherence to the conditions imposed by Councils Environmental Health Officers is required, and upon demolition of the structure by a suitably qualified contractor, further

investigation into the potential contamination of the soil is required for further development on the subject site.

Having regard to the matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*, it is recommended Development Application No. DA/462/2023 be approved.

RECOMMENDATION









That the Parramatta Local Planning Panel, exercising the function of the consent authority, pursuant to Section 4.16 of the Environmental Planning and Assessment Act, 1979, approve development consent to DA/462/2023 for a period of five (5) years within which physical commencement is to occur from the date on the Notice of Determination, subject to conditions of consent in Attachment 1.

REASONS FOR APPROVAL

1. The development is permissible in the RE1 Public Recreation zone and satisfies the requirements of the applicable planning provisions.
2. The development will be compatible with the emerging and planned future character of the area.
3. The development is not expected to create adverse amenity impacts to adjoining residential properties.
4. For the reasons given above, approval of the application is in the public interest.

Alicia Hunter
Senior Development Assessment Officer

ATTACHMENTS:

1		Assessment Report and Draft Conditions	26 Pages
2		Locality Map	1 Page
3		Demolition Site Plan	1 Page
4		Erosion and Sedimentation Control Plan	1 Page
5		Statement of Environmental Effects	3 Pages
6		Detailed Site Investigation	225 Pages
7		Asbestos Materials Survey	28 Pages
8		Waste Management Plan	10 Pages

REFERENCE MATERIAL



City of Parramatta	
File No:	DA/462/2023

SECTION 4.15 ASSESSMENT REPORT
Environmental Planning & Assessment Act 1979

DA No:	DA/462/2023
Subject Property:	Lot R DP 36696, 42A and 42B Yates Avenue, DUNDAS VALLEY NSW 2117
Proposal:	Demolition of existing fire damaged scout hall
Date of receipt:	7 August 2023
Applicant:	City of Paramatta Council
Owner:	City of Paramatta Council
Property owned by a Council employee or Councillor:	The site is owned by City of Paramatta Council
Political donations/gifts disclosed:	None disclosed on the application form
Submissions received:	None
Recommendation:	Approval
Assessment Officer:	Charise Chumroonridhi (External Consultant) Planning Ingenuity

Legislative Requirements

Relevant provisions considered under section 4.15(1)(a) of the Environmental Planning and Assessment Act 1979	<ul style="list-style-type: none"> • State Environmental Planning Policy (SEPP) (Resilience and Hazards) 2021 • SEPP (Biodiversity and Conservation) 2021 • Parramatta Local Environmental Plan (LEP) 2023 • Parramatta Development Control Plan (DCP) 2011.
Zoning	Part Zone RE1 – Public Recreation zone and part Zone W1 – Natural Waterways
Bushfire Prone Land	No
Heritage	No
Heritage Conservation Area	No
Designated Development	No
Integrated Development	No
Clause 4.6 variation	No
Delegation	Parramatta Local Planning Panel (PLPP) due to the subject site being owned by Council.

1. Executive Summary

Development Application DA/462/2023 was lodged to Council on 7 August 2023 for the demolition of the existing fire damaged scout hall. The scout hall experienced fire damage in December 2022.

An Asbestos Materials Survey prepared by Trinitas Group (dated 31 August 2023) was submitted with the application. The survey identified the fire damaged building contains high risk asbestos.

The application along with the DSI submitted by the applicant was reviewed by Council's Environmental Health Team Leader who determined that satisfactory evidence has been provided that the site can be made suitable for the proposed development subject to conditions of consent.

In accordance with the Parramatta Notification Plan, the Development Application was not required to be notified or advertised.

Section 4.15 Assessment Summary

The application has been assessed relative to section 4.15 of the Environmental Planning and Assessment Act 1979, taking into consideration all relevant state and local planning controls. Consideration of technical matters by Council's Natural Areas and Environmental Health departments has not identified any fundamental issues of concern.

The proposal demonstrates compliance with the statutory requirements and relevant development controls.

Adherence to the conditions imposed by Council's Environmental Health Officers is required, and upon demolition of the structure by a suitably qualified contractor, further investigation into the potential contamination of the soil is required for further development on the subject site.

Having regard to the matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act, it is recommended Development Application No. DA/462/2023 be approved.

2. Site Description and Conditions

The subject site is described as Lot R DP 36696 and commonly known as 42A and 42B Yates Avenue Dundas Valley. The site is an irregular shaped allotment which is bound by Yates Avenue, Fullford Street and Quarry Road. The site of the proposed works is within Zone RE1 Public Recreation with part of the site where The Ponds Creek is located being within Zone W1 – Natural Waterways.

The subject site is a large parcel of land known as Dundas Park and is used for recreational purposes. The site contains playing fields, parks, basketball courts, playground, a scout hall and amenities buildings. The scout hall is located on the corner of Yates Avenue and Fullford Street. The hall has been damaged by a fire and is no longer in operation. The Ponds Creek runs along the south of the lot and as a result the site is identified as being flood prone. The site is also mapped on the Biodiversity Values Map.

Surrounding properties are predominantly within Zone R2 Low Density Residential and the locality is an established residential area characterised by single and two storey residential dwellings. The exception includes No. 28 Yates Avenue which adjoins the subject site to the north east and is within Zone E1 Local Centre. No.28 Yates Avenue contains cafés, a convenience store, a hairdresser within a three storey mixed use building with residential apartments above. Adjoining the site to the north west is a sports club at No. 33 Quarry Road that is within Zone RE2 Private Recreation

A site inspection was undertaken in September 2023. See photographs and maps below:



Figure 1. Aerial photo of subject site (outlined in red) and location of subject scout hall indicated by yellow arrow (Source: NearMaps aerial photo September 2023)



Figure 2. Locality and zone map (Source: NSW Planning Portal)



Figure 3. Front elevation of scout hall viewed from Fullford Street



Figure 4. Scout hall viewed from corner of Fullford Street and Yates Avenue.



Figure 4. Front elevation of scout hall viewed from Fullford Street.



Figure 5. Rear elevation of scout hall.



Figure 6. Internal view of scout hall.

3. Relevant Site History

A search of Council records indicates that there are no relevant approvals relating to the site.

Note: The subject scout hall was damaged by a fire in December 2022.

4. The Proposal

The proposed development includes the following:

- Demolition of existing fire damaged one storey scout hall including the porch and landing structures.

The scout hall is one storey with the dimensions 26.6m x 12.2m and an area of 324.52sqm.

The existing bitumen access paths are to be retained and the site is to be left in a clean and safe state with removal of footings, foundations and redundant services.

No trees will be removed. There are two trees in close proximity to the scout hall which includes one Sydney Blue Gum tree and one Ironbark. Both these trees are to be protected and retained.

The proposed works are wholly within Zone RE1 Public Recreation and not within Zone W1 – Natural Waterways.

The site plan for the proposed works is shown in Figure 7 below.

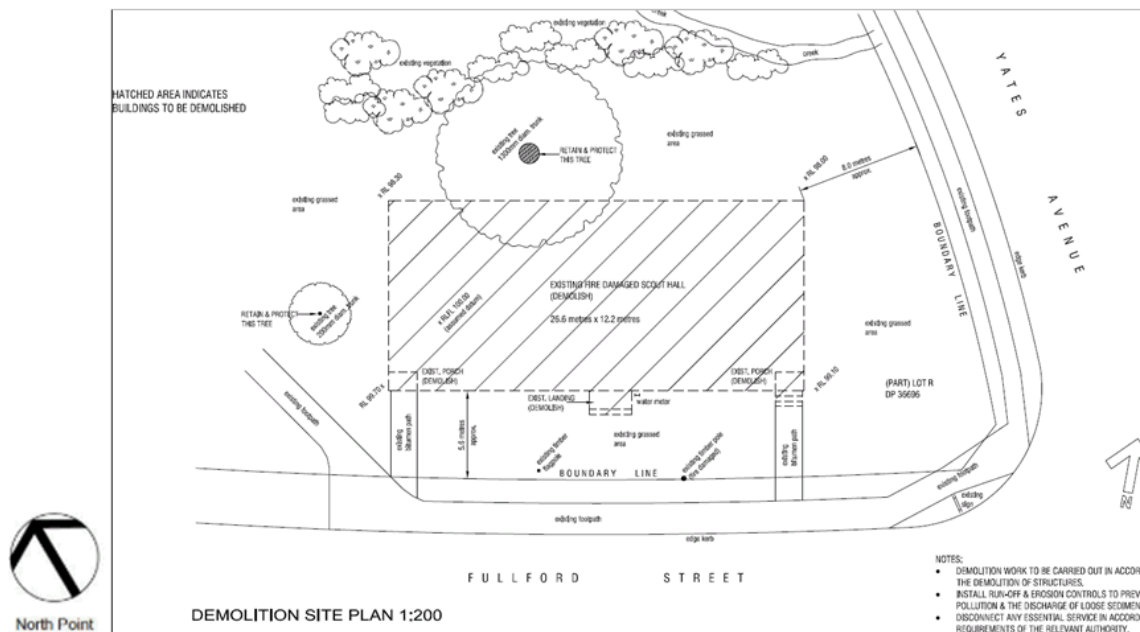


Figure 7. Proposed demolition site plan

5. Relevant Application History	
Date	Comment
7 August 2023	Subject Application lodged to Council.
12 September 2023	An Asbestos Materials Survey was submitted to Council. The survey identified a number of high risk asbestos items located on site.
16 October 2023	A Request for Information was sent to the applicant requiring a Detailed Site Investigation (DSI) to be prepared by a suitability qualified person.
13 December 2023	A DSI was submitted to Council.

6. Referrals

The following section outlines the response and conditions recommended from each of the internal and external referrals in relation to the subject application.

Referral	Comment
Environmental Health	Supported, subject to conditions of consent.
Parks and Open Space	Supported, subject to conditions of consent.

PLANNING ASSESSMENT

7. Environmental Planning Instruments

7.1 Overview

The instruments applicable to this application are:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- Parramatta Local Environmental Plan 2023 (PLEP 2023)
- Parramatta Development Control Plan 2011 (PDCP 2011)

Compliance with these instruments is addressed below.

7.2 STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021 – CHAPTER 2 VEGETATION IN NON-RURAL AREAS

The State Environmental Planning Policy (Biodiversity and Conservation) 2021 applies to the site. The aims of the plan are to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserve the amenity of the non-rural areas of the State through the preservation of trees and other vegetation.

The subject site is partly mapped on the Biodiversity Values Map. Council's GIS mapping also indicates the presence of Sydney Turpentine Ironbark Forest (a CEEC under the BC Act 2016) adjoining the subject site.

The proposed demolition works do not propose the removal of trees and the building proposed to be demolished is outside the mapped area on the Biodiversity Values Map.

Council's Biodiversity Planning Officer reviewed the proposal and concluded:

The proposed development will not be likely to significantly impact threatened species, ecological communities or their habitats, not trigger the BOS, and no ecological constraints apply that warrant further investigation. I have provided Natural Resources conditions to protect the adjoining vegetation/reserve, including the large E. Saligna tree adjacent to the hall.

No trees or significant vegetation will be cleared or otherwise impacted by the demolition. As such, the provisions of this chapter as it applies to vegetation removal is not applicable.

7.3 STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021 – CHAPTER 10 SYDNEY HARBOUR CATCHMENT

The site is located within the designated hydrological catchment of Sydney Harbour and is subject to the provisions of the above SEPP. The aims of the Plan are to establish a balance between promoting a prosperous working harbour, maintaining a healthy and sustainable waterway environment and promoting recreational access to the foreshore and waterways by establishing planning principles and controls for the catchment as a whole.

Given the nature of the project and the location of the site, there are no specific controls that directly apply to this proposal, and any matters of general relevance (erosion control, etc) are able to be managed by conditions of consent.

7.4 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021 – CHAPTER 4 REMEDIATION OF LAND

The requirements of State Environmental Planning Policy (Resilience and Hazards) 2021 apply to the subject site. In accordance with Chapter 4 of the SEPP, Council must consider if the land is contaminated, if it is contaminated, is it suitable for the proposed use and if it is not suitable, can it be remediated to a standard such that it will be made suitable for the proposed use.

An Asbestos Materials Survey (ASM) prepared by Trinitas Group (dated 31 August 2023) was submitted with the application. The survey identified that the fire damaged building contained asbestos. In addition to this, a Detailed Site Investigation prepared by Trinitas Group (dated 12 December 2023) was also submitted.

The submitted DSI concludes that:

- *The soil analytical results for Heavy Metals, BTEXN, OCPs, OPPs, PAHs and PCBs were below the adopted public open space criteria with the exception of asbestos.*
- *Asbestos was reported within the soil and the fire damaged property.*
- *Groundwater assessment was not undertaken as part of this assessment. No chemical concentrations have been reported above the land use criteria, no contamination will leach to the groundwater.*
- *Client to notify Safework NSW prior to the excavation of soil materials.*

Based on the concluding statements, Trinitas consider the site is not suitable for the ongoing use as public open space land use setting and remediation of asbestos contaminated soil is deemed necessary.

The application along with the AMS and DSI was reviewed by Council's Environmental Health team who determined that satisfactory evidence has been provided that the site can be made suitable for the proposed development subject to

conditions of consent.

The proposal does not involve any intrusive ground works which may necessitate consideration of potential contamination. The works will be isolated with a hoarding and soil erosion and sediment controls prior to and during demolition works to protect the surrounding environment. All waste materials will be disposed of at a licensed facility.

Should the site be redeveloped in the future with ground works proposed, a further consideration and investigation into contamination of the site may be required. However, given that demolition works are only proposed, no further investigation is required. It is therefore considered that Council can be satisfied in accordance with the requirements of the Resilience and Hazards SEPP that the land is suitable for the proposed demolition works.

Standard and special conditions relating asbestos, site audit statement, site investigation and contamination have been recommended.

8. Parramatta Local Environmental Plan 2023

The relevant matters considered under the PLEP 2023 for the proposed development are outlined below:

Clause 1.2 Aims of Plan

- (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,*
- (a) to encourage a range of development, including housing, employment and recreation, that accommodates the needs of the existing and future residents, workers and visitors of Parramatta,*
- (b) to foster environmental, economic, social and physical wellbeing so that Parramatta develops as an integrated, balanced and sustainable city,*
- (c) to identify, conserve and promote Parramatta's natural and cultural heritage as the framework for its identity, prosperity, liveability and social development,*
- (d) to improve public access to the city and facilitate the maximum use of improved public transport, together with walking and cycling,*
- (e) to minimise risk to the community in areas subject to environmental hazards, particularly flooding and bushfire, by restricting development in sensitive areas,*
- (f) to protect and enhance the natural environment, including areas of remnant bushland in Parramatta, by incorporating principles of ecologically sustainable development into land use controls,*
- (g) to improve public access along waterways where natural values will not be diminished,*
- (h) to enhance the amenity and characteristics of established residential areas,*
- (i) to retain the predominant role of Parramatta's industrial areas,*
- (j) to ensure that development does not detract from the economic viability of Parramatta's commercial centres,*
- (k) to ensure that development does not detract from the operation of local or regional road systems,*
- (l) to ensure development occurs in a manner that protects, conserves and enhances natural resources, including waterways, riparian land, surface and groundwater quality and flows and dependant ecosystems,*
- (m) to protect and enhance the viability, identity and diversity of the Parramatta City Centre and recognise it as the pre-eminent centre in the Greater Metropolitan Region,*
- (n) to encourage development that demonstrates efficient and sustainable use of energy and resources in accordance with ecologically sustainable development principles.*

It is considered that the development satisfactorily meets the aims of the plan.

Clause 2.3 Zone objectives and Land Use Table

The site is zoned RE1 Public Recreation and W1 Natural Waterways, however, the subject site and works are wholly located within the RE1 zone. The aims and objectives for the RE1 zone in Clause 2.3 – Zone Objectives are as follows:

RE1 Public Recreation.

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To conserve, enhance and promote the natural and cultural heritage value of parks and open space in the zone.
- To create opportunities to use riverfront land for public recreation.

The proposal is consistent with these objectives.

PERMISSIBILITY

The proposed demolition to the existing scout hall is located within Zone RE1 Public Recreation under Parramatta Local Environmental Plan 2023 (PLEP 2023). The proposed works are permissible with consent in the zone in accordance with Clause 2.7 to PLEP 2023.

Zone Objectives

The proposed demolition is not antipathetic to the objectives for development in Zone RE1 Public Recreation, which are:

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To conserve, enhance and promote the natural and cultural heritage value of parks and open space in the zone.
- To create opportunities to use riverfront land for public recreation.

The demolition will enable the removal of an unsafe structure and increase public access to the area occupied by the hall building. Trees will be suitably protected during the site works. A hoarding will be provided during the works to protect public safety.

Standards and Provisions	Compliance
Part 4 Principal development standards	
Cl. 4.3 Height of buildings	N/A This application specifically seeks to demolish a scout hall structure that has been damaged by fire in December 2022.
Cl. 4.4 Floor space ratio	N/A The GFA of the building would result in 0m ² upon the completion of works. A separate application is required to allow for future development on the subject site.
Cl. 4.6 Exceptions to Development Standards	No contravention of a development standard is being sought in this application.
Part 5 Miscellaneous provisions	
Cl. 5.10 Heritage conservation	The site is not a heritage item and is not within a heritage conservation area.
Cl. 5.21 Flood Planning	The Ponds Creek runs in the southern portion of the lot and therefore the site is identified by Council as being flood prone. The development involves only demolition of the existing building and removal of footings. These works will not impact upon potential flooding in the vicinity. Should the site be redeveloped in future it will need to take flooding into account.
Part 6 Additional local provisions	
Cl. 6.1 Acid Sulfate soils	The site is identified as Class 5 Acid Sulfate Soil (ASS). Clause 6.1 requires an acid sulfate soils management plan (ASSMP) for works more than 5m below the natural ground surface or which will lower the water table by more than 2m. The proposal does not include any such works and an ASS Management Plan is not required.
Cl. 6.2 Earthworks	Earthworks, cut and fill are not proposed and the proposed removal of footings is not considered to be earthworks as ground levels will be reinstated following removal of materials.
Cl. 6.3 Biodiversity	The site is identified as being affected by Biodiversity Values on this map. The proposal results in no removal of any trees and vegetation and trees in close proximity are to be protected and retained. As a result, no further biodiversity

Page 10 of 13

	assessment is required and the proposal will maintain the terrestrial and aquatic biodiversity integrity of the site.
Cl. 6.4 Riparian land and waterways	The proposed works site is not within land identified on this map.
Cl. 6.6 Foreshore Area	The subject site is not located in the foreshore area.
Cl. 6.8 Landslide risk	The subject site is not identified on this map.

9. The Parramatta Development Control Plan 2011

The Draft Parramatta Development Control Plan 2023 (draft PDCP) was placed on public exhibition from 13 March 2023 to 1 May 2023. The draft PDCP will replace the five existing DCPs that apply within the Local Government Area and will serve as a primary supportive planning document to the Parramatta Local Environmental Plan 2023 for guiding development and land use decisions made by Council.

On Monday 28 August 2023, Council adopted the draft PDCP, and the Parramatta Development Control Plan 2023 (PDCP 2023) came into effect on Monday 18 September 2023.

Section 1.4 of the adopted PDCP which concerns the relationship to other plans and policies is outlined below:

If a Development Application has been lodged before the commencement of the PDCP 2023 in relation to land to which the PDCP 2023 applies, and the Development Application has not been finally determined before the commencement of the PDCP 2023, the Development Application must be determined as if the PDCP 2023 had not commenced.

In this instance, the application was lodged 7 August 2023 and therefore, is to be assessed under the Parramatta Development Control Plan 2011 (PDCP 2011). However, it is acknowledged that all future development is to be assessed under the new consolidated PDCP.

Whilst the application has been assessed under PDCP 2011, it is noted that the proposal does not unreasonably defer from the aims and objectives of the PDCP 2023 and is considered complimentary of the expected future design and character of the area.

The relevant matters to be considered under PDCP 2011 for the proposed development are outlined below.

Development Control	Comment	Comply
Part 2 Environmental Management		
5.1.1 Flooding	The Ponds Creek runs south along the lot and therefore the lot is identified by Council as being flood prone. The works footprint is clear of flood affected land and the development involves only demolition of the existing building and removal of footings. These works will not impact upon potential flooding in the vicinity.	Yes
5.1.3 Stormwater	The proposed demolition will not impact on any existing stormwater drainage system and appropriate sediment and erosion measures are proposed with recommended conditioned. Redundant stormwater infrastructure will be removed and backfilled.	Yes
5.1.5 Groundwater	The demolition of a small one storey building is not considered to introduce any adverse impacts on groundwater. Demolition is to ground level only with limited excavation proposed to remove footings and backfill to match existing ground levels. The site is to be left in clear and safe state as part of the broader public reserve.	Yes
5.2.1 Control of Soil Erosion and Sedimentation	An Erosion and Sedimentation Control Plan is submitted and considered satisfactory. The plan is considered sufficient to demonstrate that there will be effective controls during demolition to ensure sedimentation of waterways and drainage systems, and wind-blown soils will not occur.	Yes
5.2.6 Air Quality	The site will be managed during demolition to mitigate any potential impacts on air quality. It is expected that appropriate dust mitigation measures will be employed during demolition, which can be secured via conditions of consent.	Yes

5.3.1 Biodiversity	<p>The subject site is partly mapped on the Biodiversity Values Map. Council's GIS mapping also indicates the presence of Sydney Turpentine Ironbark Forest (a CEEC under the BC Act 2016) adjoining the subject site.</p> <p>The proposed demolition works do not propose the removal of trees and the building proposed to be demolished is outside the mapped area on the Biodiversity Values Map.</p> <p>Council's Biodiversity Planning Officer reviewed the proposal and concluded:</p> <p><i>The proposed development will not be likely to significantly impact threatened species, ecological communities or their habitats, not trigger the BOS, and no ecological constraints apply that warrant further investigation. I have provided Natural Resources conditions to protect the adjoining vegetation/reserve, including the large E. saligna tree adjacent to the dwelling.</i></p> <p>As a result, no further biodiversity assessment is required and the proposal will maintain the quality and integrity of existing terrestrial and aquatic biodiversity.</p>	Yes
5.3.3 Development on Land Adjoining Land Zoned W1 Natural Waterway	The proposed demolition will have no adverse impact to the water quality, marine vegetation and soils of any waterways. Appropriate sediment and erosion measures are proposed and required by conditions.	Yes
5.4.8 Waste Management	This Development Application is accompanied by a waste management plan and a demolition works plan which identifies demolition waste recycling and handing during demolition works.	Yes

10. Development Contributions

A Section 7.12 contribution is not required to be paid under the City of Parramatta (Outside CBD) Development Contributions Plan 2021. As detailed under section 1.3 of the Contributions Plan, this DA would be excluded as it is development undertaken by or on behalf of Council and no net increase in population will result.

12. Bonds

In this instance a Security Bond is not required to be imposed.

13. EP&A Regulation 2021

Regulation considerations including demolition, fire safety, fire upgrades, compliance with the Building Code of Australia, compliance with the Home Building Act, PCA appointment, notice of commencement of works, sign on work sites, critical stage inspections and records of inspection have been addressed by appropriate consent conditions.

14. The likely impacts of the development

The assessment demonstrates that the proposal will not have any significant adverse impacts upon any adjoining properties or the environment through compliance with the applicable planning instruments and controls.

All relevant issues regarding environmental impacts of the development are discussed elsewhere in this report, including natural impacts such as flooding, soil erosion, biodiversity impact, air quality and contamination potential.

In the context of the site and the assessments provided by Council's experts, the development is considered satisfactory in terms of environmental impacts.

15. Suitability of the Site

The subject site can accommodate a proposal to demolish the existing fire damaged structure. The removal of the damaged structure would enable the remediation of existing asbestos within the structure. Removal of such contamination would assist in preserving the surrounding area.

Suitable investigations and documentation have been provided to demonstrate that the site can be made suitable for the proposed development and the development is consistent with the land use planning framework for the locality.

No natural hazards or site constraints exist that are likely to have an unacceptably adverse impact on the proposed development.

Subject to the conditions provided within the recommendation to this report, the site is considered to be suitable for the proposed development.

Further development and earthworks proposed within the site will be assessed through a new DA application.

16. Public Consultation

In accordance with the Parramatta Notification Plan the Development Application was not required to be notified and advertised.

17. Public interest

Subject to implementation of conditions of consent outlined in the recommendation below, no circumstances have been identified to indicate this proposal would be contrary to the public interest.

18. Conclusion

After consideration of the development against Section 4.15 of the Environmental Planning and Assessment Act 1979, and the relevant statutory and policy provisions, the proposal is suitable for the site and is in the public interest. It has been approved for the following reasons:

1. The development is consistent with the objectives for development in Zone RE1 Public Recreation zone, is permissible with consent in accordance with Clause 2.7 to PLEP 2023 and satisfies the requirements of all of the applicable planning controls.

For the reasons given above, approval of the application is in the public interest.

Therefore, it is recommended that the application be approved subject to conditions.

19. Recommendation

RECOMMENDATION

- a. **That** the Parramatta Local Planning Panel, exercising the function of the consent authority, pursuant to Section 4.16 of the Environmental Planning and Assessment Act, 1979, **approve** development consent to DA/462/2023 for a period of five (5) years within which physical commencement is to occur from the date on the Notice of Determination, subject to conditions of consent.

REASONS FOR APPROVAL

1. The development is permissible in the RE1 Public Recreation zone and satisfies the requirements of the applicable planning provisions.
2. The development will be compatible with the emerging and planned future character of the area.
3. The development is not expected to create adverse amenity impacts to adjoining residential properties.
4. For the reasons given above, approval of the application is in the public interest.

“Appendix 1” to Section 4.15 Assessment Report - DA/462/2023

DRAFT CONDITIONS OF CONSENT

Upon the signature of the applicable delegate the conditions in this Appendix will form the conditions of development consent.

Development Consent No.: DA/462/2023
Property Address: Lot R DP 36696, 42A and 42B Yates Avenue,
 DUNDAS VALLEY NSW 2117

Conditions:

PART A: GENERAL

PA0001 Approved plans and supporting documentation

- The development is to be carried out in accordance with the following plans endorsed with Council's Stamp as well as the documentation listed below, except where amended by other conditions of this consent and/or any plan annotations:

Document/Drawing No.	Prepared By	Dated
Demolition Site Plan	SG Architectural & Heritage	July 2023
Sediment Erosion Control Plan	SG Architectural & Heritage	July 2023
Waste Management Plan	City of Parramatta	Undated
Asbestos Survey	Trinitas Group	31 August 2023
Detailed Site Investigation	Trinitas Group	12 December 2023

Note: In the event of any inconsistency between the architectural plan(s) and the landscape plan(s) and/or stormwater disposal plan(s) (if applicable), the architectural plan(s) shall prevail to the extent of the inconsistency.

Reason: To ensure the work is carried out in accordance with the approved plans.

PANSC Non-standard - General Matters – Landscaping of site post demolition

- Post demolition, the area of the site affected by the demolition shall be filled and levelled with appropriate growing medium to allow for turf or similar grass planting to be implemented. The turf/grass is to be maintained hereafter.

Reason: To ensure the site is maintained in a visually acceptable manner following demolition.

PA0002 Building work in compliance with BCA

- All building work must be carried out in accordance with the current provisions of the Building Code of Australia (National Construction Code).

Reason: To comply with the Environmental Planning & Assessment Act 1979, as amended and the Environmental Planning & Assessment Regulation 2000.

PA0004 No encroachment on Council and/or Adjoining proper

4. All approved works must be located within the confines of the property boundary. No construction equipment, gates and doors shall encroach upon Council's footpath area or the boundaries of the adjacent properties.

Reason: To ensure no injury is caused to persons and the building is erected in accordance with the approval granted within the boundaries of the site.

PA0011 Demolition of Buildings

5. Approval is granted for the demolition of the scout hall currently on the property, subject to compliance with the following:-

- (a) Demolition is to be carried out in accordance with the applicable provisions of Australian Standard AS2601-2001 - Demolition of Structures.

Note: Developers are reminded that WorkCover requires that all plant and equipment used in demolition work must comply with the relevant Australian Standards and manufacturer specifications.

- (b) The developer is to notify owners and occupiers of premises on either side, opposite and at the rear of the development site 5 working days prior to demolition commencing. Such notification is to be a clearly written on A4 size paper giving the date demolition will commence and is to be placed in the letterbox of every premises (including every residential flat or unit, if any). The demolition must not commence prior to the date stated in the notification.
- (c) 5 working days (i.e., Monday to Friday with the exclusion of Public Holidays) notice in writing is to be given to City of Parramatta for inspection of the site prior to the commencement of works. Such written notice is to include the date when demolition will commence and details of the name, address, business hours, contact telephone number and licence number of the demolisher. Works are not to commence prior to Council's inspection and works must also not commence prior to the commencement date nominated in the written notice.
- (d) On the first day of demolition, work is not to commence until City of Parramatta has inspected the site. Should the building to be demolished be found to be wholly or partly clad with asbestos cement, approval to commence demolition will not be given until Council is satisfied that all measures are in place so as to comply with Work Cover's document "Your Guide to Working with Asbestos", and demolition works must at all times comply with its requirements.
- (e) On demolition sites where buildings to be demolished contain asbestos cement, a standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site to the satisfaction of Council's officers. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos cement has been removed from the site to an approved waste facility. This condition is imposed for the purpose of worker and public safety and to ensure compliance with Clause 259(2)(c) of the Occupational Health and Safety Regulation 2001
- (f) Demolition must not commence until all trees required to be retained are protected in accordance with the conditions detailed under "Prior to Works Commencing" in this Consent.
- (g) All previously connected services are to be appropriately disconnected as part of the demolition works. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.

- (h) Demolition works involving the removal and disposal of asbestos cement in excess of 10 square meters, must only be undertaken by contractors who hold a current WorkCover "Demolition Licence" and a current WorkCover "Class A (Restricted) Asbestos Licence".
- (i) Demolition is to be completed within 10 days of commencement.
- (j) Demolition works are restricted to Monday to Friday between the hours of 7.00am to 5.00pm. No demolition works are to be undertaken on Saturdays, Sundays or Public Holidays.
- (k) 1.8m high Protective fencing is to be installed to prevent public access to the site.
- (l) A pedestrian and Traffic Management Plan must be submitted to the satisfaction of Council prior to commencement of demolition and/or excavation. It must include details of the:
 - (i) Proposed ingress and egress of vehicles to and from the construction site;
 - (ii) Proposed protection of pedestrians adjacent to the site;
 - (iii) Proposed pedestrian management whilst vehicles are entering and leaving the site.
- (m) All asbestos laden waste, including asbestos cement flat and corrugated sheets must be disposed of at a tipping facility licensed by the Environment Protection Authority (EPA).
- (n) Before demolition works begin, adequate toilet facilities are to be provided.
- (o) After completion, the applicant must notify City of Parramatta within 7 days to assess the site and ensure compliance with AS2601-2001 – Demolition of Structures.
- (p) Within 14 days of completion of demolition, the applicant must submit to Council:
 - (i) An asbestos clearance certificate issued by a suitably qualified person if asbestos was removed from the site; and
 - (ii) A signed statement verifying that demolition work and the recycling of materials was undertaken in accordance with the Waste Management Plan approved with this consent. In reviewing such documentation Council will require the provision of original.
 - (iii) Payment of fees in accordance with Council's current schedule of fees and charges for inspection by Parramatta Council of the demolition site prior to commencement of any demolition works and after the completion of the demolition works.

Reason: To protect the amenity of the area.

LA0001 Tree Retention

- 6. No trees have been approved for removal. All trees are to be retained and protected.

Reason: To protect significant trees which contribute to the landscape character of the area.

LA0002 Demolition & tree removal

- 7. Trees equal to or greater than five (5) metres in height, which are protected under City of Parramatta Council Development Control Plan 2023 (Part 5 Environment Management), must not be removed or damaged without Council consent.

Reason: To preserve existing landscape features.

OA0005 No trees are to be removed on public property

8. No trees on public property (footpaths, roads, reserves etc.) are to be removed or damaged during construction including for the erection of any fences, hoardings or other temporary works, unless approved in this consent.

Reason: to ensure adequate protection of existing environmental assets and to maintain public amenity.

ECA0001 Hazardous/intractable waste disposed legislation

9. Hazardous or intractable wastes arising from the demolition process shall be removed and disposed of in accordance with the requirements of Safework NSW and the EPA, and with the provisions of:
- Work Health and Safety Act 2011
 - NSW Protection Of the Environment Operations Act 1997 (NSW) and
 - NSW Environment Protection Authority (EPA) Waste Classification Guidelines.

Reason: To ensure that the land is suitable for the proposed development and any contaminating material required to be removed from the property is removed in accordance with the prescribed manner.

ECA0005 Signage – Contamination

10. A sign displaying the contact details of the remediation shall be displayed on the site adjacent to the site access. This sign shall be displayed throughout the duration of the remediation works.

Reason: To provide contact details for council inspectors and for the public to report any incidents.

ECA0006 Require to notify about new contamination evidence

11. Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination shall be notified to the Council immediately.

Reason: To ensure that the land is suitable for its proposed use and poses no risk to the environment and human health.

EAC0016 Validation Report

12. A validation report prepared by a suitability qualified person shall be provided to Council's Environmental Health Team Leader for approval within 30 days following completion of the remediation works, which demonstrates:
- All remediation works undertaken comply with the contaminated lands planning guidelines, *Contaminated Lands Management Act 1997*, State Environmental Planning Policy (Resilience and Hazards) 2021 and Council's Management of Contaminated Lands Policy and includes:
 - Works-As-Executed Plan(s) that identify the extent of the remediation works undertaken (that includes any encapsulation work) prepared by a registered surveyor;
 - A "notice of completion of remediation work" as required under Chapter 4 (Remediation of Land), State Environmental Planning Policy (Resilience and Hazards) 2021.

The site is to have access restricted until such time approval has been given that the site following remediation of contamination is suitable for the intended use.

Reason: To ensure the works are in accordance with the Contaminated Land Management Act 1997.

PART B – BEFORE THE COMMENCEMENT OF DEMOLITION WORK

(Note: Some conditions contained in other sections of this consent (including prior to occupation/use commencing) may need to be considered when preparing detailed drawings/specifications)

BC0001 Toilet facilities on site

13. Prior to work commencing, adequate toilet facilities are to be provided on the work site.

Reason: To ensure adequate toilet facilities are provided.

PC0002 Enclosure of the site

14. The site must be enclosed by a 1.8m high security fence erected wholly within the confines of the site to prevent unauthorised access. The fence must be installed prior to the commencement of any work on site.

Reason: To ensure public safety.

PC0003 Site Sign

15. A sign must be erected in a prominent position on any site involving excavation, erection or demolition of a building in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000 detailing:

- (a) Unauthorised entry of the work site is prohibited;
- (b) The name of the principal contractor (or person in charge of the work site), their telephone number enabling 24hour contact; and
- (c) The development consent approved construction hours;
- (d) The sign must be maintained during excavation, demolition and building work, and removed when the work has been completed.
- (e) This condition does not apply where works are being carried out inside an existing building.

Reason: Statutory requirement.

PC0005 Public liability insurance

16. Public risk insurance in the amount of not less than \$20 million or such other amount as Council may require by notice) must be obtained and furnished to Council before any works authorised by this consent are conducted:

- (a) Above;
- (b) Below; or
- (c) On

Any public land owned or controlled by Council. The public risk insurance must be maintained for the period during which these works are being undertaken.

The public risk insurance must be satisfactory to Council and list Council as an insured and/or interested party.

A copy of the insurance policy obtained must be forwarded to Council before any of the works commence.

Note: Applications for hoarding permits, vehicular crossing etc. will require evidence of insurance upon lodgement of the application.

Reason: To ensure the community is protected from the cost of any claim for damages arising from works authorised by this consent conducted above, below or on any public land owned or controlled by Council.

LC0001 Tree & protection measures

17. Prior to the commencement of demolition works, a Methodology Statement, prepared by a suitably qualified arboriculture's (Australian Qualification Framework Level 5), must be forwarded to Council's Development and Traffic Service Department. This statement is to identify the measures to be implemented for protection of trees, located on the site during demolition and site clearance. The statement is to be structured so that each of the following stages of demolition are individually addressed, namely:

- (a) Tree canopy and trunk protection;
- (b) Trunk protection;
- (c) Selective pruning to facilitate demotion works;
- (d) Demolition and site clearance.

Reason: To ensure adequate protection of the existing trees on the site.

OCNC non-standard – Prior to work commencing

18. A Methodology Statement, prepared by a suitably qualified arborist (Australian Qualification Framework Level 5 or above), must be prepared prior to the demolition works commencing. This statement is to identify the measures to be implemented for the protection of the large *Eucalyptus saligna* (Sydney blue gum) tree located directly adjacent to the rear of the dwelling during the demolition works. The statement is to be in line with the Australian Standard 4970 - 2009. Once the work is completed, the Project Arborist is to provide certification to Council's Development and Traffic Service Department.

Reason: To ensure adequate protection of existing trees.

DB0003 Sydney Water Quick check

19. A building plan approval must be obtained from Sydney Water Tap in™ to ensure that the approved development will not impact Sydney Water infrastructure.

A copy of the building plan approval receipt from Sydney Water Tap in™ must be submitted to the Council upon request prior to works commencing.

Please refer to the website <http://www.sydneywater.com.au/tapin/index.htm>, Sydney Water Tap in™, or telephone 13 20 92.

Reason: To ensure the requirements of Sydney Water have been complied with.

DB0004 Dial Before you Dig Service

20. Prior to any excavation on or near the subject site the person/s having benefit of this consent are required to contact the NSW Dial Before You Dig Service (NDBYD) on 1100 to receive written confirmation from NDBYD that the proposed excavation will not conflict with any underground utility services. The person/s having the benefit of this consent are required to forward the written confirmation from NDBYD to Council prior to any excavation occurring.

Reason: To ensure Council's assets are not damaged.

DB0021 Impact on Existing Utility Installations

21. Where work is likely to disturb or impact upon utility installations, (e.g. power pole, telecommunications infrastructure etc.) written confirmation from the affected utility provider that they raise no objections to the proposed works must be provided prior to demolition works commencing to the satisfaction of Council.

Reason: To ensure no unauthorised work to public utility installations and to minimise costs to Council.

DB0022 Support for Council Roads, footpaths, drainage reserves.

22. Council property adjoining the construction site must be fully supported at all times during all demolition, excavation and construction works. Details of any required shoring, propping and anchoring devices adjoining Council property, are to be prepared by a qualified structural or geotechnical engineer. These details must be provided prior to demolition works commencing and be to the satisfaction of the Council.

Backfilling of excavations adjoining Council property or any void remaining at the completion of the construction between the building and Council property must be fully compacted prior to the completion of works.

Reason: To protect Council's infrastructure.

DC0006 Erosion and Sediment Control measures

23. Erosion and sediment control measures are to be installed in accordance with the publication 'Urban Stormwater: Soils and Construction "The Blue Book" 2004 (4th edition) prior to the commencement of any demolition, excavation or construction works upon the site. These measures are to be maintained throughout the entire works.

Reason: To ensure soil and water management controls are in place before site works commence.

DC0007 Site Maintenance

24. Prior to commencement of works and during construction works, the development site and any road verge immediately in front of the site must be maintained in a safe and tidy manner. In this regard the following must be undertaken:

(a) all existing buildings are to be secured and maintained to prevent unauthorised access and vandalism

(b) all site boundaries are to be secured and maintained to prevent unauthorised access to the site;

(c) all general refuse and/or litter (inclusive of any uncollected mail/advertising material) is to be removed from the site on a fortnightly basis;

(d) the site is to be maintained clear of weeds; and

(e) all grassed areas are to be mowed on a monthly basis.

Reason: To ensure public safety and maintenance of the amenity of the surrounding environment.

DC0009 Special Permits

25. Unless otherwise specifically approved in writing by Council, all works, processes, storage of materials, loading and unloading associated with the development are to occur entirely within the property boundaries. The applicant, owner or builder must apply for specific permits if the following activities are required seeking approval pursuant to Section 138 of the Roads Act 1993:

(a) On-street mobile plant:

E.g. Cranes, concrete pumps, cherry-pickers, etc. - restrictions apply to the hours of operation and the area where the operation will occur, etc. Separate permits are required for each occasion and each piece of equipment. It is the applicant's, owner's and builder's responsibilities to take whatever steps are necessary to ensure the use of any equipment does not violate adjoining property owner's rights.

(b) Storage of building materials and building waste containers (skips) on Council's property.

(c) Permits to utilise Council property for the storage of building materials and building waste containers (skips) are required for each location they are to be stored. Failure to obtain the relevant permits will result in the building materials or building waste containers (skips) being impounded. Storage of building materials and waste containers within Council's open space areas, reserves and parks is prohibited.

(d) Kerbside restrictions - construction zones:

The applicant's attention is drawn to the possible existing kerbside restrictions adjacent to the development. Should the applicant require alteration of existing kerbside restrictions, or the provision of a work zones, the appropriate application must be made to Council and the fee paid. Applicants should note that the alternatives of such restrictions may require referral to Council's Traffic Committee. An earlier application is suggested to avoid delays in construction programs..

The application is to be lodged with Council's Customer Service Centre.

Reason: Proper management of public land.

ECC0001 Asbestos Hazard Management Strategy

26. The preparation of an appropriate hazard management strategy by an appropriately licensed asbestos consultant pertaining to the removal of contaminated soil, encapsulation or enclosure of any asbestos material is required. This strategy shall ensure that any such proposed demolition works involving asbestos are carried out in accordance with the requirements of the 'Code of Practice: How to Safely Remove Asbestos' published by Safework NSW. The strategy shall be submitted to Council's Environmental Health Team Leader, prior to the commencement of any works. The report shall confirm that the asbestos material has been removed or is appropriately encapsulated and that the site is rendered suitable for the development.

Reason: To ensure risks associated with the demolition have been identified and addressed prior to demolition work commencing.

ECC0002 Asbestos - signage

27. On demolition sites where buildings are known to contain friable or non-friable asbestos material, standard warning signs containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm are to be erected in a prominent position on site visible from the street kerb. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos material has been removed from the site. Advice on the availability of these signs can be obtained by contacting the NSW SafeWork Authority hotline or their website www.safework.nsw.gov.au/

Reason: To comply with the requirements of the SafeWork NSW Authority.

ECC0003 Hazardous material survey

28. **At least one (1) week prior to demolition, the applicant must submit to the satisfaction of the Council's Environmental Health Team Leader, a hazardous materials survey of the site.** Hazardous materials include (but are not limited to) asbestos materials, synthetic mineral fibre, roof dust, PCB materials and lead based paint. The report must be prepared by a suitably

qualified and experienced environmental scientist and must include at least the following information:

- (a) The location of hazardous materials throughout the site;
- (b) A description of the hazardous material;
- (c) The form in which the hazardous material is found, eg AC sheeting, transformers, contaminated soil, roof dust;
- (d) An estimation (where possible) of the quantity of each particular hazardous material by volume, number, surface area or weight;
- (e) A brief description of the method for removal, handling, on-site storage and transportation of the hazardous materials, and where appropriate, reference to relevant legislation, standards and guidelines;
- (f) Identification of the disposal sites to which the hazardous materials will be taken.

Reason: To ensure risks associated with the demolition have been identified and addressed prior to demolition work commencing.

LC0004 Protective fencing

29. Retained trees or treed areas must be fenced with a 1.8 metre high chainwire link or welded mesh fence. The fence is to be fully supported at grade, to minimise the disturbance of existing ground conditions within the canopy drip line or the setback nominated on the approved landscaping plan. The fencing is to be in place for the duration of the construction works. "Tree Protection Zone" signage must be attached to the protective fencing.

Reason: To protect the environmental amenity of the area.

LC0005 Tree Protection Signage

30. Prior to works commencing, tree protection signage is to be attached to the fencing of each Tree Protection Zone. It is to be displayed in a prominent position and in locations where the fence changes direction. Each sign must contain the following detail in a clear and legible form:
 - (a) The Tree Protection Zone is a 'No-Go Zone';
 - (b) This fence has been installed to prevent damage to the trees and their growing environment, both above and below ground level. Access to this area is restricted; and
 - (c) The name, address, and telephone number of the developer and site Arborist.

Reason: To protect existing trees during the construction phase.

PART C: WHILE DEMOLITION WORK IS BEING CARRIED OUT**TD0001 Occupation of any part of footpath/road**

31. Occupation of any part of the footpath or road at or above (carrying out work, storage of building materials and the like) during construction of the development shall require a Road Occupancy Permit from Council. The applicant is to be required to submit an application for a Road Occupancy Permit through Council's Traffic and Transport Services, prior to carrying out the construction/restoration works.

Reason: To ensure proper management of Council assets.

TD0002 Oversize vehicles using local roads

32. Oversize vehicles using local roads require Council's approval. The applicant is to be required to submit an application for an Oversize Vehicle Access Permit through Council's Traffic and Transport Services, prior to driving through local roads within Parramatta LGA.

Reason: To ensure maintenance of Council's assets.

DD0005 Erosion & sediment control measures

33. Works are not to result in sedimentation and or run-off from the approved works onto the adjoining properties and or public lands. The person having the benefit of this consent must ensure sediment is not tracked out from the development site.

Reason: To ensure no adverse impacts on neighbouring properties.

DD0006 Damage to public infrastructure

34. Any damage to Council assets that impacts on public safety during construction is to be rectified immediately to the satisfaction of Council with all costs to be borne by the person having the benefit of the Development Consent.

Reason: To protect public safety.

PD0019 Material identified as contaminated

35. In the event that material is identified at the subject site as contaminated as defined in the Managing Land Contamination Planning Guidelines dated 1998 and prepared by the Department of Urban Affairs and Planning, the soil must be tested by a person with suitable expertise, to ensure the soil contaminant levels are below acceptable health criteria for residential areas. Any soil investigation must be carried out in accordance with the NSW Environment Protection Authority's Guidelines for Consultants Reporting on Contaminated Sites, the NSW Department of Environment and Conservation Guidelines for the Assessment and Management of Groundwater Contamination 2007, and the provisions of the Contaminated Land Management Act 1997 and Regulation 2013.

Reason: To ensure that the provisions set out in Chapter 4 (Remediation of Land), State Environmental Planning Policy (Resilience and Hazards) 2021 have been met and the use of the land poses no risk to the environment and human health..

LD0003 Pruning of trees by an arborist

36. All pruning must be supervised by an Australian Qualification Framework (AQF) Level 3 Arborist and confirm to the provisions of AS4373-2007 "Pruning Amenity Trees", and the Safe Work Australia Guide to managing risks of tree trimming and removal work.

Reason: To ensure the pruning will not adversely affect the tree(s).

LD0004 Material storage and trees

37. No materials (including waste and soil), equipment, structures or goods of any type are to be stored, kept or placed within 5m of the trunk of a tree or within the drip line of any tree.

Reason: To ensure the protection of the tree(s) to be retained on the site.

PD0001 Copy of development consent

38. A copy of this development consent together with the stamped plans, referenced documents and associated specifications is to be held on-site during the course of any works to be referred to by all contractors to ensure compliance with the approval and the associated conditions of consent.

Reason: To ensure compliance with this consent.

PD0003 Dust Control

39. Dust control measures shall be implemented during all periods of earth works, demolition, excavation and construction to minimise the dust nuisance on surrounding properties. In this regard, dust minimisation practices must be carried out in accordance with Section 126 of the Protection of the Environment Operations Act 1997.

Reason: To protect the amenity of the area.

PD0004 Materials on footpath

40. No building materials skip bins, concrete pumps, cranes, machinery, temporary traffic control, signs or vehicles associated with the construction, excavation or demolition shall be stored or placed on/in Council's footpath, nature strip, roadway, park or reserve without the prior approval being issued by Council under section 138 of the Roads Act 1993.

Reason: To ensure pedestrian access.

PD0006 Hours of work and noise

41. All work (excluding demolition which has separate days and hours outlined below) including building, and excavation work; and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (e.g. loading and unloading of goods, transferring of tools, machinery etc.) in connection with the proposed development must only be carried out between the hours of 7.00am and 5.00pm on Monday to Fridays inclusive, and 8.00am to 5.00pm on Saturday. No work is to be carried out on Sunday or public holidays.

Demolition works are restricted to Monday to Friday between the hours of 7.00am to 5.00pm. No demolition works are to be undertaken on Saturdays, Sundays or Public Holidays.

Reason: To protect the amenity of the area.

PD0007 Complaints register

42. The applicant must record details of all complaints received during the construction period in an up to date complaints register. The register must record, but not necessarily be limited to:

- (a) The date and time of the complaint;
- (b) The means by which the complaint was made;
- (c) Any personal details of the complainants that were provided, or if no details were provided, a note to that effect;
- (d) Nature of the complaints;
- (e) Any action(s) taken by the applicant in relation to the complaint, including any follow up contact with the complainant; and

- (f) If no action was taken by the applicant in relation to the complaint, the reason(s) why no action was taken.

The complaints register must be made available to Council upon request.

Reason: To allow Council to respond to concerns raised by the public.

PD0008 Noise

43. Noise emissions and vibration must be minimised, work is to be carried out in accordance with the NSW Department of Environment, Climate Change and Water's Interim Noise Construction Guidelines 2009 for noise emissions from demolition, excavation and construction activities.

Vibration levels resulting from demolition and excavation activities must not exceed 5mm/sec peak particle velocity (PPV) when measured at the footing of any nearby building.

Reason: To protect the amenity of the area.

ECA0009 Contaminated waste to licensed EPA landfill

44. Any contamination material to be removed from the site shall be disposed of to an EPA licensed landfill.

Reason: To comply with the statutory requirements of the Protection of the Environment Operations Act 1997.

PD0009 Importation of clean fill

45. Any fill material, required by this consent, imported to the site is to be virgin excavated natural material (VENM) and is to be certified as such by a suitably qualified industry professional. The certification of each delivery is to be kept on site and produced for inspection if requested.

Reason: To ensure the site does not become contaminated and appropriate compaction levels can be achieved.

ECD0002 Asbestos—records disposal & licensed waste facilities

46. Where demolition of asbestos containing materials is undertaken, the contractor must submit to Council's Environmental Health Team Leader, copies of all receipts issued by the EPA licensed waste facility for friable or non-friable asbestos waste as evidence of proof of proper disposal within 7 days of the issue of the receipts.

Reason: To ensure appropriate disposal of asbestos materials.

ECD0003 Materials handled and disposed of by licensed facility

47. All friable and non-friable asbestos-containing waste material on-site shall be handled and disposed off-site at an EPA licensed waste facility by an EPA licensed contractor in accordance with the requirements of the Protection of the Environment Operations (Waste) Regulation 2005 and the EPA publication 'Waste Classification Guidelines - 2008' and any other regulatory instrument as amended.

Reason: To ensure appropriate disposal of asbestos materials.

ECD0004 Waste data maintained

48. A Waste Data file is to be maintained, recording building/demolition contractor's details and waste disposal receipts/dockets for any demolition or construction wastes from the site. These records must be retained and made available to Council on request.

Reason: To confirm waste minimisation objectives under Parramatta Development Control Plan 2011 are met.

ECD0005 Disposal of Material at Licensed Landfill

49. Any contamination material to be removed from the site shall be disposed of to an EPA licensed landfill.

Reason: To comply with the statutory requirements of the Protection of the Environment Operations Act 1997.

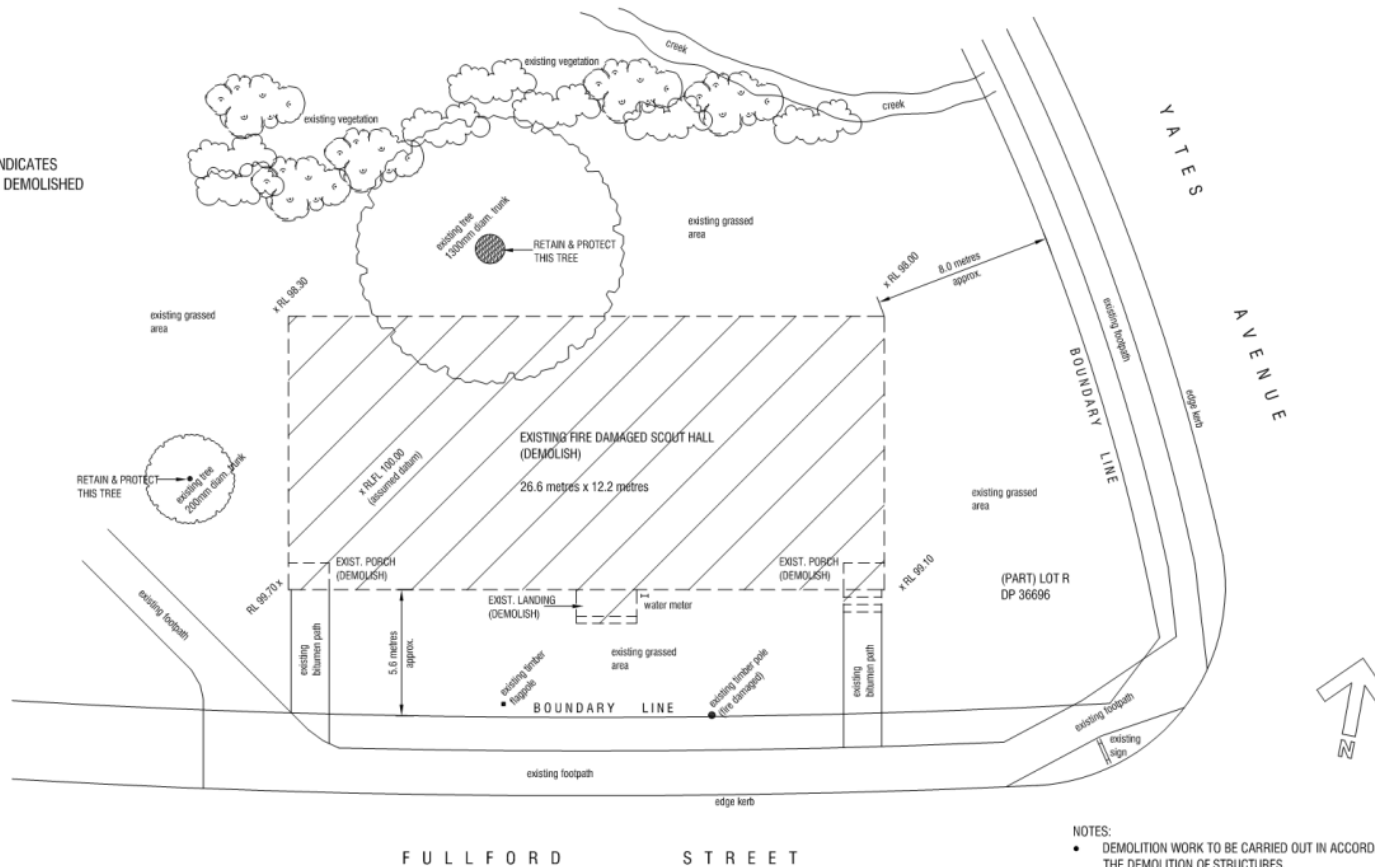
Advisory Note

1. The applicant is advised that part of the property is identified on the NSW Department of Planning and Environment (DPE) 'Biodiversity Values Map' (<https://www.lmbc.nsw.gov.au/BVMap>) under the *Biodiversity Conservation Act 2016*. This Act prohibits the clearing of native vegetation or undertake prescribed impacts on 'Biodiversity Values Map' land without approval. Actions such as removal of NSW native vegetation is deemed illegal clearing and could result in any person who carried out such an action as liable for prosecution.
2. The Persons carrying out excavation of land within Council reserves should exercise appropriate caution as asbestos or other contaminated materials may be present. In the event that asbestos or other contaminated materials are identified, Council is to be notified and the contaminated materials are to be managed safely and appropriately in accordance with SafeWork NSW Codes of Practice, the NSW *Work Health and Safety Act and Regulation 2017* and *Protection of the Environment Operations (Waste) Regulation 2014*.



LEGEND

HATCHED AREA INDICATES BUILDINGS TO BE DEMOLISHED



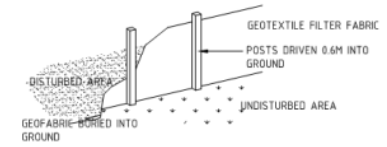
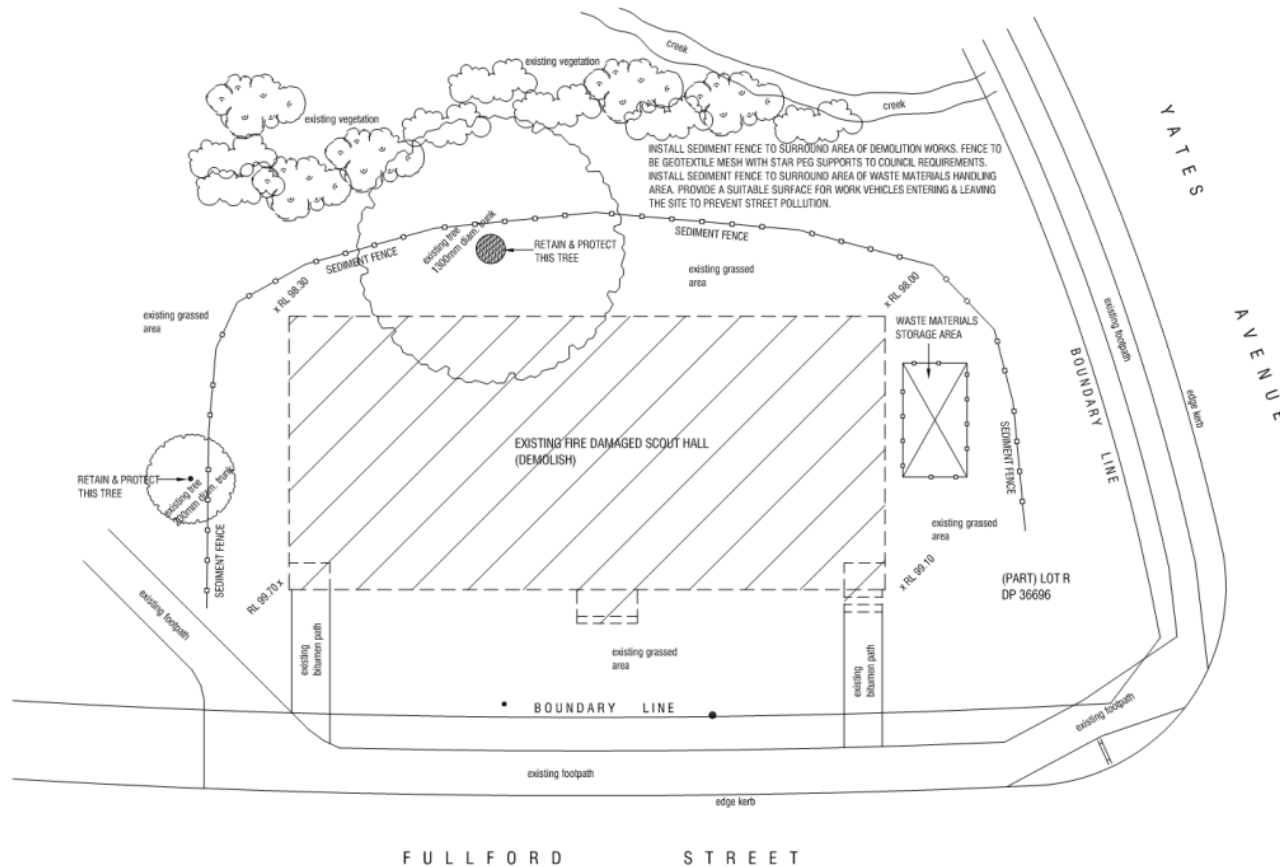
DEMOLITION SITE PLAN 1:200

- NOTES:
- DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001, THE DEMOLITION OF STRUCTURES.
 - INSTALL RUN-OFF & EROSION CONTROLS TO PREVENT SOIL EROSION, WATER POLLUTION & THE DISCHARGE OF LOOSE SEDIMENT ONTO SURROUNDING LAND.
 - DISCONNECT ANY ESSENTIAL SERVICE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUTHORITY.

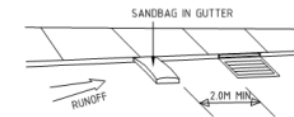
	AMENDMENTS		PROJECT	DEMOLITION OF EXISTING FIRE DAMAGED SCOUT HALL (1ST DUNDAS SCOUT HALL)	DRAWING NO.	1 OF 1	JOB NO.	2023.112
			TITLE	DEMOLITION SITE PLAN	DATE	JULY '23	REVISION	A
			ADDRESS	YATES AVE (CNR FULLFORD ST), DUNDAS VALLEY LOT R DP 36696	SCALE	1:200 @ A3	DRAWN	SG
			CLIENT	ABRIL BUILDING SOLUTIONS PTY LTD				

SG ARCHITECTURAL & HERITAGE

PO BOX 7432 WARRINGAH MALL NSW 2100
ph. 0404 807 784
steven@sgah.net.au



SEDIMENT FENCE DETAIL



SANDBAG KORB SEDIMENT DETAIL



EROSION & SEDIMENTATION PLAN 1:200

- NOTES:
- INSTALL RUN-OFF & EROSION CONTROLS TO PREVENT SOIL EROSION, WATER POLLUTION & THE DISCHARGE OF LOOSE SEDIMENT ONTO SURROUNDING LAND.

	AMENDMENTS	PROJECT	DEMOLITION OF EXISTING FIRE DAMAGED SCOUT HALL (1ST DUNDAS SCOUT HALL)	DRAWING NO.	2	JOB NO.	2023.112
		TITLE	EROSION & SEDIMENTATION PLAN	DATE	JULY '23	REVISION	A
		ADDRESS	YATES AVE (CNR FULLFORD ST), DUNDAS VALLEY	SCALE	1:200 @ A3	DRAWN	SG
		CLIENT	ABRIL BUILDING SOLUTIONS PTY LTD				

SG ARCHITECTURAL & HERITAGE

PO BOX 7432 WARRINGAH MALL NSW 2100
 ph. 0404 807 784
 steven@sgah.net.au

**STATEMENT OF ENVIRONMENTAL
EFFECTS**

for

**PROPOSED DEMOLITION OF EXISTING FIRE
DAMAGED SCOUT HALL
(1ST DUNDAS SCOUT HALL)**

at

YATES AVE (CNR FULLFORD ST), DUNDAS VALLEY

for

ABRIL BUILDING SOLUTIONS PTY LTD



**SG ARCHITECTURAL & HERITAGE
AUGUST 2023**

Site Details

The land is zoned RE1 – Public Recreation and W1 – Natural Waterways under the Parramatta LEP 2023.

The subject site is a large parcel of public land (Lot R, DP 36696) which is generally bound by Yates Ave, Fullford St and Quarry Rd. The site contains playing fields, parks, courts, playground, and amenities buildings. Adjacent to the intersection of Yates Avenue and Fullford Street is a fire damaged scout hall.

This application concerns the fire damaged scout hall, located wholly within the RE1 – Public Recreation zone.

The Proposal

The proposal is for the complete demolition of the existing fire damaged scout hall including its porch and landing structures. The existing bitumen access paths are intended to remain.

At the completion of demolition work, the site will be left in a clean and safe state.

Setbacks

The setbacks of the building from the Yates Ave and Fullford St boundaries are noted on the Demolition Site Plan for informational purposes.

Landscaping

There are no trees to be removed as part of this application.

There are two trees located in close proximity to the proposed demolition works. One large tree (a Sydney Blue Gum?) with a trunk diameter of 1300mm, and one small tree (an Ironbark?) with a trunk diameter of 200mm. Both trees as shown on the Demolition Site Plan will be retained and protected to Council requirements.

Along the Fullford Street frontage against the scout building is a length of Murraya hedging that will likely require removal as part of the demolition works.

Watercourse

To the north of the fire damaged scout building is an open watercourse containing trees and dense vegetation. This area will not be disturbed or encroached upon.

AS 2601-2001 The demolition of structures

All demolition work will be carried out in accordance with AS 2601-2001 The demolition of structures.

Car Parking

All vehicles associated with the demolition works will park along Yates Ave and Fullford St.

Sediment and Erosion Control

Run-off and erosion controls will be installed to prevent soil erosion, water pollution and the discharge of loose sediment onto surrounding land and into the nearby watercourse.

Essential Services

All essential services will be disconnected in accordance with the requirements of the relevant authority.

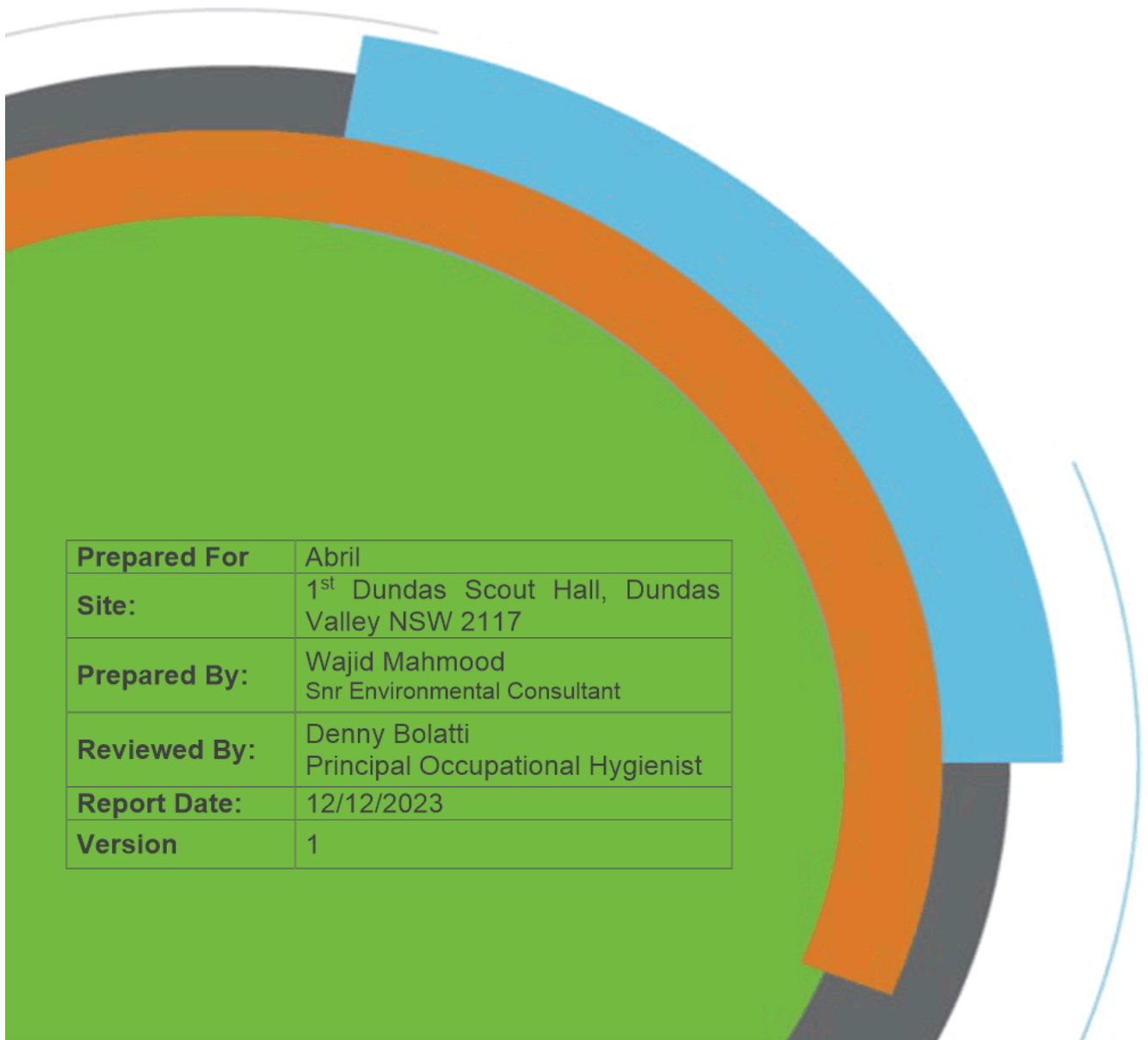
Waste Management

Refer to the Waste Management Plan submitted with the application for details.



Detailed Site Investigation

1st Dundas Scout Hall, Dundas Valley NSW 2117



Prepared For	Abril
Site:	1 st Dundas Scout Hall, Dundas Valley NSW 2117
Prepared By:	Wajid Mahmood Snr Environmental Consultant
Reviewed By:	Denny Bolatti Principal Occupational Hygienist
Report Date:	12/12/2023
Version	1



TRINITAS GROUP

ABN 12 161 759 708
 Suite 401, 24 Hunter St, PARRAMATTA NSW 2150
 Ph: 1800 4 TRINITAS
 Email: admin@trinitasgroup.com.au
 Web: www.trinitasgroup.com.au

This document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission supplied at the time of proposal. Unauthorised use of this document in any form whatsoever is prohibited.

Limitations associated with this report are outlined in this report. These can include but are not limited to the scope of works, survey methodology and inaccessible areas. To ensure its contextual integrity, the report must be read in its entirety and should not be copied, distributed or referred to in part only.

DOCUMENT DISTRIBUTION			
Version	Format	Issued to	Date
1	Electronic Copy	Paul Beer	12/12/2023

Document Status				
Version	Report Prepared by:		Report Authorised by:	
	Name	Wajid Mahmood	Name	Denny Bolatti
{V1}	Signature		Signature	
	Date:	12/12/2023	Date:	12/12/2023





Table of Contents

Abbreviations	4
1. Executive Summary	5
2. Introduction	6
2.1. General.....	6
2.2. Objectives.....	6
2.3. Scope of Work.....	6
2.4. Legislative Framework.....	7
3. Site Description	8
3.1. Site Location and Identification.....	8
3.2. Site Environmental Setting	8
3.2.1. Site Topography and Drainage.....	8
3.2.2. Regional Geology.....	8
3.2.3 Acid Sulfate Soils	8
3.2.4 Hydrogeology and Hydrology	9
3.2.5. Salinity.....	9
4. Site History	10
4.1. Historical Aerial Photographs	10
4.2. Historical Business Directory.....	11
4.3. NSW EPA Register of Other Sites with Contaminated Issues and contaminated Sites 12	
4.4. Safework NSW Records Search	13
4.5. Council Section 10.7 (2) and (5) Planning Certificate Search.....	13
4.6. Regulatory Notice Search Under the POEO and CLM Acts	13
4.7. Integrity Assessment	15
5. Sampling, Analysis and Quality Control Plan	16
5.1. Visual Inspection & Assessment	16
5.2. Identification of Materials to Contain Asbestos.....	16
5.3. Soil Sampling and Laboratory Analysis	16
5.4. Quality Assurance and Quality Control.....	17
5.5. Laboratory Analysis	17
6. Data Quality Objectives	18
7. Data Quality Indicators	21
8. Conceptual Site Model	23
8.1. Potential Sources, Pathways and Receptors of Contamination.....	23
8.2. Potential Sources, Pathways and Receptors of Contamination.....	24
9. Site Assessment Criteria	25





9.1. Health Investigation Levels.....25

9.2. Health Screening Levels.....26

9.3. Groundwater Investigation Levels26

9.4. Management Limits26

9.5. Aesthetic Condition.....27

10. Data Quality Assessment.....28

10.1. Personnel28

10.2. Chain of Custody28

10.3. Record of Holding Times28

10.4. Analytical Methods Used28

10.5. Quality Assurance and Quality Control.....28

10.5.1. Blind Replicate Samples29

10.5.2. Split Replicate Samples29

10.5.3. Trip Blanks29

10.5.4. Trip Spikes29

10.5.5. Rinsate Blank.....30

10.6. Data Quality Assessment.....30

11. Results of Field Investigation31

11.1. Analytical Results31

11.1.1. Bonded Asbestos31

11.1.2. Friable Asbestos31

11.1.3. Chemical Concentrations31

Observed Stratigraphy32

12. Conclusions and Recommendations33

13. References34

14. Statement of Limitations35

Overview35

Document Preparation35

Scope of Services36

Reliance on Data.....36

Report Separation36

Environmental Conclusions37

Other Limitations37

Appendix A – Figures.....38

Appendix B – Results Table39

Appendix C – Photographs.....40

Appendix D – LotSearch Report.....48

Appendix E – Supporting Documents49

Appendix F – Laboratory Documents50





Abbreviations

ACM	Asbestos Containing Material
AEC	Area of Environmental Concern
AHD	Australian Height Datum
AMP	Asbestos Management Plan
ASC NEPM	National Environment Protection (Assessment of Site Contamination) Measure
ASS	Acid Sulfate Soils
BGS	Below ground surface
BTEX	Benzene, Toluene, Ethylbenzene and Xylenes
COPC	Contaminant of Potential Concern
Council	City of Parramatta
CSM	Conceptual Site Model
DA	Development Application
DQI	Data Quality Indicator
DQO	Data Quality Objective
DSI	Detailed Site Investigation
EIL	Ecological Investigation Level
ESL	Ecological Screening Level
EP&A	Environmental Planning and Assessment
Trinitas	Trinitas Group Pty Ltd
HIL	Health Investigation Level
HSL	Health Screening Level
IL	Investigation Level
LOR	Limit of Reporting
NATA	National Association of Testing Authorities, Australia
NEPC	National Environment Protection Council
NSW EPA	Environment Protection Authority of New South Wales
NSW OEH	Office of Environment and Heritage of New South Wales
OCP	Organochlorine Pesticide
PAH	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyl
PPE	Personal Protective Equipment
QA	Quality Assurance
QC	Quality Control
RAP	Remedial Action Plan
RPD	Relative Percentage Difference
SEPP	State Environmental Planning Policy
SWMS	Safe Work Method Statement
TRH	Total Recoverable Hydrocarbon
PFAS	Per- and Polyfluoroalkyl Substances
VENM	Virgin Excavated Natural Material





1. Executive Summary

Trinitas Group Pty Ltd (Trinitas) was commissioned by Abril (The Client) to prepare a Detailed Site Investigation (DSI) as a requirement for the Development Application for proposed development at the property located at Yates Avenue, Dundas Valley NSW 2117 (the "Site"). The Site is located within the City of Parramatta Local Government Area (LGA). The location of the Site is depicted in **Figure 1**.

The objectives of the DSI included but not limited to:

- Assess the site for any potential contamination through desktop study and information obtained during Asbestos Material Survey.
- Identify Areas of Environmental Concern ("AECs") and Contaminants of Potential Concern ("CoPCs") for the Site and develop a preliminary Conceptual Site Model ("CSM").
- Assess the presence of contamination including asbestos in/on soil across the Site.
- Assess the suitability of the Site for the proposed land use (from a contamination viewpoint).

The scope of work for the DSI is detailed below:

- Review of the proposed development plan.
- Desktop review of previous reports, historical site records, and aerial photographs (where available), publicly available data and information available on web-searches, background information relevant to the study area, survey data, and environmental setting of site.
- Conduct field and laboratory investigations.
- Assess NATA accredited laboratory results.
- Preparation of this report "a phase II – detailed site investigation (DSI).

Based on the findings of this report and previous asbestos material survey undertaken at the Site, the following conclusions have been made:

- The soil analytical results for Heavy Metals, BTEXN, OCPs, OPPs, PAHs and PCBs were below the adopted public open space HIL - C criteria with the exception of asbestos (bonded and friable) within the following test pit locations;
 - TP05_0.3
 - TP07_0.3
 - TP08_0.2
- Bonded and Friable asbestos was identified during the Asbestos Material Survey of the fire damaged property.
- Groundwater sampling during the soil investigation was not undertaken.

Based on the concluding statements, Trinitas considers that the site is not suitable for the current and ongoing use as public open space land use setting and remediation is deemed necessary.





2. Introduction

2.1. General

Trinitas Group Pty Ltd (Trinitas) was commissioned by Abril (the “Client”) to prepare a Detailed Site Investigation (DSI) with intrusive soil sampling as a requirement for submission of development application for the proposed development at the property located at corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117 (the “Site”). The Site is located within the City of Parramatta Local Government Area (LGA). The location of the Site is depicted in **Figure 1**.

Information supplied by the Client indicates the proposed development works will include the demolition and removal of the existing building structures at the Site. Trinitas have not been provided with the details relating to further works at the Site.

This DSI has been prepared with reference to the NSW *State Environmental Planning Policy, Resilience and Hazards*, NSW EPA guidelines under the *Contaminated Land Management (CLM) Act 1997*, and the National Environment Protection Council *National Environment Protection (Assessment of Site Contamination) Measure 1999*, amended in 2013 (NEPC 2013).

2.2. Objectives

The objectives of the DSI were to:

- Assess the potential for contamination on the Site through a desktop study and information gathered during Asbestos Material Survey undertaken by Trinitas Group. Reference to ‘31082023 1st Dundas Scout Hall-New Asbestos Inspection V1’
- Identify Areas of Environmental Concern (“**AECS**”) and Contaminants of Potential Concern (“**CoPCs**”) for the Site and develop a preliminary Conceptual Site Model (“**CSM**”) for the Site.
- Assess the presence of contamination including asbestos in/on soil across the Site.
- Assess the suitability of the Site for the proposed land use (from a contamination viewpoint).
- Provide recommendations for further assessments, remediation and/or management, waste classification, a validation plan and report, and an environmental management plan, if required.

2.3. Scope of Work

The scope of work for the DSI is detailed below:

- Review of the proposed development plan.
- Desktop review of previous reports, historical site records, and aerial photographs (where available), publicly available data and web-based information searches, background information relevant to the study area, survey data, and environmental setting
- Conduct field and laboratory investigations.
- Assess NATA accredited laboratory results.
- Preparation of a detailed site investigation, this DSI.

Should this DSI identify contamination at the Site, the below additional steps may be required to manage the site contamination within the proposed works area:

- Preparation of a Remedial Action Plan (RAP) to provide remediation options and strategies to make the site suitable for the proposed public open space/recreational land use (if required).





- Preparation of a waste classification report for offsite disposal of soils, during remediation works completed within the site.
- Provision of remediation oversight works (if required).
- Preparation of a Validation Plan and Report to document that remediation and validation works were completed to a satisfactory standard (if required).
- Preparation of an Environmental Management Plan (EMP) if contamination is expected to remain onsite and requires long term management (if required).

2.4. Legislative Framework

Trinitas performed the works with the usual care and professionalism of the consulting industry. The works associated with the works were performed in general accordance with the following guidance:

- Australian Standard (AS) 4482.1 (2005) Guide to Investigation and Sampling of Sites with Potentially Contaminated Soil, Part 1: Non-volatile and Semi-Volatile Compounds.
- AS 4482.2 (1999) Guide to the Sampling and Investigation of Potentially Contaminated Soil, Part 2: Volatile Substances.
- Environmental Planning and Assessment Act 1979 (EP&A Act).
- Environmental Planning and Assessment Regulation 2000 (EP&A Regulation).
- Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act).
- National Environment Protection Council Act 1994 (NEPC Act).
- National Environment Protection Council (NEPC) (1999) National Environment Protection (Assessment of Site Contamination) Measure, as amended April 2013 (ASC NEPM 2013).
- NSW Environment Protection Authority (NSW EPA) (2022) Sampling Design Guidelines.
- NSW EPA (2014) Waste Classification Guidelines: Part 1 – Classifying Waste (NSW Waste Classification Guidelines).
- NSW EPA (2015) Guidelines on the Duty to Report Contamination Under the Contaminated Land Management Act 1997.
- NSW EPA (2017) Guidelines for the NSW Auditor Scheme (3rd Edition) (NSW Auditor Guidelines).
- NSW EPA (2020) Consultants Reporting on Contaminated Land – Contaminated Land Guidelines.
- NSW State Environmental Planning Policy Resilience and Hazards 2021.
- NSW Work Health and Safety Act 2011 (WHS Act).
- NSW Work Health and Safety Regulation 2017.
- Protection of the Environment Operations Act 1997 (POEO Act).
- Protection of the Environment Operations (Waste) Regulation 2014.
- Western Australian (WA) Department of Health (DOH) (2021) Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia.
- Parramatta Local Environmental Plan 2023





3. Site Description

3.1. Site Location and Identification

General Site details are included below in **Table 1** and **Figures 1 (Appendix A)**.

Table 1. Project Information

Item	Description
Site Address:	The Site is located at Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117. The Site location is depicted in Figure 1 .
Approximate Site Area:	1,158 m ²
Site Identification Details:	The Site is legally defined as Lot R and DP 36696
Zoning	RE1 – Public Recreation
Current Land Use:	The Site is currently occupied by a Scout Hall (community facility).
Future Land Use:	Trinitas has not been provided with any such information.
Surrounding Land Uses:	The Site is bound by; <ul style="list-style-type: none"> • North: Ponds Creek – W1 Natural Waterways. • South: Fullford Street – R2 - Low Density Residential • East: Yates Avenue – R2 - Low Density Residential • West: Dundas Park – RE1 - Public Recreation
GPS Location	The centre of the Site with Latitude -33.795218, Longitude 151.056985 (nearmaps.com)
Proposed Development	It is understood the proposed development comprises the demolition of the current fire damaged structure on the Site.

3.2. Site Environmental Setting

3.2.1. Site Topography and Drainage

Review of the NSW spatial tool (eSpade) indicates that the Site is situated in an area of undulating to rolling low hills with local relief 20–80 m and slopes of 10–25%. Side slopes with narrow to wide outcropping sandstone rock benches (10–100 m), often forming broken scarps of <5 m.

3.2.2. Regional Geology

Review of the **1:100000 Sydney Map Sheet 9060 Geological Survey of NSW 1993** and NSW spatial tool (eSpade) indicates that the site is likely to be underlain by consolidated sedimentary rocks from the Middle Triassic (base) to Middle Triassic (top). The key lithology is Wianamatta Group – Ashfield shale.

3.2.3 Acid Sulfate Soils

Review of the NSW spatial tool (eSpade) indicates that the site is not located in an area of no known acid sulfate soil occurrence. Government Office of Environment and Heritage Acid Sulphate Soils Risk mapping indicates the Site is located in an area of no known occurrence of Acid Sulphate Soils risk.





3.2.4 Hydrogeology and Hydrology

Review of the Hydrogeology Map of Australia: Commonwealth of Australia (Geoscience Australia) indicates that the groundwater systems are porous, extensive aquifers of low to moderate productivity.

There are no registered boreholes at the Site. There are twenty-one (21) registered boreholes within 2000m of the Site. Borehole data (where available) indicates an estimated standing water level of approximately 2.24-3.71m below ground level.

The nearest boreholes to the site are:

- GW106041 – monitoring bore, 1742m Southwest, SWL 2.82 m;
- GW106044 - monitoring bore, 1757m southwest SWL 3.71m;
- GW106042 - monitoring bore, 1758m southwest SWL 2.24m;
- GW106043 - monitoring bore, 1765m southwest SWL 3.4m;

3.2.5. Salinity

Review of the Office of Environment and Heritage Dryland Salinity Potential (2002) indicates that the Site is located in an area of moderate salinity potential.





4. Site History

A desktop review of Site history information has been conducted to identify any potential sources of contamination and the likely contaminants of potential concern (CoPC). The following sections outline the methodology and results of the Site history desktop review.

4.1. Historical Aerial Photographs

Historical aerial photographs were obtained and presented in a LotSearch Report for the Site, including years spanning 1930 to present.

A summary of the features observed on the site and the surrounding land (150m radius) is presented in **Table 2** below. The historical aerial photographs were observed for information on past land use and changes to the site and immediate surrounds, in particular, those of a potentially contaminating nature.

Table 2. Historical Aerial Photograph Summary

Year	Site Features	Surrounding Features
1930 - 1956	The site consists of bush land	The site is surrounded by farmland
1961	As above	Low density residential buildings and roads emerged around the site
1965 - 1970	As above	No significant change
1978	A building structure is present within the site. This building appears to be the current building present on site.	A lot of development has been done during this period to the Southwest of the site.
1982	As Above	The bushland within the immediate surrounding have been removed. More trees emerged to the South of the Site
1994	The roof colour changed which indicates some renovation work has occurred.	No Significant change
2000	The roof colour has changed again which indicates some renovation work has occurred.	No Significant change
2007	No change	Pedestrian way has emerged to the west
2011 - Present	No Change	No significant change





4.2. Historical Business Directory

A historical title deeds search was used to obtain ownership and occupancy information including company names and the occupations of individuals. A summary of the title deeds and possible land uses with reference to the aerial photographs and the Historical Business Directory search results in the LotSearch Report is presented in **Table 3**.

There is no record of motor garages, motor stations and/or dry cleaners at the site. The site is currently being used as a community facility (Scout Hall).

Further Historical industrial activity including dry cleaners, motor garages & service stations from 1948 – 1993 has been identified within 500m of the site.

Table 3. Summary of Representative Historical Title Deeds and Historical Business Directory

Business Activity	Premise	Year	Distance to Property Boundary or Road Intersection (m)	Direction
MEDICAL PRACTITIONERS	Liu, Y. C., 2 Alexander St., Dundas Valley 2117	1978-1986	94m	North
GROCERS-RETAIL	Foodland, 38 Yates Avenue, Dundas Valley 2117	1982-1986	99m	Northwest
BUTCHERS - RETAIL	Yates Avenue Butchery, 40 Yates Avenue, Dundas Valley 2117	1978-1986	99m	Northwest
TAKE-AWAY FOODS	Dundas Valley Chinese, 30 Yates Avenue, Dundas Valley 2117	1986	109m	Northwest
CHEMISTS-PHARMACEUTICAL	Yates Avenue Pharmacy, 32 Yates Avenue, Dundas Valley 2117	1982-1986	109m	Northwest
ACCOUNTANTS & AUDITORS	Lynch, D. V., 14 Bain Place, Dundas	1961	115m	Northwest
Material Handling Equipment Mfrs &/or Imps &/or Dists	Dave Industries, 18 Ryan St., Dundas 2117	1986-1991	147	South
MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Valley Service Station Pty. Ltd., Corner Quarry & Kissing Point Roads Dundas	1965-1971	388m	Southwest
MOTOR GARAGES & ENGINEERS	Valley Service Station Pty. Ltd., Corner Quarry & Kissing Pt Roads Dundas	1962-1964	388m	Southwest
MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Valley Service Station, Corner Quarry & Kissing Pt Roads Dundas	1961-1962	388m	Southwest





Business Activity	Premise	Year	Distance to Property Boundary or Road Intersection (m)	Direction
MOTOR GARAGES & ENGINEERS	Valley Service Station, Corner Quarry & Kissing Pt Roads Dundas	1961	388m	Southwest
MOTOR GARAGES & SERVICE STATIONS	Dundas Self Service Shell, Kissing Point Road, Dundas. 2117	1982-1993	450m	-
MOTOR GARAGES & SERVICE STATIONS	BP Valley Service Station, Kissing Point Road, Dundas. 2117	1979-1989	450m	-
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Dundas Auto Port., Kissing Point Road, Dundas 2117	1980-1981	450m	-

4.3. NSW EPA Register of Other Sites with Contaminated Issues and contaminated Sites

This dataset contains other sites identified on the EPA website as having contamination issues. This dataset currently includes:

- James Hardie asbestos manufacturing and waste disposal sites
- Radiological investigation sites in Hunter's Hill
- Pasmenco Lead Abatement Strategy Area

Table 4. Identified contaminated sites

Site ID	Site	Site Address	Data Set	Distance (m)	Direction
9	Dundas Park	Quarry Road, Dundas Valley	James Hardie Asbestos Waste Sites	0m	Onsite

The NSW EPA provides a 'List of NSW contaminated sites notified to the EPA' for sites that have been notified to the NSW EPA about contamination under Section 60 of the Contaminated Land Management Act 1997. It should be noted that not all contaminated sites in NSW are listed.

The Contaminated Land Record of Notices, published by NSW EPA, contains a 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 NSW EPA has not been revoked;
- Site audit statements provided to the NSW EPA under section 53B of the CLM Act that relate to significantly contaminated land;
- Where practicable, copies of anything formerly required to be part of the public record; and





- Actions taken by EPA under section 35 or 36 of the *Environmentally Hazardous Chemicals Act 1985* (EHC Act).

A search of the list has been undertaken and presented in the LotSearch Report revealed no records of the contaminated sites notified to NSW EPA at nearby properties within 1000 m (refer to **Table 4**).

Table 5. contaminated sites notified to NSW EPA

Name	Address	Suburb	Notices	Distance (m)	Direction
N/A	-	-	-	-	-

4.4. Safework NSW Records Search

A search of the Stored Chemical Information Database held by SafeWork NSW has not been conducted for the Site. Historical photographic data does not suggest the presence of any storage systems; however, images are taken a minimum of approximately 3-4 years apart and as such significant data gaps exist, a search should be considered prior to any excavation works to clarify potential presence of any underground petroleum storage systems at the Site. It is suggested that a ground penetrating radar (GRR) survey to be conducted based on positive outcome of schedule 11- dangerous good search records held with Safework NSW.

4.5. Council Section 10.7 (2) and (5) Planning Certificate Search

Section 10.7(2) & (5) Certificate should be conducted through City of Parramatta Council by the Client.

4.6. Regulatory Notice Search Under the POEO and CLM Acts

The Protection of the Environment Operations Act public register, published by NSW Environmental Protection Authority (EPA), contains information regarding:

- Environmental protection licenses;
- Applications for new licenses and to transfer or vary existing licenses;
- Environment protection and noise control licenses;
- Convictions in prosecutions under the POEO Act;
- The result of civil proceedings;
- License review information;
- Exemptions from provisions of the POEO Act or Regulations;
- Approvals granted under Clause 9 of the POEO (Control of Burning) Regulation; and
- Approvals granted under Clause 7a of the POEO (Clean Air Regulation).

A search of the public database undertaken and presented in the LotSearch Report with the following current licensed activity register for the site outlined in **Table 6**.





Table 6. Contaminated Land: Records of Notice

Name	Address	Suburb	Notices	Distance (m)	Direction
N/A	-	-	-	-	-

Three former licensed activities under the POEO Act that were surrendered were identified within the 1000m buffer zone. Details are presented in Table 7.

Table 7. Licensed, Delicensed and Formerly Licensed Activities

Organisation	Location	Status	Activity	Distance (m)	Direction
LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	Other Activities / Non - Scheduled Activity - Application of Herbicides	0m	Onsite
Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered	Other Activities / Non - Scheduled Activity - Application of Herbicides	0m	Onsite
SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered	Other Activities / Non - Scheduled Activity - Application of Herbicides	0m	Onsite





4.7. Integrity Assessment

Where available this site history assessment has utilised formal sources of information issued by NSW EPA, NSW Land & Property Information and Commercial Datasets by Lotsearch. Some additional sources were supplemented by information provided by the client, landowner, and observations made by Trinitas professionals during site inspections. Review of the site history summary demonstrates a relatively consistent timeline of land use activities and layout with less significant data gaps or inconsistencies to trigger further historical investigations. Hence, the sources and content of this assessment maybe should not be considered to provide an exhaustive, reliable and satisfactory level of accuracy to support this site history assessment and the identification of potential sources of environmental contamination. Further data sources from commercial suppliers and the client are recommended for a better understanding of the site history.





5. Sampling, Analysis and Quality Control Plan

Trinitas employed the following methodologies for the Site assessment in relation to identification of suspected asbestos contamination and other Contaminants of Potential Concern (CoPC).

5.1. Visual Inspection & Assessment

A site walkover was undertaken on the 1st of November 2023 by an environmental consultant representing Trinitas Group.

These assessments are summarised in the sections below. Photos from the Site visit can be found in **Appendix C**.

- The Site consists of a brick structure and cladding within the eaves.
- The building structure on site is fire damaged
- Small areas of exposed soils exist along the perimeter fence lines.
- No vegetation stress was observed.
- Burnt General rubbish is present inside the building in the form of furniture, plastic, and clothes.
- Broken/fire damaged eaves were observed at the Site.
- No paint chips, sulfidic ores or hydrocarbon odours / staining were observed on soil surfaces inspected.

5.2. Identification of Materials to Contain Asbestos

The site was attended by a Licenced Asbestos Assessor on 31st August 2023 representing Trinitas Group. Materials suspected to contain asbestos were collected and selected based on visual appearance and the opinion of the experienced consultant in attendance. The collected representative samples were sent to a NATA accredited laboratory for analysis in accordance with Australian Standard AS4964-2004 Method for the qualitative identification of asbestos in bulk samples.

5.3. Soil Sampling and Laboratory Analysis

Test pits were carried out and completed on the 1st November 2023 using a hand augur. The scope of work issued to Trinitas Group was to investigate the fill materials present at the Site. Fill material was identified to a maximum depth of 0.3m BGL. A total of eight (8) samples were collected in accordance with NSW EPA (2022) sampling design guidelines. Samples were collected in a judgmental pattern across the investigation areas to assess the soil profile for contamination, which includes sampling of fill soils.





The sampling was undertaken by an experienced Trinitas environmental consultant, trained in contaminated land sampling and assessment. Trinitas allowed for:

- Collection of soil samples in an approximate grid pattern across the Site. The samples were collected using auger, shovels, hand trowels, or other hand tools as appropriate.
- Soil samples collected for chemical analysis were placed into NATA accredited laboratory-supplied glass jars.
- A separate 500 mL soil sample was collected and placed into a zip-lock plastic bag for NEPM asbestos analysis.
- A clean pair of disposable nitrile gloves were worn when collecting each sample.
- The sample locations were recorded with a hand-held GPS or measured relative to Site features.

Each sample was dispatched to a NATA-accredited laboratory and analysed for asbestos identification and quantification in soil in accordance with the ASC NEPM (2013) guideline, and WA Department of Health (2021) Guidelines.

5.4. Quality Assurance and Quality Control

Sampling was carried out in accordance with the Trinitas Standard Operating Procedures (“SOPs”), which are based on current industry standards. Sampling was conducted on the day by Kieran Mackowski and Wajid Mahmood.

Field activities were undertaken by an experienced Environmental Consultant. The discrete soil samples were placed in laboratory supplied sterile glass jars with Teflon lined lids and/or laboratory supplied zip lock plastic bags. The sample containers were transferred to a cooler box which contained ice packs (or equivalent) present to maintain the samples at a temperature below approximately 4 °C.

QA/QC samples including Duplicates, Triplicates, Trip blanks and Trip Spikes samples were collected as part of this assessment. Equipment rinsate samples were not collected. No chemical concentrations have been reported above the land use criteria and cross contamination would not have affected the overall outcome of the investigation.

5.5. Laboratory Analysis

The soil samples collected were dispatched to the National Association of Testing Authorities (“NATA”) accredited laboratory. The samples were analysed for:

- Heavy metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel, and zinc).
- Total Recoverable Hydrocarbons (“TRH”).
- Benzene, Toluene, Ethylbenzene and Xylenes (“BTEX”).
- Polycyclic Aromatic Hydrocarbons (“PAHs”) including Naphthalene.
- Pesticides (OPPs/OCPs).
- Polychlorinated Biphenyl’s (PCBs).
- Asbestos.





6. Data Quality Objectives

In order to determine the requirements for characterisation of the Site, Trinitas has adopted the data quality objectives (DQOs) planning process as recommended in the National Environment Protection (Assessment of Site Contamination) Measure 2013 (ASC NEPM, 2013), required in the EPA (2017) and with consideration to technical details outlined in US EPA (2006) and AS 4482.1. A review of all available soil data relevant to the Site was undertaken in order to develop a preliminary conceptual site model (CSM). The DQO are outlined in **Table 8**.

Table 8. Summary of Data Quality Objectives

Data Quality Objectives	Inputs
1. State the Problem	Outline the contamination problem that will require collection of data, and to identify mechanisms to resolve the problem and to conceptualise the site.
	The site was being used for Community Facility. Asbestos containing FC Sheeting was used as building material that was burnt during the fire event on 28 th December 2022 which could have caused contamination within the site. The building structure is being demolished and requires assessment to ensure the site is suitable for the ongoing use as public open space land use setting.
2. Identify the Goal of the Study	Identify the decisions that need to be made on the contamination problem.
	<p>Based on the objectives and scope of work outlined by the client, the follow remediation goals and tasks have been identified:</p> <ul style="list-style-type: none"> • Has the nature, extent and source of any soil, contamination been defined in sampling methodology? • Does the level of impact (source) coupled with the fate and transport mechanism of identified CoPC represent an unacceptable risk to either human and/or ecological (environmental) receptors either within the site (onsite) or surrounding areas (offsite)? • Does the data collected provide sufficient information to allow the site to be sufficiently assessed for its intended land use? • Have the data gaps been determined, and do they require closure to enable the site to be adequately assessed for its land use suitability? • Has sufficient sampling, analysis and control methods been undertaken to make a judgement call on the most suitable assessment options available? <p>The methodology outlined in this DSI must provide supportive information to the site assessment methodology and to ensure the data collected is representative of actual site conditions.</p>





<p>3. Identify Information Inputs</p>	<p>Identify the inputs required to support any assumptions and to specify which inputs are required to suitably assess the site.</p>
	<p>The following inputs were reviewed and assessed to provide decision making processes:</p> <ul style="list-style-type: none"> • The current, future, and historic land use of the proposed development area. • The current, future, and historic condition of the landfill. • Observations made during the site investigation. • Evaluation of soil samples and comparison made of the laboratory results or field collected data using equipment to the adopted criteria. • Adoption of investigation methodology based on state and national guidelines and legislative frameworks, which are made or approved in accordance with the <i>NSW EPA Contaminated Land Management Act 1997</i>, and any other guidelines outlined in Section 2.4. <p>At completion of the investigation works, a decision is required regarding the suitability of the site for the proposed land use, or if additional investigation or remediation is required to confirm that the site is suitable for the public open space/recreational land use setting.</p>
<p>4. Define the Boundaries of the Study</p>	<p>Outline the spatial and temporal aspects of the investigation and to provide supporting evidence that representative data has been collected to assess the site.</p>
	<p>The site is defined to be approximately 1,158 m². The depth of the investigation includes assessment of shallow fill soils up to 300ml BGL. The results are valid (temporal) from November to December 2023 and these findings will remain valid until a major change has occurred in regard to site activities, surrounding land use activities and/or further contamination (if present) does not migrate onto the site from off-site sources.</p>
<p>5. Develop the Analytic Approach</p>	<p>Define the parameter of interest, specify the action level, and integrate previous DQO outputs into a single statement that describes a logical basis for adopted inputs.</p>
	<p>The decision rules for the investigation were:</p> <ul style="list-style-type: none"> • If the concentrations of contaminants in the soil exceed the adopted criteria, then further assessment within the site is required. • If the concentrations of contaminants in the soil data exceed the adopted criteria, define within the concluding statements and recommendation if the site could be made suitable for the proposed development, post remediation works or if further Tier 2 risk assessment is required to determine the risk associated with the identified contamination. • Decision criteria for QA/QC measures are defined by the Data Quality Objective (DQO) and Indicators (DQI) outlined in the detailed Data Quality Assessment (DQA).





<p>6. Specify Performance or Acceptance Criteria</p>	<p>Specify the acceptable limits on decision errors, which are used to establish performance goals for limiting uncertainties in the data.</p>
	<p>Specific project limits were developed in accordance with National and NSW EPA approved guidance, which include appropriate laboratory and field Data Quality Indicators (DQI), as per Appendix 5. This was adopted to establish performance goals and to limit uncertainties for the collected data, thus determining if the data simulates actual site conditions. This included the following points to quantify tolerable limits:</p> <ul style="list-style-type: none"> • The null hypothesis for the investigation was that the 95% Upper Confidence Limits (UCL) of the average concentration of contaminants of concern exceed the adopted land use criteria across the site. <p>Acceptance of site suitability was based on the probability that:</p> <ul style="list-style-type: none"> • The 95% UCL of the average concentration of the data set satisfied the given site criteria (thus, a limit on the decision error was 5% that a conclusive statement may be incorrect). • The standard deviation of the data set was less than 50% of the relevant criteria. • No single result exceeded the criteria by 250% or more. • Soil concentrations for the potential chemicals that were below investigation criteria were treated as acceptable and indicative of suitability for the proposed land use(s). <p>If contaminant concentrations exceeded the adopted criteria, further investigation shall be considered prudent or shall be assessed in accordance with this DSI. If no contamination was detected, no further action is considered to be required.</p>
<p>7. Develop the Detailed Plan for Obtaining Data</p>	<p>Identify the most cost-effective sampling and analysis plan to adequately assess the contamination status of the site.</p>
	<p>In order to identify the most cost-effective sampling and analysis design and satisfy the DQOs, the following rationale was adopted:</p> <ul style="list-style-type: none"> • Soil investigation sampling of the area shall be undertaken in accordance with the minimal sampling density outlined in NSW EPA (2022a) Design Sampling Guidelines and NSW EPA approved guidelines. • Collection of soil sampling to determine the nature, extent, and condition of the soil materials within the site. • If contamination was identified within the site, then additional investigation may be warranted for deeper soils and/or further extent outside the investigation area to determine the extent of the contamination. <p>At the completion of developing a detailed plan for obtaining data, a decision needs to be made if the adopted sampling plan is suitable or if amendment to the sampling plans is required to obtain representative data to adequately assess the contamination status of the site.</p>





7. Data Quality Indicators

To ensure that the investigation data were of an acceptable quality, they were assessed against the quality indicators outlined in **Table 9**.

Table 9. Summary of Data Quality Indicators

QA/QC Measure	Field Data Quality Indicators	Laboratory Data Quality Indicator
<p>Completeness – A measure of the amount of useable data from a data collection activity</p>	<p>Field data completeness would be deemed acceptable if:</p> <ul style="list-style-type: none"> • All critical locations are sampled. • All samples are collected from the proposed grid and depth. • Standard Operating Procedures (SOP) used is appropriate and complied with. • Experienced field personnel are used. • Field documentation is complete and correct. • All laboratory documentation is presented, reviewed and found to be properly completed prior to submitting samples. • All equipment calibration certificate is reviewed and comply with manufacture specifications. 	<p>Laboratory data completeness would be deemed acceptable if:</p> <ul style="list-style-type: none"> • All critical samples are analysed according to the sampling methodology. • All analytes are analysed according to the sampling methodology. • Were appropriate methods and Practical Quantitation Limits (PQL) used for analysis. • Sample documentation in the form of Chain of Custody and Sample Receipt Notification is accurate and complete. • Holding times are met in accordance with NEPC Schedule B3. • All equipment calibration certificate are reviewed and comply with manufacture specifications.
<p>Comparability – The confidence (expressed qualitatively) that data may be considered to be equivalent for each sampling and analytical event</p>	<p>Field comparability is deemed acceptable if:</p> <ul style="list-style-type: none"> • SOP for sampling design and methodology are consistent between sampling events. • Experienced field personnel are used. • Seasonal variation is taken into consideration (i.e., temperature, rainfall, wind). • Sample types collected are consistent between sampling events where necessary. • All equipment calibration certificate is reviewed and comply with manufacture specifications. 	<p>Laboratory comparability is deemed acceptable if:</p> <ul style="list-style-type: none"> • Sample analytical methods are consistent between sampling events. • Samples PQLs are consistent between sampling events. • The same laboratory was used between sampling events. • Analytical results are presented with the same units.
<p>Representativeness – The confidence (expressed qualitatively) that data</p>	<p>Field representativeness is deemed acceptable if:</p>	<p>Laboratory representativeness is deemed acceptable if:</p> <ul style="list-style-type: none"> • All samples are analysed according to the sampling methodology.





QA/QC Measure are representative of each medium present on site	Field Data Quality Indicators	Laboratory Data Quality Indicator
<p>Precision – A quantitative measure of the variability (or reproducibility) of data</p>	<p>Field precision would be deemed acceptable if:</p> <ul style="list-style-type: none"> • SOPs are appropriate and complied with. • Duplicate samples are collected and analysed at a rate of 5% (1 duplicate sample analysed per 20 primary samples collected). • Laboratory-prepared volatile trip spike and trip blank are implemented at a rate of one per batch. 	<p>Laboratory data precision would be deemed acceptable if:</p> <ul style="list-style-type: none"> • Relative Percent Differences (RPDs) are found to be less than 30% between the inter-lab and the intra-laboratory duplicates. • Trip spike laboratory analyses results show a recovery limit between 80 and 120%.
<p>Accuracy – A quantitative measure of the closeness of reported data to the “true” value</p>	<p>Field data accuracy would be deemed acceptable if:</p> <ul style="list-style-type: none"> • SOPs are appropriate and complied with. • Appropriate storage of primary and QA/QC samples in the field and during transport to the laboratory is implemented. 	<p>Laboratory data accuracy would be deemed acceptable if:</p> <ul style="list-style-type: none"> • Surrogate recoveries for soil are generally within 70-130%. • Surrogate recoveries for water are generally within 40-130%. • Method blank are evaluated against the Limit of Reporting (LOR) and analysed by the lab at a rate of 1 per 20 primary samples. • Laboratory control are evaluated against accepted results with a general recovery between 60-140% with a rate of 1 sample per 20 primary samples. • Matrix Spikes are evaluated against the recovery percentage of an expected results. • Calibration of laboratory instruments against known standards.





8. Conceptual Site Model

Based on the Site history review, site walkover and this DSI, a CSM for the proposed works has been prepared. The CSM is discussed in the sections below.

8.1. Potential Sources, Pathways and Receptors of Contamination

The potential sources, pathways and receptors of contamination are provided in **Table 10** below .
Table 10. Potential Sources, Pathways and Receptors of Contamination

AEC	Potential Contaminating Activity	CoPCs	Risk of Contamination*
Fire Damaged building structure	Fire damaged asbestos containing material, building debris and fragments.	Heavy metals, PCBs and Asbestos	Asbestos material survey has identified bonded and friable asbestos within the building structure. Lead may be present on the floor. The risk of contaminated materials existing at the Site is high.
Building perimeter and underlying fill soils of onsite structures	Fire damaged asbestos containing material, potential waste or fill, building debris and fragments.	Heavy metals, PAH, TRH, BTEX, OPPs, PCBs Asbestos	Aerial photography of the Site indicates that buildings were erected circa 1978. The risk of uncontrolled contaminated fill materials existing at the Site is medium.

**It is important to note the risk of contamination provided is based on the qualitative risk of the contamination identified and does not represent the financial risk of the contamination; further site investigation required to get a better understanding of risk of contamination.
 #Heavy metals = arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc; TRH = Total Recoverable Hydrocarbons, BTEX = Benzene, Toluene, Ethylbenzene and Xylenes; PAH = Polycyclic Aromatic Hydrocarbons*

- The nearest sensitive human receptors are the adjoining residential properties to the South & East of the site and a primary school to the Southeast of the site.
- The nearest sensitive environmental receptor is the Ponds Creek located <15m to the west.





8.2. Potential Sources, Pathways and Receptors of Contamination

The potential sources, pathways and receptors of contamination are provided below in **Table 11**.

Table 11. Potential source and pathways for contaminants

Source	Pathway	Receptor	Comment
Importation of potentially contaminated fill	Ingestion and dermal contact	Current and future Site users	The Site perimeter is an exposed soil surface. There is high potential for Site users to come into contact with contaminated soil, therefore a complete pathway potentially exists.
	Inhalation of dust and vapours	Current and future Site users and surrounding Site users	The Site surface is primarily an exposed soil surface. There is high potential for Site users and surrounding land users to be exposed to dust and vapours from the Site, therefore a complete pathway potentially exists.
	Leaching of contaminants into ground surface	Soils across the Site	There is potential for surface and shallow soils to be contaminated as a result of historical Site activities, therefore a complete pathway potentially exists.
	Leaching of contaminants into groundwater	Groundwater beneath the Site; migration into the groundwater or down gradient sites	Given the historical and current Site use, surrounding land uses, exceedances in chemical concentration are highly unlikely. Therefore, a complete pathway is considered unlikely to exist.
Building Structure Contamination	Ingestion and dermal contact	Current and future Site users	Presence of bonded and friable asbestos within the fire damaged building structure indicates there is high potential for Site users to come into contact with contaminated soil, therefore a complete pathway potentially exists.
	Inhalation of dust and vapours	Current and future Site users and surrounding Site users	Presence of bonded and friable asbestos within the fire damaged building structure indicates there is high potential for Site users and surrounding site users to come into contact with contaminated soil, therefore a complete pathway potentially exists.





9. Site Assessment Criteria

The Site assessment criteria adopted for this project are predominantly based on the following references:

- NEPC (2013) National Environment Protection (Assessment of Site Contamination Measure) Measure 1999 (2013 amendment); and
- WA DoH (2021) Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia.

9.1. Health Investigation Levels

The NEPC (2013) guidelines describe four (4) broad land use settings for the assessment of potential human health risks for a broad range of metals and organic chemical or physical substances. These four Health Investigation Levels (HILs) categories are used to assess human health risk via all relevant exposure pathways for the broad land use categories and scenarios as outlined in **Table 12**. Based on information provided by the client and the current land use, Trinitas adopted the assessment of **HIL C public open space/recreational** as the site is currently occupied by public open space/recreational land use, as highlighted in **Table 12**.

Table 12. NEPC (2013) Land use categories

Land Use	Land Use description
HIL A – Low density residential	Residential with garden/accessible soil (home grown produce <10% fruit and vegetable intake, no poultry, also includes children's day care centres, preschools, and primary schools.
HIL B – High density residential	Residential with minimal opportunities for soil access includes dwellings with fully and permanently paved yard space such as high-rise buildings and flats.
HIL C – Public Open Space	Public open space such as parks, playgrounds, playing fields (e.g. ovals), secondary schools and footpaths. It does not include undeveloped public open space (such as urban bushland and reserves) which should be subject to a Site-specific assessment where appropriate.
HIL D – Commercial / Industrial	Commercial / industrial such as shops, offices, factories, and industrial Sites.





9.2. Health Screening Levels

Health Screening Levels (HSLs) have been developed for asbestos containing materials (ACM) within soil materials and selected petroleum compounds and fractions and are applicable to assessing human health risk via the inhalation and direct contact pathways. The HSLs depend on specific soil physicochemical properties, land use scenarios, and the characteristics of building structures.

NEPC (2013) provides the assessment criteria for Non-Friable Asbestos (NFA), Fibrous Asbestos (FA), and Asbestos Fines (AF) based on land use scenarios. The asbestos health screening criteria described in NEPC (2013) is outlined in **Table 13**.

NEPC (2013) presents Tier 1 screening criteria for BTEX, naphthalene, TRH fractions C₆-C₁₀ and C₁₀-C₁₆ for vapour intrusion. As there is a potential pathway of exposure in relation to direct contact and ingestion for both current and future users of the site, further tier 1 HSL screening criteria as per Friebel and Nadebaum's 'Health Screening levels for petroleum hydrocarbons in soil, Part 2: Application Document, Technical report No. 10 (2011)' has been adopted to include Vapour Risk to Intrusive Maintenance Workers (Shallow Trench 0.0 to <2 m), and HSL-C levels for direct human contact, outlined in **Table 14**.

Table 13. Health screening levels for asbestos contamination in soil

Form of Asbestos	Health Screening Level (weight for weight)			
	Residential A ¹	Residential B ²	Recreational C ³	Commercial / Industrial D ⁴
Non-friable Asbestos (NFA)(Bonded)	0.01%	0.04%	0.02%	0.05%
FA and AF ⁵ (Friable Asbestos)	0.001%			
All Forms of Asbestos	No visible asbestos for surface soil			

9.3. Groundwater Investigation Levels

Groundwater investigation was not undertaken as part of this DSI, as there is a low likelihood that site activities would cause groundwater contamination. This was based on soil analytical results not identifying any major contamination within the fill.

9.4. Management Limits

'Petroleum hydrocarbon management limits' ('management limits') are a set of assessment criteria outlined in NEPM (2013) applicable to petroleum hydrocarbon compounds which aim to avoid or minimise the potential effects of:

- Formation of observable light non-aqueous phase liquids (LNAPL).
- Fire and explosive hazards.
- Effects on buried infrastructure (e.g., penetration of, or damage to, in-ground services by hydrocarbons).





9.5. Aesthetic Condition

The NEPM (2013) guideline requires that aesthetic quality of accessible soils be considered even if analytical testing demonstrates that concentrations of CoPCs are within the adopted land use criteria. It should be noted that there are no quantifiable guidelines in determining if soils are appropriately aesthetic and is dependent on the Environmental Consultants visual inspection and expertise. However, NEPM (2013) does indicate that professional judgement with regard to quantity, type and distribution of foreign materials (including asbestos) and/or odours in relation to the specific land use should be employed.

The following examples would trigger further aesthetic assessment:

- Hydrocarbon sheen on surface water.
- Anthropogenic soil staining.
- Extensive presence of asbestos containing material within the site.
- Odorous soils (i.e. hydrocarbon or hydrogen sulphide odours).

Table 14. Site Assessment Criteria for soil contamination and maximum soil results

Analyte	Health Investigation Levels (HILs) ¹	Health Screening Levels (HSLs)		Generic EILs/ESLs	Results**
	HIL C (mg/kg)	Vapour Intrusion (0 m to <1 m) - HSL C ² (mg/kg)	HSL Intrusive Maintenance Worker (Shallow Trench) ² (mg/kg)		Max total concentration detected. (mg/kg)
Arsenic (total)	300	-	-	40	15
Cadmium	100	-	-	-	0.6
Chromium (Total)	240	-	-	-	41
Copper	20,000	-	-	-	30
Lead	600	-	-	-	80
Mercury (inorganic)	400	-	-	-	<0.1
Nickel	800	-	-	-	33
Zinc	30,000	-	-	-	1400
Benzo (a)pyrene	4	-	-	1.4	<0.5
Carcinogenic PAHs (as BaP TEQ) ¹	1	-	-	-	<0.5
Total PAHs	400	-	-	-	2.4
PCBs (Total)	2	-	-	-	<1
Phenols	45,000	-	-	-	NT
DDT+DDE+DDD	400	-	-	-	<0.5
DDT	-	-	-	3	<0.5
Aldrin and Dieldrin	9	-	-	-	4.2
Chlordane	80	-	-	-	<1
Endosulfan	400	-	-	-	<1
Endrin	20	-	-	-	<0.5
Heptachlor	9	-	-	-	<0.5
Chlorpyrifos	300	-	-	-	<0.5
Benzene	-	NL	120	8	<0.1
Toluene	-	NL	18,000	10	<0.1
Ethyl Benzene	-	NL	5,300	1.5	<0.1
Xylene	-	NL	15,000	10	<0.1
Naphthalene	-	NL	1,900	10	<0.5
TRH: C ₆ – C ₁₀ (F1)	-	NL	5,100	125	<20
TRH: C ₁₀ -C ₁₈ (F2)	-	NL	3,800	25	<50
TRH: C ₁₈ - C ₃₄ (F3)	-	-	5,300	25	110
TRH: C ₃₄ – C ₄₀ (F4)	-	-	7,400	-	<100





10. Data Quality Assessment

10.1. Personnel

Trinitas Environmental Consultants undertaking the field works were trained in the Standard Operating Procedures, and in the identification of asbestos.

10.2. Chain of Custody

Australian Standard AS 4482.1 defines the CoC documentation as the link in the transfer of samples between the time of collection and arrival at the laboratory.

The CoC utilised by Trinitas included the items recommended by the Standard:

- Person who transferred the samples
- Person who received the samples
- Date the samples were collected
- Date the samples were received at the laboratory; and
- Contact name and details for the Client.

Copies of the COCs completed during the course of this investigation are provided in *Appendix E – Analytical Reports and Chain of Custody*.

10.3. Record of Holding Times

Holding times for the analytes are summarized in **Table 15** below;

Table 15. Summary of holding times of the analytes

Analyte	Holding Time
TRH C10-C40	14 days
BTEX and TRH C6-C10	14 days
PAH	14 days
OCP	14 days
PCB	14 days
Metals	6 months
Asbestos ID	No limit
Asbestos (WA DOH)	No limit

10.4. Analytical Methods Used

Analysis was undertaken by a NATA, Australia accredited laboratory. Refer to *Appendix E – Analytical Reports and Chain of Custody* for the analytical methods used by the laboratory which in all cases were deemed appropriate for the required analyses.

10.5. Quality Assurance and Quality Control

Summary of Field Quality Assurance / Quality Control (QA/QC) Samples Collected;

Table 16. Summary of Field Quality Assurance / Quality Control

Field QA/QC	Frequency	Sample Details
Blind replicate samples	1 per 20	QD1





Field QA/QC	Frequency	Sample Details
Parent Sample (TP08_0.5 -1.5)		
Split (triplicate) samples	1 per 20	QT1
Parent Sample (TP08_0.5 -1.5)		
Trip Blanks	1 per soil sampling event	TB1
Trip Spikes	1 per soil sampling event	TS1

10.5.1. Blind Replicate Samples

- One (1) duplicate sample was collected to determine the variability of the sampling process. Samples were collected simultaneously from the same source and under identical conditions as the original sample.
- Australian Standard 4482.1 specifies the typical Relative Percentage Difference (RPD) values for blind replicate samples to be 30% - 50%. Combining the AS4482.1 acceptance criterion with the recommendations of the US EPA methodology, the control limits described below were used.
 1. A control limit of 50% for the RPD for original and blind replicate sample values greater than or equal to 5x the Detection Limit (DL);
 2. A control limit of \pm the DL if either the sample or duplicate value is less than 5x the DL; and
 3. If both samples' values are less than the DL, the RPD is not calculated.
- All the analyte concentrations follow the conditions 2 and 3 described above and hence RPD values were calculated.
- The assessment variability of the primary and blind replicate samples showed all valid values.

10.5.2. Split Replicate Samples

- Triplicates samples were analyzed to measure the variability between laboratories.
- One (1) triplicate sample was submitted for analysis at ALS. This was compared to the primary sample analyzed by Eurofins.
- The assessment variability of the primary and split replicate samples showed all valid values.

10.5.3. Trip Blanks

- One (1) trip blank sample was prepared prior to the fieldwork. The sample was stored with the investigation samples throughout the sampling event. The trip blank sample was then packaged for shipment with the other representative samples and submitted for analysis. Trip blanks are used to determine if samples were contaminated during storage and / or transportation back to the laboratory (a measure of sample handling variability resulting in positive bias in contaminant concentration).
- The trip blank sample analyzed returned results below the detection limit, resulting in all valid values and no invalid values.

10.5.4. Trip Spikes

- One (1) trip spike (spiked BTEX) sample was analyzed in order to estimate the loss of volatile compounds during the storage, handling and transportation of the investigation samples.





- The sample was prepared by Eurofins prior to the field work and spiked with a concentration of 40 µg/L of BTEX. The samples were stored, handled, and transported in exactly the same way as the field samples.
- The trip spike sample analyzed returned results within the adopted criteria (60 - 140% of the original concentration), resulting in all valid values and no invalid values.

10.5.5. Rinsate Blank

Rinsate blank sample was not collected during the sampling. No chemical concentrations have exceeded the land use criteria and cross contamination would not have affected the overall outcome of the investigation.

10.6. Data Quality Assessment

Trinitas considers that both the field and laboratory quality control procedures adopted for this assessment were adequate and the data is directly useable for the purpose of this assessment.





11. Results of Field Investigation

The Site layout, sampling locations and areas of environmental concern are summarised in **Appendix A**, and a summary of the results are attached in **Appendix B**.

11.1. Analytical Results

Refer to *Appendix B – Results Table* for a full table of results for each sample location and *Appendix E – Analytical Reports and Chain of Custody* for the NATA accredited laboratory results.

11.1.1. Bonded Asbestos

As outlined in Appendix B – Result Table, 8 x 10 L screens were conducted during soil investigation with only one fibre cement fragments at sampling points i.e. *TP07_FC* yielded from the screens and sent to the laboratory for asbestos analysis. Multiple bores were penetrated close to each other to meet the 10L screening requirement. The sample reported a positive result for asbestos i.e., 0.001256% w/w. The result was identified to be below the HSL - C criteria (0.02%) for bonded asbestos.

Table 17. Summary of the 10L Screening Results

Sample I.D.	Weight of FC material (g)	Weight of FC material (kg)	% asbestos in sample (assuming 15%)	Weight of soil sample (kg)	%w/w asbestos in soil
Insitu 10L Screen					
TP07_FC	134	0.134	0.0201	16	0.001256

11.1.2. Friable Asbestos

As outlined in *Appendix B – Result Table*, 8 x 500 mL samples were undertaken during soil investigation assessment of friable asbestos. Three samples (*TP05_0.3*, *TP07_0.3* and *TP08_0.2*) reported concentrations of asbestos at (0.034% w/w, 0.35%w/w and 0.45% w/w respectively) which exceeded the HSL - C criteria of 0.001%. However, all results were not considered to be indicative of friable asbestos since the asbestos concentrations were attributed to the presence of fibre cement fragments (all comprising of two axes/dimensions >7 mm in size) within the 500 mL samples with the exception of *TP07_0.3*. All results were considered to be indicative of bonded ACM with the exception of *TP07_0.3* which reported the friable asbestos concentrations i.e., 0.35%w/w which exceeded the HSL - C criteria of 0.001%.

11.1.3. Chemical Concentrations

All samples for BTEX, PAHs, OPP/OCPs (pesticides) and PCBs were less than (i.e., non-detect) the laboratory Limit of Reporting (<LOR). Trace levels of TRH F3 Fraction were detected in some of the samples which is considered within normal range associated within soils. Trace levels of Heavy Metals, which is considered within normal range associated within soils were reported.





Sample locations are illustrated in **Appendix A**, a summary of the results is outlined in **Appendix B**, and the photographic record is illustrated in **Appendix C**, LotSearch report is attached in **Appendix D** and Analytical laboratory reports are attached in **Appendix E**.

Observed Stratigraphy

During sampling and analysis, the following stratigraphy of the soils was observed. The below table is indicative only, detailed borehole logs are attached in **Appendix E**.

Table 18. Stratigraphy for the Site

Material	Depth range (m BGL)	Description
Fill materials	0 - 0.3	FILL: Sandy Gravel: medium to dark brown, with clay, dry.
Natural material	0.3	Clayey sand: fine-medium, brown, dry





12. Conclusions and Recommendations

Based on the findings of this report and previous investigation works at the Site, the following conclusions have been made:

- The soil analytical results for Heavy Metals, BTEXN, OCPs, OPPs, PAHs and PCBs were below the adopted public open space criteria with the exception of asbestos.
- Asbestos was reported within the soil and the fire damaged property.
- Groundwater assessment was not undertaken as part of this assessment. No chemical concentrations have been reported above the land use criteria, no contamination will leach to the groundwater.
- Client to notify Safework NSW prior to the excavation of soil materials

Based on the concluding statements, Trinitas consider the site is not suitable for the ongoing use as public open space land use setting and remediation of asbestos contaminated soil is deemed necessary.





13. References

- NSW Work Health and Safety Regulation (2017).
- How to Manage and Control Asbestos in the Workplace Code of Practice (2022).
- How to Safely Remove Asbestos Code of Practice (2022).
- Contaminated Land Management Act 1997.
- National Environment Protection (Assessment of Site Contamination) Measure 1999.
- enHEALTH Management of Asbestos in the Non-Occupational Environment (2005).
- Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia, May 2021.
- National Environment Protection (Assessment of Site Contamination) Measure. Schedule B (1) - Guideline on Investigation Levels for Soil and Groundwater (May 2013).
- NSW Environment Protection Authority (EPA) Waste Classification Guidelines – Part 1: Classification of waste (November 2014).
- The NSW EPA, Sampling Design Guidelines (2022).
- The NSW EPA, Sampling Design Guidelines (2022).
- Australian Standard AS4964-2004 Method for the qualitative identification of asbestos in bulk samples.
- National Environment Protection Council (NEPC) (2013) National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No. 1), Schedule B2: Guideline on Site Characterisation.
- NSW Environment Protection Authority (EPA) (2017) Contaminated Sites: Guidelines for the NSW Auditor Scheme (3rd Edition).
- US Environmental Protection Agency (USEPA) (2006) Guidance on Systematic Planning Using the Data Quality Objectives Process, EPA QA/G-4, (Ref. EPA/240/B-06/001).
- Australian Standard AS 4482.1—2005, Guide to the investigation and sampling of sites with potentially contaminated soil, Part 1: Non-volatile and semi-volatile compounds.
- Sydney 1:100,000 Geological Series Sheet 9130 (Edition I) 1983
- NSW EPA Contaminated Land Guidelines - Consultants Reporting on Contaminated Land (2020)
- <https://realtimedata.waternsw.com.au> (groundwater bore search)
- <https://www.environment.nsw.gov.au/eSpade2Webapp>(NSW Govt Spatial Tool)





14. Statement of Limitations

Overview

Contaminated site investigations are generally designed based on a number of factors:

- Objective and scope of works.
- State and national guidelines.
- Accessibility/ site restrictions.
- Visual and Olfactory observations.
- Historical land use.
- Proposed land use.

Investigation designs can also be influenced by the following factors:

- Stage of a development process.
- Purpose of the investigation (due diligence, environmental compliance etc.).
- Available budget.
- Client's risk management strategy.
- Available timescale.

Although the investigation is designed to identify and/or delineate potential contamination there are a number of uncertainties that can result in additional investigative work, increased remedial work and costs, re-development delays and changes in land values. These uncertainties are an inherent part of dealing with land contamination. This section is designed to outline some of the uncertainties and limitations that are generally encountered.

Document Preparation

Trinitas Group has prepared this report for the purpose set out in **Section 1** and as agreed to by the Client. Trinitas Group cannot be held responsible to the Client and/or others for any matters outside the agreed scope of services. Any advice, opinions or recommendations are considered current to the date of this document.

No warranties or guarantees are expressed or should be inferred by any third parties. This document may not be relied upon by other parties without written consent from Trinitas Group. Where consent is provided, other parties should review the scope of service, objectives, and limitation to determine if the document is appropriate for their requirements. They should make their own enquiries and obtain independent advice to determine the accuracy and appropriateness of this report for their use and interpretation.

It should be understood that where this document has been developed for a specific purpose, for example a due diligence document for a property vendor, it may not be suitable for other purposes such as satisfying the needs of a purchaser or assessing contamination risks for classifying the site.





Scope of Services

For each scope of services, a specific approach to the assessment is developed. The scope is usually driven by key objectives set by the client's needs and refined based on the project/site specific requirements.

Any data, evaluations, discussions, conclusions and/or options presented have been designed, obtained, and presented based on the Scope of services. Should the instructions provided be inaccurate, insufficient, or incomplete the document outcomes could change. The scope of services may also be limited by factors such as time, budget, access, site constraints and/or reliance third party data and information made available to Trinitas Group.

Reliance on Data

This document has been prepared by Trinitas Group with all reasonable skill, care, and diligence, and taking account of the timescale and resources allocated to it by agreement with the Client. Information documented herein is based on the interpretation of data collected (data, surveys, analyses, designs, plans and other information), which has been accepted in good faith as being accurate and valid at the time of writing the document.

It should be noted that many investigations are based upon an assessment of potentially contaminating processes which may have occurred historically on the site. This assessment is based upon historical records associated with the site. Such records may be inaccurate, absent, or contradictory. In addition, documents may exist which are not readily available for public viewing.

Except where it has been stated in this document, Trinitas Group has not verified the accuracy or completeness of the data relied upon. Statements, opinions, facts, information, conclusions and/or recommendations made in this document ("conclusions") are based in whole or part on the data obtained, those conclusions are contingent upon the accuracy and completeness of the data. Trinitas Group cannot be held liable should any data, information or condition be incorrect or have been concealed, withheld, misrepresented, or otherwise not fully disclosed to Trinitas Group leading to incorrect conclusions.

Report Separation

This report has been prepared using all the data provided (within the report and within its appendices/attachments. Any reliance upon this report should assess and review the report in its entirety. The executive summary, individual sections and/or appendices/attachments should not be cut out, should not be removed from the report, and should not be used independently.

Report logs, figures, laboratory data, drawings, etc. are generated for this report by Trinitas Group consultants (unless otherwise stated) based on their individual interpretation of the site conditions at the time the site visit was undertaken. Although Trinitas Group consultants undergo training to achieve a standard of field reporting, individual interpretation still varies slightly. Information should not under any circumstances be redrawn for inclusion in other documents or separated from this report in any way.





Environmental Conclusions

In accordance with the scope of services, Trinitas Group may have conducted environmental field monitoring and/or testing in the preparation of this report. The nature and extent of monitoring and/or testing conducted is described in the report.

Trinitas Group has utilised state and national guidelines, Australian Standards, professional judgement and a degree of skill and care to develop standard operating procedures (SOP), which are considered to be in line with industry best practice. Any monitoring, testing, sampling, and report preparation has been undertaken in accordance with Trinitas Group’s SOP and performed in a professional manner.

All sites have varying degrees of heterogeneity in the vertical and lateral soil and groundwater horizons. No monitoring, common testing or sampling techniques can eliminate the possibility that monitoring or testing results/samples are not totally representative of soil and/or groundwater conditions encountered.

The sampling results obtained are therefore representative of the conditions at the point at which the sample was taken. Additional data derived from indirect field measurements and sometimes other reports may also be used in the interpretation of environmental conditions. However, the environmental field monitoring and/or testing are merely indicative of the environmental conditions of the site at the time samples were taken. Any evaluations, discussions and conclusions are based on the data results presented. No liability can be accepted for changes in ground conditions in between exploratory locations (bore holes/test pits etc.). It should also be recognised that site conditions, including the extent and concentration of contaminants, can change with time.

Other Limitations

Trinitas Group’s interpretations are based upon its professional judgement, experience, and training. These opinions are also based upon data derived from testing and analysis described in this document. Trinitas Group believes that its opinions, options, conclusions and/or recommendations are reasonably supported by the testing and analysis that have been done, and that those opinions have been developed according to the professional standard of care for the environment consulting profession in this area at this time. That standard of care may change, and new methods and practices of exploration, testing, analysis, and remediation may develop in the future, which might produce different results. Trinitas Group’s professional opinions contained in this document may be subject to modification if additional information is obtained, through further investigation, observations, or validation testing and analysis during remedial activities.

Should events or emergent circumstances or facts become apparent after the submissions date of the report, Trinitas Group cannot be held liable to update or reverse the report to take this into account.





Appendix A – Figures





- Subject Area
- Test Pit Location

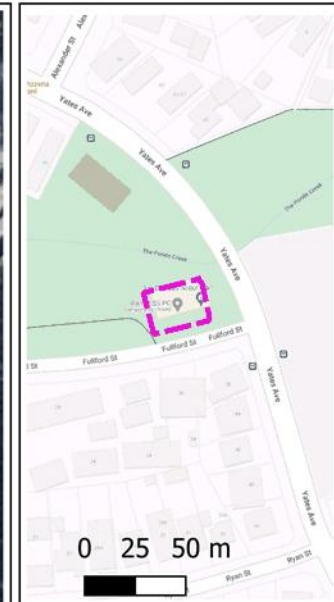
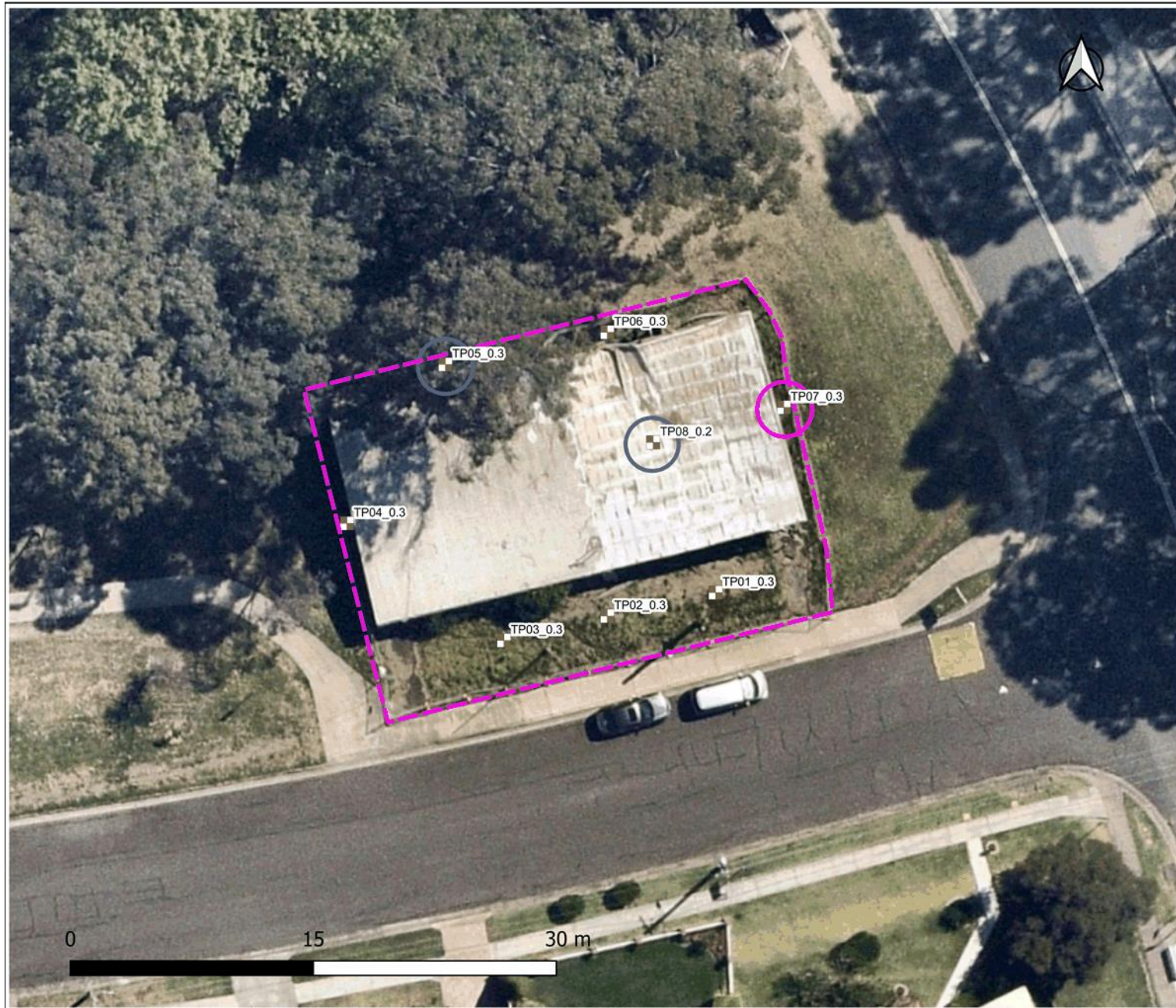
Projection: GDA94 MGA Zone 56

Drafted by: WMDate:01/11/23

Figure No.: 1-1 **Ver.:** 1

Project No.: Dundas Vally

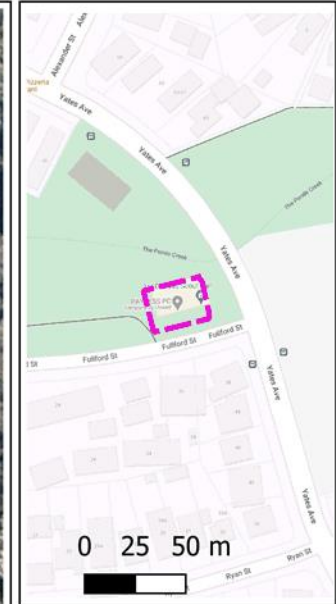
Title:
 Test Pit Locations at 1st
 Dundas Scout Hall, Dundas
 Valley
 Image: Near Map



- Subject Area
- Test Pit Location
- Bonded Asbestos
- Friable Asbestos

Projection: GDA94 MGA Zone 56
 Drafted by: WMDate:04/12/23
 Figure No.: 1-1 Ver.: 1
 Project No.: Dundas Valley

Title:
 Friable and Bonded Asbestos
 Locations at 1st Dundas Scout
 Hall, Dundas Valley
 Image: Near Map



- Subject Area
- Test Pit Location
- Bonded Asbestos
- Friable Asbestos
- Above HSL - C

Projection: GDA94 MGA Zone 56
 Drafted by: WMDate:04/12/23
 Figure No.: 1-1 Ver.: 1
 Project No.: Dundas Vally


Title:
 Friable and Bonded Asbestos
 Locations at 1st Dundas Scout
 Hall, Dundas Valley
 Image: Near Map



Appendix B – Results Table



The image shows a long, narrow table with multiple columns and rows. The table is mostly empty, with some faint text and a few colored cells (red and green) visible on the right side. The table appears to be a data log or spreadsheet, possibly containing site investigation data. The columns are very narrow, and the rows are also narrow, making the text difficult to read. There are some small red and green cells on the right side of the table, which might indicate specific data points or status indicators.

		Lab Report Number		1041888	1041888	RPO
		Field ID		TP23_23	CS1	
		Date		01 Nov 2023	01 Nov 2023	
		Matrix Type		Soil	Soil	
Analytes	Unit	EQL				
BTEX						
Naphthalene (VOC)	mg/kg	0.5	<0.5	<0.5	0	
Benzene	mg/kg	0.1	<0.1	<0.1	0	
Toluene	mg/kg	0.1	<0.1	<0.1	0	
Ethylbenzene	mg/kg	0.1	<0.1	<0.1	0	
Xylene (m & p)	mg/kg	0.2	<0.2	<0.2	0	
Xylene (o)	mg/kg	0.1	<0.1	<0.1	0	
Xylene Total	mg/kg	0.3	<0.3	<0.3	0	
TBH						
C8-C10 Fraction (F1)	mg/kg	20	<20	<20	0	
C8-C10 (F1 minus BTEX)	mg/kg	20	<20	<20	0	
>C10-C16 Fraction (F2)	mg/kg	50	<50	<50	0	
>C10-C16 Fraction (F2 minus Naphthalenes)	mg/kg	50	<50	<50	0	
>C16-C28 Fraction (F3)	mg/kg	100	<100	<100	0	
>C34-C40 Fraction (F4)	mg/kg	100	<100	<100	0	
>C40-C40 Fraction (Sum)	mg/kg	100	<100	<100	0	
Halogenated Benzenes						
Trichlorobenzene	mg/kg	0.05	<0.05	<0.05	0	
Inorganics						
Moisture Content [dried @ 103°C]	%	1	13	14	7	
Metals						
Arsenic	mg/kg	2	6.0	9.6	46	
Cadmium	mg/kg	0.4	<0.4	<0.4	0	
Chromium (III+VI)	mg/kg	5	15	18	0	
Copper	mg/kg	5	9.4	12	24	
Lead	mg/kg	5	24	23	4	
Mercury	mg/kg	0.1	<0.1	<0.1	0	
Nickel	mg/kg	5	6.9	9.6	21	
Zinc	mg/kg	5	23	28	20	
Organochlorine Pesticides						
Organochlorine pesticides EPA/VC	mg/kg	0.1	<0.1	<0.1	0	
Other organochlorine pesticides						
EPAVC	mg/kg	0.1	<0.1	<0.1	0	
A-A-DDD	mg/kg	0.05	<0.05	<0.05	0	
α-BHC	mg/kg	0.05	<0.05	<0.05	0	
Aldrin	mg/kg	0.05	<0.05	<0.05	0	
Aldrin + Dieldrin	mg/kg	0.05	<0.05	<0.05	0	
β-BHC	mg/kg	0.05	<0.05	<0.05	0	
Chlordane	mg/kg	0.1	<0.1	<0.1	0	
δ-BHC	mg/kg	0.05	<0.05	<0.05	0	
DDP	mg/kg	0.05	<0.05	<0.05	0	
DDT	mg/kg	0.05	<0.05	<0.05	0	
DDT+DDT+DDD	mg/kg	0.05	<0.05	<0.05	0	
Dieldrin	mg/kg	0.05	<0.05	<0.05	0	
Endosulfan I	mg/kg	0.05	<0.05	<0.05	0	
Endosulfan II	mg/kg	0.05	<0.05	<0.05	0	
Endosulfan sulphate	mg/kg	0.05	<0.05	<0.05	0	
Endrin	mg/kg	0.05	<0.05	<0.05	0	
Endrin aldehyde	mg/kg	0.05	<0.05	<0.05	0	
Endrin ketone	mg/kg	0.05	<0.05	<0.05	0	
γ-BHC (Lindane)	mg/kg	0.05	<0.05	<0.05	0	
Heptachlor	mg/kg	0.05	<0.05	<0.05	0	
Heptachlor epoxide	mg/kg	0.05	<0.05	<0.05	0	
Methoxychlor	mg/kg	0.05	<0.05	<0.05	0	
Toxaphene	mg/kg	0.5	<0.5	<0.5	0	
Organophosphorus Pesticides						
Tokuthion	mg/kg	0.2	<0.2	<0.2	0	
Azinophos methyl	mg/kg	0.2	<0.2	<0.2	0	
Bolstar (Sulprofos)	mg/kg	0.2	<0.2	<0.2	0	
Chlorfenvinphos	mg/kg	0.2	<0.2	<0.2	0	
Chlorpyrifos	mg/kg	0.2	<0.2	<0.2	0	
Chlorpyrifos-methyl	mg/kg	0.2	<0.2	<0.2	0	
Coumaphos	mg/kg	2	<2	<2	0	
Demeton-O	mg/kg	0.2	<0.2	<0.2	0	
Demeton-S	mg/kg	0.2	<0.2	<0.2	0	
Diazinon	mg/kg	0.2	<0.2	<0.2	0	
Dichlorvos	mg/kg	0.2	<0.2	<0.2	0	
Dimethoate	mg/kg	0.2	<0.2	<0.2	0	
Disulfoton	mg/kg	0.2	<0.2	<0.2	0	
Ethion	mg/kg	0.2	<0.2	<0.2	0	
Ethoprop	mg/kg	0.2	<0.2	<0.2	0	
Fenitrothion	mg/kg	0.2	<0.2	<0.2	0	
Fenprothion	mg/kg	0.2	<0.2	<0.2	0	
Fenitrothion	mg/kg	0.2	<0.2	<0.2	0	
EPN	mg/kg	0.2	<0.2	<0.2	0	
Malathion	mg/kg	0.2	<0.2	<0.2	0	
Meprophos	mg/kg	0.2	<0.2	<0.2	0	
Methyl parathion	mg/kg	0.2	<0.2	<0.2	0	
Mevinphos (Phosdrin)	mg/kg	0.2	<0.2	<0.2	0	
Monocrotophos	mg/kg	2	<2	<2	0	
Naled (Dibrom)	mg/kg	0.2	<0.2	<0.2	0	
Omethoate	mg/kg	2	<2	<2	0	
Phorate	mg/kg	0.2	<0.2	<0.2	0	
Pyrazophos	mg/kg	0.2	<0.2	<0.2	0	
Roomeal	mg/kg	0.2	<0.2	<0.2	0	
Terbufos	mg/kg	0.2	<0.2	<0.2	0	
Trichlorate	mg/kg	0.2	<0.2	<0.2	0	
Tetrachlorvinphos	mg/kg	0.2	<0.2	<0.2	0	
PAHs						
Acenaphthene	mg/kg	0.5	<0.5	<0.5	0	
Acenaphthylene	mg/kg	0.5	<0.5	<0.5	0	
Anthracene	mg/kg	0.5	<0.5	<0.5	0	
Benzo[a]anthracene	mg/kg	0.5	<0.5	<0.5	0	
Benzo[a]pyrene	mg/kg	0.5	<0.5	<0.5	0	
Benzo[b]fluoranthene	mg/kg	0.5	<0.5	<0.5	0	
Benzo[k]fluoranthene	mg/kg	0.5	<0.5	<0.5	0	
Chrysene	mg/kg	0.5	<0.5	<0.5	0	
Dibenz[a,h]anthracene	mg/kg	0.5	<0.5	<0.5	0	
Fluoranthene	mg/kg	0.5	<0.5	<0.5	0	
Fluorene	mg/kg	0.5	<0.5	<0.5	0	
Indeno[1,2,3-c,d]pyrene	mg/kg	0.5	<0.5	<0.5	0	
Naphthalene	mg/kg	0.5	<0.5	<0.5	0	
Phenanthrene	mg/kg	0.5	<0.5	<0.5	0	
Pyrene	mg/kg	0.5	<0.5	<0.5	0	
PAHs (Sum of total)	mg/kg	0.5	<0.5	<0.5	0	
PCBs						
Arochlor 1016	mg/kg	0.1	<0.1	<0.1	0	
Arochlor 1221	mg/kg	0.1	<0.1	<0.1	0	
Arochlor 1232	mg/kg	0.1	<0.1	<0.1	0	
Arochlor 1242	mg/kg	0.1	<0.1	<0.1	0	
Arochlor 1248	mg/kg	0.1	<0.1	<0.1	0	
Arochlor 1254	mg/kg	0.1	<0.1	<0.1	0	
Arochlor 1260	mg/kg	0.1	<0.1	<0.1	0	
PCBs (Sum of total)	mg/kg	0.1	<0.1	<0.1	0	
Pesticides						
Parathion	mg/kg	0.2	<0.2	<0.2	0	
Phosphorus-methyl	mg/kg	0.2	<0.2	<0.2	0	
THH						
C8-C9 Fraction	mg/kg	20	<20	<20	0	
C10-C14 Fraction	mg/kg	20	<20	<20	0	
C15-C28 Fraction	mg/kg	50	<50	<50	0	
C29-C36 Fraction	mg/kg	20	<20	<20	0	
C10-C36 Fraction (Sum)	mg/kg	50	<50	<50	0	

*RPOs have only been considered where a concentration is greater than 1 times the EQL.

Trip Spikes

Lab Report Number	Matrix Type	Analysis Batch	Field ID	Sampled Date/Time	Chem Group	Chem Name	Spike Recovery %	Method Name	Lab Sample ID
1041686	Soil	2023-11-14	TS1	1/11/2023		Ethylbenzene	97	LTM-ORG-2010 TRH C6-C40	S23-No0014136
1041686	Soil	2023-11-14	TS1	1/11/2023		Xylene (m & p)	99	LTM-ORG-2010 TRH C6-C40	S23-No0014136
1041686	Soil	2023-11-14	TS1	1/11/2023		Toluene	97	LTM-ORG-2010 TRH C6-C40	S23-No0014136
1041686	Soil	2023-11-14	TS1	1/11/2023		Xylene Total	96	LTM-ORG-2010 TRH C6-C40	S23-No0014136
1041686	Soil	2023-11-14	TS1	1/11/2023		Benzene	100	LTM-ORG-2010 TRH C6-C40	S23-No0014136
1041686	Soil	2023-11-14	TS1	1/11/2023		Naphthalene (VOC)	86	LTM-ORG-2010 TRH C6-C40	S23-No0014136
1041686	Soil	2023-11-14	TS1	1/11/2023		Xylene (o)	95	LTM-ORG-2010 TRH C6-C40	S23-No0014136
1041686	Soil	2023-11-14	TS1	1/11/2023		C6-C10 Fraction (F1)	95	LTM-ORG-2010 TRH C6-C40	S23-No0014136
1041686	Soil	2023-11-14	TS1	1/11/2023		C6-C9 Fraction	94	LTM-ORG-2010 TRH C6-C40	S23-No0014136

Trip Spike Recoveries: Where no lab LCL and UCL is available, user defined limits between 30% and 150% have been adopted for non-compliance.

Matrix Spikes

LRI Report Number	Matrix Type	Analysis Batch	Field ID	Sampled Date/Time	Chem Group	Chem Name	Result	Method Name	Lab Sample ID
1041606	Soil	2023-11-14		1/11/2023	BTEX	Ethylbenzene		102 LTM-ORG-2010 BTEX and Volatile TRH	N23-H00011779-S
1041606	Soil	2023-11-14		1/11/2023	BTEX	Xylene (m & p)		108 LTM-ORG-2010 BTEX and Volatile TRH	N23-H00011779-S
1041606	Soil	2023-11-14		1/11/2023	BTEX	Toluene	99	LTM-ORG-2010 BTEX and Volatile TRH	N23-H00011779-S
1041606	Soil	2023-11-14		1/11/2023	BTEX	Xylene Total	106	LTM-ORG-2010 BTEX and Volatile TRH	N23-H00011779-S
1041606	Soil	2023-11-14		1/11/2023	BTEX	Benzene	95	LTM-ORG-2010 BTEX and Volatile TRH	N23-H00011779-S
1041606	Soil	2023-11-14		1/11/2023	BTEX	Napthalene (VOC)	86	LTM-ORG-2190 VOCs in Soils Liquid and other Aqueous Metrics	N23-H00011779-S
1041606	Soil	2023-11-14		1/11/2023	BTEX	Xylene (o)	103	LTM-ORG-2010 BTEX and Volatile TRH	N23-H00011779-S




Matrix Spike Recoveries. Where no lab LCL and UCL is available, user defined limits between 30% and 150% have been adopted for non-compliance.



Appendix C – Photographs





Item	Image	Comment
1.		<p>Overview of the Site on day of Site walkthrough</p>
2.		<p>Overview of the Site on day of Site walkthrough</p>
3.		<p>Overview of the Site on day of Site walkthrough</p>





Item	Image	Comment
4.		<p>Overview of the subfloor on day of Site walkthrough</p>
5.		<p>Overview of the subfloor on day of Site walkthrough</p>
6.		<p>Overview of the site on day of Site walkthrough</p>





Item	Image	Comment
7.		<p>Overview of the site on day of Site walkthrough</p>





<p>Item 1</p> <p>Image</p>	
<p>Item 2</p> <p>Image</p>	





<p>Image</p>	<p style="text-align: center;">Item 3</p>
<p>Image</p>	<p style="text-align: center;">Item 4</p>





<p>Item 5</p> <p>Image</p>	
<p>Item 6</p> <p>Image</p>	





Item 7

Image





Appendix D – LotSearch Report





LOTSEARCH
LOTSEARCH ENVIRO PROFESSIONAL

Date: 30 Nov 2023 15:23:01

Reference: LS050643 EP

**Address: Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW
2117**

Disclaimer:

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice before you make any decision based on the information within the report. The detailed terms applicable to use of this report are set out at the end of this report.

Dataset Listing

Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Customer Service - Spatial Services	14/09/2023	14/09/2023	Quarterly	-	-	-	-
Topographic Data	NSW Department of Customer Service - Spatial Services	22/08/2022	22/08/2022	Annually	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	27/11/2023	09/11/2023	Monthly	1000m	0	0	0
Contaminated Land Records of Notice	Environment Protection Authority	27/11/2023	27/11/2023	Monthly	1000m	0	0	0
Former Gasworks	Environment Protection Authority	16/10/2023	14/07/2021	Quarterly	1000m	0	0	0
Notices under the POEO Act 1997	Environment Protection Authority	26/07/2023	26/07/2023	Monthly	1000m	0	0	0
National Waste Management Facilities Database	Geoscience Australia	26/05/2022	07/03/2017	Annually	1000m	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	20/09/2023	07/09/2020	Annually	1000m	0	0	2
EPA PFAS Investigation Program	Environment Protection Authority	28/11/2023	21/11/2023	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	28/11/2023	28/11/2023	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	28/11/2023	28/11/2023	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	28/11/2023	28/11/2023	Monthly	2000m	0	0	0
Defence Controlled Areas	Department of Defence	10/10/2023	10/10/2023	Quarterly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	19/10/2023	02/09/2022	Quarterly	2000m	0	0	1
National Unexploded Ordnance (UXO)	Department of Defence	10/10/2023	10/10/2023	Quarterly	2000m	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority	13/11/2023	15/12/2022	Annually	1000m	1	1	1
Licensed Activities under the POEO Act 1997	Environment Protection Authority	28/11/2023	28/11/2023	Monthly	1000m	0	0	0
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority	28/11/2023	28/11/2023	Monthly	1000m	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	28/11/2023	28/11/2023	Monthly	1000m	3	3	3
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150m	0	8	14
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150m	-	6	6
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500m	0	0	12
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500m	-	0	64
Points of Interest	NSW Department of Customer Service - Spatial Services	13/11/2023	13/11/2023	Quarterly	1000m	1	4	54
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	13/11/2023	13/11/2023	Quarterly	1000m	0	0	1
Tanks (Points)	NSW Department of Customer Service - Spatial Services	13/11/2023	13/11/2023	Quarterly	1000m	0	0	1
Major Easements	NSW Department of Customer Service - Spatial Services	19/10/2023	19/10/2023	Quarterly	1000m	0	0	7
State Forest	Forestry Corporation of NSW	16/08/2022	14/08/2022	Annually	1000m	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment & Heritage	16/02/2023	31/12/2022	Annually	1000m	0	0	0
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	29/08/2022	19/08/2019	None planned	1000m	1	1	1

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018	NSW Department of Planning, Industry and Environment	09/05/2023	23/02/2018	Annually	1000m	0	0	0
National Groundwater Information System (NGIS) Boreholes	Bureau of Meteorology; Water NSW	18/04/2023	13/07/2022	Annually	2000m	0	0	21
NSW Seamless Geology Single Layer: Rock Units	Department of Regional NSW	17/02/2022	01/05/2021	Annually	1000m	1	1	5
NSW Seamless Geology – Single Layer: Trendlines	Department of Regional NSW	17/02/2022	01/05/2021	Annually	1000m	0	0	2
NSW Seamless Geology – Single Layer: Geological Boundaries and Faults	Department of Regional NSW	17/02/2022	01/05/2021	Annually	1000m	0	0	0
Naturally Occurring Asbestos Potential	NSW Dept. of Industry, Resources & Energy	04/12/2015	24/09/2015	Annually	1000m	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	19/05/2017	17/02/2011	None planned	1000m	1	1	1
Soil Landscapes of Central and Eastern NSW	NSW Department of Planning, Industry and Environment	18/08/2022	27/07/2020	Annually	1000m	1	2	5
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Industry and Environment	02/11/2023	01/09/2023	Monthly	500m	1	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	None planned	1000m	1	1	1
Dryland Salinity - National Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	Annually	1000m	0	0	0
Dryland Salinity Potential of Western Sydney	NSW Department of Planning, Industry and Environment	12/05/2017	01/01/2002	Annually	1000m	1	1	2
Mining Subsidence Districts	NSW Department of Customer Service - Subsidence Advisory NSW	16/10/2023	16/10/2023	Quarterly	1000m	0	0	0
Current Mining Titles	NSW Department of Industry	29/11/2023	29/11/2023	Monthly	1000m	0	0	0
Mining Title Applications	NSW Department of Industry	29/11/2023	29/11/2023	Monthly	1000m	0	0	0
Historic Mining Titles	NSW Department of Industry	29/11/2023	29/11/2023	Monthly	1000m	9	9	9
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Industry and Environment	31/08/2023		Monthly	1000m	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Industry and Environment	02/11/2023	20/10/2023	Monthly	1000m	1	7	80
Commonwealth Heritage List	Australian Government Department of the Agriculture, Water and the Environment	20/10/2023	13/04/2022	Annually	1000m	0	0	0
National Heritage List	Australian Government Department of the Agriculture, Water and the Environment	20/10/2023	13/04/2022	Annually	1000m	0	0	0
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	06/09/2023	03/03/2023	Quarterly	1000m	0	0	2
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Industry and Environment	10/10/2023	22/09/2023	Monthly	1000m	0	0	29
Bush Fire Prone Land	NSW Rural Fire Service	27/11/2023	20/11/2023	Monthly	1000m	0	0	2
NSW Native Vegetation Type Map	NSW Department of Planning and Environment	26/05/2023	12/12/2022	Quarterly	1000m	1	2	4
Ramsar Wetlands of Australia	Australian Government Department of Agriculture, Water and the Environment	09/05/2023	01/11/2022	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	28/10/2022	26/10/2022	Annually	1000m	0	0	1
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	28/10/2022	26/10/2022	Annually	1000m	0	0	2
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	29/11/2023	29/11/2023	Weekly	10000m	-	-	-

Site Diagram

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Legend Site Boundary Internal Parcel Boundaries	Total Area: 1158m ² Total Perimeter: 140m	Scale:
	Disclaimers: Measurements are approximate only and may have been simplified or smaller lengths removed for readability. Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.	Data Source Aerial Imagery: © Aerometrex Pty Ltd
		Date: 30 November 2023

Contaminated Land

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

List of NSW contaminated sites notified to EPA

Records from the NSW EPA Contaminated Land list within the dataset buffer:

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist	Direction
N/A	No records in buffer								

The values within the EPA site management class in the table above, are given more detailed explanations in the table below:

EPA site management class	Explanation
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the Environmental Planning and Assessment Act 1979 (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination currently regulated under CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record of Notices.
Contamination currently regulated under POEO Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. Management of the contamination is regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA's regulatory actions under the POEO Act are available on the POEO public register.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the Protection of the Environment Operations Act 1997 (POEO Act).
Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the Environmental Planning and Assessment Act 1979 (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record of Notices.
Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997. A regulatory approach is being finalised.
Regulation under the CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the Contaminated Land Management Act 1997 is not required.
Under assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or Protection of the Environment Operations Act 1997. Alternatively, the EPA may require information via a notice issued under s77 of the Contaminated Land Management Act 1997 or issue a Preliminary Investigation Order.

NSW EPA Contaminated Land List Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Contaminated Land

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

Map Id	Name	Address	Suburb	Notices	Area No	Location Confidence	Distance	Direction
N/A	No records in buffer							

Contaminated Land Records of Notice Data Source: Environment Protection Authority
 © State of New South Wales through the Environment Protection Authority
 Terms of use and disclaimer for Contaminated Land: Record of Notices, please visit
<http://www.epa.nsw.gov.au/clm/clmdisclaimer.htm>

Former Gasworks

Former Gasworks within the dataset buffer:

Map Id	Location	Council	Further Info	Location Confidence	Distance	Direction
N/A	No records in buffer					

Former Gasworks Data Source: Environment Protection Authority
 © State of New South Wales through the Environment Protection Authority

Contaminated Land

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

EPA Notices

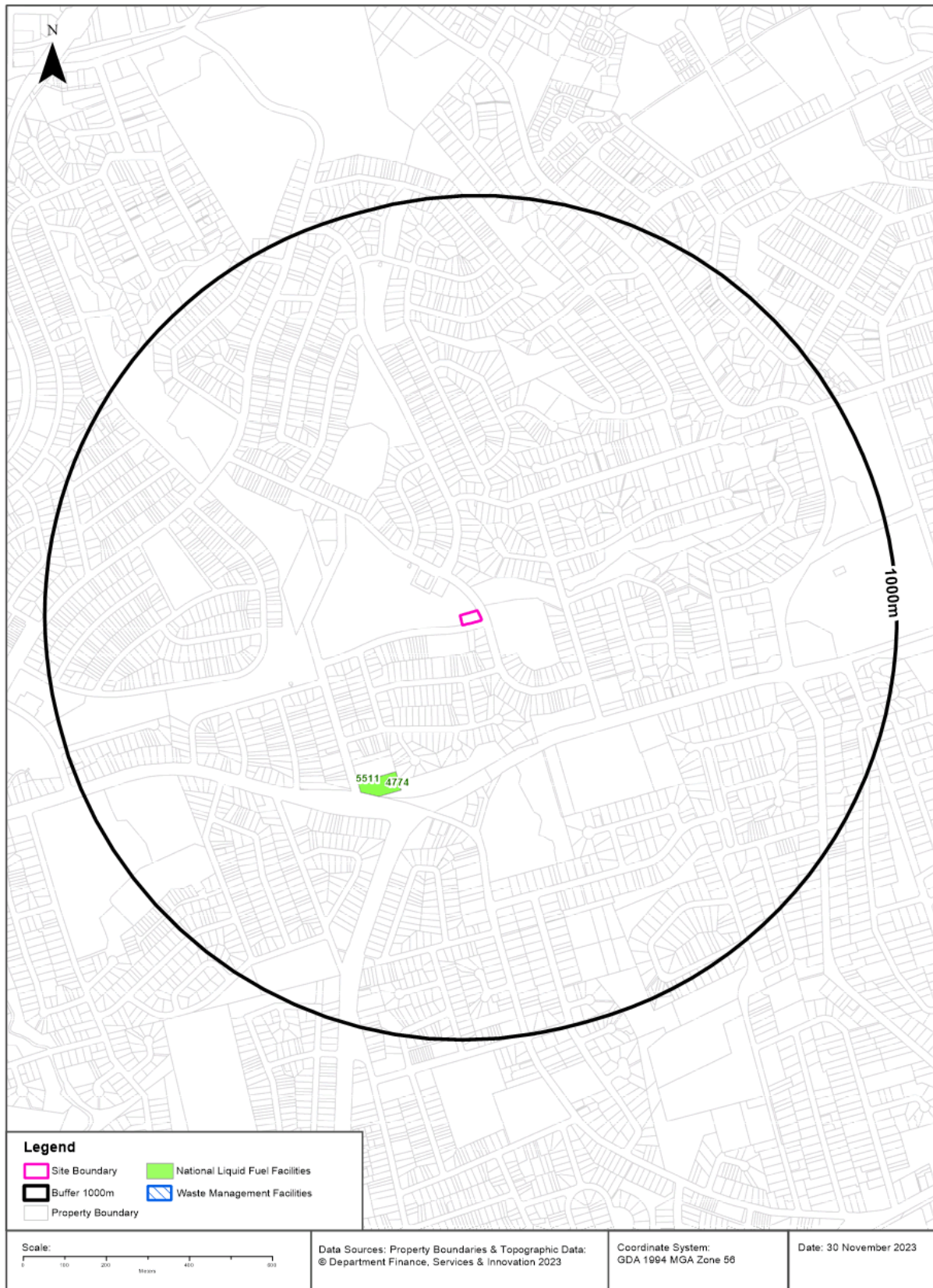
Penalty Notices, s.91 & s.92 Clean up Notices and s.96 Prevention Notices within the dataset buffer:

Number	Type	Name	Address	Status	Issued Date	Act	Offence	Offence Date	Loc Conf	Dist	Dir
N/A	No records in buffer										

NSW EPA Notice Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Waste Management & Liquid Fuel Facilities

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Waste Management & Liquid Fuel Facilities

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

National Waste Management Site Database

Sites on the National Waste Management Site Database within the dataset buffer:

Site Id	Owner	Name	Address	Suburb	Class	Landfill	Reprocess	Transfer	Comments	Loc Conf	Dist	Direction
N/A	No records in buffer											

Waste Management Facilities Data Source: Geoscience Australia

Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Direction
4774	BP	BP Express Dundas	256 Kissing Point Road	Dundas Valley	Petrol Station	Operational		25/07/2011	Premise Match	388m	South West
5511	BP	BP DUNDAS	256 KISSING POINT ROAD	DUNDAS	PETROL STATION	OPERATIONAL			Premise Match	388m	South West

National Liquid Fuel Facilities Data Source: Geoscience Australia

Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

PFAS Investigation & Management Programs

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

EPA PFAS Investigation Program

Sites that are part of the EPA PFAS investigation program, within the dataset buffer:

Map ID	Site	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

EPA PFAS Investigation Program: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Defence PFAS Investigation Program

Sites being investigated by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Investigation Program Data Custodian: Department of Defence, Australian Government

Defence PFAS Management Program

Sites being managed by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Management Program Data Custodian: Department of Defence, Australian Government

Airservices Australia National PFAS Management Program

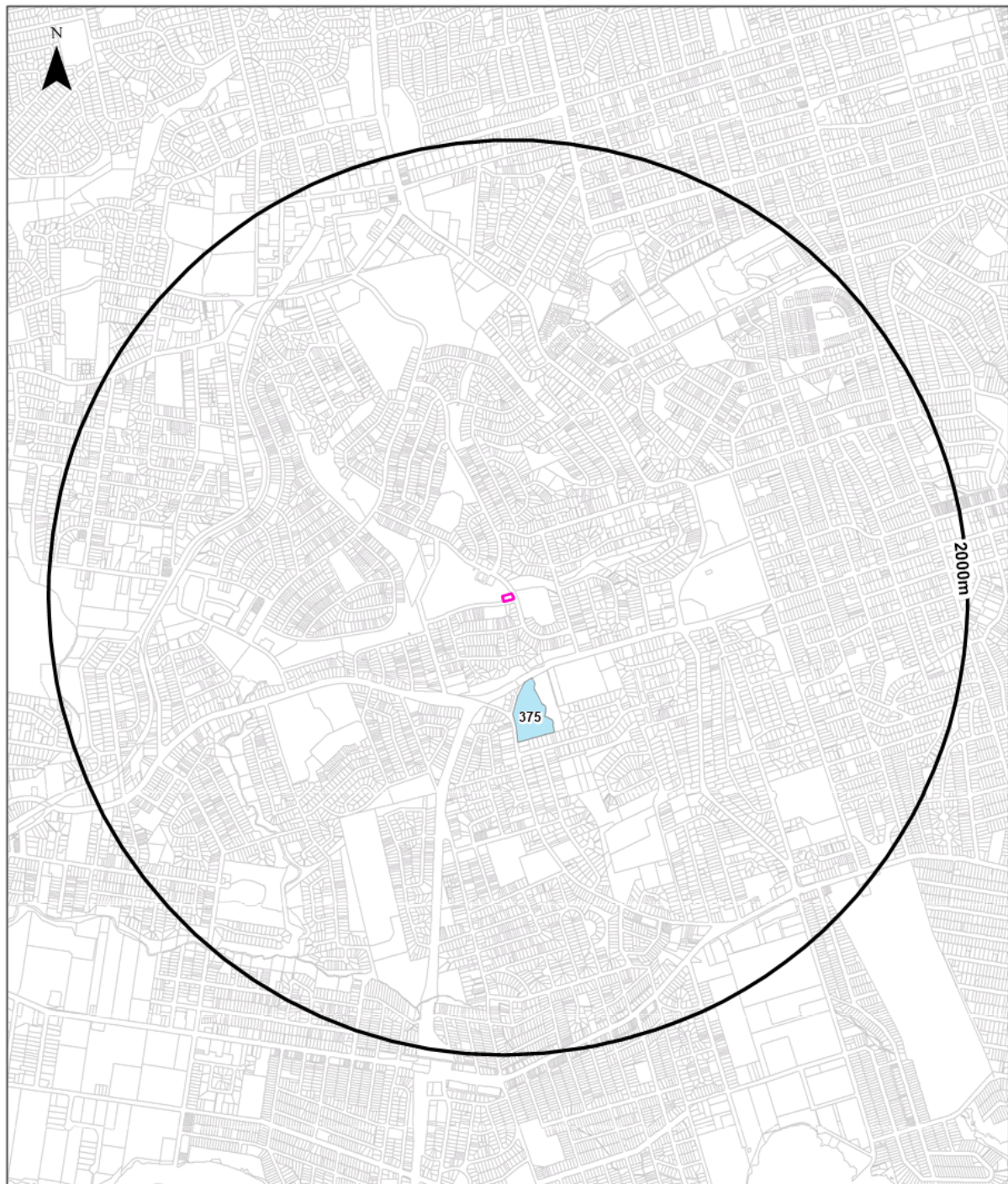
Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

Map ID	Site Name	Impacts	Loc Conf	Dist	Dir
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites and Unexploded Ordnance

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Legend			
Site Boundary	DCA Defence Controlled Area	Defence 3 Year RCIP Known Contamination	UXO Substantial Potential
Buffer 2000m	No Known Contamination	Slight Potential	Information
Property Boundaries		Remote Potential	Other
		Sea Dumping of Depth Charges	Other Sea Dumping Sites

<p>Scale:</p>	<p>Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2023</p>	<p>Coordinate System: GDA 1994 MGA Zone 56</p>	<p>Date: 30 November 2023</p>
---------------	---	--	-------------------------------

Defence Sites and Unexploded Ordnance

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

Defence Controlled Areas (DCA)

Defence Controlled Areas provided by the Department of Defence within the dataset buffer:

Site ID	Location Name	Loc Conf	Dist	Dir
N/A	No records in buffer			

Defence Controlled Areas, Data Custodian: Department of Defence, Australian Government

Defence 3 Year Regional Contamination Investigation Program (RCIP)

Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

Property ID	Base Name	Address	Known Contamination	Loc Conf	Dist	Dir
375	Timor Barracks - Dundas	Dundas, New South Wales	NO	Premise Match	358m	South

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

National Unexploded Ordnance (UXO)

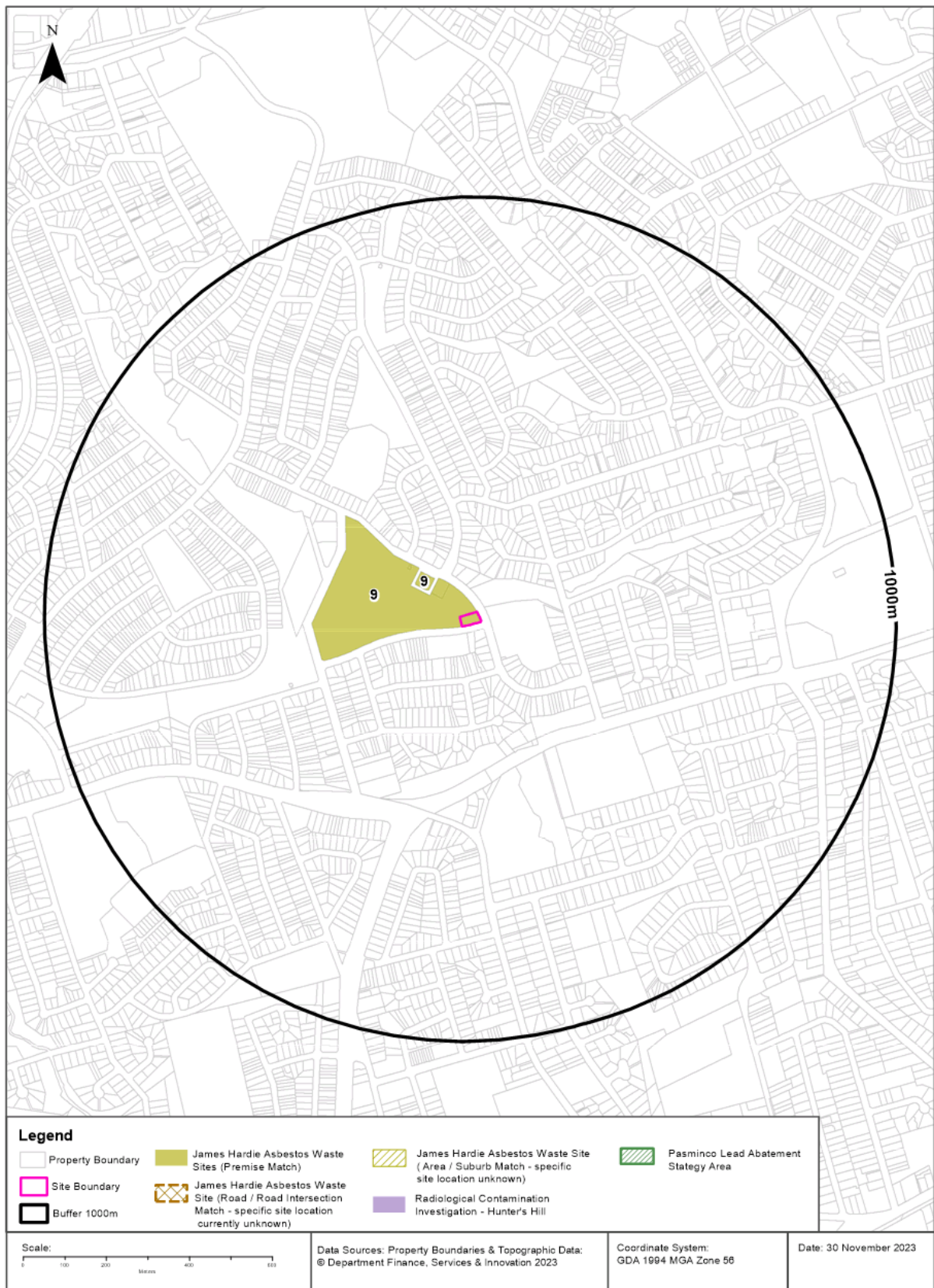
Sites which have been assessed by the Department of Defence for the potential presence of unexploded ordnance within the dataset buffer:

Site ID	Location Name	Category	Area Description	Additional Information	Commonwealth	Loc Conf	Dist	Dir
N/A	No records in buffer							

National Unexploded Ordnance (UXO), Data Custodian: Department of Defence, Australian Government

EPA Other Sites with Contamination Issues

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



EPA Other Sites with Contamination Issues

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

EPA Other Sites with Contamination Issues

This dataset contains other sites identified on the EPA website as having contamination issues. This dataset currently includes:

- James Hardie asbestos manufacturing and waste disposal sites
- Radiological investigation sites in Hunter's Hill
- Pasmenco Lead Abatement Strategy Area

Sites within the dataset buffer:

Site Id	Site Name	Site Address	Dataset	Comments	Location Confidence	Distance	Direction
9	Dundas Park	Quarry rd, Dundas Valley	James Hardie Asbestos Waste Sites		Premise Match	0m	On-site

EPA Other Sites with Contamination Issues: Environment Protection Authority
 © State of New South Wales through the Environment Protection Authority

EPA Activities

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

Licensed Activities under the POEO Act 1997

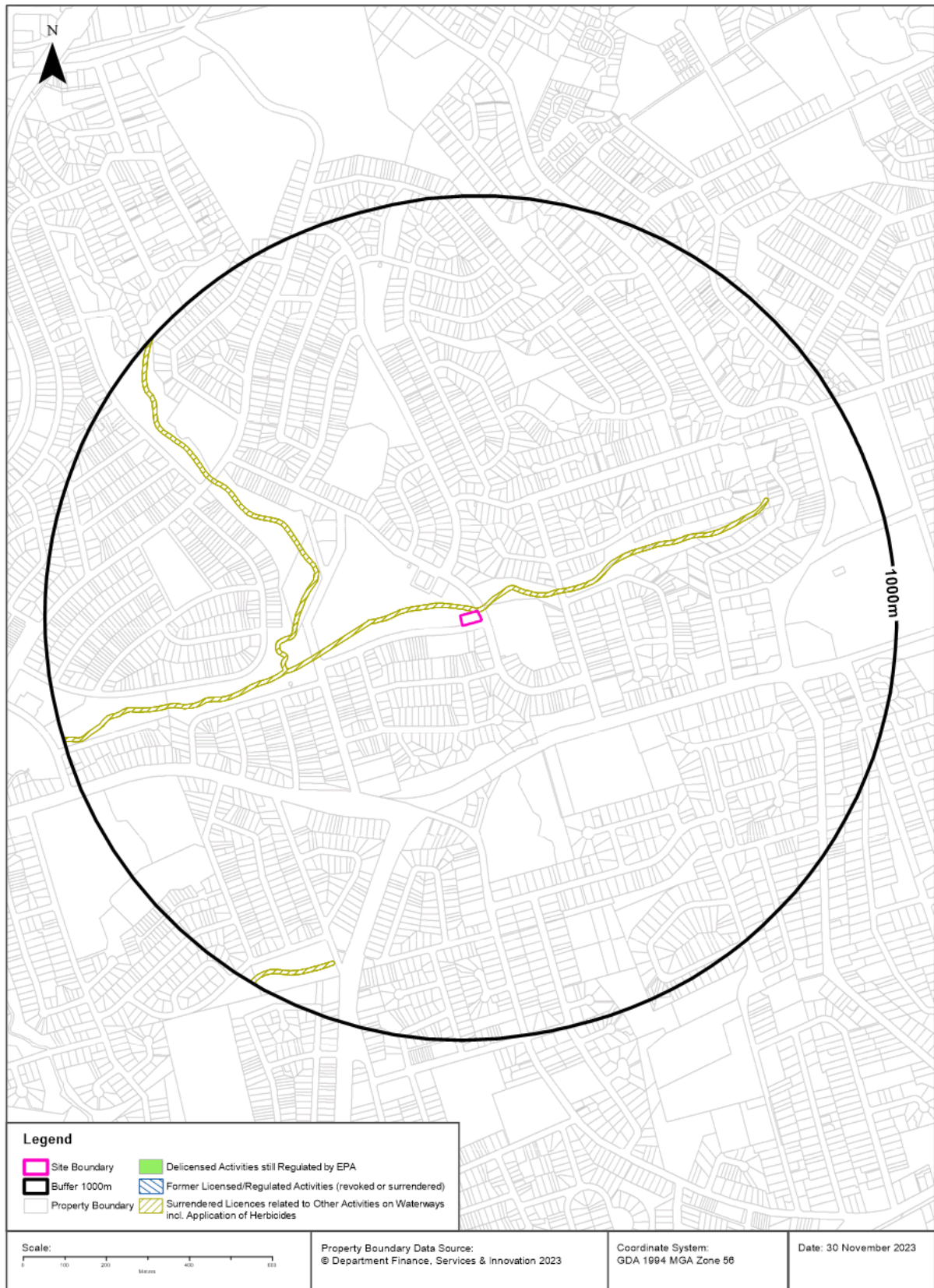
Licensed activities under the Protection of the Environment Operations Act 1997, within the dataset buffer:

EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
N/A	No records in buffer							

POEO Licence Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Delicensed & Former Licensed EPA Activities

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



EPA Activities

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

Delicensed Activities still regulated by the EPA

Delicensed activities still regulated by the EPA, within the dataset buffer:

Licence No	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
N/A	No records in buffer							

Delicensed Activities Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Former Licensed Activities under the POEO Act 1997, now revoked or surrendered

Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the dataset buffer:

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	0m	On-site
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered	07/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	0m	On-site
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered	09/11/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	0m	On-site

Former Licensed Activities Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Historical Business Directories

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Historical Business Directories

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

Business Directory Records 1950-1991 Premise or Road Intersection Matches

Universal Business Directory records from years 1991, 1986, 1982, 1978, 1975, 1970, 1965, 1961 & 1950, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	MEDICAL PRACTITIONERS.	Liu, Y. C., 2 Alexander St., Dundas Valley. 2117	56115	1986	Premise Match	94m	North
	MEDICAL PRACTITIONERS. (M2020)	Liu, Y. C., 2 Alexander St., Dundas Valley. 2117.	49107	1982	Premise Match	94m	North
	MEDICAL PRACTITIONERS.	Liu, Y.C., 2 Alexander St., Dundas Valley. 2117	43489	1978	Premise Match	94m	North
2	GROCERS-RETAIL.	Foodland, 38 Yates Ave., Dundas Valley. 2117	40693	1986	Premise Match	99m	North West
	BUTCHERS-RETAIL.	Yates Avenue Butchery, 40 Yates Ave. Dundas Valley.2117	10856	1986	Premise Match	99m	North West
	GROCERS - RETAIL. (G7850)	Foodland, 38 Yates Ave., Dundas Valley. 2117.	37613	1982	Premise Match	99m	North West
	BUTCHERS - RETAIL. (B8040)	Yates Avenue Butchery, 40 Yates Ave. Dundas Valley. 2117.	11838	1982	Premise Match	99m	North West
	BUTCHERS-RETAIL.	Tooheys Butchery, 40 Yates Ave., Dundas Valley. 2117	9996	1978	Premise Match	99m	North West
3	TAKE-AWAY FOODS.	Dundas Valley Chinese, 30 Yates Ave., Dundas Valley. 2117.	90786	1986	Premise Match	109m	North West
	CHEMISTS-PHARMACEUTICAL.	Yates Avenue Pharmacy, 32 Yates Ave., Dundas Valley. 2117	15059	1986	Premise Match	109m	North West
	CHEMISTS - PHARMACEUTICAL.(C4110)	Yates Avenue Pharmacy, 32 Yates Ave., Dundas Valley. 2117.	15870	1982	Premise Match	109m	North West
4	ACCOUNTANTS & AUDITORS	Lynch, D. V., 14 Bain Pl., Dundas	265331	1961	Premise Match	115m	North East
5	Material Handling Equipment Mfrs &/or Imps &/or Dists	Dave Industries, 18 Ryan St., Dundas 2117	51395	1991	Premise Match	147m	South
	MATERIAL HANDLING EQUIPMENT MFRS. &/OR IMPS. &/OR DISTS.	Dave Industries, 18 Ryan St., Dundas. 2117	53068	1986	Premise Match	147m	South

Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018

Business Directory Records 1950-1991 Road or Area Matches

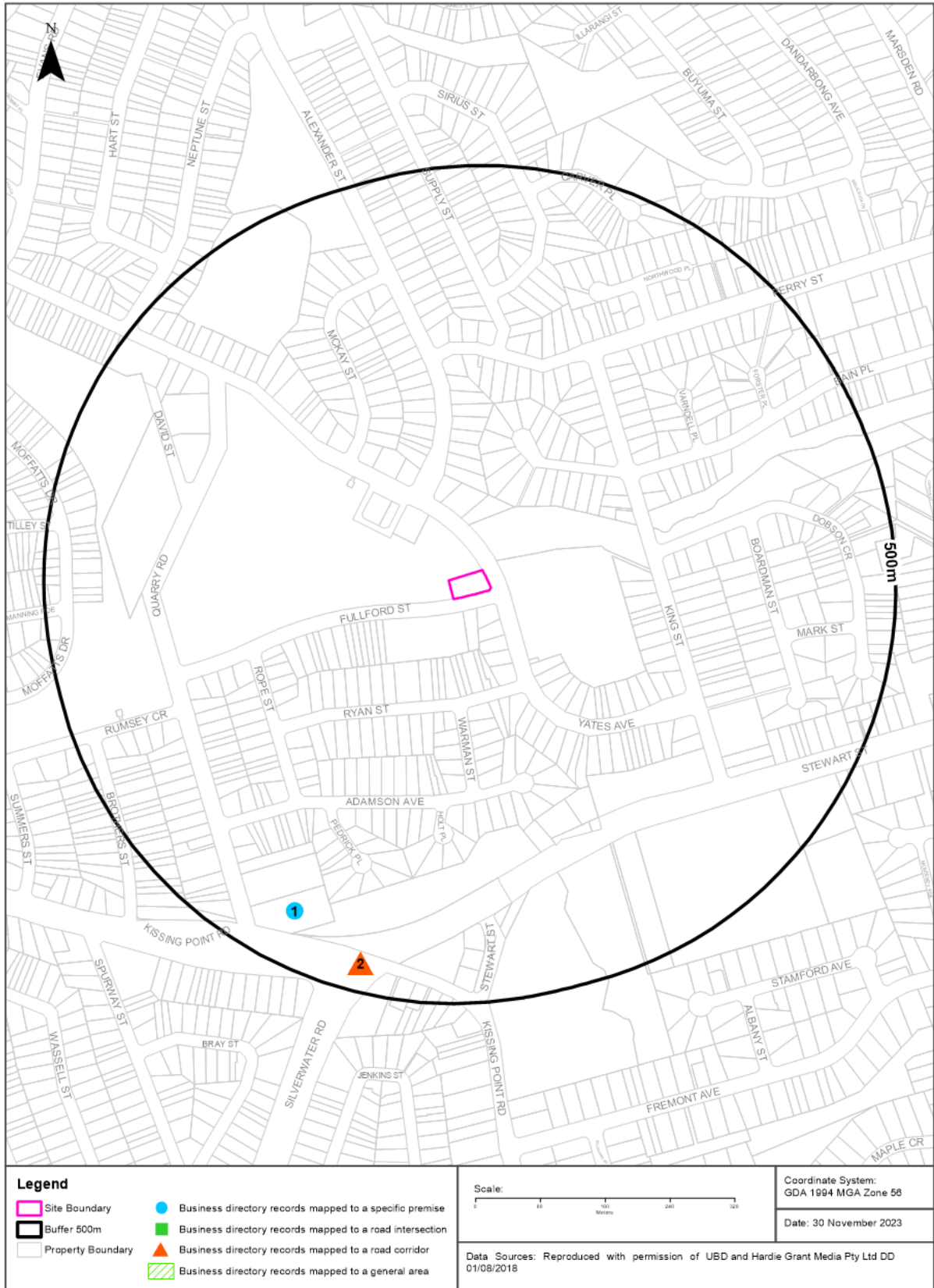
Universal Business Directory records from years 1991, 1986, 1982, 1978, 1975, 1970, 1965, 1961 & 1950, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
6	TAKE-AWAY FOODS.	Dundas Valley Take Away, Yates Ave., Dundas. 2117.	90787	1986	Road Match	0m
	TAKE-AWAY FOODS. (T0235)	Dundas Valley Take Away, Yates Ave., Dundas. 2117.	78308	1982	Road Match	0m
	HAIRDRESSERS-GENTS.	Mitchell, M., Yates Ave., Dundas Valley. 2117	40743	1975	Road Match	0m
	HAIRDRESSERS (GENT.'S) (H070)	Mitchell, M. Yates Ave., Dundas Valley	314205	1970	Road Match	0m
	GROCERS-RETAIL (G655)	United Food Stores., Yates Ave., Dundas Valley	313110	1970	Road Match	0m
	CHEMISTS-PHARMACEUTICAL	Yates Avenue Pharmacy., Yates Ave., Dundas Valley	281301	1970	Road Match	0m

Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018

Dry Cleaners, Motor Garages & Service Stations

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Historical Business Directories

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

Dry Cleaners, Motor Garages & Service Stations 1948-1993 Premise or Road Intersection Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a premise or road intersection, within the dataset buffer.

Note: The Universal Business Directories were published between 1948 and 1993. Dry Cleaners, Motor Garages & Service Stations have been extracted from all of these directories except the following years 1951, 1955, 1957, 1960, 1963, 1973, 1974, 1977, 1987.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Valley Service Station Pty. Ltd., Cnr Quarry & Kissing Point Rds Dundas	2112	1971	Premise Match	388m	South West
	MOTOR SERVICE STATIONS-PETROL,OIL,ETC.	Valley Service Station Pty. Ltd., Cnr. Quarry & Kissing Point Rds., DUNDAS	341596	1970	Premise Match	388m	South West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Valley Service Station Pty. Ltd., Cnr Quarry & Kissing Point Rds Dundas	47739	1969	Premise Match	388m	South West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Valley Service Station Pty. Ltd., Cnr Quarry & Kissing Point Rd Dundas	31176	1968	Premise Match	388m	South West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Valley Service Station Pty. Ltd., Cnr Quarry & Kissing Point Rds Dundas	15656	1967	Premise Match	388m	South West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Valley Service Station Pty. Ltd., Cnr Quarry & Kissing Point Rds Dundas	1231	1966	Premise Match	388m	South West
	Motor Service Stations - Petrol, Oil, Etc.	Valley Service Station Pty. Ltd., Cnr. Quarry & Kissing Point Rds. Dundas	125654	1965	Premise Match	388m	South West
	MOTOR GARAGES & ENGINEERS	Valley Service Station Pty. Ltd., Cnr Quarry & Kissing Pt Rds Dundas	43760	1964	Premise Match	388m	South West
	MOTOR GARAGES & ENGINEERS.	Valley Service Station., Cnr Quarry Rd & Kissing Point Rd Dundas	29311	1962	Premise Match	388m	South West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Valley Service Station., Cnr Quarry Rd & Kissing Point Rd Dundas	38120	1962	Premise Match	388m	South West
	MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Valley Service Station, Cnr. Quarry Rd. & Kissing Point Rd., DUNDAS	351243	1961	Premise Match	388m	South West
	MOTOR GARAGES & ENGINEERS	Valley Service Station, Cnr. Quarry Rd., & Kissing Point Rd., DUNDAS	348347	1961	Premise Match	388m	South West

Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018

Dry Cleaners, Motor Garages & Service Stations 1948-1993 Road or Area Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

Note: The Universal Business Directories were published between 1948 and 1993. Dry Cleaners, Motor Garages & Service Stations have been extracted from all of these directories except the following years 1951, 1955, 1957, 1960, 1963, 1973, 1974, 1977, 1987.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
2	MOTOR GARAGES & SERVICE STATIONS.	Dundas Self Service Shell, Kissing Point Rd., Dundas. 2117	18904	1993	Road Match	450m
	MOTOR GARAGES & SERVICE STATIONS.	Dundas Self Service Shell, Kissing Point Rd., Dundas. 2117	11506	1990	Road Match	450m
	MOTOR GARAGE & SERVICE STATIONS.	BP Valley Service Station, Kissing Point Rd., Dundas. 2117	64653	1989	Road Match	450m
	MOTOR GARAGE & SERVICE STATIONS.	Dundas Self Service Shell, Kissing Point Rd., Dundas. 2117	64962	1989	Road Match	450m
	MOTOR GARAGES & SERVICE STATIONS.	BP Valley Service Station, Kissing Point Rd., Dundas. 2117	53776	1988	Road Match	450m
	MOTOR GARAGES & SERVICE STATIONS.	Dundas Self Service Shell, Kissing Point Rd., Dundas. 2117	59176	1988	Road Match	450m
	MOTOR GARAGES & SERVICE STATIONS.	BP Valley Service Station, Kissing Point Rd., Dundas. 2117	64244	1986	Road Match	450m
	MOTOR GARAGES & SERVICE STATIONS.	Dundas Self Service Shell, Kissing Point Rd., Dundas. 2117	64568	1986	Road Match	450m
	MOTOR GARAGES & SERVICE STATIONS.	BP Valley Service Station, Kissing Point Rd., Dundas. 2117	39247	1985	Road Match	450m
	MOTOR GARAGES & SERVICE STATIONS.	Dundas Self Service Shell, Kissing Point Rd., Dundas. 2117	39575	1985	Road Match	450m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	BP Valley Service Station, Kissing Point Rd., Dundas. 2117	27854	1984	Road Match	450m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Dundas Self Service Shell, Kissing Point Rd., Dundas. 2117	28157	1984	Road Match	450m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	BP Valley Service Station., Kissing Point Rd., Dundas 2117	14286	1983	Road Match	450m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Dundas Self Service Shell., Kissing Point Rd., Dundas. 2117	14581	1983	Road Match	450m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	BP Valley Service Station, Kissing Point Rd., Dundas. 2117.	56315	1982	Road Match	450m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Dundas Self Service Shell, Kissing Point Rd., Dundas. 2117.	56642	1982	Road Match	450m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	BP Valley Service Station., Kissing Point Rd., Dundas. 2117	63995	1981	Road Match	450m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Dundas Auto Port., Kissing Point Rd., Dundas. 2117.	3197	1981	Road Match	450m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	BP Valley Service Station., Kissing Point Rd., Dundas. 2117	51499	1980	Road Match	450m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Dundas Auto Port., Kissing Point Rd., Dundas. 2117	52838	1980	Road Match	450m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	BP Valley Service Station., Kissing Point Rd., Dundas. 2117.	41103	1979	Road Match	450m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
2	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Dundas Auto Port., Kissing Point Rd., Dundas. 2117.	41384	1979	Road Match	450m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	BP Valley Service Station, Kissing Point Rd., Dundas. 2117	49639	1978	Road Match	450m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Dundas Auto Port, Kissing Point Rd., Dundas. 2117	49918	1978	Road Match	450m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	BP Valley Service Station., Kissing Point Rd., Dundas 2117	25359	1976	Road Match	450m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Dundas Auto Port., Kissing Point Rd., Dundas 2117	29860	1976	Road Match	450m
	MOTOR SERVICE STATIONS - PETROL, OIL	BP Valley Service Station., Kissing Point Rd., Dundas. 2117	61577	1975	Road Match	450m
	MOTOR SERVICE STATIONS - PETROL, OIL	Dundas Auto Port., Kissing Point Rd., Dundas. 2117	61678	1975	Road Match	450m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	BP Valley Service Station., Kissing Point Rd Dundas	16637	1972	Road Match	450m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Dundas Auto Port., Kissing Point Rd Dundas	16638	1972	Road Match	450m
	MOTOR GARAGES &/OR ENGINEERS.	Catt W. J., Kissing Point Rd Dundas	56677	1971	Road Match	450m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Dundas Auto Port., Kissing Point Rd Dundas	2109	1971	Road Match	450m
	MOTOR GARAGES & ENGINEERS(M6S6)	Catt, W. J., Kissing Point Rd., DUNDAS	337545	1970	Road Match	450m
	MOTOR SERVICE STATIONS-PETROL,OIL,ETC.	Dundas Auto Port., Kissing Point Rd., DUNDAS	341019	1970	Road Match	450m
	MOTOR GARAGES & ENGINEERS.	Catt W. J., Kissing Point Rd., Dundas	42084	1969	Road Match	450m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Dundas Auto Port., Kissing Point Rd Dundas	47736	1969	Road Match	450m
	MOTOR GARAGES & ENGINEERS	Catt W. J., Kissing Point Rd., Dundas	25626	1968	Road Match	450m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Dundas Auto Port., Kissing Point Rd Dundas	31173	1968	Road Match	450m
	MOTOR GARAGES & ENGINEERS.	Catt W. J., Kissing Point Rd Dundas	7069	1967	Road Match	450m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Dundas Auto Port., Kissing Point Rd Dundas	15653	1967	Road Match	450m
	MOTOR GARAGES & ENGINEERS.	Catt W. J., Kissing Point Rd., Dundas	56017	1966	Road Match	450m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Dundas Auto Port., Kissing Point Rd Dundas	1228	1966	Road Match	450m
	Motor Garages & Engineers	Catt, W. J., Kissing Point Rd. Dundas	122561	1965	Road Match	450m
	Motor Service Stations - Petrol, Oil, Etc.	Dundas Auto Port, Kissing Point Rd. Dundas	125652	1965	Road Match	450m
	MOTOR GARAGES & ENGINEERS	Catt W. J., Kissing Point Rd Dundas	43757	1964	Road Match	450m
	MOTOR GARAGES & ENGINEERS	Dundas Auto Port., Kissing Point Rd Dundas	43759	1964	Road Match	450m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Dundas Auto Port., Kissing Point Rd Dundas	51939	1964	Road Match	450m
	MOTOR GARAGES & ENGINEERS.	Catt W. J., Kissing Point Rd Dundas	29308	1962	Road Match	450m
	MOTOR GARAGES & ENGINEERS.	Dundas Auto Port., Kissing Point Rd Dundas	29310	1962	Road Match	450m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
2	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Dundas Auto Port., Kissing Point Rd Dundas	38118	1962	Road Match	450m
	MOTOR GARAGES & ENGINEERS	Catt, W. J., Kissing Point Rd, Dundas	346842	1961	Road Match	450m
	MOTOR GARAGES & ENGINEERS	Dundas Auto Port Kissing Point Rd. DUNDAS	347073	1961	Road Match	450m
	MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Dundas Auto Port Kissing Point Rd. DUNDAS	350545	1961	Road Match	450m
	MOTOR GARAGES & ENGINEERS	Dundas Auto Port, Kissing Point Rd. DUNDAS	347074	1961	Road Match	450m
	MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Dundas Auto Port, Kissing Point Rd. DUNDAS	350546	1961	Road Match	450m
	MOTOR GARAGES & ENGINEERS	Catt W. J., Kissing Point Rd Dundas	13992	1959	Road Match	450m
	MOTOR GARAGE/ENGINEERS.	Catt W. J., Kissing Point Rd Dundas	801	1958	Road Match	450m
	MOTOR GARAGES &/OR ENGINEERS.	Catt W. J., Kissing Point Rd., Dundas	57400	1956	Road Match	450m
	MOTOR GARAGES &/OR ENGINEERS.	Catt W. J., Kissing Point Rd Dundas	49022	1954	Road Match	450m
	MOTOR GARAGES &/OR ENGINEERS.	Catt W. J., Kissing Point Rd Dundas	39780	1953	Road Match	450m
	MOTOR GARAGES &/OR ENGINEERS.	Catt W. J., Kissing Point Rd Dundas	31448	1952	Road Match	450m
	MOTOR GARAGES &/OR ENGINEERS	Catt, W. J., Kissing Point Rd., Dundas	83557	1950	Road Match	450m
	MOTOR SERVICE STATIONS-PETROL, Etc.	Catt, W. J., Kissing Point Rd., Dundas	85857	1950	Road Match	450m
	MOTOR GARAGES &/OR ENGINEERS.	Catt., W J Kissing Point Rd Dundas	17872	1948-49	Road Match	450m

Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018

Aerial Imagery 2023

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Legend
Site Boundary
Buffer 150m

Scale: 0 20 40 60 80 Meters

Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 58

Date: 30 November 2023

Aerial Imagery 2020

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Legend

- Site Boundary
- Buffer 150m



Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 58

Date: 30 November 2023

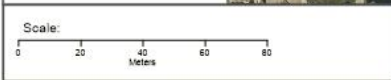
Aerial Imagery 2016

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Legend

- Site Boundary
- Buffer 150m



Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 58

Date: 30 November 2023

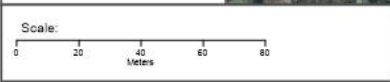
Aerial Imagery 2011

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Legend

- Site Boundary
- Buffer 150m



Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 58

Date: 30 November 2023

Aerial Imagery 2007

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Legend

- Site Boundary
- Buffer 150m

Scale: 0 20 40 60 80 Meters

Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 58

Date: 30 November 2023

Aerial Imagery 2000

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



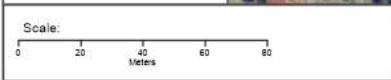
Aerial Imagery 1994

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Legend

- Site Boundary
- Buffer 150m



Data Sources: Aerial Imagery:
© NSW Department of Customer Service

Coordinate System:
GDA 1994 MGA Zone 58

Date: 30 November 2023

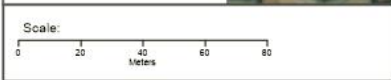
Aerial Imagery 1991

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Legend

- Site Boundary
- Buffer 150m



Data Sources: Aerial Imagery:
© NSW Department of Customer Service

Coordinate System:
GDA 1994 MGA Zone 56

Date: 30 November 2023

Aerial Imagery 1986

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Aerial Imagery 1982

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



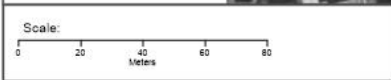
Aerial Imagery 1978

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Legend

-  Site Boundary
-  Buffer 150m



Data Sources: Aerial Imagery:
© NSW Department of Customer Service

Coordinate System:
GDA 1994 MGA Zone 58


Date: 30 November 2023

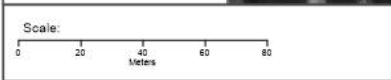
Aerial Imagery 1970

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Legend

-  Site Boundary
-  Buffer 150m



Data Sources: Aerial Imagery:
© NSW Department of Customer Service

Coordinate System:
GDA 1994 MGA Zone 58



Date: 30 November 2023

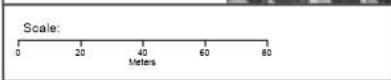
Aerial Imagery 1965

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Legend

-  Site Boundary
-  Buffer 150m



Data Sources: Aerial Imagery:
© NSW Department of Customer Service

Coordinate System:
GDA 1994 MGA Zone 58



Date: 30 November 2023

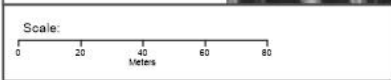
Aerial Imagery 1961

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Legend

-  Site Boundary
-  Buffer 150m



Data Sources: Aerial Imagery:
© NSW Department of Customer Service

Coordinate System:
GDA 1994 MGA Zone 58

Date: 30 November 2023

Aerial Imagery 1955, 1956

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



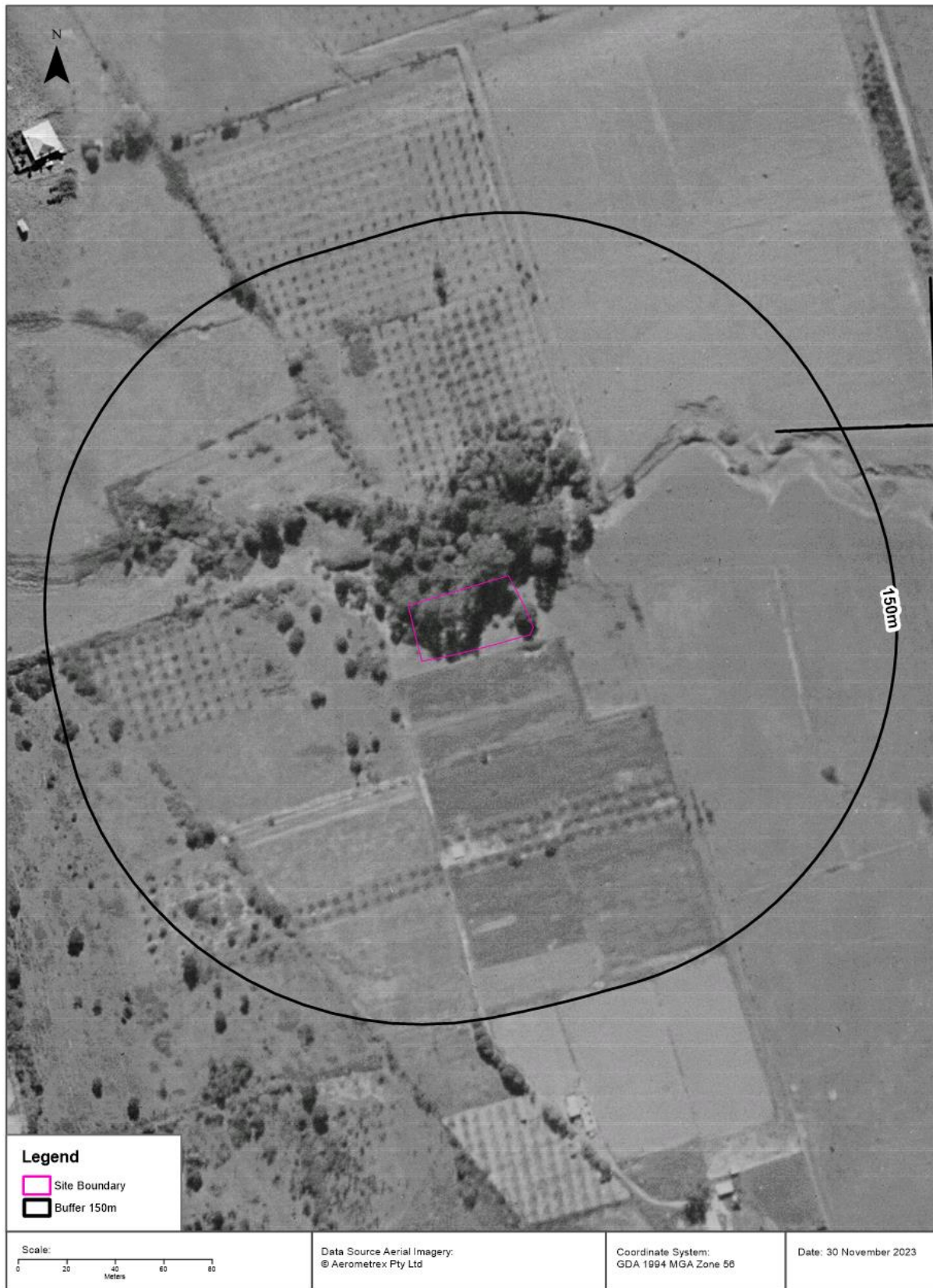
Aerial Imagery 1951

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Aerial Imagery 1943

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



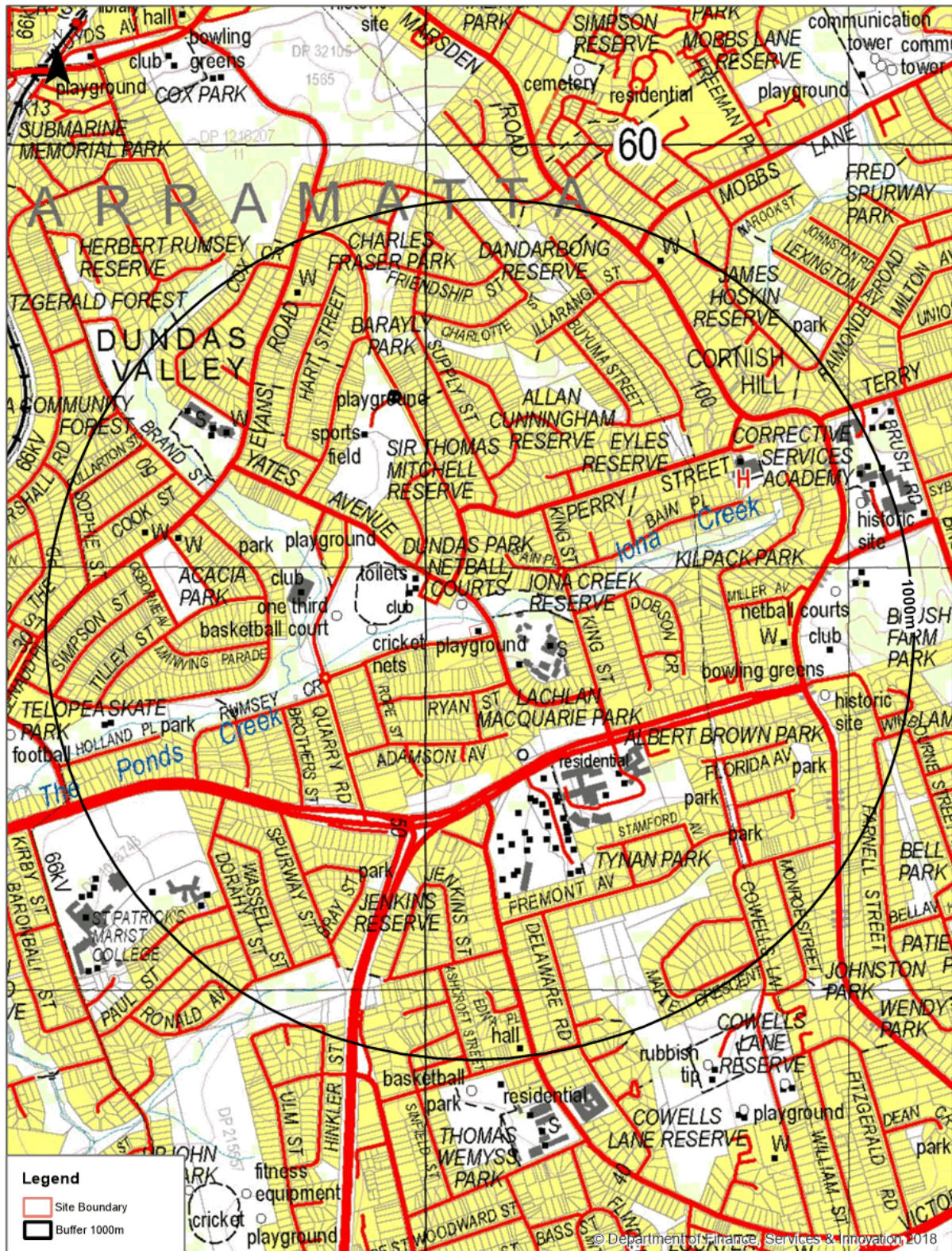
Aerial Imagery 1930

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



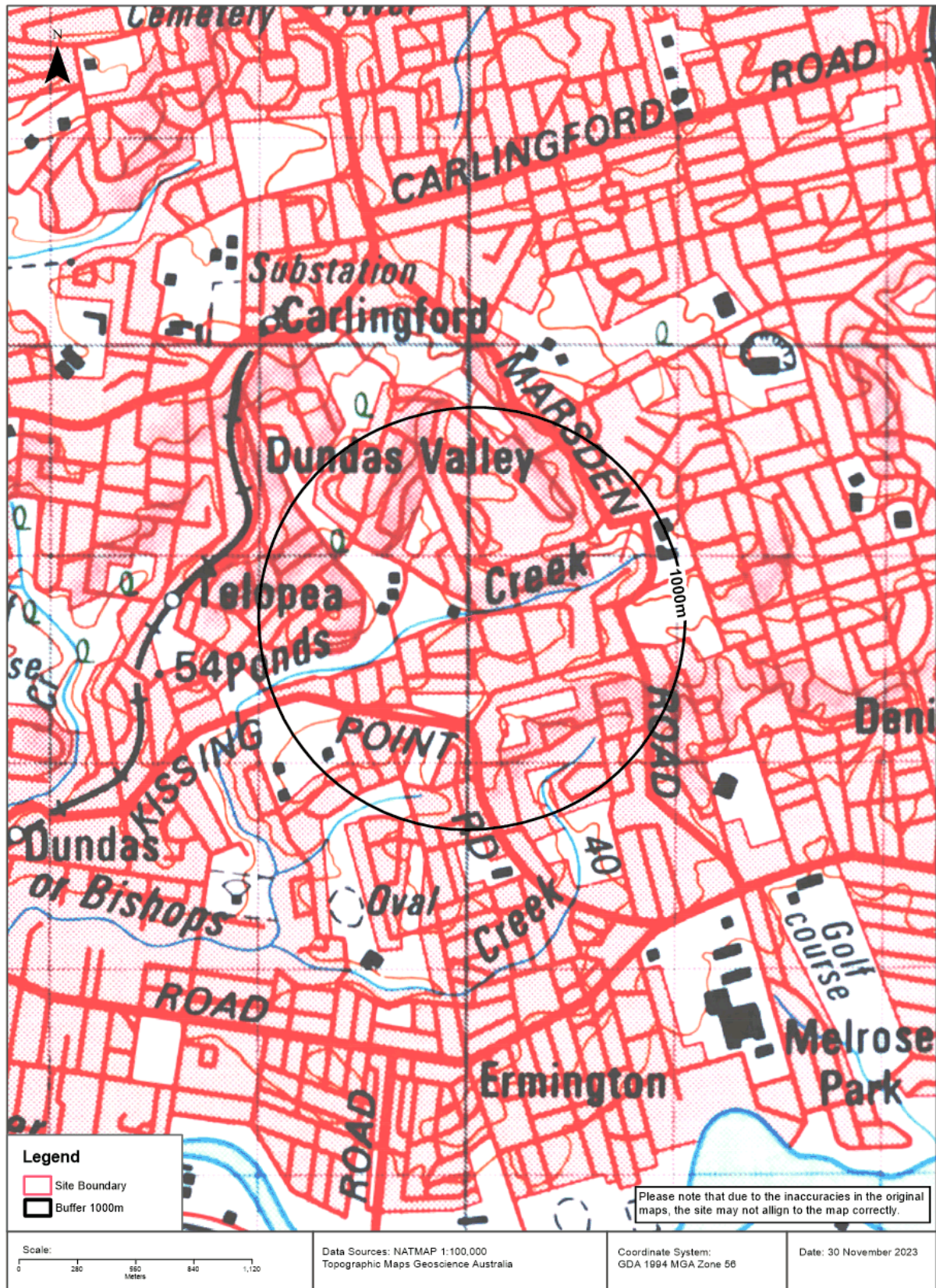
Topographic Map 2015

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Historical Map 1975

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Historical Map c.1936

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



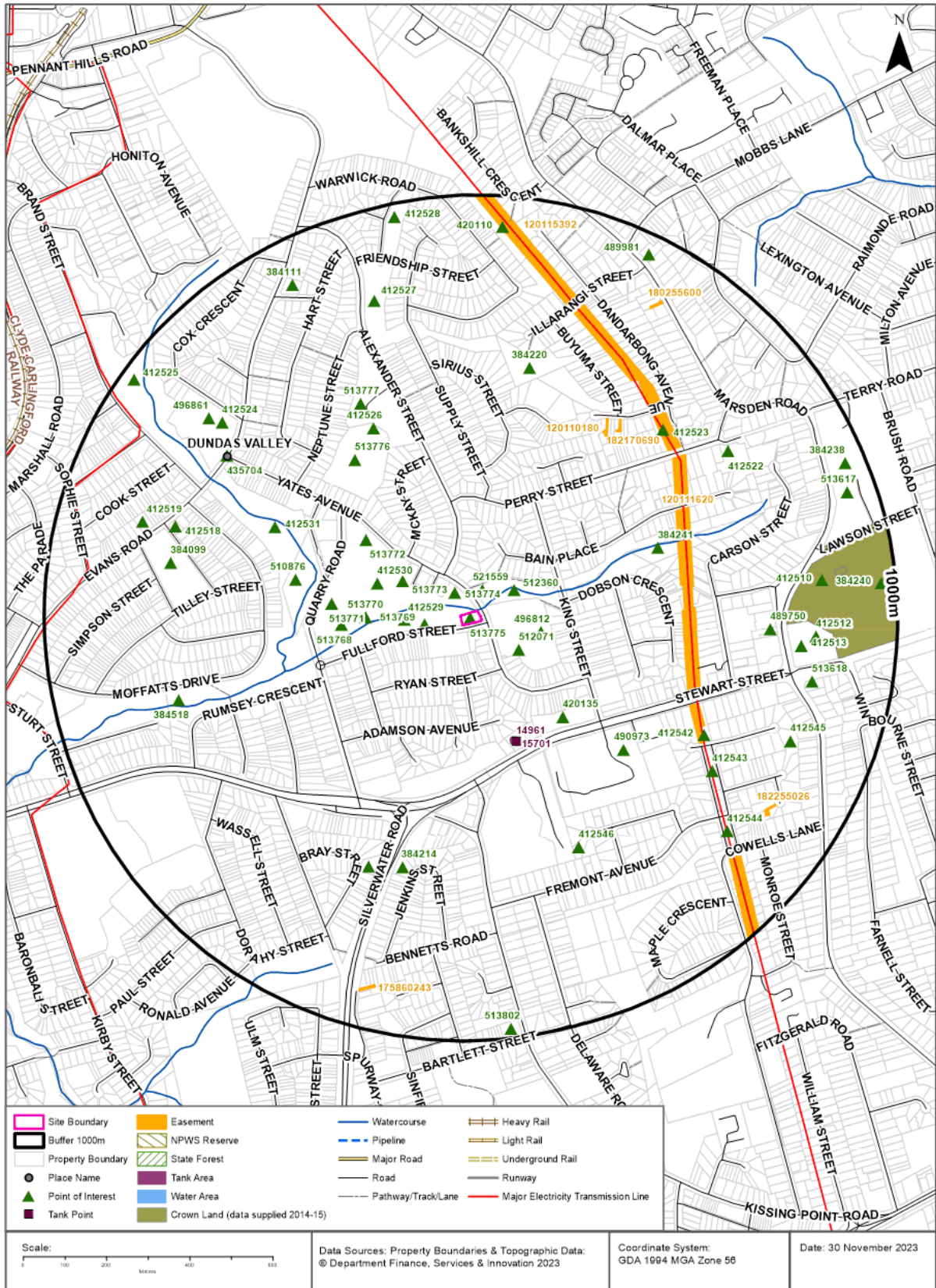
Historical Map c.1917

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Topographic Features

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Topographic Features

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
513775	Community Facility	DUNDAS SCOUT GROUP	0m	On-site
521559	Park	DUNDAS PARK	49m	North East
513774	Sports Court	DUNDAS PARK NETBALL COURTS	53m	North West
513769	Park	PLAYGROUND	87m	West
512360	Park	IONA CREEK RESERVE	101m	North East
512071	Preschool	YATES AVENUE PUBLIC SCHOOL PRESCHOOL	117m	South East
412529	Park	DUNDAS PARK	133m	West
496812	Primary School	YATES AVENUE PUBLIC SCHOOL	147m	East
513773	Club	DUNDAS UNITED RECREATION CLUB	160m	North West
412530	Sports Field	CURTIS OVAL	212m	West
513770	Sports Court	CRICKET NETS	226m	West
513768	Sports Field	SOCCER	285m	West
513772	Park	PLAYGROUND	288m	North West
420135	Park	LACHLAN MACQUARIE PARK	306m	South East
513771	Sports Court	ONE THIRD BASKETBALL COURT	309m	West
510876	Club	VIKING SPORTS CLUB	404m	West
513776	Sports Field	Sports Field	450m	North West
384241	Park	KILPACK PARK	458m	East
490973	Nursing Home	WESLEY TEBBUTT	464m	South East
412531	Park	Park	492m	North West
412526	Park	SIR THOMAS MITCHELL RESERVE	495m	North West
513777	Park	PLAYGROUND	562m	North West
412546	Park	TYNAN PARK	595m	South East
384220	Park	ALLAN CUNNINGHAM RESERVE	595m	North
384214	Park	JENKINS RESERVE	601m	South
412542	Park	ALBERT BROWN PARK	604m	South East
412523	Park	EYLES RESERVE	623m	North East
384215	Park	Park	625m	South
412543	Park	Park	665m	South East
435704	Locality	DUNDAS VALLEY	678m	North West
489750	Place Of Worship	BAPTIST CHURCH	696m	East

Map Id	Feature Type	Label	Distance	Direction
384518	Park	Park	705m	West
384099	Park	ACACIA PARK	706m	West
412522	General Hospital	ALLOWAH PRESBYTERIAN CHILDREN'S HOSPITAL	714m	North East
412518	Place Of Worship	ANGLICAN CHURCH	716m	West
412524	Place Of Worship	CATHOLIC CHURCH	735m	North West
496861	Primary School	ST BERNADETTE'S PRIMARY SCHOOL	766m	North West
412513	Sports Field	BOWLING GREENS	772m	East
412544	Park	Park	781m	South East
412527	Park	BARAYLY PARK	783m	North
412519	Place Of Worship	JEHOVAHS WITNESSES CHURCH	795m	West
412545	Park	Park	800m	East
412512	Club	BRUSH PARK BOWLING CLUB	805m	East
513618	Historic Site	RIVERVIEW HOUSE AND OUTBUILDINGS	809m	East
412510	Sports Court	NETBALL COURTS	825m	East
384111	Place Of Worship	FAITH BAPTIST CHURCH	889m	North West
420110	Park	DANDARBONG RESERVE	923m	North
513617	Historic Site	BRUSH FARM	931m	East
489981	Place Of Worship	UNITING CHURCH	950m	North East
384238	Academy	CORRECTIVE SERVICES ACADEMY	951m	East
412528	Park	CHARLES FRASER PARK	966m	North
412525	Park	RAPANEA COMMUNITY FOREST	966m	North West
384240	Park	BRUSH FARM PARK	966m	East
513802	Community Facility	1ST ERMINGTON SCOUT HALL	980m	South

Topographic Data Source: © Land and Property Information (2015)

Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Topographic Features

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

Tanks (Areas)

What are the Tank Areas located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
15701	Water	Operational	DUNDAS RESERVOIR	13/07/2018	288m	South

Tanks (Points)

What are the Tank Points located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
14961	Water	Feature on Previous LPI Tank Area Supply		13/06/2001	305m	South

Tanks Data Source: © Land and Property Information (2015)

Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Major Easements

What Major Easements exist within the dataset buffer?

Note. Easements provided by LPI are not at the detail of local governments. They are limited to major easements such as Right of Carriageway, Electrical Lines (66kVa etc.), Easement to drain water & Significant subterranean pipelines (gas, water etc.).

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
120111620	Primary	Undefined		483m	East
120110180	Primary	Undefined		520m	North East
182170690	Primary	Right of way	variable	545m	North East
120115392	Primary	Undefined		599m	North
182255026	Primary	Right of way	variable	820m	South East
180255600	Primary	Right of way	3.5m	837m	North East
175860243	Primary	Right of way	4.99m & var	889m	South

Easements Data Source: © Land and Property Information (2015)

Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Topographic Features

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

State Forest

What State Forest exist within the dataset buffer?

State Forest Number	State Forest Name	Distance	Direction
N/A	No records in buffer		

State Forest Data Source: © NSW Department of Finance, Services & Innovation (2018)
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

National Parks and Wildlife Service Reserves

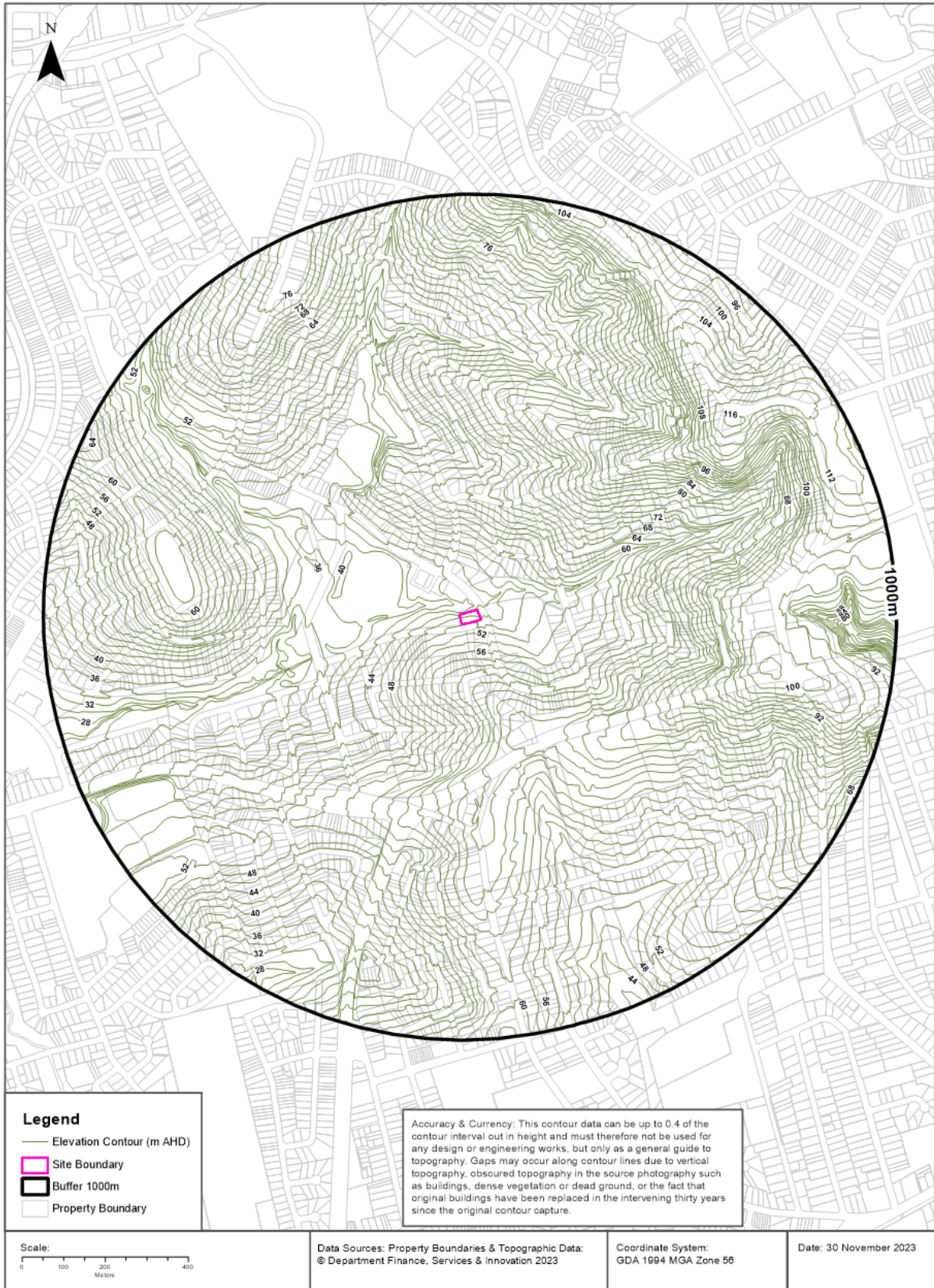
What NPWS Reserves exist within the dataset buffer?

Reserve Number	Reserve Type	Reserve Name	Gazetted Date	Distance	Direction
N/A	No records in buffer				

NPWS Data Source: © NSW Department of Finance, Services & Innovation (2018)
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Elevation Contours (m AHD)

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Hydrogeology & Groundwater

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Porous, extensive aquifers of low to moderate productivity	0m	On-site

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018

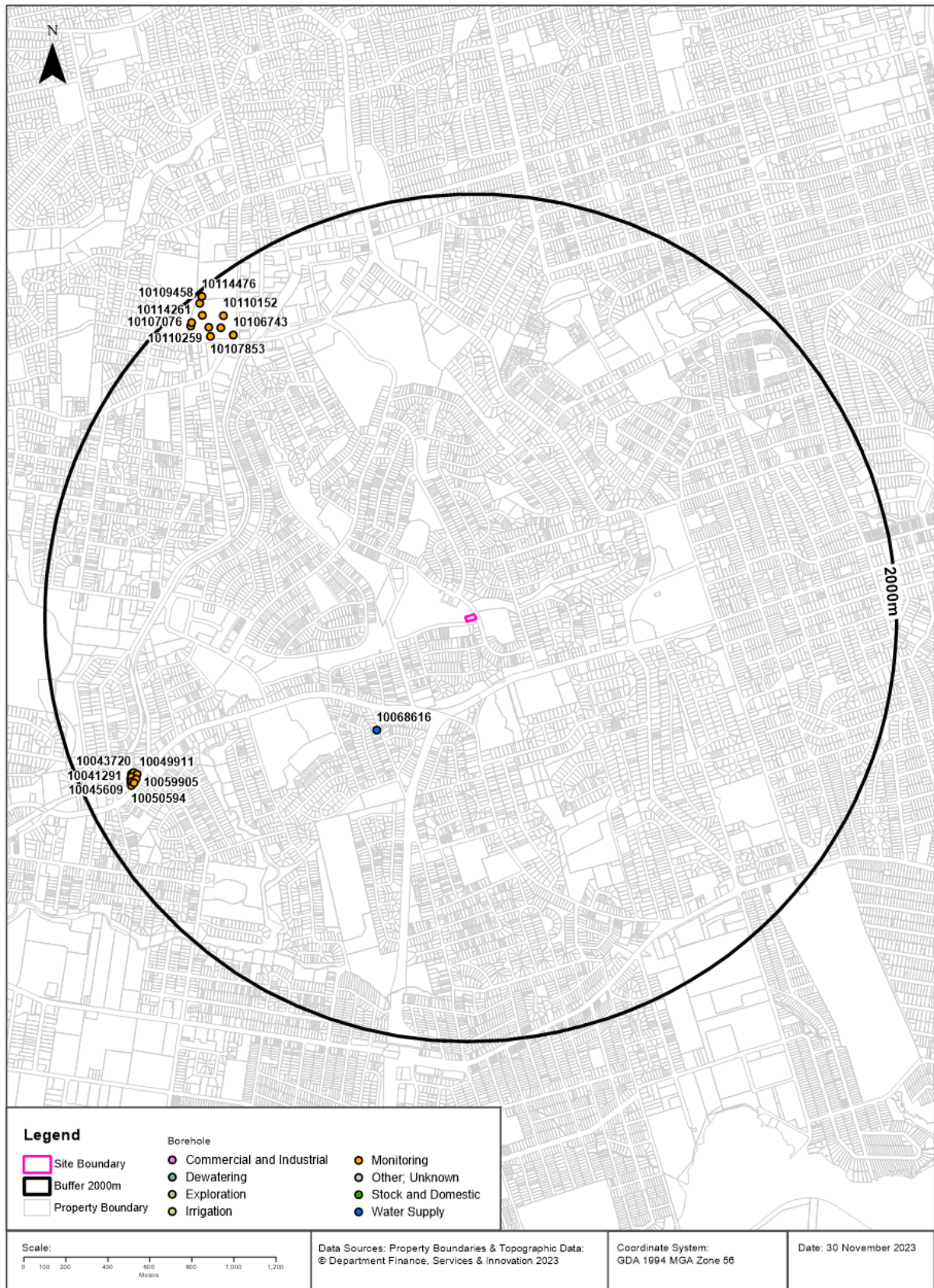
Temporary water restrictions relating to the Botany Sands aquifer within the dataset buffer:

Prohibition Area No.	Prohibition	Distance	Direction
N/A	No records in buffer		

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018 Data Source : NSW Department of Primary Industries

Groundwater Boreholes

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Hydrogeology & Groundwater

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

Groundwater Boreholes

Boreholes within the dataset buffer:

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10068616	GW200688	Water Supply	Unknown	09/01/2007	6.00		AHD				670m	South West
10051631	GW110087	Monitoring	Unknown	18/05/2005	10.00		AHD				1728m	South West
10106743	GW115353	Monitoring	Functional	01/03/2007	5.10		AHD				1736m	North West
10049911	GW110088	Monitoring	Unknown	18/05/2005	10.00		AHD				1738m	South West
10059905	GW106041	Monitoring	Unknown	08/11/2002	8.50		AHD			2.82	1742m	South West
10043720	GW110089	Monitoring	Unknown	19/05/2005	10.00		AHD				1751m	South West
10058471	GW106044	Monitoring	Unknown	04/11/2002	10.50		AHD			3.71	1757m	South West
10060513	GW106042	Monitoring	Unknown	06/11/2002	7.10		AHD			2.24	1758m	South West
10041291	GW110086	Monitoring	Unknown	19/05/2005	9.00		AHD				1765m	South West
10059620	GW106043	Monitoring	Unknown	06/11/2002	10.10		AHD			3.40	1765m	South West
10045609	GW110085	Monitoring	Unknown	19/05/2005	10.00		AHD				1769m	South West
10050594	GW110084	Monitoring	Unknown	18/05/2005	10.00		AHD				1774m	South West
10106120	GW115354	Monitoring	Functional	07/03/2007	5.00		AHD				1801m	North West
10107853	GW115352	Monitoring	Functional	01/03/2007	4.90		AHD				1802m	North West
10110152	GW115355	Monitoring	Functional	06/03/2007	5.00		AHD				1837m	North West
10110259	GW115361	Monitoring	Functional	07/03/2007	5.00		AHD				1839m	North West
10107076	GW115360	Monitoring	Removed	05/03/2005	6.00		AHD				1902m	North West
10112942	GW115356	Monitoring	Functional	08/03/2007	5.00		AHD				1902m	North West
10114261	GW115359	Monitoring	Functional	01/03/2007	8.20		AHD				1911m	North West
10109458	GW115358	Monitoring	Functional	05/03/2007	5.00		AHD				1955m	North West
10114476	GW115357	Monitoring	Functional	05/03/2007	5.00		AHD				1972m	North West

Borehole Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Hydrogeology & Groundwater

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

Driller's Logs

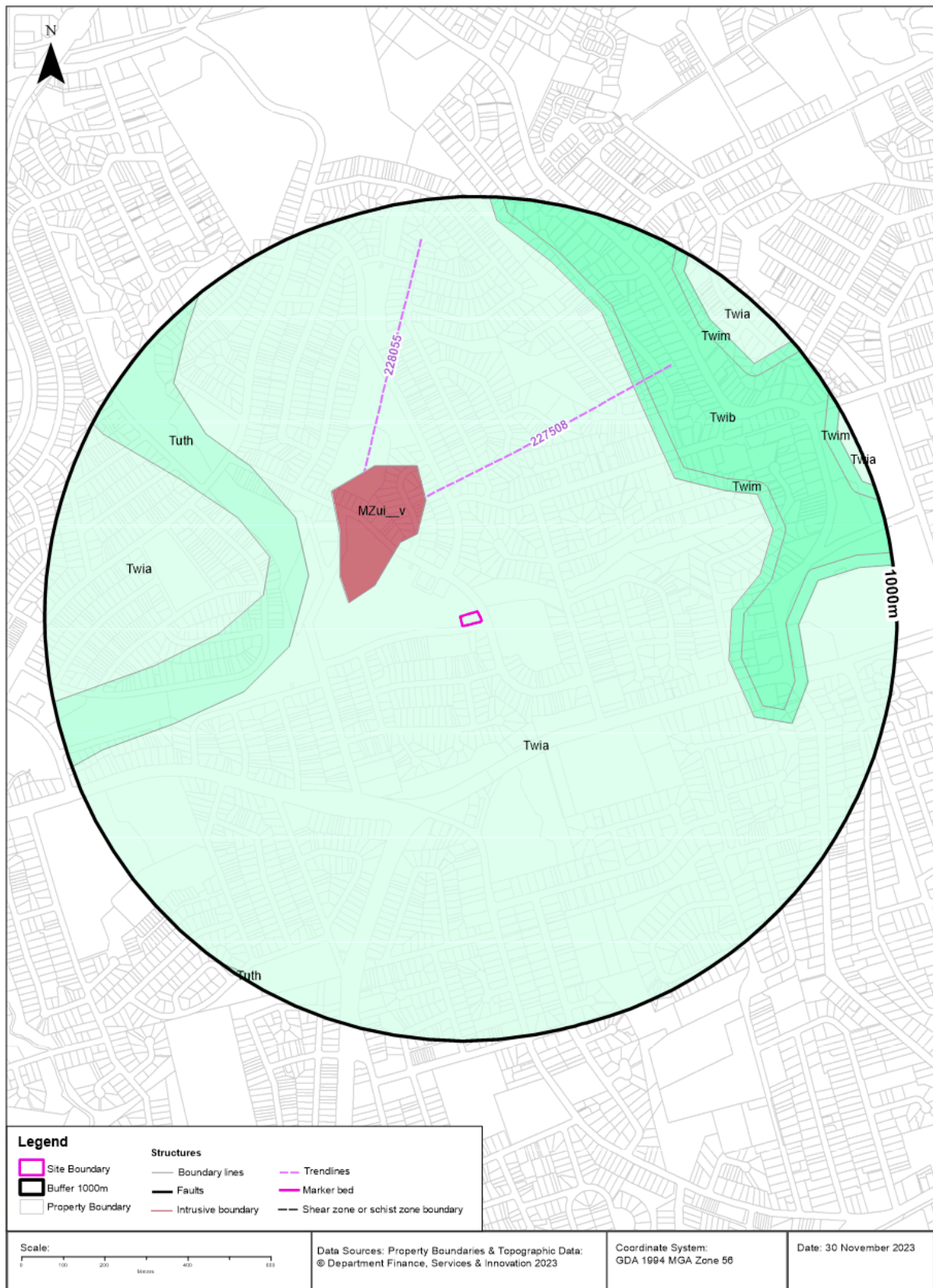
Drill log data relevant to the boreholes within the dataset buffer:

NGIS Bore ID	Drillers Log	Distance	Direction
10051631	0.00m-1.00m TOPSOIL, GRASS, LOOSE DIRT, FILL MATERIAL 1.00m-1.90m CLAY, BROWN, DRY, FIRM, LOW PLASTICITY, TRACE GRAVELS 1.90m-2.50m CLAY BROWN, DRY, FIRM, NO PLASTICITY 2.50m-4.00m CLAY BROWN, DRY, HARD 4.00m-5.40m CLAY BROWN DRY, HARD, NO PLASTICITY, GRAVELS 5.40m-8.00m SHALE GREY, HARD, NO PLASTICITY, DRY, NO ODOUR 8.00m-10.00m SANDSTONE WHITE, WEATHERED, HARD, DRY, NO ODOUR	1728m	South West
10049911	0.00m-1.20m FILL, TOPSOIL, CLAY, SAND, TRACE GRAVELS, DRY, LOOSE 1.20m-1.90m CLAY, BROWN, LOW PLASTICITY, DRY, NO ODOUR 1.90m-4.50m CLAY BROWN, DRY, HARD, NO PLASTICITY 4.50m-8.00m SHALE, GREY, WEATHERED, DRY, NO PLASTICITY, HARD 8.00m-10.00m SANDSTONE WHITE, WEATHERED, DRY, HARD	1738m	South West
10059905	0.00m-1.80m FILL, GRAVELLY CLAY 1.80m-2.60m CLAY 2.60m-6.80m SHALE, BEIGE/GREY 6.80m-8.50m SHALE, BLUE, GREY, HARD	1742m	South West
10043720	0.00m-2.90m FILL, TOPSOIL, SAND, TRACE GRAVEL, DRY, LOOSE 2.90m-3.90m CLAY NATURAL, RED, BROWN, SOFT, DRY, NO ODOUR, TRACE GRAVELS 3.90m-5.70m AS ABOVE, MINOR GRAVELS, HARD 5.70m-9.50m SHALE, GREY, HARD, MOIST 9.50m-10.00m SANDSTONE GREY/WHITE, WEATHERED, HARD, DRY	1751m	South West
10058471	0.00m-2.60m FILL, BLACK, FIRM 2.60m-6.70m SHALE, WEATHERED, QUARTZ 6.70m-8.70m SHALE, DARK GREY 8.70m-10.50m SANDSTONE, GREY SOFT	1757m	South West
10060513	0.00m-1.20m FILL, SAND, RUBBLE, GRAVEL 1.20m-2.10m CLAY, LIGHT BROWN 2.10m-2.60m SHALE, BLUE GREY 2.60m-4.20m SHALE, LIGHT BROWN 4.20m-7.10m SHALE, GREY HARD	1758m	South West
10041291	0.00m-1.00m FILL, BROWN/RED CLAY, MOIST, LOOSE, SLIGHT PETROLEUM ODOUR, GRAVELS 1.00m-1.90m AS ABOVE, STRONGER ODOUR, DRY 1.90m-3.90m CLAY, LIGHT BROWN, DRY, HARD, TRACE GRAVELS, NO ODOUR 3.90m-5.00m AS ABOVE, MORE GRAVELS, TRACE SHALE 5.00m-7.00m SHALE GREY, L/BLUE, DRY, HARD, NO ODOUR 7.00m-9.00m SANDSTONE, WHITE, HARD, DRY NO ODOUR	1765m	South West
10059620	0.00m-1.20m FILL, GRAVEL, CLAY 1.20m-2.50m CLAY, BLACK TO BROWN 2.50m-3.10m CLAY GREY 3.10m-5.90m SHALE, GREY, BEIGE 5.90m-10.10m SHALE, GREY, HARD, WEATHERED	1765m	South West
10045609	0.00m-0.20m CONCRETE FOOTPATH 0.20m-1.00m FILL, CLAY, GRAVEL, SAND, COBBLES, BROWN, MOIST, LOOSE 1.00m-1.80m AS ABOVE, DRY 1.80m-3.80m CLAY BROWN, DRY, HARD, SOME GRAVELS 3.80m-5.30m AS ABOVE, UP TO 5% GRAVELS 5.30m-6.50m SHALE, GREY, HARD, DRY 6.50m-10.00m SANDSTONE, WHITE/GREY, HARD, DRY	1769m	South West
10050594	0.00m-0.20m CONCRETE 0.20m-1.30m FILL, CLAY, GRAVELS, MOIST, LOW PLASTICITY, LOOSE 1.30m-3.40m CLAY BROWN, MOIST TO DRY, MODERATE PLASTICITY, TRACE GRAVEL, FIRM 3.40m-7.00m SHALE GREY, HARD, DRY 7.00m-10.00m SANDSTONE WHITE, HARD, DRY.	1774m	South West

Drill Log Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Geology

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Geology

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

Geological Units

What are the Geological Units within the dataset buffer?

Unit Code	Unit Name	Description	Unit Stratigraphy	Age	Dominant Lithology	Distance
Twia	Ashfield Shale	Black to light grey shale and laminite.	/Wianamatta Group//Ashfield Shale//	Middle Triassic (base) to Middle Triassic (top)	Shale	0m
MZui__v	Ungrouped Mesozoic igneous units - breccia	Volcanic breccia, varying amounts of sedimentary breccia, and basalt.	/Ungrouped Mesozoic igneous units//Ungrouped Mesozoic igneous units - breccia//	Jurassic (base) to Cretaceous (top)	Undifferentiated breccia	216m
Tuth	Hawkesbury Sandstone	Medium- to coarse-grained quartz sandstone with minor shale and laminite lenses.	/Ungrouped Triassic units//Hawkesbury Sandstone//	Anisian (base) to Anisian (top)	Sandstone	378m
Twim	Minchinbury Sandstone	Fine- to medium-grained lithic sandstone.	/Wianamatta Group//Minchinbury Sandstone//	Middle Triassic (base) to Middle Triassic (top)	Sandstone	574m
Twib	Bringelly Shale	Shale, carbonaceous claystone, laminite, lithic sandstone, rare coal.	/Wianamatta Group//Bringelly Shale//	Middle Triassic (base) to Middle Triassic (top)	Shale	606m

Linear Geological Structures

What are the Dyke, Sill, Fracture, Lineament and Vein trendlines within the dataset buffer?

Map ID	Feature Description	Map Sheet Name	Distance
227508	Dyke or vein	Sydney 1:100,000 Geological Sheet	300m
228055	Dyke or vein	Sydney 1:100,000 Geological Sheet	418m

What are the Faults, Shear zones or Schist zones, Intrusive boundaries & Marker beds within the dataset buffer?

Map ID	Boundary Type	Description	Map Sheet Name	Distance
No Features				

Geological Data Source: Statewide Seamless Geology v2.1, Department of Regional NSW
Creative Commons 4.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/4.0/au/deed.en>

Naturally Occurring Asbestos Potential

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

Naturally Occurring Asbestos Potential

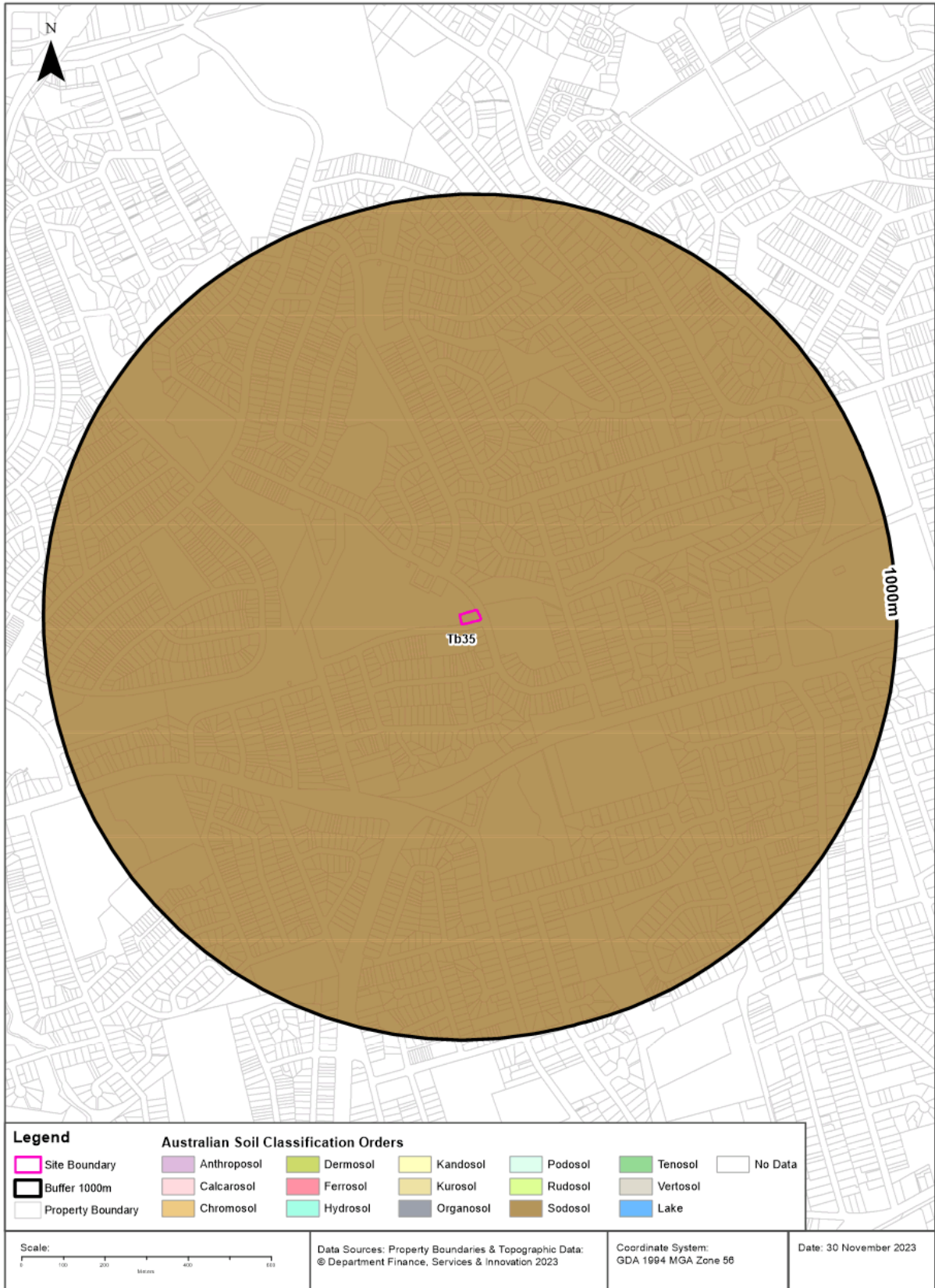
Naturally Occurring Asbestos Potential within the dataset buffer:

Potential	Sym	Strat Name	Group	Formation	Scale	Min Age	Max Age	Rock Type	Dom Lith	Description	Dist	Dir
No records in buffer												

Naturally Occurring Asbestos Potential Data Source: © State of New South Wales through NSW Department of Industry, Resources & Energy

Atlas of Australian Soils

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Soils

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

Atlas of Australian Soils

Soil mapping units and Australian Soil Classification orders within the dataset buffer:

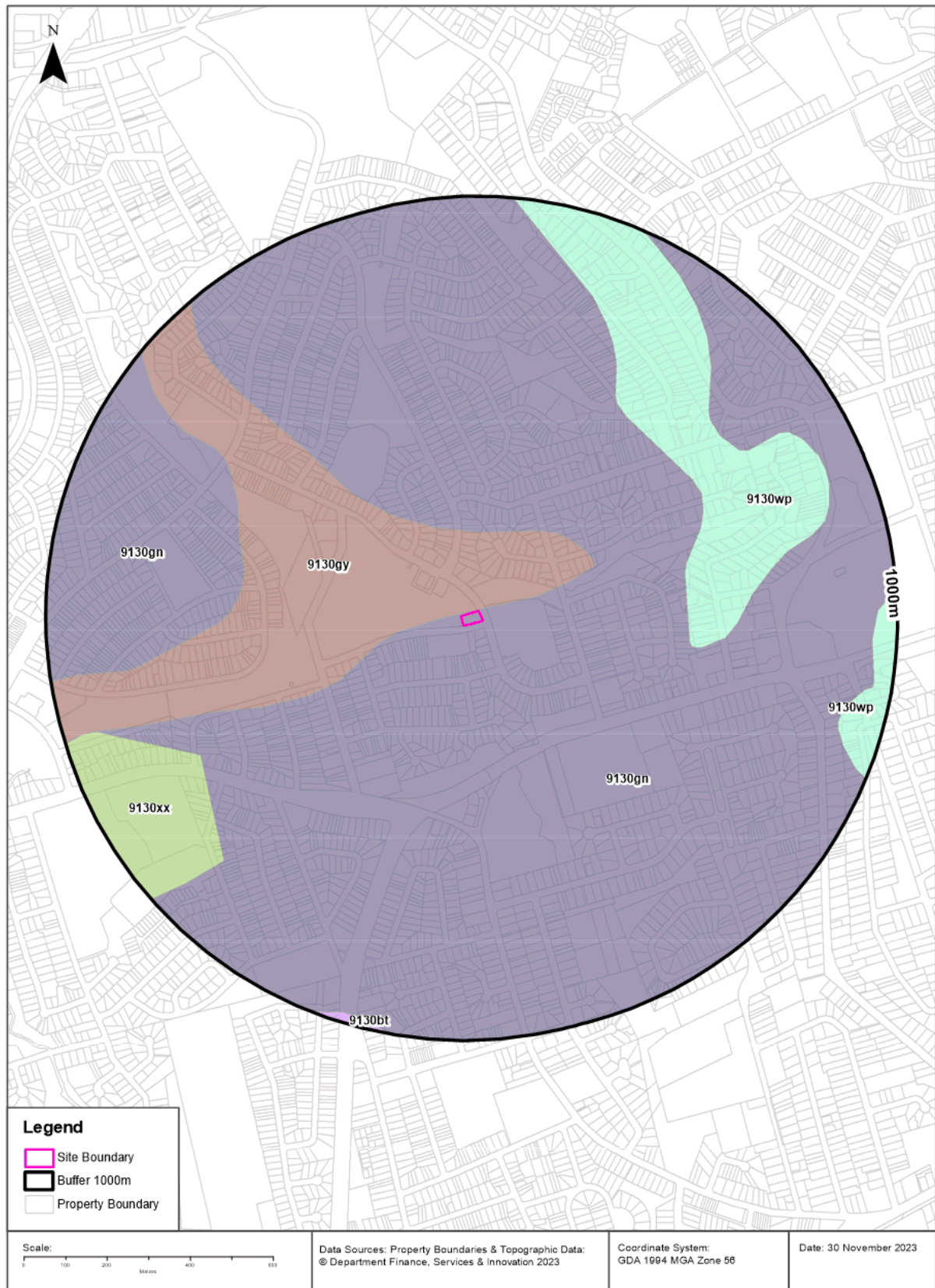
Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Tb35	Sodosol	Dissected plateau remnants--flat to undulating ridge tops with moderate to steep side slopes: chief soils are hard acidic yellow and yellow mottled soils (Dy3.41), (Dy2.21), and (Dy2.41) and hard acidic red soils (Dr2.21); many shallow profiles occur and profile thickness varies considerably over short distances. Associated are: (Gn3.54), (Gn3.14), and possibly other (Gn3) soils; (Db1.2) soils on some ridges; (Dy5.81) soils in areas transitional to unit Mb2; soils common to unit Mb2; and eroded lateritic remnants. Small areas of other soils are likely. Flat ferruginous shale or sandstone fragments are common on and/or in and/or below the soils of this unit.	0m	On-site

Atlas of Australian Soils Data Source: CSIRO

Creative Commons 4.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/4.0/au/deed.en>

Soil Landscapes of Central and Eastern NSW

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Soils

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

Soil Landscapes of Central and Eastern NSW

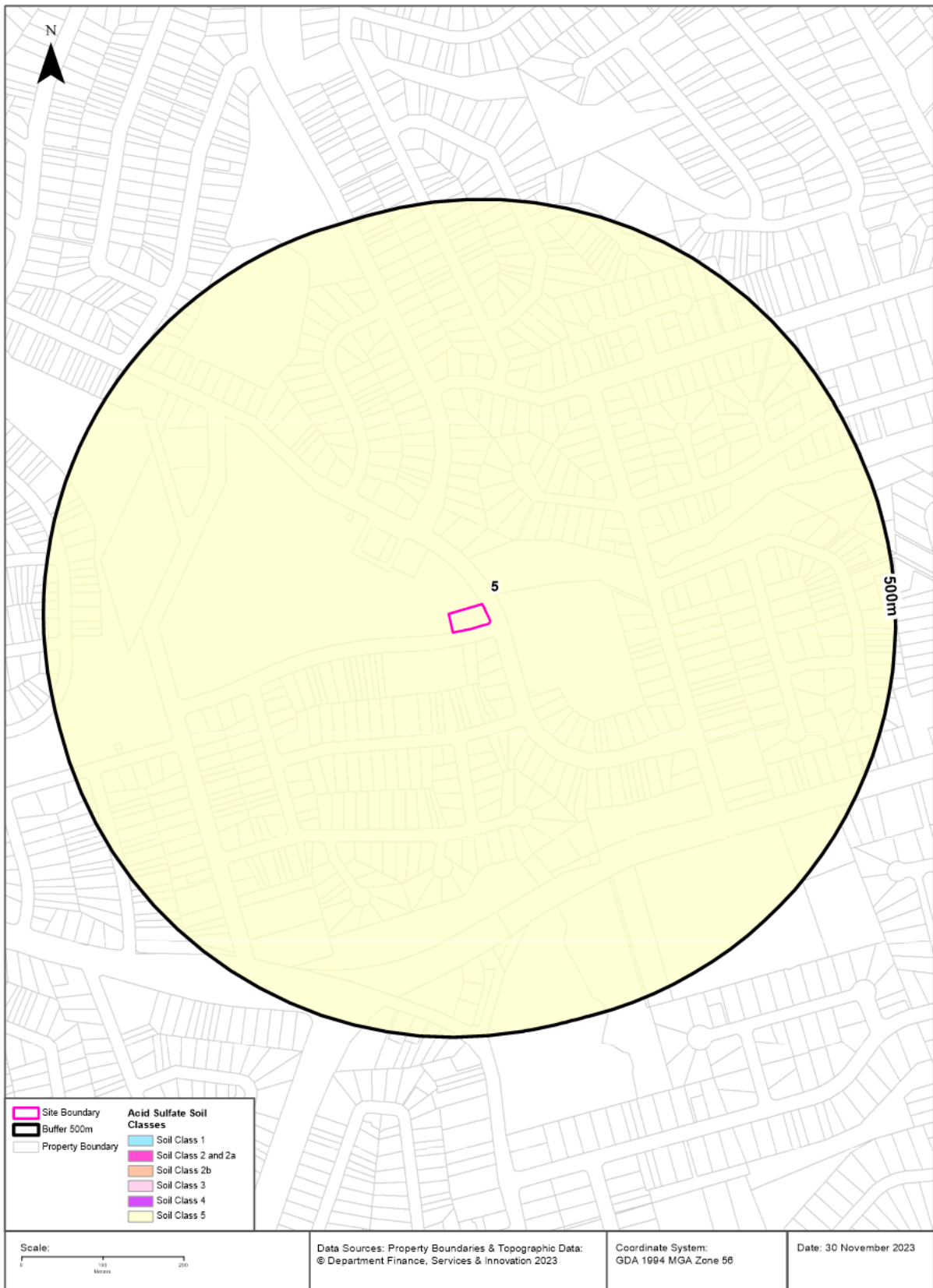
Soil Landscapes of Central and Eastern NSW within the dataset buffer:

Soil Code	Name	Distance	Direction
9130gn	Glenorie	0m	On-site
9130gy	Gynea	3m	West
9130wp	West Pennant Hills	496m	North East
9130xx	Disturbed Terrain	704m	South West
9130bt	Blacktown	974m	South

Soil Landscapes of Central and Eastern NSW: NSW Department of Planning, Industry and Environment
Creative Commons 4.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/4.0/au/deed.en>

Acid Sulfate Soils

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Acid Sulfate Soils

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

Environmental Planning Instrument - Acid Sulfate Soils

What is the on-site Acid Sulfate Soil Plan Class that presents the largest environmental risk?

Soil Class	Description	EPI Name
5	Works within 500 metres of adjacent Class 1, 2, 3, or 4 land that is below 5 metres AHD and by which the watertable is likely to be lowered below 1 metre AHD on adjacent Class 1, 2, 3 or 4 land, present an environmental risk	Parramatta Local Environmental Plan 2023

If the on-site Soil Class is 5, what other soil classes exist within 500m?

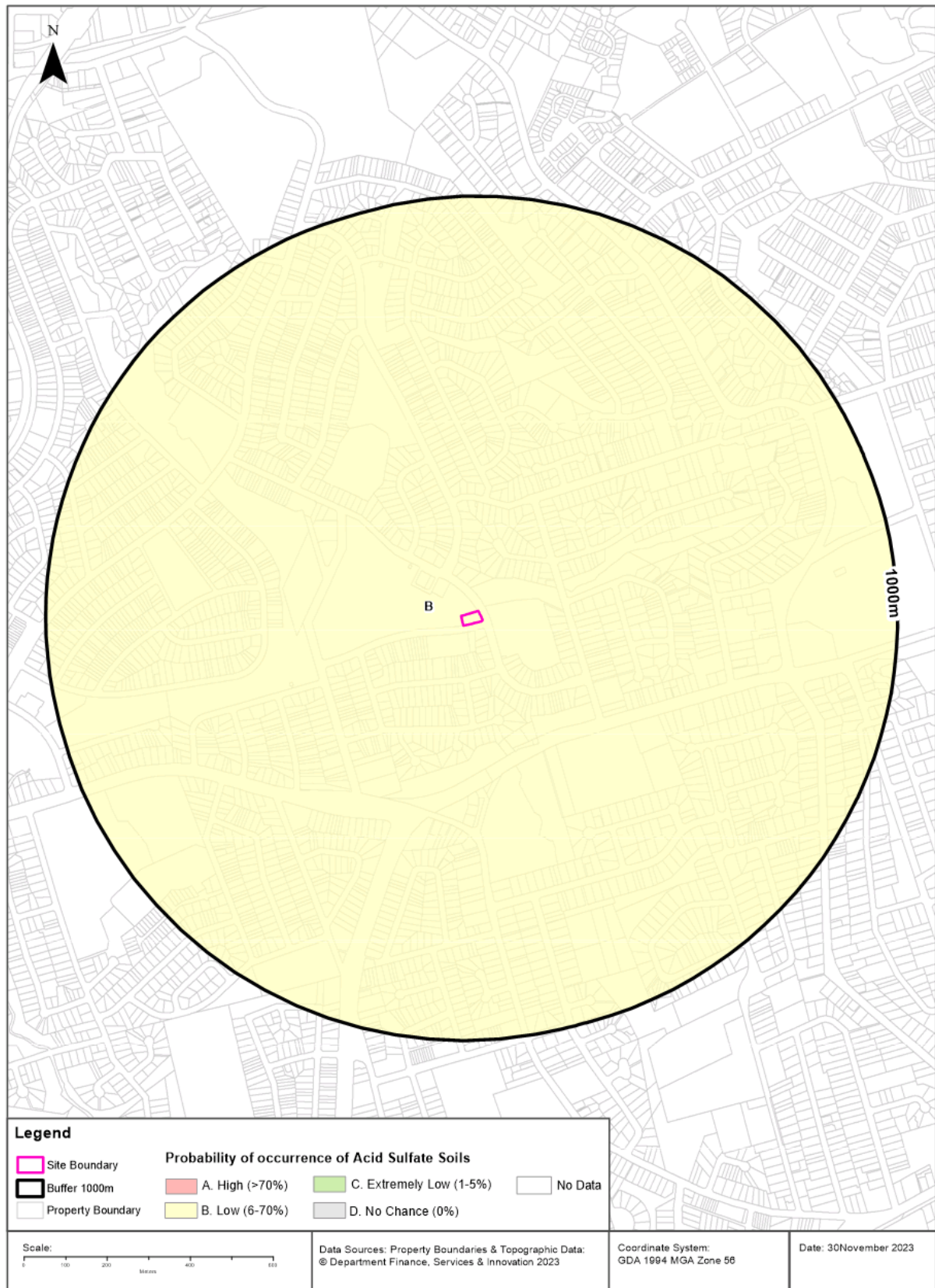
Soil Class	Description	EPI Name	Distance	Direction
None				

NSW Crown Copyright - Planning and Environment

Creative Commons 4.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/4.0/>

Atlas of Australian Acid Sulfate Soils

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Acid Sulfate Soils

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

Atlas of Australian Acid Sulfate Soils

Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

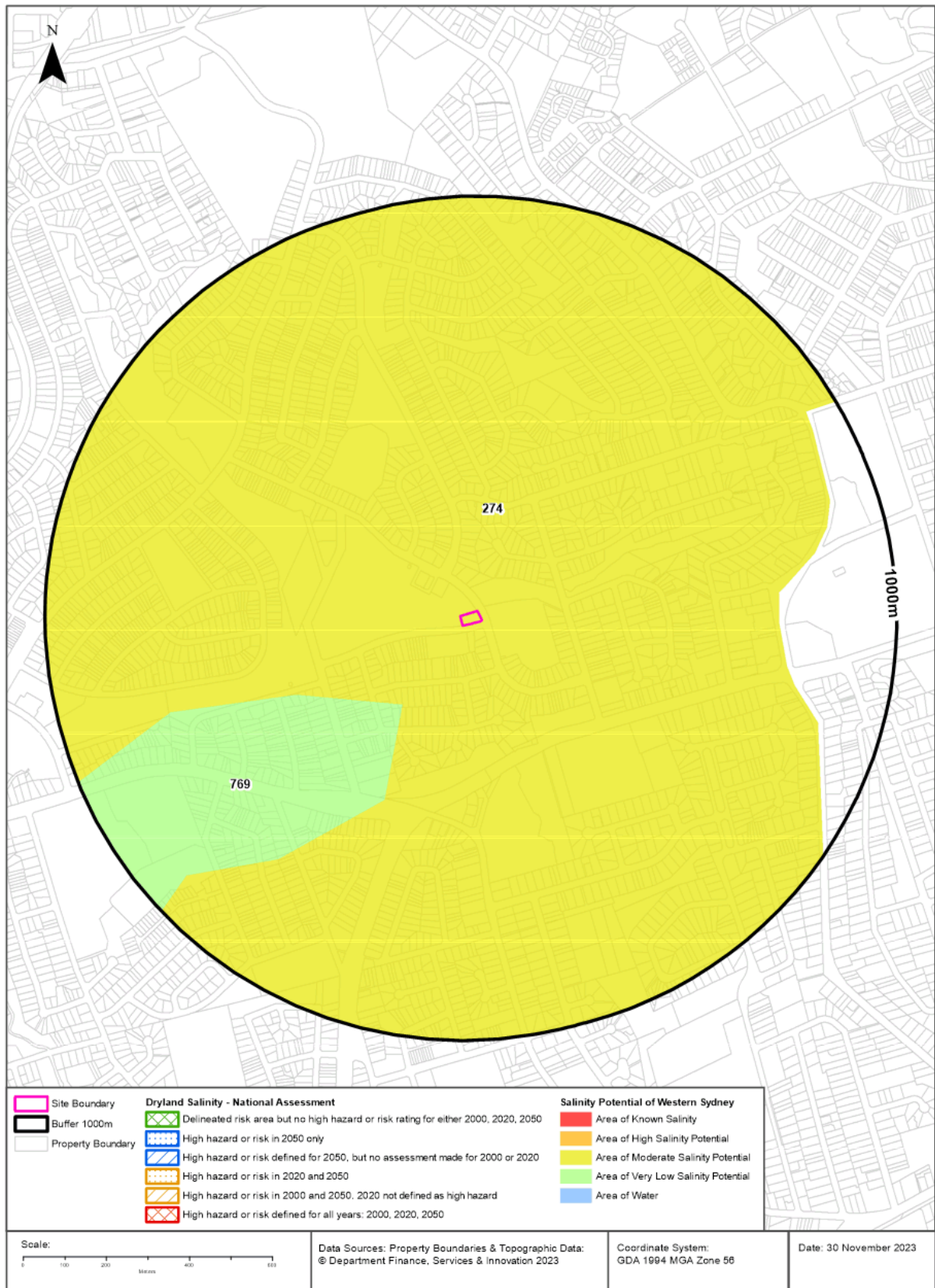
Class	Description	Distance	Direction
B	Low Probability of occurrence. 6-70% chance of occurrence.	0m	On-site

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Dryland Salinity

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Dryland Salinity

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

No

Is there Dryland Salinity - National Assessment data within the dataset buffer?

No

What Dryland Salinity assessments are given?

Assessment 2000	Assessment 2020	Assessment 2050	Distance	Direction
N/A	N/A	N/A		

Dryland Salinity Data Source : National Land and Water Resources Audit

The Commonwealth and all suppliers of source data used to derive the maps of "Australia, Forecast Areas Containing Land of High Hazard or Risk of Dryland Salinity from 2000 to 2050" do not warrant the accuracy or completeness of information in this product. Any person using or relying upon such information does so on the basis that the Commonwealth and data suppliers shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Any persons using this information do so at their own risk.

In many cases where a high risk is indicated, less than 100% of the area will have a high hazard or risk.

Dryland Salinity Potential of Western Sydney

Dryland Salinity Potential of Western Sydney within the dataset buffer?

Feature Id	Classification	Description	Distance	Direction
274	MODERATE	Area of Moderate Salinity Potential	0m	On-site
769	LOW	Area of Very Low Salinity Potential	237m	South West

Dryland Salinity Potential of Western Sydney Data Source : NSW Office of Environment and Heritage

Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Mining

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

Mining Subsidence Districts

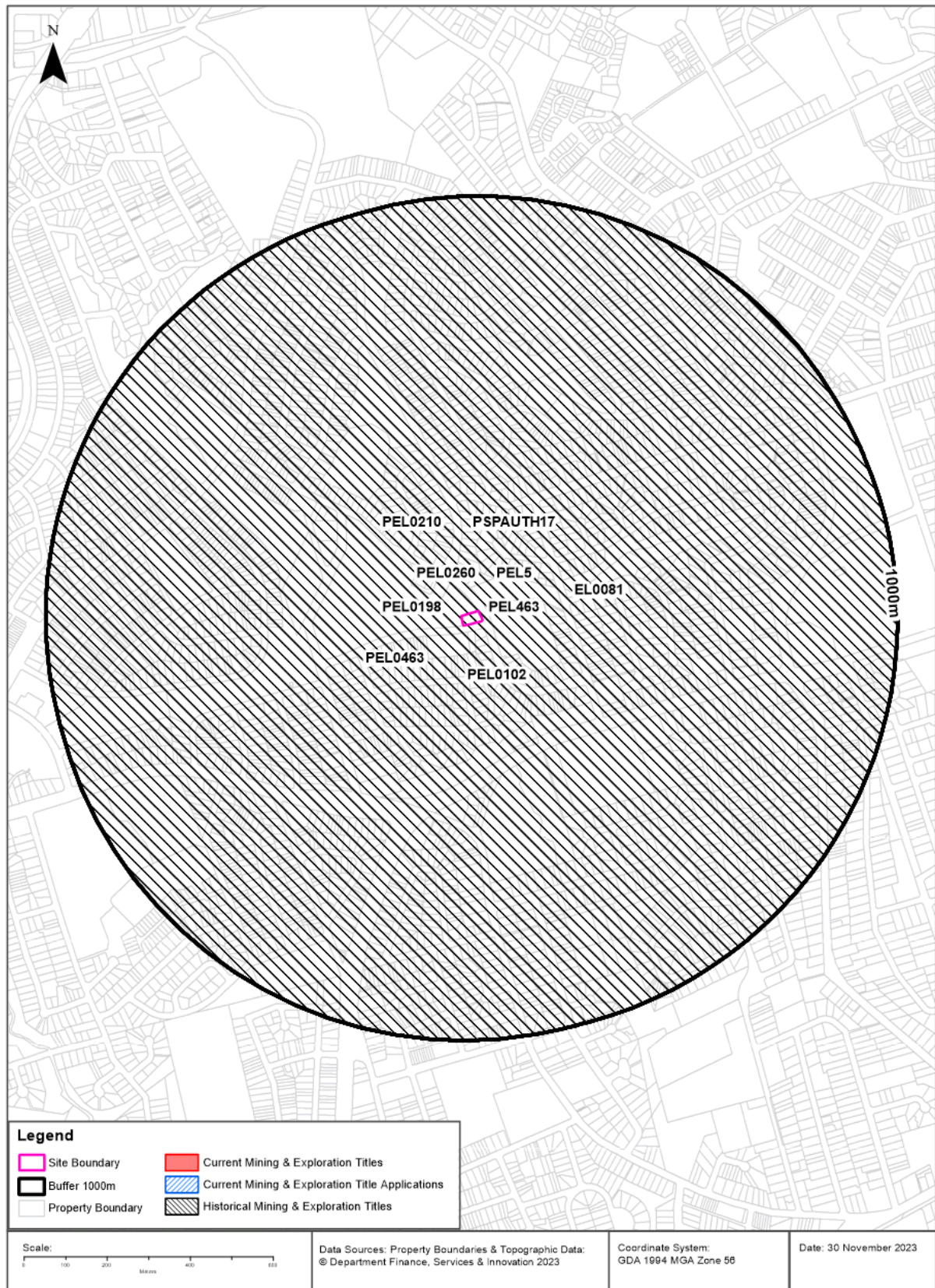
Mining Subsidence Districts within the dataset buffer:

District	Distance	Direction
There are no Mining Subsidence Districts within the report buffer		

Mining Subsidence District Data Source: © Land and Property Information (2016)
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Mining & Exploration Titles

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Mining

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

Current Mining & Exploration Titles

Current Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Grant Date	Expiry Date	Last Renewed	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer								

Current Mining & Exploration Titles Data Source: © State of New South Wales through NSW Department of Industry

Current Mining & Exploration Title Applications

Current Mining & Exploration Title Applications within the dataset buffer:

Application Ref	Applicant	Application Date	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer						

Current Mining & Exploration Title Applications Data Source: © State of New South Wales through NSW Department of Industry

Mining

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist	Dir
EL0081	CONTINENTAL OIL CO OF AUSTRALIA LIMITED	19670201	19680201	MINERALS		0m	On-site
PEL0463	DART ENERGY (APOLLO) PTY LTD	20091010	20150603	PETROLEUM	Petroleum	0m	On-site
PEL0102	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	On-site
PEL0198	JOHN STREVS (TERRIGAL) NL			PETROLEUM	Petroleum	0m	On-site
PEL0210	THE AUSTRALIAN GAS LIGHT COMPANY (AGL), NORTH BULLI COLLIERIES PTY LTD			PETROLEUM	Petroleum	0m	On-site
PSPAUTH17	MACQUARIE ENERGY PTY LTD	20070803	20080703	PETROLEUM	Petroleum	0m	On-site
PEL0260	NORTH BULLI COLLIERIES PTY LTD, AGL PETROLEUM OPERATIONS PTY LTD, THE AUSTRALIAN GAS LIGHT CO.	19810909	19930803	PETROLEUM	Petroleum	0m	On-site
PEL463	DART ENERGY (APOLLO) PTY LTD	20081022	20130227	MINERALS		0m	On-site
PEL5	AGL UPSTREAM INVESTMENTS PTY LIMITED	19931111	20011210	MINERALS		0m	On-site

Historical Mining & Exploration Titles Data Source: © State of New South Wales through NSW Department of Industry

State Environmental Planning Policy

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

State Significant Precincts

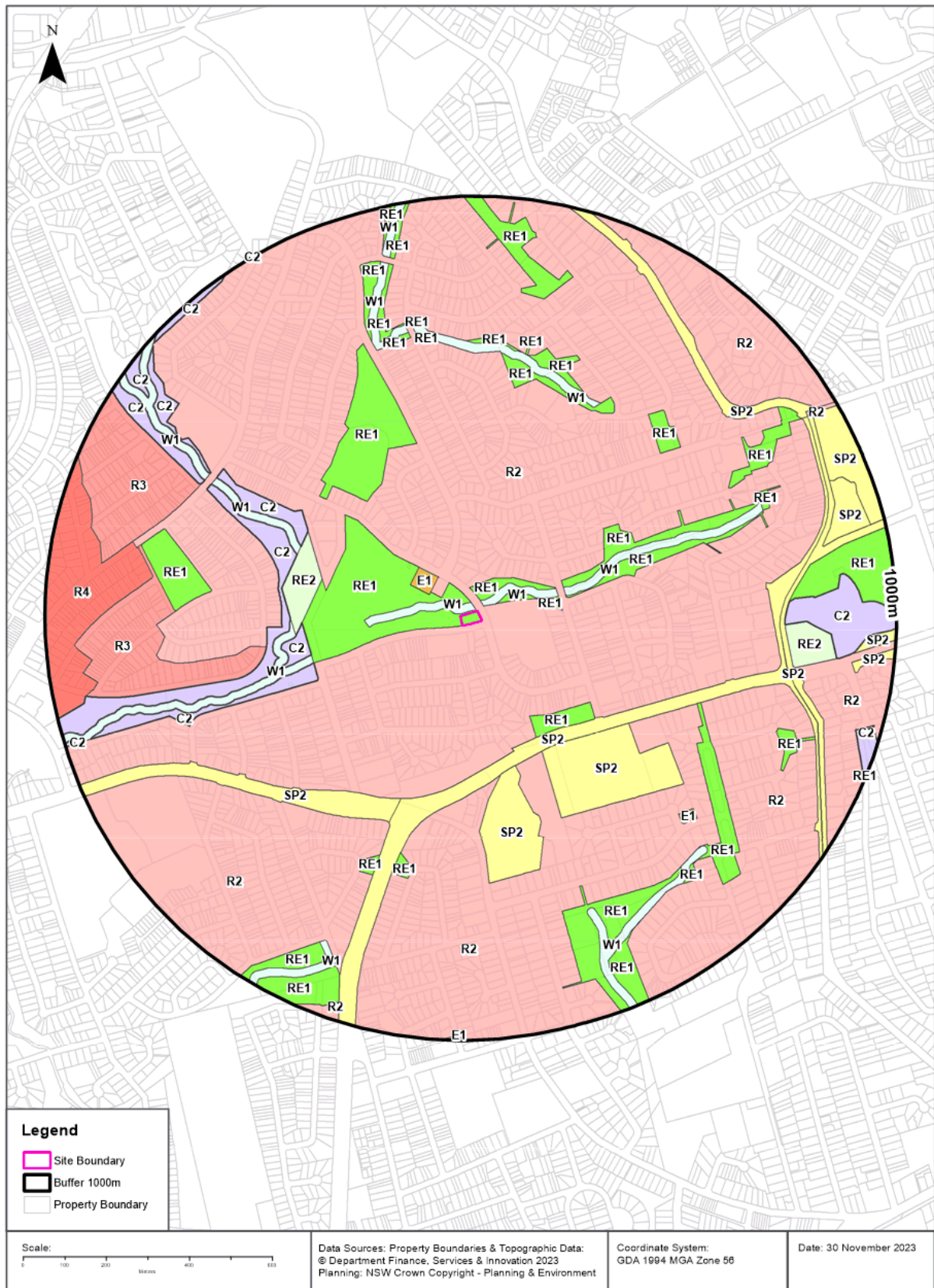
What SEPP State Significant Precincts exist within the dataset buffer?

Map Id	Precinct	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
N/A	No records in buffer							

State Environment Planning Policy Data Source: NSW Crown Copyright - Planning & Environment
Creative Commons 4.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/4.0/>

EPI Planning Zones

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Environmental Planning Instrument

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

Land Zoning

What EPI Land Zones exist within the dataset buffer?

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RE1	Public Recreation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		0m	On-site
R2	Low Density Residential		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		0m	North
W1	Natural Waterways		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		2m	West
W1	Natural Waterways		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		21m	North East
RE1	Public Recreation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		26m	North East
RE1	Public Recreation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		48m	East
E1	Local Centre		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		89m	North West
W1	Natural Waterways		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		213m	East
RE1	Public Recreation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		213m	East
RE1	Public Recreation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		214m	North East
RE1	Public Recreation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		258m	South East
SP2	Infrastructure	Classified Road	Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		311m	South East
RE2	Private Recreation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		342m	West
SP2	Infrastructure	Health Services Facility	Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		346m	South East
R2	Low Density Residential		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		347m	South East
RE1	Public Recreation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		355m	North West
SP2	Infrastructure	Public Administration Building	Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		358m	South
W1	Natural Waterways		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		368m	West
C2	Environmental Conservation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		368m	West
C2	Environmental Conservation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		369m	West
C2	Environmental Conservation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		407m	West
C2	Environmental Conservation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		417m	North West
W1	Natural Waterways		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		417m	North West
SP2	Infrastructure	Classified Road	Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		442m	South West
R3	Medium Density Residential		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		470m	West
R2	Low Density Residential		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		504m	South West
RE1	Public Recreation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		545m	North
RE1	Public Recreation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		558m	South East

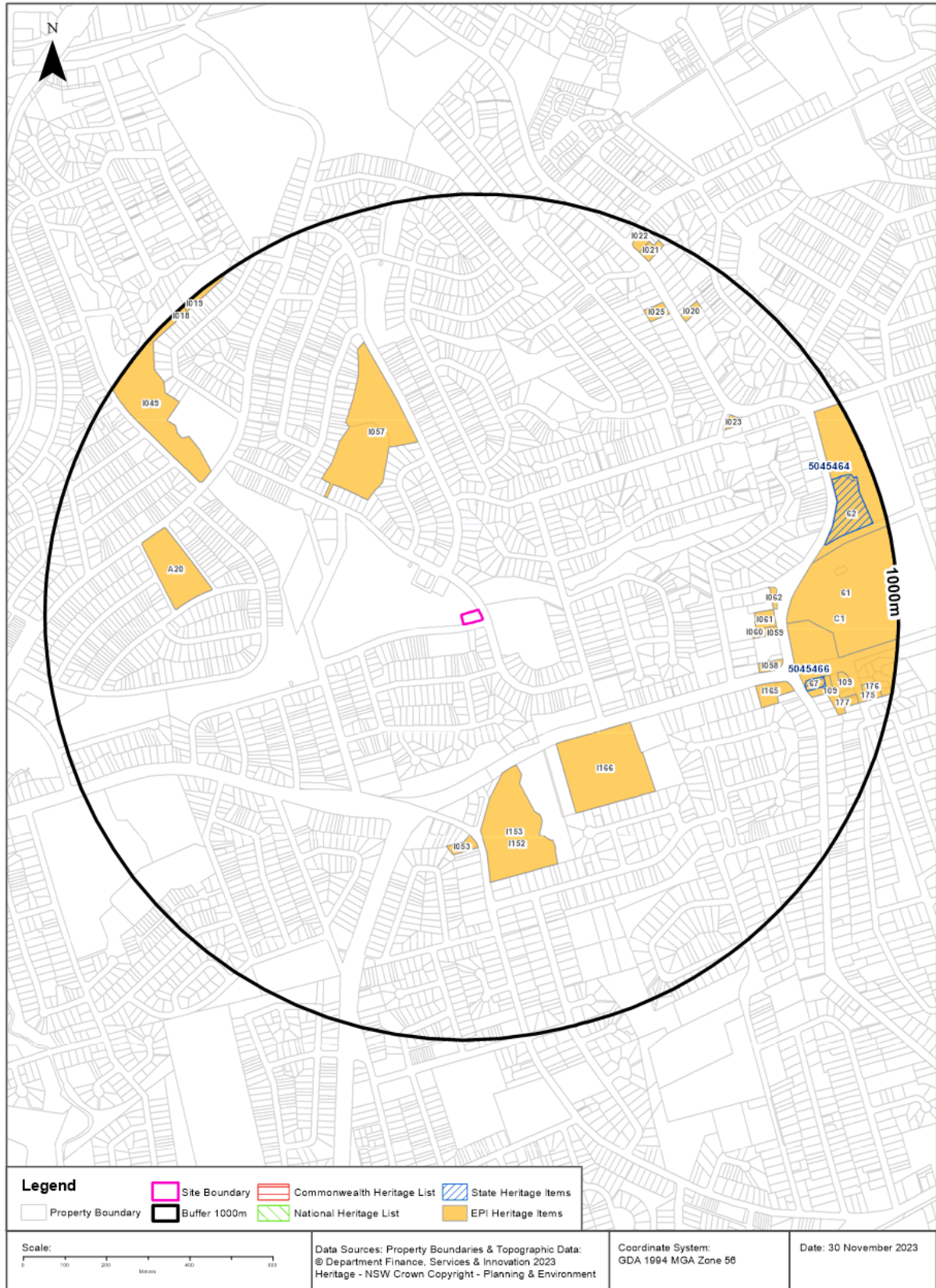
Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
W1	Natural Waterways		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		566m	North
RE1	Public Recreation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		566m	South
RE1	Public Recreation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		583m	North East
RE1	Public Recreation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		586m	South
RE1	Public Recreation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		587m	North
RE1	Public Recreation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		600m	West
RE1	Public Recreation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		628m	North
RE1	Public Recreation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		633m	North
RE1	Public Recreation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		664m	North
E1	Local Centre		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		667m	South East
RE1	Public Recreation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		670m	North
W1	Natural Waterways		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		671m	North
RE1	Public Recreation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		675m	North East
RE1	Public Recreation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		683m	South East
RE1	Public Recreation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		688m	North
C2	Environmental Conservation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		691m	North West
W1	Natural Waterways		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		692m	North West
RE1	Public Recreation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		694m	North
C2	Environmental Conservation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		696m	North West
R3	Medium Density Residential		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		698m	West
RE1	Public Recreation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		699m	North
SP2	Infrastructure	Classified Road	Ryde Local Environmental Plan 2014	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 2	720m	East
RE1	Public Recreation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		729m	East
C2	Environmental Conservation		Ryde Local Environmental Plan 2014	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 2	732m	East
RE2	Private Recreation		Ryde Local Environmental Plan 2014	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 2	733m	East
W1	Natural Waterways		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		741m	South East
RE1	Public Recreation		Ryde Local Environmental Plan 2014	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 2	744m	East
R4	High Density Residential		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		745m	West
RE1	Public Recreation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		761m	East
SP2	Infrastructure	Classified Road	Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		761m	North East
R2	Low Density Residential		Ryde Local Environmental Plan 2014	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 2	765m	East
RE1	Public Recreation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		769m	North

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RE1	Public Recreation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		775m	South East
R2	Low Density Residential		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		789m	North East
W1	Natural Waterways		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		826m	South West
RE1	Public Recreation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		835m	South West
SP2	Infrastructure	Community Purposes	Ryde Local Environmental Plan 2014	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 2	842m	East
RE1	Public Recreation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		872m	North
RE1	Public Recreation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		873m	South West
W1	Natural Waterways		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		877m	North
RE1	Public Recreation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		891m	North
SP2	Infrastructure	Classified Road	Ryde Local Environmental Plan 2014	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 2	899m	East
SP2	Infrastructure	Educational Establishment	Ryde Local Environmental Plan 2014	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 2	904m	North East
C2	Environmental Conservation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		916m	North West
R2	Low Density Residential		Ryde Local Environmental Plan 2014	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 2	925m	North East
C2	Environmental Conservation		Ryde Local Environmental Plan 2014	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 2	941m	East
R2	Low Density Residential		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		952m	South
C2	Environmental Conservation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		964m	West
C2	Environmental Conservation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		982m	North West
E1	Local Centre		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		985m	South
RE1	Public Recreation		Ryde Local Environmental Plan 2014	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 2	993m	East
C2	Environmental Conservation		Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	23/06/2023		997m	North West

Environmental Planning Instrument Data Source: NSW Crown Copyright - Planning & Environment
Creative Commons 4.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/4.0/>

Heritage Items

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Heritage

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
Creative Commons 3.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/3.0/au/deed.en>

National Heritage List

What are the National Heritage List Items located within the dataset buffer?

Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
Creative Commons 3.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/3.0/au/deed.en>

State Heritage Register - Curtilages

What are the State Heritage Register Items located within the dataset buffer?

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
5045466	Riverview House, Outbuildings etc	135 Marsden Road West Ryde	RYDE	02/04/1999	00775	1857	791m	East
5045464	Brush Farm	Marsden Road, Eastwood	RYDE	02/04/1999	00612	1627	842m	East

Heritage Data Source: NSW Crown Copyright - Office of Environment & Heritage
Creative Commons 4.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/4.0/>

Environmental Planning Instrument - Heritage

What are the EPI Heritage Items located within the dataset buffer?

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
1166	R E Tebbutt Lodge	Item - General	Local	Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	28/07/2023	348m	South East
1057	Former quarry in Sir Thomas Mitchell Reserve Former quarry in Sir Thomas Mitchell Reserve	Item - General	Local	Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	28/07/2023	355m	North West

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I153	Signals Hall, Army Signal Corps The White	Item - General	Local	Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	28/07/2023	358m	South
I152	Kissing Point Cottage	Item - General	Local	Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	28/07/2023	358m	South
I053	Single storey residence	Item - General	Local	Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	28/07/2023	507m	South
A20	Kishnaghur archaeological site	Item - Archaeological	Local	Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	28/07/2023	600m	West
I060	Single storey residence	Item - General	Local	Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	28/07/2023	649m	East
I061	Former Dundas Municipal Council Chambers	Item - General	Local	Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	28/07/2023	654m	East
I059	Dundas Baptist Church	Item - General	Local	Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	28/07/2023	669m	East
I058	Lauriston Reception House	Item - General	Local	Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	28/07/2023	672m	East
I165	Two storey residence	Item - General	Local	Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	28/07/2023	678m	East
I049	Rapanea Community Forest	Item - General	Local	Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	28/07/2023	691m	North West
I062	Former alignment of Marsden Road	Item - General	Local	Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	28/07/2023	692m	East
61	Brush Farm Park	Item - General	State	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	21/04/2023	732m	East
C1	Brush Farm Park, Eastwood	Conservation Area - General	Local	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	21/04/2023	732m	East
I023	Gaskie-Ben	Item - General	Local	Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	28/07/2023	735m	North East
67	Riverview House and outbuildings	Item - General	State	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	21/04/2023	791m	East
I025	Brick house	Item - General	Local	Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	28/07/2023	807m	North East
109	Houses	Item - General	Local	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	21/04/2023	832m	East
62	Brush Farm (house)	Item - General	State	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	21/04/2023	842m	East
177	Houses	Item - General	Local	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	21/04/2023	847m	East
I020	Stone cottage	Item - General	Local	Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	28/07/2023	854m	North East
109	Houses	Item - General	Local	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	21/04/2023	865m	East
176	House	Item - General	Local	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	21/04/2023	926m	East
I021	Uniting Church	Item - General	Local	Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	28/07/2023	932m	North East
175	House	Item - General	Local	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	21/04/2023	934m	East

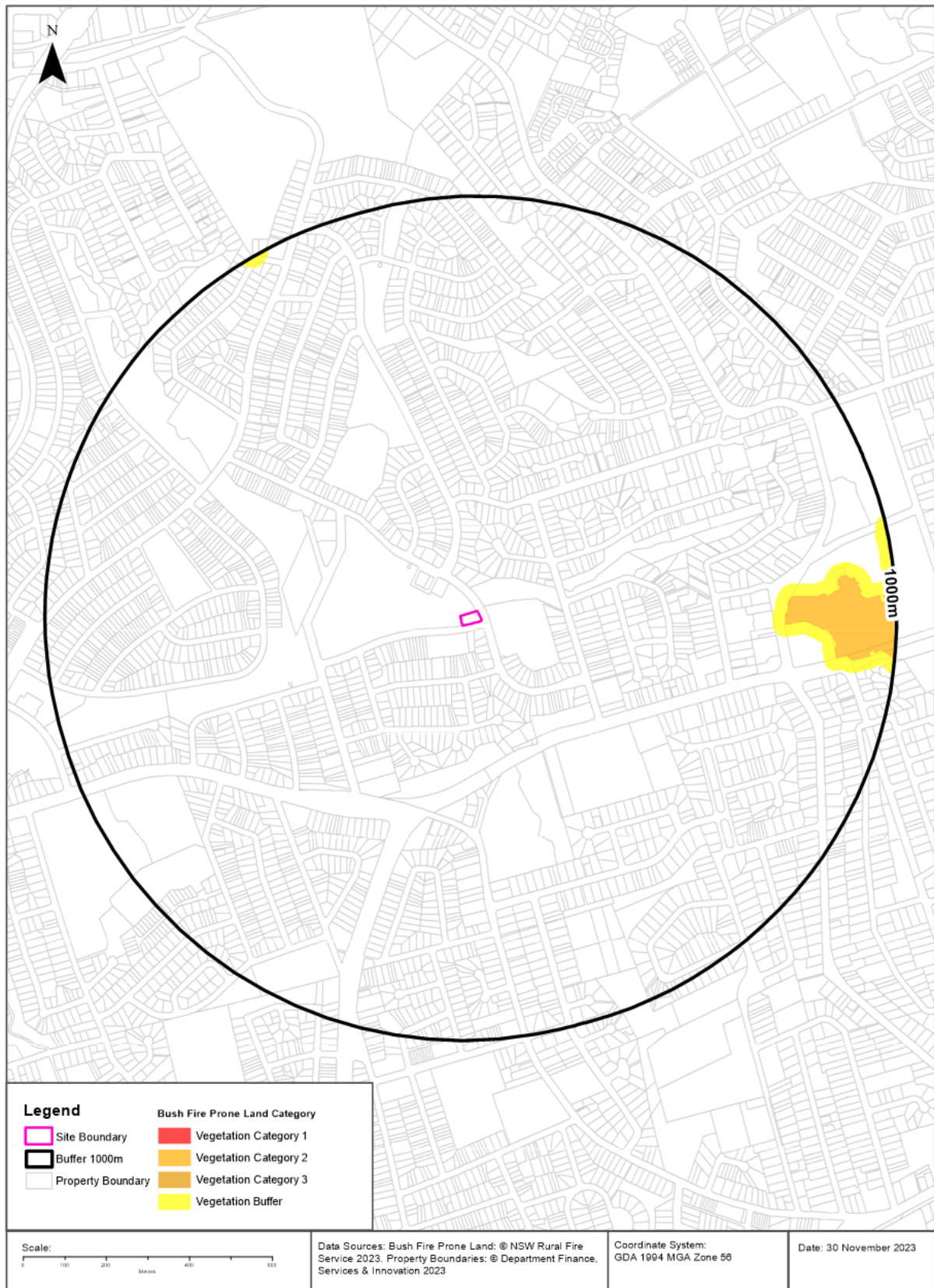
Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I022	Timber cottage	Item - General	Local	Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	28/07/2023	944m	North East
I018	Remnant bushland	Item - General	Local	Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	28/07/2023	982m	North West
I019	Stone bridge in Fitzgerald Forest	Item - General	Local	Parramatta Local Environmental Plan 2023	03/03/2023	03/03/2023	28/07/2023	982m	North West

Heritage Data Source: NSW Crown Copyright - Planning & Environment

Creative Commons 4.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/4.0/>

Natural Hazards - Bush Fire Prone Land

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Natural Hazards

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

Bush Fire Prone Land

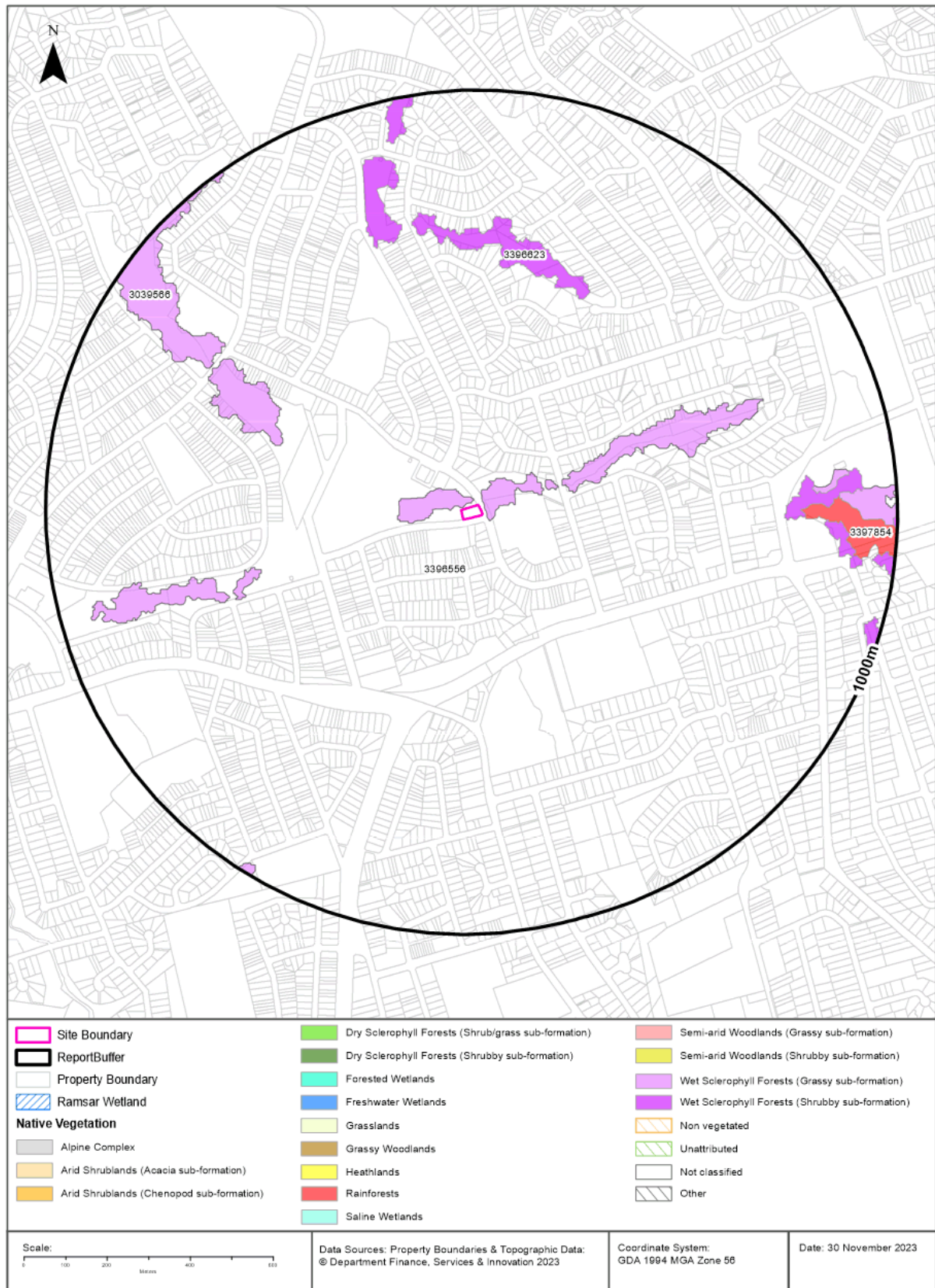
What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
Vegetation Buffer	703m	East
Vegetation Category 2	733m	East

NSW Bush Fire Prone Land - © NSW Rural Fire Service under Creative Commons 4.0 International Licence

Ecological Constraints - Vegetation & Ramsar Wetlands

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Ecological Constraints

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

Native Vegetation

What native vegetation exists within the dataset buffer?

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
3396556	Not classified	(Not classified) Not classified	Not classified	0m	On-site
3039566	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	4m	West
3396623	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Blue Gum High Forest	North Coast Wet Sclerophyll Forests	553m	North East
3397854	Rainforests	(Rainforests) Western Sydney Complex Dry Rainforest	Dry Rainforests	769m	East

Native Vegetation Type Map : NSW Department of Planning and Environment 2022

Creative Commons Attributions 4.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/4.0/>

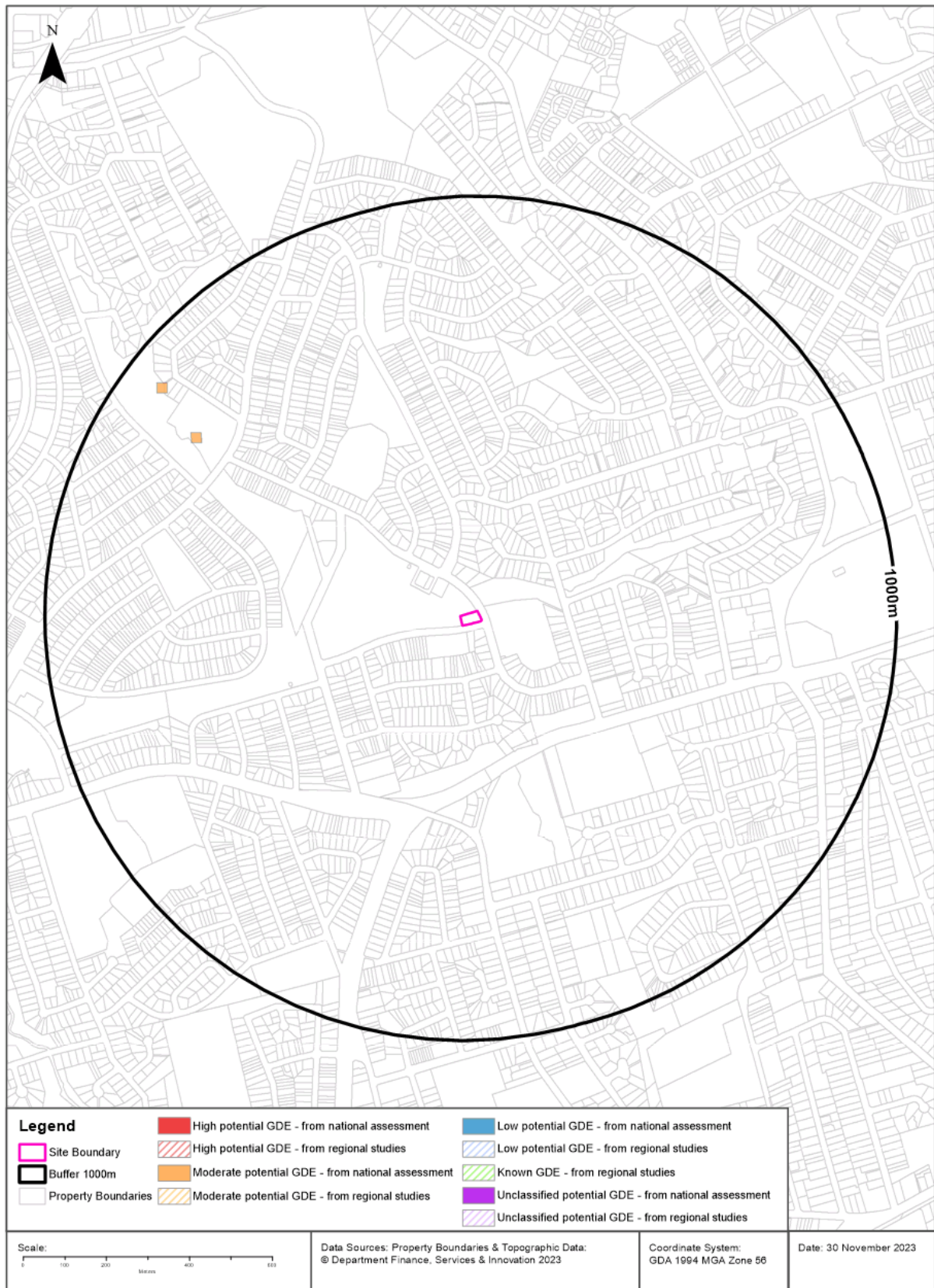
Ramsar Wetlands

What Ramsar Wetland areas exist within the dataset buffer?

Map Id	Ramsar Name	Wetland Name	Designation Date	Source	Distance	Direction
N/A	No records in buffer					

Ramsar Wetlands Data Source: © Commonwealth of Australia - Department of Agriculture, Water and the Environment

Ecological Constraints - Groundwater Dependent Ecosystems Atlas
 Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Ecological Constraints

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

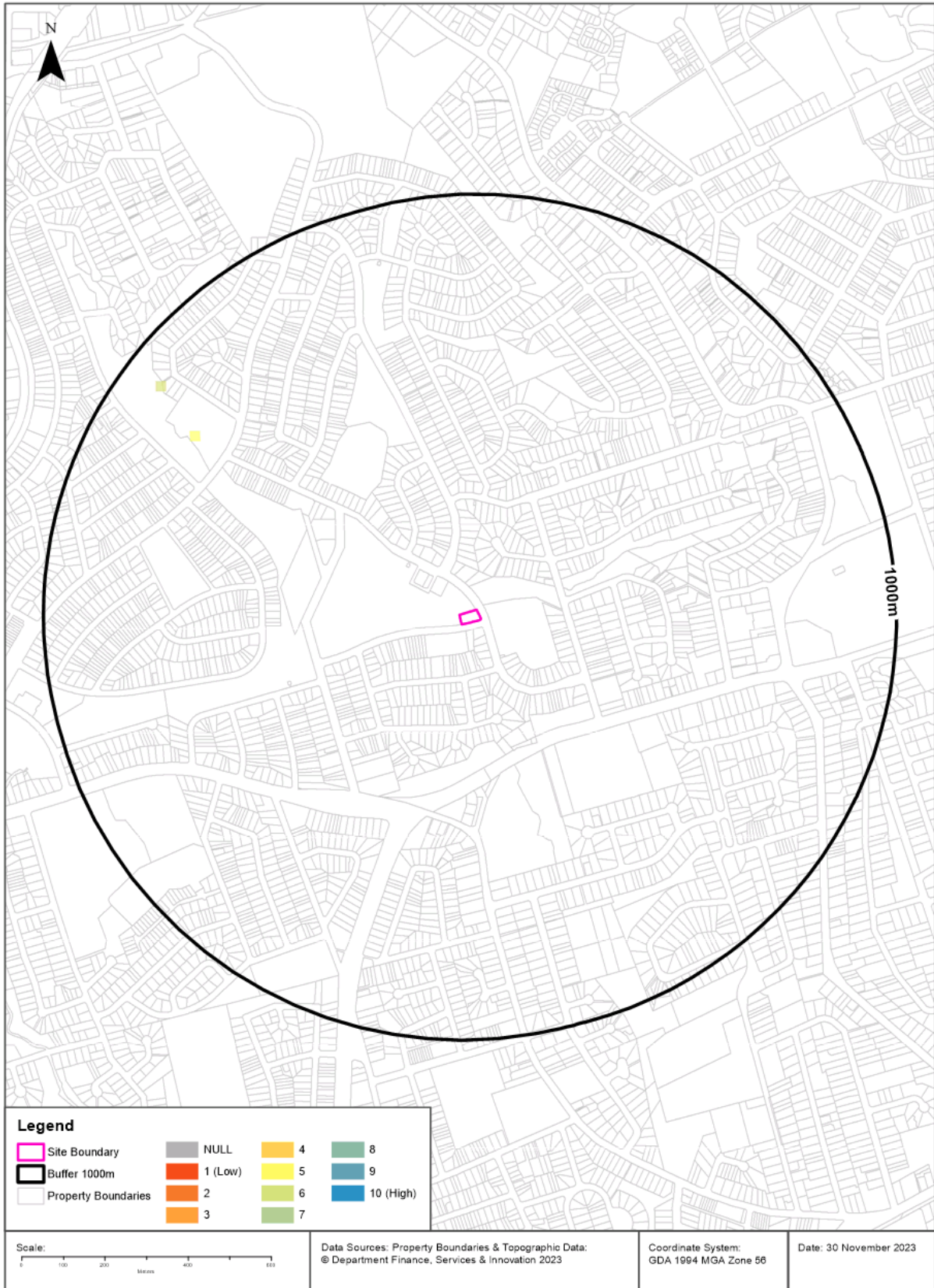
Groundwater Dependent Ecosystems Atlas

Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial	Moderate potential GDE - from national assessment	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	748m	North West

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Ecological Constraints - Inflow Dependent Ecosystems Likelihood

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117



Ecological Constraints

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial	5	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	748m	North West
Terrestrial	6	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	885m	North West

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Ecological Constraints

Corner of Fullford Street and Yates Avenue, Dundas Valley, NSW 2117

NSW BioNet Atlas

Species on the NSW BioNet Atlas that have a NSW or federal conservation status, a NSW sensitivity status, or are listed under a migratory species agreement, and are within 10km of the site?

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	Heleioporus australiacus	Giant Burrowing Frog	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Amphibia	Litoria aurea	Green and Golden Bell Frog	Endangered	Not Sensitive	Vulnerable	
Animalia	Amphibia	Pseudophryne australis	Red-crowned Toadlet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Actitis hypoleucos	Common Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Amaurornis moluccana	Pale-vented Bush-hen	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Critically Endangered	Category 2	Critically Endangered	
Animalia	Aves	Apus pacificus	Fork-tailed Swift	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Ardenna tenuirostris	Short-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Arenaria interpres	Ruddy Turnstone	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Artamus cyanopterus	Dusky Woodswallow	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Botaurus poiciloptilus	Australasian Bittern	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Burhinus grallarius	Bush Stone-curlew	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Calidris acuminata	Sharp-tailed Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Calidris alba	Sanderling	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Calidris canutus	Red Knot	Not Listed	Not Sensitive	Endangered	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Calidris ferruginea	Curlew Sandpiper	Endangered	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Calidris melanotos	Pectoral Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Calidris ruficollis	Red-necked Stint	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Calidris tenuirostris	Great Knot	Vulnerable	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Endangered Population, Vulnerable	Category 3	Endangered	
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Vulnerable	Category 3	Endangered	
Animalia	Aves	Calyptorhynchus banksii samueli	Red-tailed Black-Cockatoo (inland subspecies)	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Calyptorhynchus lathami lathami	South-eastern Glossy Black-Cockatoo	Vulnerable	Category 2	Vulnerable	
Animalia	Aves	Charadrius leschenaultii	Greater Sandplover	Vulnerable	Not Sensitive	Vulnerable	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Chlidonias leucopterus	White-winged Black Tern	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Chthonicola sagittata	Speckled Warbler	Vulnerable	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Circus assimilis	Spotted Harrier	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Cuculus optatus	Oriental Cuckoo	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ephippiorhynchus asiaticus	Black-necked Stork	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Epthianura albifrons	White-fronted Chat	Endangered Population, Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Falco hypoleucos	Grey Falcon	Vulnerable	Category 2	Vulnerable	
Animalia	Aves	Falco subniger	Black Falcon	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Gelochelidon nilotica	Gull-billed Tern	Not Listed	Not Sensitive	Not Listed	CAMBA
Animalia	Aves	Glossopsitta pusilla	Little Lorikeet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Grantiella picta	Painted Honeyeater	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Aves	Haematopus longirostris	Pied Oystercatcher	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needletail	Not Listed	Not Sensitive	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Hydroprogne caspia	Caspian Tern	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Ixobrychus flavicollis	Black Bittern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Lathamus discolor	Swift Parrot	Endangered	Not Sensitive	Critically Endangered	
Animalia	Aves	Limicola falcinellus	Broad-billed Sandpiper	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Limosa lapponica	Bar-tailed Godwit	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Limosa limosa	Black-tailed Godwit	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Lophochroa leadbeateri	Major Mitchell's Cockatoo	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Lophoictinia isura	Square-tailed Kite	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Menura alberti	Albert's Lyrebird	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Motacilla flava	Yellow Wagtail	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Neophema pulchella	Turquoise Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Nettapus coromandelianus	Cotton Pygmy-Goose	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Ninox connivens	Barking Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Ninox strenua	Powerful Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Numenius madagascariensis	Eastern Curlew	Not Listed	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Numenius minutus	Little Curlew	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Numenius phaeopus	Whimbrel	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	<i>Onychoprion fuscata</i>	Sooty Tern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Oxyura australis</i>	Blue-billed Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Pachycephala olivacea</i>	Olive Whistler	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Pandion cristatus</i>	Eastern Osprey	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Petroica boodang</i>	Scarlet Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Petroica phoenicea</i>	Flame Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Petroica rodinogaster</i>	Pink Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Pezoporopus wallicus wallicus</i>	Eastern Ground Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Philomachus pugnax</i>	Ruff	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Pluvialis fulva</i>	Pacific Golden Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Pluvialis squatarola</i>	Grey Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Podargus ocellatus</i>	Marbled Frogmouth	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Polytelis swainsonii</i>	Superb Parrot	Vulnerable	Category 3	Vulnerable	
Animalia	Aves	<i>Ptilinopus magnificus</i>	Wompoo Fruit-Dove	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Ptilinopus regina</i>	Rose-crowned Fruit-Dove	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Ptilinopus superbus</i>	Superb Fruit-Dove	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Rostratula australis</i>	Australian Painted Snipe	Endangered	Not Sensitive	Endangered	
Animalia	Aves	<i>Sterna hirundo</i>	Common Tern	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Sternula albifrons</i>	Little Tern	Endangered	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Stictonetta naevosa</i>	Freckled Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Thalasseus bergii</i>	Crested Tern	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	<i>Thinornis cucullatus cucullatus</i>	Eastern Hooded Dotterel	Critically Endangered	Not Sensitive	Vulnerable	
Animalia	Aves	<i>Tringa brevipes</i>	Grey-tailed Tattler	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Tringa glareola</i>	Wood Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Tringa nebularia</i>	Common Greenshank	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Tringa stagnatilis</i>	Marsh Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Tyto longimembris</i>	Eastern Grass Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Tyto novaehollandiae</i>	Masked Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Tyto tenebricosa</i>	Sooty Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Xenus cinereus</i>	Terek Sandpiper	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Gastropoda	<i>Meridolum corneovirens</i>	Cumberland Plain Land Snail	Endangered	Not Sensitive	Not Listed	
Animalia	Gastropoda	<i>Pommerhelix duralensis</i>	Dural Land Snail	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	<i>Arctocephalus forsteri</i>	New Zealand Fur-seal	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Cercartetus nanus</i>	Eastern Pygmy-possum	Vulnerable	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Mammalia	Chalinolobus dwyeri	Large-eared Pied Bat	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Dasyurus maculatus	Spotted-tailed Quoll	Vulnerable	Not Sensitive	Endangered	
Animalia	Mammalia	Falsistrellus tasmaniensis	Eastern False Pipistrelle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Micronomus norfolkensis	Eastern Coastal Free-tailed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus australis	Little Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus orianae oceanensis	Large Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Myotis macropus	Southern Myotis	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Perameles nasuta	Long-nosed Bandicoot	Endangered Population	Not Sensitive	Not Listed	
Animalia	Mammalia	Petauroides volans	Southern Greater Glider	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Petaurus australis	Yellow-bellied Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petaurus norfolcensis	Squirrel Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Phascolarctos cinereus	Koala	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Pseudomys australis	Plains Rat	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheath-tail-bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad-nosed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Aspidites ramsayi	Woma	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Caretta caretta	Loggerhead Turtle	Endangered	Not Sensitive	Endangered	
Animalia	Reptilia	Chelonia mydas	Green Turtle	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Reptilia	Pseudonaja modesta	Ringed Brown Snake	Endangered	Not Sensitive	Not Listed	
Animalia	Reptilia	Tiliqua occipitalis	Western Blue-tongued Lizard	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Uvidicolus sphyrurus	Border Thick-tailed Gecko	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Acacia bakeri	Marblewood	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Acacia bynoeana	Bynoe's Wattle	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Acacia clunies-rossiae	Kanangra Wattle	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Acacia pubescens	Downy Wattle	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Argyrotegium nitidulum	Shining Cudweed	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Callistemon linearifolius	Netted Bottle Brush	Vulnerable	Category 3	Not Listed	
Plantae	Flora	Darwinia biflora		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Darwinia peduncularis		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Davidsonia jerseyana	Davidson's Plum	Endangered	Category 2	Endangered	
Plantae	Flora	Dillwynia tenuifolia		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Dillwynia tenuifolia		Endangered Population, Vulnerable	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	<i>Epacris purpurascens</i> var. <i>purpurascens</i>		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Epacris sparsa</i>	Sparse Heath	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Eucalyptus camfieldii</i>	Camfield's Stringybark	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Eucalyptus leucoxydon</i> subsp. <i>pruinosa</i>	Yellow Gum	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Eucalyptus scoparia</i>	Wallangarra White Gum	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Galium australe</i>	Tangled Bedstraw	Endangered	Not Sensitive	Not Listed	
Plantae	Flora	<i>Genoplesium baueri</i>	Bauer's Midge Orchid	Endangered	Category 2	Endangered	
Plantae	Flora	<i>Grammitis stenophylla</i>	Narrow-leaf Finger Fern	Endangered	Category 3	Not Listed	
Plantae	Flora	<i>Grevillea beadleana</i>	Beadle's Grevillea	Endangered	Category 3	Endangered	
Plantae	Flora	<i>Grevillea hilliana</i>	White Yiel Yiel	Endangered	Not Sensitive	Not Listed	
Plantae	Flora	<i>Hibbertia spanantha</i>	Julian's Hibbertia	Critically Endangered	Category 2	Critically Endangered	
Plantae	Flora	<i>Hibbertia superans</i>		Endangered	Not Sensitive	Not Listed	
Plantae	Flora	<i>Isotoma fluviatilis</i> subsp. <i>fluviatilis</i>		Not Listed	Category 3	Extinct	
Plantae	Flora	<i>Lasiopetalum joyceae</i>		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Leptospermum deanei</i>		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Macadamia integrifolia</i>	Macadamia Nut	Not Listed	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Macadamia tetraphylla</i>	Rough-shelled Bush Nut	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Marsdenia viridiflora</i> subsp. <i>viridiflora</i>	Native Pear	Endangered Population	Not Sensitive	Not Listed	
Plantae	Flora	<i>Melaleuca biconvexa</i>	Biconvex Paperbark	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Melaleuca deanei</i>	Deane's Paperbark	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Persicaria elatior</i>	Tall Knotweed	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Persoonia hirsuta</i>	Hairy Geebung	Endangered	Category 3	Endangered	
Plantae	Flora	<i>Pimelea curviflora</i> var. <i>curviflora</i>		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Pimelea spicata</i>	Spiked Rice-flower	Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Pomaderris prunifolia</i>	Plum-leaf Pomaderris	Endangered Population	Not Sensitive	Not Listed	
Plantae	Flora	<i>Prostanthera marifolia</i>	Seaforth Mintbush	Critically Endangered	Category 3	Critically Endangered	
Plantae	Flora	<i>Pterostylis nigricans</i>	Dark Greenhood	Vulnerable	Category 2	Not Listed	
Plantae	Flora	<i>Pterostylis saxicola</i>	Sydney Plains Greenhood	Endangered	Category 2	Endangered	
Plantae	Flora	<i>Rhizanthella slateri</i>	Eastern Australian Underground Orchid	Vulnerable	Category 2	Endangered	
Plantae	Flora	<i>Rhodamnia rubescens</i>	Scrub Turpentine	Critically Endangered	Not Sensitive	Critically Endangered	
Plantae	Flora	<i>Senecio behrianus</i>		Extinct	Not Sensitive	Endangered	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Tetradlea glandulosa</i>		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Tetradlea juncea</i>	Black-eyed Susan	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Triplarina imbricata</i>	Creek Triplarina	Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Wahlenbergia multicaulis</i>	Tadgell's Bluebell	Endangered Population	Not Sensitive	Not Listed	
Plantae	Flora	<i>Wilsonia backhousei</i>	Narrow-leafed Wilsonia	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Zannichellia palustris</i>		Endangered	Not Sensitive	Not Listed	

Data does not include NSW category 1 sensitive species.

NSW BioNet: © State of NSW and Office of Environment and Heritage

Location Confidences

Where Lotsearch has had to georeference features from supplied addresses, a location confidence has been assigned to the data record. This indicates a confidence to the positional accuracy of the feature. Where applicable, a code is given under the field heading "LC" or "LocConf". These codes lookup to the following location confidences:

LC Code	Location Confidence
Premise Match	Georeferenced to the site location / premise or part of site
Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered to x metres
Adjacent Match	Land adjacent to a georeferenced feature
Network of Features	Georeferenced to a network of features
Suburb Match	Georeferenced to a suburb boundary
As Supplied	Spatial data supplied by provider

USE OF REPORT - APPLICABLE TERMS

The following terms apply to any person (End User) who is given the Report by the person who purchased the Report from Lotsearch Pty Ltd (ABN: 89 600 168 018) (Lotsearch) or who otherwise has access to the Report (Terms). The contract terms that apply between Lotsearch and the purchaser of the Report are specified in the order form pursuant to which the Report was ordered and the terms set out below are of no effect as between Lotsearch and the purchaser of the Report.

1. End User acknowledges and agrees that:
 - (a) the Report is compiled from or using content (**Third Party Content**) which is comprised of:
 - (i) content provided to Lotsearch by third party content suppliers with whom Lotsearch has contractual arrangements or content which is freely available or methodologies licensed to Lotsearch by third parties with whom Lotsearch has contractual arrangements (**Third Party Content Suppliers**); and
 - (ii) content which is derived from content described in paragraph (i);
 - (b) Neither Lotsearch nor Third Party Content Suppliers takes any responsibility for or give any warranty in relation to the accuracy or completeness of any Third Party Content included in the Report including any contaminated land assessment or other assessment included as part of a Report;
 - (c) the Third Party Content Suppliers do not constitute an exhaustive set of all repositories or sources of information available in relation to the property which is the subject of the Report (**Property**) and accordingly neither Lotsearch nor Third Party Content Suppliers gives any warranty in relation to the accuracy or completeness of the Third Party Content incorporated into the report including any contaminated land assessment or other assessment included as part of a Report;
 - (d) Reports are generated at a point in time (as specified by the date/time stamp appearing on the Report) and accordingly the Report is based on the information available at that point in time and Lotsearch is not obliged to undertake any additional reporting to take into consideration any information that may become available between the point in time specified by the date/time stamp and the date on which the Report was provided by Lotsearch to the purchaser of the Report;
 - (e) Reports must be used or reproduced in their entirety and End User must not reproduce or make available to other persons only parts of the Report;
 - (f) Lotsearch has not undertaken any physical inspection of the property;
 - (g) neither Lotsearch nor Third Party Content Suppliers warrants that all land uses or features whether past or current are identified in the Report;
 - (h) the Report does not include any information relating to the actual state or condition of the Property;
 - (i) the Report should not be used or taken to indicate or exclude actual fitness or unfitness of Land or Property for any particular purpose
 - (j) the Report should not be relied upon for determining saleability or value or making any other decisions in relation to the Property and in particular should not be taken to be a rating or assessment of the desirability or market value of the property or its features; and
 - (k) the End User should undertake its own inspections of the Land or Property to satisfy itself that there are no defects or failures
2. The End User may not make the Report or any copies or extracts of the report or any part of it available to any other person. If End User wishes to provide the Report to any other person or make extracts or copies of the Report, it must contact the purchaser of the Report before doing so to ensure the proposed use is consistent with the contract terms between Lotsearch and the purchaser.
3. Neither Lotsearch (nor any of its officers, employees or agents) nor any of its Third Party Content Suppliers will have any liability to End User or any person to whom End User provides the Report and End User must not represent that Lotsearch or any of its Third Party Content Suppliers accepts liability to any such person or make any other representation to any such person on behalf of Lotsearch or any Third Party Content Supplier.
4. The End User hereby to the maximum extent permitted by law:
 - (a) acknowledges that the Lotsearch (nor any of its officers, employees or agents), nor any of its Third Party Content Supplier have any liability to it under or in connection with the

- Report or these Terms;
- (b) waives any right it may have to claim against Third Party Content Supplier in connection with the Report, or the negotiation of, entry into, performance of, or termination of these Terms; and
 - (c) releases each Third Party Content Supplier from any claim it may have otherwise had in connection with the Report, or the negotiation of, entry into, performance of, or termination of these Terms.
5. The End User acknowledges that any Third Party Supplier shall be entitled to plead the benefits conferred on it under clause 4, despite not being a party to these terms.
 6. End User must not remove any copyright notices, trade marks, digital rights management information, other embedded information, disclaimers or limitations from the Report or authorise any person to do so.
 7. End User acknowledges and agrees that Lotsearch and Third Party Content Suppliers retain ownership of all copyright, patent, design right (registered or unregistered), trade marks (registered or unregistered), database right or other data right, moral right or know how or any other intellectual property right in any Report or any other item, information or data included in or provided as part of a Report.
 8. To the extent permitted by law and subject to paragraph 9, all implied terms, representations and warranties whether statutory or otherwise relating to the subject matter of these Terms other than as expressly set out in these Terms are excluded.
 9. Subject to paragraph 6, Lotsearch excludes liability to End User for loss or damage of any kind, however caused, due to Lotsearch's negligence, breach of contract, breach of any law, in equity, under indemnities or otherwise, arising out of all acts, omissions and events whenever occurring.
 10. Lotsearch acknowledges that if, under applicable State, Territory or Commonwealth law, End User is a consumer certain rights may be conferred on End User which cannot be excluded, restricted or modified. If so, and if that law applies to Lotsearch, then, Lotsearch's liability is limited to the greater of an amount equal to the cost of resupplying the Report and the maximum extent permitted under applicable laws.
 11. Subject to paragraph 9, neither Lotsearch nor the End User is liable to the other for:
 - (a) any indirect, incidental, consequential, special or exemplary damages arising out of or in relation to the Report or these Terms; or
 - (b) any loss of profit, loss of revenue, loss of interest, loss of data, loss of goodwill or loss of business opportunities, business interruption arising directly or indirectly out of or in relation to the Report or these Terms,irrespective of how that liability arises including in contract or tort, liability under indemnity or for any other common law, equitable or statutory cause of action or otherwise.
 12. These Terms are subject to New South Wales law.

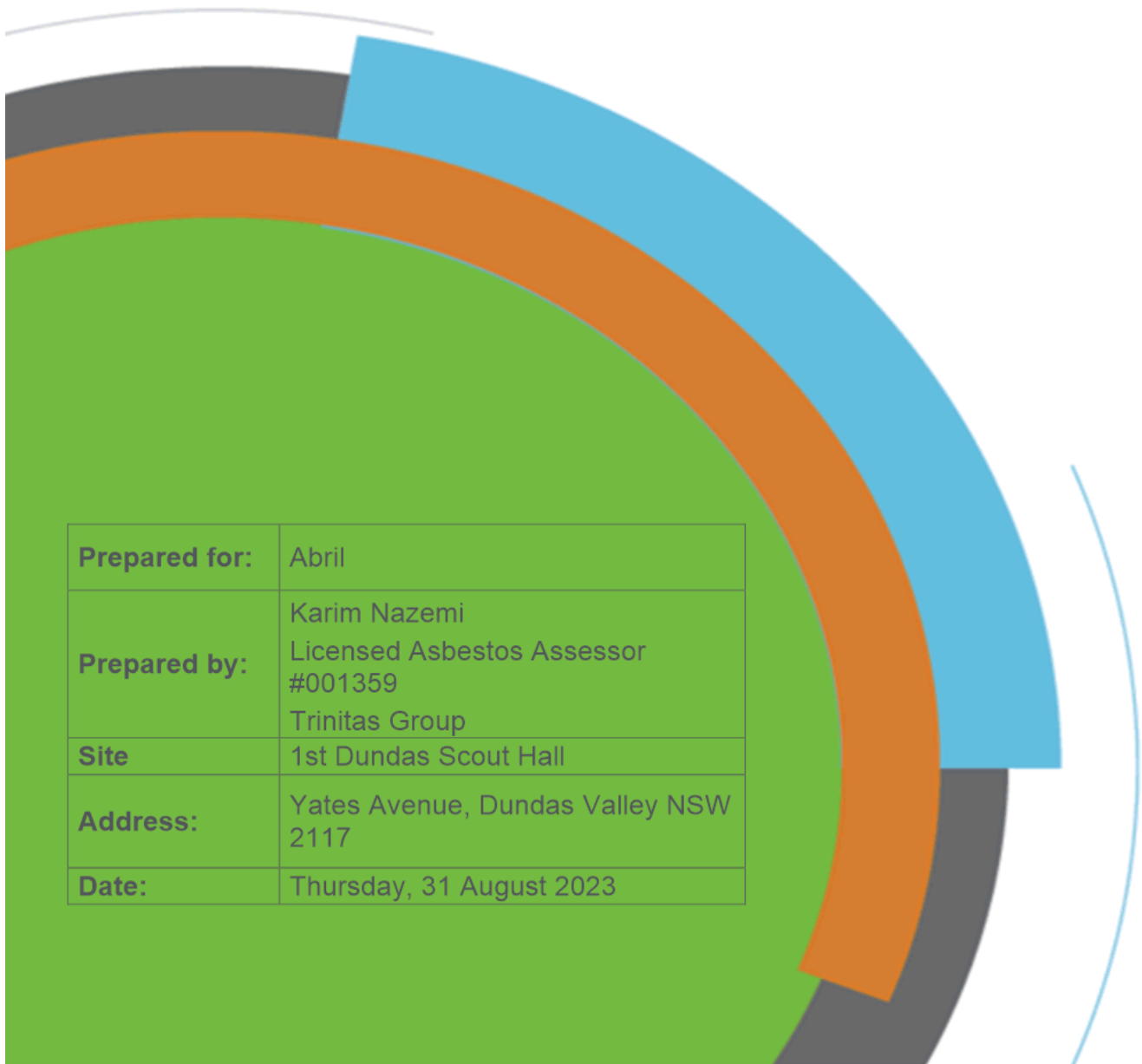


Appendix E – Supporting Documents





Asbestos Materials Survey





TRINITAS GROUP
 ABN 12 161 759 708
 Level 3, 24 Hunter St, PARRAMATTA NSW 2150
 Ph: 1800 4 TRINITAS
 Email: admin@trinitasgroup.com.au
 Web: www.trinitasgroup.com.au

This document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission supplied at the time of proposal. Unauthorised use of this document in any form whatsoever is prohibited.

Please note there are limitations associated with this report due to a range of factors, including, but not limited to the scope of works, survey methodology and inaccessible areas. To ensure its contextual integrity, the report must be read in its entirety and should not be copied, distributed or referred to in part only.

This report is not adequate for the purposes of refurbishment or demolition works. This report must be reviewed prior to the commencement of such works and a more intrusive risk assessment undertaken to identify asbestos-containing materials which may be disturbed during building demolition or refurbishment works.

Refer to the Statement of Limitations for further details. Refer to the Areas Not Accessed for further details.

Document Distribution			
Version	Format	Issued to	Date
1	Electronic Copy	Tim Conchie	12/09/2023

Document Status				
Version	Report Prepared by:		Report Authorised by:	
	Name	Karim Nazemi	Name	Denny Bolatti
1	Signature		Signature	
	Date:	31/08/2023	Date:	12/09/2023





Contents

Summary of Findings	4
Areas Not Accessed	5
Scope of Works & Methodology.....	6
Recommendations	7
Asbestos Risk Assessment Factors.....	9
Asbestos Management Requirements.....	11
Statement of Limitations	14
Asbestos Register	16
Positive Photos	19
Negative Photos.....	21





Summary of Findings

The following table provides a summary of identified asbestos risks during the building:

Building Name	No. High Risk Asbestos Items	No. Medium Risk Asbestos Items	No. Low Risk Asbestos Items	Total Asbestos Items
1st Dundas Scout	5	0	4	9
TOTAL	5	0	4	9





Areas Not Accessed

Area/Item	Not Accessed	Comments
Building facade fixing brackets	All	
Lift shaft and lift cabin fittings	N/A	
Height restricted areas of site and ceiling where safe lifting platforms were not provided	All	
Inaccessible culverts and floor trenches or tunnels	All	
Waterproof membranes	All	
Inside mechanical equipment	All	
Behind ceramic wall tiles	All	
Fire door cores	All	
Within air conditioning re-heat boxes	All	
Within electrical switchboard cupboard or backing	All	
Gaskets, mastics & sealants to pipework, ductwork, mechanical equipment & construction/expansion joints	All	
Within internal walls partitioning	All	
Inaccessible ceiling spaces	All	
Under carpeted floor coverings	All	
Wall cavities	All	

It is possible that asbestos-containing materials, which may be concealed within inaccessible areas/voids, may not have been located during the asbestos materials survey. It is noted that asbestos-containing material may be contained within or behind those areas identified in the above table. Caution should be exercised when accessing these areas, particularly in relation to potential disturbance of the building fabric or concealed spaces.





Scope of Works & Methodology

Scope

The scope of works for the project was as follows:

- Undertake an Asbestos Materials survey
- Inspect representative and accessible areas of the site to identify probable asbestos-containing materials (ACM)
- Identify the likelihood of ACM in inaccessible areas
- Identify the types of ACM and their condition
- Assess the risks posed by the ACM
- Take photographs of suspected ACM
- Collect samples of suspected ACM
- Transporting samples under a chain of custody to a NATA-Accredited laboratory for analysis
- Compile an ACM register
- Recommend control measures and actions necessary to manage any ACM related risks

Methodology

Asbestos

This component of the assessment was carried out in accordance with the guidelines documented in SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019). Samples of suspected asbestos-containing materials were collected during the survey and were analysed in a NATA-accredited laboratory for the presence of asbestos by Polarised Light Microscopy.





Recommendations

These recommendations should be followed whenever any ACM is identified, irrespective of the level of risk.

Asbestos

In accordance with the WHS Regulations (2017) and SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019) we make the following recommendations:

- Record the following information in the site's asbestos register:
 - details of the type, condition, accessibility and location of all asbestos-containing material at the site;
 - measures taken control the asbestos-containing material;
 - details of any risk assessment carried out prior to these measures being taken;
 - records of any other work done on the asbestos-containing material;
 - records of any communication and/or consultation relation to asbestos-containing material at the site.
- Ensure a copy of the asbestos is on site, kept up to date and made readily accessible to the employees, contractors, subcontractors, persons removing asbestos-containing material, persons engaged to do work that may disturb asbestos- containing material and any other person who may be exposed to the asbestos-containing material.
- Review the asbestos register and risk assessments every 12 months, or earlier if:
 - a risk assessment indicates the need for reassessment;
 - there is evidence any risk assessment is no longer valid;
 - there is evidence that any control measures are ineffective;
 - changes to work practices and systems of work are introduced;
 - there is a change to the condition of the asbestos-containing material; or
 - any asbestos-containing material has been disturbed, removed, enclosed or sealed
 - a visual inspection should be undertaken as part of any review of asbestos register. Risk assessments should be undertaken in by a competent person, such as a asbestos containing material specialist.
- Develop and maintain an asbestos management plan that contains the following information:
 - the asbestos register;
 - details of any maintenance or service work on asbestos-containing material;
 - mechanisms for providing the employees, contractors, subcontractors, persons removing asbestos-containing material, persons engaged to do work that may disturb asbestos-containing material and any other person who may be exposed to the asbestos-containing material with the asbestos register;
 - decisions about management options (ie to maintain the asbestos-containing material or replace it) and reasons for those decisions;
 - a timetable for action, including priorities, dates for risk assessment review, etc;
 - monitoring arrangements;
 - responsibilities of all persons involved;
 - training arrangements;
 - procedure for reviewing and updating the asbestos management pan and asbestos register; and
 - safe work methods.
 - The asbestos management plan should be reviewed whenever the asbestos register is reviewed.
- Provide Asbestos Awareness training to staff and site personnel in accordance with the requirements SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019) Part 6.3.





- Consult with staff and health and safety representatives on the findings of this risk assessment and this report must be made available upon request, in accordance with the requirements of *SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019). Part 3.3.*
- Areas highlighted as areas of 'no access' should be presumed to contain asbestos containing material. Appropriate management planning should be implemented in order to control access to and maintenance activities in these areas, until such a time as they can be inspected and the presence or absence of asbestos containing material can be confirmed.
- Ensure all asbestos-containing materials remaining in-situ are labelled appropriately to warn of the dangers of disturbing these materials, in accordance with the requirements of *SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019) Part 2.5.*





Asbestos Risk Assessment Factors

To assess the health risk posed by the presence of asbestos-containing material, all relevant factors must be considered. These factors include:

- Evidence of physical damage;
- Evidence of water damage;
- Proximity of air plenums and direct air stream;
- Friability of asbestos material;
- Requirement for access for building operations;
- Requirement for access for maintenance operations;
- Likelihood of disturbance of the asbestos material;
- Accessibility;
- Exposed surface areas; and
- Environmental conditions

These aspects are in turn judged upon: (i) potential for fibre generation, and, (ii) the potential for exposure.

Condition

The condition of the asbestos products identified during the survey is usually reported as being good, fair or poor.

- Good: - refers to asbestos materials, which have not been damaged or have not deteriorated.
- Fair: - refers to the asbestos material having suffered minor cracking or de-surfacing.
- Poor: - describes asbestos materials which have been damaged, or their condition has deteriorated over time.

Friability

The friability of asbestos products describes the ease of which the material can be crumbled, and hence to release fibres.

- Friable asbestos: - (e.g. limpet beam insulation, pipe lagging) can be easily crumbled and is more hazardous than non-friable asbestos products.
- Non-Friable asbestos: - commonly known as bonded asbestos, is typically comprised of asbestos fibres tightly bound in a stable non-asbestos matrix. Examples of non-friable asbestos products include asbestos cement materials (sheeting, pipes etc), asbestos containing vinyl floor tiles and electrical backing boards.

Accessibility/Disturbance Potential

Asbestos products can be classified as having low, medium or high accessibility/disturbance potential.

- Low accessibility describes asbestos products that cannot be easily disturbed, such as materials in building voids, set ceilings, etc.
- Medium accessibility describes asbestos products that are visible but normal access is impeded, such as materials behind cladding material or are present in a ceiling space or are height restricted
- High accessibility asbestos products can be easily accessed or damaged due to their close proximity to personnel, e.g. asbestos cement walls or down pipes.

Risk Status

The risk factors described above are used to rank the health risk posed by the presence of asbestos-containing materials.

- A low risk ranking describes asbestos materials that pose a low health risk to personnel, employees and the general public providing they stay in a stable condition, for example asbestos materials that are in good condition and have low accessibility.
- A medium risk ranking applies to materials that pose an increased risk to people in the area.





- Asbestos materials that possess a high-risk ranking pose a high health risk to personnel or the public in the area of the material. Materials with a high-risk ranking will also possess a Priority 1 recommendation to manage the asbestos and reduce the risk.

The following priority rating system is adopted to assist in the programming and budgeting of the control of asbestos risk identified at the site.

Priority 1 (P1): Organise Remedial Works Immediately

An area has asbestos containing materials, which are either damaged or are being exposed to continual disturbance. Due to these conditions, there is an increased potential for exposure and/or transfer of the material to other parts with continued unrestricted use of this area. Representative asbestos fibre monitoring should be conducted in the building area during normal building operation where recommended. Prompt abatement of the asbestos hazard is recommended. As an interim action, restrict access.

Priority 2 (P2): Organise Remedial Works Within 3 Months

An area has asbestos containing materials with a potential for disturbance due to the following conditions:

- Material has been disturbed or damaged and its current condition, while not posing an immediate hazard, is unstable.
- The material is accessible and can when disturbed, present a short-term exposure risk.
- Demolition, renovation, refurbishment, maintenance, modification or new installations, involving air-handling system,

Appropriate abatement measures should be taken as soon as practicable. A negligible health risk exists if materials remain undisturbed under the control of an asbestos management plan.

Priority 3 (P3): No Remedial Works Required

An area has asbestos-containing materials, where:

- The condition of the friable asbestos material is now stable and has low potential of being disturbed or
- The material is currently in a non-friable condition, may have slight damage but do not present an exposure risk unless cut, drilled, sanded or otherwise abraded.

Negligible health risks are present if materials are left undisturbed under the control of an asbestos management plan. Defer any major action unless materials are to be disturbed as a result of maintenance, refurbishment or demolition operations.

Priority 4 (P4): No Remedial Works Required

The asbestos material is in a non-friable form and in good condition. It is most unlikely that the material can be disturbed under normal circumstances and can be safely subjected to normal traffic. Even if it were subjected to minor disturbance the material poses a negligible health risk. These materials should be left, and their condition monitored during subsequent reviews. As with any asbestos materials, these materials must be removed prior to renovations that may impact on the materials.





Asbestos Management Requirements

Introduction

Asbestos is the fibrous form of mineral silicates belonging to the serpentine and amphibole groups with the most common types being crocidolite (blue asbestos), amosite (brown or grey asbestos) and chrysotile (white asbestos).

Asbestos is a hazardous material that poses a risk to health by inhalation if the asbestos fibres become airborne and people are exposed to these airborne fibres. Exposure to asbestos fibres is known to cause mesothelioma, asbestosis and lung cancer.

Asbestos and asbestos-containing materials were used extensively in Australian buildings and structures, plant and equipment and in ships, trains and motor vehicles during the 1950s, 1960s and 1970s, and some uses, including some friction materials and gaskets, were only discontinued on 31 December 2003.

Asbestos materials in a bonded form do not present an immediate health risk if they remain undisturbed and in good condition. It is the inhalation of fibres from friable forms of asbestos, or dusts generated by disturbing bonded materials, that may lead to the risk of asbestos-related disease.

Asbestos Management Plan (AMP)

An AMP (including an asbestos register) should be developed for the site as per Part 4.1 of SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019). See the Recommendation section of this report for details of what should be included in the AMP.

Updates to Register, AMP and Risk Assessments

The asbestos register and the AMP should be reviewed (via visual inspection by a competent person) and updated at least every 5 years for non-friable ACM and every 12 months for friable ACM where a risk assessment indicates the need for a reassessment or if any ACMs have been removed or updated as per Parts 3.2 and 4.2 of SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019).

Risk assessments should be reviewed regularly, particularly when there is evidence that the risk assessment is no longer valid, control measures are shown to be ineffective or there is a significant change planned for the workplace or work practices or procedures relevant to the risk assessment; or there is a change in ACM condition or ACMs have since been enclosed, encapsulated or removed.

Labelling

All confirmed or presumed ACMs (or their enclosures) should be labelled to identify the material as *asbestos-containing* or *presumed asbestos-containing* and to warn that the items should not be disturbed as per Part 2.5 of SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019).

Training

Staff and site personnel must be provided with *Asbestos Awareness* training in accordance with Part 6.3 of SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019).

Training should inform staff how to work safely alongside asbestos by instructing them of:

- The health risks associated with asbestos.
- Their roles and responsibilities under the AMP.
- Procedures for managing asbestos on-site.
- The correct use of control measures and safe work methods to minimise the risks from asbestos. Training records must be kept.

Refurbishment / Demolition Requirements

This audit is limited by the Scope of Works and Methodology outlined within this report.

Generally, a new audit or revised audit is required prior to any planned refurbishment, alteration, demotion or upgrade works that may disturb ACMs at the site in accordance with *Australia Standard AS 2601: The Demolition of Structures*





Removal of Asbestos Materials

If the asbestos management plan calls for the removal of asbestos, the Work Health and Safety Regulation 2017 (NSW) requires that this be done in accordance with *SafeWork NSW, Code of Practice: How to Safely Remove Asbestos (2019)*.

Ensure that a risk assessment is performed by a competent person prior to the asbestos removal and that the asbestos removalist considers this risk assessment when developing their asbestos removal control plan.

Asbestos removal licences are required for non-friable and friable asbestos removal work. Friable asbestos removal work also requires a WorkCover permit.

Consultation and Communication related to Asbestos Removal

When asbestos-containing materials are to be removed, there must be full consultation, information sharing and involvement by everyone in the workplace at each step of the asbestos-containing material removal process and records should be kept.

Provision of Information to the Asbestos Removalist

Before any removal work commences, the asbestos removalist must be provided with a copy of the asbestos register and work specifications for the asbestos-containing materials removal.

Air Monitoring

Air monitoring may need to be performed when asbestos-containing materials are being removed to ensure control measures are effective. Air monitoring is required for all indoor removals of friable asbestos-containing materials and for all outdoor removals of friable asbestos-containing materials where there might be a risk to other people.

The need for air monitoring should be determined by a competent person who is independent from the person responsible for the removal work.

If air monitoring is required, the competent person shall develop a documented air-monitoring program, which includes the requirements for clearance monitoring.

Asbestos removal must not commence until the air monitoring has commenced.

The results of air monitoring shall be provided to all relevant parties as soon as possible.

In accordance with *Section 261 of the Work Health & Safety Regulations (2017)*, any air monitoring must be analysed in a NATA-Accredited laboratory in accordance with the *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Edition [NOHSC: 3003 (2005)]*.

Clearance to Reoccupy an Asbestos Work Area

Before clearance is granted for an asbestos work area to be re-occupied, there must be a thorough clearance inspection. The clearance inspection must be conducted by a competent person who is independent from the person responsible for the removal work.

Following the final clearance inspection, a clearance certificate must be issued by this competent person. Any protective barriers between the asbestos work area and public areas must remain intact until completion of all asbestos removal work and successful completion of the clearance inspection.

Disposal of Asbestos Waste

The handling and storage of asbestos waste at a worksite is regulated solely by SafeWork NSW. The storage at any location other than worksites, transport and disposal of asbestos waste are regulated by the NSW Department of Environment, Climate Change and Water (DECCW).





At the asbestos removal site, asbestos waste must be collected and disposed of in an asbestos waste bag, a drum, a bin or asbestos waste skip. If the asbestos waste cannot be disposed of immediately, it should be stored in a solid waste drum, bin or skip, sealed, and secured at the completion of each day's work. All asbestos waste must be removed from the workplace by a competent person. When transported, bonded asbestos must be securely packaged at all times and friable asbestos must be kept in sealed containers. All asbestos waste must be transported in a covered, leak-proof vehicle.

The asbestos waste may only be disposed of at a landfill site licensed by the DECCW to accept asbestos waste. This landfill site must receive prior notification by the asbestos remover of the intention to dispose of asbestos waste at this site. The landfill site must issue a certificate of disposal and the asbestos remover must provide the Facilities Manager with a copy of this certificate. It is the Facilities Manager's responsibility to ensure a copy of the certificate of disposal is placed within the relevant site's asbestos register.





Statement of Limitations

This report has been prepared in accordance with the agreement between the client and Trinitas Group. Within the limitations of the agreed upon scope of services, this work has been undertaken and performed in a professional manner, in accordance with generally accepted practices, using a degree of skill and care ordinarily exercised by members of its profession and consulting practice. No other warranty, expressed or implied, is made.

This report is solely for the use of the client and any reliance on this report by third parties shall be at such party's sole risk and may not contain sufficient information for purposes of other parties or for other uses. This report shall only be presented in full and may not be used to support any other objective than those set out in the report, except where written approval with comments are provided by Trinitas Group.

This report relates only to the identification of asbestos-containing materials used in the construction of the building and does not include the identification of dangerous goods or hazardous substances in the form of chemicals used, stored or manufactured within the building or plant.

The following should also be noted:

While the survey has attempted to locate the asbestos-containing materials within the site it should be noted that the review was a visual inspection and a limited sampling program was conducted and/or the analysis results of the previous report were used. Representative samples of suspect asbestos materials were collected for analysis. Other asbestos materials of similar appearance are assumed to have a similar content.

Not all suspected asbestos materials were sampled. Only those asbestos materials that were physically accessible could be located and identified. Therefore, it is possible that asbestos materials, which may be concealed within inaccessible areas/voids, may not have been located during the audit. Such inaccessible areas fall into a number of categories.

- Locations behind locked doors.
- In set ceilings or wall cavities.
- Those areas accessible only by dismantling equipment or performing minor localised demolition works.
- Service shafts, ducts etc., concealed within the building structure.
- Energised services, gas, electrical, pressurised vessel and chemical lines
- Voids or internal areas of machinery, plant, equipment, air conditioning ducts etc.
- Totally inaccessible areas such as voids and cavities created and intimately concealed within the building structure. These voids are only accessible during major demolition works.
- Height restricted areas.
- Areas deemed unsafe or hazardous at time of audit

In addition to areas that were not accessible, the possible presence of asbestos containing materials may not have been assessed because it was not considered practicable as:

- It would require unnecessary dismantling of equipment; and/or
- It was considered disruptive to the normal operations of the building; and/or
- It may have caused unnecessary damage to equipment, furnishings or surfaces; and/or
- The asbestos containing material was not considered to represent a significant exposure risk; and/or
- The time taken to determine the presence of the asbestos containing material was considered prohibitive.

Only minor destructive auditing and sampling techniques were employed to gain access to those areas documented in the register. Consequently, without substantial demolition of the building, it is not possible to guarantee that every source of asbestos containing material has been detected.

During the course of normal site works care should be exercised when entering any previously inaccessible areas or areas mentioned above and it is imperative that work cease pending further sampling if materials suspected of containing asbestos or unknown materials are encountered. Therefore, during any refurbishment or






demolition works, further investigations and assessment may be required should any suspect material be observed in previously inaccessible areas or areas not fully inspected previously, i.e. carpeted floors.

This report is not intended to be used for the purposes of tendering, programming of works, refurbishment works, or demolition works unless used in conjunction with a specification detailing the extent of the works. To ensure its contextual integrity, the report must be read in its entirety and should not be copied, distributed or referred to in part only





Asbestos Register

	Client Name:	Abril	Property Number:	N/A	Survey Date:	31/08/2023
	Site Name:	1st Dundas Scout Hall	Building Age:	1950	Inspected By:	Karim Nazemi
	Site Address:	Yates Avenue, Dundas Valley NSW 2117	Construction Type:	Cladding	Building Size (m2):	300
	Building Name:	1st Dundas Scout	Roof Type:	Metal	No. Levels:	1

Item	Location	Level	Room-Specific Location	Hazard Type	Item description	Sample Reference	Sample Status	Photo No	Extent	Condition	Friability	Disturbance Potential	Risk Rating	Current Label	Control Priority	Control Recommendation
1	Exterior	Ground Floor	Building eaves throughout	Asbestos	FC sheeting	01	Positive	230831-133207	60	Good	Non-Friable	Low	Low	No	P4	P4 - No short term remediation works required. Review periodically and manage as part of an AMP
2	Interior	Ground Floor	West side, electricity meter box	Asbestos	Electrical backing board	Nil	Presumed Positive	230831-134031	1 unit	Good	Non-Friable	Low	Low	No	P4	P4 - No short term remediation works required. Review periodically and manage as part of an AMP
3	Exterior	Ground Floor	Southwest corner, debris on ground surface	Asbestos	FC fragments	02	Positive	230831-134050	20	Poor	Friable	High	High	No	P1	P1 - Restrict access to area & organise remediation works as soon as practicable & manage any remaining materials as part of an AMP
4	Interior	Ground Floor	South-east corner, debris on floor (partially inspected due to u safe structure)	Asbestos	FC fragments	Similar to 02	Presumed Positive	230831-135813	100	Poor	Friable	High	High	No	P1	P1 - Restrict access to area & organise remediation works as soon as practicable & manage any remaining





Item	Location	Level	Room-Specific Location	Hazard Type	Item description	Sample Reference	Sample Status	Photo No	Extent	Condition	Friability	Disturbance Potential	Risk Rating	Current Label	Control Priority	Control Recommendation
																materials as part of an AMP
5	Exterior	Ground Floor	East side, electricity meter box, fire damaged	Asbestos	Electrical backing board	Nil	Presumed Positive	230831-134131	1 unit	Poor	Friable	Medium	High	No	P1	P1 - Restrict access to area & organise remediation works as soon as practicable & manage any remaining materials as part of an AMP
6	Exterior	Ground Floor	South side, external areas adjacent kitchen	Asbestos	FC fragments	Similar to 02	Presumed Positive	230831-134216	15	Poor	Friable	High	High	No	P1	P1 - Restrict access to area & organise remediation works as soon as practicable & manage any remaining materials as part of an AMP
7	Interior	Ground Floor	Internal wall linings in the western section (not fire damaged)	Asbestos	Masonite like material	03	Negative	230831-134405								
8	Interior	Ground Floor	Internal wall linings in the western section (not fire damaged)	Asbestos	Masonite like material	Similar to 03	Presumed Negative	230831-134441								
9	Interior	Ground Floor	Kitchen, vinyl flooring	Asbestos	Vinyl flooring	04	Negative	230831-134901								
10	Interior	Ground Floor	Internal wall linings in the western section (not fire damaged)	Asbestos	Masonite like material	Similar to 03	Presumed Negative	230831-134915								
11	Exterior	Ground Floor	North side, fire damage debris on ground surface	Asbestos	FC fragments	05	Positive	230831-135903	30	Poor	Friable	High	High	No	P1	P1 - Restrict access to area & organise remediation works as soon as practicable & manage any remaining materials as part of an AMP
12	Interior	Sub-floor	Subfloor throughout, Packers on piers	Asbestos	FC fragments	06	Positive	230831-140719	Through out	Good	Non-Friable	Low	Low	No	P4	P4 - No short term remediation works required. Review periodically and manage as part of an AMP
13	Interior	Sub-floor	Subfloor surface, fragments on surface	Asbestos	FC fragments	Similar to 06	Presumed Positive	230831-140857		Good	Non-Friable	Low	Low	No	P4	P4 - No short term remediation works required. Review periodically and manage as part of an AMP
14	Exterior	Ground Floor	North side, Insulation material	Asbestos	SMF like material	Nil	Presumed Negative	230831-140906								





Item	Location	Level	Room-Specific Location	Hazard Type	Item description	Sample Reference	Sample Status	Photo No	Extent	Condition	Friability	Disturbance Potential	Risk Rating	Current Label	Control Priority	Control Recommendation
15	Interior	Ground Floor	Western section, insulation material on floor	Asbestos	SMF like material	Nil	Presumed Negative	230831-140909								








Positive Photos

 <p>Photo No: 230831-133207 Result: Asbestos - Positive Location-Level: Exterior - Ground Floor Room-Location: Building eaves throughout Feature-Material: FC sheeting Item No - Risk Rating: 1 - Low</p>	 <p>Photo No: 230831-134031 Result: Asbestos - Presumed Positive Location-Level: Interior - Ground Floor Room-Location: West side, electricity meter box Feature-Material: Electrical backing board Item No - Risk Rating: 2 - Low</p>
 <p>Photo No: 230831-134050 Result: Asbestos - Positive Location-Level: Exterior - Ground Floor Room-Location: Southwest corner, debris on ground surface Feature-Material: FC fragments Item No - Risk Rating: 3 - High</p>	 <p>Photo No: 230831-135813 Result: Asbestos - Presumed Positive Location-Level: Interior - Ground Floor Room-Location: South-east corner, debris on floor (partially inspected due to unsafe structure) Feature-Material: FC fragments Item No - Risk Rating: 4 - High</p>
 <p>Photo No: 230831-134131 Result: Asbestos - Presumed Positive Location-Level: Exterior - Ground Floor Room-Location: East side, electricity meter box, fire damaged Feature-Material: Electrical backing board Item No - Risk Rating: 5 - High</p>	 <p>Photo No: 230831-134216 Result: Asbestos - Presumed Positive Location-Level: Exterior - Ground Floor Room-Location: South side, external areas adjacent kitchen Feature-Material: FC fragments Item No - Risk Rating: 6 - High</p>











 <p>Photo No: 230831-135903 Result: Asbestos - Positive Location-Level: Exterior - Ground Floor Room-Location: North side, fire damage debris on ground surface Feature-Material: FC fragments Item No - Risk Rating: 11 - High</p>	 <p>Photo No: 230831-140719 Result: Asbestos - Positive Location-Level: Interior - Sub-floor Room-Location: Subfloor throughout, Packers on piers Feature-Material: FC fragments Item No - Risk Rating: 12 - Low</p>
 <p>Photo No: 230831-140857 Result: Asbestos - Presumed Positive Location-Level: Interior - Sub-floor Room-Location: Subfloor surface, fragments on surface Feature-Material: FC fragments Item No - Risk Rating: 13 - Low</p>	





Negative Photos

 <p>Photo No: 230831-134405 Result: Asbestos - Negative Location-Level: Interior - Ground Floor Room-Location: Internal wall linings in the western section (not fire damaged) Feature-Material: Masonite like material</p>	 <p>Photo No: 230831-134441 Result: Asbestos - Presumed Negative Location-Level: Interior - Ground Floor Room-Location: Internal wall linings in the western section (not fire damaged) Feature-Material: Masonite like material</p>
 <p>Photo No: 230831-134901 Result: Asbestos - Negative Location-Level: Interior - Ground Floor Room-Location: Kitchen, vinyl flooring Feature-Material: Vinyl flooring</p>	 <p>Photo No: 230831-134915 Result: Asbestos - Presumed Negative Location-Level: Interior - Ground Floor Room-Location: Internal wall linings in the western section (not fire damaged) Feature-Material: Masonite like material</p>
 <p>Photo No: 230831-140906 Result: Asbestos - Presumed Negative Location-Level: Exterior - Ground Floor Room-Location: North side, insulation material Feature-Material: SMF like material</p>	 <p>Photo No: 230831-140909 Result: Asbestos - Presumed Negative Location-Level: Interior - Ground Floor Room-Location: Western section, insulation material on floor Feature-Material: SMF like material</p>





How to Contact Us

Mail Trinitas Group
 PO Box 1376 Parramatta NSW 2124

Email admin@trinitasgroup.com.au

Address Level 3, 24 Hunter Street, Parramatta NSW 2150

Website www.trinitasgroup.com.au

Telephone 1800 4 TRINITAS

Facsimile 02 8016 0875

Trinitas Group Pty Ltd
 ABN 12 161 759 708

Disclaimer: This report is prepared for the use of the recipient for the purpose of risk evaluation, risk improvement and or loss control. It is based upon prevailing conditions at the time of inspection, our observations and information provided by the client contact/s at the site. No responsibility is accepted, and liability disclaimed for the use of this report for any other purpose, or by any third party, nor does it imply that no other hazardous conditions exist.





Environment Testing

Certificate of Analysis

Trinitas Group Pty Ltd
Level 3, 24 Hunter Street
Parramatta
NSW 2150



NATA Accredited
Accreditation Number 1261
Site Number 18217

Accredited for compliance with ISO/IEC 17025-Testing
NATA is a signatory to the ILAC Mutual Recognition
Arrangement for the mutual recognition of the
equivalence of testing, medical testing, calibration,
inspection, proficiency testing scheme providers and
reference materials producers reports and certificates.

Attention: Denny Bolatti
Report 1022644-AID
Project Name 1ST DUNDAS SCOUT HALL
Received Date Sep 01, 2023
Date Reported Sep 08, 2023

Methodology:

Asbestos Fibre Identification	Conducted in accordance with the Australian Standard AS 4964 – 2004: Method for the Qualitative Identification of Asbestos in Bulk Samples and in-house Method LTM-ASB-8020 by polarised light microscopy (PLM) and dispersion staining (DS) techniques. <i>NOTE: Positive Trace Analysis results indicate the sample contains detectable respirable fibres.</i>
Unknown Mineral Fibres	Mineral fibres of unknown type, as determined by PLM with DS, may require another analytical technique, such as Electron Microscopy, to confirm unequivocal identity. <i>NOTE: While Actinolite, Anthophyllite and Tremolite asbestos may be detected by PLM with DS, due to variability in the optical properties of these materials, AS4964 requires that these are reported as UMF unless confirmed by an independent technique.</i>
Subsampling Soil Samples	The whole sample submitted is first dried and then passed through a 10mm sieve followed by a 2mm sieve. All fibrous matter greater than 10mm, greater than 2mm as well as the material passing through the 2mm sieve are retained and analysed for the presence of asbestos. If the sub 2mm fraction is greater than approximately 30 to 60g then a sub-sampling routine based on ISO 3082:2009(E) is employed. <i>NOTE: Depending on the nature and size of the soil sample, the sub-2 mm residue material may need to be sub-sampled for trace analysis, in accordance with AS 4964-2004.</i>
Bonded asbestos-containing material (ACM)	The material is first examined and any fibres isolated for identification by PLM and DS. Where required, interfering matrices may be removed by disintegration using a range of heat, chemical or physical treatments, possibly in combination. The resultant material is then further examined in accordance with AS 4964 - 2004. <i>NOTE: Even after disintegration it may be difficult to detect the presence of asbestos in some asbestos-containing bulk materials using PLM and DS. This is due to the low grade or small length or diameter of the asbestos fibres present in the material, or to the fact that very fine fibres have been distributed intimately throughout the materials. Vinyl/asbestos floor tiles, some asbestos-containing sealants and mastics, asbestos-containing epoxy resins and some ore samples are examples of these types of material, which are difficult to analyse.</i>
Limit of Reporting	The performance limitation of the AS 4964 (2004) method for non-homogeneous samples is around 0.1 g/kg (equivalent to 0.01% (w/w)). Where no asbestos is found by PLM and DS, including Trace Analysis, this is considered to be at the nominal reporting limit of 0.01% (w/w). The NEPM screening level of 0.001% (w/w) is intended as an on-site determination, not a laboratory Limit of Reporting (LOR), per se. Examination of a large sample size (e.g. 500 mL) may improve the likelihood of detecting asbestos, particularly AF, to aid assessment against the NEPM criteria. Gravimetric determinations to this level of accuracy are outside of AS 4964 and hence NATA Accreditation does not cover the performance of this service (non-NATA results shown with an asterisk). <i>NOTE: NATA News March 2014, p.7, states in relation to AS 4964: "This is a qualitative method with a nominal reporting limit of 0.01 % " and that currently in Australia "there is no validated method available for the quantification of asbestos". This report is consistent with the analytical procedures and reporting recommendations in the NEPM and the WA DoH.</i>



Environment Testing

Project Name 1ST DUNDAS SCOUT HALL
Project ID
Date Sampled Aug 31, 2023
Report 1022644-AID

Client Sample ID	Eurofins Sample No.	Date Sampled	Sample Description	Result
01-FC SHEETING	23-Se0004499	Aug 31, 2023	Approximate Sample 5g / 25x20x4mm Sample consisted of: (a) Brown/ black fibre cement material (b) Brown paint	Chrysotile asbestos detected (a). Organic fibre detected.
02- FC FRAGMENT	23-Se0004500	Aug 31, 2023	Approximate Sample 34g / 65x50x5mm Sample consisted of: (a) Brown/ black fibre cement material (b) Brown paint	Chrysotile asbestos detected (a). Organic fibre detected.
03- MASONITE LIKE MATERIAL	23-Se0004501	Aug 31, 2023	Approximate Sample 8g / 70x30x3mm Sample consisted of: Brown/ black fibre board like material	No asbestos detected. Organic fibre detected. No trace asbestos detected.
04-VINYL FLOORING	23-Se0004502	Aug 31, 2023	Approximate Sample 3g / 60x35x1mm Sample consisted of: Brown vinyl material with yellow adhesive on one side	No asbestos detected. Synthetic mineral fibre detected. No trace asbestos detected.
05-FC FRAGMENTS	23-Se0004503	Aug 31, 2023	Approximate Sample 24g / 50x40x4mm Sample consisted of: Brown/ black fibre cement material	Chrysotile and amosite asbestos detected.
06-FC FRAGMENTS	23-Se0004504	Aug 31, 2023	Approximate Sample 36g / 85x50x4mm Sample consisted of: White fibre cement material	Chrysotile asbestos detected. Organic fibre detected.



Environment Testing

Sample History

Where samples are submitted/analysed over several days, the last date of extraction is reported.

If the date and time of sampling are not provided, the Laboratory will not be responsible for compromised results should testing be performed outside the recommended holding time.

Description	Testing Site	Extracted	Holding Time
Asbestos - LTM-ASB-8020	Sydney	Sep 04, 2023	Indefinite



Eurofins Environment Testing Australia Pty Ltd
 ABN: 50 005 085 521

Melbourne 6 Monterey Road Dandenong South VIC 3175 Tel: +61 3 8564 5000 NATA# 1261 Site# 1254	Geelong 19/8 Lewalan Street Grovedale VIC 3216 Tel: +61 3 8564 5000 NATA# 1261 Site# 25403	Sydney 179 Magowar Road Girraween NSW 2145 Tel: +61 2 9900 8400 NATA# 1261 Site# 18217	Canberra Unit 1.2 Dacre Street Mitchell ACT 2911 Tel: +61 2 6113 8091 NATA# 1261 Site# 25488	Brisbane 1/21 Smallwood Place Murarie QLD 4172 Tel: +61 7 3902 4600 NATA# 1261 Site# 20794	Newcastle 1/2 Frost Drive Mayfield West NSW 2304 Tel: +61 2 4968 8448 NATA# 1261 Site# 25079 & 25289
--	---	---	---	---	--

Eurofins ARL Pty Ltd
 ABN: 91 05 0159 898

Perth
48-48 Banksia Road
Welshpool
WA 6106
Tel: +61 8 6253 4444
NATA# 2377
Site# 2370

Eurofins Environment Testing NZ Ltd
 NZBN: 9429048024954

Auckland 35 O'Rorke Road Penrose Auckland 1061 Tel: +64 9 526 4551 IANZ# 1327	Christchurch 43 Detroit Drive Rolleston Christchurch 7675 Tel: +64 3 343 5201 IANZ# 1290	Tauranga 1277 Cameron Road, Gate Pa. Tauranga 3112 Tel: +64 9 526 0568 IANZ# 1402
---	--	---

web: www.eurofins.com.au
 email: EnviroSales@eurofins.com

Company Name: Trinitas Group Pty Ltd	Order No.:	Received: Sep 1, 2023 4:24 PM
Address: Level 3, 24 Hunter Street Parramatta NSW 2150	Report #: 1022644	Due: Sep 8, 2023
	Phone: 02 8810 4445	Priority: 5 Day
	Fax: 02 8016 0875	Contact Name: Denny Bolatti

Project Name: 1ST DUNDAS SCOUT HALL

Eurofins Analytical Services Manager : Bonnie Pu

Sample Detail						Asbestos Absence/Presence
No	Sample ID	Sample Date	Sampling Time	Matrix	LAB ID	
Sydney Laboratory - NATA # 1261 Site # 18217						X
External Laboratory						
1	01-FC SHEETING	Aug 31, 2023		Building Materials	S23-Se0004499	X
2	02- FC FRAGMENT	Aug 31, 2023		Building Materials	S23-Se0004500	X
3	03- MASONITE LIKE MATERIAL	Aug 31, 2023		Building Materials	S23-Se0004501	X
4	04-VINYL FLOORING	Aug 31, 2023		Building Materials	S23-Se0004502	X
5	05-FC FRAGMENTS	Aug 31, 2023		Building Materials	S23-Se0004503	X
6	06-FC FRAGMENTS	Aug 31, 2023		Building Materials	S23-Se0004504	X
Test Counts						6

Internal Quality Control Review and Glossary General

1. QC data may be available on request.
2. All soil results are reported on a dry basis, unless otherwise stated.
3. Samples were analysed on an 'as received' basis.
4. Information identified on this report with the colour blue indicates data provided by customer that may have an impact on the results.
5. This report replaces any interim results previously issued.

Holding Times

Please refer to the most recent version of the 'Sample Preservation and Container Guide' for holding times (QS3001). If the Laboratory did not receive the information in the required timeframe, and regardless of any other integrity issues, suitably qualified results may still be reported. Holding times apply from the date of sampling, therefore compliance to these may be outside the laboratory's control.

Units

% w/w:	Percentage weight-for-weight basis, e.g. of asbestos in asbestos-containing finds in soil samples (% w/w)
F/field	Airborne fibre filter loading as Fibres (N) per Fields counted (n)
F/mL	Airborne fibre reported concentration as Fibres per millilitre of air drawn over the sampler membrane (C)
g, kg	Mass, e.g. of whole sample (M) or asbestos-containing find within the sample (m)
g/kg	Concentration in grams per kilogram
L, mL	Volume, e.g. of air as measured in AFM (V = r x t)
L/min	Airborne fibre sampling Flowrate as litres per minute of air drawn over the sampler membrane (f)
min	Time (t), e.g. of air sample collection period

Calculations

Airborne Fibre Concentration: $C = \left(\frac{d}{a}\right) \times \left(\frac{M}{n}\right) \times \left(\frac{1}{r}\right) \times \left(\frac{1}{t}\right) = K \times \left(\frac{M}{n}\right) \times \left(\frac{1}{r}\right)$

Asbestos Content (as asbestos): $\% w/w = \frac{(m \times P_A)}{M}$

Weighted Average (of asbestos): $\%_{WA} = \frac{\sum (m \times P_A)_x}{x}$

Terms

%asbestos	Estimated percentage of asbestos in a given matrix. May be derived from knowledge or experience of the material, informed by HSG264 Appendix 2, else assumed to be 15% in accordance with WA DOH Appendix 2 (PA).
ACM	Asbestos Containing Materials. Asbestos contained within a non-asbestos matrix, typically presented in bonded (non-friable) condition. For the purposes of the NEPM and WA DOH, ACM corresponds to material larger than 7 mm x 7 mm.
AF	Asbestos Fines. Asbestos contamination within a soil sample, as defined by WA DOH. Includes loose fibre bundles and small pieces of friable and non-friable material such as asbestos cement fragments mixed with soil. Considered under the NEPM as equivalent to "non-bonded / friable".
AFM	Airborne Fibre Monitoring, e.g. by the MFM.
Amosite	Amosite Asbestos Detected. Amosite may also refer to Fibrous Grunerite or Brown Asbestos. Identified in accordance with AS 4964-2004.
AS	Australian Standard.
Asbestos Content (as asbestos)	Total % w/w asbestos content in asbestos-containing finds in a soil sample (% w/w).
Chrysotile	Chrysotile Asbestos Detected. Chrysotile may also refer to Fibrous Serpentine or White Asbestos. Identified in accordance with AS 4964-2004.
COC	Chain of Custody.
Crocidolite	Crocidolite Asbestos Detected. Crocidolite may also refer to Fibrous Riebeckite or Blue Asbestos. Identified in accordance with AS 4964-2004.
Dry	Sample is dried by heating prior to analysis.
DS	Dispersion Staining. Technique required for Unequivocal Identification of asbestos fibres by PLM.
FA	Fibrous Asbestos. Asbestos containing material that is wholly or in part friable, including materials with higher asbestos content with a propensity to become friable with handling, and any material that was previously non-friable and in a severely degraded condition. For the purposes of the NEPM and WA DOH, FA generally corresponds to material larger than 7 mm x 7 mm, although FA may be more difficult to visibly distinguish and may be assessed as AF.
Fibre Count	Total of all fibres (whether asbestos or not) meeting the counting criteria set out in the NOHSC:3003
Fibre ID	Fibre Identification. Unequivocal identification of asbestos fibres according to AS 4964-2004. Includes Chrysotile, Amosite (Grunerite) or Crocidolite asbestos.
Friable	Asbestos-containing materials of any size that may be broken or crumbled by hand pressure. For the purposes of the NEPM, this includes both AF and FA. It is outside of the laboratory's remit to assess degree of friability.
HSG248	UK HSE HSG248, <i>Asbestos: The Analysts Guide</i> , 2nd Edition (2021).
HSG264	UK HSE HSG264, <i>Asbestos: The Survey Guide</i> (2012).
ISO (also ISO/IEC)	International Organization for Standardization / International Electrotechnical Commission.
K Factor	Microscope constant (K) as derived from the effective filter area of the given AFM membrane used for collecting the sample (A) and the projected eyepiece graticule area of the specific microscope used for the analysis (a).
LOR	Limit of Reporting.
MFM (also NOHSC:3003)	Membrane Filter Method. As described by the Australian Government National Occupational Health and Safety Commission, <i>Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres</i> , 2nd Edition [NOHSC:3003(2005)].
NEPM (also ASC NEPM)	National Environment Protection (Assessment of Site Contamination) Measure, (2013, as amended).
Organic	Organic Fibres Detected. Organic may refer to Natural or Man-Made Polymeric Fibres. Identified in accordance with AS 4964-2004.
PCM	Phase Contrast Microscopy. As used for Fibre Counting according to the MFM.
PLM	Polarised Light Microscopy. As used for Fibre Identification and Trace Analysis according to AS 4964-2004.
Sampling	Unless otherwise stated Eurofins are not responsible for sampling equipment or the sampling process.
SMF	Synthetic Mineral Fibre Detected. SMF may also refer to Man Made Vitreous Fibres. Identified in accordance with AS 4964-2004.
SRA	Sample Receipt Advice.
Trace Analysis	Analytical procedure used to detect the presence of respirable fibres (particularly asbestos) in a given sample matrix.
UK HSE HSG	United Kingdom, Health and Safety Executive, Health and Safety Guidance, publication.
UMF	Unidentified Mineral Fibre Detected. Fibrous minerals that are detected but have not been unequivocally identified by PLM with DS according to the AS 4964-2004. May include (but not limited to) Actinolite, Anthophyllite or Tremolite asbestos.
WA DOH	Reference document for the NEPM. Government of Western Australia, <i>Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia</i> (updated 2021), including Appendix Four: <i>Laboratory analysis</i>
Weighted Average	Combined average % w/w asbestos content of all asbestos-containing finds in the given aliquot or total soil sample (% _{WA}).



Environment Testing

Comments

Sample Integrity

Custody Seals Intact (if used)	N/A
Attempt to Chill was evident	N/A
Sample correctly preserved	Yes
Appropriate sample containers have been used	Yes
Sample containers for volatile analysis received with minimal headspace	Yes
Samples received within HoldingTime	Yes
Some samples have been subcontracted	No

Asbestos Counter/Identifier:

Geronimo Jr Abrot Senior Analyst-Asbestos

Authorised by:

Sayeed Abu Senior Analyst-Asbestos

Glenn Jackson
Managing Director

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

* Indicates NATA accreditation does not cover the performance of this service

Measurement uncertainty of test data is available on request or please [click here](#).

Eurofins shall not be liable for loss, cost, damages or expenses incurred by the client, or any other person or company, resulting from the use of any information or interpretation given in this report. In no case shall Eurofins be liable for consequential damages including, but not limited to, lost profits, damages for failure to meet deadlines and lost production arising from this report. This document shall not be reproduced except in full and relates only to the items tested. Unless indicated otherwise, the tests were performed on the samples as received.



Appendix F – Laboratory Documents





Environment Testing

Certificate of Analysis

Trinitas Group Pty Ltd
Level 3, 24 Hunter Street
Parramatta
NSW 2150



NATA Accredited
Accreditation Number 1261
Site Number 18217

Accredited for compliance with ISO/IEC 17025—Testing
NATA is a signatory to the ILAC Mutual Recognition
Arrangement for the mutual recognition of the
equivalence of testing, medical testing, calibration,
inspection, proficiency testing scheme providers and
reference materials producers reports and certificates.

Attention: - RESULTS/SRAs
Report 1041686-AID
Project Name DUNDAS SCOUT HALL
Received Date Nov 06, 2023
Date Reported Nov 14, 2023

Methodology:

Asbestos Fibre Identification	Conducted in accordance with the Australian Standard AS 4964 – 2004: Method for the Qualitative Identification of Asbestos in Bulk Samples and in-house Method LTM-ASB-8020 by polarised light microscopy (PLM) and dispersion staining (DS) techniques. <i>NOTE: Positive Trace Analysis results indicate the sample contains detectable respirable fibres.</i>
Unknown Mineral Fibres	Mineral fibres of unknown type, as determined by PLM with DS, may require another analytical technique, such as Electron Microscopy, to confirm unequivocal identity. <i>NOTE: While Actinolite, Anthophyllite and Tremolite asbestos may be detected by PLM with DS, due to variability in the optical properties of these materials, AS4964 requires that these are reported as UMF unless confirmed by an independent technique.</i>
Subsampling Soil Samples	The whole sample submitted is first dried and then passed through a 10mm sieve followed by a 2mm sieve. All fibrous matter greater than 10mm, greater than 2mm as well as the material passing through the 2mm sieve are retained and analysed for the presence of asbestos. If the sub 2mm fraction is greater than approximately 30 to 60g then a sub-sampling routine based on ISO 3082:2009(E) is employed. <i>NOTE: Depending on the nature and size of the soil sample, the sub-2 mm residue material may need to be sub-sampled for trace analysis, in accordance with AS 4964-2004.</i>
Bonded asbestos-containing material (ACM)	The material is first examined and any fibres isolated for identification by PLM and DS. Where required, interfering matrices may be removed by disintegration using a range of heat, chemical or physical treatments, possibly in combination. The resultant material is then further examined in accordance with AS 4964 - 2004. <i>NOTE: Even after disintegration it may be difficult to detect the presence of asbestos in some asbestos-containing bulk materials using PLM and DS. This is due to the low grade or small length or diameter of the asbestos fibres present in the material, or to the fact that very fine fibres have been distributed intimately throughout the materials. Vinyl/asbestos floor tiles, some asbestos-containing sealants and mastics, asbestos-containing epoxy resins and some ore samples are examples of these types of material, which are difficult to analyse.</i>
Limit of Reporting	The performance limitation of the AS 4964 (2004) method for non-homogeneous samples is around 0.1 g/kg (equivalent to 0.01% (w/w)). Where no asbestos is found by PLM and DS, including Trace Analysis, this is considered to be at the nominal reporting limit of 0.01% (w/w). The NEPM screening level of 0.001% (w/w) is intended as an on-site determination, not a laboratory Limit of Reporting (LOR), per se. Examination of a large sample size (e.g. 500 mL) may improve the likelihood of detecting asbestos, particularly AF, to aid assessment against the NEPM criteria. Gravimetric determinations to this level of accuracy are outside of AS 4964 and hence NATA Accreditation does not cover the performance of this service (non-NATA results shown with an asterisk). <i>NOTE: NATA News March 2014, p.7, states in relation to AS 4964: "This is a qualitative method with a nominal reporting limit of 0.01 % " and that currently in Australia "there is no validated method available for the quantification of asbestos". This report is consistent with the analytical procedures and reporting recommendations in the NEPM and the WA DoH.</i>



Environment Testing

Project Name DUNDAS SCOUT HALL
Project ID
Date Sampled Nov 01, 2023
Report 1041686-AID

Client Sample ID	Eurofins Sample No.	Date Sampled	Sample Description	Result
TP01_0.3	23-No0014126	Nov 01, 2023	Approximate Sample 468g Sample consisted of: Brown fine-grained clayey soil and rocks	No asbestos detected at the reporting limit of 0.001% w/w.* Organic fibre detected. No trace asbestos detected.
TP02_0.3	23-No0014127	Nov 01, 2023	Approximate Sample 493g Sample consisted of: Brown fine-grained clayey soil, corroded metal, cement, glass, organic debris and rocks	No asbestos detected at the reporting limit of 0.001% w/w.* Synthetic mineral fibre detected. Organic fibre detected. No trace asbestos detected.
TP03_0.3	23-No0014128	Nov 01, 2023	Approximate Sample 442g Sample consisted of: Brown fine-grained clayey soil and rocks	No asbestos detected at the reporting limit of 0.001% w/w.* Organic fibre detected. No trace asbestos detected.
TP04_0.3	23-No0014129	Nov 01, 2023	Approximate Sample 453g Sample consisted of: Brown fine-grained clayey soil, cement, glass and rocks	No asbestos detected at the reporting limit of 0.001% w/w.* Organic fibre detected. No trace asbestos detected.
TP05_0.3	23-No0014130	Nov 01, 2023	Approximate Sample 542g Sample consisted of: Brown fine-grained clayey soil, cement and rocks	ACM: Chrysotile and amosite asbestos detected in fibre cement material. Approximate raw weight of ACM = 1.9g Total estimated asbestos content in ACM = 0.19g* Total estimated asbestos concentration in ACM = 0.034% w/w* Organic fibre detected. No trace asbestos detected.
TP06_0.3	23-No0014131	Nov 01, 2023	Approximate Sample 312g Sample consisted of: Brown fine-grained clayey soil, cement, organic debris and rocks	No asbestos detected at the reporting limit of 0.001% w/w.* Organic fibre detected. No trace asbestos detected.



Environment Testing

Client Sample ID	Eurofins Sample No.	Date Sampled	Sample Description	Result
TP07_0.3	23-No0014132	Nov 01, 2023	Approximate Sample 440g Sample consisted of: Brown fine-grained clayey soil, coal and rocks	FA: Chrysotile asbestos detected in weathered fibre cement material. Approximate raw weight of FA = 3.9g Estimated asbestos content in FA = 1.5g* Total estimated asbestos concentration in FA = 0.35% w/w* Organic fibre detected. No trace asbestos detected.
TP07_FC	23-No0014133	Nov 01, 2023	Approximate Sample 134g / 150x110x5mm Sample consisted of: Grey fibre plaster cement sheet	Chrysotile asbestos detected. Organic fibre detected.
TP08_0.2	23-No0014134	Nov 01, 2023	Approximate Sample 397g Sample consisted of: Brown fine-grained clayey soil, cement, corroded metal, organic debris and rocks	ACM: Chrysotile asbestos detected in fibre cement material. Approximate raw weight of ACM = 36g Total estimated asbestos content in ACM = 1.8g* Total estimated asbestos concentration in ACM = 0.45% w/w* Organic fibre detected. No trace asbestos detected.



Environment Testing

Sample History

Where samples are submitted/analysed over several days, the last date of extraction is reported.

If the date and time of sampling are not provided, the Laboratory will not be responsible for compromised results should testing be performed outside the recommended holding time.

Description	Testing Site	Extracted	Holding Time
Asbestos - LTM-ASB-8020	Sydney	Nov 07, 2023	Indefinite
Asbestos - LTM-ASB-8020	Sydney	Nov 07, 2023	Indefinite



Eurofins Environment Testing Australia Pty Ltd

ABN: 50 005 085 521

Melbourne 6 Monterey Road Dandenong South VIC 3175 Tel: +61 3 8564 5000 NATA# 1261 Site# 1254	Geelong 19/8 Lewalan Street Grovedale VIC 3216 Tel: +61 3 8564 5000 NATA# 1261 Site# 25403	Sydney 179 Magowar Road Girraween NSW 2145 Tel: +61 2 9900 8400 NATA# 1261 Site# 18217	Canberra Unit 1.2 Dacre Street Mitchell ACT 2911 Tel: +61 2 6113 8091 NATA# 1261 Site# 25488	Brisbane 1/21 Smallwood Place Murarie QLD 4172 Tel: +61 7 3902 4600 NATA# 1261 Site# 20794	Newcastle 1/2 Frost Drive Mayfield West NSW 2304 Tel: +61 2 4968 8448 NATA# 1261 Site# 25079 & 25289
---	--	--	--	--	---

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins ARL Pty Ltd

ABN: 91 05 0159 898

Perth 48-48 Banksia Road Welshpool WA 6106 Tel: +61 8 6253 4444 NATA# 2377 Site# 2370

Eurofins Environment Testing NZ Ltd

NZBN: 9429048024954

Auckland 35 O'Rorke Road Penrose Auckland 1061 Tel: +64 9 526 4551 IANZ# 1327	Christchurch 43 Detroit Drive Rolleston Christchurch 7675 Tel: +64 3 343 5201 IANZ# 1290	Tauranga 1277 Cameron Road, Gate Pa Tauranga 3112 Tel: +64 9 526 0568 IANZ# 1402
--	---	---

Company Name: Trinitas Group Pty Ltd
Address: Level 3, 24 Hunter Street
Parramatta
NSW 2150
Order No.:
Report #: 1041686
Phone: 02 8810 4445
Fax: 02 8016 0875
Received: Nov 6, 2023 3:39 PM
Due: Nov 13, 2023
Priority: 5 Day
Contact Name: - RESULTS/SRAs

Project Name: DUNDAS SCOUT HALL

Eurofins Analytical Services Manager : Bonnie Pu

Sample Detail						Asbestos - WA guidelines	Asbestos Absence /Presence	Poly chlorinated Biphenyls	Moisture Sal	Eurofins Suite B10 BTEX/TRH/PAH/OCF/OPPM8	BTEXN and Volatile TRH	BTEXN and Volatile TRH
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X	X	X	X	X
External Laboratory												
No	Sample ID	Sample Date	Sampling Time	Matrix	LAB ID							
1	TP01_0.3	Nov 01, 2023		Soil	S23-No0014126	X		X	X	X		
2	TP02_0.3	Nov 01, 2023		Soil	S23-No0014127	X		X	X	X		
3	TP03_0.3	Nov 01, 2023		Soil	S23-No0014128	X		X	X	X		
4	TP04_0.3	Nov 01, 2023		Soil	S23-No0014129	X		X	X	X		
5	TP05_0.3	Nov 01, 2023		Soil	S23-No0014130	X		X	X	X		
6	TP06_0.3	Nov 01, 2023		Soil	S23-No0014131	X		X	X	X		
7	TP07_0.3	Nov 01, 2023		Soil	S23-No0014132	X		X	X	X		
8	TP07_FC	Nov 01, 2023		Building Materials	S23-No0014133		X					
9	TP08_0.2	Nov 01, 2023		Soil	S23-No0014134	X		X	X	X		
10	QD1	Nov 01, 2023		Soil	S23-No0014135			X	X	X		
11	TS1	Nov 01, 2023		Trip Spike (solid)	S23-No0014136							X
12	TB1	Nov 01, 2023		Trip Blank (solid)	S23-No0014137						X	



web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd

ABN: 50 005 085 521

Melbourne 6 Monterey Road Dandenong South VIC 3175 Tel: +61 3 8564 5000 NATA# 1261 Site# 1254	Geelong 19/8 Lewalan Street Grovedale VIC 3216 Tel: +61 3 8564 5000 NATA# 1261 Site# 25403	Sydney 179 Magowar Road Girraween NSW 2145 Tel: +61 2 9900 8400 NATA# 1261 Site# 18217	Canberra Unit 1,2 Dacre Street Mitchell ACT 2911 Tel: +61 2 6113 8091 NATA# 1261 Site# 25466	Brisbane 1/21 Smallwood Place Murarie QLD 4172 Tel: +61 7 3902 4600 NATA# 1261 Site# 20794	Newcastle 1/2 Frost Drive Mayfield West NSW 2304 Tel: +61 2 4968 8448 NATA# 1261 Site# 25079 & 25289
---	--	--	--	--	---

Eurofins ARL Pty Ltd

ABN: 91 05 0159 898

Perth 48-48 Banksia Road Welshpool WA 6106 Tel: +61 8 6253 4444 NATA# 2377 Site# 2370

Eurofins Environment Testing NZ Ltd

NZBN: 9429048024954

Auckland 35 O'Rorke Road Penrose Auckland 1061 Tel: +64 9 526 4551 IANZ# 1327	Christchurch 43 Detroit Drive Rolleston Christchurch 7675 Tel: +64 3 343 5201 IANZ# 1290	Tauranga 1277 Cameron Road, Gate Pa Tauranga 3112 Tel: +64 9 526 0568 IANZ# 1402
--	---	---

Company Name: Trinitas Group Pty Ltd	Order No.:	Received: Nov 6, 2023 3:39 PM
Address: Level 3, 24 Hunter Street Parramatta NSW 2150	Report #: 1041686	Due: Nov 13, 2023
	Phone: 02 8810 4445	Priority: 5 Day
	Fax: 02 8016 0875	Contact Name: - RESULTS/SRAs

Project Name: DUNDAS SCOUT HALL **Eurofins Analytical Services Manager : Bonnie Pu**

Sample Detail	Asbestos - WA guidelines	Asbestos Absence /Presence	Poly chlorinated Biphenyls	Moisture Sol	Eurofins Suite B10 BTEX/TRH/PAH/OCF/OP/PM8	BTEXN and Volatile TRH	BTEXN and Volatile TRH
Sydney Laboratory - NATA # 1261 Site # 18217	X	X	X	X	X	X	X
Test Counts	8	1	9	9	9	1	1



Internal Quality Control Review and Glossary General

1. QC data may be available on request.
2. All soil results are reported on a dry basis, unless otherwise stated.
3. Samples were analysed on an 'as received' basis.
4. Information identified on this report with the colour blue indicates data provided by customer that may have an impact on the results.
5. This report replaces any interim results previously issued.

Holding Times

Please refer to the most recent version of the 'Sample Preservation and Container Guide' for holding times (QS3001). If the Laboratory did not receive the information in the required timeframe, and regardless of any other integrity issues, suitably qualified results may still be reported. Holding times apply from the date of sampling, therefore compliance to these may be outside the laboratory's control.

Units

% w/w:	Percentage weight-for-weight basis, e.g. of asbestos in asbestos-containing finds in soil samples (% w/w)
F/ffd	Airborne fibre filter loading as Fibres (N) per Fields counted (n)
F/mL	Airborne fibre reported concentration as Fibres per millilitre of air drawn over the sampler membrane (C)
g, kg	Mass, e.g. of whole sample (M) or asbestos-containing find within the sample (m)
g/kg	Concentration in grams per kilogram
L, mL	Volume, e.g. of air as measured in AFM (V = r x t)
L/min	Airborne fibre sampling Flowrate as litres per minute of air drawn over the sampler membrane (f)
min	Time (t), e.g. of air sample collection period

Calculations

Airborne Fibre Concentration: $C = \left(\frac{d}{a}\right) \times \left(\frac{M}{n}\right) \times \left(\frac{1}{r}\right) \times \left(\frac{1}{t}\right) = K \times \left(\frac{M}{n}\right) \times \left(\frac{1}{r}\right)$

Asbestos Content (as asbestos): % w/w = $\frac{(m \times P_A)}{M}$

Weighted Average (of asbestos): %_{WA} = $\frac{\sum (m \times P_A)_x}{x}$

Terms

%asbestos	Estimated percentage of asbestos in a given matrix. May be derived from knowledge or experience of the material, informed by HSG264 Appendix 2, else assumed to be 15% in accordance with WA DOH Appendix 2 (PA).
ACM	Asbestos Containing Materials. Asbestos contained within a non-asbestos matrix, typically presented in bonded (non-friable) condition. For the purposes of the NEPM and WA DOH, ACM corresponds to material larger than 7 mm x 7 mm.
AF	Asbestos Fines. Asbestos contamination within a soil sample, as defined by WA DOH. Includes loose fibre bundles and small pieces of friable and non-friable material such as asbestos cement fragments mixed with soil. Considered under the NEPM as equivalent to "non-bonded / friable".
AFM	Airborne Fibre Monitoring, e.g. by the MFM.
Amosite	Amosite Asbestos Detected. Amosite may also refer to Fibrous Grunerite or Brown Asbestos. Identified in accordance with AS 4964-2004.
AS	Australian Standard.
Asbestos Content (as asbestos)	Total % w/w asbestos content in asbestos-containing finds in a soil sample (% w/w).
Chrysotile	Chrysotile Asbestos Detected. Chrysotile may also refer to Fibrous Serpentine or White Asbestos. Identified in accordance with AS 4964-2004.
COC	Chain of Custody.
Crocidolite	Crocidolite Asbestos Detected. Crocidolite may also refer to Fibrous Riebeckite or Blue Asbestos. Identified in accordance with AS 4964-2004.
Dry	Sample is dried by heating prior to analysis.
DS	Dispersion Staining. Technique required for Unequivocal Identification of asbestos fibres by PLM.
FA	Fibrous Asbestos. Asbestos containing material that is wholly or in part friable, including materials with higher asbestos content with a propensity to become friable with handling, and any material that was previously non-friable and in a severely degraded condition. For the purposes of the NEPM and WA DOH, FA generally corresponds to material larger than 7 mm x 7 mm, although FA may be more difficult to visibly distinguish and may be assessed as AF.
Fibre Count	Total of all fibres (whether asbestos or not) meeting the counting criteria set out in the NOHSC:3003
Fibre ID	Fibre Identification. Unequivocal identification of asbestos fibres according to AS 4964-2004. Includes Chrysotile, Amosite (Grunerite) or Crocidolite asbestos.
Friable	Asbestos-containing materials of any size that may be broken or crumbled by hand pressure. For the purposes of the NEPM, this includes both AF and FA. It is outside of the laboratory's remit to assess degree of friability.
HSG248	UK HSE HSG248, <i>Asbestos: The Analysts Guide</i> , 2nd Edition (2021).
HSG264	UK HSE HSG264, <i>Asbestos: The Survey Guide</i> (2012).
ISO (also ISO/IEC)	International Organization for Standardization / International Electrotechnical Commission.
K Factor	Microscope constant (K) as derived from the effective filter area of the given AFM membrane used for collecting the sample (A) and the projected eyepiece graticule area of the specific microscope used for the analysis (a).
LOR	Limit of Reporting.
MFM (also NOHSC:3003)	Membrane Filter Method. As described by the Australian Government National Occupational Health and Safety Commission, <i>Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres</i> , 2nd Edition [NOHSC:3003(2005)].
NEPM (also ASC NEPM)	National Environment Protection (Assessment of Site Contamination) Measure, (2013, as amended).
Organic	Organic Fibres Detected. Organic may refer to Natural or Man-Made Polymeric Fibres. Identified in accordance with AS 4964-2004.
PCM	Phase Contrast Microscopy. As used for Fibre Counting according to the MFM.
PLM	Polarised Light Microscopy. As used for Fibre Identification and Trace Analysis according to AS 4964-2004.
Sampling	Unless otherwise stated Eurofins are not responsible for sampling equipment or the sampling process.
SMF	Synthetic Mineral Fibre Detected. SMF may also refer to Man Made Vitreous Fibres. Identified in accordance with AS 4964-2004.
SRA	Sample Receipt Advice.
Trace Analysis	Analytical procedure used to detect the presence of respirable fibres (particularly asbestos) in a given sample matrix.
UK HSE HSG	United Kingdom, Health and Safety Executive, Health and Safety Guidance, publication.
UMF	Unidentified Mineral Fibre Detected. Fibrous minerals that are detected but have not been unequivocally identified by PLM with DS according to the AS 4964-2004. May include (but not limited to) Actinolite, Anthophyllite or Tremolite asbestos.
WA DOH	Reference document for the NEPM. Government of Western Australia, <i>Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia</i> (updated 2021), including Appendix Four: <i>Laboratory analysis</i>
Weighted Average	Combined average % w/w asbestos content of all asbestos-containing finds in the given aliquot or total soil sample (% _{WA}).

**Comments**

23-No0014126 to 23-No0014129, 23-No0014131, 23-No0014132, 23-No0014134: Samples received were less than the nominal 500mL as recommended in Section 4.10 of the NEPM Schedule B1 - Guideline on Investigation Levels for Soil and Groundwater.

Sample Integrity

Custody Seals Intact (if used)	N/A
Attempt to Chill was evident	Yes
Sample correctly preserved	Yes
Appropriate sample containers have been used	Yes
Sample containers for volatile analysis received with minimal headspace	Yes
Samples received within HoldingTime	Yes
Some samples have been subcontracted	No

Asbestos Counter/Identifier:

Laxman Dias Senior Analyst-Asbestos

Authorised by:

Chamath JHM Annakkage Senior Analyst-Asbestos

A handwritten signature in black ink, appearing to read "Glenn Jackson".

Glenn Jackson
Managing Director

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

* Indicates NATA accreditation does not cover the performance of this service

Measurement uncertainty of test data is available on request or please [click here](#).

Eurofins shall not be liable for loss, cost, damages or expenses incurred by the client, or any other person or company, resulting from the use of any information or interpretation given in this report. In no case shall Eurofins be liable for consequential damages including, but not limited to, lost profits, damages for failure to meet deadlines and lost production arising from this report. This document shall not be reproduced except in full and relates only to the items tested. Unless indicated otherwise, the tests were performed on the samples as received.



Environment Testing

Certificate of Analysis

Trinitas Group Pty Ltd
Level 3, 24 Hunter Street
Parramatta
NSW 2150



NATA Accredited
Accreditation Number 1261
Site Number 18217

Accredited for compliance with ISO/IEC 17025 – Testing
NATA is a signatory to the ILAC Mutual Recognition
Arrangement for the mutual recognition of the
equivalence of testing, medical testing, calibration,
inspection, proficiency testing scheme providers and
reference materials producers reports and certificates.

Attention: - RESULTS/SRAs

Report 1041686-S
Project name DUNDAS SCOUT HALL
Received Date Nov 06, 2023

Client Sample ID			TP01_0.3	G01 TP02_0.3	TP03_0.3	G01 TP04_0.3
Sample Matrix			Soil	Soil	Soil	Soil
Eurofins Sample No.			S23- No0014126	S23- No0014127	S23- No0014128	S23- No0014129
Date Sampled			Nov 01, 2023	Nov 01, 2023	Nov 01, 2023	Nov 01, 2023
Test/Reference	LOR	Unit				
Total Recoverable Hydrocarbons						
TRH C6-C9	20	mg/kg	< 20	< 20	< 20	< 20
TRH C10-C14	20	mg/kg	< 20	< 20	< 20	< 20
TRH C15-C28	50	mg/kg	< 50	< 50	< 50	< 50
TRH C29-C36	50	mg/kg	< 50	< 50	< 50	< 50
TRH C10-C36 (Total)	50	mg/kg	< 50	< 50	< 50	< 50
TRH C6-C10	20	mg/kg	< 20	< 20	< 20	< 20
TRH C6-C10 less BTEX (F1) ^{N04}	20	mg/kg	< 20	< 20	< 20	< 20
TRH >C10-C16	50	mg/kg	< 50	< 50	< 50	< 50
TRH >C10-C16 less Naphthalene (F2) ^{N01}	50	mg/kg	< 50	< 50	< 50	< 50
TRH >C16-C34	100	mg/kg	< 100	< 100	< 100	< 100
TRH >C34-C40	100	mg/kg	< 100	< 100	< 100	< 100
TRH >C10-C40 (total)*	100	mg/kg	< 100	< 100	< 100	< 100
BTEX						
Benzene	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Toluene	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Ethylbenzene	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
m&p-Xylenes	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2
o-Xylene	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Xylenes - Total*	0.3	mg/kg	< 0.3	< 0.3	< 0.3	< 0.3
4-Bromofluorobenzene (surr.)	1	%	78	82	87	73
Total Recoverable Hydrocarbons - 2013 NEPM Fractions						
Naphthalene ^{N02}	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Polycyclic Aromatic Hydrocarbons						
Benzo(a)pyrene TEQ (lower bound) *	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Benzo(a)pyrene TEQ (medium bound) *	0.5	mg/kg	0.6	0.6	0.6	0.6
Benzo(a)pyrene TEQ (upper bound) *	0.5	mg/kg	1.2	1.2	1.2	1.2
Acenaphthene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Acenaphthylene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Anthracene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Benzo(a)anthracene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Benzo(a)pyrene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Benzo(b&j)fluoranthene ^{N07}	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Benzo(g,h,i)perylene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Benzo(k)fluoranthene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Chrysene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Dibenz(a,h)anthracene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5



Environment Testing

Client Sample ID			TP01_0.3	G01 TP02_0.3	TP03_0.3	G01 TP04_0.3
Sample Matrix			Soil	Soil	Soil	Soil
Eurofins Sample No.			S23- No0014126	S23- No0014127	S23- No0014128	S23- No0014129
Date Sampled			Nov 01, 2023	Nov 01, 2023	Nov 01, 2023	Nov 01, 2023
Test/Reference	LOR	Unit				
Polycyclic Aromatic Hydrocarbons						
Fluoranthene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Fluorene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Indeno(1.2.3-cd)pyrene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Naphthalene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Phenanthrene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Pyrene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Total PAH*	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
2-Fluorobiphenyl (surr.)	1	%	104	89	106	72
p-Terphenyl-d14 (surr.)	1	%	102	73	94	72
Organochlorine Pesticides						
Chlordanes - Total	0.1	mg/kg	< 0.1	< 1	< 0.1	< 1
4.4'-DDD	0.05	mg/kg	< 0.05	< 0.5	< 0.05	< 0.5
4.4'-DDE	0.05	mg/kg	< 0.05	< 0.5	< 0.05	< 0.5
4.4'-DDT	0.05	mg/kg	< 0.05	< 0.5	< 0.05	< 0.5
a-HCH	0.05	mg/kg	< 0.05	< 0.5	< 0.05	< 0.5
Aldrin	0.05	mg/kg	< 0.05	< 0.5	< 0.05	< 0.5
b-HCH	0.05	mg/kg	< 0.05	< 0.5	< 0.05	< 0.5
d-HCH	0.05	mg/kg	< 0.05	< 0.5	< 0.05	< 0.5
Dieldrin	0.05	mg/kg	< 0.05	< 0.5	< 0.05	< 0.5
Endosulfan I	0.05	mg/kg	< 0.05	< 0.5	< 0.05	< 0.5
Endosulfan II	0.05	mg/kg	< 0.05	< 0.5	< 0.05	< 0.5
Endosulfan sulphate	0.05	mg/kg	< 0.05	< 0.5	< 0.05	< 0.5
Endrin	0.05	mg/kg	< 0.05	< 0.5	< 0.05	< 0.5
Endrin aldehyde	0.05	mg/kg	< 0.05	< 0.5	< 0.05	< 0.5
Endrin ketone	0.05	mg/kg	< 0.05	< 0.5	< 0.05	< 0.5
g-HCH (Lindane)	0.05	mg/kg	< 0.05	< 0.5	< 0.05	< 0.5
Heptachlor	0.05	mg/kg	< 0.05	< 0.5	< 0.05	< 0.5
Heptachlor epoxide	0.05	mg/kg	< 0.05	< 0.5	< 0.05	< 0.5
Hexachlorobenzene	0.05	mg/kg	< 0.05	< 0.5	< 0.05	< 0.5
Methoxychlor	0.05	mg/kg	< 0.05	< 0.5	< 0.05	< 0.5
Toxaphene	0.5	mg/kg	< 0.5	< 10	< 0.5	< 10
Aldrin and Dieldrin (Total)*	0.05	mg/kg	< 0.05	< 0.5	< 0.05	< 0.5
DDT + DDE + DDD (Total)*	0.05	mg/kg	< 0.05	< 0.5	< 0.05	< 0.5
Vic EPA IWRG 621 OCP (Total)*	0.1	mg/kg	< 0.1	< 1	< 0.1	< 1
Vic EPA IWRG 621 Other OCP (Total)*	0.1	mg/kg	< 0.1	< 1	< 0.1	< 1
Dibutylchlorodate (surr.)	1	%	110	113	123	59
Tetrachloro-m-xylene (surr.)	1	%	121	101	120	86
Organophosphorus Pesticides						
Azinphos-methyl	0.2	mg/kg	< 0.2	< 0.5	< 0.2	< 0.5
Bolstar	0.2	mg/kg	< 0.2	< 0.5	< 0.2	< 0.5
Chlorfenvinphos	0.2	mg/kg	< 0.2	< 0.5	< 0.2	< 0.5
Chlorpyrifos	0.2	mg/kg	< 0.2	< 0.5	< 0.2	< 0.5
Chlorpyrifos-methyl	0.2	mg/kg	< 0.2	< 0.5	< 0.2	< 0.5
Coumaphos	2	mg/kg	< 2	< 5	< 2	< 5
Demeton-S	0.2	mg/kg	< 0.2	< 0.5	< 0.2	< 0.5
Demeton-O	0.2	mg/kg	< 0.2	< 0.5	< 0.2	< 0.5
Diazinon	0.2	mg/kg	< 0.2	< 0.5	< 0.2	< 0.5
Dichlorvos	0.2	mg/kg	< 0.2	< 0.5	< 0.2	< 0.5
Dimethoate	0.2	mg/kg	< 0.2	< 0.5	< 0.2	< 0.5



Environment Testing

Client Sample ID			TP01_0.3	G01 TP02_0.3	TP03_0.3	G01 TP04_0.3
Sample Matrix			Soil	Soil	Soil	Soil
Eurofins Sample No.			S23- No0014126	S23- No0014127	S23- No0014128	S23- No0014129
Date Sampled			Nov 01, 2023	Nov 01, 2023	Nov 01, 2023	Nov 01, 2023
Test/Reference	LOR	Unit				
Organophosphorus Pesticides						
Disulfoton	0.2	mg/kg	< 0.2	< 0.5	< 0.2	< 0.5
EPN	0.2	mg/kg	< 0.2	< 0.5	< 0.2	< 0.5
Ethion	0.2	mg/kg	< 0.2	< 0.5	< 0.2	< 0.5
Ethoprop	0.2	mg/kg	< 0.2	< 0.5	< 0.2	< 0.5
Ethyl parathion	0.2	mg/kg	< 0.2	< 0.5	< 0.2	< 0.5
Fenitrothion	0.2	mg/kg	< 0.2	< 0.5	< 0.2	< 0.5
Fensulfothion	0.2	mg/kg	< 0.2	< 0.5	< 0.2	< 0.5
Fenthion	0.2	mg/kg	< 0.2	< 0.5	< 0.2	< 0.5
Malathion	0.2	mg/kg	< 0.2	< 0.5	< 0.2	< 0.5
Merphos	0.2	mg/kg	< 0.2	< 0.5	< 0.2	< 0.5
Methyl parathion	0.2	mg/kg	< 0.2	< 0.5	< 0.2	< 0.5
Mevinphos	0.2	mg/kg	< 0.2	< 0.5	< 0.2	< 0.5
Monocrotophos	2	mg/kg	< 2	< 5	< 2	< 5
Naled	0.2	mg/kg	< 0.2	< 0.5	< 0.2	< 0.5
Omethoate	2	mg/kg	< 2	< 5	< 2	< 5
Phorate	0.2	mg/kg	< 0.2	< 0.5	< 0.2	< 0.5
Pirimiphos-methyl	0.2	mg/kg	< 0.2	< 0.5	< 0.2	< 0.5
Pyrazophos	0.2	mg/kg	< 0.2	< 0.5	< 0.2	< 0.5
Ronnel	0.2	mg/kg	< 0.2	< 0.5	< 0.2	< 0.5
Terbufos	0.2	mg/kg	< 0.2	< 0.5	< 0.2	< 0.5
Tetrachlorvinphos	0.2	mg/kg	< 0.2	< 0.5	< 0.2	< 0.5
Tokuthion	0.2	mg/kg	< 0.2	< 0.5	< 0.2	< 0.5
Trichloronate	0.2	mg/kg	< 0.2	< 0.5	< 0.2	< 0.5
Triphenylphosphate (surr.)	1	%	87	65	90	57
Polychlorinated Biphenyls						
Aroclor-1016	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 1
Aroclor-1221	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 1
Aroclor-1232	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 1
Aroclor-1242	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 1
Aroclor-1248	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 1
Aroclor-1254	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 1
Aroclor-1260	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 1
Total PCB*	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 1
Dibutylchloroendate (surr.)	1	%	110	113	123	59
Tetrachloro-m-xylene (surr.)	1	%	121	101	120	86
Heavy Metals						
Arsenic	2	mg/kg	6.1	15	6.0	7.4
Cadmium	0.4	mg/kg	< 0.4	0.6	< 0.4	< 0.4
Chromium	5	mg/kg	17	30	18	20
Copper	5	mg/kg	9.0	30	9.4	15
Lead	5	mg/kg	23	63	24	37
Mercury	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Nickel	5	mg/kg	6.8	16	6.9	8.6
Zinc	5	mg/kg	31	190	23	82
Sample Properties						
% Moisture	1	%	14	13	13	12



Environment Testing

Client Sample ID			G01 TP05_0.3	G01 TP06_0.3	G01 TP07_0.3	G01 TP08_0.2
Sample Matrix			Soil	Soil	Soil	Soil
Eurofins Sample No.			S23- No0014130	S23- No0014131	S23- No0014132	S23- No0014134
Date Sampled			Nov 01, 2023	Nov 01, 2023	Nov 01, 2023	Nov 01, 2023
Test/Reference	LOR	Unit				
Total Recoverable Hydrocarbons						
TRH C6-C9	20	mg/kg	< 20	< 20	< 20	< 20
TRH C10-C14	20	mg/kg	< 20	< 20	< 20	< 20
TRH C15-C28	50	mg/kg	< 50	< 50	< 50	56
TRH C29-C36	50	mg/kg	61	67	63	78
TRH C10-C36 (Total)	50	mg/kg	61	67	63	134
TRH C6-C10	20	mg/kg	< 20	< 20	< 20	< 20
TRH C6-C10 less BTEX (F1) ^{N04}	20	mg/kg	< 20	< 20	< 20	< 20
TRH >C10-C16	50	mg/kg	< 50	< 50	< 50	< 50
TRH >C10-C16 less Naphthalene (F2) ^{N01}	50	mg/kg	< 50	< 50	< 50	< 50
TRH >C16-C34	100	mg/kg	< 100	< 100	< 100	110
TRH >C34-C40	100	mg/kg	< 100	< 100	< 100	< 100
TRH >C10-C40 (total)*	100	mg/kg	< 100	< 100	< 100	110
BTEX						
Benzene	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Toluene	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Ethylbenzene	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
m&p-Xylenes	0.2	mg/kg	< 0.2	< 0.2	< 0.2	0.2
o-Xylene	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Xylenes - Total*	0.3	mg/kg	< 0.3	< 0.3	< 0.3	< 0.3
4-Bromofluorobenzene (surr.)	1	%	62	81	86	83
Total Recoverable Hydrocarbons - 2013 NEPM Fractions						
Naphthalene ^{N02}	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Polycyclic Aromatic Hydrocarbons						
Benzo(a)pyrene TEQ (lower bound) *	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Benzo(a)pyrene TEQ (medium bound) *	0.5	mg/kg	0.6	0.6	0.6	0.6
Benzo(a)pyrene TEQ (upper bound) *	0.5	mg/kg	1.2	1.2	1.2	1.2
Acenaphthene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Acenaphthylene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Anthracene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Benzo(a)anthracene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Benzo(a)pyrene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Benzo(b&j)fluoranthene ^{N07}	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Benzo(g,h,i)perylene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Benzo(k)fluoranthene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Chrysene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	0.5
Dibenz(a,h)anthracene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Fluoranthene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	0.7
Fluorene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Indeno(1,2,3-cd)pyrene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Naphthalene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Phenanthrene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Pyrene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	1.2
Total PAH*	0.5	mg/kg	< 0.5	< 0.5	< 0.5	2.4
2-Fluorobiphenyl (surr.)	1	%	74	81	80	76
p-Terphenyl-d14 (surr.)	1	%	68	84	80	82



Environment Testing

Client Sample ID			G01 TP05_0.3	G01 TP06_0.3	G01 TP07_0.3	G01 TP08_0.2
Sample Matrix			Soil	Soil	Soil	Soil
Eurofins Sample No.			S23- No0014130	S23- No0014131	S23- No0014132	S23- No0014134
Date Sampled			Nov 01, 2023	Nov 01, 2023	Nov 01, 2023	Nov 01, 2023
Test/Reference	LOR	Unit				
Organochlorine Pesticides						
Chlordanes - Total	0.1	mg/kg	< 1	< 1	< 1	< 1
4,4'-DDD	0.05	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
4,4'-DDE	0.05	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
4,4'-DDT	0.05	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
a-HCH	0.05	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Aldrin	0.05	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
b-HCH	0.05	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
d-HCH	0.05	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Dieldrin	0.05	mg/kg	< 0.5	< 0.5	< 0.5	4.2
Endosulfan I	0.05	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Endosulfan II	0.05	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Endosulfan sulphate	0.05	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Endrin	0.05	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Endrin aldehyde	0.05	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Endrin ketone	0.05	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
g-HCH (Lindane)	0.05	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Heptachlor	0.05	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Heptachlor epoxide	0.05	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Hexachlorobenzene	0.05	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Methoxychlor	0.05	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Toxaphene	0.5	mg/kg	< 10	< 10	< 10	< 10
Aldrin and Dieldrin (Total)*	0.05	mg/kg	< 0.5	< 0.5	< 0.5	4.2
DDT + DDE + DDD (Total)*	0.05	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Vic EPA IWRG 621 OCP (Total)*	0.1	mg/kg	< 1	< 1	< 1	4.2
Vic EPA IWRG 621 Other OCP (Total)*	0.1	mg/kg	< 1	< 1	< 1	< 1
Dibutylchlorodate (surr.)	1	%	82	59	52	120
Tetrachloro-m-xylene (surr.)	1	%	100	67	93	70
Organophosphorus Pesticides						
Azinphos-methyl	0.2	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Bolstar	0.2	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Chlorfenvinphos	0.2	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Chlorpyrifos	0.2	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Chlorpyrifos-methyl	0.2	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Coumaphos	2	mg/kg	< 5	< 5	< 5	< 5
Demeton-S	0.2	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Demeton-O	0.2	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Diazinon	0.2	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Dichlorvos	0.2	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Dimethoate	0.2	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Disulfoton	0.2	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
EPN	0.2	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Ethion	0.2	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Ethoprop	0.2	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Ethyl parathion	0.2	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Fenitrothion	0.2	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Fensulfothion	0.2	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Fenthion	0.2	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Malathion	0.2	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Merphos	0.2	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5



Environment Testing

Client Sample ID			G01 TP05_0.3	G01 TP06_0.3	G01 TP07_0.3	G01 TP08_0.2
Sample Matrix			Soil	Soil	Soil	Soil
Eurofins Sample No.			S23- No0014130	S23- No0014131	S23- No0014132	S23- No0014134
Date Sampled			Nov 01, 2023	Nov 01, 2023	Nov 01, 2023	Nov 01, 2023
Test/Reference	LOR	Unit				
Organophosphorus Pesticides						
Methyl parathion	0.2	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Mevinphos	0.2	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Monocrotophos	2	mg/kg	< 5	< 5	< 5	< 5
Naled	0.2	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Omethoate	2	mg/kg	< 5	< 5	< 5	< 5
Phorate	0.2	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Pirimiphos-methyl	0.2	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Pyrazophos	0.2	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Ronnel	0.2	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Terbufos	0.2	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Tetrachlorvinphos	0.2	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Tokuthion	0.2	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Trichloronate	0.2	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Triphenylphosphate (surr.)	1	%	67	56	63	58
Polychlorinated Biphenyls						
Aroclor-1016	0.1	mg/kg	< 1	< 1	< 1	< 1
Aroclor-1221	0.1	mg/kg	< 1	< 1	< 1	< 1
Aroclor-1232	0.1	mg/kg	< 1	< 1	< 1	< 1
Aroclor-1242	0.1	mg/kg	< 1	< 1	< 1	< 1
Aroclor-1248	0.1	mg/kg	< 1	< 1	< 1	< 1
Aroclor-1254	0.1	mg/kg	< 1	< 1	< 1	< 1
Aroclor-1260	0.1	mg/kg	< 1	< 1	< 1	< 1
Total PCB*	0.1	mg/kg	< 1	< 1	< 1	< 1
Dibutylchlorendate (surr.)	1	%	82	59	52	120
Tetrachloro-m-xylene (surr.)	1	%	100	67	93	70
Heavy Metals						
Arsenic	2	mg/kg	7.0	5.5	9.7	8.3
Cadmium	0.4	mg/kg	< 0.4	< 0.4	< 0.4	< 0.4
Chromium	5	mg/kg	41	36	20	28
Copper	5	mg/kg	27	24	28	14
Lead	5	mg/kg	49	36	49	80
Mercury	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Nickel	5	mg/kg	29	33	13	15
Zinc	5	mg/kg	130	110	190	1400
Sample Properties						
% Moisture	1	%	7.7	7.6	9.9	12



Environment Testing

Client Sample ID			QD1	TS1	TB1
Sample Matrix			Soil	Trip Spike (solid)	Trip Blank (solid)
Eurofins Sample No.			S23- No0014135	S23- No0014136	S23- No0014137
Date Sampled			Nov 01, 2023	Nov 01, 2023	Nov 01, 2023
Test/Reference	LOR	Unit			
Total Recoverable Hydrocarbons					
TRH C6-C9	20	mg/kg	< 20	-	< 20
TRH C10-C14	20	mg/kg	< 20	-	-
TRH C15-C28	50	mg/kg	< 50	-	-
TRH C29-C36	50	mg/kg	< 50	-	-
TRH C10-C36 (Total)	50	mg/kg	< 50	-	-
TRH C6-C10	20	mg/kg	< 20	-	< 20
TRH C6-C10 less BTEX (F1) ^{N04}	20	mg/kg	< 20	-	< 20
TRH >C10-C16	50	mg/kg	< 50	-	-
TRH >C10-C16 less Naphthalene (F2) ^{N01}	50	mg/kg	< 50	-	-
TRH >C16-C34	100	mg/kg	< 100	-	-
TRH >C34-C40	100	mg/kg	< 100	-	-
TRH >C10-C40 (total)*	100	mg/kg	< 100	-	-
BTEX					
Benzene	0.1	mg/kg	< 0.1	-	< 0.1
Toluene	0.1	mg/kg	< 0.1	-	< 0.1
Ethylbenzene	0.1	mg/kg	< 0.1	-	< 0.1
m&p-Xylenes	0.2	mg/kg	< 0.2	-	< 0.2
o-Xylene	0.1	mg/kg	< 0.1	-	< 0.1
Xylenes - Total*	0.3	mg/kg	< 0.3	-	< 0.3
4-Bromofluorobenzene (surr.)	1	%	82	-	95
Total Recoverable Hydrocarbons - 2013 NEPM Fractions					
Naphthalene ^{N02}	0.5	mg/kg	< 0.5	-	-
Polycyclic Aromatic Hydrocarbons					
Benzo(a)pyrene TEQ (lower bound) *	0.5	mg/kg	< 0.5	-	-
Benzo(a)pyrene TEQ (medium bound) *	0.5	mg/kg	0.6	-	-
Benzo(a)pyrene TEQ (upper bound) *	0.5	mg/kg	1.2	-	-
Acenaphthene	0.5	mg/kg	< 0.5	-	-
Acenaphthylene	0.5	mg/kg	< 0.5	-	-
Anthracene	0.5	mg/kg	< 0.5	-	-
Benz(a)anthracene	0.5	mg/kg	< 0.5	-	-
Benzo(a)pyrene	0.5	mg/kg	< 0.5	-	-
Benzo(b&j)fluoranthene ^{N07}	0.5	mg/kg	< 0.5	-	-
Benzo(g,h,i)perylene	0.5	mg/kg	< 0.5	-	-
Benzo(k)fluoranthene	0.5	mg/kg	< 0.5	-	-
Chrysene	0.5	mg/kg	< 0.5	-	-
Dibenz(a,h)anthracene	0.5	mg/kg	< 0.5	-	-
Fluoranthene	0.5	mg/kg	< 0.5	-	-
Fluorene	0.5	mg/kg	< 0.5	-	-
Indeno(1,2,3-cd)pyrene	0.5	mg/kg	< 0.5	-	-
Naphthalene	0.5	mg/kg	< 0.5	-	-
Phenanthrene	0.5	mg/kg	< 0.5	-	-
Pyrene	0.5	mg/kg	< 0.5	-	-
Total PAH*	0.5	mg/kg	< 0.5	-	-
2-Fluorobiphenyl (surr.)	1	%	105	-	-
p-Terphenyl-d14 (surr.)	1	%	96	-	-



Environment Testing

Client Sample ID			QD1	TS1	TB1
Sample Matrix			Soil	Trip Spike (solid)	Trip Blank (solid)
Eurofins Sample No.			S23- No0014135	S23- No0014136	S23- No0014137
Date Sampled			Nov 01, 2023	Nov 01, 2023	Nov 01, 2023
Test/Reference	LOR	Unit			
Organochlorine Pesticides					
Chlordanes - Total	0.1	mg/kg	< 0.1	-	-
4.4'-DDD	0.05	mg/kg	< 0.05	-	-
4.4'-DDE	0.05	mg/kg	< 0.05	-	-
4.4'-DDT	0.05	mg/kg	< 0.05	-	-
a-HCH	0.05	mg/kg	< 0.05	-	-
Aldrin	0.05	mg/kg	< 0.05	-	-
b-HCH	0.05	mg/kg	< 0.05	-	-
d-HCH	0.05	mg/kg	< 0.05	-	-
Dieldrin	0.05	mg/kg	< 0.05	-	-
Endosulfan I	0.05	mg/kg	< 0.05	-	-
Endosulfan II	0.05	mg/kg	< 0.05	-	-
Endosulfan sulphate	0.05	mg/kg	< 0.05	-	-
Endrin	0.05	mg/kg	< 0.05	-	-
Endrin aldehyde	0.05	mg/kg	< 0.05	-	-
Endrin ketone	0.05	mg/kg	< 0.05	-	-
g-HCH (Lindane)	0.05	mg/kg	< 0.05	-	-
Heptachlor	0.05	mg/kg	< 0.05	-	-
Heptachlor epoxide	0.05	mg/kg	< 0.05	-	-
Hexachlorobenzene	0.05	mg/kg	< 0.05	-	-
Methoxychlor	0.05	mg/kg	< 0.05	-	-
Toxaphene	0.5	mg/kg	< 0.5	-	-
Aldrin and Dieldrin (Total)*	0.05	mg/kg	< 0.05	-	-
DDT + DDE + DDD (Total)*	0.05	mg/kg	< 0.05	-	-
Vic EPA IWRG 621 OCP (Total)*	0.1	mg/kg	< 0.1	-	-
Vic EPA IWRG 621 Other OCP (Total)*	0.1	mg/kg	< 0.1	-	-
Dibutylchloroendate (surr.)	1	%	126	-	-
Tetrachloro-m-xylene (surr.)	1	%	128	-	-
Organophosphorus Pesticides					
Azinphos-methyl	0.2	mg/kg	< 0.2	-	-
Bolstar	0.2	mg/kg	< 0.2	-	-
Chlorfenvinphos	0.2	mg/kg	< 0.2	-	-
Chlorpyrifos	0.2	mg/kg	< 0.2	-	-
Chlorpyrifos-methyl	0.2	mg/kg	< 0.2	-	-
Coumaphos	2	mg/kg	< 2	-	-
Demeton-S	0.2	mg/kg	< 0.2	-	-
Demeton-O	0.2	mg/kg	< 0.2	-	-
Diazinon	0.2	mg/kg	< 0.2	-	-
Dichlorvos	0.2	mg/kg	< 0.2	-	-
Dimethoate	0.2	mg/kg	< 0.2	-	-
Disulfoton	0.2	mg/kg	< 0.2	-	-
EPN	0.2	mg/kg	< 0.2	-	-
Ethion	0.2	mg/kg	< 0.2	-	-
Ethoprop	0.2	mg/kg	< 0.2	-	-
Ethyl parathion	0.2	mg/kg	< 0.2	-	-
Fenitrothion	0.2	mg/kg	< 0.2	-	-
Fensulfothion	0.2	mg/kg	< 0.2	-	-
Fenthion	0.2	mg/kg	< 0.2	-	-
Malathion	0.2	mg/kg	< 0.2	-	-



Environment Testing

Client Sample ID			QD1	TS1	TB1
Sample Matrix			Soil	Trip Spike (solid)	Trip Blank (solid)
Eurofins Sample No.			S23- No0014135	S23- No0014136	S23- No0014137
Date Sampled			Nov 01, 2023	Nov 01, 2023	Nov 01, 2023
Test/Reference	LOR	Unit			
Organophosphorus Pesticides					
Merphos	0.2	mg/kg	< 0.2	-	-
Methyl parathion	0.2	mg/kg	< 0.2	-	-
Mevinphos	0.2	mg/kg	< 0.2	-	-
Monocrotophos	2	mg/kg	< 2	-	-
Naled	0.2	mg/kg	< 0.2	-	-
Omethoate	2	mg/kg	< 2	-	-
Phorate	0.2	mg/kg	< 0.2	-	-
Pirimiphos-methyl	0.2	mg/kg	< 0.2	-	-
Pyrazophos	0.2	mg/kg	< 0.2	-	-
Ronnel	0.2	mg/kg	< 0.2	-	-
Terbufos	0.2	mg/kg	< 0.2	-	-
Tetrachlorvinphos	0.2	mg/kg	< 0.2	-	-
Tokuthion	0.2	mg/kg	< 0.2	-	-
Trichloronate	0.2	mg/kg	< 0.2	-	-
Triphenylphosphate (surr.)	1	%	96	-	-
Polychlorinated Biphenyls					
Aroclor-1016	0.1	mg/kg	< 0.1	-	-
Aroclor-1221	0.1	mg/kg	< 0.1	-	-
Aroclor-1232	0.1	mg/kg	< 0.1	-	-
Aroclor-1242	0.1	mg/kg	< 0.1	-	-
Aroclor-1248	0.1	mg/kg	< 0.1	-	-
Aroclor-1254	0.1	mg/kg	< 0.1	-	-
Aroclor-1260	0.1	mg/kg	< 0.1	-	-
Total PCB*	0.1	mg/kg	< 0.1	-	-
Dibutylchloroendate (surr.)	1	%	126	-	-
Tetrachloro-m-xylene (surr.)	1	%	128	-	-
Heavy Metals					
Arsenic	2	mg/kg	9.6	-	-
Cadmium	0.4	mg/kg	< 0.4	-	-
Chromium	5	mg/kg	18	-	-
Copper	5	mg/kg	12	-	-
Lead	5	mg/kg	23	-	-
Mercury	0.1	mg/kg	< 0.1	-	-
Nickel	5	mg/kg	5.6	-	-
Zinc	5	mg/kg	28	-	-
Sample Properties					
% Moisture	1	%	14	-	-
TRH C6-C10					
TRH C6-C10	1	%	-	95	-
Naphthalene ^{NO2}	0.5	mg/kg	-	-	< 0.5
Total Recoverable Hydrocarbons					
Naphthalene	1	%	-	86	-
TRH C6-C9	1	%	-	94	-
BTEX					
Benzene	1	%	-	100	-
Ethylbenzene	1	%	-	97	-
m&p-Xylenes	1	%	-	99	-
o-Xylene	1	%	-	95	-



Environment Testing

Client Sample ID			QD1	TS1	TB1
Sample Matrix			Soil	Trip Spike (solid)	Trip Blank (solid)
Eurofins Sample No.			S23- No0014135	S23- No0014136	S23- No0014137
Date Sampled			Nov 01, 2023	Nov 01, 2023	Nov 01, 2023
Test/Reference	LOR	Unit			
BTEX					
Toluene	1	%	-	97	-
Xylenes - Total	1	%	-	96	-
4-Bromofluorobenzene (surr.)	1	%	-	55	-



Sample History

Where samples are submitted/analysed over several days, the last date of extraction is reported.

If the date and time of sampling are not provided, the Laboratory will not be responsible for compromised results should testing be performed outside the recommended holding time.

Description	Testing Site	Extracted	Holding Time
Total Recoverable Hydrocarbons - 1999 NEPM Fractions - Method: LTM-ORG-2010 TRH C8-C40	Sydney	Nov 10, 2023	14 Days
Total Recoverable Hydrocarbons - 2013 NEPM Fractions - Method: LTM-ORG-2010 TRH C8-C40	Sydney	Nov 10, 2023	14 Days
Total Recoverable Hydrocarbons - Method: LTM-ORG-2010 TRH C8-C40	Sydney	Nov 10, 2023	14 Days
BTEX - Method: LTM-ORG-2010 BTEX and Volatile TRH	Sydney	Nov 10, 2023	14 Days
Total Recoverable Hydrocarbons - 2013 NEPM Fractions - Method: LTM-ORG-2010 TRH C8-C40	Sydney	Nov 10, 2023	14 Days
Polycyclic Aromatic Hydrocarbons - Method: LTM-ORG-2130 PAH and Phenols in Soil and Water	Sydney	Nov 10, 2023	14 Days
Organochlorine Pesticides - Method: LTM-ORG-2220 OCP & PCB in Soil and Water	Sydney	Nov 10, 2023	14 Days
Organophosphorus Pesticides - Method: LTM-ORG-2200 Organophosphorus Pesticides by GC-MS	Sydney	Nov 10, 2023	14 Days
Metals M8 - Method: LTM-MET-3040 Metals in Waters, Soils & Sediments by ICP-MS	Sydney	Nov 10, 2023	28 Days
Polychlorinated Biphenyls - Method: LTM-ORG-2220 OCP & PCB in Soil and Water	Sydney	Nov 10, 2023	28 Days
% Moisture - Method: LTM-GEN-7080 Moisture	Sydney	Nov 07, 2023	14 Days



Eurofins Environment Testing Australia Pty Ltd

ABN: 50 005 085 521

Melbourne 6 Monterey Road Dandenong South VIC 3175 Tel: +61 3 8564 5000 NATA# 1261 Site# 1254	Geelong 19/8 Lewalan Street Grovedale VIC 3216 Tel: +61 3 8564 5000 NATA# 1261 Site# 25403	Sydney 179 Magowar Road Girraween NSW 2145 Tel: +61 2 9900 8400 NATA# 1261 Site# 18217	Canberra Unit 1.2 Dacre Street Mitchell ACT 2911 Tel: +61 2 6113 8091 NATA# 1261 Site# 25466	Brisbane 1/21 Smallwood Place Murarie QLD 4172 Tel: +61 7 3902 4600 NATA# 1261 Site# 20794	Newcastle 1/2 Frost Drive Mayfield West NSW 2304 Tel: +61 2 4968 8448 NATA# 1261 Site# 25079 & 25289
---	--	--	--	--	---

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins ARL Pty Ltd

ABN: 91 05 0159 898

Perth 48-48 Banksia Road Welshpool WA 6106 Tel: +61 8 6253 4444 NATA# 2377 Site# 2370

Eurofins Environment Testing NZ Ltd

NZBN: 9429046024954

Auckland 35 O'Rorke Road Penrose Auckland 1061 Tel: +64 9 526 4551 IANZ# 1327	Christchurch 43 Detroit Drive Rolleston Christchurch 7675 Tel: +64 3 343 5201 IANZ# 1290	Tauranga 1277 Cameron Road, Gate Pa Tauranga 3112 Tel: +64 9 526 0568 IANZ# 1402
--	---	---

Company Name: Trinitas Group Pty Ltd
Address: Level 3, 24 Hunter Street
Parramatta
NSW 2150
Project Name: DUNDAS SCOUT HALL

Order No.:
Report #: 1041686
Phone: 02 8810 4445
Fax: 02 8016 0875

Received: Nov 6, 2023 3:39 PM
Due: Nov 13, 2023
Priority: 5 Day
Contact Name: - RESULTS/SRAS

Eurofins Analytical Services Manager : Bonnie Pu

Sample Detail						Asbestos - WA guidelines	Asbestos Absence /Presence	Poly chlorinated Biphenyls	Moisture Set	Eurofins Suite B10 BTEX/TRH/PAH/OCF/OP/PM8	BTEXN and Volatile TRH	BTEXN and Volatile TRH
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X	X	X	X	X
External Laboratory												
No	Sample ID	Sample Date	Sampling Time	Matrix	LAB ID							
1	TP01_0.3	Nov 01, 2023		Soil	S23-No0014126	X		X	X	X		
2	TP02_0.3	Nov 01, 2023		Soil	S23-No0014127	X		X	X	X		
3	TP03_0.3	Nov 01, 2023		Soil	S23-No0014128	X		X	X	X		
4	TP04_0.3	Nov 01, 2023		Soil	S23-No0014129	X		X	X	X		
5	TP05_0.3	Nov 01, 2023		Soil	S23-No0014130	X		X	X	X		
6	TP06_0.3	Nov 01, 2023		Soil	S23-No0014131	X		X	X	X		
7	TP07_0.3	Nov 01, 2023		Soil	S23-No0014132	X		X	X	X		
8	TP07_FC	Nov 01, 2023		Building Materials	S23-No0014133		X					
9	TP08_0.2	Nov 01, 2023		Soil	S23-No0014134	X		X	X	X		
10	QD1	Nov 01, 2023		Soil	S23-No0014135			X	X	X		
11	TS1	Nov 01, 2023		Trip Spike (solid)	S23-No0014136							X
12	TB1	Nov 01, 2023		Trip Blank (solid)	S23-No0014137						X	



web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne 6 Monterey Road Dandenong South VIC 3175 Tel: +61 3 8564 5000 NATA# 1261 Site# 1254	Geelong 19/8 Lewalan Street Grovedale VIC 3216 Tel: +61 3 8564 5000 NATA# 1261 Site# 25403	Sydney 179 Magowar Road Girraween NSW 2145 Tel: +61 2 9900 8400 NATA# 1261 Site# 18217	Canberra Unit 1,2 Dacre Street Mitchell ACT 2911 Tel: +61 2 6113 8091 NATA# 1261 Site# 25466	Brisbane 1/21 Smallwood Place Murarie QLD 4172 Tel: +61 7 3902 4600 NATA# 1261 Site# 20794	Newcastle 1/2 Frost Drive Mayfield West NSW 2304 Tel: +61 2 4968 8448 NATA# 1261 Site# 25079 & 25289
---	--	--	--	--	---

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth 48-48 Banksia Road Welshepool WA 6106 Tel: +61 8 6253 4444 NATA# 2377 Site# 2370
--

Eurofins Environment Testing NZ Ltd
NZBN: 9429048024954

Auckland 35 O'Rorke Road Penrose, Auckland 1061 Tel: +64 9 526 4551 IANZ# 1327	Christchurch 43 Detroit Drive Rolleston, Christchurch 7675 Tel: +64 3 343 5201 IANZ# 1290	Tauranga 1277 Cameron Road, Gate Pa, Tauranga 3112 Tel: +64 9 526 0568 IANZ# 1402
---	--	--

Company Name: Trinitas Group Pty Ltd	Order No.:	Received: Nov 6, 2023 3:39 PM
Address: Level 3, 24 Hunter Street Parramatta NSW 2150	Report #: 1041686	Due: Nov 13, 2023
	Phone: 02 8810 4445	Priority: 5 Day
	Fax: 02 8016 0875	Contact Name: - RESULTS/SRAs

Project Name: DUNDAS SCOUT HALL

Eurofins Analytical Services Manager : Bonnie Pu

Sample Detail	Asbestos - WA guidelines	Asbestos Absence /Presence	Poly chlorinated Biphenyls	Moisture Sel	Eurofins Suite B10 BTEX/TRH/PAH/OCF/OPIM8	BTEXN and Volatile TRH	BTEXN and Volatile TRH
Sydney Laboratory - NATA # 1261 Site # 18217	X	X	X	X	X	X	X
Test Counts	8	1	9	9	9	1	1



Internal Quality Control Review and Glossary

General

- Laboratory QC results for Method Blanks, Duplicates, Matrix Spikes, and Laboratory Control Samples follow guidelines delineated in the National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended May 2013. They are included in this QC report where applicable. Additional QC data may be available on request.
- All soil/sediment/solid results are reported on a dry weight basis unless otherwise stated.
- All biota/food results are reported on a wet weight basis on the edible portion unless otherwise stated.
- For CEC results where the sample's origin is unknown or environmentally contaminated, the results should be used advisedly.
- Actual LORs are matrix dependent. Quoted LORs may be raised where sample extracts are diluted due to interferences.
- Results are uncorrected for matrix spikes or surrogate recoveries except for PFAS compounds.
- SVOC analysis on waters is performed on homogenised, unfiltered samples unless noted otherwise.
- Samples were analysed on an 'as received' basis.
- Information identified in this report with blue colour indicates data provided by customers that may have an impact on the results.
- This report replaces any interim results previously issued.

Holding Times

Please refer to the 'Sample Preservation and Container Guide' for holding times (QS3001).

For samples received on the last day of holding time, notification of testing requirements should have been received at least 6 hours before sample receipt deadlines as stated on the SRA.

If the Laboratory did not receive the information in the required timeframe, and despite any other integrity issues, suitably qualified results may still be reported.

Holding times apply from the date of sampling; therefore, compliance with these may be outside the laboratory's control.

For VOCs containing vinyl chloride, styrene and 2-chloroethyl vinyl ether, the holding time is 7 days; however, for all other VOCs, such as BTEX or C6-10 TRH, the holding time is 14 days.

Units

mg/kg: milligrams per kilogram	mg/L: milligrams per litre	µg/L: micrograms per litre
ppm: parts per million	ppb: parts per billion	%: Percentage
org/100 mL: Organisms per 100 millilitres	NTU: Nephelometric Turbidity Units	MPN/100 mL: Most Probable Number of organisms per 100 millilitres
CFU: Colony forming unit		

Terms

APHA	American Public Health Association
CEC	Cation Exchange Capacity
COC	Chain of Custody
CP	Client Parent - QC was performed on samples pertaining to this report
CRM	Certified Reference Material (ISO17034) - reported as percent recovery.
Dry	Where moisture has been determined on a solid sample, the result is expressed on a dry weight basis.
Duplicate	A second piece of analysis from the same sample and reported in the same units as the result to show comparison.
LOR	Limit of Reporting.
LCS	Laboratory Control Sample - reported as percent recovery.
Method Blank	In the case of solid samples, these are performed on laboratory-certified clean sands and in the case of water samples, these are performed on de-ionised water.
NCP	Non-Client Parent - QC performed on samples not pertaining to this report, QC represents the sequence or batch that client samples were analysed within.
RPD	Relative Percent Difference between two Duplicate pieces of analysis.
SPIKE	Addition of the analyte to the sample and reported as percentage recovery.
SRA	Sample Receipt Advice
Surr - Surrogate	The addition of a like compound to the analyte target and reported as percentage recovery.
TBTO	Tributyltin oxide (bis-tributyltin oxide) - individual tributyltin compounds cannot be identified separately in the environment; however free tributyltin was measured, and its values were converted stoichiometrically into tributyltin oxide for comparison with regulatory limits.
TCLP	Toxicity Characteristic Leaching Procedure
TEQ	Toxic Equivalency Quotient or Total Equivalence
QSM	US Department of Defense Quality Systems Manual Version 5.4
US EPA	United States Environmental Protection Agency
WA DWER	Sum of PFBA, PFPeA, PFHxA, PFHpA, PFOA, PFBS, PFHxS, PFOS, 6:2 FTSA, 8:2 FTSA

QC - Acceptance Criteria

The acceptance criteria should be used as a guide only and may be different when site-specific Sampling Analysis and Quality Plan (SAQP) have been implemented.

RPD Duplicates: Global RPD Duplicates Acceptance Criteria is 30%; however the following acceptance guidelines are equally applicable: Results <10 times the LOR: No Limit

Results between 10-20 times the LOR: RPD must lie between 0-50%

Results >20 times the LOR: RPD must lie between 0-30%

NOTE: pH duplicates are reported as a range, not as RPD

Surrogate Recoveries: Recoveries must lie between 20-130% for Speciated Phenols & 50-150% for PFAS. SVOCs recoveries 20 – 150%

PFAS field samples that contain surrogate recoveries above the QC limit designated in QSM 5.4, where no positive PFAS results have been reported, have been reviewed, and no data was affected.

QC Data General Comments

- Where a result is reported as less than (<), higher than the nominated LOR, this is due to either matrix interference, extract dilution required due to interferences or contaminant levels within the sample, high moisture content or insufficient sample provided.
- Duplicate data shown within this report that states the word "BATCH" is a Batch Duplicate from outside of your sample batch but within the laboratory sample batch at a 1:10 ratio. The Parent and Duplicate data shown are not data from your samples.
- pH and Free Chlorine analysed in the laboratory - Analysis on this test must begin within 30 minutes of sampling. Therefore, laboratory analysis is unlikely to be completed within holding time. Analysis will begin as soon as possible after sample receipt.
- Recovery Data (Spikes & Surrogates) - where chromatographic interference does not allow the determination of recovery, the term "INT" appears against that analyte.
- For Matrix Spikes and LCS results, a dash "-" in the report means that the specific analyte was not added to the QC sample.
- Duplicate RPDs are calculated from raw analytical data; thus, it is possible to have two sets of data.



Environment Testing

Quality Control Results

Test	Units	Result 1		Acceptance Limits	Pass Limits	Qualifying Code
Method Blank						
Total Recoverable Hydrocarbons						
TRH C6-C9	mg/kg	< 20		20	Pass	
TRH C10-C14	mg/kg	< 20		20	Pass	
TRH C15-C28	mg/kg	< 50		50	Pass	
TRH C29-C36	mg/kg	< 50		50	Pass	
TRH C6-C10	mg/kg	< 20		20	Pass	
TRH >C10-C16	mg/kg	< 50		50	Pass	
TRH >C16-C34	mg/kg	< 100		100	Pass	
TRH >C34-C40	mg/kg	< 100		100	Pass	
Method Blank						
BTEX						
Benzene	mg/kg	< 0.1		0.1	Pass	
Toluene	mg/kg	< 0.1		0.1	Pass	
Ethylbenzene	mg/kg	< 0.1		0.1	Pass	
m&p-Xylenes	mg/kg	< 0.2		0.2	Pass	
o-Xylene	mg/kg	< 0.1		0.1	Pass	
Xylenes - Total*	mg/kg	< 0.3		0.3	Pass	
Method Blank						
Total Recoverable Hydrocarbons - 2013 NEPM Fractions						
Naphthalene	mg/kg	< 0.5		0.5	Pass	
Method Blank						
Polycyclic Aromatic Hydrocarbons						
Acenaphthene	mg/kg	< 0.5		0.5	Pass	
Acenaphthylene	mg/kg	< 0.5		0.5	Pass	
Anthracene	mg/kg	< 0.5		0.5	Pass	
Benz(a)anthracene	mg/kg	< 0.5		0.5	Pass	
Benzo(a)pyrene	mg/kg	< 0.5		0.5	Pass	
Benzo(b&j)fluoranthene	mg/kg	< 0.5		0.5	Pass	
Benzo(g,h,i)perylene	mg/kg	< 0.5		0.5	Pass	
Benzo(k)fluoranthene	mg/kg	< 0.5		0.5	Pass	
Chrysene	mg/kg	< 0.5		0.5	Pass	
Dibenz(a,h)anthracene	mg/kg	< 0.5		0.5	Pass	
Fluoranthene	mg/kg	< 0.5		0.5	Pass	
Fluorene	mg/kg	< 0.5		0.5	Pass	
Indeno(1,2,3-cd)pyrene	mg/kg	< 0.5		0.5	Pass	
Naphthalene	mg/kg	< 0.5		0.5	Pass	
Phenanthrene	mg/kg	< 0.5		0.5	Pass	
Pyrene	mg/kg	< 0.5		0.5	Pass	
Method Blank						
Organochlorine Pesticides						
Chlordanes - Total	mg/kg	< 0.1		0.1	Pass	
4,4'-DDD	mg/kg	< 0.05		0.05	Pass	
4,4'-DDE	mg/kg	< 0.05		0.05	Pass	
4,4'-DDT	mg/kg	< 0.05		0.05	Pass	
a-HCH	mg/kg	< 0.05		0.05	Pass	
Aldrin	mg/kg	< 0.05		0.05	Pass	
b-HCH	mg/kg	< 0.05		0.05	Pass	
d-HCH	mg/kg	< 0.05		0.05	Pass	
Dieldrin	mg/kg	< 0.05		0.05	Pass	
Endosulfan I	mg/kg	< 0.05		0.05	Pass	
Endosulfan II	mg/kg	< 0.05		0.05	Pass	



Environment Testing

Test	Units	Result 1		Acceptance Limits	Pass Limits	Qualifying Code
Endosulfan sulphate	mg/kg	< 0.05		0.05	Pass	
Endrin	mg/kg	< 0.05		0.05	Pass	
Endrin aldehyde	mg/kg	< 0.05		0.05	Pass	
Endrin ketone	mg/kg	< 0.05		0.05	Pass	
g-HCH (Lindane)	mg/kg	< 0.05		0.05	Pass	
Heptachlor	mg/kg	< 0.05		0.05	Pass	
Heptachlor epoxide	mg/kg	< 0.05		0.05	Pass	
Hexachlorobenzene	mg/kg	< 0.05		0.05	Pass	
Methoxychlor	mg/kg	< 0.05		0.05	Pass	
Toxaphene	mg/kg	< 0.5		0.5	Pass	
Method Blank						
Organophosphorus Pesticides						
Azinphos-methyl	mg/kg	< 0.2		0.2	Pass	
Bolstar	mg/kg	< 0.2		0.2	Pass	
Chlorfenvinphos	mg/kg	< 0.2		0.2	Pass	
Chlorpyrifos	mg/kg	< 0.2		0.2	Pass	
Chlorpyrifos-methyl	mg/kg	< 0.2		0.2	Pass	
Coumaphos	mg/kg	< 2		2	Pass	
Demeton-S	mg/kg	< 0.2		0.2	Pass	
Demeton-O	mg/kg	< 0.2		0.2	Pass	
Diazinon	mg/kg	< 0.2		0.2	Pass	
Dichlorvos	mg/kg	< 0.2		0.2	Pass	
Dimethoate	mg/kg	< 0.2		0.2	Pass	
Disulfoton	mg/kg	< 0.2		0.2	Pass	
EPN	mg/kg	< 0.2		0.2	Pass	
Ethion	mg/kg	< 0.2		0.2	Pass	
Ethoprop	mg/kg	< 0.2		0.2	Pass	
Ethyl parathion	mg/kg	< 0.2		0.2	Pass	
Fenitrothion	mg/kg	< 0.2		0.2	Pass	
Fensulfotthion	mg/kg	< 0.2		0.2	Pass	
Fenthion	mg/kg	< 0.2		0.2	Pass	
Malathion	mg/kg	< 0.2		0.2	Pass	
Merphos	mg/kg	< 0.2		0.2	Pass	
Methyl parathion	mg/kg	< 0.2		0.2	Pass	
Mevinphos	mg/kg	< 0.2		0.2	Pass	
Monocrotophos	mg/kg	< 2		2	Pass	
Naled	mg/kg	< 0.2		0.2	Pass	
Omethoate	mg/kg	< 2		2	Pass	
Phorate	mg/kg	< 0.2		0.2	Pass	
Pirimiphos-methyl	mg/kg	< 0.2		0.2	Pass	
Pyrazophos	mg/kg	< 0.2		0.2	Pass	
Ronnel	mg/kg	< 0.2		0.2	Pass	
Terbufos	mg/kg	< 0.2		0.2	Pass	
Tetrachlorvinphos	mg/kg	< 0.2		0.2	Pass	
Tokuthion	mg/kg	< 0.2		0.2	Pass	
Trichloronate	mg/kg	< 0.2		0.2	Pass	
Method Blank						
Polychlorinated Biphenyls						
Aroclor-1016	mg/kg	< 0.1		0.1	Pass	
Aroclor-1221	mg/kg	< 0.1		0.1	Pass	
Aroclor-1232	mg/kg	< 0.1		0.1	Pass	
Aroclor-1242	mg/kg	< 0.1		0.1	Pass	
Aroclor-1248	mg/kg	< 0.1		0.1	Pass	
Aroclor-1254	mg/kg	< 0.1		0.1	Pass	



Environment Testing

Test	Units	Result 1		Acceptance Limits	Pass Limits	Qualifying Code
Aroclor-1260	mg/kg	< 0.1		0.1	Pass	
Total PCB*	mg/kg	< 0.1		0.1	Pass	
Method Blank						
Heavy Metals						
Arsenic	mg/kg	< 2		2	Pass	
Cadmium	mg/kg	< 0.4		0.4	Pass	
Chromium	mg/kg	< 5		5	Pass	
Copper	mg/kg	< 5		5	Pass	
Lead	mg/kg	< 5		5	Pass	
Mercury	mg/kg	< 0.1		0.1	Pass	
Nickel	mg/kg	< 5		5	Pass	
Zinc	mg/kg	< 5		5	Pass	
LCS - % Recovery						
Total Recoverable Hydrocarbons						
TRH C6-C9	%	87		70-130	Pass	
TRH C10-C14	%	126		70-130	Pass	
TRH C6-C10	%	85		70-130	Pass	
TRH >C10-C16	%	108		70-130	Pass	
LCS - % Recovery						
BTEX						
Benzene	%	99		70-130	Pass	
Toluene	%	85		70-130	Pass	
Ethylbenzene	%	97		70-130	Pass	
m&p-Xylenes	%	93		70-130	Pass	
o-Xylene	%	91		70-130	Pass	
Xylenes - Total*	%	92		70-130	Pass	
LCS - % Recovery						
Total Recoverable Hydrocarbons - 2013 NEPM Fractions						
Naphthalene	%	78		70-130	Pass	
LCS - % Recovery						
Polycyclic Aromatic Hydrocarbons						
Acenaphthene	%	95		70-130	Pass	
Acenaphthylene	%	80		70-130	Pass	
Anthracene	%	98		70-130	Pass	
Benz(a)anthracene	%	77		70-130	Pass	
Benzo(a)pyrene	%	72		70-130	Pass	
Benzo(g,h,i)perylene	%	72		70-130	Pass	
Benzo(k)fluoranthene	%	83		70-130	Pass	
Chrysene	%	74		70-130	Pass	
Dibenz(a,h)anthracene	%	92		70-130	Pass	
Fluoranthene	%	86		70-130	Pass	
Fluorene	%	73		70-130	Pass	
Indeno(1,2,3-cd)pyrene	%	88		70-130	Pass	
Naphthalene	%	83		70-130	Pass	
Phenanthrene	%	78		70-130	Pass	
Pyrene	%	109		70-130	Pass	
LCS - % Recovery						
Organochlorine Pesticides						
Chlordanes - Total	%	81		70-130	Pass	
4,4'-DDD	%	94		70-130	Pass	
4,4'-DDE	%	88		70-130	Pass	
4,4'-DDT	%	102		70-130	Pass	
a-HCH	%	90		70-130	Pass	
Aldrin	%	77		70-130	Pass	



Environment Testing

Test	Units	Result 1	Acceptance Limits	Pass Limits	Qualifying Code		
b-HCH	%	86	70-130	Pass			
d-HCH	%	88	70-130	Pass			
Dieldrin	%	89	70-130	Pass			
Endosulfan I	%	92	70-130	Pass			
Endosulfan II	%	85	70-130	Pass			
Endosulfan sulphate	%	90	70-130	Pass			
Endrin	%	102	70-130	Pass			
Endrin aldehyde	%	95	70-130	Pass			
Endrin ketone	%	90	70-130	Pass			
g-HCH (Lindane)	%	85	70-130	Pass			
Heptachlor	%	92	70-130	Pass			
Heptachlor epoxide	%	85	70-130	Pass			
Hexachlorobenzene	%	91	70-130	Pass			
Methoxychlor	%	101	70-130	Pass			
LCS - % Recovery							
Organophosphorus Pesticides							
Diazinon	%	92	70-130	Pass			
Ethion	%	88	70-130	Pass			
Fenitrothion	%	102	70-130	Pass			
Mevinphos	%	83	70-130	Pass			
LCS - % Recovery							
Polychlorinated Biphenyls							
Aroclor-1016	%	93	70-130	Pass			
Aroclor-1260	%	92	70-130	Pass			
LCS - % Recovery							
Heavy Metals							
Arsenic	%	104	80-120	Pass			
Cadmium	%	102	80-120	Pass			
Chromium	%	92	80-120	Pass			
Copper	%	93	80-120	Pass			
Lead	%	102	80-120	Pass			
Mercury	%	99	80-120	Pass			
Nickel	%	92	80-120	Pass			
Zinc	%	94	80-120	Pass			
Test	Lab Sample ID	QA Source	Units	Result 1	Acceptance Limits	Pass Limits	Qualifying Code
Spike - % Recovery							
Total Recoverable Hydrocarbons				Result 1			
TRH C6-C9	N23-No0011779	NCP	%	71	70-130	Pass	
TRH C10-C14	N23-No0000132	NCP	%	115	70-130	Pass	
TRH C6-C10	N23-No0011779	NCP	%	70	70-130	Pass	
TRH >C10-C16	N23-No0000132	NCP	%	112	70-130	Pass	
Spike - % Recovery							
BTEX				Result 1			
Benzene	N23-No0011779	NCP	%	95	70-130	Pass	
Toluene	N23-No0011779	NCP	%	99	70-130	Pass	
Ethylbenzene	N23-No0011779	NCP	%	102	70-130	Pass	
m&p-Xylenes	N23-No0011779	NCP	%	108	70-130	Pass	
o-Xylene	N23-No0011779	NCP	%	103	70-130	Pass	
Xylenes - Total*	N23-No0011779	NCP	%	106	70-130	Pass	
Spike - % Recovery							
Total Recoverable Hydrocarbons - 2013 NEPM Fractions				Result 1			
Naphthalene	N23-No0011779	NCP	%	86	70-130	Pass	
Spike - % Recovery							
Polycyclic Aromatic Hydrocarbons				Result 1			



Environment Testing

Test	Lab Sample ID	QA Source	Units	Result 1		Acceptance Limits	Pass Limits	Qualifying Code
Acenaphthene	S23-No0022952	NCP	%	105		70-130	Pass	
Acenaphthylene	S23-No0022952	NCP	%	93		70-130	Pass	
Anthracene	S23-No0022952	NCP	%	96		70-130	Pass	
Benz(a)anthracene	S23-No0022952	NCP	%	100		70-130	Pass	
Benzo(a)pyrene	S23-No0022952	NCP	%	98		70-130	Pass	
Benzo(b&j)fluoranthene	S23-No0022952	NCP	%	83		70-130	Pass	
Benzo(g,h,i)perylene	S23-No0005519	NCP	%	72		70-130	Pass	
Benzo(k)fluoranthene	S23-No0022952	NCP	%	113		70-130	Pass	
Chrysene	S23-No0022952	NCP	%	107		70-130	Pass	
Dibenz(a,h)anthracene	S23-No0022952	NCP	%	96		70-130	Pass	
Fluoranthene	S23-No0022952	NCP	%	120		70-130	Pass	
Fluorene	S23-No0022952	NCP	%	102		70-130	Pass	
Indeno(1,2,3-cd)pyrene	S23-No0022952	NCP	%	89		70-130	Pass	
Naphthalene	S23-No0022952	NCP	%	105		70-130	Pass	
Phenanthrene	S23-No0022952	NCP	%	95		70-130	Pass	
Pyrene	S23-No0022952	NCP	%	127		70-130	Pass	
Spike - % Recovery								
Organochlorine Pesticides				Result 1				
Dieldrin	S23-No0014069	NCP	%	116		70-130	Pass	
Endrin aldehyde	S23-No0014069	NCP	%	105		70-130	Pass	
Spike - % Recovery								
Heavy Metals				Result 1				
Arsenic	S23-No0023616	NCP	%	119		75-125	Pass	
Cadmium	S23-No0023616	NCP	%	104		75-125	Pass	
Chromium	S23-No0023616	NCP	%	106		75-125	Pass	
Copper	S23-No0023616	NCP	%	107		75-125	Pass	
Lead	S23-No0023616	NCP	%	109		75-125	Pass	
Mercury	S23-No0023616	NCP	%	105		75-125	Pass	
Nickel	S23-No0023616	NCP	%	99		75-125	Pass	
Zinc	S23-No0023616	NCP	%	118		75-125	Pass	
Spike - % Recovery								
Organochlorine Pesticides				Result 1				
Chlordanes - Total	S23-No0014129	CP	%	128		70-130	Pass	
4,4'-DDD	S23-No0014129	CP	%	90		70-130	Pass	
4,4'-DDE	S23-No0014129	CP	%	109		70-130	Pass	
4,4'-DDT	S23-No0014129	CP	%	104		70-130	Pass	
a-HCH	S23-No0014129	CP	%	98		70-130	Pass	
Aldrin	S23-No0014129	CP	%	101		70-130	Pass	
b-HCH	S23-No0014129	CP	%	89		70-130	Pass	
d-HCH	S23-No0014129	CP	%	98		70-130	Pass	
Endosulfan I	S23-No0014129	CP	%	104		70-130	Pass	
Endosulfan II	S23-No0014129	CP	%	105		70-130	Pass	
Endosulfan sulphate	S23-No0014129	CP	%	93		70-130	Pass	
g-HCH (Lindane)	S23-No0014129	CP	%	96		70-130	Pass	
Heptachlor epoxide	S23-No0014129	CP	%	109		70-130	Pass	
Hexachlorobenzene	S23-No0014129	CP	%	108		70-130	Pass	
Spike - % Recovery								
Polychlorinated Biphenyls				Result 1				
Aroclor-1016	S23-No0014129	CP	%	78		70-130	Pass	
Aroclor-1260	S23-No0014129	CP	%	84		70-130	Pass	



Environment Testing

Test	Lab Sample ID	QA Source	Units	Result 1	Result 2	RPD	Acceptance Limits	Pass Limits	Qualifying Code
Duplicate									
Total Recoverable Hydrocarbons				Result 1	Result 2	RPD			
TRH C10-C14	N23-No0000110	NCP	mg/kg	< 20	< 20	<1	30%	Pass	
TRH C15-C28	N23-No0000110	NCP	mg/kg	330	330	1.1	30%	Pass	
TRH C29-C36	N23-No0000110	NCP	mg/kg	560	550	1.1	30%	Pass	
TRH >C10-C16	N23-No0000110	NCP	mg/kg	< 50	< 50	<1	30%	Pass	
TRH >C16-C34	N23-No0000110	NCP	mg/kg	720	710	1.7	30%	Pass	
TRH >C34-C40	N23-No0000110	NCP	mg/kg	350	360	2.9	30%	Pass	
Duplicate									
Organochlorine Pesticides				Result 1	Result 2	RPD			
Toxaphene	S23-No0014469	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Duplicate									
Heavy Metals				Result 1	Result 2	RPD			
Arsenic	S23-No0014066	NCP	mg/kg	6.8	8.4	21	30%	Pass	
Cadmium	S23-No0014066	NCP	mg/kg	< 0.4	< 0.4	<1	30%	Pass	
Chromium	S23-No0014066	NCP	mg/kg	16	23	37	30%	Fail	Q15
Copper	S23-No0014066	NCP	mg/kg	30	43	36	30%	Fail	Q15
Lead	S23-No0014066	NCP	mg/kg	38	22	54	30%	Fail	Q15
Mercury	S23-No0014066	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Nickel	S23-No0014066	NCP	mg/kg	6.7	7.4	11	30%	Pass	
Zinc	S23-No0014126	CP	mg/kg	31	35	11	30%	Pass	
Duplicate									
Sample Properties				Result 1	Result 2	RPD			
% Moisture	S23-No0014066	NCP	%	5.0	4.6	8.9	30%	Pass	
Duplicate									
Total Recoverable Hydrocarbons				Result 1	Result 2	RPD			
TRH C6-C9	S23-No0014129	CP	mg/kg	< 20	< 20	<1	30%	Pass	
TRH C6-C10	S23-No0014129	CP	mg/kg	< 20	< 20	<1	30%	Pass	
Duplicate									
BTEX				Result 1	Result 2	RPD			
Benzene	S23-No0014129	CP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Toluene	S23-No0014129	CP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Ethylbenzene	S23-No0014129	CP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
m&p-Xylenes	S23-No0014129	CP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
o-Xylene	S23-No0014129	CP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Xylenes - Total*	S23-No0014129	CP	mg/kg	< 0.3	< 0.3	<1	30%	Pass	
Duplicate									
Total Recoverable Hydrocarbons - 2013 NEPM Fractions				Result 1	Result 2	RPD			
Naphthalene	S23-No0014129	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Duplicate									
Polycyclic Aromatic Hydrocarbons				Result 1	Result 2	RPD			
Acenaphthene	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Acenaphthylene	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Anthracene	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Benz(a)anthracene	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Benzo(a)pyrene	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Benzo(b&j)fluoranthene	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Benzo(g,h,i)perylene	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Benzo(k)fluoranthene	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Chrysene	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Dibenz(a,h)anthracene	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Fluoranthene	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Fluorene	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Indeno(1,2,3-cd)pyrene	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	



Environment Testing

Duplicate								
Polycyclic Aromatic Hydrocarbons				Result 1	Result 2	RPD		
Naphthalene	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Phenanthrene	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Pyrene	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Duplicate								
Organochlorine Pesticides				Result 1	Result 2	RPD		
Chlordanes - Total	S23-No0014130	CP	mg/kg	< 1	< 1	<1	30%	Pass
4,4'-DDD	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
4,4'-DDE	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
4,4'-DDT	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
a-HCH	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Aldrin	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
b-HCH	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
d-HCH	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Dieldrin	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Endosulfan I	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Endosulfan II	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Endosulfan sulphate	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Endrin	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Endrin aldehyde	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Endrin ketone	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
g-HCH (Lindane)	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Heptachlor	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Heptachlor epoxide	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Hexachlorobenzene	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Methoxychlor	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Duplicate								
Organophosphorus Pesticides				Result 1	Result 2	RPD		
Azinphos-methyl	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Bolstar	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Chlorfenvinphos	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Chlorpyrifos	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Chlorpyrifos-methyl	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Coumaphos	S23-No0014130	CP	mg/kg	< 5	< 5	<1	30%	Pass
Demeton-S	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Demeton-O	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Diazinon	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Dichlorvos	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Dimethoate	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Disulfoton	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
EPN	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Ethion	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Ethoprop	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Ethyl parathion	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Fenitrothion	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Fensulfthion	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Fenthion	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Malathion	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Merphos	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Methyl parathion	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Mevinphos	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Monocrotophos	S23-No0014130	CP	mg/kg	< 5	< 5	<1	30%	Pass
Naled	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Omethoate	S23-No0014130	CP	mg/kg	< 5	< 5	<1	30%	Pass
Phorate	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass



Environment Testing

Duplicate								
Organophosphorus Pesticides				Result 1	Result 2	RPD		
Pirimiphos-methyl	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Pyrazophos	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Ronnel	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Terbufos	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Tetrachlorvinphos	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Tokuthion	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Trichloronate	S23-No0014130	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Duplicate								
Polychlorinated Biphenyls				Result 1	Result 2	RPD		
Aroclor-1016	S23-No0014130	CP	mg/kg	< 1	< 1	<1	30%	Pass
Aroclor-1221	S23-No0014130	CP	mg/kg	< 1	< 1	<1	30%	Pass
Aroclor-1232	S23-No0014130	CP	mg/kg	< 1	< 1	<1	30%	Pass
Aroclor-1242	S23-No0014130	CP	mg/kg	< 1	< 1	<1	30%	Pass
Aroclor-1248	S23-No0014130	CP	mg/kg	< 1	< 1	<1	30%	Pass
Aroclor-1254	S23-No0014130	CP	mg/kg	< 1	< 1	<1	30%	Pass
Aroclor-1260	S23-No0014130	CP	mg/kg	< 1	< 1	<1	30%	Pass
Total PCB*	S23-No0014130	CP	mg/kg	< 1	< 1	<1	30%	Pass
Duplicate								
Total Recoverable Hydrocarbons				Result 1	Result 2	RPD		
TRH C6-C9	S23-No0014132	CP	mg/kg	< 20	< 20	<1	30%	Pass
TRH C6-C10	S23-No0014132	CP	mg/kg	< 20	< 20	<1	30%	Pass
Duplicate								
BTEX				Result 1	Result 2	RPD		
Benzene	S23-No0014132	CP	mg/kg	< 0.1	< 0.1	<1	30%	Pass
Toluene	S23-No0014132	CP	mg/kg	< 0.1	< 0.1	<1	30%	Pass
Ethylbenzene	S23-No0014132	CP	mg/kg	< 0.1	< 0.1	<1	30%	Pass
m&p-Xylenes	S23-No0014132	CP	mg/kg	< 0.2	< 0.2	<1	30%	Pass
o-Xylene	S23-No0014132	CP	mg/kg	< 0.1	< 0.1	<1	30%	Pass
Xylenes - Total*	S23-No0014132	CP	mg/kg	< 0.3	< 0.3	<1	30%	Pass
Duplicate								
Total Recoverable Hydrocarbons - 2013 NEPM Fractions				Result 1	Result 2	RPD		
Naphthalene	S23-No0014132	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass



Comments

Sample Integrity

Custody Seals Intact (if used)	N/A
Attempt to Chill was evident	Yes
Sample correctly preserved	Yes
Appropriate sample containers have been used	Yes
Sample containers for volatile analysis received with minimal headspace	Yes
Samples received within HoldingTime	Yes
Some samples have been subcontracted	No

Qualifier Codes/Comments

Code	Description
G01	The LORs have been raised due to matrix interference
N01	F2 is determined by arithmetically subtracting the "naphthalene" value from the ">C10-C18" value. The naphthalene value used in this calculation is obtained from volatiles (Purge & Trap analysis).
N02	Where we have reported both volatile (P&T GCMS) and semivolatile (GCMS) naphthalene data, results may not be identical. Provided correct sample handling protocols have been followed, any observed differences in results are likely to be due to procedural differences within each methodology. Results determined by both techniques have passed all QAQC acceptance criteria, and are entirely technically valid.
N04	F1 is determined by arithmetically subtracting the "Total BTEX" value from the "C6-C10" value. The "Total BTEX" value is obtained by summing the concentrations of BTEX analytes. The "C6-C10" value is obtained by quantitating against a standard of mixed aromatic/aliphatic analytes.
N07	Please note:- These two PAH isomers closely co-elute using the most contemporary analytical methods and both the reported concentration (and the TEQ) apply specifically to the total of the two co-eluting PAHs
Q15	The RPD reported passes Eurofins Environment Testing's QC - Acceptance Criteria as defined in the Internal Quality Control Review and Glossary page of this report.

Authorised by:

Adam Bateup	Analytical Services Manager
Chamath JHM Annakkage	Senior Analyst-Asbestos
Raymond Siu	Senior Analyst-Volatile
Roopesh Rangarajan	Senior Analyst-Organic
Fang Yee Tan	Senior Analyst-Metal

Glenn Jackson
Managing Director

Final Report – this report replaces any previously issued Report

- Indicates Not Requested



* Indicates NATA accreditation does not cover the performance of this service

Measurement uncertainty of test data is available on request or please [click here](#).

Eurofins shall not be liable for loss, cost, damages or expenses incurred by the client, or any other person or company, resulting from the use of any information or interpretation given in this report. In no case shall Eurofins be liable for consequential damages including, but not limited to, lost profits, damages for failure to meet deadlines and lost production arising from this report. This document shall not be reproduced except in full and relates only to the items tested. Unless indicated otherwise, the tests were performed on the samples as received.



CERTIFICATE OF ANALYSIS

Work Order : ES2338389 Client : TRINITAS GROUP Contact : LAB REPORTS Address : Suite 101/24 Hunter St PARRAMATTA NSW 2150 Telephone : ---- Project : DUNDAS SCOUT HALL Order number : ---- C-O-C number : ---- Sampler : ---- Site : ---- Quote number : ---- No. of samples received : 1 No. of samples analysed : 1	Page : 1 of 7 Laboratory : Environmental Division Sydney Contact : Customer Services ES Address : 277-289 Woodpark Road Smithfield NSW Australia 2164 Telephone : +61-2-8784 8555 Date Samples Received : 07-Nov-2023 15:39 Date Analysis Commenced : 09-Nov-2023 Issue Date : 14-Nov-2023 15:27	  <small>Accreditation No. 825 Accredited for compliance with ISO/IEC 17025 - Testing</small>
---	---	---

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted, unless the sampling was conducted by ALS. This document shall not be reproduced, except in full.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results
- Surrogate Control Limits

Additional information pertinent to this report will be found in the following separate attachments: Quality Control Report, QA/QC Compliance Assessment to assist with Quality Review and Sample Receipt Notification.

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

<i>Signatories</i>	<i>Position</i>	<i>Accreditation Category</i>
Alex Rossi	Organic Chemist	Sydney Organics, Smithfield, NSW
Ankit Joshi	Senior Chemist - Inorganics	Sydney Inorganics, Smithfield, NSW

right solutions. right partner.

Page : 2 of 7
Work Order : ES2338389
Client : TRINITAS GROUP
Project : DUNDAS SCOUT HALL



General Comments

The analytical procedures used by ALS have been developed from established internationally recognised procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are fully validated and are often at the client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis.

Where the LOR of a reported result differs from standard LOR, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interference.

When sampling time information is not provided by the client, sampling dates are shown without a time component. In these instances, the time component has been assumed by the laboratory for processing purposes.

Where a result is required to meet compliance limits the associated uncertainty must be considered. Refer to the ALS Contract for details.

Key : CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society.
LOR = Limit of reporting
^ = This result is computed from individual analyte detections at or above the level of reporting
ø = ALS is not NATA accredited for these tests.
~ = Indicates an estimated value.

- Benzo(a)pyrene Toxicity Equivalent Quotient (TEQ) per the NEPM (2013) is the sum total of the concentration of the eight carcinogenic PAHs multiplied by their Toxicity Equivalence Factor (TEF) relative to Benzo(a)pyrene. TEF values are provided in brackets as follows: Benz(a)anthracene (0.1), Chrysene (0.01), Benzo(b+j) & Benzo(k)fluoranthene (0.1), Benzo(a)pyrene (1.0), Indeno(1,2,3-cd)pyrene (0.1), Dibenz(a,h)anthracene (1.0), Benzo(g,h,i)perylene (0.01). Less than LOR results for 'TEQ Zero' are treated as zero, for 'TEQ 1/2LOR' are treated as half the reported LOR, and for 'TEQ LOR' are treated as being equal to the reported LOR. Note: TEQ 1/2LOR and TEQ LOR will calculate as 0.6mg/Kg and 1.2mg/Kg respectively for samples with non-detects for all of the eight TEQ PAHs.
- EP080: Where reported, Total Xylenes is the sum of the reported concentrations of m&p-Xylene and o-Xylene at or above the LOR.
- EP068: Where reported, Total Chlordane (sum) is the sum of the reported concentrations of cis-Chlordane and trans-Chlordane at or above the LOR.
- EP068: Where reported, Total OCP is the sum of the reported concentrations of all Organochlorine Pesticides at or above LOR.
- EP075(SIM): Where reported, Total Cresol is the sum of the reported concentrations of 2-Methylphenol and 3- & 4-Methylphenol at or above the LOR.

Page : 3 of 7
 Work Order : ES2338389
 Client : TRINITAS GROUP
 Project : DUNDAS SCOUT HALL



Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	QT1	---	---	---	---
Sampling date / time				01-Nov-2023 00:00	---	---	---	---	---
Compound	CAS Number	LOR	Unit	ES2338389-001	---	---	---	---	---
				Result	---	---	---	---	---
EA055: Moisture Content (Dried @ 105-110°C)									
Moisture Content	---	1.0	%	13.4	---	---	---	---	---
EG005(ED093)T: Total Metals by ICP-AES									
Arsenic	7440-38-2	5	mg/kg	6	---	---	---	---	---
Cadmium	7440-43-9	1	mg/kg	<1	---	---	---	---	---
Chromium	7440-47-3	2	mg/kg	24	---	---	---	---	---
Copper	7440-50-8	5	mg/kg	11	---	---	---	---	---
Lead	7439-92-1	5	mg/kg	23	---	---	---	---	---
Nickel	7440-02-0	2	mg/kg	8	---	---	---	---	---
Zinc	7440-66-6	5	mg/kg	28	---	---	---	---	---
EG035T: Total Recoverable Mercury by FIMS									
Mercury	7439-97-6	0.1	mg/kg	<0.1	---	---	---	---	---
EP066: Polychlorinated Biphenyls (PCB)									
Total Polychlorinated biphenyls	---	0.1	mg/kg	<0.1	---	---	---	---	---
EP068A: Organochlorine Pesticides (OC)									
alpha-BHC	319-84-6	0.05	mg/kg	<0.05	---	---	---	---	---
Hexachlorobenzene (HCB)	118-74-1	0.05	mg/kg	<0.05	---	---	---	---	---
beta-BHC	319-85-7	0.05	mg/kg	<0.05	---	---	---	---	---
gamma-BHC	58-89-9	0.05	mg/kg	<0.05	---	---	---	---	---
delta-BHC	319-86-8	0.05	mg/kg	<0.05	---	---	---	---	---
Heptachlor	76-44-8	0.05	mg/kg	<0.05	---	---	---	---	---
Aldrin	309-00-2	0.05	mg/kg	<0.05	---	---	---	---	---
Heptachlor epoxide	1024-57-3	0.05	mg/kg	<0.05	---	---	---	---	---
^ Total Chlordane (sum)	---	0.05	mg/kg	<0.05	---	---	---	---	---
trans-Chlordane	5103-74-2	0.05	mg/kg	<0.05	---	---	---	---	---
alpha-Endosulfan	959-98-8	0.05	mg/kg	<0.05	---	---	---	---	---
cis-Chlordane	5103-71-9	0.05	mg/kg	<0.05	---	---	---	---	---
Dieldrin	60-57-1	0.05	mg/kg	<0.05	---	---	---	---	---
4,4'-DDE	72-55-9	0.05	mg/kg	<0.05	---	---	---	---	---
Endrin	72-20-8	0.05	mg/kg	<0.05	---	---	---	---	---
beta-Endosulfan	33213-65-9	0.05	mg/kg	<0.05	---	---	---	---	---
^ Endosulfan (sum)	115-29-7	0.05	mg/kg	<0.05	---	---	---	---	---
4,4'-DDD	72-54-8	0.05	mg/kg	<0.05	---	---	---	---	---
Endrin aldehyde	7421-93-4	0.05	mg/kg	<0.05	---	---	---	---	---
Endosulfan sulfate	1031-07-8	0.05	mg/kg	<0.05	---	---	---	---	---

Page : 4 of 7
 Work Order : ES2338389
 Client : TRINITAS GROUP
 Project : DUNDAS SCOUT HALL



Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	QT1	---	---	---	---
Sampling date / time				01-Nov-2023 00:00	---	---	---	---	---
Compound	CAS Number	LOR	Unit	ES2338389-001	-----	-----	-----	-----	-----
				Result	---	---	---	---	---
EP068A: Organochlorine Pesticides (OC) - Continued									
4,4'-DDT	50-29-3	0.2	mg/kg	<0.2	---	---	---	---	---
Endrin ketone	53494-70-5	0.05	mg/kg	<0.05	---	---	---	---	---
Methoxychlor	72-43-5	0.2	mg/kg	<0.2	---	---	---	---	---
[^] Sum of Aldrin + Dieldrin	309-00-2/60-57-1	0.05	mg/kg	<0.05	---	---	---	---	---
[^] Sum of DDD + DDE + DDT	72-54-8/72-55-9/5 0-2	0.05	mg/kg	<0.05	---	---	---	---	---
EP068B: Organophosphorus Pesticides (OP)									
Dichlorvos	62-73-7	0.05	mg/kg	<0.05	---	---	---	---	---
Demeton-S-methyl	919-86-8	0.05	mg/kg	<0.05	---	---	---	---	---
Monocrotophos	6923-22-4	0.2	mg/kg	<0.2	---	---	---	---	---
Dimethoate	60-51-5	0.05	mg/kg	<0.05	---	---	---	---	---
Diazinon	333-41-5	0.05	mg/kg	<0.05	---	---	---	---	---
Chlorpyrifos-methyl	5598-13-0	0.05	mg/kg	<0.05	---	---	---	---	---
Parathion-methyl	298-00-0	0.2	mg/kg	<0.2	---	---	---	---	---
Malathion	121-75-5	0.05	mg/kg	<0.05	---	---	---	---	---
Fenthion	55-38-9	0.05	mg/kg	<0.05	---	---	---	---	---
Chlorpyrifos	2921-88-2	0.05	mg/kg	<0.05	---	---	---	---	---
Parathion	56-38-2	0.2	mg/kg	<0.2	---	---	---	---	---
Pirimphos-ethyl	23505-41-1	0.05	mg/kg	<0.05	---	---	---	---	---
Chlorfenvinphos	470-90-6	0.05	mg/kg	<0.05	---	---	---	---	---
Bromophos-ethyl	4824-78-6	0.05	mg/kg	<0.05	---	---	---	---	---
Fenamiphos	22224-92-6	0.05	mg/kg	<0.05	---	---	---	---	---
Prothiofos	34643-46-4	0.05	mg/kg	<0.05	---	---	---	---	---
Ethion	563-12-2	0.05	mg/kg	<0.05	---	---	---	---	---
Carbophenothion	786-19-6	0.05	mg/kg	<0.05	---	---	---	---	---
Azinphos Methyl	86-50-0	0.05	mg/kg	<0.05	---	---	---	---	---
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons									
Naphthalene	91-20-3	0.5	mg/kg	<0.5	---	---	---	---	---
Acenaphthylene	208-96-8	0.5	mg/kg	<0.5	---	---	---	---	---
Acenaphthene	83-32-9	0.5	mg/kg	<0.5	---	---	---	---	---
Fluorene	86-73-7	0.5	mg/kg	<0.5	---	---	---	---	---
Phenanthrene	85-01-8	0.5	mg/kg	<0.5	---	---	---	---	---
Anthracene	120-12-7	0.5	mg/kg	<0.5	---	---	---	---	---
Fluoranthene	206-44-0	0.5	mg/kg	<0.5	---	---	---	---	---

Page : 5 of 7
 Work Order : ES2338389
 Client : TRINITAS GROUP
 Project : DUNDAS SCOUT HALL



Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	QT1	----	----	----	----
Sampling date / time				01-Nov-2023 00:00	---	---	---	---	---
Compound	CAS Number	LOR	Unit	ES2338389-001	-----	-----	-----	-----	-----
				Result	---	---	---	---	---
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons - Continued									
Pyrene	129-00-0	0.5	mg/kg	<0.5	---	---	---	---	---
Benz(a)anthracene	56-55-3	0.5	mg/kg	<0.5	---	---	---	---	---
Chrysene	218-01-9	0.5	mg/kg	<0.5	---	---	---	---	---
Benzo(b+j)fluoranthene	205-99-2 205-82-3	0.5	mg/kg	<0.5	---	---	---	---	---
Benzo(k)fluoranthene	207-08-9	0.5	mg/kg	<0.5	---	---	---	---	---
Benzo(a)pyrene	50-32-8	0.5	mg/kg	<0.5	---	---	---	---	---
Indeno(1.2.3.cd)pyrene	193-39-5	0.5	mg/kg	<0.5	---	---	---	---	---
Dibenz(a,h)anthracene	53-70-3	0.5	mg/kg	<0.5	---	---	---	---	---
Benzo(g,h,i)perylene	191-24-2	0.5	mg/kg	<0.5	---	---	---	---	---
^ Sum of polycyclic aromatic hydrocarbons	----	0.5	mg/kg	<0.5	---	---	---	---	---
^ Benzo(a)pyrene TEQ (zero)	----	0.5	mg/kg	<0.5	---	---	---	---	---
^ Benzo(a)pyrene TEQ (half LOR)	----	0.5	mg/kg	0.6	---	---	---	---	---
^ Benzo(a)pyrene TEQ (LOR)	----	0.5	mg/kg	1.2	---	---	---	---	---
EP080/071: Total Petroleum Hydrocarbons									
C6 - C9 Fraction	----	10	mg/kg	<10	---	---	---	---	---
C10 - C14 Fraction	----	50	mg/kg	<50	---	---	---	---	---
C15 - C28 Fraction	----	100	mg/kg	<100	---	---	---	---	---
C29 - C36 Fraction	----	100	mg/kg	<100	---	---	---	---	---
^ C10 - C36 Fraction (sum)	----	50	mg/kg	<50	---	---	---	---	---
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions									
C6 - C10 Fraction	C6_C10	10	mg/kg	<10	---	---	---	---	---
^ C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	10	mg/kg	<10	---	---	---	---	---
>C10 - C16 Fraction	----	50	mg/kg	<50	---	---	---	---	---
>C16 - C34 Fraction	----	100	mg/kg	<100	---	---	---	---	---
>C34 - C40 Fraction	----	100	mg/kg	<100	---	---	---	---	---
^ >C10 - C40 Fraction (sum)	----	50	mg/kg	<50	---	---	---	---	---
^ >C10 - C16 Fraction minus Naphthalene (F2)	----	50	mg/kg	<50	---	---	---	---	---
EP080: BTEXN									
Benzene	71-43-2	0.2	mg/kg	<0.2	---	---	---	---	---
Toluene	108-88-3	0.5	mg/kg	<0.5	---	---	---	---	---
Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	---	---	---	---	---
meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg	<0.5	---	---	---	---	---

Page : 6 of 7
 Work Order : ES2338389
 Client : TRINITAS GROUP
 Project : DUNDAS SCOUT HALL



Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	QT1	----	----	----	----
Sampling date / time				01-Nov-2023 00:00	---	---	---	---	
Compound	CAS Number	LOR	Unit	ES2338389-001	-----	-----	-----	-----	
				Result	---	---	---	---	
EP080: BTEXN - Continued									
ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	----	----	----	----	
^ Sum of BTEX	----	0.2	mg/kg	<0.2	----	----	----	----	
^ Total Xylenes	----	0.5	mg/kg	<0.5	----	----	----	----	
Naphthalene	91-20-3	1	mg/kg	<1	----	----	----	----	
EP066S: PCB Surrogate									
Decachlorobiphenyl	2051-24-3	0.1	%	92.4	----	----	----	----	
EP068S: Organochlorine Pesticide Surrogate									
Dibromo-DDE	21655-73-2	0.05	%	91.9	----	----	----	----	
EP068T: Organophosphorus Pesticide Surrogate									
DEF	78-48-8	0.05	%	98.2	----	----	----	----	
EP075(SIM)S: Phenolic Compound Surrogates									
Pheno-d6	13127-88-3	0.5	%	96.5	----	----	----	----	
2-Chlorophenol-D4	93951-73-6	0.5	%	90.5	----	----	----	----	
2,4,6-Tribromophenol	118-79-6	0.5	%	59.7	----	----	----	----	
EP075(SIM)T: PAH Surrogates									
2-Fluorobiphenyl	321-60-8	0.5	%	98.6	----	----	----	----	
Anthracene-d10	1719-06-8	0.5	%	102	----	----	----	----	
4-Terphenyl-d14	1718-51-0	0.5	%	107	----	----	----	----	
EP080S: TPH(V)/BTEX Surrogates									
1,2-Dichloroethane-D4	17060-07-0	0.2	%	71.9	----	----	----	----	
Toluene-D8	2037-26-5	0.2	%	89.8	----	----	----	----	
4-Bromofluorobenzene	460-00-4	0.2	%	105	----	----	----	----	

Page : 7 of 7
 Work Order : ES2338389
 Client : TRINITAS GROUP
 Project : DUNDAS SCOUT HALL



Surrogate Control Limits

Sub-Matrix: SOIL		Recovery Limits (%)	
Compound	CAS Number	Low	High
EP066S: PCB Surrogate			
Decachlorobiphenyl	2051-24-3	39	149
EP068S: Organochlorine Pesticide Surrogate			
Dibromo-DDE	21655-73-2	49	147
EP068T: Organophosphorus Pesticide Surrogate			
DEF	78-48-8	35	143
EP075(SIM)S: Phenolic Compound Surrogates			
Phenol-d6	13127-88-3	63	123
2-Chlorophenol-D4	93951-73-6	66	122
2,4,6-Tribromophenol	118-79-6	40	138
EP075(SIM)T: PAH Surrogates			
2-Fluorobiphenyl	321-60-8	70	122
Anthracene-d10	1719-06-8	66	128
4-Terphenyl-d14	1718-51-0	65	129
EP080S: TPH(V)/BTEX Surrogates			
1,2-Dichloroethane-D4	17060-07-0	63	125
Toluene-D8	2037-26-5	67	124
4-Bromofluorobenzene	460-00-4	66	131



How to Contact Us

Mail Trinitas Group
PO Box 1376 Parramatta NSW 2124
Email admin@trinitasgroup.com.au
Address Suite 401, 24 Hunter Street, Parramatta NSW 2150
Website www.trinitasgroup.com.au
Telephone 1800 4 TRINITAS
Facsimile 02 8016 0875

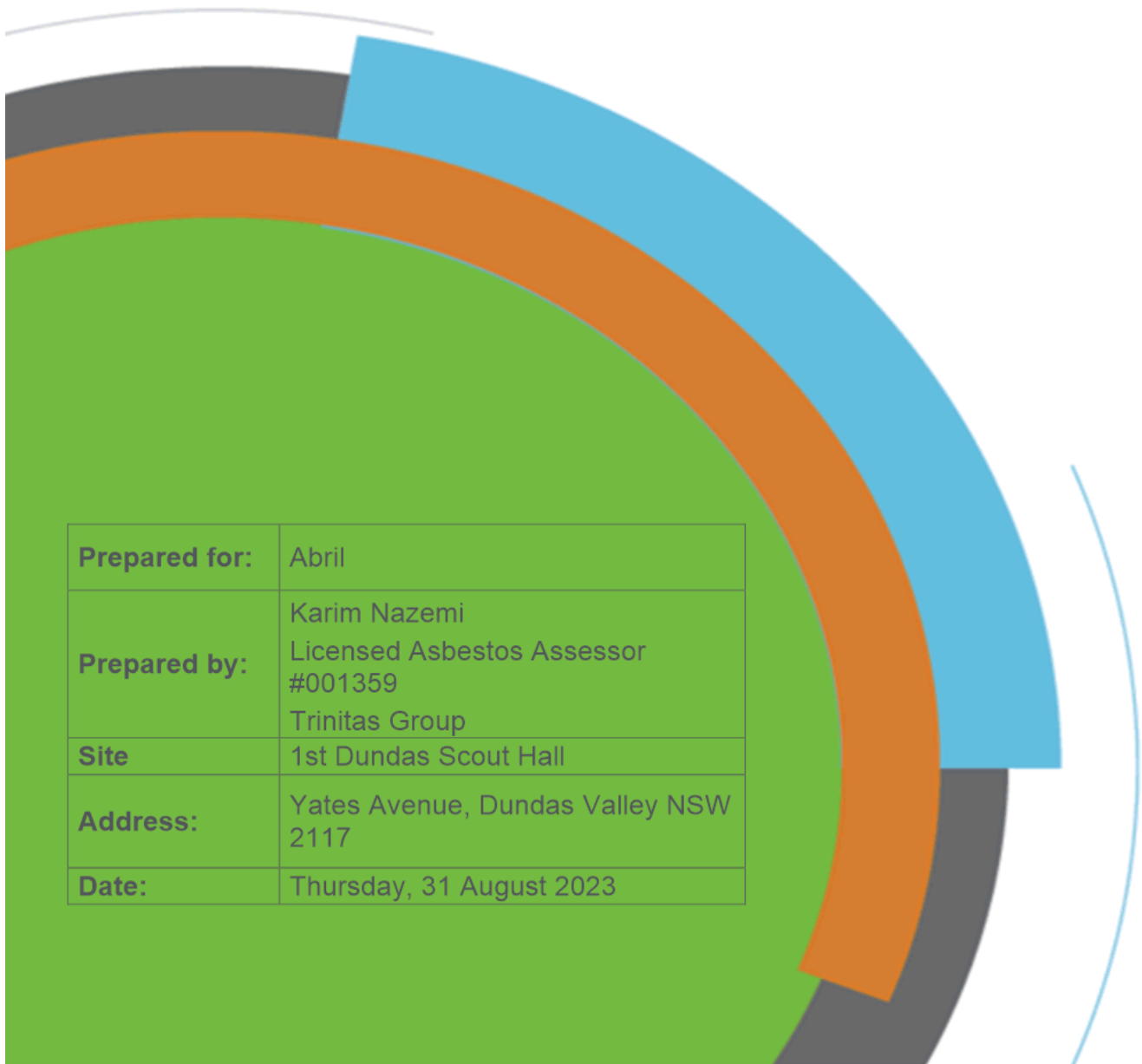
Trinitas Group Pty Ltd
ABN 12 161 759 708

Disclaimer: This report is prepared for the use of the recipient for the purpose of risk evaluation, risk improvement and or loss control. It is based upon prevailing conditions at the time of inspection, our observations and information provided by the client contact/s at the site. No responsibility is accepted, and liability disclaimed for the use of this report for any other purpose, or by any third party, nor does it imply that no other hazardous conditions exist.





Asbestos Materials Survey



Prepared for:	Abril
Prepared by:	Karim Nazemi Licensed Asbestos Assessor #001359 Trinitas Group
Site	1st Dundas Scout Hall
Address:	Yates Avenue, Dundas Valley NSW 2117
Date:	Thursday, 31 August 2023



TRINITAS GROUP
 ABN 12 161 759 708
 Level 3, 24 Hunter St, PARRAMATTA NSW 2150
 Ph: 1800 4 TRINITAS
 Email: admin@trinitasgroup.com.au
 Web: www.trinitasgroup.com.au

This document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission supplied at the time of proposal. Unauthorised use of this document in any form whatsoever is prohibited.

Please note there are limitations associated with this report due to a range of factors, including, but not limited to the scope of works, survey methodology and inaccessible areas. To ensure its contextual integrity, the report must be read in its entirety and should not be copied, distributed or referred to in part only.

This report is not adequate for the purposes of refurbishment or demolition works. This report must be reviewed prior to the commencement of such works and a more intrusive risk assessment undertaken to identify asbestos-containing materials which may be disturbed during building demolition or refurbishment works.

Refer to the Statement of Limitations for further details. Refer to the Areas Not Accessed for further details.

Document Distribution			
Version	Format	Issued to	Date
1	Electronic Copy	Tim Conchie	12/09/2023

Document Status				
Version	Report Prepared by:		Report Authorised by:	
	Name	Karim Nazemi	Name	Denny Bolatti
1	Signature		Signature	
	Date:	31/08/2023	Date:	12/09/2023





Contents

Summary of Findings	4
Areas Not Accessed	5
Scope of Works & Methodology.....	6
Recommendations	7
Asbestos Risk Assessment Factors.....	9
Asbestos Management Requirements.....	11
Statement of Limitations	14
Asbestos Register	16
Positive Photos	19
Negative Photos.....	21





Summary of Findings

The following table provides a summary of identified asbestos risks during the building:

Building Name	No. High Risk Asbestos Items	No. Medium Risk Asbestos Items	No. Low Risk Asbestos Items	Total Asbestos Items
1st Dundas Scout	5	0	4	9
TOTAL	5	0	4	9





Areas Not Accessed

Area/Item	Not Accessed	Comments
Building facade fixing brackets	All	
Lift shaft and lift cabin fittings	N/A	
Height restricted areas of site and ceiling where safe lifting platforms were not provided	All	
Inaccessible culverts and floor trenches or tunnels	All	
Waterproof membranes	All	
Inside mechanical equipment	All	
Behind ceramic wall tiles	All	
Fire door cores	All	
Within air conditioning re-heat boxes	All	
Within electrical switchboard cupboard or backing	All	
Gaskets, mastics & sealants to pipework, ductwork, mechanical equipment & construction/expansion joints	All	
Within internal walls partitioning	All	
Inaccessible ceiling spaces	All	
Under carpeted floor coverings	All	
Wall cavities	All	

It is possible that asbestos-containing materials, which may be concealed within inaccessible areas/voids, may not have been located during the asbestos materials survey. It is noted that asbestos-containing material may be contained within or behind those areas identified in the above table. Caution should be exercised when accessing these areas, particularly in relation to potential disturbance of the building fabric or concealed spaces.





Scope of Works & Methodology

Scope

The scope of works for the project was as follows:

- Undertake an Asbestos Materials survey
- Inspect representative and accessible areas of the site to identify probable asbestos-containing materials (ACM)
- Identify the likelihood of ACM in inaccessible areas
- Identify the types of ACM and their condition
- Assess the risks posed by the ACM
- Take photographs of suspected ACM
- Collect samples of suspected ACM
- Transporting samples under a chain of custody to a NATA-Accredited laboratory for analysis
- Compile an ACM register
- Recommend control measures and actions necessary to manage any ACM related risks

Methodology

Asbestos

This component of the assessment was carried out in accordance with the guidelines documented in SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019). Samples of suspected asbestos-containing materials were collected during the survey and were analysed in a NATA-accredited laboratory for the presence of asbestos by Polarised Light Microscopy.





Recommendations

These recommendations should be followed whenever any ACM is identified, irrespective of the level of risk.

Asbestos

In accordance with the WHS Regulations (2017) and SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019) we make the following recommendations:

- Record the following information in the site's asbestos register:
 - details of the type, condition, accessibility and location of all asbestos-containing material at the site;
 - measures taken control the asbestos-containing material;
 - details of any risk assessment carried out prior to these measures being taken;
 - records of any other work done on the asbestos-containing material;
 - records of any communication and/or consultation relation to asbestos-containing material at the site.
- Ensure a copy of the asbestos is on site, kept up to date and made readily accessible to the employees, contractors, subcontractors, persons removing asbestos-containing material, persons engaged to do work that may disturb asbestos- containing material and any other person who may be exposed to the asbestos-containing material.
- Review the asbestos register and risk assessments every 12 months, or earlier if:
 - a risk assessment indicates the need for reassessment;
 - there is evidence any risk assessment is no longer valid;
 - there is evidence that any control measures are ineffective;
 - changes to work practices and systems of work are introduced;
 - there is a change to the condition of the asbestos-containing material; or
 - any asbestos-containing material has been disturbed, removed, enclosed or sealed
 - a visual inspection should be undertaken as part of any review of asbestos register. Risk assessments should be undertaken in by a competent person, such as a asbestos containing material specialist.
- Develop and maintain an asbestos management plan that contains the following information:
 - the asbestos register;
 - details of any maintenance or service work on asbestos-containing material;
 - mechanisms for providing the employees, contractors, subcontractors, persons removing asbestos-containing material, persons engaged to do work that may disturb asbestos-containing material and any other person who may be exposed to the asbestos-containing material with the asbestos register;
 - decisions about management options (ie to maintain the asbestos-containing material or replace it) and reasons for those decisions;
 - a timetable for action, including priorities, dates for risk assessment review, etc;
 - monitoring arrangements;
 - responsibilities of all persons involved;
 - training arrangements;
 - procedure for reviewing and updating the asbestos management pan and asbestos register; and
 - safe work methods.
 - The asbestos management plan should be reviewed whenever the asbestos register is reviewed.
- Provide Asbestos Awareness training to staff and site personnel in accordance with the requirements SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019) Part 6.3.





- Consult with staff and health and safety representatives on the findings of this risk assessment and this report must be made available upon request, in accordance with the requirements of *SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019). Part 3.3.*
- Areas highlighted as areas of 'no access' should be presumed to contain asbestos containing material. Appropriate management planning should be implemented in order to control access to and maintenance activities in these areas, until such a time as they can be inspected and the presence or absence of asbestos containing material can be confirmed.
- Ensure all asbestos-containing materials remaining in-situ are labelled appropriately to warn of the dangers of disturbing these materials, in accordance with the requirements of *SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019) Part 2.5.*



Supplier on scheme
Performance and Management Services



LOCAL
GOVERNMENT
PROCUREMENT



Asbestos Risk Assessment Factors

To assess the health risk posed by the presence of asbestos-containing material, all relevant factors must be considered. These factors include:

- Evidence of physical damage;
- Evidence of water damage;
- Proximity of air plenums and direct air stream;
- Friability of asbestos material;
- Requirement for access for building operations;
- Requirement for access for maintenance operations;
- Likelihood of disturbance of the asbestos material;
- Accessibility;
- Exposed surface areas; and
- Environmental conditions

These aspects are in turn judged upon: (i) potential for fibre generation, and, (ii) the potential for exposure.

Condition

The condition of the asbestos products identified during the survey is usually reported as being good, fair or poor.

- Good: - refers to asbestos materials, which have not been damaged or have not deteriorated.
- Fair: - refers to the asbestos material having suffered minor cracking or de-surfacing.
- Poor: - describes asbestos materials which have been damaged, or their condition has deteriorated over time.

Friability

The friability of asbestos products describes the ease of which the material can be crumbled, and hence to release fibres.

- Friable asbestos: - (e.g. limpet beam insulation, pipe lagging) can be easily crumbled and is more hazardous than non-friable asbestos products.
- Non-Friable asbestos: - commonly known as bonded asbestos, is typically comprised of asbestos fibres tightly bound in a stable non-asbestos matrix. Examples of non-friable asbestos products include asbestos cement materials (sheeting, pipes etc), asbestos containing vinyl floor tiles and electrical backing boards.

Accessibility/Disturbance Potential

Asbestos products can be classified as having low, medium or high accessibility/disturbance potential.

- Low accessibility describes asbestos products that cannot be easily disturbed, such as materials in building voids, set ceilings, etc.
- Medium accessibility describes asbestos products that are visible but normal access is impeded, such as materials behind cladding material or are present in a ceiling space or are height restricted
- High accessibility asbestos products can be easily accessed or damaged due to their close proximity to personnel, e.g. asbestos cement walls or down pipes.

Risk Status

The risk factors described above are used to rank the health risk posed by the presence of asbestos-containing materials.

- A low risk ranking describes asbestos materials that pose a low health risk to personnel, employees and the general public providing they stay in a stable condition, for example asbestos materials that are in good condition and have low accessibility.
- A medium risk ranking applies to materials that pose an increased risk to people in the area.





- Asbestos materials that possess a high-risk ranking pose a high health risk to personnel or the public in the area of the material. Materials with a high-risk ranking will also possess a Priority 1 recommendation to manage the asbestos and reduce the risk.

The following priority rating system is adopted to assist in the programming and budgeting of the control of asbestos risk identified at the site.

Priority 1 (P1): Organise Remedial Works Immediately

An area has asbestos containing materials, which are either damaged or are being exposed to continual disturbance. Due to these conditions, there is an increased potential for exposure and/or transfer of the material to other parts with continued unrestricted use of this area. Representative asbestos fibre monitoring should be conducted in the building area during normal building operation where recommended. Prompt abatement of the asbestos hazard is recommended. As an interim action, restrict access.

Priority 2 (P2): Organise Remedial Works Within 3 Months

An area has asbestos containing materials with a potential for disturbance due to the following conditions:

- Material has been disturbed or damaged and its current condition, while not posing an immediate hazard, is unstable.
- The material is accessible and can when disturbed, present a short-term exposure risk.
- Demolition, renovation, refurbishment, maintenance, modification or new installations, involving air-handling system,

Appropriate abatement measures should be taken as soon as practicable. A negligible health risk exists if materials remain undisturbed under the control of an asbestos management plan.

Priority 3 (P3): No Remedial Works Required

An area has asbestos-containing materials, where:

- The condition of the friable asbestos material is now stable and has low potential of being disturbed or
- The material is currently in a non-friable condition, may have slight damage but do not present an exposure risk unless cut, drilled, sanded or otherwise abraded.

Negligible health risks are present if materials are left undisturbed under the control of an asbestos management plan. Defer any major action unless materials are to be disturbed as a result of maintenance, refurbishment or demolition operations.

Priority 4 (P4): No Remedial Works Required

The asbestos material is in a non-friable form and in good condition. It is most unlikely that the material can be disturbed under normal circumstances and can be safely subjected to normal traffic. Even if it were subjected to minor disturbance the material poses a negligible health risk. These materials should be left, and their condition monitored during subsequent reviews. As with any asbestos materials, these materials must be removed prior to renovations that may impact on the materials.





Asbestos Management Requirements

Introduction

Asbestos is the fibrous form of mineral silicates belonging to the serpentine and amphibole groups with the most common types being crocidolite (blue asbestos), amosite (brown or grey asbestos) and chrysotile (white asbestos).

Asbestos is a hazardous material that poses a risk to health by inhalation if the asbestos fibres become airborne and people are exposed to these airborne fibres. Exposure to asbestos fibres is known to cause mesothelioma, asbestosis and lung cancer.

Asbestos and asbestos-containing materials were used extensively in Australian buildings and structures, plant and equipment and in ships, trains and motor vehicles during the 1950s, 1960s and 1970s, and some uses, including some friction materials and gaskets, were only discontinued on 31 December 2003.

Asbestos materials in a bonded form do not present an immediate health risk if they remain undisturbed and in good condition. It is the inhalation of fibres from friable forms of asbestos, or dusts generated by disturbing bonded materials, that may lead to the risk of asbestos-related disease.

Asbestos Management Plan (AMP)

An AMP (including an asbestos register) should be developed for the site as per Part 4.1 of SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019). See the Recommendation section of this report for details of what should be included in the AMP.

Updates to Register, AMP and Risk Assessments

The asbestos register and the AMP should be reviewed (via visual inspection by a competent person) and updated at least every 5 years for non-friable ACM and every 12 months for friable ACM where a risk assessment indicates the need for a reassessment or if any ACMs have been removed or updated as per Parts 3.2 and 4.2 of SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019).

Risk assessments should be reviewed regularly, particularly when there is evidence that the risk assessment is no longer valid, control measures are shown to be ineffective or there is a significant change planned for the workplace or work practices or procedures relevant to the risk assessment; or there is a change in ACM condition or ACMs have since been enclosed, encapsulated or removed.

Labelling

All confirmed or presumed ACMs (or their enclosures) should be labelled to identify the material as *asbestos-containing* or *presumed asbestos-containing* and to warn that the items should not be disturbed as per Part 2.5 of SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019).

Training

Staff and site personnel must be provided with *Asbestos Awareness* training in accordance with Part 6.3 of SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019).

Training should inform staff how to work safely alongside asbestos by instructing them of:

- The health risks associated with asbestos.
- Their roles and responsibilities under the AMP.
- Procedures for managing asbestos on-site.
- The correct use of control measures and safe work methods to minimise the risks from asbestos. Training records must be kept.

Refurbishment / Demolition Requirements

This audit is limited by the Scope of Works and Methodology outlined within this report.

Generally, a new audit or revised audit is required prior to any planned refurbishment, alteration, demotion or upgrade works that may disturb ACMs at the site in accordance with *Australia Standard AS 2601: The Demolition of Structures*





Removal of Asbestos Materials

If the asbestos management plan calls for the removal of asbestos, the Work Health and Safety Regulation 2017 (NSW) requires that this be done in accordance with *SafeWork NSW, Code of Practice: How to Safely Remove Asbestos (2019)*.

Ensure that a risk assessment is performed by a competent person prior to the asbestos removal and that the asbestos removalist considers this risk assessment when developing their asbestos removal control plan.

Asbestos removal licences are required for non-friable and friable asbestos removal work. Friable asbestos removal work also requires a WorkCover permit.

Consultation and Communication related to Asbestos Removal

When asbestos-containing materials are to be removed, there must be full consultation, information sharing and involvement by everyone in the workplace at each step of the asbestos-containing material removal process and records should be kept.

Provision of Information to the Asbestos Removalist

Before any removal work commences, the asbestos removalist must be provided with a copy of the asbestos register and work specifications for the asbestos-containing materials removal.

Air Monitoring

Air monitoring may need to be performed when asbestos-containing materials are being removed to ensure control measures are effective. Air monitoring is required for all indoor removals of friable asbestos-containing materials and for all outdoor removals of friable asbestos-containing materials where there might be a risk to other people.

The need for air monitoring should be determined by a competent person who is independent from the person responsible for the removal work.

If air monitoring is required, the competent person shall develop a documented air-monitoring program, which includes the requirements for clearance monitoring.

Asbestos removal must not commence until the air monitoring has commenced.

The results of air monitoring shall be provided to all relevant parties as soon as possible.

In accordance with *Section 261 of the Work Health & Safety Regulations (2017)*, any air monitoring must be analysed in a NATA-Accredited laboratory in accordance with the *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Edition [NOHSC: 3003 (2005)]*.

Clearance to Reoccupy an Asbestos Work Area

Before clearance is granted for an asbestos work area to be re-occupied, there must be a thorough clearance inspection. The clearance inspection must be conducted by a competent person who is independent from the person responsible for the removal work.

Following the final clearance inspection, a clearance certificate must be issued by this competent person. Any protective barriers between the asbestos work area and public areas must remain intact until completion of all asbestos removal work and successful completion of the clearance inspection.

Disposal of Asbestos Waste

The handling and storage of asbestos waste at a worksite is regulated solely by SafeWork NSW. The storage at any location other than worksites, transport and disposal of asbestos waste are regulated by the NSW Department of Environment, Climate Change and Water (DECCW).





At the asbestos removal site, asbestos waste must be collected and disposed of in an asbestos waste bag, a drum, a bin or asbestos waste skip. If the asbestos waste cannot be disposed of immediately, it should be stored in a solid waste drum, bin or skip, sealed, and secured at the completion of each day's work. All asbestos waste must be removed from the workplace by a competent person. When transported, bonded asbestos must be securely packaged at all times and friable asbestos must be kept in sealed containers. All asbestos waste must be transported in a covered, leak-proof vehicle.

The asbestos waste may only be disposed of at a landfill site licensed by the DECCW to accept asbestos waste. This landfill site must receive prior notification by the asbestos remover of the intention to dispose of asbestos waste at this site. The landfill site must issue a certificate of disposal and the asbestos remover must provide the Facilities Manager with a copy of this certificate. It is the Facilities Manager's responsibility to ensure a copy of the certificate of disposal is placed within the relevant site's asbestos register.





Statement of Limitations

This report has been prepared in accordance with the agreement between the client and Trinitas Group. Within the limitations of the agreed upon scope of services, this work has been undertaken and performed in a professional manner, in accordance with generally accepted practices, using a degree of skill and care ordinarily exercised by members of its profession and consulting practice. No other warranty, expressed or implied, is made.

This report is solely for the use of the client and any reliance on this report by third parties shall be at such party's sole risk and may not contain sufficient information for purposes of other parties or for other uses. This report shall only be presented in full and may not be used to support any other objective than those set out in the report, except where written approval with comments are provided by Trinitas Group.

This report relates only to the identification of asbestos-containing materials used in the construction of the building and does not include the identification of dangerous goods or hazardous substances in the form of chemicals used, stored or manufactured within the building or plant.

The following should also be noted:

While the survey has attempted to locate the asbestos-containing materials within the site it should be noted that the review was a visual inspection and a limited sampling program was conducted and/or the analysis results of the previous report were used. Representative samples of suspect asbestos materials were collected for analysis. Other asbestos materials of similar appearance are assumed to have a similar content.

Not all suspected asbestos materials were sampled. Only those asbestos materials that were physically accessible could be located and identified. Therefore, it is possible that asbestos materials, which may be concealed within inaccessible areas/voids, may not have been located during the audit. Such inaccessible areas fall into a number of categories.

- Locations behind locked doors.
- In set ceilings or wall cavities.
- Those areas accessible only by dismantling equipment or performing minor localised demolition works.
- Service shafts, ducts etc., concealed within the building structure.
- Energised services, gas, electrical, pressurised vessel and chemical lines
- Voids or internal areas of machinery, plant, equipment, air conditioning ducts etc.
- Totally inaccessible areas such as voids and cavities created and intimately concealed within the building structure. These voids are only accessible during major demolition works.
- Height restricted areas.
- Areas deemed unsafe or hazardous at time of audit

In addition to areas that were not accessible, the possible presence of asbestos containing materials may not have been assessed because it was not considered practicable as:

- It would require unnecessary dismantling of equipment; and/or
- It was considered disruptive to the normal operations of the building; and/or
- It may have caused unnecessary damage to equipment, furnishings or surfaces; and/or
- The asbestos containing material was not considered to represent a significant exposure risk; and/or
- The time taken to determine the presence of the asbestos containing material was considered prohibitive.

Only minor destructive auditing and sampling techniques were employed to gain access to those areas documented in the register. Consequently, without substantial demolition of the building, it is not possible to guarantee that every source of asbestos containing material has been detected.

During the course of normal site works care should be exercised when entering any previously inaccessible areas or areas mentioned above and it is imperative that work cease pending further sampling if materials suspected of containing asbestos or unknown materials are encountered. Therefore, during any refurbishment or






demolition works, further investigations and assessment may be required should any suspect material be observed in previously inaccessible areas or areas not fully inspected previously, i.e. carpeted floors.

This report is not intended to be used for the purposes of tendering, programming of works, refurbishment works, or demolition works unless used in conjunction with a specification detailing the extent of the works. To ensure its contextual integrity, the report must be read in its entirety and should not be copied, distributed or referred to in part only





Asbestos Register

	Client Name:	Abril	Property Number:	N/A	Survey Date:	31/08/2023
	Site Name:	1st Dundas Scout Hall	Building Age:	1950	Inspected By:	Karim Nazemi
	Site Address:	Yates Avenue, Dundas Valley NSW 2117	Construction Type:	Cladding	Building Size (m2):	300
	Building Name:	1st Dundas Scout	Roof Type:	Metal	No. Levels:	1

Item	Location	Level	Room-Specific Location	Hazard Type	Item description	Sample Reference	Sample Status	Photo No	Extent	Condition	Friability	Disturbance Potential	Risk Rating	Current Label	Control Priority	Control Recommendation
1	Exterior	Ground Floor	Building eaves throughout	Asbestos	FC sheeting	01	Positive	230831-133207	60	Good	Non-Friable	Low	Low	No	P4	P4 - No short term remediation works required. Review periodically and manage as part of an AMP
2	Interior	Ground Floor	West side, electricity meter box	Asbestos	Electrical backing board	Nil	Presumed Positive	230831-134031	1 unit	Good	Non-Friable	Low	Low	No	P4	P4 - No short term remediation works required. Review periodically and manage as part of an AMP
3	Exterior	Ground Floor	Southwest corner, debris on ground surface	Asbestos	FC fragments	02	Positive	230831-134050	20	Poor	Friable	High	High	No	P1	P1 - Restrict access to area & organise remediation works as soon as practicable & manage any remaining materials as part of an AMP
4	Interior	Ground Floor	South-east corner, debris on floor (partially inspected due to u safe structure)	Asbestos	FC fragments	Similar to 02	Presumed Positive	230831-135813	100	Poor	Friable	High	High	No	P1	P1 - Restrict access to area & organise remediation works as soon as practicable & manage any remaining





Item	Location	Level	Room-Specific Location	Hazard Type	Item description	Sample Reference	Sample Status	Photo No	Extent	Condition	Friability	Disturbance Potential	Risk Rating	Current Label	Control Priority	Control Recommendation
																materials as part of an AMP
5	Exterior	Ground Floor	East side, electricity meter box, fire damaged	Asbestos	Electrical backing board	Nil	Presumed Positive	230831-134131	1 unit	Poor	Friable	Medium	High	No	P1	P1 - Restrict access to area & organise remediation works as soon as practicable & manage any remaining materials as part of an AMP
6	Exterior	Ground Floor	South side, external areas adjacent kitchen	Asbestos	FC fragments	Similar to 02	Presumed Positive	230831-134216	15	Poor	Friable	High	High	No	P1	P1 - Restrict access to area & organise remediation works as soon as practicable & manage any remaining materials as part of an AMP
7	Interior	Ground Floor	Internal wall linings in the western section (not fire damaged)	Asbestos	Masonite like material	03	Negative	230831-134405								
8	Interior	Ground Floor	Internal wall linings in the western section (not fire damaged)	Asbestos	Masonite like material	Similar to 03	Presumed Negative	230831-134441								
9	Interior	Ground Floor	Kitchen, vinyl flooring	Asbestos	Vinyl flooring	04	Negative	230831-134901								
10	Interior	Ground Floor	Internal wall linings in the western section (not fire damaged)	Asbestos	Masonite like material	Similar to 03	Presumed Negative	230831-134915								
11	Exterior	Ground Floor	North side, fire damage debris on ground surface	Asbestos	FC fragments	05	Positive	230831-135903	30	Poor	Friable	High	High	No	P1	P1 - Restrict access to area & organise remediation works as soon as practicable & manage any remaining materials as part of an AMP
12	Interior	Sub-floor	Subfloor throughout, Packers on piers	Asbestos	FC fragments	06	Positive	230831-140719	Through out	Good	Non-Friable	Low	Low	No	P4	P4 - No short term remediation works required. Review periodically and manage as part of an AMP
13	Interior	Sub-floor	Subfloor surface, fragments on surface	Asbestos	FC fragments	Similar to 06	Presumed Positive	230831-140857		Good	Non-Friable	Low	Low	No	P4	P4 - No short term remediation works required. Review periodically and manage as part of an AMP
14	Exterior	Ground Floor	North side, Insulation material	Asbestos	SMF like material	Nil	Presumed Negative	230831-140906								





Item	Location	Level	Room-Specific Location	Hazard Type	Item description	Sample Reference	Sample Status	Photo No	Extent	Condition	Friability	Disturbance Potential	Risk Rating	Current Label	Control Priority	Control Recommendation
15	Interior	Ground Floor	Western section, insulation material on floor	Asbestos	SMF like material	Nil	Presumed Negative	230831-140909								








Positive Photos

 <p>Photo No: 230831-133207 Result: Asbestos - Positive Location-Level: Exterior - Ground Floor Room-Location: Building eaves throughout Feature-Material: FC sheeting Item No - Risk Rating: 1 - Low</p>	 <p>Photo No: 230831-134031 Result: Asbestos - Presumed Positive Location-Level: Interior - Ground Floor Room-Location: West side, electricity meter box Feature-Material: Electrical backing board Item No - Risk Rating: 2 - Low</p>
 <p>Photo No: 230831-134050 Result: Asbestos - Positive Location-Level: Exterior - Ground Floor Room-Location: Southwest corner, debris on ground surface Feature-Material: FC fragments Item No - Risk Rating: 3 - High</p>	 <p>Photo No: 230831-135813 Result: Asbestos - Presumed Positive Location-Level: Interior - Ground Floor Room-Location: South-east corner, debris on floor (partially inspected due to unsafe structure) Feature-Material: FC fragments Item No - Risk Rating: 4 - High</p>
 <p>Photo No: 230831-134131 Result: Asbestos - Presumed Positive Location-Level: Exterior - Ground Floor Room-Location: East side, electricity meter box, fire damaged Feature-Material: Electrical backing board Item No - Risk Rating: 5 - High</p>	 <p>Photo No: 230831-134216 Result: Asbestos - Presumed Positive Location-Level: Exterior - Ground Floor Room-Location: South side, external areas adjacent kitchen Feature-Material: FC fragments Item No - Risk Rating: 6 - High</p>











 <p>Photo No: 230831-135903 Result: Asbestos - Positive Location-Level: Exterior - Ground Floor Room-Location: North side, fire damage debris on ground surface Feature-Material: FC fragments Item No - Risk Rating: 11 - High</p>	 <p>Photo No: 230831-140719 Result: Asbestos - Positive Location-Level: Interior - Sub-floor Room-Location: Subfloor throughout, Packers on piers Feature-Material: FC fragments Item No - Risk Rating: 12 - Low</p>
 <p>Photo No: 230831-140857 Result: Asbestos - Presumed Positive Location-Level: Interior - Sub-floor Room-Location: Subfloor surface, fragments on surface Feature-Material: FC fragments Item No - Risk Rating: 13 - Low</p>	





Negative Photos

 <p>Photo No: 230831-134405 Result: Asbestos - Negative Location-Level: Interior - Ground Floor Room-Location: Internal wall linings in the western section (not fire damaged) Feature-Material: Masonite like material</p>	 <p>Photo No: 230831-134441 Result: Asbestos - Presumed Negative Location-Level: Interior - Ground Floor Room-Location: Internal wall linings in the western section (not fire damaged) Feature-Material: Masonite like material</p>
 <p>Photo No: 230831-134901 Result: Asbestos - Negative Location-Level: Interior - Ground Floor Room-Location: Kitchen, vinyl flooring Feature-Material: Vinyl flooring</p>	 <p>Photo No: 230831-134915 Result: Asbestos - Presumed Negative Location-Level: Interior - Ground Floor Room-Location: Internal wall linings in the western section (not fire damaged) Feature-Material: Masonite like material</p>
 <p>Photo No: 230831-140906 Result: Asbestos - Presumed Negative Location-Level: Exterior - Ground Floor Room-Location: North side, Insulation material Feature-Material: SMF like material</p>	 <p>Photo No: 230831-140909 Result: Asbestos - Presumed Negative Location-Level: Interior - Ground Floor Room-Location: Western section, insulation material on floor Feature-Material: SMF like material</p>





How to Contact Us

Mail Trinitas Group
PO Box 1376 Parramatta NSW 2124
Email admin@trinitasgroup.com.au
Address Level 3, 24 Hunter Street, Parramatta NSW 2150
Website www.trinitasgroup.com.au
Telephone 1800 4 TRINITAS
Facsimile 02 8016 0875

Trinitas Group Pty Ltd
ABN 12 161 759 708

Disclaimer: This report is prepared for the use of the recipient for the purpose of risk evaluation, risk improvement and or loss control. It is based upon prevailing conditions at the time of inspection, our observations and information provided by the client contact/s at the site. No responsibility is accepted, and liability disclaimed for the use of this report for any other purpose, or by any third party, nor does it imply that no other hazardous conditions exist.





Environment Testing

Certificate of Analysis

Trinitas Group Pty Ltd
Level 3, 24 Hunter Street
Parramatta
NSW 2150



NATA Accredited
Accreditation Number 1261
Site Number 18217

Accredited for compliance with ISO/IEC 17025—Testing
NATA is a signatory to the ILAC Mutual Recognition
Arrangement for the mutual recognition of the
equivalence of testing, medical testing, calibration,
inspection, proficiency testing scheme providers and
reference materials producers reports and certificates.

Attention: Denny Bolatti
Report 1022644-AID
Project Name 1ST DUNDAS SCOUT HALL
Received Date Sep 01, 2023
Date Reported Sep 08, 2023

Methodology:

Asbestos Fibre Identification	Conducted in accordance with the Australian Standard AS 4964 – 2004: Method for the Qualitative Identification of Asbestos in Bulk Samples and in-house Method LTM-ASB-8020 by polarised light microscopy (PLM) and dispersion staining (DS) techniques. <i>NOTE: Positive Trace Analysis results indicate the sample contains detectable respirable fibres.</i>
Unknown Mineral Fibres	Mineral fibres of unknown type, as determined by PLM with DS, may require another analytical technique, such as Electron Microscopy, to confirm unequivocal identity. <i>NOTE: While Actinolite, Anthophyllite and Tremolite asbestos may be detected by PLM with DS, due to variability in the optical properties of these materials, AS4964 requires that these are reported as UMF unless confirmed by an independent technique.</i>
Subsampling Soil Samples	The whole sample submitted is first dried and then passed through a 10mm sieve followed by a 2mm sieve. All fibrous matter greater than 10mm, greater than 2mm as well as the material passing through the 2mm sieve are retained and analysed for the presence of asbestos. If the sub 2mm fraction is greater than approximately 30 to 60g then a sub-sampling routine based on ISO 3082:2009(E) is employed. <i>NOTE: Depending on the nature and size of the soil sample, the sub-2 mm residue material may need to be sub-sampled for trace analysis, in accordance with AS 4964-2004.</i>
Bonded asbestos-containing material (ACM)	The material is first examined and any fibres isolated for identification by PLM and DS. Where required, interfering matrices may be removed by disintegration using a range of heat, chemical or physical treatments, possibly in combination. The resultant material is then further examined in accordance with AS 4964 - 2004. <i>NOTE: Even after disintegration it may be difficult to detect the presence of asbestos in some asbestos-containing bulk materials using PLM and DS. This is due to the low grade or small length or diameter of the asbestos fibres present in the material, or to the fact that very fine fibres have been distributed intimately throughout the materials. Vinyl/asbestos floor tiles, some asbestos-containing sealants and mastics, asbestos-containing epoxy resins and some ore samples are examples of these types of material, which are difficult to analyse.</i>
Limit of Reporting	The performance limitation of the AS 4964 (2004) method for non-homogeneous samples is around 0.1 g/kg (equivalent to 0.01% (w/w)). Where no asbestos is found by PLM and DS, including Trace Analysis, this is considered to be at the nominal reporting limit of 0.01% (w/w). The NEPM screening level of 0.001% (w/w) is intended as an on-site determination, not a laboratory Limit of Reporting (LOR), per se. Examination of a large sample size (e.g. 500 mL) may improve the likelihood of detecting asbestos, particularly AF, to aid assessment against the NEPM criteria. Gravimetric determinations to this level of accuracy are outside of AS 4964 and hence NATA Accreditation does not cover the performance of this service (non-NATA results shown with an asterisk). <i>NOTE: NATA News March 2014, p.7, states in relation to AS 4964: "This is a qualitative method with a nominal reporting limit of 0.01 % " and that currently in Australia "there is no validated method available for the quantification of asbestos". This report is consistent with the analytical procedures and reporting recommendations in the NEPM and the WA DoH.</i>



Environment Testing

Project Name 1ST DUNDAS SCOUT HALL
Project ID
Date Sampled Aug 31, 2023
Report 1022644-AID

Client Sample ID	Eurofins Sample No.	Date Sampled	Sample Description	Result
01-FC SHEETING	23-Se0004499	Aug 31, 2023	Approximate Sample 5g / 25x20x4mm Sample consisted of: (a) Brown/ black fibre cement material (b) Brown paint	Chrysotile asbestos detected (a). Organic fibre detected.
02- FC FRAGMENT	23-Se0004500	Aug 31, 2023	Approximate Sample 34g / 65x50x5mm Sample consisted of: (a) Brown/ black fibre cement material (b) Brown paint	Chrysotile asbestos detected (a). Organic fibre detected.
03- MASONITE LIKE MATERIAL	23-Se0004501	Aug 31, 2023	Approximate Sample 8g / 70x30x3mm Sample consisted of: Brown/ black fibre board like material	No asbestos detected. Organic fibre detected. No trace asbestos detected.
04-VINYL FLOORING	23-Se0004502	Aug 31, 2023	Approximate Sample 3g / 60x35x1mm Sample consisted of: Brown vinyl material with yellow adhesive on one side	No asbestos detected. Synthetic mineral fibre detected. No trace asbestos detected.
05-FC FRAGMENTS	23-Se0004503	Aug 31, 2023	Approximate Sample 24g / 50x40x4mm Sample consisted of: Brown/ black fibre cement material	Chrysotile and amosite asbestos detected.
06-FC FRAGMENTS	23-Se0004504	Aug 31, 2023	Approximate Sample 36g / 85x50x4mm Sample consisted of: White fibre cement material	Chrysotile asbestos detected. Organic fibre detected.



Environment Testing

Sample History

Where samples are submitted/analysed over several days, the last date of extraction is reported.

If the date and time of sampling are not provided, the Laboratory will not be responsible for compromised results should testing be performed outside the recommended holding time.

Description	Testing Site	Extracted	Holding Time
Asbestos - LTM-ASB-8020	Sydney	Sep 04, 2023	Indefinite



Eurofins Environment Testing Australia Pty Ltd
 ABN: 50 005 085 521

Melbourne 6 Monterey Road Dandenong South VIC 3175 Tel: +61 3 8564 5000 NATA# 1261 Site# 1254	Geelong 19/8 Lewalan Street Grovedale VIC 3216 Tel: +61 3 8564 5000 NATA# 1261 Site# 25403	Sydney 179 Magowar Road Girraween NSW 2145 Tel: +61 2 9900 8400 NATA# 1261 Site# 18217	Canberra Unit 1,2 Dacre Street Mitchell ACT 2911 Tel: +61 2 6113 8091 NATA# 1261 Site# 25466	Brisbane 1/21 Smallwood Place Murarie QLD 4172 Tel: +61 7 3902 4600 NATA# 1261 Site# 20794	Newcastle 1/2 Frost Drive Mayfield West NSW 2304 Tel: +61 2 4968 8448 NATA# 1261 Site# 25079 & 25289
--	---	---	---	---	--

Eurofins ARL Pty Ltd
 ABN: 91 05 0159 898

Perth
48-48 Banksia Road
Welshpool
WA 6106
Tel: +61 8 6253 4444
NATA# 2377
Site# 2370

Eurofins Environment Testing NZ Ltd
 NZBN: 9429046024954

Auckland 35 O'Rorke Road Penrose Auckland 1061 Tel: +64 9 526 4551 IANZ# 1327	Christchurch 43 Detroit Drive Rolleston, Christchurch 7675 Tel: +64 3 343 5201 IANZ# 1290	Tauranga 1277 Cameron Road, Gate Pa, Tauranga 3112 Tel: +64 9 526 0568 IANZ# 1402
---	---	---

web: www.eurofins.com.au
 email: EnviroSales@eurofins.com

Company Name: Trinitas Group Pty Ltd
Address: Level 3, 24 Hunter Street
 Parramatta
 NSW 2150
Project Name: 1ST DUNDAS SCOUT HALL

Order No.:
Report #: 1022644
Phone: 02 8810 4445
Fax: 02 8016 0875

Received: Sep 1, 2023 4:24 PM
Due: Sep 8, 2023
Priority: 5 Day
Contact Name: Denny Bolatti

Eurofins Analytical Services Manager : Bonnie Pu

Sample Detail						Asbestos Absence/Presence
No	Sample ID	Sample Date	Sampling Time	Matrix	LAB ID	
Sydney Laboratory - NATA # 1261 Site # 18217						X
External Laboratory						
1	01-FC SHEETING	Aug 31, 2023		Building Materials	S23-Se0004499	X
2	02- FC FRAGMENT	Aug 31, 2023		Building Materials	S23-Se0004500	X
3	03- MASONITE LIKE MATERIAL	Aug 31, 2023		Building Materials	S23-Se0004501	X
4	04-VINYL FLOORING	Aug 31, 2023		Building Materials	S23-Se0004502	X
5	05-FC FRAGMENTS	Aug 31, 2023		Building Materials	S23-Se0004503	X
6	06-FC FRAGMENTS	Aug 31, 2023		Building Materials	S23-Se0004504	X
Test Counts						6



Internal Quality Control Review and Glossary General

1. QC data may be available on request.
2. All soil results are reported on a dry basis, unless otherwise stated.
3. Samples were analysed on an 'as received' basis.
4. Information identified on this report with the colour blue indicates data provided by customer that may have an impact on the results.
5. This report replaces any interim results previously issued.

Holding Times

Please refer to the most recent version of the 'Sample Preservation and Container Guide' for holding times (QS3001). If the Laboratory did not receive the information in the required timeframe, and regardless of any other integrity issues, suitably qualified results may still be reported. Holding times apply from the date of sampling, therefore compliance to these may be outside the laboratory's control.

Units

% w/w:	Percentage weight-for-weight basis, e.g. of asbestos in asbestos-containing finds in soil samples (% w/w)
F/field	Airborne fibre filter loading as Fibres (N) per Fields counted (n)
F/mL	Airborne fibre reported concentration as Fibres per millilitre of air drawn over the sampler membrane (C)
g, kg	Mass, e.g. of whole sample (M) or asbestos-containing find within the sample (m)
g/kg	Concentration in grams per kilogram
L, mL	Volume, e.g. of air as measured in AFM (V = r x t)
L/min	Airborne fibre sampling Flowrate as litres per minute of air drawn over the sampler membrane (f)
min	Time (t), e.g. of air sample collection period

Calculations

Airborne Fibre Concentration: $C = \left(\frac{d}{a}\right) \times \left(\frac{M}{n}\right) \times \left(\frac{1}{r}\right) \times \left(\frac{1}{t}\right) = K \times \left(\frac{M}{n}\right) \times \left(\frac{1}{r}\right)$

Asbestos Content (as asbestos): $\% w/w = \frac{(m \times P_A)}{M}$

Weighted Average (of asbestos): $\%_{WA} = \frac{\sum (m \times P_A)_x}{x}$

Terms

%asbestos	Estimated percentage of asbestos in a given matrix. May be derived from knowledge or experience of the material, informed by HSG264 Appendix 2, else assumed to be 15% in accordance with WA DOH Appendix 2 (PA).
ACM	Asbestos Containing Materials. Asbestos contained within a non-asbestos matrix, typically presented in bonded (non-friable) condition. For the purposes of the NEPM and WA DOH, ACM corresponds to material larger than 7 mm x 7 mm.
AF	Asbestos Fines. Asbestos contamination within a soil sample, as defined by WA DOH. Includes loose fibre bundles and small pieces of friable and non-friable material such as asbestos cement fragments mixed with soil. Considered under the NEPM as equivalent to "non-bonded / friable".
AFM	Airborne Fibre Monitoring, e.g. by the MFM.
Amosite	Amosite Asbestos Detected. Amosite may also refer to Fibrous Grunerite or Brown Asbestos. Identified in accordance with AS 4964-2004.
AS	Australian Standard.
Asbestos Content (as asbestos)	Total % w/w asbestos content in asbestos-containing finds in a soil sample (% w/w).
Chrysotile	Chrysotile Asbestos Detected. Chrysotile may also refer to Fibrous Serpentine or White Asbestos. Identified in accordance with AS 4964-2004.
COC	Chain of Custody.
Crocidolite	Crocidolite Asbestos Detected. Crocidolite may also refer to Fibrous Riebeckite or Blue Asbestos. Identified in accordance with AS 4964-2004.
Dry	Sample is dried by heating prior to analysis.
DS	Dispersion Staining. Technique required for Unequivocal Identification of asbestos fibres by PLM.
FA	Fibrous Asbestos. Asbestos containing material that is wholly or in part friable, including materials with higher asbestos content with a propensity to become friable with handling, and any material that was previously non-friable and in a severely degraded condition. For the purposes of the NEPM and WA DOH, FA generally corresponds to material larger than 7 mm x 7 mm, although FA may be more difficult to visibly distinguish and may be assessed as AF.
Fibre Count	Total of all fibres (whether asbestos or not) meeting the counting criteria set out in the NOHSC:3003
Fibre ID	Fibre Identification. Unequivocal identification of asbestos fibres according to AS 4964-2004. Includes Chrysotile, Amosite (Grunerite) or Crocidolite asbestos.
Friable	Asbestos-containing materials of any size that may be broken or crumbled by hand pressure. For the purposes of the NEPM, this includes both AF and FA. It is outside of the laboratory's remit to assess degree of friability.
HSG248	UK HSE HSG248, <i>Asbestos: The Analysts Guide</i> , 2nd Edition (2021).
HSG264	UK HSE HSG264, <i>Asbestos: The Survey Guide</i> (2012).
ISO (also ISO/IEC)	International Organization for Standardization / International Electrotechnical Commission.
K Factor	Microscope constant (K) as derived from the effective filter area of the given AFM membrane used for collecting the sample (A) and the projected eyepiece graticule area of the specific microscope used for the analysis (a).
LOR	Limit of Reporting.
MFM (also NOHSC:3003)	Membrane Filter Method. As described by the Australian Government National Occupational Health and Safety Commission, <i>Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres</i> , 2nd Edition [NOHSC:3003(2005)].
NEPM (also ASC NEPM)	National Environment Protection (Assessment of Site Contamination) Measure, (2013, as amended).
Organic	Organic Fibres Detected. Organic may refer to Natural or Man-Made Polymeric Fibres. Identified in accordance with AS 4964-2004.
PCM	Phase Contrast Microscopy. As used for Fibre Counting according to the MFM.
PLM	Polarised Light Microscopy. As used for Fibre Identification and Trace Analysis according to AS 4964-2004.
Sampling	Unless otherwise stated Eurofins are not responsible for sampling equipment or the sampling process.
SMF	Synthetic Mineral Fibre Detected. SMF may also refer to Man Made Vitreous Fibres. Identified in accordance with AS 4964-2004.
SRA	Sample Receipt Advice.
Trace Analysis	Analytical procedure used to detect the presence of respirable fibres (particularly asbestos) in a given sample matrix.
UK HSE HSG	United Kingdom, Health and Safety Executive, Health and Safety Guidance, publication.
UMF	Unidentified Mineral Fibre Detected. Fibrous minerals that are detected but have not been unequivocally identified by PLM with DS according to the AS 4964-2004. May include (but not limited to) Actinolite, Anthophyllite or Tremolite asbestos.
WA DOH	Reference document for the NEPM. Government of Western Australia, <i>Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia</i> (updated 2021), including Appendix Four: <i>Laboratory analysis</i>
Weighted Average	Combined average % w/w asbestos content of all asbestos-containing finds in the given aliquot or total soil sample (% _{WA}).



Environment Testing

Comments

Sample Integrity

Custody Seals Intact (if used)	N/A
Attempt to Chill was evident	N/A
Sample correctly preserved	Yes
Appropriate sample containers have been used	Yes
Sample containers for volatile analysis received with minimal headspace	Yes
Samples received within HoldingTime	Yes
Some samples have been subcontracted	No

Asbestos Counter/Identifier:

Geronimo Jr Abrot Senior Analyst-Asbestos

Authorised by:

Sayeed Abu Senior Analyst-Asbestos

Glenn Jackson
Managing Director

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

* Indicates NATA accreditation does not cover the performance of this service

Measurement uncertainty of test data is available on request or please [click here](#).

Eurofins shall not be liable for loss, cost, damages or expenses incurred by the client, or any other person or company, resulting from the use of any information or interpretation given in this report. In no case shall Eurofins be liable for consequential damages including, but not limited to, lost profits, damages for failure to meet deadlines and lost production arising from this report. This document shall not be reproduced except in full and relates only to the items tested. Unless indicated otherwise, the tests were performed on the samples as received.



WASTE MANAGEMENT PLAN

DEMOLITION, CONSTRUCTION, AND USE OF PREMISES

The applicable sections of this table must be completed and submitted with your Development Application.


Completing this table will assist you in identifying the type of waste that will be generated and will advise Council of how you intend to reuse, recycle or dispose of the waste.

Please refer to the City of Parramatta Waste Management Guidelines for new applications for the specific requirements for your type of application.

If you choose to provide an alternative waste management plan to the attached template please ensure all of the required information is addressed. Failure to provide all the required information may lead to further information being requested and a hold up in the final decision of your application.

The information provided will be assessed against the objectives of City of Parramatta Council Development Control Plan (DCP) 2011.

If space is insufficient in the table please provide attachments.

Outline of Proposal	
Site address: <u>Yates Ave (cnr Fullford St) Dundas Valley.</u>	
Applicant's name and address: <u>Steven Guadagnin</u> <u>PO Box 7432, Warringah Mall 2100</u>	
Phone: <u>0404 807 784</u>	Mobile: <u>0404 807 784</u>
Email: <u>steven@sgah.net.au</u>	
Building and other structures currently on site: <u>A fire damaged scout hall adjacent to the intersection of Yates Ave and Fullford Street.</u>	
Brief description of proposal: <u>Demolition of existing fire damaged Scout Hall (1st Dundas Scout Hall)</u>	
The details provided on these forms, plans and attached documents are the intentions of managing waste relating to this project.	
Signature of applicant: <u></u>	Date: <u>2 August 23</u>

DEMOLITION & CONSTRUCTION

Council is seeking to reduce the quantity of waste and encourage the recycling of waste generated by demolition and construction works. Applicants should seek to demonstrate project management which seeks to:

1. Re-use excavated material on-site and disposal of any excess to an approved site
2. Green waste mulched and re-used on-site as appropriate, or recycled off-site
3. Bricks, tiles and concrete re-used on-site as appropriate, or recycled off-site
4. Plasterboard waste returned to supplier for recycling
5. Framing timber re-used on site or recycled off-site
6. Windows, doors and joinery recycled off-site
7. All asbestos, hazardous and/or intractable wastes are to be disposed of in accordance with WorkCover Authority and EPA requirements
8. Plumbing, fittings and metal elements recycled off site
9. Ordering the right quantities of materials and prefabrication of materials where possible
10. Re-using formwork
11. Careful source separation of off-cuts to facilitate re-use, resale or recycling

How to Estimate Quantities of Waste

- There are many simple techniques to estimate volumes of construction and demolition waste. The information below can be used as a guide by builders, developers & homeowners when completing a waste management plan:

To estimate Your Waste:

1. Quantify materials for the project
2. Use margin normally allowed in ordering
3. Copy these amount of waste into your waste management plan

When estimating waste the following percentages are building "rule of thumb" and relate to renovations and small home building;

Material	Waste as a Percent of the Total Material Ordered
Timber	5-7%
Plasterboard	5-20%
Concrete	3-5%
Bricks	5-10%
Tiles	2-5%

Converting Volume into Tonnes : A Guide for Conversion

Timber = 0.5 tonnes per m³
 Concrete = 2.4 tonne per m³
 Bricks = 1.0 tonne per m³
 Tiles = 0.75 tonne per m³
 Steel = 2.4 tonne per m³

To improve/provide more reliable figures:

- Compare your projected waste quantities with actual waste produced;
- Conduct waste audits of current projects;
- Note waste generated and disposal methods;
- Look at past waste disposal receipts;
- Record this information to help estimate future waste management plans.
- On a waste management plan amounts of waste may be stated in – m² or m³ or tonnes (t).

IMPORTANT

- The following tables should be completed by applicants proposing any demolition or construction work including the change of use, fit-out as well as alterations and additions of existing premises.
- The location of temporary waste storage areas and soil stockpiles during demolition and construction are to be shown on the submitted plans.
- Vehicle access to and from the site must be shown on the submitted plans.
- Stage three – Design of facilities should be completed by all applicants including change of use, fit-out as well as alterations and additions.

Demolition Stage One – To be completed for proposals involving demolition

Materials On- Site		Destination		
Type of material	Estimated Volume (m ³) or Area (m ²) or weight (tonnes)	Reuse & Recycling		Disposal
		On-Site Specify how materials will be reused or recycled on-site	Off-Site Specify the contractor and recycling outlet	Specify the contractor and landfill site
* <u>Example only</u> * Bricks	*2m ³	* Clean and reuse for footings	*Broken bricks sent by XYZ demolishers to ABC Recycling company (including address and contact number)	* Nil to landfill *or sent by XYZ demolishers to ABC Recycling company (including address and contact number)
Excavation material	Nil			
Green waste	.5m ³	chip & compost for garden areas		
Bricks	15m ³		Bingo; Brandown Kemps Creek	
Tiles	Nil			
Concrete	3m ³		Bingo; Brandown Kemps Creek	
Timber	30m ³		Bingo; Brandown Kemps Creek	

Materials On- Site		Destination		
Type of material	Estimated Volume (m ³) or Area (m ²) or weight (tonnes)	Reuse & Recycling		Disposal
		On-Site Specify how materials will be reused or recycled on-site	Off-Site Specify the contractor and recycling outlet	Specify the contractor and landfill site
* <u>Example only</u> * Bricks	*2m ³	* Clean and reuse for footings	*Broken bricks sent by XYZ demolishers to ABC Recycling company (including address and contact number)	* Nil to landfill *or sent by XYZ demolishers to ABC Recycling company (including address and contact number)
Plasterboard	4m ³		Bingo; Brandown Kemps Creek	
Metals	15m ³		Bingo; Brandown Kemps Creek	
Asbestos (if found)	3m ³			Bingo; Elizabeth Dr Landfill, Kemps Creek
Other waste PVC Downpipes	• 15m ³			11

How will waste be separated and/or stored onsite for reuse and recycling? How will site operations be managed to ensure minimal waste creation and maximum reuse and recycling?

e.g. Staff training, selected deconstruction v. straight demolition, waste management requirements stipulated in contracts with sub-contractors, on-going checks by site supervisors, separate area set aside for sorted wastes, clear signage for waste areas etc .

Note. Details of the site area to be used for on-site separation, treatment and storage (including weather protection) should be provided on plan drawings accompanying your application.

(as above)

Construction Stage two – To be completed for proposals involving construction

Materials On- Site		Destination		
Type of material	Estimated Volume (m ³) or Area (m ²) or weight (tonnes)	Reuse & Recycling		Disposal
		On-Site Specify how materials will be reused or recycled on-site	Off-Site Specify the contractor and recycling outlet	Specify the contractor and landfill site
*Example only * Bricks	*2m ³	* Clean and reuse for footings	*Broken bricks sent by XYZ demolishers to ABC Recycling company (including address and contact number)	* Nil to landfill *or sent by XYZ demolishers to ABC Recycling company (including address and contact number)
Excavation material			No construction proposed.	
Green waste				
Bricks				
Tiles				
Concrete				
Timber				

Materials On- Site		Destination		
Type of material	Estimated Volume (m ³) or Area (m ²) or weight (tonnes)	Reuse & Recycling		Disposal
		On-Site Specify how materials will be reused or recycled on-site	Off-Site Specify the contractor and recycling outlet	Specify the contractor and landfill site
*Example only				
* Bricks	*2m ³	* Clean and reuse for footings	*Broken bricks sent by XYZ demolishers to ABC Recycling company (including address and contact number)	* Nil to landfill *or sent by XYZ demolishers to ABC Recycling company (including address and contact number)
Plasterboard				
Metals				
Other waste				

How will waste be separated and/or stored onsite for reuse and recycling? How will site operations be managed to ensure minimal waste creation and maximum reuse and recycling?
 e.g. Staff training, recycled materials used in construction, waste management requirements stipulated in contracts with sub-contractors, on-going checks by site supervisors, separate area set aside for sorted wastes, clear signage of waste areas etc.

Note. Details of site area to be used for on-site separation, treatment and storage (including weather protection) must be provided on plan drawings accompanying your application.

Design of facilities (Use of site) Stage three – To be completed for all proposals including change of use, fit out as well as alterations and additions

- Applicants should refer to Councils document ‘Waste Management Guidelines for new Development Applications’ for specific requirements related to the type of development proposed. This is available on Councils website.
- In the case of change of use, fit out as well as alterations and additions, if the proposal involves existing waste management practices then full details of current methods are to be provided
- All proposals are to show the waste storage areas on plan drawings which should accompany your application

Type of waste to be generated	Expected volume per week, number and size of bins	Proposed on-site storage and treatment facilities	Destination and contractor
Please specify. E.g. glass, paper, food waste, green waste, compost etc.	Volume (Litres – L)	For example: waste storage room, garbage chute, compaction equipment	For example: Recycling, landfill by council or private contractor (include name of contractor)
*Example only *Non-recyclable	*480L/week 2 x 240 L bins	*Waste storage room	*Landfill and recycling collected by XXX Collection company
N/A			

Describe how you intend to ensure on-going management of waste on-site (e.g. lease conditions, caretaker, strata manger) as well as provide details of how the bin store area complies with councils bin storage area requirements relevant to the type of proposed development.

N/A

FINAL CHECK

Please read and tick the box to ensure all required information has been provided

- 1. Have you checked the waste requirements for the proposed type of development in Councils document 'Waste Management Guidelines for new Development Application and provided all of the required information?
- 2. Have you completed the relevant sections to your application of the above waste management plan template or provided an alternative waste management plan addressing the required information?
- 3. Have you shown use of site waste storage areas, garbage chutes, bin pulls and compaction equipment on plans accompanying this application?
- 4. Have you shown the location of temporary waste storage areas, soil stock piles and vehicle entry/exit points during construction and demolition on the plans accompanying this application?
- 5. Have you shown the waste collection vehicle access to the collection point on-site (if applicable) on the plans accompanying this application
- 6. Have you shown the pathway taken to move the bins to and from the on street collection point and the location of the on street collection point on the plans accompanying this application?

PLANNING PROPOSALS

20 FEBRUARY 2024

6.1 Gateway Request: Planning Proposal for land at 124 Wigram Street, Harris Park
..... 350

PLANNING PROPOSAL

ITEM NUMBER	6.1
SUBJECT	Gateway Request: Planning Proposal for land at 124 Wigram Street, Harris Park
REFERENCE	RZ/3/2019 -
APPLICANT/S	Think Planners
OWNERS	Charles Street Nominees Pty Ltd
REPORT OF	Project Officer-Land Use

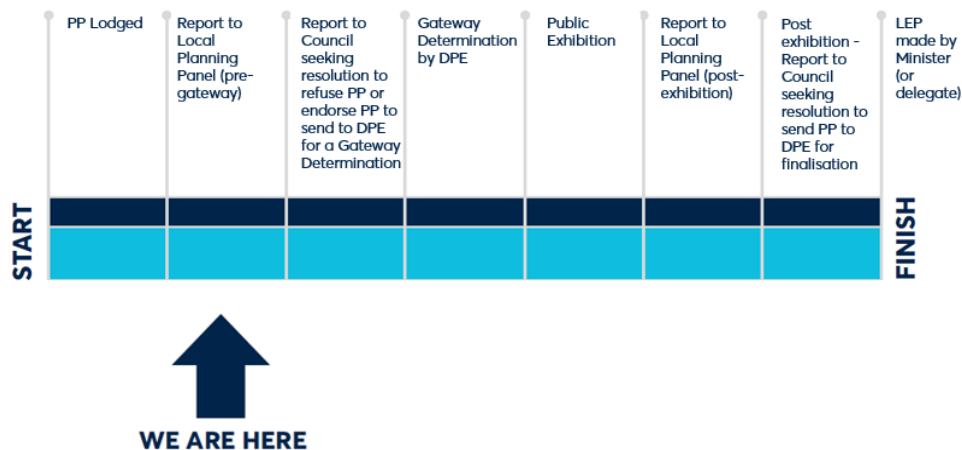
DEVELOPMENT APPLICATIONS CONSIDERED BY SYDNEY CENTRAL CITY PLANNING PANEL Nil**PURPOSE**

To seek the Local Planning Panel advice on a Planning Proposal for land at 124 Wigram Street, Harris Park for the purposes of seeking a Gateway Determination from the Department of Planning, Housing and Infrastructure (DPHI).

RECOMMENDATION

That the Local Planning Panel consider the following Council Officer recommendation in its advice to Council:

- (a) That Council approve, for the purposes of seeking a Gateway Determination from the Department of Planning, Housing and Infrastructure (DPHI), the Planning Proposal for land at 124 Wigram Street, Harris Park (Attachment 1) which seeks to amend the Parramatta Local Environmental Plan 2023 (PLEP 2023) by amending the PLEP 2023 Height of Building Map from 72 metres to a maximum building height of 103 metres (118.45 metres including the design excellence bonus).
- (b) That Council request that the DPHI address the flood matters detailed in this report by a condition on the Gateway Determination.
- (c) That Council request the DPHI to provide Council with authorisation to exercise its plan-making delegations for this Planning Proposal.
- (d) That Council authorise the CEO to correct any minor anomalies of a non-policy and administrative nature that arise during the plan-making process.

PLANNING PROPOSAL TIMELINE**Planning Proposal Timeline****SUMMARY**

1. This report seeks the advice of the Local Planning Panel on a Planning Proposal for land at 124 Wigram Street, Harris Park for the purposes of seeking a Gateway Determination from the DPHI.
2. The Planning Proposal seeks to amend Parramatta Local Environmental Plan 2023 (PLEP 2023) to increase the height control from 72 metres to a maximum height of 103 metres to facilitate development of the site for high density commercial or mixed-use development.

SITE DESCRIPTION

3. The subject site is located at 124 Wigram Street, Harris Park and has a legal property description of Strata Plan 19939 and part of Strata Plan 80813 (see **Figure 1**). The site includes a narrow section of land fronting Charles Street that is currently part of the adjoining site to the north at 17-19 Hassall Street. The total site area is approximately 1,559 sqm.

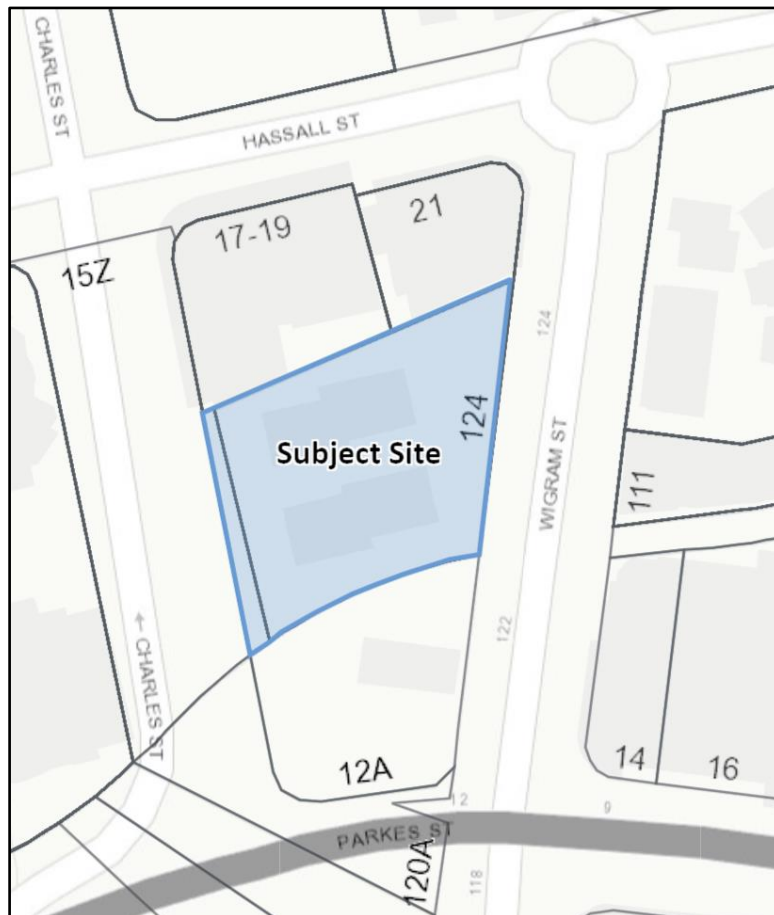


Figure 1: Site location (City of Parramatta GIS)

4. The narrow section of land fronting Charles Street is subject to a development consent (DA/342/2001) for a boundary adjustment between 17-19 Hassall Street and 124 Wigram Street, Harris Park. The consent permits the incorporation of this land within the site boundaries for 124 Wigram Street.
5. While the site address is Harris Park, it is located on the south-eastern edge of the subject area for the recently completed Parramatta CBD Planning Proposal. The site is currently developed with two, three-storey residential flat buildings estimated to have been built in the late 1970s/early 1980s.
6. Clay Cliff Creek runs along the southern boundary of the site and is a fully lined concrete channel for this part of the creek (see **Figure 2** below). Immediately to the south of the site on the other side of the concrete channel, at 12a Parkes Street, is a recently constructed 24 storey residential apartment building marketed as “Charlie Parker”. To the west of the site on Charles Street is a bus layover used by bus services queuing for the Parramatta interchange (see **Figure 3** below). To the north of the site, 17-19 and 21 Hassall Street both contain 9 storey apartment buildings. The land on the northern side of Hassall Street at 2-4 Charles Street is zoned for development to a maximum building height of approximately 50 storeys (166.75 metres).
7. The site is located south-east of Parramatta City Centre within close proximity to employment opportunities, educational establishments, recreational activities, and public transportation. This includes Westfield Parramatta, Arthur Phillip High

School, Parramatta Public School, Macarthur Girls High School, the Parramatta Transport Interchange, Harris Park Railway Station, and Parramatta Ferry Wharf.

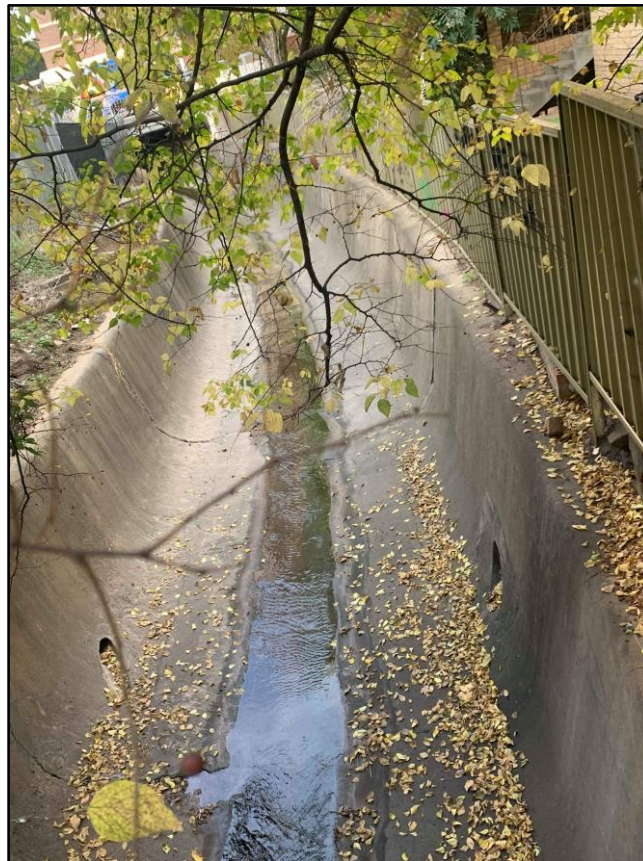


Figure 2: Clay Cliff Creek (Source: Think Planners - Planning Proposal January 2024)

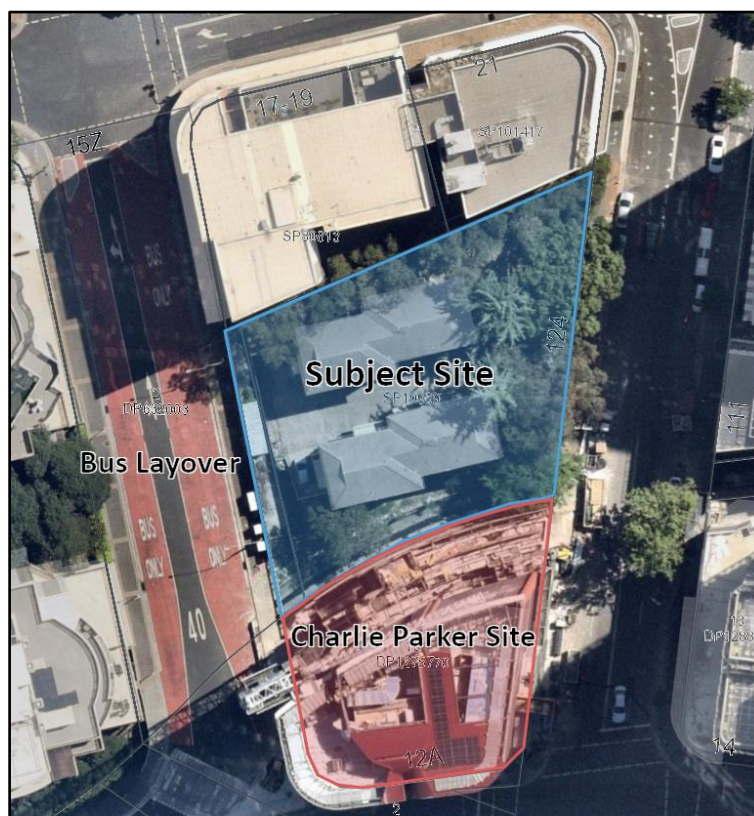


Figure 3: Site aerial (Source: City of Parramatta GIS)

BACKGROUND

8. In September 2019, Think Planners lodged a Planning Proposal with the City of Parramatta Council for land at 124 Wigram Street, Harris Park seeking to increase the density of development permitted within the MU1 Mixed Use zoning of the site (then B4 Mixed Use). The Planning Proposal sought to increase the floor space ratio (FSR) from 6:1 to 11.5:1 (including the 15% design excellence bonus). It also sought to remove the height control of 72 metres within the Incentive Height of Building Map.
9. Council Officers raised several concerns with the reference design submitted with the Planning Proposal and an assessment of the Proposal indicated that the site would receive similar controls under the Parramatta CBD Planning Proposal which was proposing to identify the site with a mapped FSR of 10:1. As a result, the applicant was advised to commence the preparation of a Design Competition brief noting that the Parramatta CBD Planning Proposal was likely to provide the controls they were seeking.
10. The applicant submitted a draft Design Competition brief in December 2021 but this was not progressed due to non-compliance with the setbacks within the draft Development Control Plan (DCP) for the Parramatta CBD Planning Proposal area.
11. On 6 May 2022 Amendment 56 to Parramatta Local Environmental Plan 2011 (PLEP 2011) was notified which confirmed the changes to be brought into effect under the Parramatta CBD Planning Proposal. The changes to PLEP 2011 took effect on 14 October 2022.
12. State Environmental Planning Policy (Parramatta CBD) (No. 2) 2022 was notified on 16 December 2022 which made further amendments to PLEP 2011 by permitting development on certain sites in the Parramatta CBD (including the subject site) to exceed the permitted FSR by 5% provided that the building meets certain criteria, including that it is used for commercial purposes only.
13. Council wrote to the applicant on 21 March 2023 requesting they withdraw the Planning Proposal on the grounds that Amendment 56 had delivered the density being sought. The applicant subsequently advised that they preferred not to withdraw the Planning Proposal until the setbacks were resolved and the consequent development yield was known. At that time, the applicant's reference design indicated that a proposal that complied with the DCP setbacks for the CBD would only be able to achieve an FSR of 7.57:1.
14. On 30 March 2023, the applicant submitted a draft site-specific DCP seeking to vary the setbacks. The Council Officer assessment confirmed that the current height control of 72 metres (82.8m including design excellence bonus) does not provide the scope to achieve the permissible FSR of 11.5:1. However, variation of the DCP setbacks to overcome this issue was not considered acceptable due to the impacts on surrounding development, noting the nature of residential development to the north and south of the site. In this regard, it was considered preferable to increase the permissible height control. Council Officers conducted urban design analysis of the building heights in the locality and the cumulative

impacts of increasing the height control on the subject site and identified a total height of 119 metres as being acceptable for the site.

15. In December 2023, the applicant submitted a revised Planning Proposal seeking to increase the height control to permit a total height of 103 metres (118.45 metres including the design excellence bonus).

CURRENT PLANNING CONTROLS

16. Under the provisions of the PLEP 2023, the following planning controls apply to the subject site:
 - a. Land Use zoning: MU1 Mixed Use.
 - b. Maximum Height of Buildings: 72 metres (mapped), 82.8 metres (including 15% design excellence bonus).
 - c. Floor Space Ratio: 10:1 (mapped), 11.5:1 (including 15% design excellence bonus).
 - d. Sliding scale provisions under Clause 7.3(2): these provisions apply to sites with a site area below 1,800 sqm and reduce the permissible FSR for the subject site to 8.795:1 (10.295:1 including design excellence bonus). However, there is provision for sites identified as being isolated to be exempt from the sliding scale provisions.
17. The site is not heritage listed. There are two items of local heritage significance located within proximity of the site being 23-25 Hassall Street and 113-115 Wigram Street (Refer to **Figure 4** below).
18. The Harris Park West Heritage Conservation Area is located to the south of the site (Refer to **Figure 5** below) and the Heritage Conservation Area for Experiment Farm Cottage is located to the south-east.

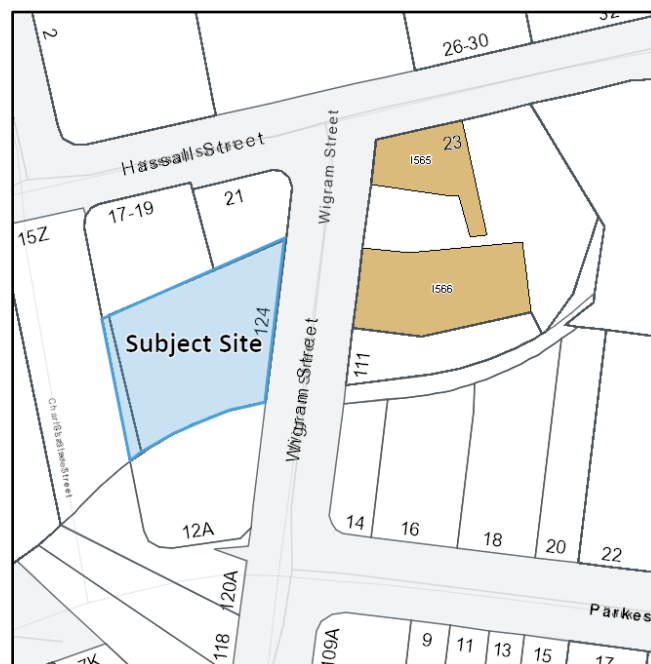


Figure 4: Heritage items within proximity of subject site (shown in brown shading)



Figure 5: Heritage Conservation Areas to the south of subject site (shown in red hatching)

DESCRIPTION OF PLANNING PROPOSAL

19. The Planning Proposal seeks to amend the PLEP 2023 for the subject site by increasing the height control within the Height of Buildings Map as described in **Table 1** below.

Table 1: Existing and proposed height controls

Control	Current control	Proposed control
Height of Buildings (Mapped)	72m	103m
Height of Buildings (Total including 15% Design Excellence bonus)	82.8m (24 storeys mixed use)	118.45m (36 mixed use storeys)

20. **Figures 6 and 7** show indicative mixed use and commercial buildings that could be achieved under the proposed height (See also Reference Designs at **Attachments 2 and 3**). **Figure 8** shows an indicative building under the existing height controls of the PLEP 2023.

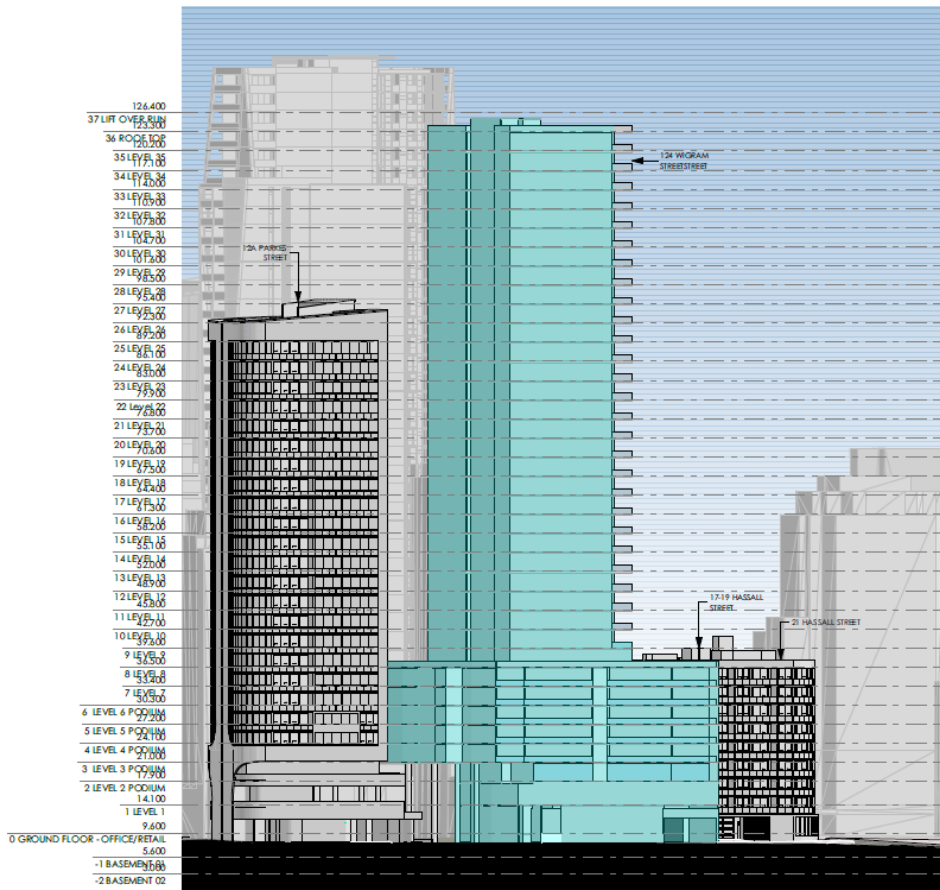


Figure 6: Proposed Mixed Use Building (Source: Applicant’s Reference Design – Residential)

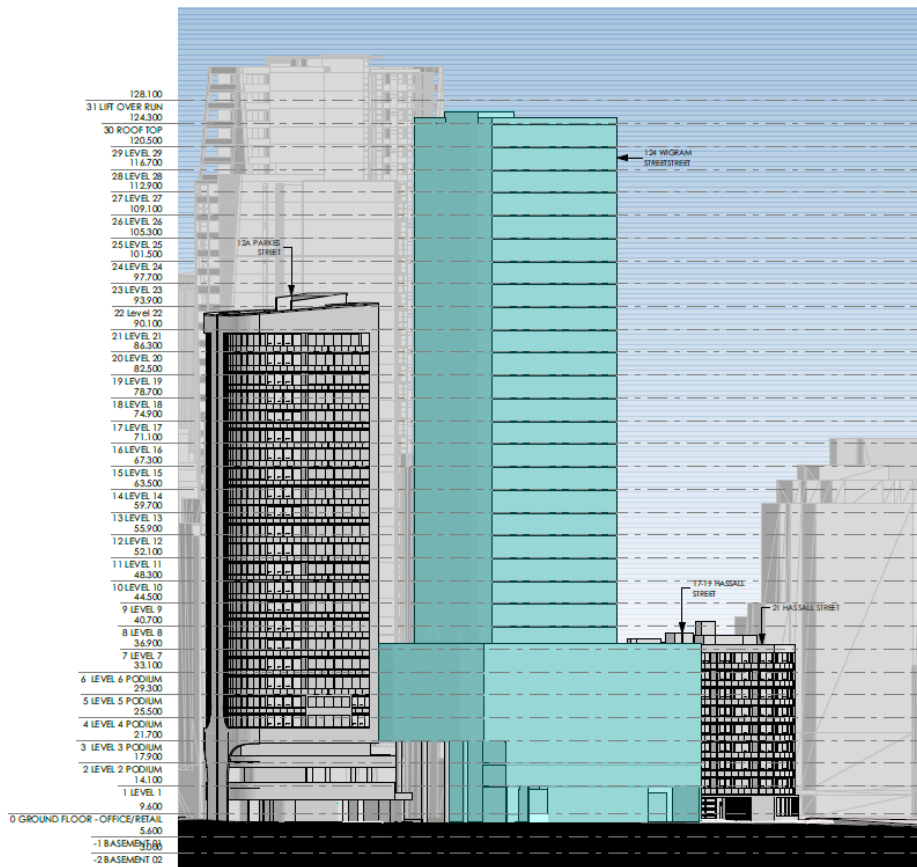


Figure 7: Proposed Commercial Building (Source: Applicant’s Reference Design – Commercial)

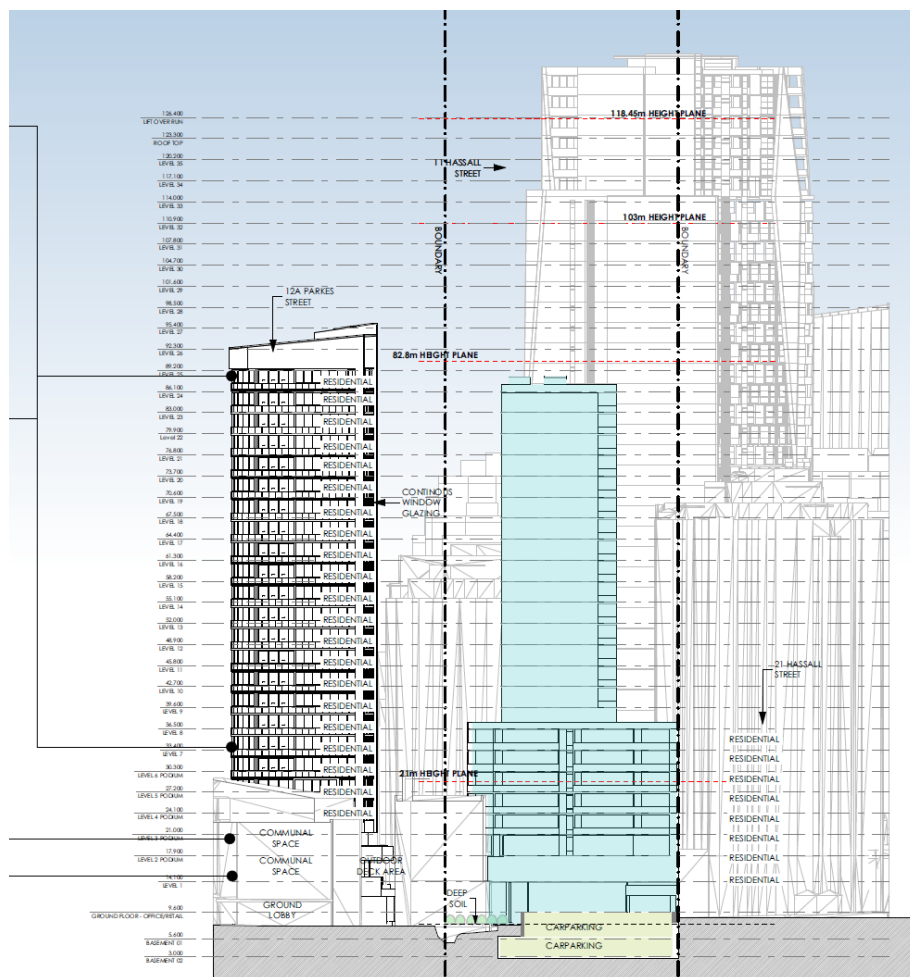


Figure 8: Building Achieved under Existing Height Controls (Source: PTI Architecture on behalf of applicant)

21. The Planning Proposal is accompanied by the following supporting documentation submitted by the applicant:
 - a. Planning Proposal document prepared by Think Planners (see **Attachment 1**);
 - b. Reference Designs prepared by PTI Architecture for both a commercial and a mixed use scheme (see **Attachments 2 and 3** respectively);
 - c. Statement of Heritage Impact prepared by Cracknel and Lonergan (see **Attachment 4**); and
 - d. Letter from Mance Arraj Engineers in response to flooding concerns raised by Council (see **Attachment 5**).

22. **Table 2** below provides the floor areas and indicative dwelling count outlined in the Reference Designs under the proposed height control included in the Planning Proposal. The actual quantum of development provided will be subject to a design excellence competition and assessment at the DA stage.

Table 2: Floor Area and Dwelling Count Comparison Between Schemes

Scheme	Floor Area	Mix	FSR
Planning Proposal Reference Design - Mixed Use Scheme	17,243.5sqm*	163 dwellings 1,556 sqm commercial	11.06:1**
Planning Proposal Reference Design - Commercial Scheme	16,656.9sqm*	16,656.9 sqm commercial	10.68:1**

*Subject to a design excellence competition and assessment at DA stage

**Subject to compliance with isolated site requirements and assessment at DA stage

PLANNING PROPOSAL ASSESSMENT

23. The NSW Government Local Environmental Plan Making Guideline 2022 provides that for a Planning Proposal to proceed through Gateway determination, the Minister (or their delegate) must be satisfied that the Proposal has strategic and site-specific merit and that identified potential impacts can be readily addressed during the subsequent plan making stages.
24. More recently, the Minister for Planning has written to all councils and planning panels asking them to *'prioritise the delivery of housing when assessing development applications and rezoning schemes, so that the entire planning system is geared to addressing the housing shortfall'*. The Minister further asks that *'...council teams prioritise the opportunity to deliver homes as part of merit considerations where, on balance, dwelling numbers may warrant a scale or built form that is different to or greater than the outcome originally anticipated'*.
25. The Minister has further advised that updated region and cities plans are being prepared by the Greater Cities Commission, and that in the meantime a strategic merit assessment should be applied to Planning Proposals which will be used to confirm if the Proposal can satisfy relevant regional, district, and local strategies.
26. The following sections detail Council Officer assessment of the Planning Proposal based on strategic merit and site-specific planning issues.

Strategic Merit

27. Council Officers agree that the Planning Proposal is aligned with key state policies including the Greater Sydney Region Plan and the Central City District Plan; and key local policies including the Local Strategic Planning Statement, Local Housing Strategy and Parramatta CBD Planning Strategy. This alignment is discussed below.
28. The Planning Proposal detailed in **Attachment 1** provides a full assessment of the Proposal's consistency against relevant State Planning Policies and Ministerial Directions under Clause 9.1 of the Environmental Planning and Assessment Act 1979. Ministerial Direction 4.1 Flooding is of specific relevance to the site and is discussed below.

Greater Sydney Region Plan and Central City District Plan

29. The Greater Sydney Region Plan: A Metropolis of Three Cities aims to create a city sustained by a well-developed infrastructure. Under Direction 1-Infrastructure Collaboration: A city supported by infrastructure, Objectives 1, 2, 3, and 4 underscore the critical role of adequate infrastructure in fostering resilient communities and aligning with foreseen infrastructure needs of the forecasted growth. The Plan advocates for an integrated planning approach, ensuring the strategic provision of essential services, optimal infrastructure placement, and the creation of employment opportunities.
30. The Planning Proposal is in alignment with these objectives, capitalising on the subject site's strategic proximity to the Parramatta CBD, facilitating convenient access to an array of public transport options, including trains, buses, and ferries, with the added benefit of an upcoming metro line and light rail service. Anticipating a 30-minute connection to the Sydney CBD via the prospective metro line, this integration fits with the existing infrastructure. The proposed consolidation of population around an existing metropolitan centre with numerous public transit options is strategically optimised, effectively supporting the forecasted growth, in accordance with Objective 4.
31. The Central City District Plan (CCDP) identifies priorities for a Productive, Liveable and Sustainable City. Planning Priorities C5 and C7 of the plan are relevant to this Proposal which relate to the provision of *“housing supply, choice and affordability with access to jobs, services and public transport”* and *“growing a stronger and more competitive Greater Parramatta”*. The mixed use scheme (**Attachment 3**) aims to increase housing supply in Parramatta CBD, contributing to economic growth by generating jobs, services, and entertainment options. Emphasising economic outcomes, the scheme also assists by incorporating street level employment spaces, promoting a live-work environment with a potential for individuals to reside and work in the same place. Further, the scheme also helps address the current housing crisis, by offering new housing in a highly liveable location.
32. The Greater Parramatta to Olympic Peninsula (GPOP) is a substantial corridor that envisages economic and housing growth within the Central River City and support establishing Parramatta CBD as a central city in Greater Sydney covering an area of about 6,000 hectares. Advocating the 30-minute approach adopted in the Greater Sydney Region Plan, the mixed-use scheme of the Proposal draws on the transportation connections within the corridor and would deliver dwellings within the Parramatta CBD potentially accommodating a diverse range of residents.

Local Strategies

33. The Local Strategic Planning Statement (LSPS) and the Local Housing Strategy (LHS) identify Parramatta CBD as a Metropolitan Centre, a growing district with an increasing range of jobs and services. The LSPS and LHS anticipate an additional 7,180 dwellings and 34,500 jobs by 2036 in the precinct. The Planning Proposal would contribute towards meeting these targets through the provision of additional employment floorspace, and additional dwellings if the mixed use scheme is pursued.

34. The Parramatta Community Strategic Plan is a 25-year plan with strategic objectives for the local government area. It seeks to formalise ideas that will shape and transform the area by 2038 and provide a pathway to manage growth and liveability, whilst providing additional jobs for residents. The Planning Proposal is consistent with this, facilitating jobs through commercial floorspace and an activated street frontage. The mixed use scheme is consistent with the Plan as it would result in jobs and housing concentrated in an area close to public transport infrastructure.

Site-Specific Merit

Urban Design

35. Reference designs supporting the Planning Proposal for both commercial and mixed-use schemes (**Attachments 2 and 3**) have been reviewed by Council officers. The review has focused on the impact on immediate and surrounding areas and confirms that a built form on the subject site can comfortably achieve the existing mapped FSR and proposed total mapped building height of 103 metres (118.45 metres including the design excellence bonus).
36. Clause 7.3 of the PLEP 2023 provides a FSR sliding scale control for development in the Parramatta CBD including the site. The intent of this clause is to ensure appropriate built form outcomes for smaller sites. Clause 7.3(4) provides that the sliding scale does not apply to sites that meet certain criteria and relates isolated sites. Any assessment of a development application for the development of 124 Wigram Street would need to consider the criteria when determining whether the site can be considered isolated and exempt from the FSR sliding scale. It could be argued that the subject site may meet the criteria for an isolated site due to the location of Clay Cliff Creek on the southern boundary and the nature of development on the two sites immediately to the north. In this regard, both 17-19 Hassall Street and 21 Hassall Street contain recently built residential apartment buildings of 7 storeys and 9 storeys respectively. Both are under strata title with multiple owners. While this does not prohibit redevelopment of these sites it makes it less likely that they will be redeveloped in the foreseeable future.
37. The solar access impacts on the Harris Park West HCA were considered by Council Officers as the primary basis for identifying the maximum acceptable height for the site. The analysis modelled the likely shadows cast from both existing buildings and likely future development permitted under the existing height controls that currently apply to surrounding sites (See **Attachment 6**).
38. The maximum height that could be achieved on the site while causing only minimal overshadowing on the Harris Park West HCA was calculated at a total of 119 metres. This equates to a mapped height control of 103 metres which permits a total height of 118.45 metres when including the 15 per cent Design Excellence bonus. This height creates minimal overshadowing to the Harris Park West HCA and the shadow length is consistent with shadows from taller towers to the north.
39. To achieve the proposed maximum height, a design excellence competition will need to be undertaken. Design excellence competitions aim to enable the selection of the highest quality architectural and urban design solution for a

development site. This will provide an opportunity to further improve on and refine one of the built forms shown in the reference designs submitted to support the Planning Proposal, prior to submission of a development application. The final built form will also be subject to further assessment at the development application stage.

40. Another key consideration for the site and resulting urban design is flooding. As discussed below, a local flooding study is required to give better definition to the extent of high hazard and floodway flooding across the site and its interaction with a new building footprint design that meets Council's criteria. This will help to inform any future design competition and development application on the site.

Transport

41. The site is considered suitable for high density commercial or mixed use development including residential due to its accessibility to transport and employment opportunities in the Parramatta CBD. The site is located not only within the Parramatta CBD but also within 400m walking distance to Parramatta Train Station. Due to its CBD location, the site is also highly accessible to existing bus services, pedestrian pathways, and cycleways.
42. The site is also within close proximity to Stage 1 of the Parramatta Light Rail, with a proposed light rail stop to be located at the corner of Harris and Macquarie Streets approximately 350 metres walking distance from the site. Stage 1 will connect Westmead to Carlingford via the Parramatta CBD and Camellia and is expected to open in 2024. The light rail is planned to be serviced from 5am to 1am, 7 days a week with services approximately every 7.5 minutes from 7am to 7pm weekdays.
43. Sydney Metro West is a proposed underground railway project that connects Westmead and the Sydney CBD via Parramatta. The subject site is within 700m walking distance of a new metro station to be located in the Parramatta City Centre.
44. The proximity of the site to existing and future major transport infrastructure makes the site an ideal location for higher density residential and commercial development. Development of the site is also likely to contribute to mode shift away from private vehicles and towards public and active transport.

Traffic, Parking and Access

45. Traffic impacts for the current floor area permitted on the site were assessed as part of the Parramatta CBD Planning Proposal. As no change to the floor space ratio is proposed, traffic impacts were not required to be further assessed as part of this Planning Proposal. Further assessment of traffic impacts will occur at the development application stage.
46. Parking and vehicular access will be required to comply with the provisions of the PLEP 2023 and Council's Development Control Plan for the CBD in any future development application. Vehicular access will also be considered in any design excellence competition.

Heritage

47. A Statement of Heritage Impact (SoHI) supports the Planning Proposal and is included at **Attachment 4**. The statement details that there are no heritage items located on the site. However, there are heritage listed items within proximity of the site as demonstrated in **Figures 4 and 5** above. The site is also within walking distance of a cluster of heritage items and the Harris Park West and the Experiment Farm HCAs to the south.
48. The SoHI concludes that the Proposal will not adversely impact the heritage items or the HCAs, does not compromise their heritage significance and that the proposed works should not be restricted on the grounds of heritage. This position is supported by Council's Senior Heritage Specialist.
49. The previous proposal was discussed at the Heritage Advisory Committee meeting on 27 November 2019. The Committee at that time expressed concern at the impact of the Proposal on heritage items opposite the site in Wigram Street.
50. The current Proposal was considered by Council's Heritage Advisory Committee on 8 February 2024. Some members of the Committee considered the additional height would not impact the significance of the heritage items. Other Committee members did not support the principle of variations to the newly finalised Parramatta CBD Planning Proposal more broadly. Council Officers at the meeting noted that the subject Planning Proposal was lodged with Council in 2019 well in advance of the finalisation of the Parramatta CBD Planning Proposal and is seeking to increase height in order to better align with the floor space ratio established by the Parramatta CBD Planning Proposal.

Infrastructure, Social and Economic Impacts

51. The delivery of either scheme within the Parramatta CBD will achieve a positive social outcome being well serviced by existing infrastructure. People will be able access necessary transport, education services, open space, health services, community services, employment, and recreation facilities.
52. Council's Community Infrastructure Strategy supports the City of Parramatta's growth by identifying priorities for future community infrastructure and informing planning, funding, delivering, and negotiating for community infrastructure. Council also has a Development Contributions Plan for identified infrastructure for the CBD. Both will be considered as part of any future development application for the site and required contributions towards additional infrastructure will become conditions of any development consent.
53. As discussed above in the strategic merit section, the Proposal will also facilitate development that will assist in the emergence of Parramatta as Sydney's Central City which will in turn contribute to continued economic growth.

Flooding

54. The Planning Proposal and associated reference design as originally lodged, addressed the Upper Parramatta River Flood Study 2005. Since lodgment, Council has prepared and exhibited the draft Parramatta River Flood Study 2023. While this draft Study has yet to be endorsed by Council, it is prudent for Council to assess the Planning Proposal against this updated Study due to the sensitive nature of the site which is at risk of severe flooding from Clay Cliff Creek.
55. The Planning Proposal is also required to address Local Planning Direction 4.1 Flooding issued by the Minister for Planning under section 9.1(2) of the Environmental Planning and Assessment Act 1979. Planning Proposals are required to demonstrate that they are consistent with the Direction and any inconsistency is required to be justified.
56. In addition, on 10 November 2023, the NSW Government Flood Risk Management Policy, accompanying Manual and Guidelines were gazetted, replacing the previous Floodplain Development Manual. The new Manual is reflected in Council's DCP 2023 and the Guidelines place emphasis on management and reduction of risk and hazard and avoiding the obstruction of floodways and overland flow paths when planning development.
57. In this regard, Council requires that any high hazard/floodway area not be obstructed at ground level and requires a 4 metre clearance above ground to any overhanging structure with an extent of overhang horizontally of less than 4 metres. This is in addition to the 6 metre setback to the centreline of the Clay Cliff Creek channel with no overhang above it. The reference design submitted by the applicant demonstrates compliance with these requirements, however, this is in relation to the flood levels identified under the Upper Parramatta River Flood Study 2005.
58. Council Officers have requested the applicant submit a local Flood Study and revised reference design which reflects the draft Parramatta River Flood Study 2023 and is consistent with the NSW Flood Risk Management Manual and Guidelines and the Parramatta DCP 2023.
59. In response, the applicant has submitted that the Planning Proposal is seeking an increase in building height which has no bearing with the flooding levels on site. The flooding design requirements for the ground floor will not change because of the subject Planning Proposal and in any case, are subject to consideration when a development application is submitted.
60. To support this position, the applicant has submitted a letter from Mance Arraj Engineers (see **Attachment 5**) which provides an opinion summarised as follows:
 - a. While there is a significant increase in the 1% AEP flood level from the previous flood information, the Probable Maximum Flood (PMF) level remains unchanged. As such, the original report submitted to address the Local Planning Direction 4.1 Flooding (referred to by applicant as a Section 117 Direction which was the equivalent reference under previous legislation) is adequate to progress the Planning Proposal given that the proposal provides flood protection to the PMF level identified in the draft Parramatta River Flood Study 2023.

- b. Flood modelling will be required at development application stage which will determine the alignment of the basement wall. Any such modelling is not expected to identify a significant change in flows at this location as the culverts at Charles Street and Wigram Street are control structures and flows are diverted by these structures.
61. In response, Council's Senior Catchment Engineer has noted that from the information available in the draft Parramatta River Flood Study 2023, it is clear that there is a much larger area of the site subject to high hazard conditions and the presence of the floodway/main and lateral conveyances compared to that described in the 2005 study. Without a local flooding study, there is much uncertainty regarding the design response required on this site. As such, Council's Senior Catchment Engineer is of a view that it is not considered appropriate to defer consideration of flooding matters until the Design Excellence and development application stage.
62. Since the Planning Proposal was lodged well in advance of the public exhibition of the draft Parramatta River Flood Study 2023, it is considered unreasonable to delay progressing the matter pending the preparation of a local flood study. Instead it is recommended that in seeking a Gateway determination, Council note the status of flooding information available for the site and request that the DPHI considers including a Gateway condition which requires the preparation of a local flood study which addresses the concerns raised by Council in this report in the context of Local Planning Direction 4.1 Flooding, the draft Parramatta River Flood Study 2023 and the Flood Risk Management Manual 2023.
63. The Gateway condition should also include a requirement that the reference design be updated to address these criteria and the flood levels associated with the draft Parramatta River Flood Study 2023.

Environment

64. The site does not contain any habitat and therefore there is no likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats could be adversely affected because of the Planning Proposal.
65. Other environmental impacts, including sustainability, will be addressed as part of any future development proposal, including a design excellence competition.

PLAN MAKING DELEGATIONS

66. Should Council resolve to endorse the Planning Proposal to proceed, it is recommended that Council request that it exercise its plan-making delegations. This means that once the Planning Proposal has been to Gateway, undergone public exhibition and been adopted by Council, Council officers will deal directly with the Parliamentary Counsel Office on the legal drafting and mapping of the amendment. The LEP amendment is then signed by the CEO before being notified on the NSW Legislation website.

FINANCIAL IMPLICATIONS FOR COUNCIL

67. Should Council resolve to proceed with the Planning Proposal, the costs incurred in conducting the public exhibition will be covered by the fees associated with the submission of the Planning Proposal.

CONCLUSION AND NEXT STEPS

68. This report recommends that the Planning Proposal for 124 Wigram Street, Harris Park be submitted to the DPHI for Gateway determination to amend the PLEP 2023 Height of Building Map from 72 metres to a maximum building height of 103 metres (118.45 metres when including the 15% Design Excellence bonus).
69. It is recommended that in seeking a Gateway determination, Council note the status of flooding information available for the site and request that the DPHI consider including a Gateway condition which requires the Planning Proposal to address Local Planning Direction 4.1 Flooding in the context of the draft Parramatta River Flood Study 2023 and the Flood Risk Management Manual 2023. The Gateway condition should also include a requirement that the reference design be updated to address these criteria and the flood levels associated with the draft Parramatta River Flood Study 2023.
70. Following Local Planning Panel consideration of the Proposal, the Planning Proposal will be considered by Council. Should the Proposal be supported by Council it will be forwarded to the DPHI with a request for a Gateway Determination.







Felicity Roberts
Project Officer-Land Use

Naomi L'Oste-Brown
Team Leader Land Use Planning

David Birds
Group Manager, Major Projects and Precincts

Jennifer Concato
Executive Director City Planning and Design

ATTACHMENTS:

1 	Applicant's Planning Proposal	67 Pages
2 	Reference Design - Commercial Scheme	26 Pages
3 	Reference Design - Mixed Use Scheme	27 Pages
4 	Statement of Heritage Impact	65 Pages
5 	Letter from Mance Arraj Engineers regarding flooding	2 Pages
6 	Shadow analysis	1 Page

REFERENCE MATERIAL



Planning Proposal Request to amend Parramatta Local Environmental Plan 2023

124 WIGRAM STREET
HARRIS PARK
FEBRUARY 2024





QUALITY ASSURANCE	
Project:	Planning Proposal Request
Address:	124 Wigram Street, Harris Park
Council:	City of Parramatta
Author:	Think Planners Pty Ltd
Template	Local Environmental Plan Making Guideline (August 2023)

Date	Purpose of Issue	Rev	Author	Authorised
June 2019	Planning Proposal Lodged	OG	AB	AB
November 2023	Internal Review	A	EJ/ BC	AB
December 2023	Submission Issue	B	AB	AB
9 January 2024	Revised Issue	C	EJ/AB	AB
24 January 2024	Final Issue	D	AB	AB
8 February 2024	Updated Submission Issue	E	BC	AB
8 February 2024	Final Issue	F	BC	AB



CONTENTS

INTRODUCTION	5
PLANNING PROPOSAL REQUEST MERITS, INFRASTRUCTURE AND COMMUNITY BENEFITS	7
BACKGROUND	8
SITE AND LOCALITY DESCRIPTION	9
LEGAL DESCRIPTION	9
SITE CONTEXT AND SITE ANALYSIS	10
TRANSPORT	18
ACTIVE TRANSPORT NETWORK	20
SCOPING REPORT	21
TECHNICAL STUDIES	22
URBAN DESIGN	22
LOCAL PLANNING FRAMEWORK	24
PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2023	24
Zone	24
Height of Buildings	26
Floor space ratio	27
Cl.7.3 Floor space ratio	27
Heritage	30
PLANNING PROPOSAL REQUEST	32
PART 1 – OBJECTIVES AND INTENDED OUTCOMES	33
PART 2 – EXPLANATION OF PROVISIONS	34
PART 3 – JUSTIFICATION OF STRATEGIC MERIT AND SITE-SPECIFIC MERIT	35
SECTION A – NEED FOR THE PLANNING PROPOSAL	35
SECTION B – RELATIONSHIP TO THE STRATEGIC PLANNING FRAMEWORK	37
SECTION C – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT	58
SECTION D – INFRASTRUCTURE (LOCAL, STATE AND COMMONWEALTH)	62
SECTION E – STATE AND COMMONWEALTH INTERESTS	63
PART 4 – MAPS	64
PART 5 – COMMUNITY CONSULTATION	64
PART 6 – PROJECT TIMELINE	64
CONCLUSION	65



TABLE OF FIGURES

FIGURE 1: THE SUBJECT SITE IS HIGHLIGHTED IN YELLOW (SOURCE: SIX MAPS)..... 9

FIGURE 2: STRATEGIC CONTEXT MAP (SOURCE GPOP) 10

PHOTOGRAPH 1: SHOWS THE SUBJECT SITE AND CHARLIE PARKER SITE AS VIEWED VIA WIGRAM STREET 12

PHOTOGRAPH 2: SHOWS THE BUILT FORM PATTERN AS VIEWED FROM WIGRAM STREET 13

PHOTOGRAPH 3: SHOWS THE CONCRETE CHANNEL THAT RUNS ALONG THE SOUTHERN SITE BOUNDARY 14

PHOTOGRAPH 4: SHOWS THE ADJOINING SITE 12A PARKES STREET, HARRIS PARK..... 15

PHOTOGRAPH 5: MIXED USE DEVELOPMENT LOCATED AT NO. 111 WIGRAM STREET, HARRIS PARK..... 16

PHOTOGRAPH 6: EARLIER CONSTRUCTION TAKING PLACE TO THE SITE (NO. 21 HASSELL ST) 17

FIGURE 3: PARRAMATTA LIGHT RAIL STAGE 1 18

FIGURE 4: SYDNEY METRO WEST (SYDNEY METRO)..... 19

FIGURE 5: DRAFT CYCLE PLAN 2023 (CITY OF PARRAMATTA)..... 20

FIGURE 7: EXTRACT FROM PLEP 2023 HEIGHT OF BUILDINGS MAP (SPATIAL VIEWER)..... 26

FIGURE 8: EXTRACT PLEP 2023 FSR MAP (SOURCE, SPATIAL VIEWER)..... 27

FIGURE 9: EXTRACT PLEP 2023 FSR MAP (SOURCE, SPATIAL VIEWER)..... 28

FIGURE 10: TO THE NORTHERN BOUNDARY ARE RECENTLY DEVELOPED STRATA SITES, WITH CLAY CLIFF CREEK ALONG THE SOUTHERN BOUNDARY 59

FIGURE 11: HERITAGE MAP EXTRACT FROM PLEP 2023 (SOURCE, SPATIAL VIEWER)..... 30

TABLE 7: CONSISTENCY WITH RELEVANT STUDIES AND STRATEGIES..... 51

TABLE 8: SEPP COMPLIANCE TABLE..... 53

TABLE 9: CONSISTENCY WITH MINISTERIAL DIRECTIONS 55

TABLE 10: PROJECT TIMELINE 64





INTRODUCTION

This planning proposal request has been prepared by Think Planners on behalf of the landowner Skyblue Developments Pty Ltd.

The purpose of this Planning Proposal Request is to explain the intended effect and justify a proposed amendment to the Parramatta Local Environmental Plan 2023 (PLEP 2023) and demonstrate the strategic merit of the amendment proceeding.

This Planning Proposal seeks to amend the Parramatta LEP 2023 to allow for the redevelopment of the site for the purposes of mixed use and high-density development by:

- Amending the PLEP 2023 Height of Building Map from 72 m to a maximum building height of 103m with 15% Design Competition Bonus available in addition.

The Planning Proposal relates to 124 Wigram Street referred to within this document as the '*subject site*'. The subject site is situated within proximity to the eastern boundary of the Parramatta City Centre and fronts Wigram Street.

The subject land parcel is located toward the south east of Parramatta City Centre. The site is located within proximity to employment opportunities, educational establishments, recreational activities and public transportation including Westfield Parramatta, Arthur Phillip High School, Parramatta Public School, and Macarthur Girls High School as well as Parramatta Transport Interchange, Harris Park Railway Station, Parramatta Ferry Wharf.

The amendments proposed in this Planning Proposal are specific to the site and will facilitate a new high quality mixed use development that will contribute to the vitality and activation of this precinct along with additional housing supply at the edges of the Parramatta City Centre. The Planning Proposal will contribute to the renewal of the CBD and character of Parramatta. The proposed amendments are driven by a desire to deliver a better built form outcome for the site and has been the subject of a design review by PTI Architects.

The proposed amendments are driven by a desire to deliver a superior urban design outcome for the site which addresses Council's vision for height and density within the centre of the CBD and delivering development which is consistent with the desired future character of Parramatta. This Planning Proposal seeks to amend the Floor Space Ration provision over the site to facilitate the delivery of a development which can address Council's vision for the built form for Parramatta CBD.



The proposed amendments to planning controls will facilitate the delivery of high quality development contributing to much needed housing supply within this strategic centre. The Planning Proposal is supported by –

- Reference Designs for Commercial and Residential Schemes

The Planning Proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 and the Department of Planning and Environment (DPE) document 'Local Environmental Plan Making Guideline (August 2023).

Support for the Planning Proposal Request is sought, and the subsequent referral to the Department of Planning and Environment for Gateway Determination and public exhibition.





PLANNING PROPOSAL REQUEST MERITS, INFRASTRUCTURE AND COMMUNITY BENEFITS

The Planning Proposal Request seeks to deliver the following key benefits:

- **New commercial floor space at the ground and first floor.** The proposal will deliver a new commercial suite to activate Charles Street as well as an additional commercial suite along Wigram Street. These 2 new commercial suites combined with the first floor which also has 992m² of floor area deliver more than 1,550m² of employment and potential retail service floor space to this part of the City. This will assist with growing a stronger and more competitive Greater Parramatta by growing investment, business opportunities and jobs in this strategic centre.
- **High quality public domain.** The proposal will ensure the delivery of new pedestrian links along both Charles Street and Wigram Street which will enhance the pedestrian environment including the safety of people accessing the site and accessing surrounding land.
- **Housing within the 30-minute city.** The proposal delivers a variety of housing opportunities within 400m of Parramatta train station. This enables the opportunity to create a genuine 30-minute city where housing is well connected to public transport, health services, education services, employment and recreational facilities.
- **Housing supply.** The proposal comprises new housing supply, choice and affordability with access to jobs, services and public transport.

The subject land parcel is ideal to accommodate the proposed development as it is located within an accessible area and is consistent with the evolving character of developments within Parramatta. Furthermore, the development proposes to provide the opportunity to deliver a mixed use development in a location which is experiencing an intensification in terms of development as well as considering the site's proximity to educational establishments, employment opportunities and recreational activities.



BACKGROUND

The following a summary of the key events at 124 Wigram Street, Harris Park:

June 2019	<p>Planning Proposal submitted to the City of Parramatta Council (CoP) that:</p> <ul style="list-style-type: none"> - Deletes the Maximum Height of Building (HOB) under the Incentive HOB Map. - Amends the Maximum Floor Space Ratio of 10:1 which comprises: <ul style="list-style-type: none"> ▪ 9:1 residential ▪ 1:1 commercial. - Allow 15% Design Excellence Competition bonus to FSR to achieve a maximum FSR of 11.5:1
November 2021	CoP advised to follow Design Competition process, rather than a site specific planning proposal given the progression of the Parramatta City Centre. Design Competition Brief provided to the CoP
December 2021	Revised Competition Brief provided to the CoP
May 2022	City Centre LEP published on NSW legislation (6 May 2022)
October 2022	Parramatta LEP 2011 amended on 14 October 2022 to introduce new LEP provisions
November 2022	Final version of Design Competition Brief provided to the CoP
March 2023	Site specific DCP submitted for a commercial development, following CoP advice that this is the preferred pathway.
March 2023	<ul style="list-style-type: none"> - Letter from Council requesting that the site specific planning proposal be withdrawn - Council request for a meeting to discuss a site specific DCP
November 2023	<ul style="list-style-type: none"> - Council advice that a: <ul style="list-style-type: none"> ▪ planning proposal is required for increased height over the subject site ▪ site specific DCP is required.
December 2023	<ul style="list-style-type: none"> - Updated Planning Proposal and DCP submitted
December 2023	<ul style="list-style-type: none"> - Comments received from Council Officers 22 December 2023 requesting amended planning proposal and supporting documents.
January 2024	<ul style="list-style-type: none"> - Updated Planning Proposal, Urban design report and supporting documents submitted.



SITE AND LOCALITY DESCRIPTION

LEGAL DESCRIPTION

The subject site is legally defined as SP19939 though commonly known as 124 Wigram Street, Harris Park.

The location of the subject site is identified in Figure 1.

Figure 1: The subject site is highlighted in yellow (Source: Six Maps)



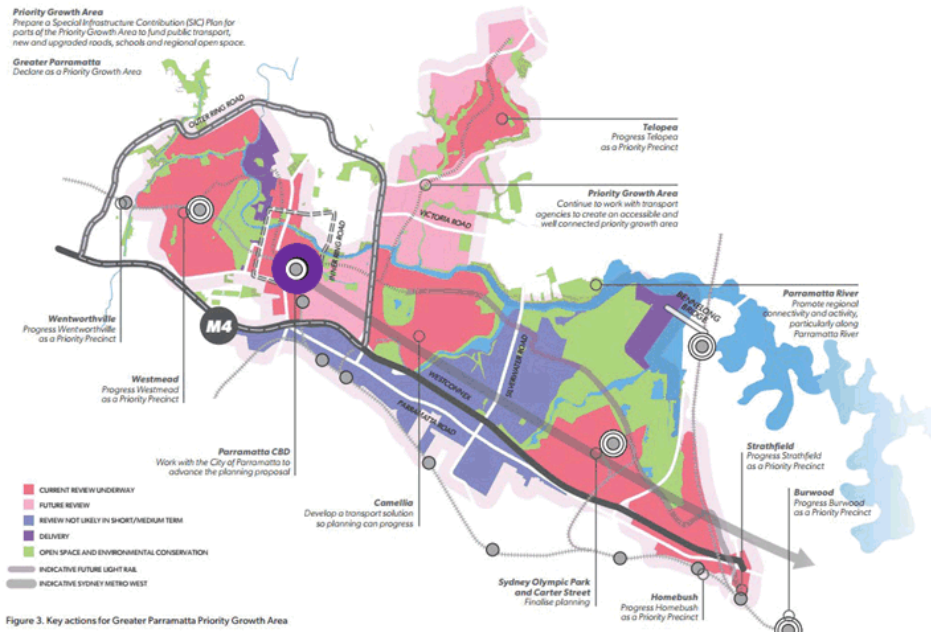


SITE CONTEXT AND SITE ANALYSIS

The subject site, 124 Wigram Street is located within the eastern fringes of Parramatta CBD, which is located approximately 25km west of the Sydney CBD and is the administrative centre and the largest commercial centre within the local government area of the City of Parramatta and the Regional Centre for Western Sydney.

The city centre services the western region of Sydney and surrounding residential areas while provides major employment opportunities and vital services to the local community. It is noted the strategic context map provided below demonstrates the site's location.

Figure 2: Strategic Context Map (source GOP)



Subject Site

The locality is undergoing a significant period of change consistent with its role as Sydney's Central CBD and its purpose as a strategic centre for employment and housing. Parramatta CBD is a major transport node with a well located and well-resourced rail and bus interchange. The CBD also benefits from Rivercat connection to Sydney CBD.



This location is well serviced by schools, tertiary institutions, childcare centres, community services, recreational and sporting facilities and an established commercial centre. Furthermore, the locality has excellent connectivity with access to several key arterial road networks including George Street, Church Street and the M4 Motorway as well as regular public transport services.

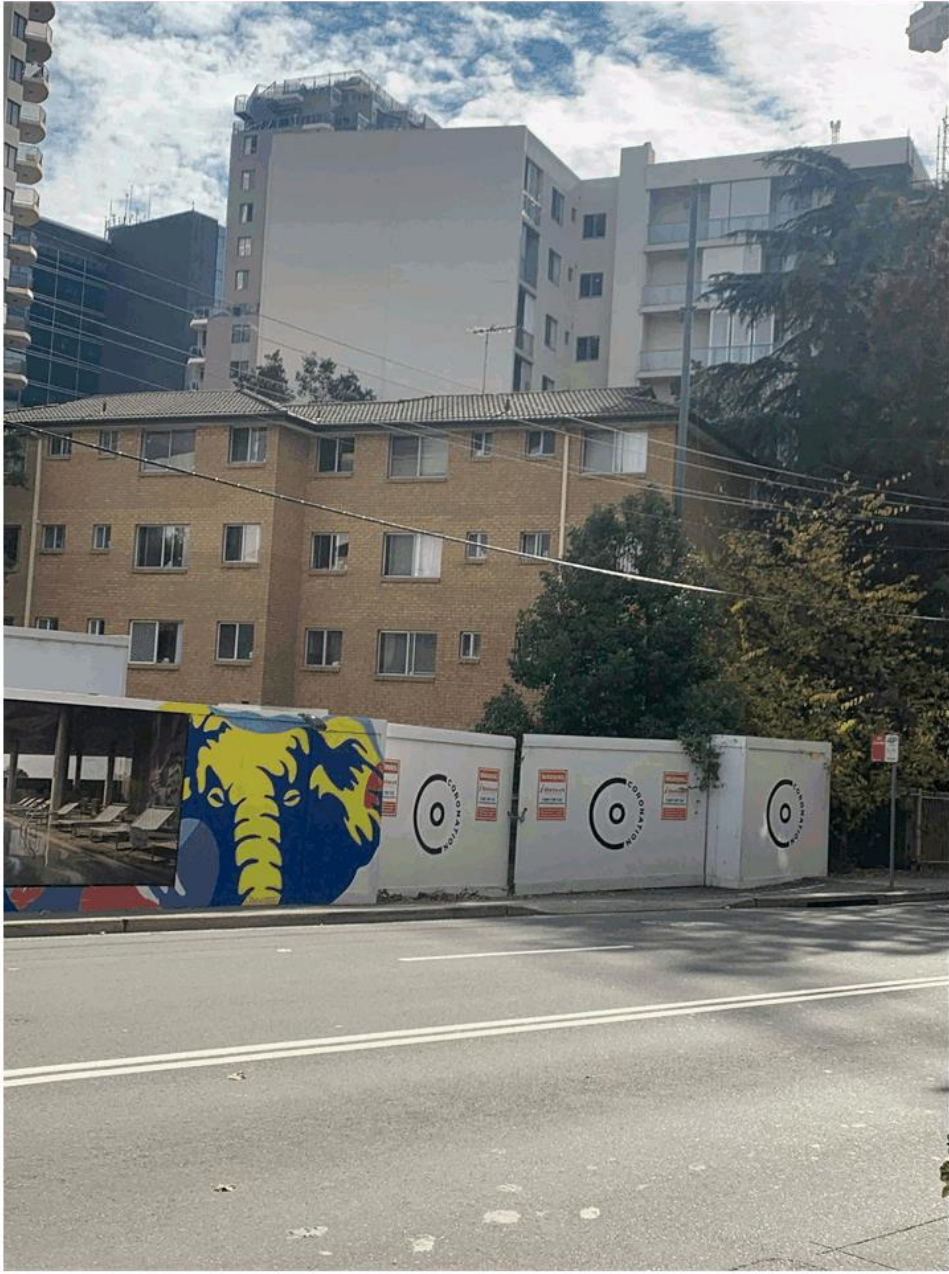
Parramatta is undergoing a momentous transformation into Metropolitan Sydney's Central City resulting from the policy direction from NSW Department of Planning and Environment, Greater Sydney Commission and the City of Parramatta Council. Changes to the planning controls in Parramatta CBD have resulted in several substantial mixed use development proposals which have either been approved by the Council or are under consideration.

Photographs overleaf and in the following pages are provided to illustrate the context of the locality.





Photograph 1: Shows the subject site and Charlie Parker Site as viewed via Wigram Street



PLANNING PROPOSAL REQUEST
124 Wigram Street, Harris Park
PAGE 12

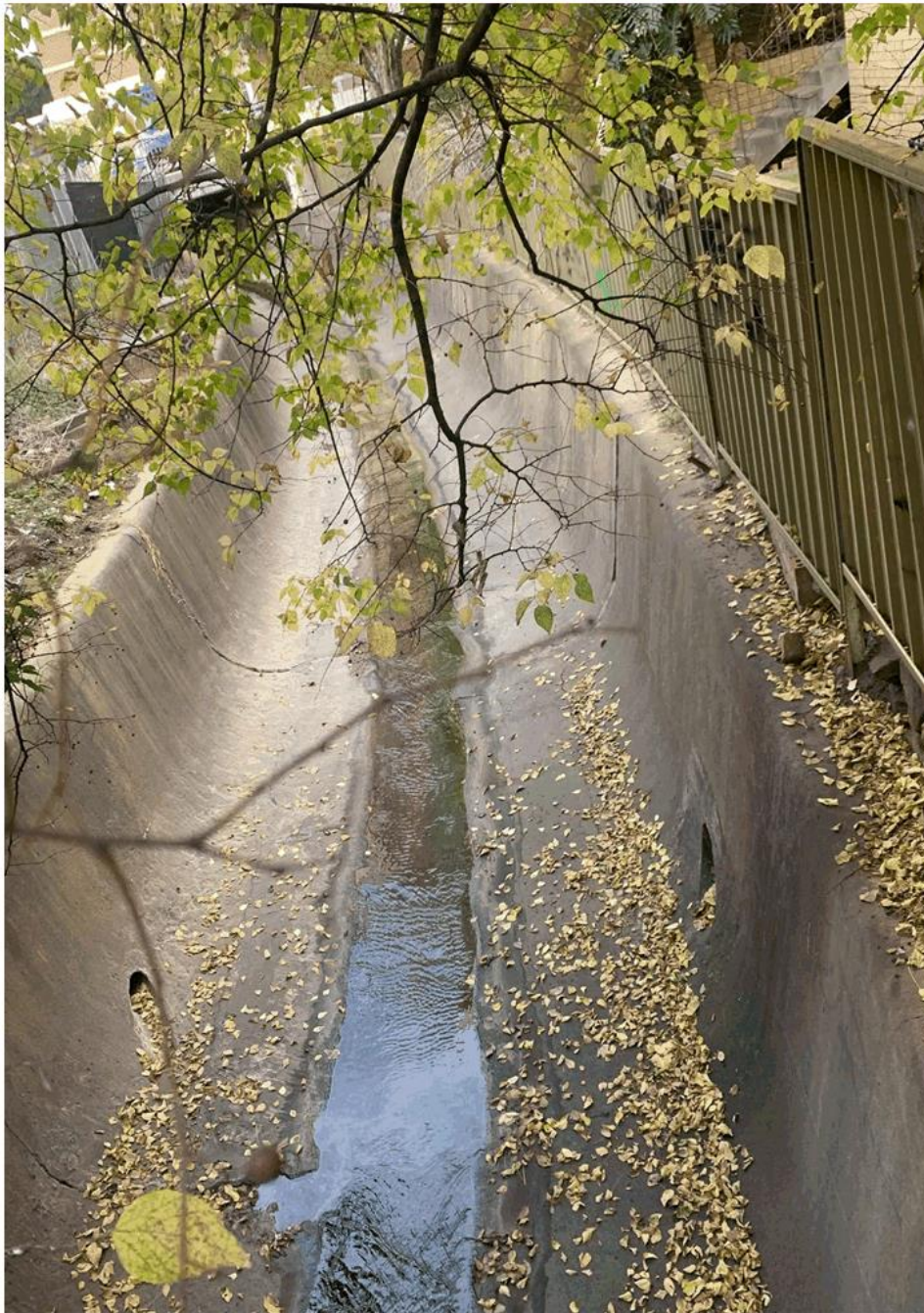


Photograph 2: Shows the built form pattern as viewed from Wigram Street



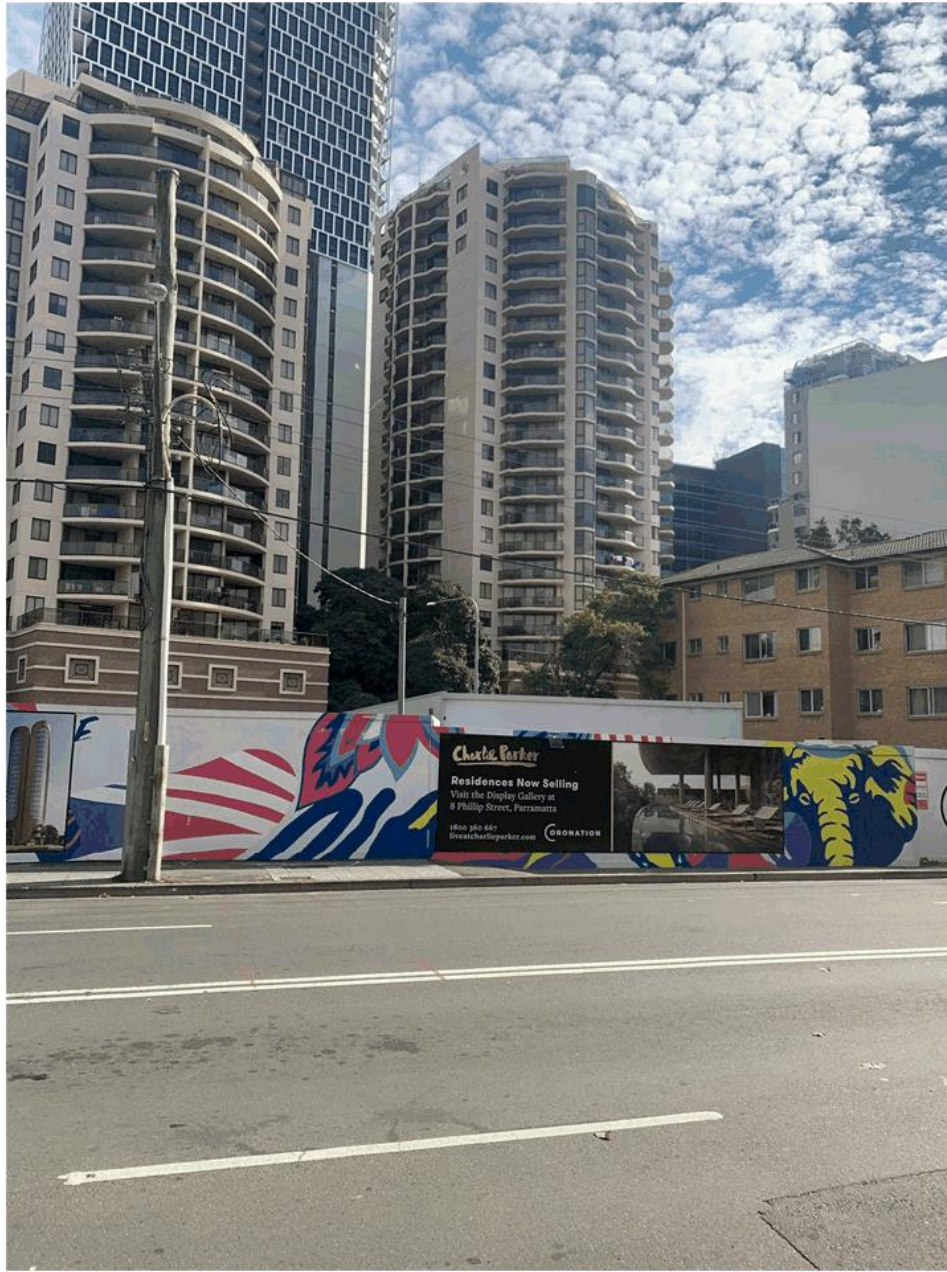


Photograph 3: Shows the concrete channel that runs along the southern site boundary





Photograph 4: Shows the adjoining site 12A Parkes Street, Harris Park





Photograph 5: Mixed Use Development located at No. 111 Wigram Street, Harris Park



PLANNING PROPOSAL REQUEST
124 Wigram Street, Harris Park
PAGE 16



Photograph 6: Earlier construction taking place to the site (No. 21 Hassell St)



PLANNING PROPOSAL REQUEST
124 Wigram Street, Harris Park
PAGE 17



TRANSPORT

Parramatta Light Rail

Parramatta Light Rail is one of the NSW Government's latest major infrastructure projects being delivered to serve a growing Sydney. Stage 1 will connect Westmead to Carlingford via the Parramatta CBD and Camellia with a two-way track spanning 12 kilometres and is expected to open in 2024.

The route will link Parramatta's CBD and train station to the Westmead Precinct, Parramatta North Growth Centre, the new Bankwest Stadium, the Camellia Town Centre, the new Powerhouse Museum and Riverside Theatres, the private and social housing redevelopment at Telopea, Rosehill Gardens Racecourse and three Western Sydney University campuses.

Figure 3: Parramatta Light Rail Stage 1





The site is within proximity to the Stage 1 of the Parramatta Light Rail with a proposed light rail stop to be located at the Corner of Harris and Macquarie Streets which is approximately 600m from the site.

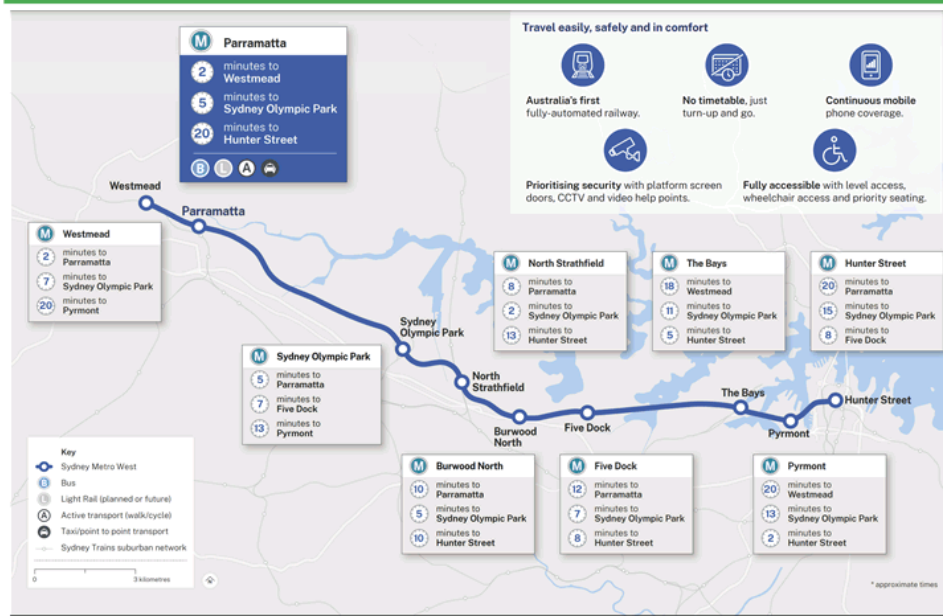
The Parramatta Light Rail is planned to be serviced from 5am to 1am, 7 days a week with services approximately every 7.5 minutes from 7am to 7pm weekdays.

Metro West

The Sydney Metro West is an underground railway project that connects Westmead and the Sydney CBD. This city shaping project is anticipated to significantly enhance rail capacity along with providing more opportunities for housing and jobs that are close to transport infrastructure.

There will be a new metro station in the Parramatta City Centre which will be integrated into the city, with a new green link providing a pedestrian corridor to the Parramatta River. This provides a significant public transport and also active transport benefit for Parramatta. The subject site is within walking distance of the new metro and the associated city shaping public domain projects like the new Civic Link that connects to the River. This close proximity to major transport infrastructure makes it an ideal location for more housing than would currently be possible.

Figure 4: Sydney Metro West (Sydney Metro)



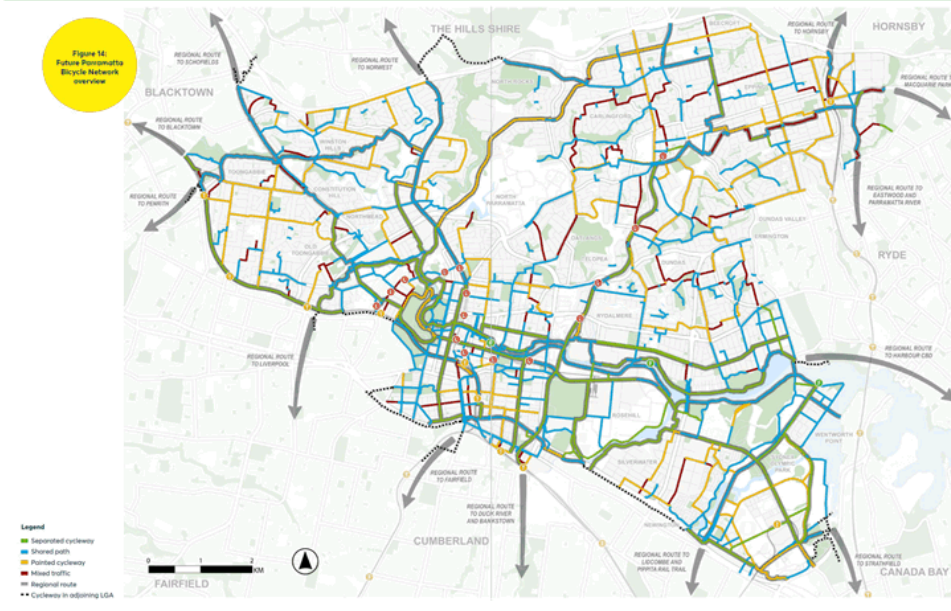


ACTIVE TRANSPORT NETWORK

The subject land achieves optimal access to pedestrian pathways, cycleways as well as light rail. Both the Parramatta Light Rail and new bus and cycleways will deliver truly city shaping infrastructure which will powerfully change the way people live within Parramatta and commute to Parramatta. This will result in a significant lower reliance on private vehicle trips.

In addition, the draft Bike Plan supports the City of Parramatta's Vision to be Sydney's Central City, sustainable, liveable, and productive city. The plan seeks to bring forward the planned and coordinated delivery of cycleway infrastructure to promote multi-modal transport options throughout the locality.

Figure 5: draft Cycle Plan 2023 (City of Parramatta)





SCOPING REPORT

The Local Environmental Plan Making Guidelines (August 2023), prepared by the Department of Planning and Environment, recommend that a proponent submit a scoping proposal to the Council and request a pre-lodgement meeting.

This Planning Proposal updates an existing proposal that was submitted to the CoP in 2019. Since this time there has been numerous meetings with the CoP to facilitate a better outcome on the site including preparation of design competition brief and site specific DCP.

This updated planning proposal responds to advice received by Council on 17 November 2023.





TECHNICAL STUDIES

URBAN DESIGN

PTI Architects have prepared an urban design analysis of the subject site. This is attached with the key elements summarised below.

Situated within the urban block which marks the eastern gateway and arrival into the CBD, the site responds to the rapid transformation, noting Parramatta city centre's skylines evolution is guided by the strategic planning documents and government led initiatives. The urban block within which the subject site is located has seen a significant amount of development activity over recent years since the introduction of the Parramatta CBD planning strategy, with the approved development proposals, approved development under construction, major residential and major commercial development are demonstrated below

Approved / Assessment Development Proposals:

- 39-43 Hassall Street
- 12A Parkes Street (Planning Proposal and DA)
- 14-20 Parkes Street (Planning Proposal and DA)

Approved Development Under Construction on:

- 113-117A Wigram Street & 23-29 Hassall Street
- 22 Parkes Street, Parramatta
- 14-22 Parkes Street, Parramatta

Major Residential Development:

- Altitude Meriton Development- 330 Church Street
- V by Crown- 45 Macquarie Street
- B1 Tower- 118 Church Street
- Focus- 6-10 Charles Street
- Cumberland Media Site
- Albion Hotel Site
- Parkview by Aland
- Charlie Parker by Coronation

The subject site is in a prime public transport corridor where there is an extensive variety of sustainable transport options available, including trains, light rail, rivercat, buses, walking and cycling. It is noted the locality has excellent connectivity with



access to several key arterial road networks including George Street, Church Street and the M4 Motorway as well as regular public transport service.

Already several sites within the urban block have been developed or have planning proposal or development approval. The subject block is demonstrated in the following pages via extracts from PTI Architects.

Solar and Daylight Access

Think Planners have investigated the majority of properties affected by overshadowing. It is evident, the majority of land affected by overshadowing are commercial premises interspersed by residential allotments. It is evident that on June 21st both commercial and residential development are affected by some overshadowing, but that substantial periods of solar access are available to these properties throughout the day.





LOCAL PLANNING FRAMEWORK

PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2023

PLEP 2023 is the principal Environmental Planning Instrument that applies across the City of Parramatta local government area. It controls the land use arrangements over the land (zoning) and other relevant considerations to this planning proposal request, including building height and floor space ratio. For completeness, this planning proposal request also addresses local heritage which is an important consideration under the PLEP 2023.

Zone

The subject site is currently zoned E2, RE1 and R4 under *Parramatta Local Environmental Plan 2023* (LEP 2023). Figure 6 is an extract from the land zoning map from PLEP 2023. This planning proposal request only relates to the lands that is zoned R4 High Density Residential.

Figure 6: Parramatta LEP 2023 Zoning Map extract





The land use table for the MU1 Mixed Use Zone is provided below for context.

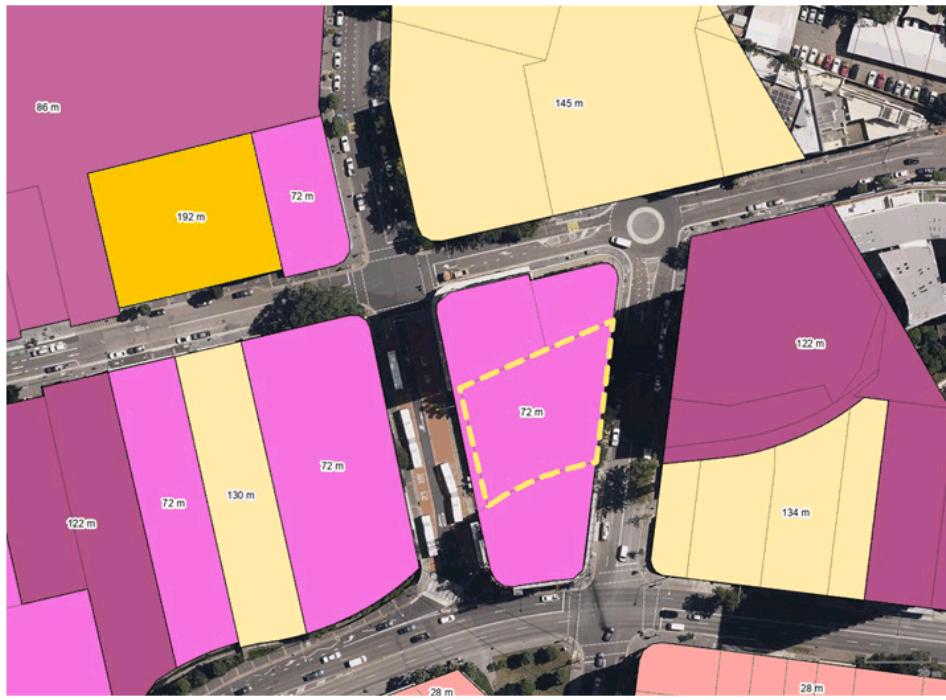
MU1 Mixed Use	
1. Objectives	<ul style="list-style-type: none"> To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities. To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces. To minimise conflict between land uses within this zone and land uses within adjoining zones. To encourage business, retail, community and other non-residential land uses on the ground floor of buildings. To create opportunities to improve the public domain and pedestrian links. To protect and enhance the unique qualities and character of special character areas in Parramatta City Centre.
2. Permitted without consent	Home occupations
3. Permitted with consent	Amusement centres; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Water recycling facilities; Any other development not specified in item 2 or 4
4. Prohibited	Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies



Height of Buildings

The Height of Buildings Map for the PLEP 2023 indicates that the maximum building height permitted on the subject site is 72m.

Figure 7: Extract from PLEP 2023 Height of Buildings Map (Spatial Viewer)

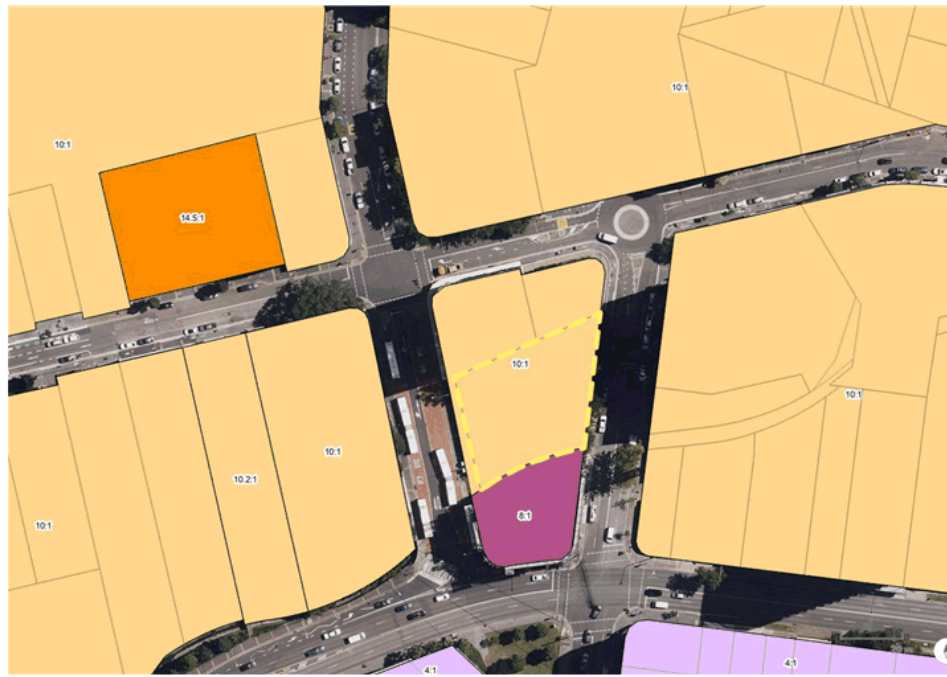




Floor space ratio

The PLEP 2023 Floor Space Ratio Map shows that the subject site has a maximum FSR of 10:1, however Cl.7.3 applies and the achievable FSR is set by a sliding scale.

Figure 8: Extract PLEP 2023 FSR Map (Source, Spatial Viewer)



Cl.7.3 Floor space ratio

Clause 7.3 of the LEP applies to all the Parramatta City Centre, other than particular sites identified on the Special Area Provisions Map. The subject site is identified on the Special Area Provisions Map as shown overleaf, with the clause reproduced below for reference:

- 1) *This clause applies to Parramatta City Centre, other than land identified as "Area A", "Area 8" or "Area 11" on the Special Provisions Area Map.*
- 2) *The maximum floor space ratio for a building on land for which the maximum permissible FSR is specified in the following table is the floor space ratio specified for the site area of the building—*



Maximum permissible FSR	Site area less than 1,000m ²	Site area of at least 1,000m ² but less than 1,800m ²
4:1	3:1	(3 + X):1
6:1	4:1	(4 + 2X):1
7:1	4.5:1	(4.5 + 2.5X):1
8:1	5:1	(5 + 3X):1
10:1	6:1	(6 + 4X):1

3) In the table to subclause (2), X is calculated according to the following formula—

$$X = (\text{site area in m}^2 - 1000) / 800$$

4) Subclause (2) does not apply to a building on a site area of at least 1,000m² but less than 1,800m² if—

- a) the consent authority is satisfied the site of the building is an isolated site, and
- b) the building has been subject to a competitive design process, and
- c) the consent authority is satisfied the building exhibits design excellence considering the matters specified in clause 6.13(4)(a)–(d).

5) If the proposed development is to be carried out on a site area that comprises land identified as “Area 21C” on the Special Provisions Area Map and other land, land identified as “Area 21A” and “Area 21B” on the Special Provisions Area Map is excluded from the calculation of the site area.

Figure 9: Extract PLEP 2023 FSR Map (Source, Spatial Viewer)





No change to Cl.7.3 is proposed.

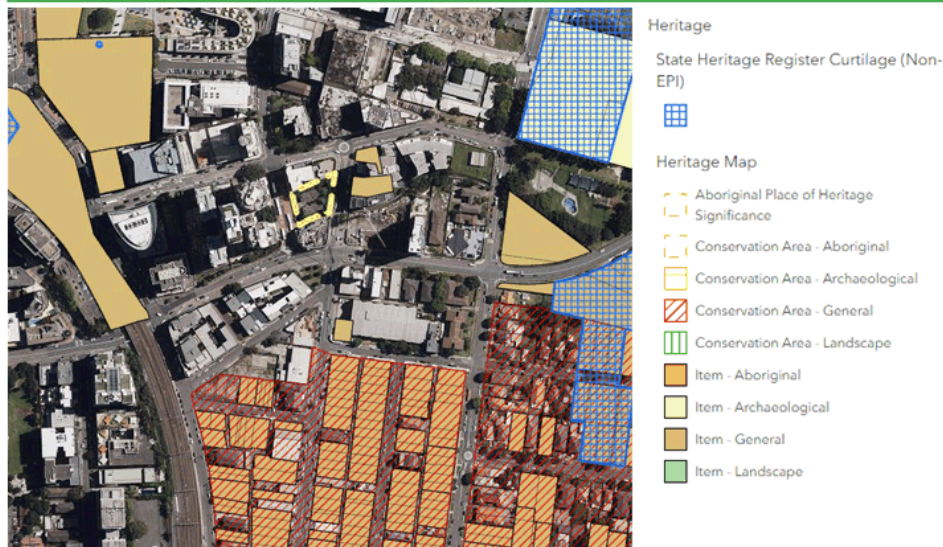




Heritage

There are no heritage items located within the site boundaries however, heritage listed items are within proximity of the site as demonstrated via Figure 11 below. The site is within walking distance of a cluster of heritage sites.

Figure 10: Heritage Map Extract from PLEP 2023 (Source, Spatial Viewer)



A key consideration for height is overshadowing of the Harris Park Heritage Conservation Area. This was an important consideration within the Parramatta City Centre Planning Proposal with the Gateway Determination requiring urban design testing to ensure that 2 hours solar access between 9am and 3 pm was achievable in the heritage conservation areas.

The CoP have acknowledged that site constraints and isolation make it difficult to achieve the mapped FSR and have accordingly recommended that a site specific planning proposal be progressed that increases the height to 118.5m (inclusive of bonuses):

It is agreed that a way to progress the site and accommodate redevelopment is to progress the existing site-specific Planning Proposal (RZ/3/2019) to seek an increase in the height control to accommodate the unrealised FSR.¹

¹ CoP advice to proponent, dated 17 November 2023



This advice from the CoP is based on testing undertaken during the preparation of the City Centre LEP where height and shadow impacts were tested. This analysis confirmed that:

The recent detailed overshadowing analysis considered the likely shadows cast from surrounding development as permitted under the current HOB controls. The testing indicated a total achievable height of 119 metres without compromising solar access to the Harris Park HCA².

Subsequent urban design analysis has been undertaken by PTI Architecture on behalf of the proponent. This testing has confirmed that the Harris Park Heritage Conservation Area will receive at least two hours of solar access between 9am and 3 pm on 21 June. This is further discussed in Part 3 of this Planning Proposal.

² CoP advice to proponent, dated 17 November 2023





PLANNING PROPOSAL REQUEST

The required content of a planning proposal request is set out in Section 3.33 of The Environmental Planning and Assessment Act 1979. To assist with the preparation of a planning proposal request, the DPE have published the Local Environmental Plan Making Guideline (August 2023) which sets out the form and content that is required within the six parts identified below:

- **Part 1 – Objectives and intended outcomes -**
a statement of the objectives of the proposed instrument
- **Part 2 –Explanation of provisions –**
an explanation of the provisions that are to be included in the proposed instrument
- **Part 3 – Justification of strategic and site specific merit –**
justification of strategic and potential site-specific merit, outcomes, and the process for implementation
- **Part 4 - Maps –**
existing and proposed maps, where relevant, to identify the effect of the planning proposal and the area to which it applies
- **Part 5 – Community consultation –**
details of consultation undertaken with Government agencies, council or other authorities, and community consultation that is to be undertaken on the planning proposal post Gateway and during exhibition
- **Part 6 – Project timeline –**
Project timeline to detail the anticipated timeframe for the LEP making process

This Planning Proposal Request has been prepared in a manner consistent with the LEP Plan Making Guidelines, including the specific matters required to be addressed and also the anticipated timeframe.



PART 1 – OBJECTIVES AND INTENDED OUTCOMES

The Planning Proposal Request will provide a land mark tower near the transport interchange. This will facilitate an improved contextual fit with the future character of the Harris Park. The planning proposal request will also activate the area, providing an attractive and safe frontage to the open space, and also for people accessing the transport interchange.

The objective of the Planning Proposal Request is to amend PLEP 2023 to:

- Increase the maximum building height to 103 m (maximum 118.5m with 15% Design Excellence Competition bonus)

The intended outcomes of the Planning Proposal Request are to:

- Deliver additional housing that meets community needs as identified in the Housing Strategy
- Provide a height more consistent with the site's location within the Parramatta City Centre and proximity to transport infrastructure, jobs and services.
- Improve the neighbourhood's overall quality through delivering high-quality public and private domain.
- Complement the economy within the town centre by providing additional opportunities for employment, near a major transit interchange and other public transport modes
- Contribute to a mode shift from private vehicles towards public and active transport modes by linking higher densities with public transport accessibility.
- Support NSW Government strategies and policies that seek to capitalise on existing infrastructure by providing greater housing choice and density near public transport, centres, open space, and employment areas.
- Apply a building height and FSR that supports the NSW Government's vision for a more diverse housing mix, leading to greater choice and, ideally, housing affordability.
- Introduce a building height that supports higher building performance and environmental standards, leading to a more sustainable built environment and better living conditions.



PART 2 – EXPLANATION OF PROVISIONS

Part 2 of the Planning Proposal Request provides an explanation of the provisions that are to be included within the Planning Proposal Request. It includes a written explanation that is supported by mapping where relevant.

Intended provisions

To achieve the objectives and intended outcomes of the Planning Proposal Request at 124 Wigram Street, Harris Park, the following amendment to PLEP 2023 is proposed:

- Amend the PLEP 2023 Height of Building Map from 72 m to a maximum building height of 103m.





PART 3 – JUSTIFICATION OF STRATEGIC MERIT AND SITE-SPECIFIC MERIT

The strategic merit test is demonstrated through a series of established questions set out in turn below.

SECTION A – NEED FOR THE PLANNING PROPOSAL

1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?

Yes. A site specific urban design study prepared by PTI has confirmed that the subject site is an isolated site and can comfortably achieve the mapped FSR and building heights of up to 118.5m.

The planning proposal request responds to the context of the site within the Parramatta City Centre, particularly noting its proximity to mass transit infrastructure, public spaces and both Harris Park and the CBD itself.

The proposed amendments facilitated within this Planning Proposal Request are not a specific action within either the Parramatta Local Strategic Planning Statement, Housing Strategy, or other strategy or study, however it is consistent with the long term vision of the Parramatta Local Strategic Planning Statement:

“In 20 years Parramatta will be a bustling, cosmopolitan and vibrant metropolis, the Central City for Greater Sydney. It will be a Smart City that is well connected to the region, surrounded by high quality and diverse residential neighbourhoods with lots of parks and green spaces. It will be innovative and creative and be well supported by strong, productive and competitive employment precincts. It will be a place that people will want to be a part of.”

The Planning Proposal Request is consistent with all relevant strategic plans, with Part B discussing the relationship to the strategic planning framework.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. It is considered that the Planning Proposal Request is the best means of achieving the stated objective of urban revitalisation of this land. The Planning Proposal Request is the most efficient mechanism available for stimulating urban renewal and accelerating the delivery of high-density housing in a manner consistent with the strategic directions established in the documents, including A Metropolis of Three Cities – Greater Sydney Region Plan, the Central City District Plan, the LSPS and also the Housing Strategy.



Other options considered include:

a) Formal submission to a principal LEP

PLEP 2023 is a recently made principal LEP, with its review at least five years away. This pathway is, accordingly, not open.

b) Submission on Council's Planning Proposal Request

The Council is not preparing a planning proposal and this pathway is accordingly not open.

c) Cl.4.6 Variation

A Cl.4.6 Variation Request to vary the height to facilitate a 118.5m tall building is not possible.

Accordingly, a proponent-led planning proposal request is the only mechanism for achieving change over the subject site that contributes to providing a building height that meets the FSR capacity of the site, whilst also facilitating a taller and more slender building. Likewise, as the planning proposal confirms that the site is isolated and therefore can benefit from additional height. Overall FSR and height will be dictated by key design considerations such as setbacks, daylight access, solar access, natural ventilation and wind effects. In applying this process, there is no need for the proponent to prosecute why the site is isolated given the surrounding context will not change.

Accordingly, the planning proposal request is the most suitable means of achieving the objectives and intended outcomes for the site.



SECTION B – RELATIONSHIP TO THE STRATEGIC PLANNING FRAMEWORK

3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

Yes

Metropolis of Three Cities

The Central City District Plan sets out the priorities and actions for this District and these are structured around 3 key themes of a Productive City, a Liveable City and a Sustainable City. As relevant to the subject site the importance of Parramatta's CBD and growing this CBD in terms of both jobs and housing are continually emphasised in the District Plan. Particularly with reference to the 30-minute city. The planning proposal seeks to deliver both additional housing but also jobs within a 30-minute city scenario.

Expediting the delivery of housing brings more dwellings to the market which in turn drives prices down. Delivering more dwellings and within shorter timeframes aims to respond to the current housing crisis in Western Sydney where scarcity has resulted in an affordable housing shortage. The planning proposal seeks to deliver housing to the market quickly and in a highly liveable location which is well within the 30-minute city scenario and in fact within walking/cycling distance of the Parramatta CBD.

In summary, this planning proposal seeks to deliver on the vision set forward in the Central City District Plan by:

- Increasing diversity of housing choice.
- Delivering housing to meet both the need for an additional 207,500 homes in the period between 2016 to 2036. This is an ambitious target that can only be met with significant increases to permitted building heights and FSRs.
- Expediting the delivery of new housing stock to ease the pressure of demand resulting in a generally more affordable housing product.
- Contribution to energy efficiency through aims to deliver a development that meets environmental performance criteria.
- Reduced emissions through both building environmental performance but also through reduction in reliance on private vehicle travel. Focusing increased housing on the subject site which is highly accessible to local bus and train services means that future residents are more likely to walk, cycle and use integrated public transport systems.
- Enhancing the role of Greater Parramatta as the economic anchor within the Greater Parramatta Olympic Peninsula vision by delivering both jobs and housing.
- The objectives of the planning proposal are considered to align closely with the documented priorities for the Central City District.



DIRECTION	STRATEGIC ALIGNMENT
Infrastructure and collaboration	
1. A city supported by infrastructure	<p>The subject site is located within the Parramatta City Centre. The city Centre has a myriad of social and public transport infrastructure including heavy rail and bus services, with a metro and light rail also under construction. Likewise, the site benefits from access to ferry services. Along with great active transport links for pedestrians and cyclists alike, the subject site is highly accessible and supports the 15 minute city and 30 minute city ideals.</p> <p>Consolidating a population around an existing Metropolitan Centre supports the existing infrastructure within these areas, including its efficient use, leading to more sustainable and better functioning cities and places.</p>
2. A collaborative city	Not relevant to this proposal.
Liveability	
3. A city for people	An indicator of the success of this direction is whether there has been an increase in the number of people who can walk to local centres. The Planning Proposal achieves consistency with this direction by increasing the population within close proximity to the Parramatta metropolitan centre, including the community, social, and employment benefits it offers.
4. Housing the city	The planning proposal will assist the City of Parramatta in achieving its housing targets, in addition to providing living opportunities close to employment, public transport, active transport opportunities and other services that are essential for socially vibrant and cohesive communities.
5. A city of great places	The planning proposal will enhance accessibility to local open space and other areas by active transport modes. This makes efficient use of infrastructure and improves the equitability of the city.
Productivity	
6. A well connected city	<p>A well connected city seeks to ensure that homes are within 30 minutes by public transport to a metropolitan centre or strategic centre. The subject site is highly accessible to a diverse range of centres, including the Parramatta City Centre. With the introduction of the metro, the subject site will be within 30 minutes of the Sydney CBD.</p> <p>The planning proposal therefore is consistent with this direction.</p>
7. Jobs and skills for the city	This direction relates to developing metropolitan and strategic centres that make the economy stronger. The indicator of success is increased jobs in these locations. The planning proposal will facilitate a mixed use development that provides additional jobs in the Parramatta City Centre.



DIRECTION	STRATEGIC ALIGNMENT
Sustainability	
8. A city in its landscape	Future development of the site can make a positive contribution to water management and urban greening, including the enhancement of local canopy cover. This will provide local cooling benefits, in addition to supporting local biodiversity values. Together, this results in a much more liveable community, with exceptional amenity values.
9. An efficient city	<p>The site is within walking distance of bus, ferry and train services. Likewise, it is within walking distance of the soon to commence light rail and the metro which is currently under construction. This accessibility to transport, jobs and services means that efficiency is increased. Furthermore, as investment in public transport infrastructure continues, public transport use is expected to grow which reduces reliance on private vehicles.</p> <p>Likewise, the proximity to the Parramatta City Centre ensures that people do not need to drive, which contributes to a reduction in greenhouse gases.</p>
10. A resilient City	The proposal can provide for housing that is resilient to climatic extremes, whilst also reducing resource uses. Along with being located in an area that is highly accessible by public and active transport modes which reduces the need for private car trips, and is also close to local services and open space, this can assist in creating a city that is more comfortable and resilient for residents.

Central City District Plan

The Central City District Plan sets out the priorities and actions for this District and these are structured around 3 key themes of a Productive City, a Liveable City and a Sustainable City. As relevant to the subject site the importance of Parramatta’s CBD and growing this CBD in terms of both jobs and housing are continually emphasised in the District Plan. Particularly with reference to the 30-minute city. The planning proposal seeks to deliver both additional housing but also jobs within a 30-minute city scenario.

Expediting the delivery of housing brings more dwellings to the market which in turn drives prices down. Delivering more dwellings and within shorter timeframes aims to respond to the current housing crisis in Western Sydney where scarcity has resulted in an affordable housing shortage. The planning proposal seeks to deliver housing to the market quickly and in a highly liveable location which is well within the 30-minute city scenario and in fact within walking/cycling distance of the Parramatta CBD.

In summary, this planning proposal seeks to deliver on the vision set forward in the Central City District Plan by:



- Increasing diversity of housing choice.
- Delivering housing to meet the need for an additional 207,500 homes in the period between 2016 to 2036. This is an ambitious target that can only be met with significant increases to permitted building heights and FSRs.
- Expediting the delivery of new housing stock to ease the pressure of demand resulting in a generally more affordable housing product.
- Contribution to energy efficiency through aims to deliver a development that meets environmental performance criteria.
- Reduced emissions through both building environmental performance but also through reduction in reliance on private vehicle travel. Focusing increased housing on the subject site which is highly accessible to local bus and train services means that future residents are more likely to walk, cycle and use integrated public transport systems.
- Enhancing the role of Greater Parramatta as the economic anchor within the Greater Parramatta Olympic Peninsula vision by delivering both jobs and housing.
- The objectives of the planning proposal are considered to align closely with the documented priorities for the Central City District.

PLANNING PRIORITY	STRATEGIC ALIGNMENT
Infrastructure and collaboration	
1. Planning for a city supported by infrastructure	<p>This priority area seeks to ensure that the city maximises its efficient use of existing and planned infrastructure. In doing so, it aims to ensure that residents have the facilities and services to lead productive and healthy lives. Importantly, this includes being within 30 minutes of the nearest strategic centre by public transport.</p> <p>The Planning Proposal facilitates this priority by consolidating growth within the Parramatta Metropolitan Centre. This ensures that all residents, regardless of age or ability, can access services within the City Centre, open spaces and public transport comfortably.</p>
2. Working through collaboration	Not relevant to this planning proposal as it contains actions more relevant to public authorities and councils.
Liveability	
3. Providing services and social infrastructure to meet people's changing needs	The planning proposal facilitates this priority by providing housing within an area that is well suited for expanded social infrastructure. Furthermore, the site is located within the Parramatta City Centre, ensuring that people regardless of age or ability can access the necessary services efficiently, thereby contributing to improved liveability.
4. Fostering healthy, creative, culturally rich	The proposal seeks to increase the density of housing within the Parramatta City Centre. This expands the range of housing choice, opening up greater opportunities for a greater diversity of people to live within the City of Parramatta. Likewise, being located within walking distance to a diversity of



PLANNING PRIORITY	STRATEGIC ALIGNMENT
and socially connected communities	public transport services ensures that future residents are connected to other destinations, ensuring that social connectivity outside of the local area is achieved.
5. Providing housing supply, choice and affordability with access to jobs, services and public transport	The proposal increases the housing supply in the Parramatta City Centre providing local jobs, services and entertainment offerings. In addition, the proposal also enhances public transport use through providing more people within a highly accessible location. It is noted that the subject site has bus and train services to key destinations including the Sydney CBD, Castle Hill, Rouse Hill, Blacktown, Epping and more. Accessibility will be further enhanced with the operation of the light rail, in addition to the metro, which is currently under construction.
6. Creating and renewing great places and local centres, and respecting the District's heritage	The proposal contributes to the renewal of the Harris Park area and a key site within the Parramatta City Centre. As shown within the attached urban design study, the proposal has applied a place making approach and respects heritage values, particularly the nearby Harris Park Heritage Conservation Area.
Productivity	
7. Growing a stronger and more competitive Greater Parramatta	This priority is more focused on economic outcomes. The proposal however assists to facilitate its implementation by providing active employment uses at the street level, in addition to increasing the possibility of people to live and work within the same area.
8. Delivering a more connected and competitive GPOP Economic Corridor	The subject site is located within the Parramatta City Centre, a key location within the GPOP Economic Corridor. It will both benefit from and assist the economic activity and resultant benefits of a more connected and competitive GPOP economic corridor.
9. Delivering integrated land use and transport planning and a 30-minute city	The Planning Proposal facilitates this priority by consolidating growth on land within the Parramatta City Centre. It is within comfortable walking distance of a myriad of transport options including heavy rail, light rail, metro, ferry and bus services. These services provide local and regional connectivity, with the Sydney CBD being within 30 minutes.
10. Growing investment, business opportunities and jobs in	The planning proposal increases the population within the Parramatta City Centre. This contributes to activity within the centre, and therefore supports its ongoing and long term viability. A ground level active frontage is provided which facilitates more local business opportunities within the City Centre.



PLANNING PRIORITY	STRATEGIC ALIGNMENT
strategic centres	
11. Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land	Not relevant to this proposal
12. Support growth of targeted industry sectors	Not relevant to this proposal
Sustainability	
13. Protecting and improving the health and enjoyment of the District's waterways	Future development of the site will include necessary measures to ensure that the water is appropriately treated, including meeting all pollution reduction targets. This will ensure that waterways are not impacted by the site's future development.
14. Creating a Parkland City urban structure and identity, with South Creek as defining spatial element	Not relevant to this proposal
15. Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes	The site is not identified on any natural resource map of the Parramatta LEP 2023. Accordingly, there are no biodiversity impacts as a result of the proposed amendment to PLEP 2023. Regardless, future development of the site can contribute to improved local biodiversity values.
16. Increasing urban tree canopy cover and delivering Green Grid connections	A future development application will provide additional canopy cover and urban greening. This will enhance cooling of the local environment, in addition to providing valuable habitat which enhances overall biodiversity in the area. A concept plan is provided with the Planning Proposal that outlines how landscaped areas can be provided.



PLANNING PRIORITY	STRATEGIC ALIGNMENT
17. Delivering high quality open space	This priority is more aligned with the provision of public open space. Regardless, future development of the subject site can provide high quality areas of communal open space and improved public domain.
18. Better managing rural areas	Not relevant to this proposal.
19. Reducing Carbon emissions and managing energy, water and waste efficiently	A future development proposal will address all requirements of the Sustainable Buildings SEPP 2022.
20. Adapting to the impacts of urban and natural hazards and climate change	This priority can be adequately addressed during the detailed design phase associated with a future Development Application.

Greater Parramatta and the Olympic Peninsula

The GOPP is a significant corridor to drive economic and housing growth within the Central River City. It covers an area of about 6,000 hectares and aims to provide a coordinated growth and infrastructure plan for the city to 2040.

The Parramatta CBD and Westmead Health and Innovation Precinct are key focus precincts within the GOPP where urban renewal is to be concentrated. Again, within this Plan the 30-minute city approach is adopted ensuring that access to all modes of transport connections are optimised. The GOPP advocates a break in the traditional west to east movement to make Parramatta CBD the central city within Greater Sydney.

The Planning Proposal is aligned with the GOPP in that it seeks to deliver a mix of housing, enabling residents of all kinds to settle and move as their needs change from student to entrepreneur, medico or executive. The planning proposal is also closely aligned with the desire to deliver new dwellings within the so called 30-minute city (with the proposed new dwellings within the central core of the Parramatta CBD).

- 4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?



Parramatta 2038 Community Strategic Plan

Published in 2013, The Parramatta 2038 Community Strategic Plan is a 25 year Plan with six strategic objectives. It seeks to formalise ideas that will shape and transform the local government area by 2038. Ultimately, the plans seek to provide a pathway to manage growth and liveability, whilst providing additional jobs for residents. The Planning Proposal is consistent with the themes identified in the Community Strategic Plan. It will facilitate jobs and activated streets, with housing concentrated in an areas close to key public transport infrastructure.

Parramatta Local Strategic Planning Statement

The Parramatta Local Strategic Planning Statement came into effect on 31 March 2020 and this document sets out the 20-year vision for land use planning for the City of Parramatta. The LSPS contains 16 planning priorities under 4 key themes which are:

- Local planning priorities.
- Liveability planning priorities.
- Productivity planning priorities.
- Sustainability planning priorities

The Parramatta CBD is identified as a Growth Precinct, a key area for the consolidation of growth in the LGA. At the time of writing, the LSPS anticipated about 7,180 dwellings and an additional 34,500 jobs in the Parramatta CBD Growth Area. The LSPS notes that the growth precincts are important in consolidating housing growth in specific areas, rather than expanding into more traditional residential areas, resulting in a change in character.

The planning principles relevant to the proposal are addressed below.

LOCAL STRATEIC PLANNING STATEMENT	
VISION	STRATEGIC ALIGNMENT
<i>In 20 years Parramatta will be a bustling, cosmopolitan and vibrant metropolis, the Central City for Greater Sydney. It will be a Smart City that is well connected to the region, surrounded by high quality and diverse residential neighbourhoods with lots of parks and green spaces. It will be innovative and creative and be well supported by strong, productive and competitive</i>	The planning proposal will assist with the realisation of the vision through providing both jobs and housing within the Parramatta City Centre. A future development on the site will be of high quality and make a significant improvement to both the site's current condition and also the public domain, making streets a more desirable place for interaction and social engagement. It will encourage use of nearby parks and open spaces, along with reducing private vehicle trips though its proximity to ferry, bus, light rail, metro and heavy rail services.



employment precincts. It will be a place that people will want to be a part of.

LOCAL PLANNING PRIORITIES	
PLANNING PRIORITY	STRATEGIC ALIGNMENT
Local	
1. Expand Parramatta's economic role as the Central City of Greater Sydney	The subject site is within the Parramatta City Centre. It will provide additional housing and employment floor space at street level. This will contribute to the strengthening of the Parramatta City Centre by providing jobs and also housing within a highly accessible area.
2. Grow Parramatta as a Smart City	A future development application can incorporate smart technology to improve liveability and sustainability.
3. Advocate for improved public transport connectivity to Parramatta CBD from the surrounding district	The site is close to significant public transport infrastructure including bus, ferry and train services. Likewise, the light rail which will commence in 2024 is within walking distance, as is the Metro which is currently under construction. This high level of public transport accessibility provides future residents and workers exceptional transport opportunities and connections.
4. Focus housing and employment growth in the GOP and Strategic Centres; as well as stage housing release consistent with the Parramatta Local Housing Strategy	The subject site is Phase 1 area of the GOP. It is consistent with this priority by providing both housing and jobs within the Parramatta City Centre growth area.
5. Support and enhance the low- scale character and identity of suburban Parramatta outside of the GOP area and Epping Strategic Centre	The subject site is a Phase 1 area of the GOP, being located in the Parramatta City Centre. This is an area identified as suitable for tall buildings, which is necessary to protect the low scale character of the wider city. Shadow diagrams provided with this Planning Proposal confirm that there is no impact on the low scale Harris Park Heritage Conservation Area.
6. Provide for community infrastructure and recreation opportunities	Not relevant to this proposal, noting that this infrastructure is provided in the Parramatta City Centre.
Livability	
7. Provide for a diversity of housing types and sizes to meet community needs into the future	The proposal will result in about 175 dwellings, with a mix of studio, 1, 2 and 3 bedroom apartments. This will contribute to the diversity of housing available in the LGA.
8. Incentivise affordable rental housing delivery and provide for	The proposal includes a diverse mix of units that can contribute to the range of housing available, therefore increasing affordable options.



permanent affordable housing	
9. Enhance Parramatta's heritage and cultural assets to maintain our authentic identity and deliver infrastructure to meet community needs	The main consideration in terms of heritage is the shadow impact on the Harris Park Heritage Conservation Area. As shown in the attached plans, the resultant shadow cast from the proposal has no significant impacts, with appropriate levels of solar and daylight access retained.
10. Improve active walking and cycling infrastructure and access to public and shared transport	The subject site is close to bus, ferry and train services that are accessible by walking. Likewise, the site is within walking distance to the Parramatta Light Rail and future metro. The proposal shows that a through site link is possible which expands the local active transport network. In addition the site is very close to the existing active transport network in Parramatta, including cycleways.
Productivity	
11. Build the capacity of the Parramatta CBD, Strategic Centres, and Employment Lands to be strong, competitive and productive	The subject site is within the Parramatta City Centre. It will provide additional housing and employment floor space at street level. This will contribute to the strengthening of the Parramatta City Centre by providing jobs and also housing within a highly accessible area.
12. Retain and enhance Local Urban Service Hubs for small industries, local services and last-mile freight and logistics	Not relevant
Sustainability	
13. Protect and improve the health and swimmability of the Parramatta River, its waterways and catchment	The concept plan includes generous areas of deep soil and landscaping. This along with future water treatment measures will enhance the water quality of the Parramatta River and its catchment more broadly.
14. Protect and enhance our trees and green infrastructure to improve liveability and ecological health	The concept plan includes generous areas of deep soil and landscaping.
15. Reduce emissions and manage energy, water, and waste efficiently to create better buildings and precincts and solve city planning challenges	This can be actioned in a future development application.



16. Increase resilience of people and infrastructure against natural and urban hazards	This can be addressed in a future development application. More sustainably designed buildings will provide protection against climatic extremes.
--	---

Parramatta Local Housing Strategy

The Local Housing Strategy (LHS) seeks to provide direction at the local level about when and where future housing growth will occur.

The key findings of the LHS relating to this proposal are reflected below.

Parramatta is one of the fastest-growing LGAs in Greater Sydney

The City's growth rate is a product of sustained strategic planning over many years, and in recent years the LGA has seen some of the most dwelling completions of any LGA in Greater Sydney.

It already has a larger population than the City of Sydney and is expected to grow more than the City of Sydney over the next 20 years, reflecting the growing role of Parramatta as Sydney's second CBD. As the City—particularly the CBD and Westmead Innovation District—continues to strengthen economically, people will be attracted to living close to these important employment agglomerations.

The City of Parramatta is an LGA undergoing unprecedented change and transition. The population of the City is anticipated to grow by between 74% - 77% over the next 20 years (depending upon use of ABS or DPIE forecasts), making it more populous than the City of Sydney.

Not only will the City of Parramatta grow more than the City of Sydney; the population is anticipated to grow the most in absolute numbers by 2036 of any LGA in Greater Sydney - by over 175,000 people to a total of over 416,000 people (DPIE forecast figures, 2016).²⁷ That would make Parramatta the third most populous LGA behind Blacktown and Canterbury-Bankstown.

On the basis of DPIE 2016 demographic projections alone, the City is anticipated to need an additional 77,000 dwellings to accommodate this population growth, which represents an increase of around 3,850 dwellings a year. However, it should be noted, the investigation outcomes of this Strategy indicate that the population is likely to increase even more substantially.

Every age group is set to grow in Parramatta

Unlike the City of Sydney, where the younger working age population is the dominant demographic (which is in a relatively mature state in terms of economic versus



residential function) (see Figure 8), Parramatta's population spans every service age group, and every age group is growing (see Figure 9). The City's anticipated growth to 2036 will include an additional:

- 69,200 additional workers with a 233,200 total workforce – 30% growth
- 12,951 young workforce (25-34) - 21% growth
- 39,546 parents and homebuilders (35-49) and corresponding growth in dependents - 44% growth
- 8,599 tertiary / early career (20-24) - 34% growth
- 34,317 seniors (70-84) and elderly (85+) - 64% growth.

Future housing supply will need to:

- **Accommodate older and less able residents such as seniors and elderly residents.**

The key findings of the LHS show that, by 2036, the population of the City of Parramatta LGA is anticipated by over 175,000 people to a total of over 416,000 people and is expected to need an additional 77,000 dwellings to accommodate this population growth. The LHS notes that the investigation outcomes of this Strategy indicate that the population is likely to increase even more substantially. Furthermore, seniors and elderly are expected to grow by 34,317 or 64%. As a result, the LHS identified that future housing supply needs to be addressed.

The Planning Proposal will encourage diversity and liveability of places and will enhance the status of Harris Park as a village in which people want to reside, work and visit. The Vision, specific actions and priorities that are relevant are addressed in the table below.

OBJECTIVES	JUSTIFICATION
Liveability	
1. Community infrastructure is adequately funded and delivered in alignment with homes	This planning proposal assists the City of Parramatta in achieving its modal shift from private vehicles to public and active transport modes.
2. Housing delivery is aligned and sequenced with existing transport	This planning proposal assists the City of Parramatta in achieving the majority of new housing within walking catchments of public and active transport modes.



OBJECTIVES	JUSTIFICATION
<p>and capacity improvements</p> <p>3. Funding is secured through State and robust local contributions frameworks</p> <p>4. Growth precincts innovate excellence in placed-based outcomes with diverse and affordable housing to suit residents' needs</p> <p>5. Parramatta's low density residential neighbourhoods to retain local character, provide housing diversity and preserve future housing opportunity</p>	<p>A future development application will make appropriate development contributions.</p> <p>The proposal will provide for a diversity of housing that meets the needs of people, regardless of age or ability. It will provide an appropriate mix of dwellings, including adaptable housing. Furthermore, the yield and mix of dwellings can assist affordability by providing a range of homes at various price points.</p> <p>The urban design study submitted within this Planning Proposal confirms that there is no impact on surrounding areas.</p>
Productivity	
<p>1. Housing delivery complements, not compromises, the economic significance of both the Central City and the City of Parramatta</p> <p>2. Additional housing is focused on growth precincts, aligned with transport infrastructure delivery to facilitate residents' access to facilities, services, social connections and jobs</p> <p>3. Housing delivery is efficiently sequenced to best</p>	<p>The planning proposal provides ground level employment as originally envisioned by Council.</p> <p>This planning proposal assists the City of Parramatta in achieving the majority of new housing within walking catchments of public and active transport modes.</p> <p>The planning proposal supports this objective.</p>



OBJECTIVES	JUSTIFICATION
<p>use State and local resources and investments</p> <p>4. Commercial opportunities are enhanced in conjunction with growth precinct delivery</p> <p>5. Housing supports the key essential services in the City of Parramatta through striving for housing affordability</p>	<p>The planning proposal supports ground level employment to activate the public domain.</p> <p>The planning proposal facilitates additional housing supply which supports the services offered in the Parramatta City Centre, in addition to providing a diversity of housing for different price points in the market. Additional supply may also contribute to meeting market demand for housing, thereby potentially contributing to improved affordability.</p>
Sustainability	
<p>1. Advocating for the wholesale improvement of residential built form performance improvement through State frameworks and utilities provision</p> <p>2. Pioneering local mechanisms to improve built form environmental performance and reduce urban heat impacts</p> <p>3. Protect the local character of low density residential neighbourhoods and optimise their environmental performance to benefit the whole of City of Parramatta</p>	<p>Future development can comply with relevant sustainability initiatives in the Sustainable Buildings SEPP 2022.</p> <p>Future development can comply with relevant sustainability initiatives in the Sustainable Buildings SEPP 2022.</p> <p>The urban design study submitted within this Planning Proposal confirms that there is no impact on surrounding areas.</p>



Local Framework Summary

In summary, a significant volume of strategic planning work indicates a growing need for diverse residential apartments within this locality. The proposal will allow for the construction of high-density apartments, which assist with fulfilling the housing needs of the locality as identified by the LHS. Likewise, the planning proposal request is consistent with the overarching objectives of the CBD DCP.

The planning proposal request in summary makes an essential and valuable contribution to meeting not only the demand for housing but also the mix and diversity within Parramatta CBD.

5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

The planning proposal request is consistent with all relevant studies and strategies prepared by the NSW Government, as discussed in the table below.

Table 7: Consistency with relevant studies and strategies

Document	Discussion
Future Transport Strategy 2056	<p>The Future Transport Strategy sets the direction of the NSW Government to improve the transport system across the State. It intends to make decisions by putting people and places at the centre to ensure that customers, the community and the economy experience maximum benefits.</p> <p>The planning proposal request over the subject site is consistent with key strategic directions within the strategy, including:</p> <ul style="list-style-type: none"> - C1.1 Enhance 30-minute metropolitan cities - C2.1 Support car-free, active, sustainable transport options - C3.1 Provide transport choices for people no matter where they live - P1.2 Support growth around public transport - P2.1 Support thriving and healthy 15-minute neighbourhoods
Staying Ahead: State Infrastructure Strategy 2022 – 2042	<p>The State Infrastructure Strategy provides a 20-year plan for the NSW Government for strategic investment decisions. The strategy aims to provide recommendations that aid the growth and productivity of the State to improve living standards for the community.</p> <p>Chapter 4, Service Growing Communities, is relevant to this Planning Proposal request. Key Strategic directions include:</p> <ul style="list-style-type: none"> - <i>Deliver housing in great neighbourhoods for all parts of the community</i>



- Improve Access to efficient, quality services through better use of assets and a better mix of physical infrastructure and technology-enabled solutions

The proposal satisfies the above strategic directions by providing housing within a highly accessible location, adjacent to a town centre, and within a location previously identified by Council as suitable for higher-density housing.

Housing Strategy 2041

This strategy establishes the 20-year housing vision for NSW. It aims to provide the framework for greater housing supply, improved housing affordability, and housing diversity and resilience. There are four pillars of housing supply in the strategy, with the diagram reproduced below:



The Planning Proposal Request is consistent with these pillars.

Net Zero Plan

The Net Zero Plan outlines the NSW Government's plan to grow the economy, creating jobs and reducing emissions over the next decade.

A future Development Application will be subject to the provisions within the Sustainable Buildings SEPP 2022, which comes into effect on 1 October 2023. This SEPP will ensure that development over the subject site is sustainable and resilient, making a valuable contribution to NSW being a net zero emitter.



6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The following table briefly assesses consistency against each State Environmental Planning Policy (SEPP) relevant to the planning proposal request.

Table 8: SEPP compliance table

Consideration of relevant SEPPs	Strategic alignment
State Environmental Planning Policy (Biodiversity and Conservation) 2021	The subject site is within the Sydney Harbour Catchment; however it is located well away from any mapped area of foreshore or waterway area. Regardless, any future development application over the subject site will make a full consideration of the SEPP and include if necessary, any relevant design mitigation measures.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Not applicable.
State Environmental Planning Policy (Housing) 2021	Not applicable. The proposal will however contribute to housing diversity and affordability by providing an appropriate mix of unit sizes.
State Environmental Planning Policy (Industry and Employment) 2021	The proposal is consistent with the intent of this SEPP. A future development application can address relevant parts.
State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development	The concept plans submitted with this proposal confirm that a future development can be implemented in a manner consistent with SEPP 65. It is noted that the concept plan provided is consistent with the ADG.
State Environmental Planning Policy (Planning Systems) 2021	Not applicable.
State Environmental Planning Policy (Precincts—Central River City) 2021	Not applicable
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021	Not applicable
State Environmental Planning Policy (Precincts—Regional) 2021	Not applicable
State Environmental Planning Policy (Precincts—Western Parkland City) 2021	Not applicable



State Environmental Planning Policy (Primary Production) 2021	Not applicable
SEPP (Resilience and Hazards) 2021	<p>The subject site is zoned for residential development with this planning proposal seeking to change the height and confirm the maximum FSR only. The existing uses of the site include residential development which are unlikely to result in contamination of the land. The planning proposal is consistent with the aims and provisions of this SEPP. In any case, future redevelopment of the site will need to address the requirements of the SEPP. The proposal is consistent with the provision of this SEPP.</p> <p>The subject site is not within the vicinity of a coastal area or environment. No further consideration is necessary.</p>
State Environmental Planning Policy (Resources and Energy) 2021	Not applicable
State Environmental Planning Policy (Sustainable Buildings) 2022	Not applicable. Can be addressed in a future development application.
SEPP (Transport and Infrastructure) 2021	Consistent. Any referrals to TfNSW can be appropriately addressed during the development application stage. Likewise any potential noise mitigation measure to dwellings can also be resolved at the DA stage.

Draft State Environmental Planning Policy (Environment SEPP)

The draft Environment SEPP aims to protect and manage the natural environment. Since its exhibition between 31 October 2017 and 31 January 2018, the SEPP has not been finalised and remains in draft form. Since this time, the DPE has consolidated a number of SEPPs, with the Biodiversity and Conservation SEPP consolidating many of the SEPPs that had been addressed in the draft Environment SEPP. Whilst the Environment SEPP status is unknown, it does not appear as if it will be made imminently. Regardless, any future development of the subject site is likely to be consistent with the draft SEPP and a more detailed assessment can occur at the DA stage.

7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

The following table provides a brief assessment of consistency against each s.9.1 direction that is relevant to the Planning Proposal Request.



Table 9: Consistency with Ministerial Directions

Ministerial Directions	Consistency	Comments
Focus Area 1: Planning Systems		
1.1 Implementation of Regional Plans	Yes	This proposal is consistent with the objectives and strategies of A Metropolis of Three Cities as outlined in the Planning Proposal request. The planning proposal request achieves the overall intent of the Plan. It seeks to implement the achievement of its vision, land use strategy, policies, outcomes or actions.
1.2 Development of Aboriginal Land Council Land	N/A	Aboriginal and archaeological investigations will be completed in the future with detailed design and development application documentation. A review of the Aboriginal Sensitivity Map of the DCP indicates the site is subject to a 'Low Risk' classification.
1.3 Approval and Referral Requirements	N/A	The Planning Proposal Request does not introduce provisions requiring additional concurrence, consultation, or referral.
1.4 Site Specific Provisions	Yes	The Planning Proposal Request does not propose any unnecessarily restrictive site-specific planning controls.
Focus Area 1: Planning Systems – Place-Based	N/A	Not relevant to the subject planning proposal request.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Yes	The planning proposal is consistent with the Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan. The land is identified as a potential precinct targeted for growth, particularly within 1km of the new light rail stops. The land is within Parramatta CBD which is within proximity the planned Parramatta Light Rail with swift connections and access to Westmead, Silverwater and Olympic Park.
Focus Area 2: Design and Place	N/A	Directions not made
Focus Area 3: Biodiversity and Conservation		
3.2 Heritage Conservation	Consistent	No heritage items, areas, objects or places of environmental and indigenous heritage significance exist on the subject site. Accordingly, there is no impact on any areas requiring heritage conservation. Shadow diagrams submitted with the planning proposal confirm that the proposed heights are appropriate as there is no impact on the Harris Park Heritage Conservation Area.



3.6 Strategic Conservation Planning	N/A	Not relevant to the subject planning proposal request.
3.7 Public Bushland	Consistent	There are no areas of public bushland on the subject site
Focus Area 4: Resilience and Hazards		
4.1 Flooding	Consistent	<p>The site is flood prone as shown on the draft flood map. The site is within part High, Medium and Low Risk categories. There is no change to existing controls that the City of Parramatta use to manage flood risk. A future development application can provide the detailed flood risk planning for the subject site.</p> <p>It is noted that other areas in the Parramatta City Centre are similarly flood affected. The suitability of the site for mixed use development has therefore been appropriately considered and addressed in the CBD planning proposal which was made in December 2022.</p>
4.2 Coastal Management	N/A	Not relevant to the subject planning proposal request.
4.3 Planning for Bushfire Protection	Consistent	The site is not identified as bushfire-prone land.
4.4 Remediation of Contaminated Land	Consistent	<p>The subject site is zoned for residential development with this planning proposal seeking to change the height and confirm the maximum FSR only. The existing uses of the site include residential development which are unlikely to result in contamination of the land.</p> <p>A future development application can include a PSI to confirm that the site is suitable, noting the age of the existing buildings may cause contamination via asbestos.</p>



4.5 Acid Sulfate Soils	Consistent	Identified on the Acid Sulfate Soils Map as Class 4. Regardless, this can be addressed in a future development application with appropriate management measures identified as necessary.
4.6 Mine Subsidence and Unstable Land	N/A	Not relevant to the subject planning proposal request.
Focus Area 5: Transport and Infrastructure		
5.1 Integrating Land Use and Transport	Consistent	The Planning Proposal is consistent with this Direction and meets the objectives as it: <ul style="list-style-type: none"> • provides new dwellings in close proximity to existing public transportation links on Victoria Avenue • provides new dwellings adjacent to the future Parramatta Light Rail • permits residents to walk or cycle to work if employed within the future Melrose Park Precinct • provides and support additional commercial premises in proximity to existing and future transport links • improves use of space and infrastructure by increasing densities on an underutilised site
5.2 Reserving Land for Public Purposes	N/A	Not relevant to the subject planning proposal request.
5.3 Development Near Regulated Airports and Defence Airfields	N/A	Not relevant to the subject planning proposal request.
5.4 Shooting Ranges	N/A	Not relevant to the subject planning proposal request.
Focus Area 6: Housing		
6.1 Residential Zones	Consistent	The planning proposal request seeks to increase the residential land supply within a highly accessible, transit-oriented centre.
6.2 Caravan Parks and Manufactured Home Estates		Not relevant to the subject planning proposal request.
Focus Area 7: Industry and Employment		
7.1 Employment zones	N/A	The zoning of the subject site will not change, with it remaining MU1 Mixed Use.
7.2 Reduction in non-hosted short-term rental	N/A	Not relevant to the subject planning proposal request.



accommodation period		
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	Not relevant to the subject planning proposal request.
Focus Area 8: Resources and Energy		Not relevant to the subject planning proposal request.
Focus Area 9: Primary Production		Not relevant to the subject planning proposal request.

SECTION C – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

The subject site does not contain habitat of any description.

There is no likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the planning proposal request. No further assessment is considered necessary at this stage of the planning proposal request.

9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The Planning Proposal Request seeks to revise the maximum permitted building height. It is an agreed position that the site is isolated due to the surrounding context, including recent development pattern. These changes aim to facilitate a development of the site for a mixed use building including higher density housing. Importantly, the subject site includes architectural testing that confirms to realise the FSR permitted on the site (10:1), then the height of the buildings must be adjusted accordingly. This testing has confirmed that a slender residential tower up to 118.5m including design competition bonus is possible without impacting on the residential or conservation status of the Harris Park HCA.

It is an agreed position that the site is isolated because of stormwater features and recently developed strata sites within its immediate vicinity. Amalgamation of the site to the south is not “physically possible” as it is separated by a stormwater open culvert.



Similarly, the site cannot be amalgamated with land to its north as both sites have recently been developed and are in strata ownership.

Figure 11: To the northern boundary are recently developed strata sites, with Clay Cliff Creek along the southern boundary.



The Land and Environment Court of NSW has established a practice of setting out general “planning principles” that are intended to be applied to particular cases to promote consistency. The Court suggests that the planning principle assists when making a planning decision including:

- Where there is a void in policy
- Where policies expressed in qualitative terms allow for more than one interpretation
- Where policies lack clarity.

In the case of site amalgamation in the Parramatta CBD, there is no void in policy, nor is there any lack of clarity in the policy. However, as the intent of amalgamation is a qualitative outcome, there is scope for more than one interpretation as to what is the better planning outcome for the development of 124 Wigram Street and the adjoining sites. Therefore, the Planning Principle published by the NSW Land and Environment Court is considered below.

Karavellas v Sutherland Shire Council [2004] NSWLEC 251

PLANNING PROPOSAL REQUEST
124 Wigram Street, Harris Park
PAGE 59



In analysing the Karavellas judgment the consideration for site isolation relates only to the subject site and the two land parcels that adjoin the sites northern boundary. The site to the south is separated by a stormwater channel.

17. The general questions to be answered when dealing with amalgamation of sites or when a site is to be isolated through redevelopment are:

- **Firstly, is amalgamation of the sites feasible?**

It is evident the proposed site is of sufficient size and scale to accommodate a high scale development.

Amalgamation of the 21 Hassall St is not feasible currently as the site is recently developed and in strata ownership.

Any short term amalgamation would only be possible by amalgamating 124 Wigram with 17-19 Hassall Street. Such amalgamation is illogical and without urban design merit, given the poor urban form that would result and the long term impact on any redevelopment of 21 Hassall Street.

- **Secondly, can orderly and economic use and development of the separate sites be achieved if amalgamation is not feasible?**

Yes, the subject land parcel does not result in isolating neighbouring developments. It is clear that orderly and economic use and development of the sites can be achieved without amalgamation with 124 Wigram Street.

It is important to note that the Reference Designs for the adjoining sites have been prepared cognisant and compliant with –

- The Parramatta DCP that requires an effective 8 storey street wall; and
- The Apartment Design Guide solar access requirement for 70% to not only 17-21 Hassall, but also to 124 Wigram.

Address	Comment	Amalgamation
17-19 Hassall Street, Harris Park	A contemporary development comprising approximately 42 strata units which are unable to be consolidated with the subject site, and result in an appropriate urban design outcome. Any consolidation with 124 Wigram would compromise the future redevelopment of 21 Hassall Street.	Not possible to amalgamate
21 Hassall Street, Harris Park	Recently completed mixed use development. The development is strata titled and not available for purchasing.	Not possible to amalgamate



12A Parkes Street, Harris Park This site is commonly known as Charlie Parker which is No physically separated from 124 Wigram Street by the Clay Cliff amalgamation Creek concrete channel. Physically there is no opportunity to potential amalgamate the subject site with this land.

Furthermore, the site is currently undergoing construction meaning that amalgamation is not possible.

The better urban design outcome for this street block is that 124 Wigram Street be developed as a single slender tower, and this will not prejudice the future redevelopment of 17-21 Hassall Street, which is the better and more logical outcome for the block. The site cannot be amalgamated due to the poor outcome that would arise.

The anticipated environmental effects associated with the higher-density development that will be permitted by the amendment are discussed below.

Refer to the attached urban design report for a detailed proposal analysis.

Shadow analysis

The PTI Urban Design Study includes a shadow analysis of a potential 118.5m building over the subject site. The tower floor plates are shallow, leading to a narrow tower form that creates fast-moving shadows. It is evident, the majority of land affected by overshadowing are commercial premises interspersed by residential allotments. It is also evident that on June 21st both commercial and residential development are affected by some overshadowing, but that substantial periods of solar access are available to these properties throughout the day.

Regarding the Harris Park Conservation Area, the attached shadow diagrams provided by PTI confirm that there is no impact on the Harris Park Conservation Area, with daylight and solar access achievable on 21 June and for at least 2 hours. This supports the findings of the City of Parramatta as part of their City Centre LEP.

Transport

The Parramatta CBD Strategy identifies this site as suitable for high density residential development due to its superior access to transport and employment opportunities in the Parramatta CBD. The site is located not only within the Parramatta CBD but also is within 400m walking distance to Parramatta train station and an 700m walking distance to Harris Park Train Station.

Given the proximity of the subject site to public transport services including bus services it is anticipated that a significant proportion of new residents would opt to use public transport rather than private vehicle.



Flooding

Whilst the site is flood affected as shown in the draft flood study, the impacts of flooding have been adequately considered in the CBD Planning Proposal. This confirmed areas that are suitable for residential land uses, with the zoning and heights reflecting this.

A future development application can provide the relevant information to address flooding and safety matters.

10. Has the planning proposal adequately addressed any social and economic effects?

The social and economic effects of the Planning Proposal are most appropriately described in the context of the challenges associated with a growing population as described in the State Government document the Metropolis of Three Cities. Among other things, the Plan explains that to meet the needs of a larger population and to maintain economic growth, urban renewal in combination with infrastructure delivery must occur in strategic urban centres.

As previously described, the objective of the Planning Proposal aligns closely with the strategic direction identified in the Metropolis of Three Cities. The delivery of high-density housing in a location that is well serviced by infrastructure and where there are minimal existing environmental site constraints is considered to represent a positive social outcome.

The Planning Proposal will facilitate future development that will result in higher population densities in Parramatta. In this regard, the Planning Proposal will support the emergence of Parramatta as Sydney's Central City which will in turn contribute to continued economic growth.

SECTION D – INFRASTRUCTURE (LOCAL, STATE AND COMMONWEALTH)

11. Is there adequate public infrastructure for the planning proposal?

Yes, existing public infrastructure can comfortably accommodate the demand generated by this planning proposal request.

The Parramatta CBD Strategy identifies this site as suitable for high density residential development due to its superior access to transport and employment opportunities in the Parramatta CBD. The site is located not only within the Parramatta CBD but also is within 400m walking distance to Parramatta train station and an 700m walking distance to Harris Park Train Station.

Given the proximity of the subject site to public transport services including bus services it is anticipated that a significant proportion of new residents would opt to use public transport rather than private vehicle.



The subject site is within the Parramatta CBD which has a variety of public spaces, open space, health, education and emergency services. In a broader context, the subject site is proximate to Westmead Hospital and the Western Sydney University which are regional institutions.

SECTION E – STATE AND COMMONWEALTH INTERESTS

12. What are the views of the State and Commonwealth public authorities consulted in accordance with the Gateway determination?

The Planning Proposal Request has not yet received Gateway Determination and consultation with the public authorities has not yet commenced.





PART 4 – MAPS

To ensure consistency with standard mapping requirements, the City of Parramatta Council will prepare the maps.

PART 5 – COMMUNITY CONSULTATION

Community consultation will be undertaken following the requirements prescribed by the Gateway determination. The Local Environmental Plan Making Guidelines set recommended exhibition periods for basic, standard, complex and principal planning proposals.

A review of this Guideline indicates that it is a 'major' planning proposal and should be subject to a public exhibition period of minimum 28 days.

PART 6 – PROJECT TIMELINE

A project timeline is yet to be determined. It will be formulated following discussions with Cumberland City Council and confirmation of any additional information required to allow consideration of the Planning Proposal request.

An indicative timeline for the planning proposal includes:

Table 10: Project Timeline

Milestone	Timeframe
Consideration by Council	December 2023
Council decision	February 2024
Gateway determination	April 2024
Pre-exhibition	April 2024
Commencement and completion of public exhibition period	April/May 2024
Consideration of submissions	June 2024
Post-exhibition review and Report to Council	July 2024
Submission to the Department for finalisation (where applicable)	September 2024
Gazettal of LEP amendment	November 2024



CONCLUSION

This Planning Proposal request explains the intended effect and justifies a proposed amendment to the *Parramatta Local Environmental Plan 2023* (PLEP 2023). The Planning Proposal request has been prepared under Section 3.33 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment's document *Local Environmental Plan Making Guideline* (August 2023).

The Planning Proposal request relates to land at 124 Wigram Street, Harris Park and seeks to amend Parramatta Local Environmental Plan 2023 by:

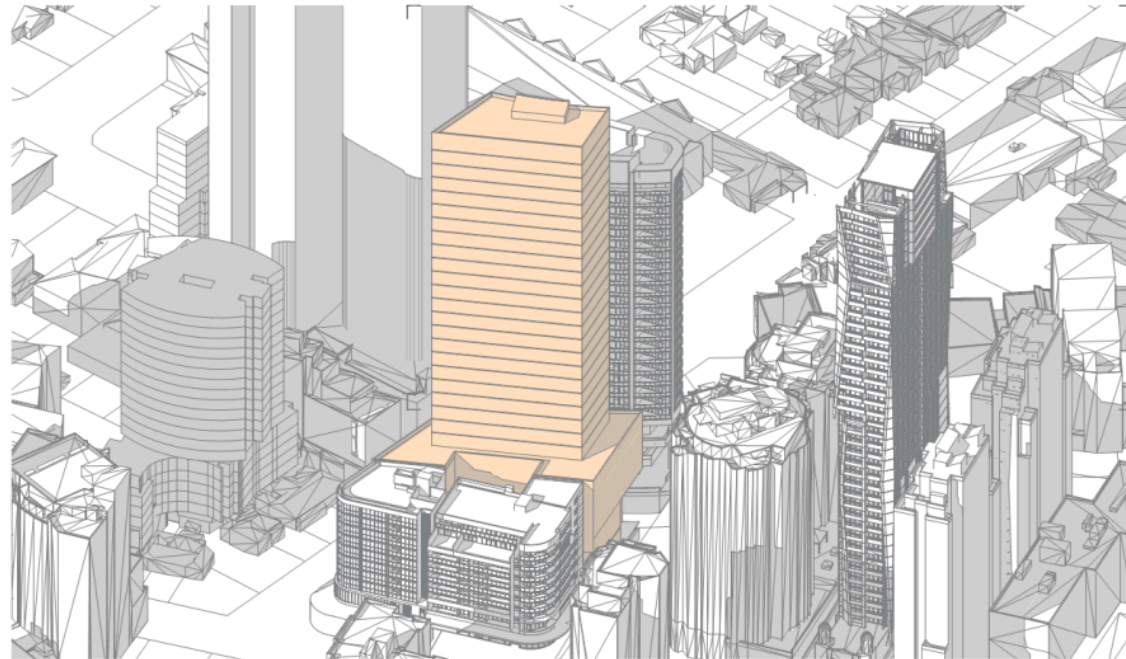
- Increasing the Height of Building Map from 72 m to a maximum building height of 103 m with 15% Design Competition Bonus available in addition.

The Planning Proposal request describes how the intended outcome of the proposed LEP amendments aligns closely with the strategic directions established in State Government documents, as demonstrated below:

- A Metropolis of Three Cities – Greater Sydney Region Plan,
- The Central City District Plan,
- Parramatta Local Strategic Planning Statement
- Parramatta Housing Strategy

It is considered that the LEP amendments sought by the planning proposal request will allow for the accelerated delivery of high-density residential development in an area well-served by public transport and infrastructure and identified as an area suitable for intensification. The planning proposal request is considered to have substantial merit based on a sound analysis of relevant planning considerations. It is submitted to the City of Parramatta for consideration.

DRAWING LIST	
00	COVER SHEET
01	LOCATION PLAN
02	SITE PLAN
03	SURVEY PLAN
04	BASEMENT 02
05	BASEMENT 01
06	GROUND FLOOR - OFFICE / RETAIL
07	LEVEL 1-2 - COMMERCIAL PODIUM PLAN
08	LEVEL 3-6 - OFFICE PODIUM PLAN
09	LEVEL 7 - PODIUM OFFICE
10	LEVEL 8-29 - TYPICAL OFFICE FLOOR PLAN
11	SECTION A
12	SECTION B
13	SECTION C
14	NORTHERN BOUNDARY ELEVATION
15	STREET SECTION
16	CHARLES STREET ELEVATION
17	HASSALL STREET ELEVATION
18	WIGRAM STREET ELEVATION
19	DEVELOPMENT CALCULATION
20	SHADOW DIAGRAMS 3D: 12 JUNE 10:00AM
21	SHADOW DIAGRAMS 3D: 12 JUNE 11:00AM
22	SHADOW DIAGRAMS 3D: 12 JUNE 12:00PM
23	SHADOW DIAGRAMS 3D: 12 JUNE 1:00PM
24	SHADOW DIAGRAMS 3D: 12 JUNE 2:00PM
25	17-19 HASSALL STREET AGAINST THE CBD DCP CONTROLS

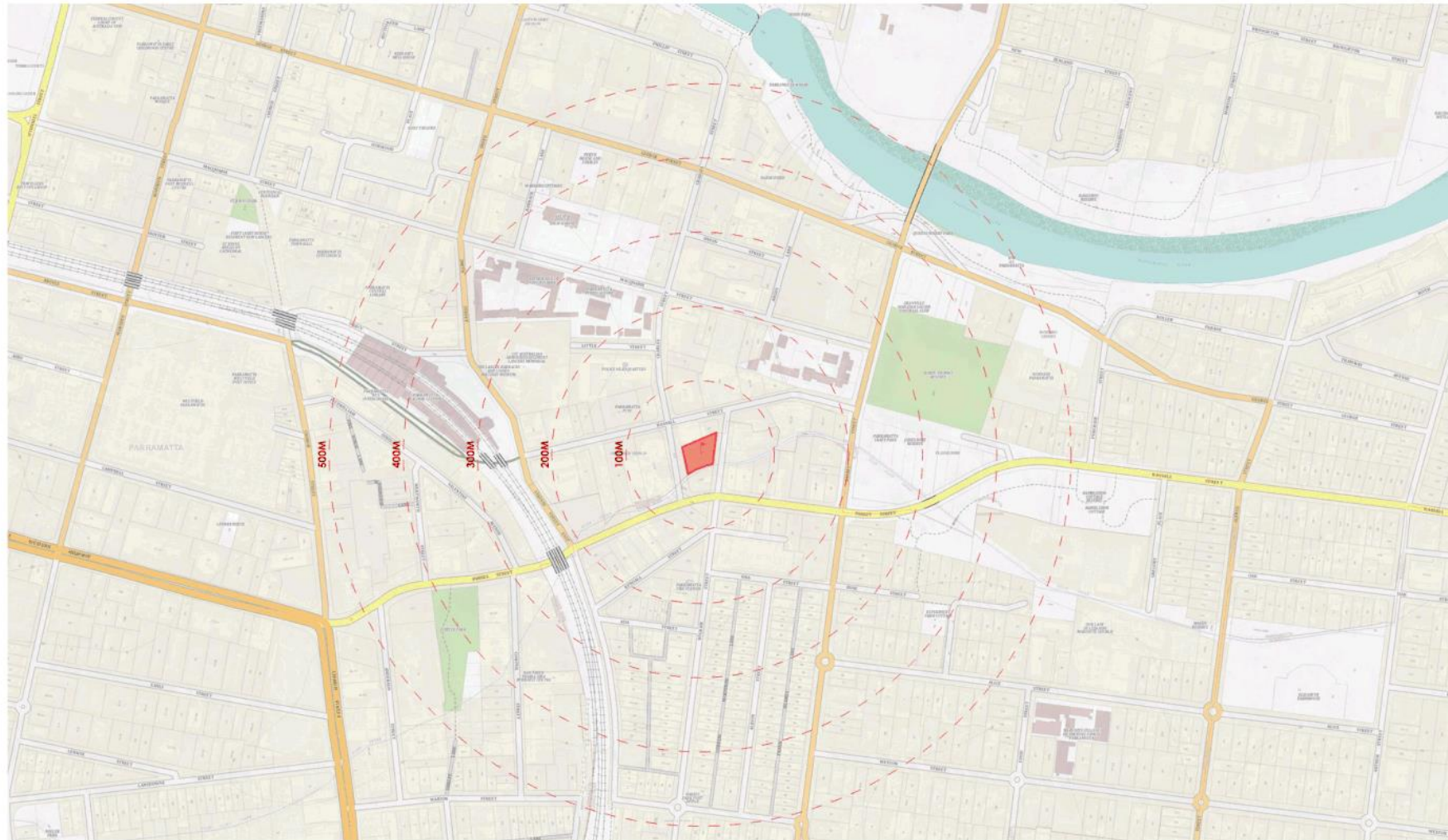


PLANNING PROPOSAL
 124 WIGRAM STREET, PARRAMATTA NSW 2150
 3.8m FLOOR TO FLOOR HEIGHT SCHEME

PREPARED FOR

SKY BLUE DEVELOPMENTS

K:\PS-2019\PS0 - 124 Wigram Street Parramatta\DRAWINGS\2023\124-2023-PSN-124 WIGRAM STREET_PP_11704_PP_C2\COMMERCIAL_S402.dwg - Pinned: 14/01/2024



1 LOCATION PLAN
1:5000



Level 10, 255 Clarence Street, Sydney NSW 2000
+ 61 2 9263 0880 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 1004)
ABN 90 950 071 022

REV	DESCRIPTION	BY	DATE
P22.0	CLIENT GIVE	LL	02.03.23
P23.0	CLIENT GIVE	LL	14.03.23
P24.0	CLIENT GIVE	JR	19.03.23
P25.0	CLIENT GIVE	JR	29.03.23
P26.0	CLIENT GIVE	JR	31.03.23
P27.0	CLIENT GIVE	LZ	29.03.23
P28.0	CLIENT GIVE	LZ	26.07.23
P29.0	CLIENT GIVE	LZ	06.09.23
P30.0	CLIENT GIVE	DP	29.11.23
P31.0	CLIENT GIVE	LZ	06.01.24
P32.0	CLIENT GIVE	LZ	16.01.24

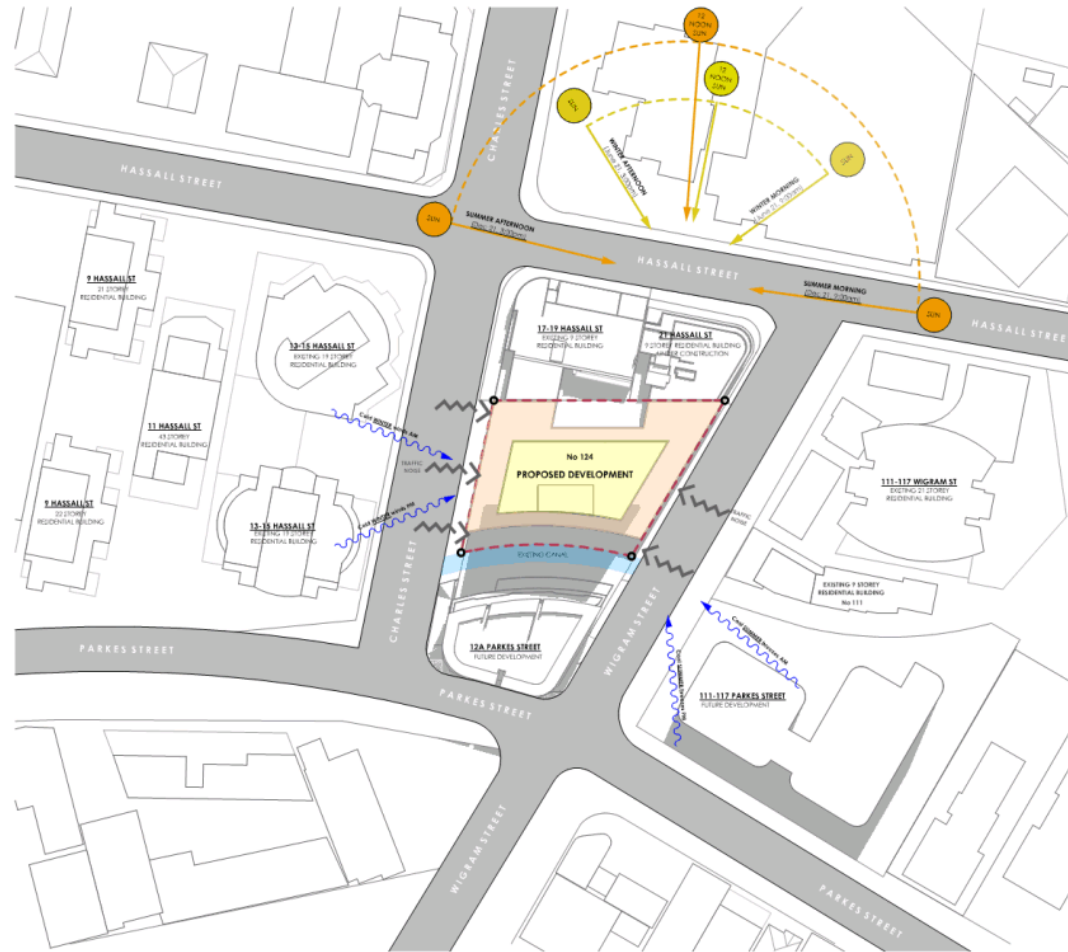
CLIENT
SKY BLUE DEVELOPMENTS

PROJECT FILE
COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL - 3.8m FLOOR TO FLOOR HEIGHT SCHEME
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE
LOCATION PLAN

NUMBER

DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:5000 AT A3
PROJECT No: P530
PP 01 P32.0
stage design make

K:\PS 2019\PS02 - 124 Wigram Street, Parramatta\Drawings\02_SITE\02_SITE_PLAN_124 WIGRAM STREET_PP_11704_PP_CD\COMMERCIAL_2401.dwg PLOT: 14/01/2024



1 SITE PLAN & ANALYSIS PLAN
1:1000

INDICATIVE PODIUM ENVELOPE INDICATIVE TOWER ENVELOPE EXISTING CANAL



Level 10, 263 Clarence Street, Sydney NSW 2030
+ 61 2 9263 0880 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5054)
ABN 90 950 071 022

REV	DESCRIPTION	BY	DATE
P22.0	CLIENT GDU	LL	02.03.23
P23.0	CLIENT GDU	LL	14.03.23
P24.0	CLIENT GDU	JR	19.05.23
P25.0	CLIENT GDU	JR	29.05.23
P26.0	CLIENT GDU	JR	31.06.23
P27.0	CLIENT GDU	LZ	29.06.23
P28.0	CLIENT GDU	JR	26.09.23
P29.0	CLIENT GDU	LZ	06.09.23
P30.0	CLIENT GDU	DP	29.11.23
P31.0	CLIENT GDU	LZ	06.01.24
P32.0	CLIENT GDU	LZ	16.01.24

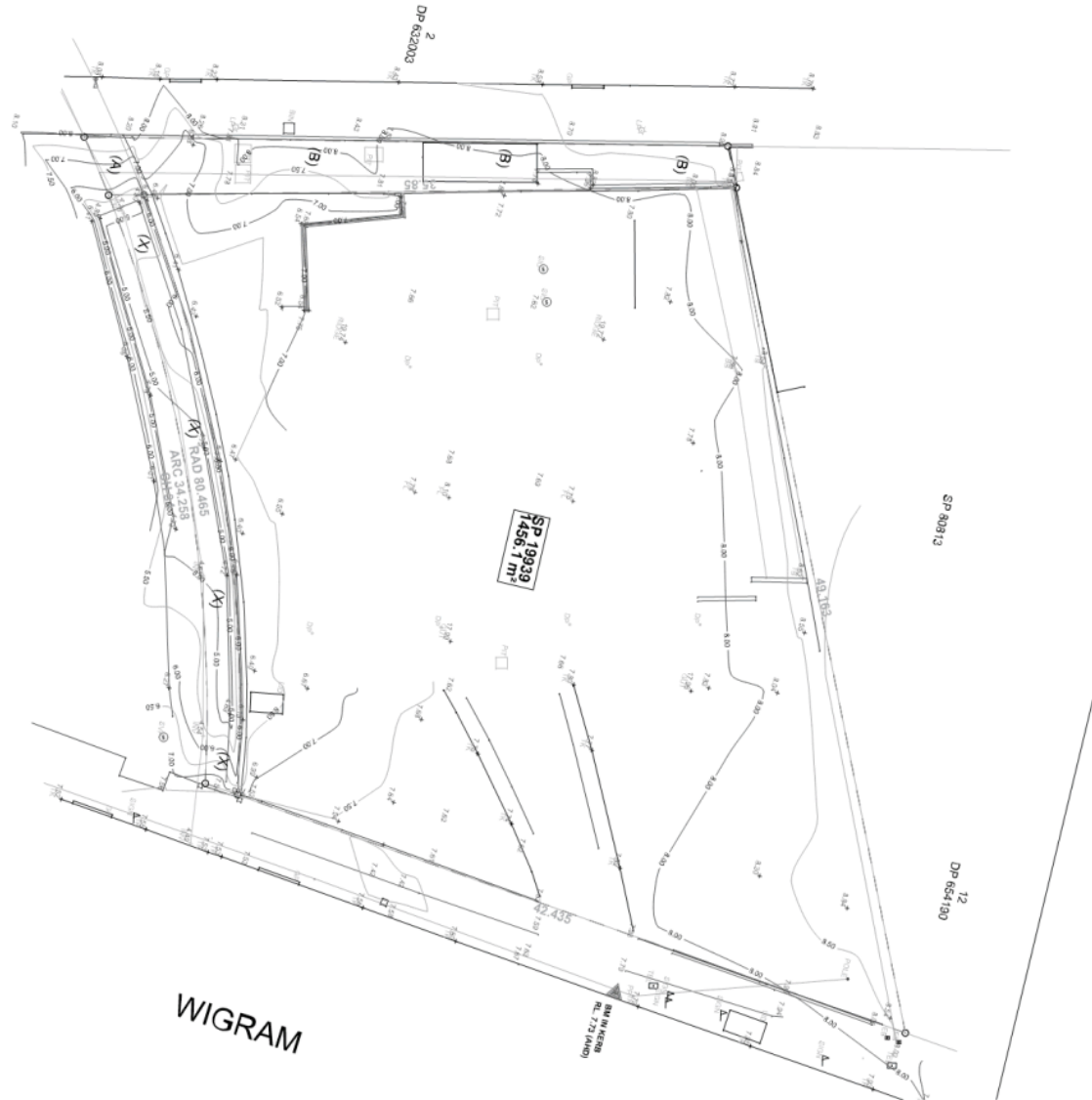
CLIENT
SKY BLUE DEVELOPMENTS

PROJECT TITLE
COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL - 3.8m FLOOR TO FLOOR HEIGHT SCHEME
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE
SITE PLAN



DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:1000 AT A3
PROJECT NO: P530
PP 02 P32.0
stage design make

© 2019 P32.0 - 124 Wigram Street, Parramatta NSW 2150. DRAWING: SURFACE - 2019. PLAN: WIGRAM SURF_PP_11.PDF. COMMERCIAL_2401.dwg. PLOT: 14/01/2024



Level 10, 263 Clarence Street, Sydney NSW 2000
 +61 2 9263 0880 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5094)
 ABN 90 950 071 022

REV	DESCRIPTION	BY	DATE
P22.0	CLIENT GUIDE	LL	02.03.23
P23.0	CLIENT GUIDE	LL	14.03.23
P24.0	CLIENT GUIDE	JR	19.03.23
P25.0	CLIENT GUIDE	JR	29.03.23
P26.0	CLIENT GUIDE	W	01.04.23
P27.0	CLIENT GUIDE	LZ	29.04.23
P28.0	CLIENT GUIDE	LZ	05.09.23
P29.0	CLIENT GUIDE	LZ	06.09.23
P30.0	CLIENT GUIDE	CP	29.11.23
P31.0	CLIENT GUIDE	LZ	06.01.24
P32.0	CLIENT GUIDE	LZ	16.01.24

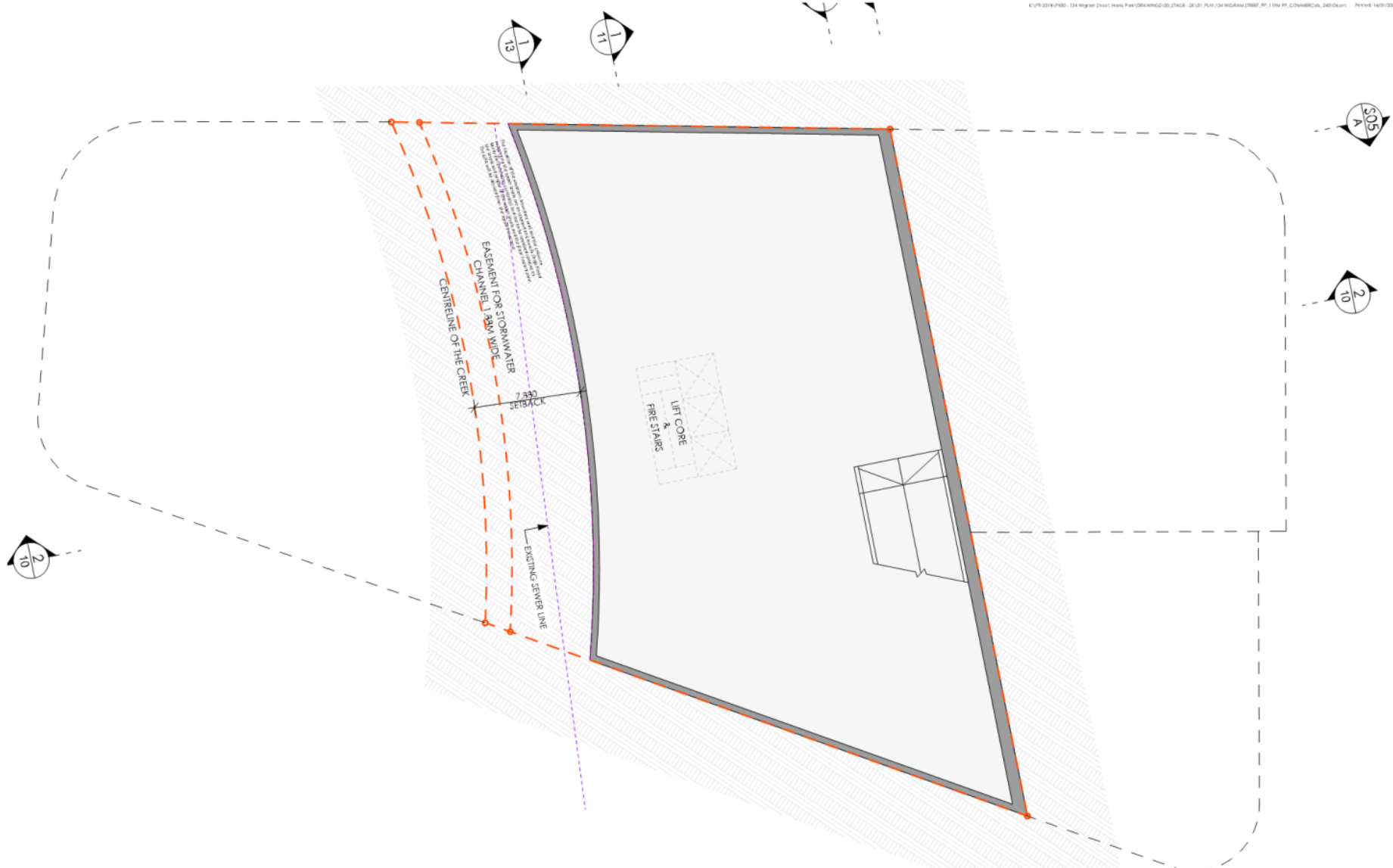
CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT FILE:
COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL
- 3.8m FLOOR TO FLOOR HEIGHT SCHEME
 124 WIGRAM STREET PARRAMATTA NSW 2150
 DRAWING FILE:
SURVEY PLAN



DRAWN BY: JW, FW, LZ, JR
 CHECKED BY: PI & LL
 SCALE: 1:250 AT A3
 PROJECT NO: P530
 PP 03 P32.0
 Utags: design: enplan

K:\PS\2019\PSD - 124 Wigram Street, Parramatta\DRAWING\02_P32.0_Plan\124 WIGRAM STREET_PP_11704_PP_CD\COMMERCIAL_S4610.dwg PLOT: 14/01/2024



Level 10, 263 Clarence Street, Sydney NSW 2030
 +61 2 9253 0800 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5004)
 ABN 90 950 071 022

REV	DESCRIPTION	BY	DATE
P22.0	CLIENT GIVE	LL	02.03.23
P23.0	CLIENT GIVE	LL	14.03.23
P24.0	CLIENT GIVE	JR	19.03.23
P25.0	CLIENT GIVE	JR	29.03.23
P26.0	CLIENT GIVE	JR	01.04.23
P27.0	CLIENT GIVE	LZ	29.04.23
P28.0	CLIENT GIVE	LZ	05.09.23
P29.0	CLIENT GIVE	LZ	06.09.23
P30.0	CLIENT GIVE	DP	29.11.23
P31.0	CLIENT GIVE	LZ	06.01.24
P32.0	CLIENT GIVE	LZ	16.01.24

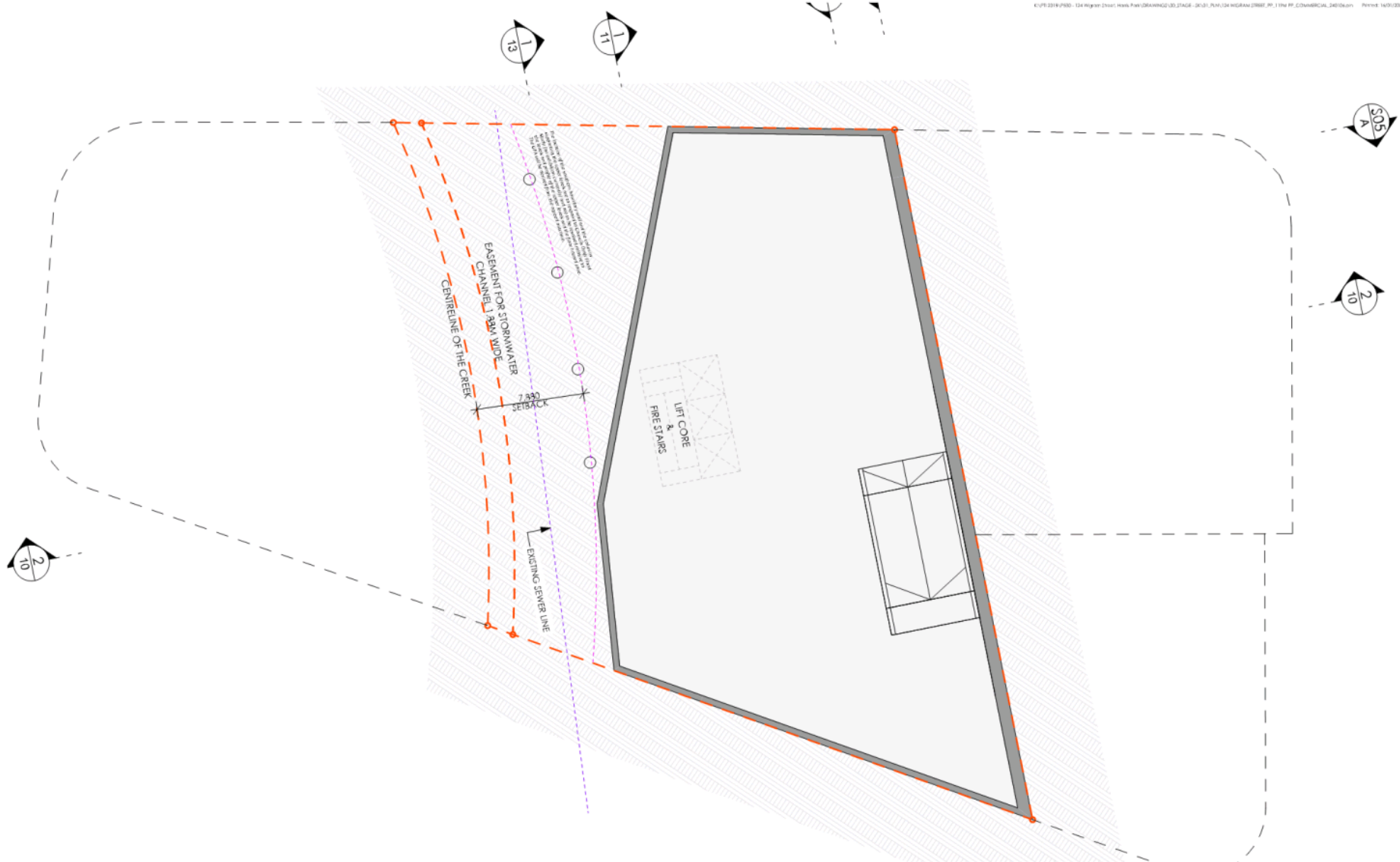
CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT FILE:
COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL - 3.8m FLOOR TO FLOOR HEIGHT SCHEME
 124 WIGRAM STREET PARRAMATTA NSW 2150
 DRAWING TITLE:
BASEMENT 02



DRAWN BY: JW, FW, LZ, JR
 CHECKED BY: PI & LL
 SCALE: 1:250 AT A3
 PROJECT NO: P530
 PP 04 P32.0
 Stage design scheme

K:\P\2019\PROJ - 124 Wigram Street, Parramatta\DRAWING\02_SITE\02_124_124 WIGRAM STREET_PP_11704_PP_CD\COMMERCIAL_S401.dwg PLOT: 14/01/2024



Level 10, 263 Clarence Street, Sydney NSW 2030
 +61 2 9263 0800 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5094)
 ABN 90 950 071 022

REV	DESCRIPTION	BY	DATE
P22.0	CLIENT GIVE	LL	02.03.23
P23.0	CLIENT GIVE	LL	14.03.23
P24.0	CLIENT GIVE	JR	19.03.23
P25.0	CLIENT GIVE	JR	29.03.23
P26.0	CLIENT GIVE	JR	01.04.23
P27.0	CLIENT GIVE	LZ	29.04.23
P28.0	CLIENT GIVE	LZ	05.09.23
P29.0	CLIENT GIVE	LZ	06.09.23
P30.0	CLIENT GIVE	DP	29.11.23
P31.0	CLIENT GIVE	LZ	06.01.24
P32.0	CLIENT GIVE	LZ	16.01.24

CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT TITLE:
COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL - 3.8m FLOOR TO FLOOR HEIGHT SCHEME
 124 WIGRAM STREET PARRAMATTA NSW 2150
 DRAWING TITLE:
BASEMENT 01



DRAWN BY: JW, FW, LZ, JR
 CHECKED BY: PI & LL
 SCALE: 1:250 AT A3
 PROJECT NO: P530
 PP 05 P32.0
 Stage design make



GROUND LEVEL FLOOR PLATE IS INDICATIVE AND IS SUBJECT TO DETAILED OVERLAND FLOOR LEVELS



Level 10, 253 Clarence Street, Sydney NSW 2030
 + 61 2 9253 0860 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5004)
 ABN 90 950 071 022

REV	DESCRIPTION	BY	DATE
P22.0	CLIENT GUIDE	LL	02.03.23
P23.0	CLIENT GUIDE	LL	14.03.23
P24.0	CLIENT GUIDE	JR	19.05.23
P25.0	CLIENT GUIDE	JR	29.05.23
P26.0	CLIENT GUIDE	JR	31.05.23
P27.0	CLIENT GUIDE	LZ	29.06.23
P28.0	CLIENT GUIDE	LZ	26.09.23
P29.0	CLIENT GUIDE	LZ	06.09.23
P30.0	CLIENT GUIDE	CP	29.11.23
P31.0	CLIENT GUIDE	LZ	06.01.24
P32.0	CLIENT GUIDE	LZ	16.01.24

CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT TITLE:
COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL - 3.8m FLOOR TO FLOOR HEIGHT SCHEME
 124 WIGRAM STREET PARRAMATTA NSW 2150
 DRAWING TITLE:
GROUND FLOOR - OFFICE / RETAIL



DRAWN BY: JW, FW, LZ, JR
 CHECKED BY: PI & LL
 SCALE: 1:250 AT A3
 PROJECT NO: P530
 PP 06 P32.0
 Stage design make



LEVELS 1 & 2 FLOOR PLATES ARE INDICATIVE AND ARE SUBJECT TO DETAILED OVERLAND FLOOR LEVELS



Level 10, 253 Clarence Street, Sydney NSW 2030
 +61 2 9253 0880 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5094)
 ABN 90 950 071 022

REV	DESCRIPTION	BY	DATE
P22.0	CLIENT GIVE	LL	02.03.23
P23.0	CLIENT GIVE	LL	14.03.23
P24.0	CLIENT GIVE	JR	19.03.23
P25.0	CLIENT GIVE	JR	29.03.23
P26.0	CLIENT GIVE	JR	01.04.23
P27.0	CLIENT GIVE	LZ	29.04.23
P28.0	CLIENT GIVE	LZ	26.05.23
P29.0	CLIENT GIVE	LZ	06.09.23
P30.0	CLIENT GIVE	CP	29.11.23
P31.0	CLIENT GIVE	LZ	06.01.24
P32.0	CLIENT GIVE	LZ	16.01.24

CLIENT:
SKY BLUE DEVELOPMENTS

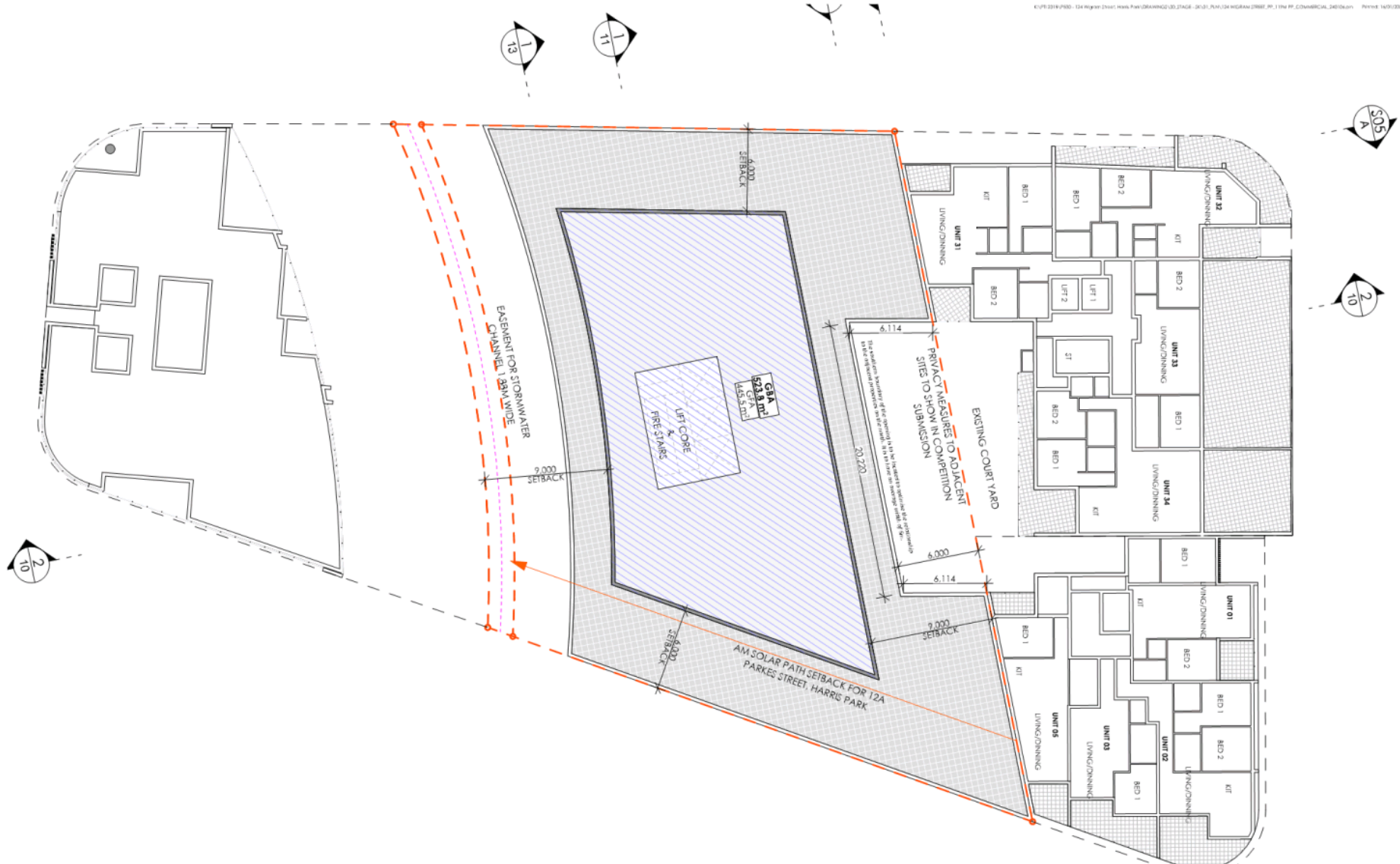
PROJECT TITLE:
COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL - 3.8m FLOOR TO FLOOR HEIGHT SCHEME
 124 WIGRAM STREET PARRAMATTA NSW 2150
 DRAWING TITLE:
LEVEL 1-2 - COMMERCIAL PODIUM PLAN



DRAWN BY: JW, FW, LZ, JR
 CHECKED BY: PI & LL
 SCALE: 1:250 AT A3
 PROJECT NO: P530
 PP 07 P32.0
 Stage design make



<p>Level 10, 253 Clarence Street, Sydney NSW 2030 + 61 2 9253 0880 www.ptiarchitecture.com.au Nominated Registered Architect: Peter Israel (reg no 5094) ABN 90 950 071 022</p>	<table border="1"> <thead> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td>P22.0</td><td>CLIENT GIVE</td><td>LL</td><td>02.03.23</td></tr> <tr><td>P23.0</td><td>CLIENT GIVE</td><td>LL</td><td>14.03.23</td></tr> <tr><td>P24.0</td><td>CLIENT GIVE</td><td>JR</td><td>19.03.23</td></tr> <tr><td>P25.0</td><td>CLIENT GIVE</td><td>JR</td><td>29.03.23</td></tr> <tr><td>P26.0</td><td>CLIENT GIVE</td><td>JR</td><td>01.04.23</td></tr> <tr><td>P27.0</td><td>CLIENT GIVE</td><td>LZ</td><td>29.04.23</td></tr> <tr><td>P28.0</td><td>CLIENT GIVE</td><td>LZ</td><td>05.05.23</td></tr> <tr><td>P29.0</td><td>CLIENT GIVE</td><td>LZ</td><td>06.09.23</td></tr> <tr><td>P30.0</td><td>CLIENT GIVE</td><td>CP</td><td>29.11.23</td></tr> <tr><td>P31.0</td><td>CLIENT GIVE</td><td>LZ</td><td>06.01.24</td></tr> <tr><td>P32.0</td><td>CLIENT GIVE</td><td>LZ</td><td>16.01.24</td></tr> </tbody> </table>	REV	DESCRIPTION	BY	DATE	P22.0	CLIENT GIVE	LL	02.03.23	P23.0	CLIENT GIVE	LL	14.03.23	P24.0	CLIENT GIVE	JR	19.03.23	P25.0	CLIENT GIVE	JR	29.03.23	P26.0	CLIENT GIVE	JR	01.04.23	P27.0	CLIENT GIVE	LZ	29.04.23	P28.0	CLIENT GIVE	LZ	05.05.23	P29.0	CLIENT GIVE	LZ	06.09.23	P30.0	CLIENT GIVE	CP	29.11.23	P31.0	CLIENT GIVE	LZ	06.01.24	P32.0	CLIENT GIVE	LZ	16.01.24	<p>CLIENT: SKY BLUE DEVELOPMENTS</p>	<p>PROJECT FILE: COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL - 3.8m FLOOR TO FLOOR HEIGHT SCHEME 124 WIGRAM STREET PARRAMATTA NSW 2150</p> <p>DRAWING TITLE: LEVEL 3-6 - OFFICE PODIUM PLAN</p>	<p>NORTH POINT: </p>	<p>DRAWN BY: JW, FW, LZ, JR CHECKED BY: PI & LL SCALE: 1:250 AT A3 PROJECT NO: P530</p> <p>PP 08 P32.0 Utgvs. desigs. make</p>
	REV	DESCRIPTION	BY	DATE																																																	
P22.0	CLIENT GIVE	LL	02.03.23																																																		
P23.0	CLIENT GIVE	LL	14.03.23																																																		
P24.0	CLIENT GIVE	JR	19.03.23																																																		
P25.0	CLIENT GIVE	JR	29.03.23																																																		
P26.0	CLIENT GIVE	JR	01.04.23																																																		
P27.0	CLIENT GIVE	LZ	29.04.23																																																		
P28.0	CLIENT GIVE	LZ	05.05.23																																																		
P29.0	CLIENT GIVE	LZ	06.09.23																																																		
P30.0	CLIENT GIVE	CP	29.11.23																																																		
P31.0	CLIENT GIVE	LZ	06.01.24																																																		
P32.0	CLIENT GIVE	LZ	16.01.24																																																		



Level 10, 253 Clarence Street, Sydney NSW 2000
 + 61 2 9263 0880 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5004)
 ABN 90 950 071 022

REV	DESCRIPTION	BY	DATE
P22.0	CLIENT GDU	LL	02.03.23
P23.0	CLIENT GDU	LL	14.03.23
P24.0	CLIENT GDU	JR	19.03.23
P25.0	CLIENT GDU	JR	29.03.23
P26.0	CLIENT GDU	JR	01.04.23
P27.0	CLIENT GDU	LZ	29.04.23
P28.0	CLIENT GDU	LZ	26.09.23
P29.0	CLIENT GDU	LZ	06.09.23
P30.0	CLIENT GDU	CP	29.11.23
P31.0	CLIENT GDU	LZ	06.01.24
P32.0	CLIENT GDU	LZ	16.01.24

CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT FILE:
COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL - 3.8m FLOOR TO FLOOR HEIGHT SCHEME
 124 WIGRAM STREET PARRAMATTA NSW 2150
 DRAWING FILE:
LEVEL 7 - PODIUM OFFICE



PROJECT NO:
 DRAWN BY: JW, FW, LZ, JR
 CHECKED BY: PI & LL
 SCALE: 1:250 AT A3
 PROJECT NO: P530
 PP 09 P32.0
 Stage design make

K:\P\2019\PROJ - 124 Wigram Street, Parramatta\DRAWING\2D\2\FLOOR - 3.0\3.1_Plan\124 WIGRAM STREET_PP_11.Plan_PP_CD\COMMERCIAL_3402.dwg P:\proj\14010304

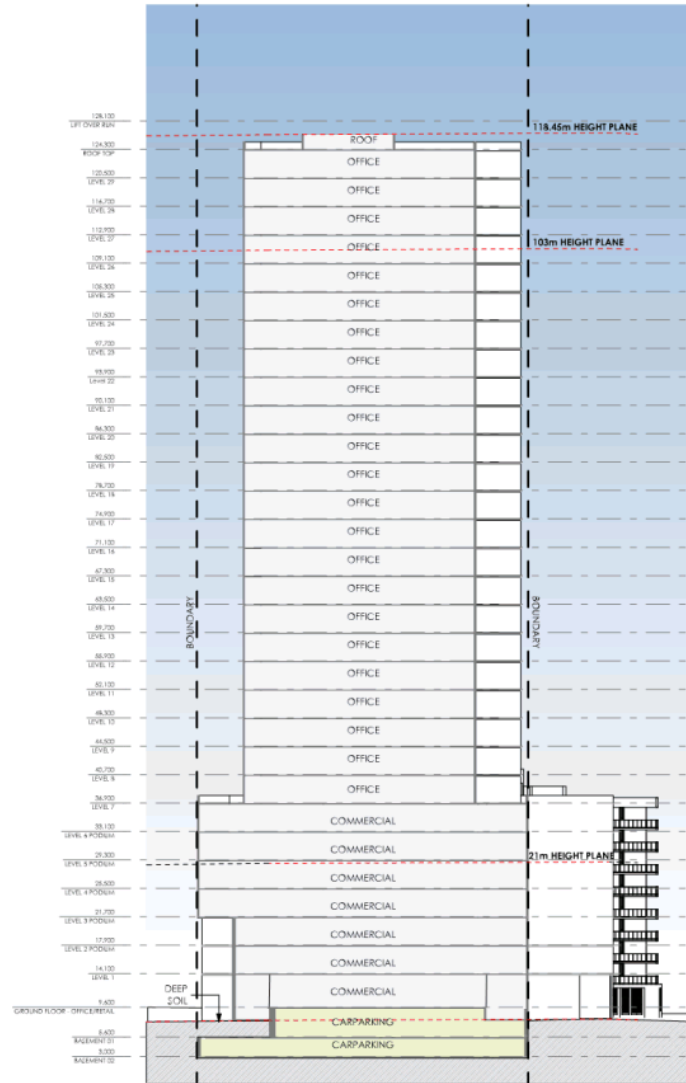


REV	DESCRIPTION	BY	DATE	CLIENT	PROJECT TITLE	NO. OF FLOORS	DRAWN BY		
P22.0	CLIENT GDU	LL	02.03.20	SKY BLUE DEVELOPMENTS	COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL - 3.8m FLOOR TO FLOOR HEIGHT SCHEME 124 WIGRAM STREET PARRAMATTA NSW 2150	10	JW, FW, LZ, JR		
P23.0	CLIENT GDU	LL	14.03.20				PI & LL		
P24.0	CLIENT GDU	JR	19.05.23				ICAR	1:250 AT A3	
P25.0	CLIENT GDU	JR	29.05.23				PROJECT No.	P530	
P26.0	CLIENT GDU	JR	01.06.23				PP	10	P32.0
P27.0	CLIENT GDU	LZ	29.06.23				diagr.		enhan.
P28.0	CLIENT GDU	LZ	05.09.23						
P29.0	CLIENT GDU	LZ	06.09.23						
P30.0	CLIENT GDU	CP	29.11.23						
P31.0	CLIENT GDU	JR	06.01.24						
P32.0	CLIENT GDU	LZ	16.01.24						

pti ARCHITECTURE
Tourism + Residential

Level 10, 253 Clarence Street, Sydney NSW 2030
+61 2 9253 0880 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5094)
ABN 90 950 071 022

C:\PS-2019\PS0 - 124 Wigram Street, Parramatta\DRAWING\2D\2\FACE - 20\21_Plan\124 WIGRAM STREET_PP_11704_PP_CD\COMMERCIAL_2401.dwg PLOT: 14/01/2024



SECTION A-A
1:600

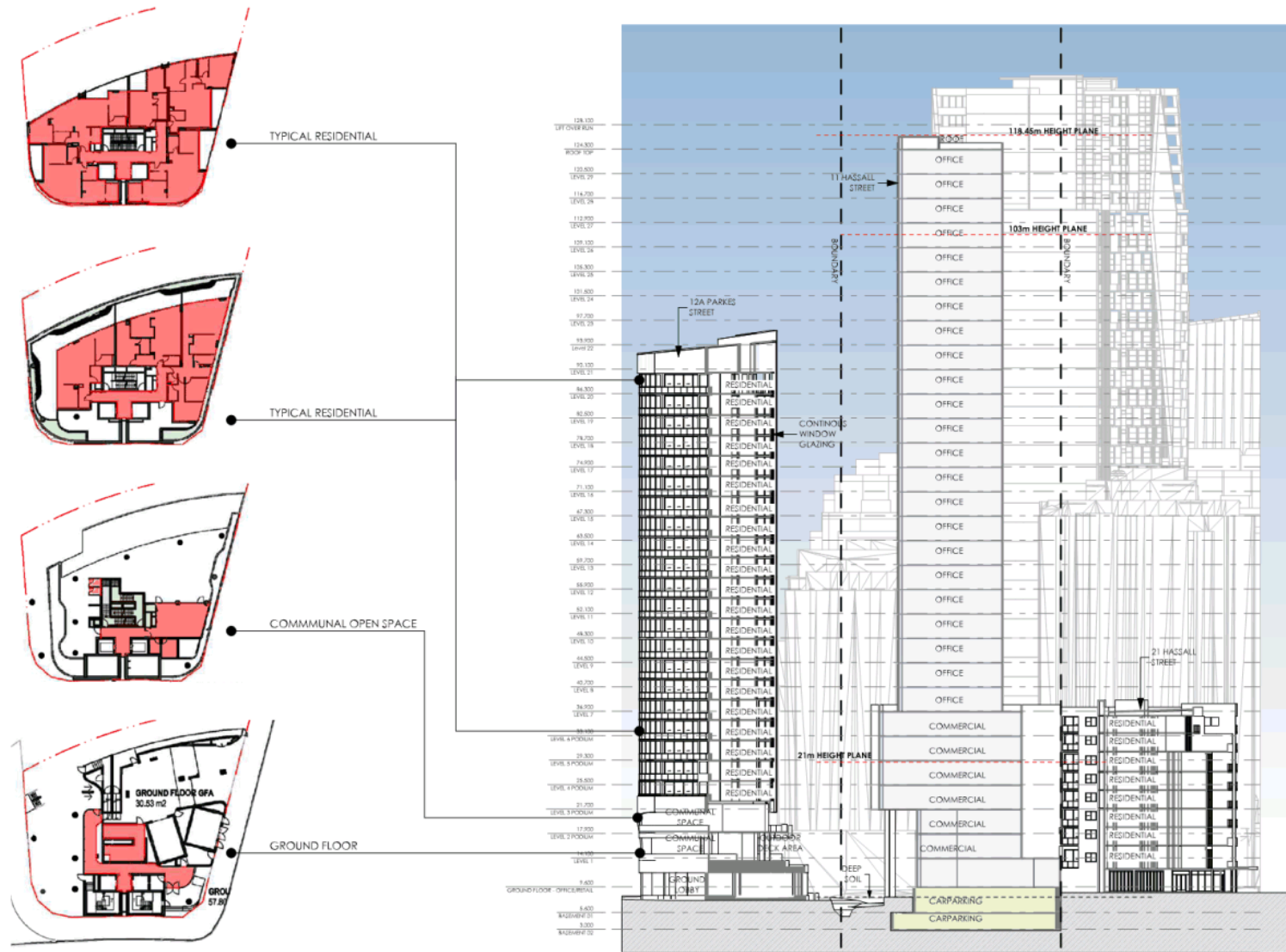


Level 10, 253 Clarence Street, Sydney NSW 2030
+ 61 2 9251 0800 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5054)
ABN 90 050 071 022

REV	DESCRIPTION	BY	DATE	CLIENT
P22.0	CLIENT GIVE	LL	02.03.23	SKY BLUE DEVELOPMENTS
P23.0	CLIENT GIVE	LL	14.03.23	
P24.0	CLIENT GIVE	JR	19.03.23	
P25.0	CLIENT GIVE	JR	29.03.23	
P26.0	CLIENT GIVE	JR	31.03.23	
P27.0	CLIENT GIVE	LZ	29.03.23	
P28.0	CLIENT GIVE	LZ	26.03.23	
P29.0	CLIENT GIVE	LZ	06.09.23	
P30.0	CLIENT GIVE	DP	29.11.23	
P31.0	CLIENT GIVE	LZ	06.01.24	
P32.0	CLIENT GIVE	LZ	16.01.24	

PROJECT FILE:
COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL - 3.8m FLOOR TO FLOOR HEIGHT SCHEME
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
SECTION A

NORTH POINT:
DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:600 AT A3
PROJECT No: P530
PP 11 P32.0
stage design make



SECTION B-B
1:600

pti ARCHITECTURE
Tourism + Residential

Level 10, 263 Clarence Street, Sydney NSW 2000
+61 2 9263 0880 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5004)
ABN 90 950 071 022

REV	DESCRIPTION	BY	DATE
P22.0	CLIENT GDU	LL	02.03.20
P23.0	CLIENT GDU	LL	14.03.20
P24.0	CLIENT GDU	JR	19.03.23
P25.0	CLIENT GDU	JR	29.05.23
P26.0	CLIENT GDU	JR	01.06.23
P27.0	CLIENT GDU	LZ	29.06.23
P28.0	CLIENT GDU	LZ	26.09.23
P29.0	CLIENT GDU	LZ	06.09.23
P30.0	CLIENT GDU	DP	29.11.23
P31.0	CLIENT GDU	LZ	06.01.24
P32.0	CLIENT GDU	LZ	16.01.24

SKY BLUE DEVELOPMENTS

PROJECT TITLE:
COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL - 3.8m FLOOR TO FLOOR HEIGHT SCHEME
124 WIGRAM STREET PARRAMATTA NSW 2150

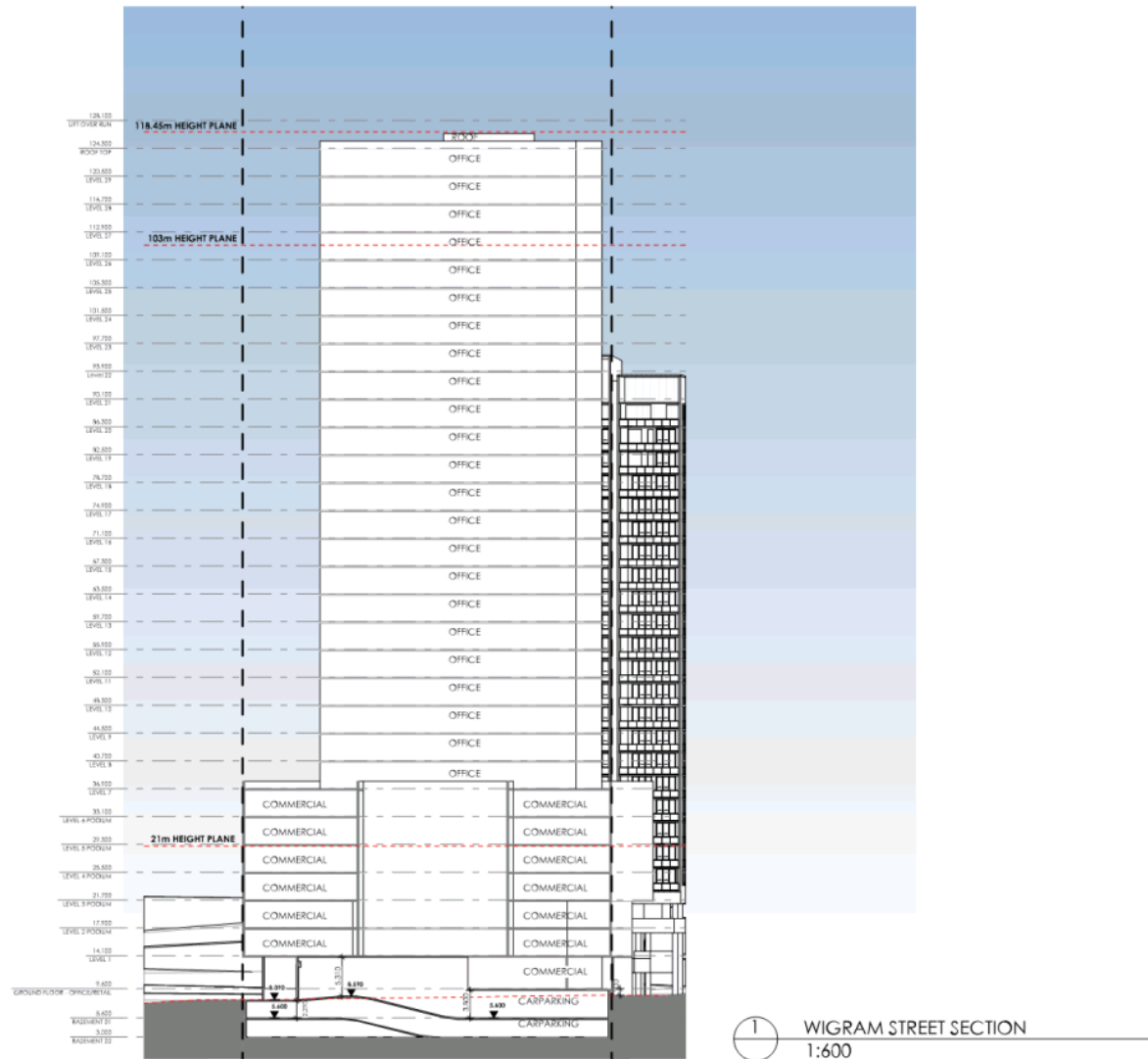
DRAWING TITLE:
SECTION B

NORTH POINT

DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:500, 1:600 AT A3
PROJECT NO: P530

PP 12 P32.0
stage design make

C:\PS\2019\PS0 - 124 Wigram Street, Parramatta\DRAWING\2D\2\FLOOR - 3D\3D_Plan\124 WIGRAM STREET_PP_11704_PP_C2\COMMERCIAL_2402.dwg PLOT: 14/01/2024



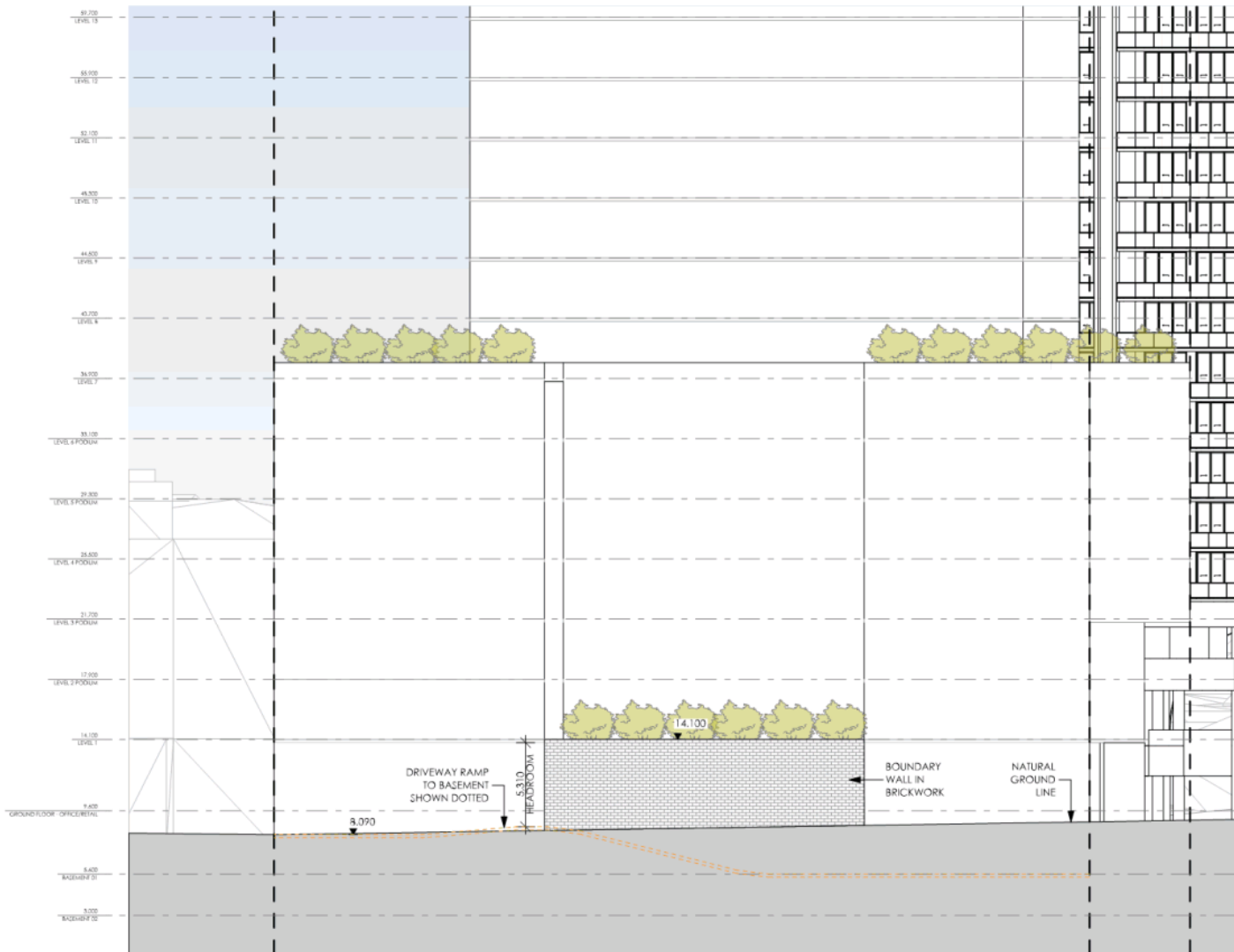
Level 10, 253 Clarence Street, Sydney NSW 2030
 + 61 2 9251 0880 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5094)
 ABN 90 950 071 022

REV	DESCRIPTION	BY	DATE	CLIENT
P22.0	CLIENT GDU	LL	02.03.23	SKY BLUE DEVELOPMENTS
P23.0	CLIENT GDU	LL	14.03.23	
P24.0	CLIENT GDU	JR	19.03.23	
P25.0	CLIENT GDU	JR	29.03.23	
P26.0	CLIENT GDU	JR	31.03.23	
P27.0	CLIENT GDU	LZ	29.03.23	
P28.0	CLIENT GDU	LZ	26.09.23	
P29.0	CLIENT GDU	LZ	06.09.23	
P30.0	CLIENT GDU	DP	29.11.23	
P31.0	CLIENT GDU	LZ	06.01.24	
P32.0	CLIENT GDU	LZ	16.01.24	

PROJECT TITLE:
COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL
- 3.8m FLOOR TO FLOOR HEIGHT SCHEME
 124 WIGRAM STREET PARRAMATTA NSW 2150
 DRAWING TITLE:
SECTION C

NORTH POINT:
 DRAWN BY: JW, FW, LZ, JR
 CHECKED BY: PI & LL
 SCALE: 1:600 AT A3
 PROJECT No: P530
 PP 13 P32.0
 Stage: design: make

K:\PS 2019\PS0 - 124 Wigram Street, Parramatta\DRAWING\2D\2\FACE - 20121_Plan\124 WIGRAM STREET_PP_11704_PP_CD\COMMERCIAL_2401.dwg Plot No: 1421/0304



1 NORTHERN BOUNDARY ELEVATION
1:250



Level 10, 263 Clarence Street, Sydney NSW 2030
 +61 2 9253 0880 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5094)
 ABN 90 950 071 022

REV	DESCRIPTION	BY	DATE
P22.0	CLIENT GDG	LL	02.03.23
P23.0	CLIENT GDG	LL	14.03.23
P24.0	CLIENT GDG	JR	19.03.23
P25.0	CLIENT GDG	JR	29.03.23
P26.0	CLIENT GDG	JR	31.03.23
P27.0	CLIENT GDG	LZ	29.03.23
P28.0	CLIENT GDG	LZ	26.09.23
P29.0	CLIENT GDG	LZ	06.09.23
P30.0	CLIENT GDG	DP	29.11.23
P31.0	CLIENT GDG	LZ	06.01.24
P32.0	CLIENT GDG	LZ	16.01.24

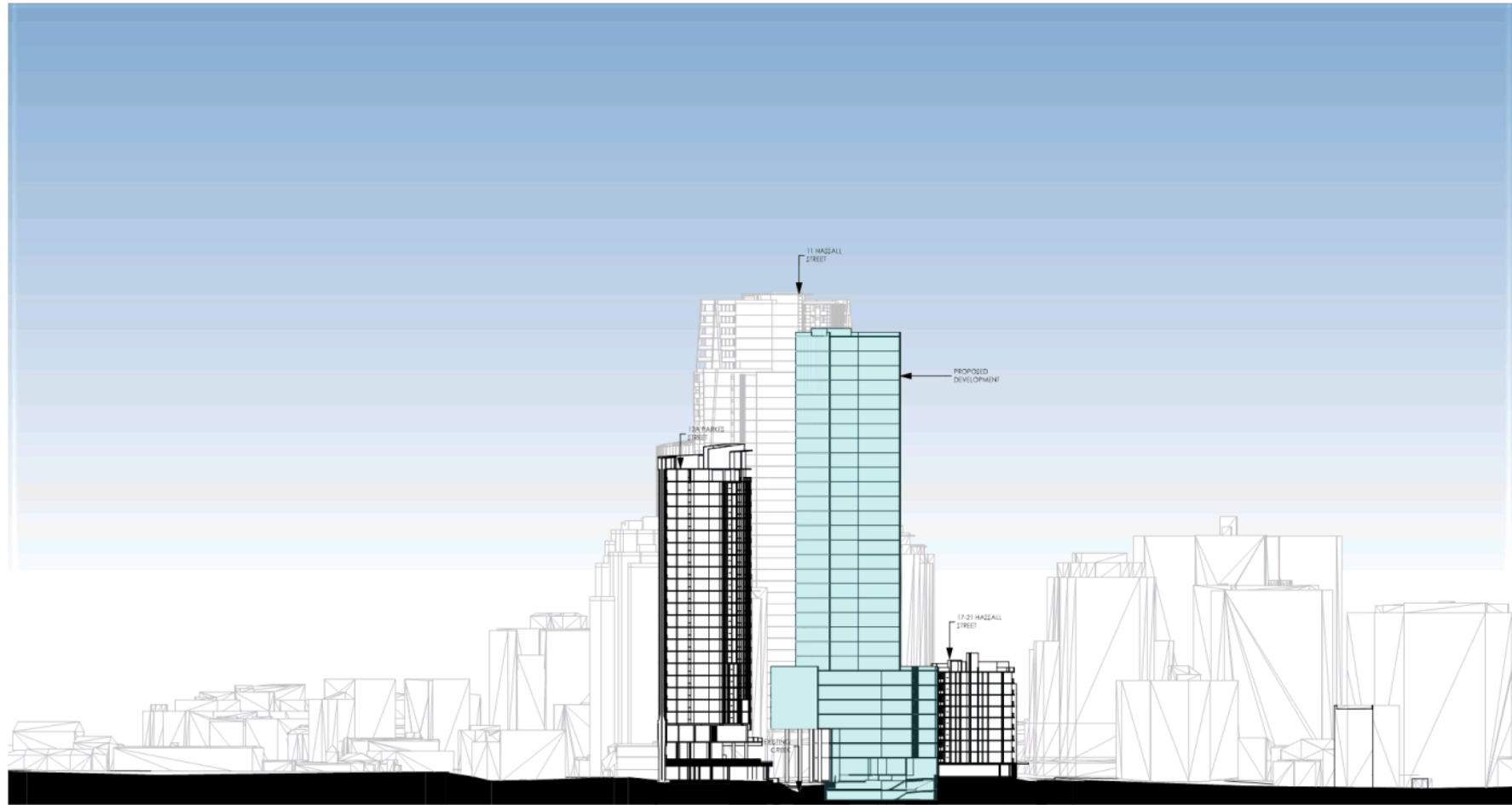
CLIENT
SKY BLUE DEVELOPMENTS

PROJECT FILE:
COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL
- 3.8m FLOOR TO FLOOR HEIGHT SCHEME
 124 WIGRAM STREET PARRAMATTA NSW 2150
 DRAWING TITLE:
NORTHERN BOUNDARY ELEVATION

NORTH POINT

DRAWN BY: JW, FW, LZ, JR
 CHECKED BY: PI & LL
 SCALE: 1:250 AT A3
 PROJECT No: P530

PP 14 P32.0
 Stage design make



1 WIGRAM STREET SECTION
1:1000



Level 10, 263 Clarence Street, Sydney NSW 2000
 +61 2 9263 0800 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5004)
 ABN 90 950 071 022

REV	DESCRIPTION	BY	DATE
P22.0	CLIENT GDU	LL	02.03.23
P23.0	CLIENT GDU	LL	14.03.23
P24.0	CLIENT GDU	JR	19.05.23
P25.0	CLIENT GDU	JR	29.05.23
P26.0	CLIENT GDU	JR	31.05.23
P27.0	CLIENT GDU	LZ	29.06.23
P28.0	CLIENT GDU	LZ	26.07.23
P29.0	CLIENT GDU	LZ	06.09.23
P30.0	CLIENT GDU	DP	29.11.23
P31.0	CLIENT GDU	LZ	06.01.24
P32.0	CLIENT GDU	LZ	16.01.24

CLIENT
SKY BLUE DEVELOPMENTS

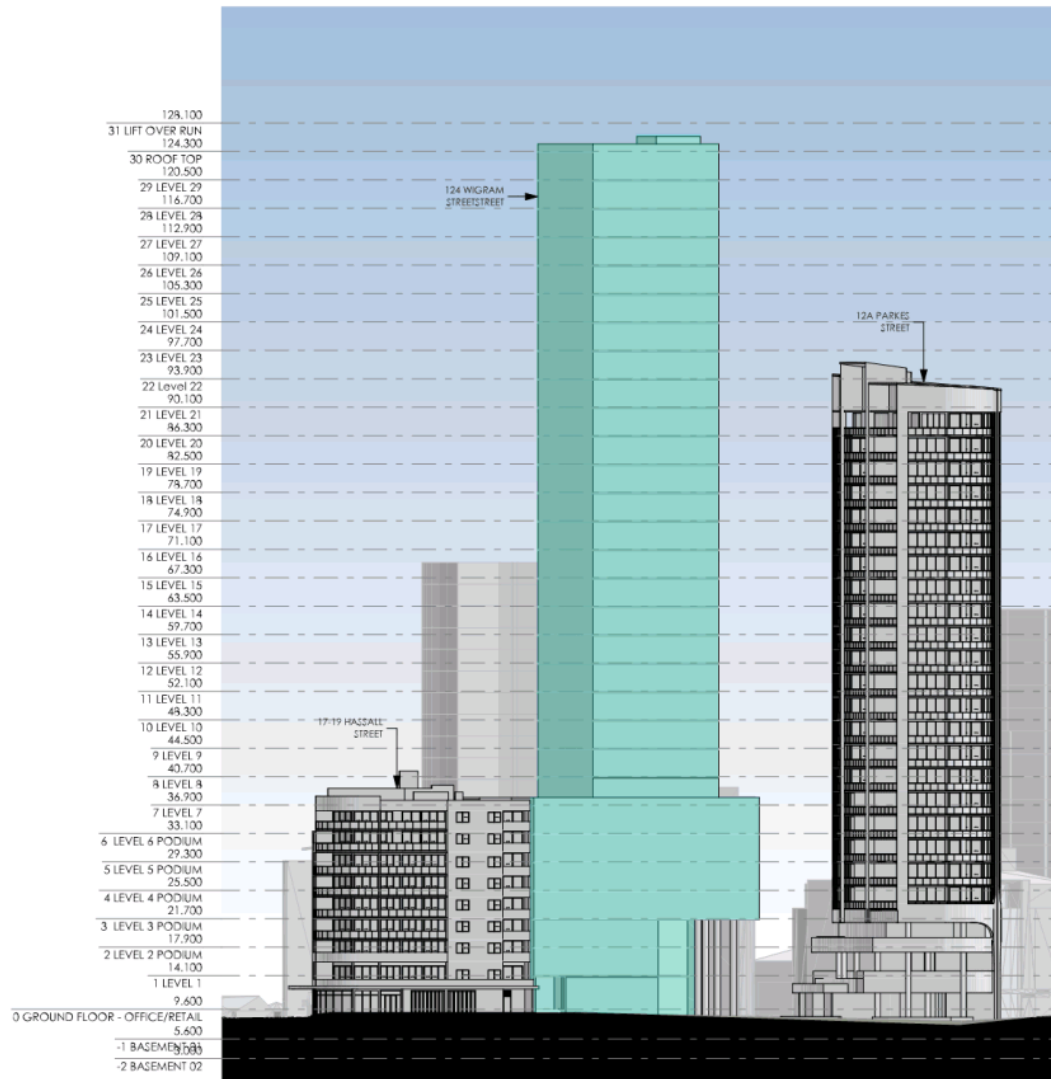
PROJECT TITLE
COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL - 3.8m FLOOR TO FLOOR HEIGHT SCHEME
 124 WIGRAM STREET PARRAMATTA NSW 2150
 DRAWING TITLE
STREET SECTION

NORTH POINT

DRAWN BY: JW, FW, LZ, JR
 CHECKED BY: PI & LL
 SCALE: 1:1000 AT A3
 PROJECT No: P530

PP 15 P32.0
 stage design make

K:\P\2018\PROJ - 124 Wigram Street Work Part\DRAWING\CD\2\FACE - 01\31_Plan\124 WIGRAM STREET_PP_11104_PP_CD\COMMERCIAL_SHE01.dwg P:\proj\14010304



① CHARLES STREET ELEVATION
1:600



Level 10, 263 Clarence Street, Sydney NSW 2030
 + 61 2 9263 0880 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5094)
 ABN 90 950 071 022

REV	DESCRIPTION	BY	DATE
P02.0	CLIENT GIVE	LL	02.03.20
P03.0	CLIENT GIVE	LL	14.03.20
P04.0	CLIENT GIVE	JR	19.03.21
P05.0	CLIENT GIVE	JR	29.05.23
P06.0	CLIENT GIVE	JR	31.05.23
P07.0	CLIENT GIVE	LZ	29.08.23
P08.0	CLIENT GIVE	LZ	26.09.23
P09.0	CLIENT GIVE	LZ	06.09.23
P30.0	CLIENT GIVE	DP	29.11.23
P31.0	CLIENT GIVE	LZ	06.01.24
P32.0	CLIENT GIVE	LZ	16.01.24

CLIENT
SKY BLUE DEVELOPMENTS

PROJECT TITLE
COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL - 3.8m FLOOR TO FLOOR HEIGHT SCHEME
 124 WIGRAM STREET PARRAMATTA NSW 2150

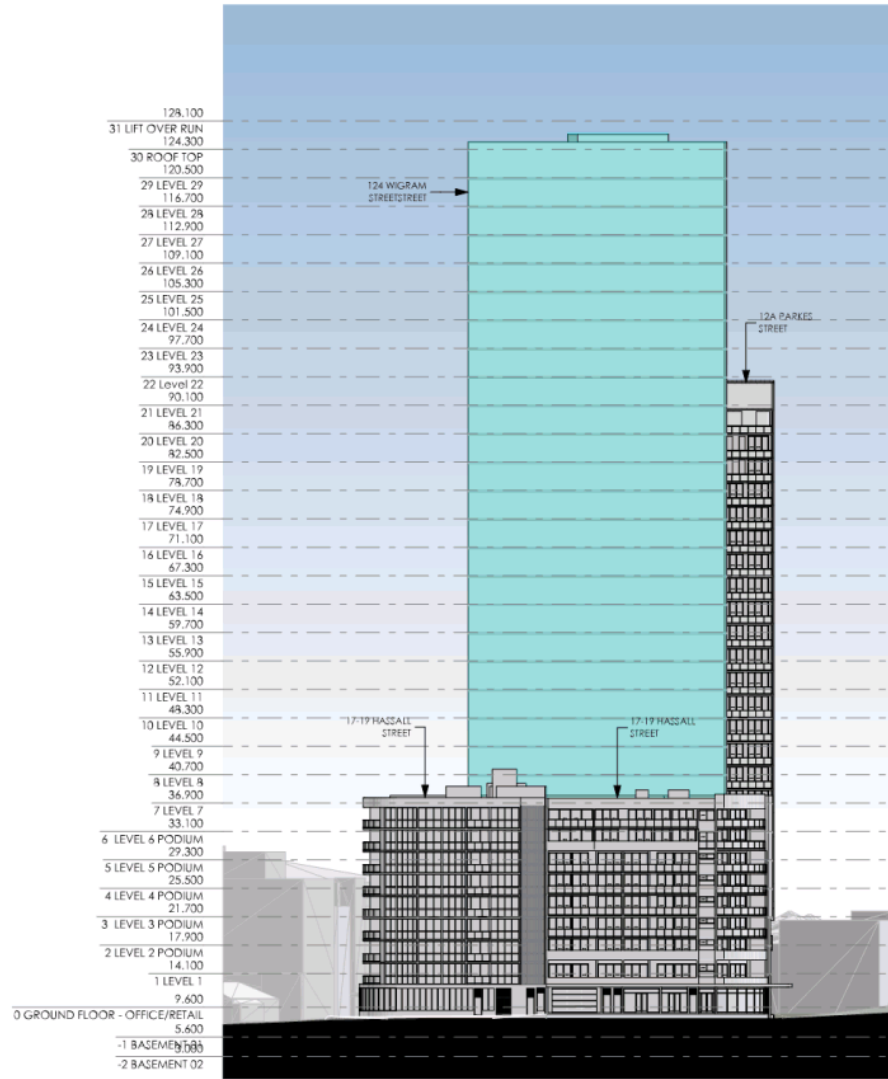
DRAWING TITLE
CHARLES STREET ELEVATION

NORTH POINT

DRAWN BY: JW, FW, LZ, JR
 CHECKED BY: PI & LL
 SCALE: 1:600 AT A3
 PROJECT NO: P530

PP 16 P32.0
 stage design make

K:\PS 2019\PS0 - 124 Wigram Street Work Point\DRAWING\02_STAGE - 01\01_Plan\124 WIGRAM STREET_PP_1\124 PP_CD\COMMERCIAL_SHE01.dwg P:\Print\14010204



Level 10, 263 Clarence Street, Sydney NSW 2000
+61 2 9263 0880 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5094)
ABN 90 950 071 022

REV	DESCRIPTION	BY	DATE	CLINIC
P22.0	CLIENT GDU	LL	02.03.23	
P23.0	CLIENT GDU	LL	14.03.23	
P24.0	CLIENT GDU	JR	19.05.23	
P25.0	CLIENT GDU	JR	29.05.23	
P26.0	CLIENT GDU	JR	31.05.23	
P27.0	CLIENT GDU	LZ	29.06.23	
P28.0	CLIENT GDU	LZ	26.09.23	
P29.0	CLIENT GDU	LZ	06.09.23	
P30.0	CLIENT GDU	DP	29.11.23	
P31.0	CLIENT GDU	LZ	06.01.24	
P32.0	CLIENT GDU	LZ	16.01.24	

SKY BLUE DEVELOPMENTS

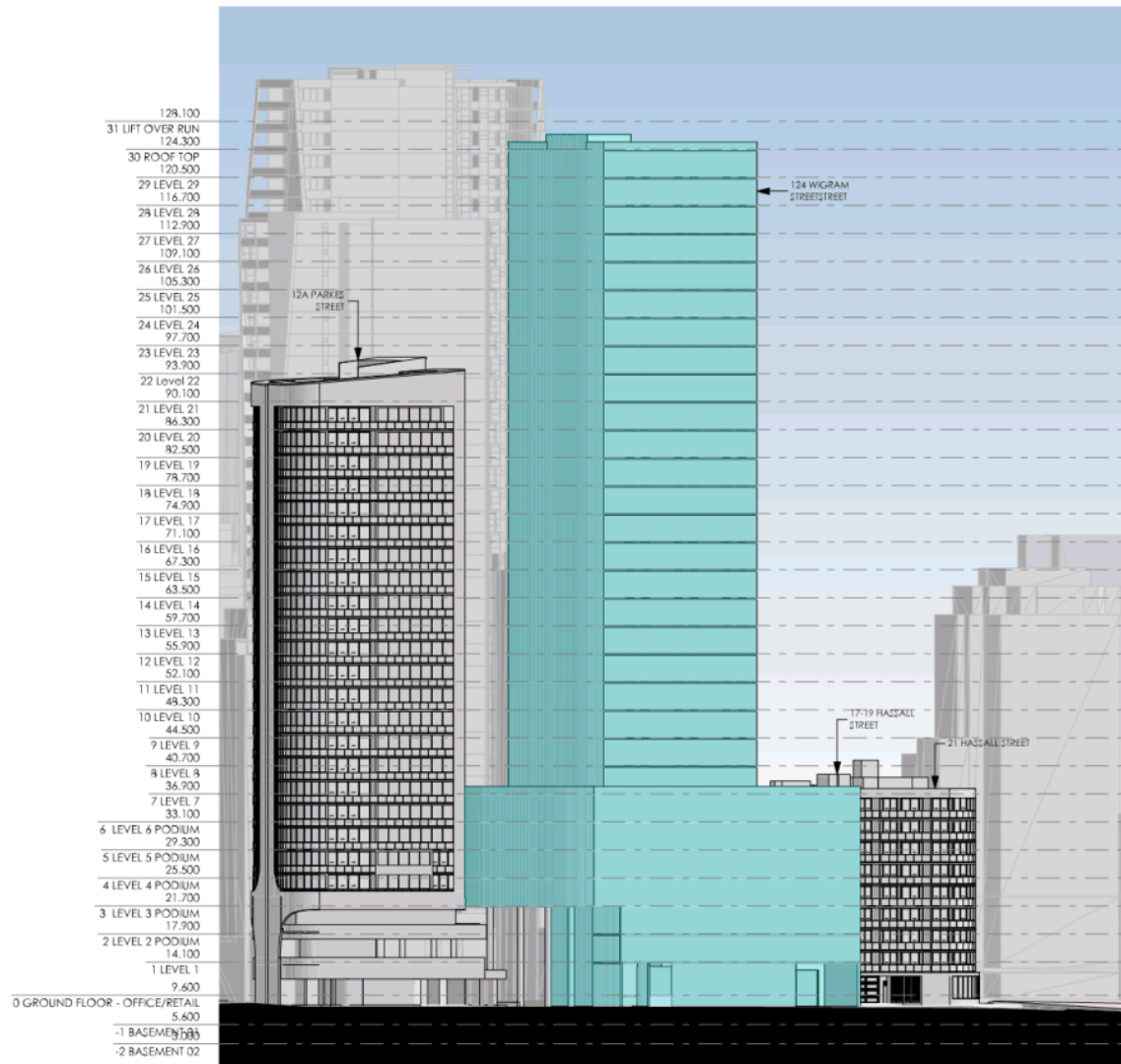
PROJECT FILE:
COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL
- 3.8m FLOOR TO FLOOR HEIGHT SCHEME
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING FILE:
HASSALL STREET ELEVATION

NORTH POINT

DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:600 AT A3
PROJECT No: P530

PP 17 P32.0
stage design make

K:\P\2018\P530 - 124 Wigram Street, Parramatta\DRAWING\02_STAGE - 01\01_Plan\04 WIGRAM STREET_PP_11.DWG PP_CD\COMMERCIAL_SHE01.dwg Print: 14/01/2024



1 WIGRAM STREET ELEVATION
1:600



Level 10, 263 Clarence Street, Sydney NSW 2030
+ 61 2 9261 0880 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 950 071 022

REV	DESCRIPTION	BY	DATE
P22.0	CLIENT GDU	LL	02.03.23
P23.0	CLIENT GDU	LL	14.03.23
P24.0	CLIENT GDU	JR	19.03.23
P25.0	CLIENT GDU	JR	29.03.23
P26.0	CLIENT GDU	JR	31.03.23
P27.0	CLIENT GDU	LZ	29.03.23
P28.0	CLIENT GDU	LZ	26.09.23
P29.0	CLIENT GDU	LZ	06.09.23
P30.0	CLIENT GDU	DP	29.11.23
P31.0	CLIENT GDU	LZ	06.01.24
P32.0	CLIENT GDU	LZ	16.01.24

CLIENT
SKY BLUE DEVELOPMENTS

PROJECT FILE:
COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL - 3.8m FLOOR TO FLOOR HEIGHT SCHEME
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
WIGRAM STREET ELEVATION

NORTH POINT

DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:600 AT A3
PROJECT NO: P530

PP 18 P32.0
stage design make

DEVELOPMENT CALCULATION

FSR CALCULATION

SITE AREA	1559m ²
FSR PERMITTED	11.5:1 (17 928.5 m²)
FSR PROPOSED	10.68:1 (16 656.9 m²)
<p>An area schedule should be provided showing how the GFA is arrived at. For GFA yield calculations, assume:</p> <ul style="list-style-type: none"> Residential GFA = 75% of GBA (GBA includes external walls, internal voids and balconies). Commercial GFA = 85% of GBA. 	

NO. OF LEVELS

BASEMENTS	2 LEVELS
GROUND LEVEL	1 LEVEL
NO. OF PODIUM OFFICE LEVELS	6 LEVELS
NO. OF TYPICAL OFFICE LEVELS	23 LEVELS
TOTAL	30 LEVELS + 2 BASEMENTS

DEEP SOIL AREA CALCULATION

PROPOSED DEEP SOIL AREA	159m ² (10% SITE AREA)
--------------------------------	-----------------------------------



Level 10, 263 Clarence Street, Sydney NSW 2000
 +61 2 9263 0800 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5064)
 ABN 90 050 071 022

REV DESCRIPTION
 P22.0 CLIENT GDU
 P23.0 CLIENT GDU
 P24.0 CLIENT GDU
 P25.0 CLIENT GDU
 P26.0 CLIENT GDU
 P27.0 CLIENT GDU
 P28.0 CLIENT GDU
 P29.0 CLIENT GDU
 P30.0 CLIENT GDU
 P31.0 CLIENT GDU
 P32.0 CLIENT GDU

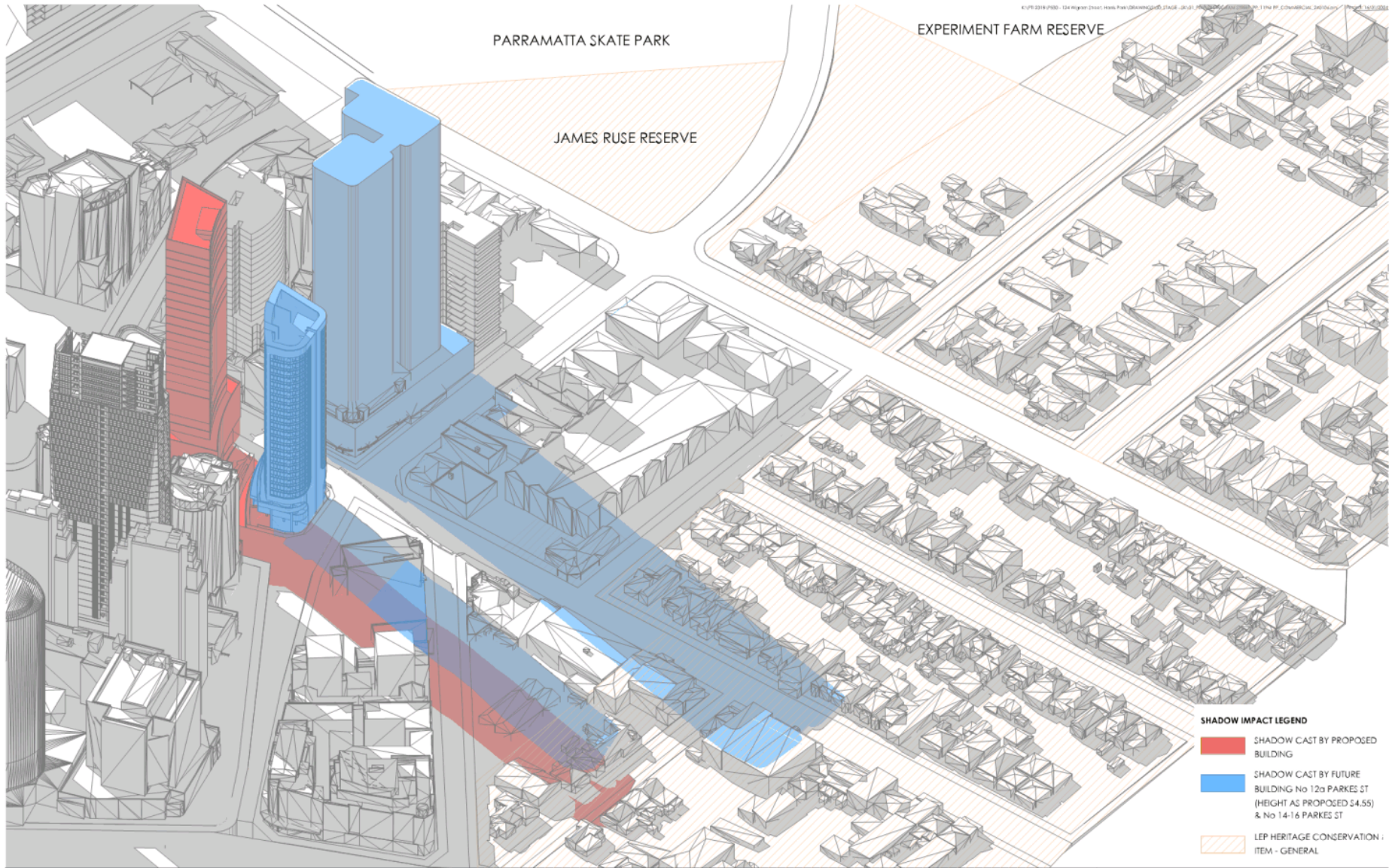
BY DATE
 LL 02.03.23
 LL 14.03.23
 JR 19.03.23
 JR 29.03.23
 JR 31.03.23
 LZ 29.03.23
 LZ 26.03.23
 LZ 06.09.23
 DP 29.11.23
 LZ 06.01.24
 LZ 16.01.24

CLIENT
SKY BLUE DEVELOPMENTS

PROJECT FILE:
COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL - 3.8m FLOOR TO FLOOR HEIGHT SCHEME
 124 WIGRAM STREET PARRAMATTA NSW 2150
 DRAWING FILE:
DEVELOPMENT CALCULATION

DRAWN BY: JW, FW, LZ, JR
 CHECKED BY: PI & LL
 SCALE: AT A3
 PROJECT NO: P530

PP 19 P32.0
 stage design make



REV	DESCRIPTION	BY	DATE
P22.0	CLIENT GUIDE	LL	02.03.29
P23.0	CLIENT GUIDE	LL	14.03.29
P24.0	CLIENT GUIDE	JR	19.03.23
P25.0	CLIENT GUIDE	JR	29.03.23
P26.0	CLIENT GUIDE	JR	31.03.23
P27.0	CLIENT GUIDE	LZ	29.03.23
P28.0	CLIENT GUIDE	LZ	26.09.23
P29.0	CLIENT GUIDE	LZ	06.09.23
P30.0	CLIENT GUIDE	DP	29.11.23
P31.0	CLIENT GUIDE	LZ	06.01.24
P32.0	CLIENT GUIDE	LZ	16.01.24

SKY BLUE DEVELOPMENTS

PROJECT TITLE:
COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL
- 3.8m FLOOR TO FLOOR HEIGHT SCHEME
 124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
SHADOW DIAGRAMS 3D: 12 JUNE
10:00AM

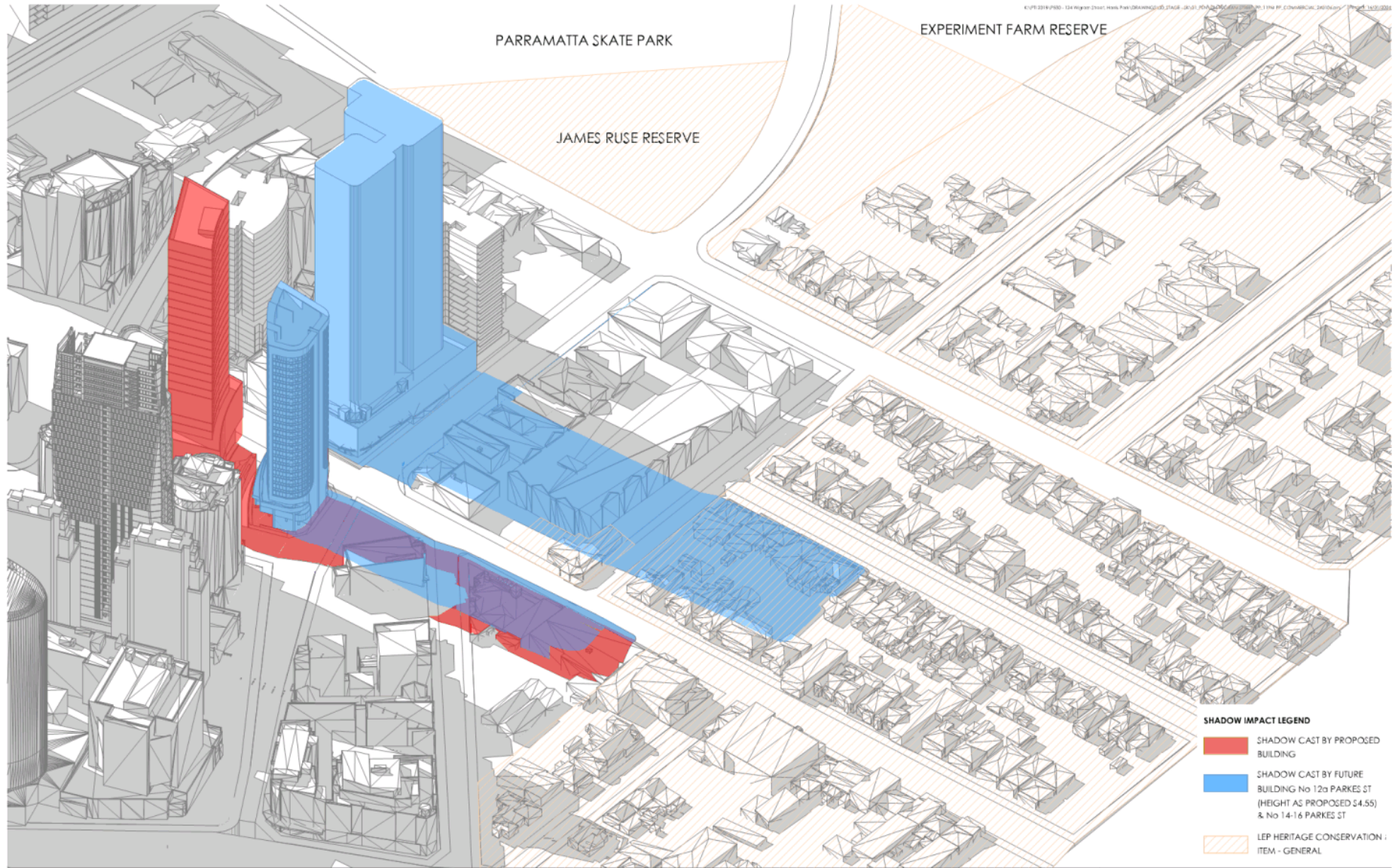
SHADOW IMPACT LEGEND

■	SHADOW CAST BY PROPOSED BUILDING
■	SHADOW CAST BY FUTURE BUILDING No 12a PARKES ST (HEIGHT AS PROPOSED S4.55) & No 14-16 PARKES ST
	LEP HERITAGE CONSERVATION ITEM - GENERAL

DRAWN BY:	JW, FW, LZ, JR
CHECKED BY:	PI & LL
SCALE:	1:1200, 1:100 AT A3
PROJECT NO:	P530
PP	20 P32.0
<small>stage</small>	<small>design</small> <small>submit</small>

pti ARCHITECTURE
 Tourism + Residential

Level 10, 263 Clarence Street, Sydney NSW 2000
 +61 2 9253 0880 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5004)
 ABN 90 950 071 022



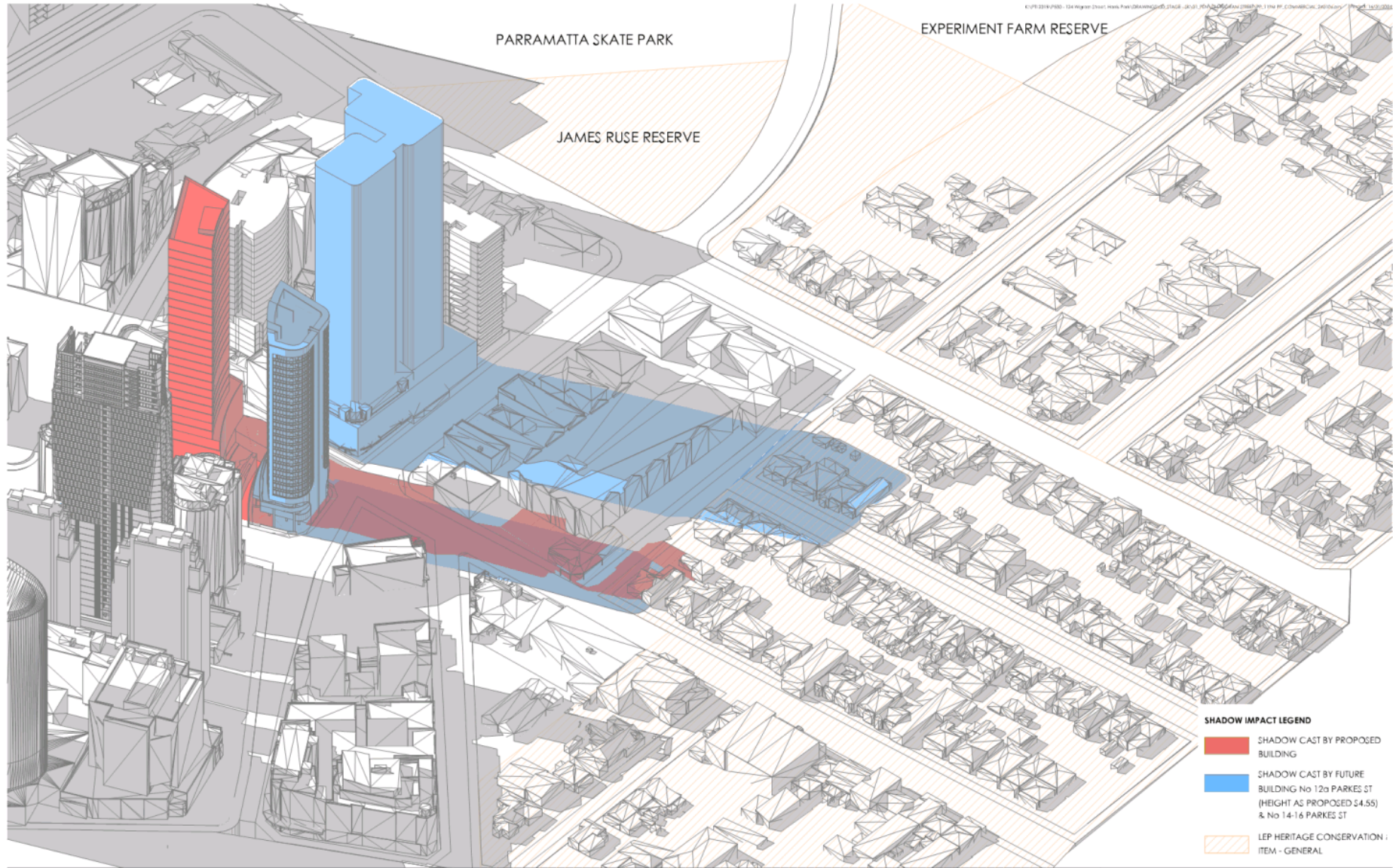
Level 10, 263 Clarence Street, Sydney NSW 2000
 +61 2 9263 0880 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5004)
 ABN 90 050 071 022

REV	DESCRIPTION	BY	DATE
P22.0	CLIENT GDU	LL	02.03.29
P23.0	CLIENT GDU	LL	14.03.29
P24.0	CLIENT GDU	JR	19.03.23
P25.0	CLIENT GDU	JR	29.03.23
P26.0	CLIENT GDU	JR	31.03.23
P27.0	CLIENT GDU	LZ	29.03.23
P28.0	CLIENT GDU	LZ	26.09.23
P29.0	CLIENT GDU	LZ	06.09.23
P30.0	CLIENT GDU	DP	29.11.23
P31.0	CLIENT GDU	LZ	06.01.24
P32.0	CLIENT GDU	LZ	16.01.24

CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT TITLE:
COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL - 3.8m FLOOR TO FLOOR HEIGHT SCHEME
 124 WIGRAM STREET PARRAMATTA NSW 2150
 DRAWING TITLE:
SHADOW DIAGRAMS 3D: 12 JUNE 11:00AM

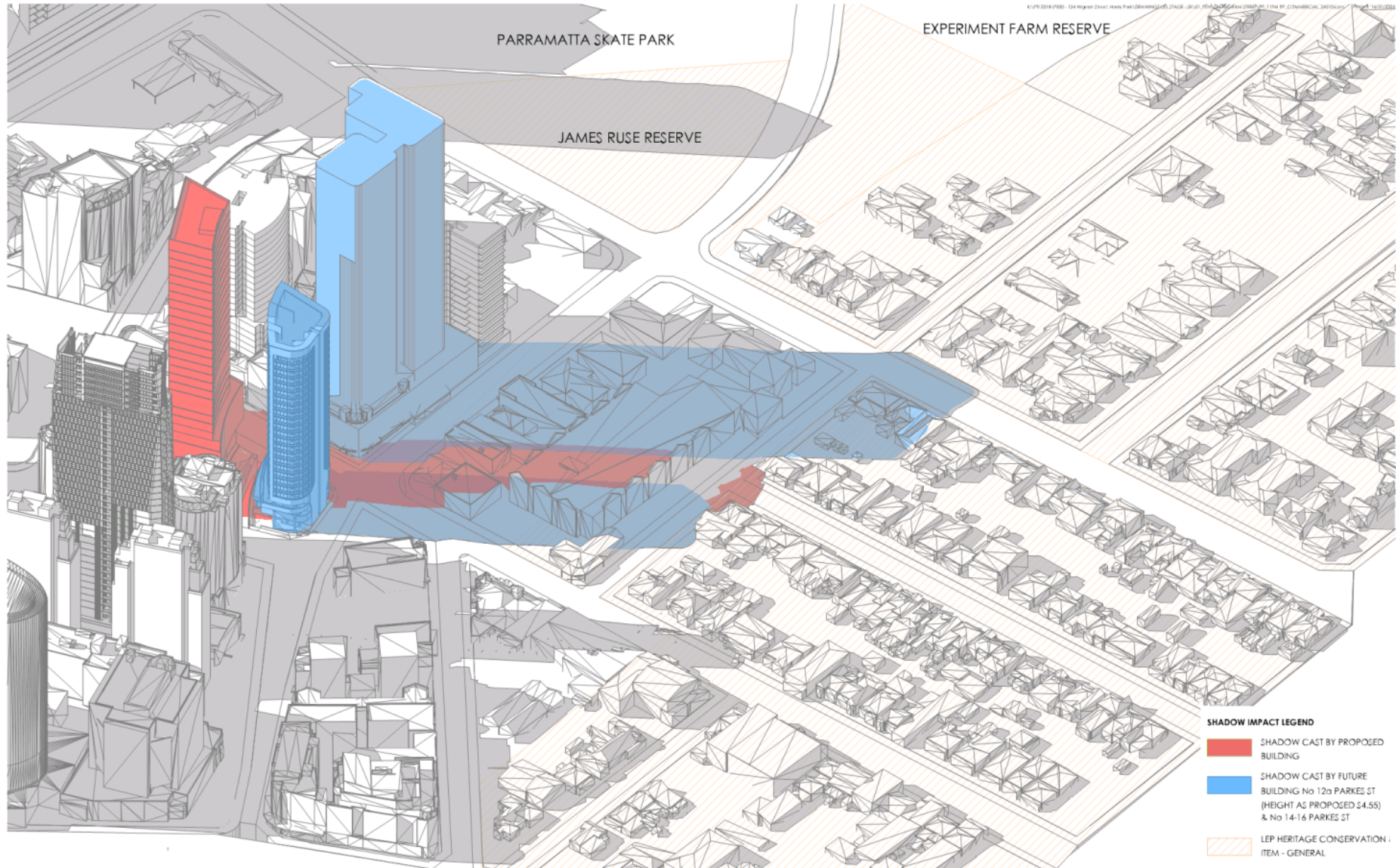
DRAWN BY: JW, FW, LZ, JR
 CHECKED BY: PI & LL
 SCALE: 1:1200, 1:100 AT A3
 PROJECT NO: P530
 PP 21 P32.0
 Stage design scheme



REV	DESCRIPTION	BY	DATE	CLIENT	PROJECT TITLE	DRAWN BY
P22.0	CLIENT GUIDE	LL	02.03.23	SKY BLUE DEVELOPMENTS	COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL - 3.8m FLOOR TO FLOOR HEIGHT SCHEME 124 WIGRAM STREET PARRAMATTA NSW 2150	JW, FW, LZ, JR
P23.0	CLIENT GUIDE	LL	14.03.23			PI & LL
P24.0	CLIENT GUIDE	JR	19.03.23			ICAR: 1:1200, 1:100 AT A3
P25.0	CLIENT GUIDE	JR	29.03.23			PROJECT NO: P530
P26.0	CLIENT GUIDE	JR	31.03.23			PP 22 P32.0
P27.0	CLIENT GUIDE	LZ	29.03.23			stage design outline
P28.0	CLIENT GUIDE	JR	26.03.23			
P29.0	CLIENT GUIDE	LZ	06.09.23			
P30.0	CLIENT GUIDE	DP	29.11.23			
P31.0	CLIENT GUIDE	LZ	06.01.24			
P32.0	CLIENT GUIDE	LZ	16.01.24			

pti ARCHITECTURE
Tourism + Residential

Level 10, 263 Clarence Street, Sydney NSW 2000
+61 2 9263 0880 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5004)
ABN 90 950 071 022



pti ARCHITECTURE
Tourism + Residential

Level 10, 263 Clarence Street, Sydney NSW 2000
+61 2 9263 0880 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 950 071 022

REV	DESCRIPTION	BY	DATE
P22.0	CLIENT GUIDE	LL	02.03.23
P23.0	CLIENT GUIDE	LL	14.03.23
P24.0	CLIENT GUIDE	JR	19.03.23
P25.0	CLIENT GUIDE	JR	29.03.23
P26.0	CLIENT GUIDE	JR	31.03.23
P27.0	CLIENT GUIDE	LZ	29.04.23
P28.0	CLIENT GUIDE	LZ	26.05.23
P29.0	CLIENT GUIDE	LZ	06.09.23
P30.0	CLIENT GUIDE	DP	29.11.23
P31.0	CLIENT GUIDE	LZ	06.01.24
P32.0	CLIENT GUIDE	LZ	16.01.24

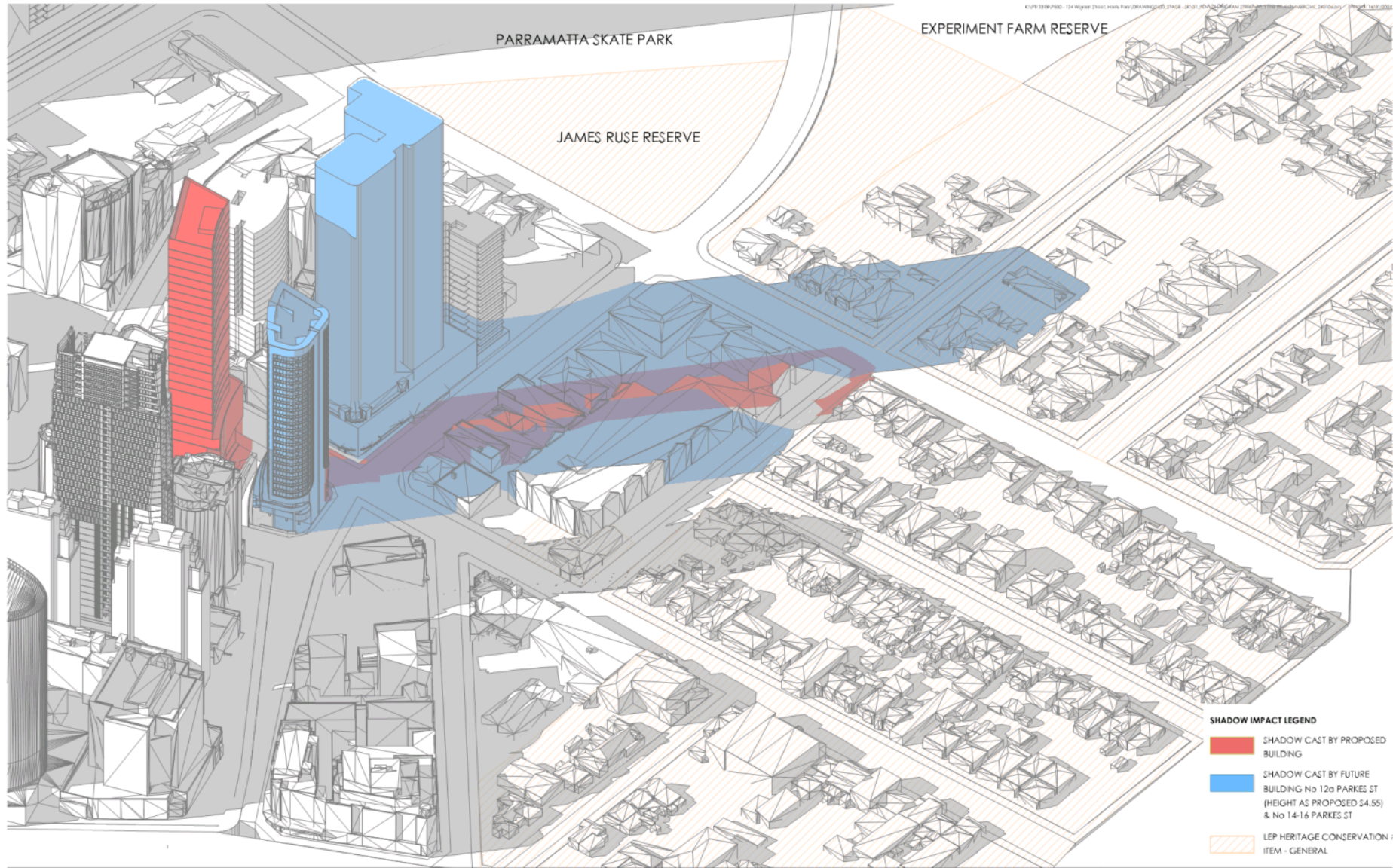
SKY BLUE DEVELOPMENTS

PROJECT TITLE:
COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL - 3.8m FLOOR TO FLOOR HEIGHT SCHEME
124 WIGRAM STREET PARRAMATTA NSW 2150

DRAWING TITLE:
SHADOW DIAGRAMS 3D: 12 JUNE 1:00PM

DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:1200, 1:100 AT A3
PROJECT NO: P530

PP 23 P32.0
stage design review



 <p>ARCHITECTURE Tourism + Residential</p>	<p>Level 10, 263 Clarence Street, Sydney NSW 2000 +61 2 9263 0880 www.ptiarchitecture.com.au Nominated Registered Architect: Peter Israel (reg no 5004) ABN 90 950 071 022</p>	<table border="0"> <tr><th>REV</th><th>DESCRIPTION</th><th>BY</th><th>DATE</th></tr> <tr><td>P22.0</td><td>CLIENT GUIDE</td><td>LL</td><td>02.03.23</td></tr> <tr><td>P23.0</td><td>CLIENT GUIDE</td><td>LL</td><td>14.03.23</td></tr> <tr><td>P24.0</td><td>CLIENT GUIDE</td><td>JR</td><td>19.03.23</td></tr> <tr><td>P25.0</td><td>CLIENT GUIDE</td><td>JR</td><td>29.03.23</td></tr> <tr><td>P26.0</td><td>CLIENT GUIDE</td><td>JR</td><td>31.03.23</td></tr> <tr><td>P27.0</td><td>CLIENT GUIDE</td><td>LZ</td><td>29.03.23</td></tr> <tr><td>P28.0</td><td>CLIENT GUIDE</td><td>LZ</td><td>26.09.23</td></tr> <tr><td>P29.0</td><td>CLIENT GUIDE</td><td>LZ</td><td>06.09.23</td></tr> <tr><td>P30.0</td><td>CLIENT GUIDE</td><td>DP</td><td>29.11.23</td></tr> <tr><td>P31.0</td><td>CLIENT GUIDE</td><td>LZ</td><td>06.01.24</td></tr> <tr><td>P32.0</td><td>CLIENT GUIDE</td><td>LZ</td><td>16.01.24</td></tr> </table>	REV	DESCRIPTION	BY	DATE	P22.0	CLIENT GUIDE	LL	02.03.23	P23.0	CLIENT GUIDE	LL	14.03.23	P24.0	CLIENT GUIDE	JR	19.03.23	P25.0	CLIENT GUIDE	JR	29.03.23	P26.0	CLIENT GUIDE	JR	31.03.23	P27.0	CLIENT GUIDE	LZ	29.03.23	P28.0	CLIENT GUIDE	LZ	26.09.23	P29.0	CLIENT GUIDE	LZ	06.09.23	P30.0	CLIENT GUIDE	DP	29.11.23	P31.0	CLIENT GUIDE	LZ	06.01.24	P32.0	CLIENT GUIDE	LZ	16.01.24	<p>CLIENT: SKY BLUE DEVELOPMENTS</p>	<p>PROJECT FILE: COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL - 3.8m FLOOR TO FLOOR HEIGHT SCHEME 124 WIGRAM STREET PARRAMATTA NSW 2150</p> <p>DRAWING TITLE: SHADOW DIAGRAMS 3D: 12 JUNE 2:00PM</p>	<p>DRAWN BY: JW, FW, LZ, JR CHECKED BY: PI & LL SCALE: 1:1200, 1:100 AT A3 PROJECT NO: P530</p> <p>PP 24 P32.0 stage design scheme</p>
REV	DESCRIPTION	BY	DATE																																																		
P22.0	CLIENT GUIDE	LL	02.03.23																																																		
P23.0	CLIENT GUIDE	LL	14.03.23																																																		
P24.0	CLIENT GUIDE	JR	19.03.23																																																		
P25.0	CLIENT GUIDE	JR	29.03.23																																																		
P26.0	CLIENT GUIDE	JR	31.03.23																																																		
P27.0	CLIENT GUIDE	LZ	29.03.23																																																		
P28.0	CLIENT GUIDE	LZ	26.09.23																																																		
P29.0	CLIENT GUIDE	LZ	06.09.23																																																		
P30.0	CLIENT GUIDE	DP	29.11.23																																																		
P31.0	CLIENT GUIDE	LZ	06.01.24																																																		
P32.0	CLIENT GUIDE	LZ	16.01.24																																																		

K:\PS 2018\PS0 - 124 Wigram Street, Parramatta\DRAWING\2D\2\FACE - 20121_Plan_124 Wigram Street_PP_11104_PP_CD\COMMERCIAL_S401.dwg PLOT: 14/01/2024



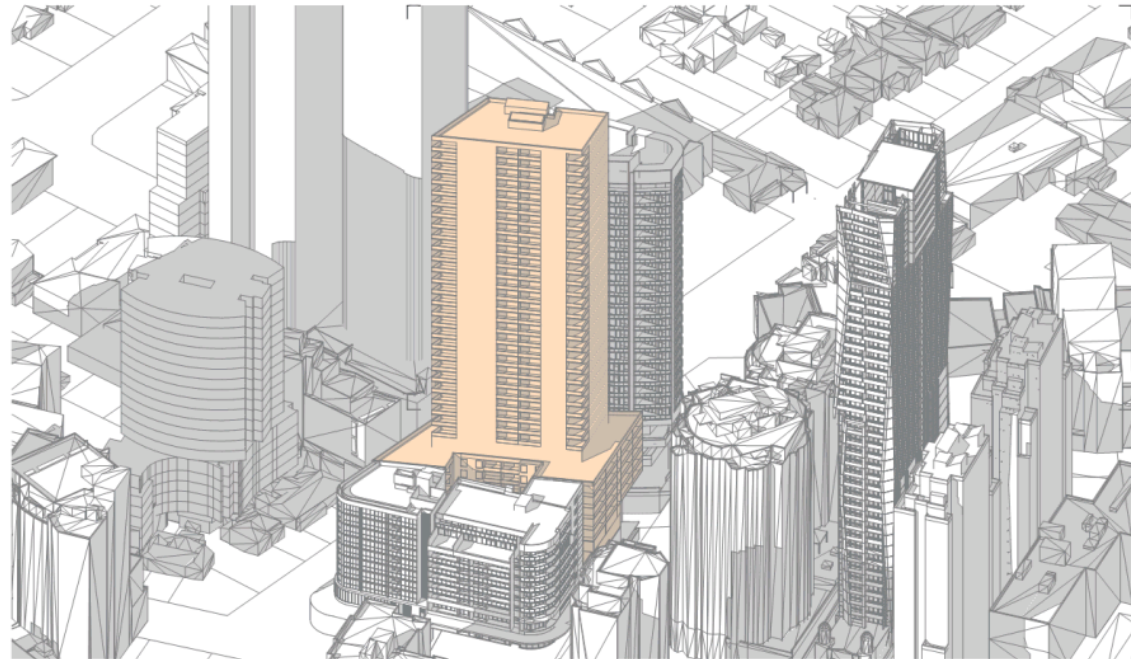
Level 10, 253 Clarence Street, Sydney NSW 2030
 +61 2 9253 0860 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5054)
 ABN 90 950 071 022

REV	DESCRIPTION	BY	DATE	CLIENT
P22.0	CLIENT GDU	LL	02.03.23	SKY BLUE DEVELOPMENTS
P23.0	CLIENT GDU	LL	14.03.23	
P24.0	CLIENT GDU	JR	19.05.23	
P25.0	CLIENT GDU	JR	29.05.23	
P26.0	CLIENT GDU	JR	01.06.23	
P27.0	CLIENT GDU	LZ	29.06.23	
P28.0	CLIENT GDU	LZ	26.09.23	
P29.0	CLIENT GDU	LZ	06.09.23	
P30.0	CLIENT GDU	DP	29.11.23	
P31.0	CLIENT GDU	LZ	06.01.24	
P32.0	CLIENT GDU	LZ	16.01.24	

PROJECT TITLE:
COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL
- 3.8m FLOOR TO FLOOR HEIGHT SCHEME
 124 WIGRAM STREET PARRAMATTA NSW 2150
 DRAWING TITLE:
17-19 HASSALL STREET AGAINST THE
CBD DCP CONTROLS

NO.	NAME	DATE
1	JW, FW, LZ, JR	
2	PI & LL	
3	1:300 AT A3	
4	P530	
5	PP 25 P32.0	
6	stage design submit	

DRAWING LIST	
00	COVER SHEET
01	LOCATION PLAN
02	SITE PLAN
03	SURVEY PLAN
04	BASEMENT 02
05	BASEMENT 01
06	GROUND FLOOR - COMMERCIAL
07	LEVEL 1 - COMMERCIAL PODIUM PLAN
08	LEVEL 2 - RESIDENTIAL LEVEL PODIUM PLAN
09	LEVEL 3-7 - RESIDENTIAL PODIUM PLAN
10	LEVEL 8 - RESIDENTIAL PODIUM PLAN
11	LEVEL 9 - 35- TYPICAL RESIDENTIAL FLOOR PLAN
12	SECTION A
13	SECTION B
14	SECTION C
15	NORTHERN BOUNDARY ELEVATION
16	STREET SECTION
17	CHARLES STREET ELEVATION
18	HASSALL STREET ELEVATION
19	WIGRAM STREET ELEVATION
20	DEVELOPMENT CALCULATION
21	SHADOW DIAGRAMS 3D: 12 JUNE 10:00AM
22	SHADOW DIAGRAMS 3D: 12 JUNE 1:00PM
22	SHADOW DIAGRAMS 3D: 12 JUNE 11:00AM
23	SHADOW DIAGRAMS 3D: 12 JUNE 12:00PM
23	SHADOW DIAGRAMS 3D: 12 JUNE 2:00PM
26	17-19 HASSALL STREET AGAINST THE CBD DCP CONTROLS

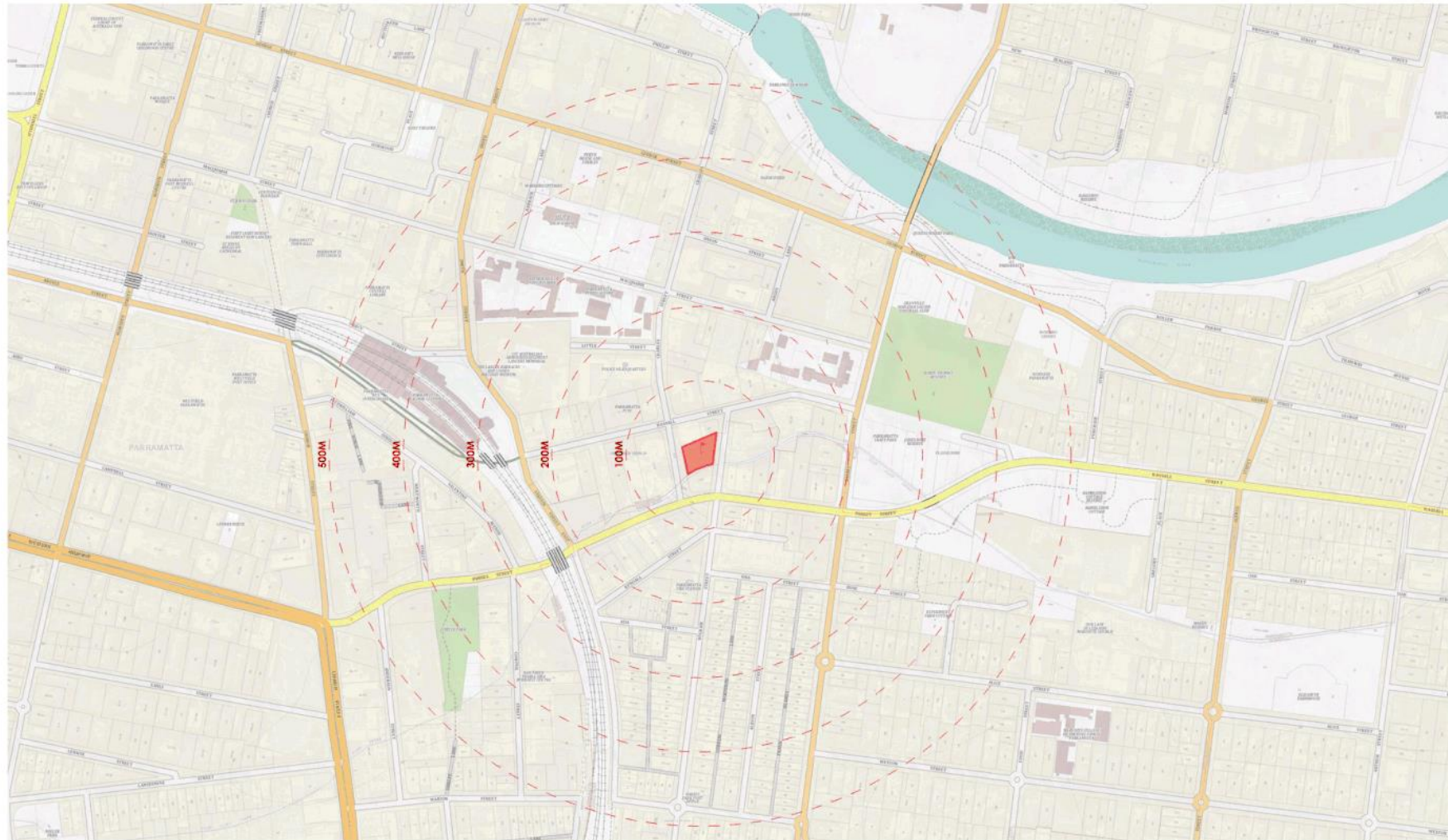


PLANNING PROPOSAL
 124 WIGRAM STREET, PARRAMATTA NSW 2150
 MIXED USE PODIUM WITH RESIDENTIAL TOWER SCHEME

PREPARED FOR

SKY BLUE DEVELOPMENTS

K:\P330\REF\124 Wigram Street Parramatta\DWG\221424 - 30.01_Plan_P330_124 Wigram Street Parramatta\PP\RESIDENTIAL TOWER_P330_124.dwg - Print: 14/01/2024



1 LOCATION PLAN
1:5000



Level 10, 255 Clarence Street, Sydney NSW 2000
+61 2 9263 0880 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5054)
ABN 90 050 071 022

REV	DESCRIPTION
P24.0	CLIENT GDU
P25.0	CLIENT GDU
P26.0	CLIENT GDU
P27.0	CLIENT GDU
P28.0	CLIENT GDU
P29.0	CLIENT GDU
P30.0	CLIENT GDU - COMMERCIAL
P31.0	CLIENT GDU - RESIDENTIAL
P32.0	CLIENT GDU - RESIDENTIAL
P33.0	CLIENT GDU - RESIDENTIAL
P34.0	CLIENT GDU - RESIDENTIAL

REV	DATE
JR	19.06.23
JR	20.06.23
JR	01.04.23
LZ	29.04.23
LZ	06.07.23
LZ	08.07.23
DP	29.11.23
DP	30.11.23
DP	06.12.23
LZ	09.01.24
LZ	16.01.24

CLIENT
SKY BLUE DEVELOPMENTS

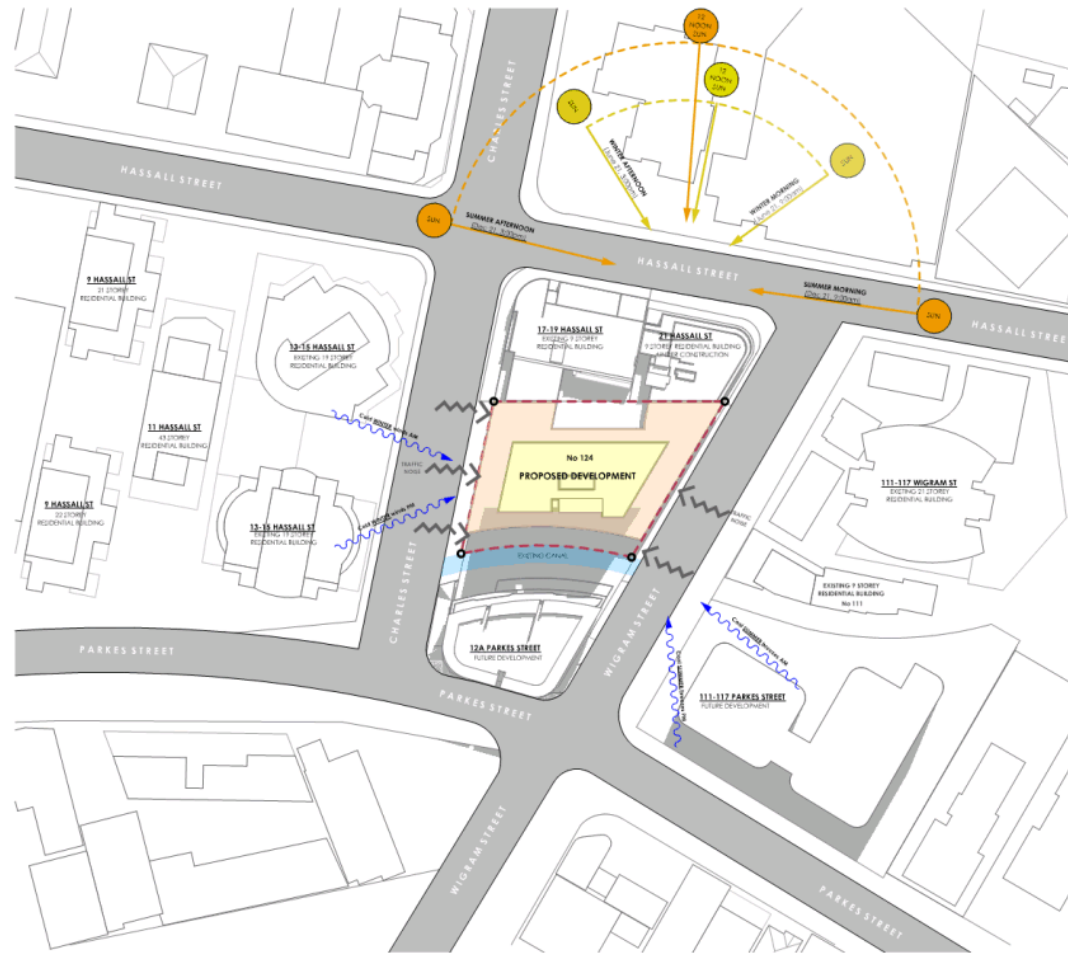
PROJECT FILE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
LOCATION PLAN

NUMBER:

DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:5000 AT A3
PROJECT No: P530

PP 01 P34.0
stage design make

K:\P3\2018\P303 - 124 Wigram Street - Mixed Use Development\CD_21AUG_2018\PI_Plan_P303_124 Wigram Street_V04_PP_11364 PP Residential Tower_240116.dwg PLOT: 14/01/2024



1 SITE PLAN & ANALYSIS PLAN
1:1000

INDICATIVE PODIUM ENVELOPE INDICATIVE TOWER ENVELOPE EXISTING CANAL



Level 10, 253 Clarence Street, Sydney NSW 2030
+ 61 2 9253 0880 | www.ptarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5054)
ABN 90 950 071 022

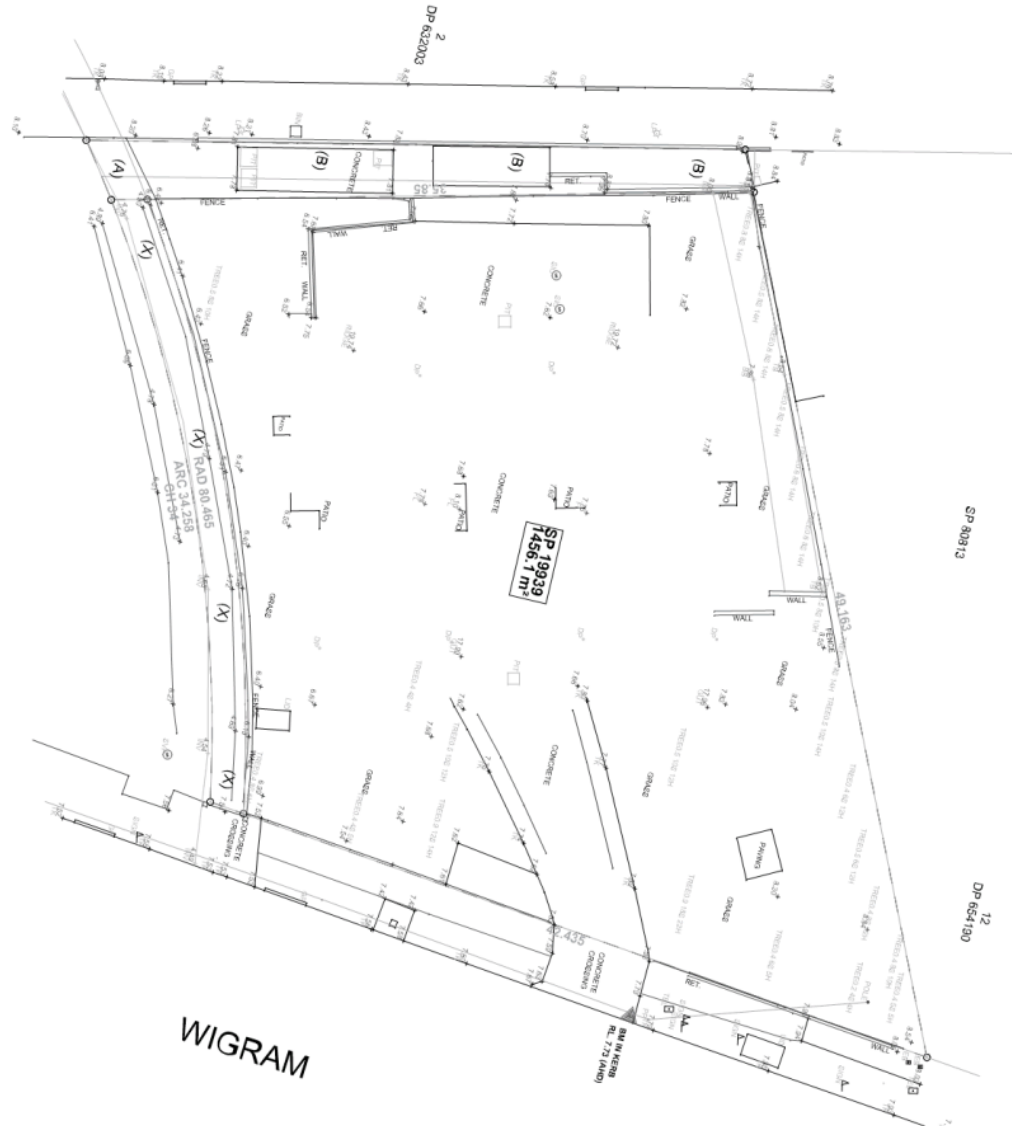
REV	DESCRIPTION	BY	DATE
P243	CLIENT GDU	JR	19.05.23
P250	CLIENT GDU	JR	29.05.23
P263	CLIENT GDU	JR	01.06.23
P270	CLIENT GDU	LZ	29.06.23
P283	CLIENT GDU	LZ	06.07.23
P293	CLIENT GDU	LZ	08.07.23
P300	CLIENT GDU - COMMERCIAL	DP	29.11.23
P310	CLIENT GDU - RESIDENTIAL	DP	30.11.23
P320	CLIENT GDU - RESIDENTIAL	DP	06.12.23
P330	CLIENT GDU - RESIDENTIAL	LZ	09.01.24
P340	CLIENT GDU - RESIDENTIAL	LZ	16.01.24

CLIENT
SKY BLUE DEVELOPMENTS

PROJECT TITLE
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE
SITE PLAN



DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:1000 AT A3
PROJECT NO: P530
PP 02 P34.0
stage design sketch



Level 10, 253 Clarence Street, Sydney NSW 2030
 + 61 2 9253 0800 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5054)
 ABN 90 950 071 022

REV	DESCRIPTION
P240	CLIENT GDU
P250	CLIENT GDU
P260	CLIENT GDU
P270	CLIENT GDU
P280	CLIENT GDU
P290	CLIENT GDU
P300	CLIENT GDU - COMMERCIAL
P310	CLIENT GDU - RESIDENTIAL
P320	CLIENT GDU - RESIDENTIAL
P330	CLIENT GDU - RESIDENTIAL
P340	CLIENT GDU - RESIDENTIAL

REV	DATE
01	19.05.23
02	29.06.23
03	01.08.23
04	29.09.23
05	09.10.23
06	29.11.23
07	08.12.23
08	09.01.24
09	30.11.23
10	06.12.23
11	09.01.24
12	16.01.24

CLIENT
SKY BLUE DEVELOPMENTS

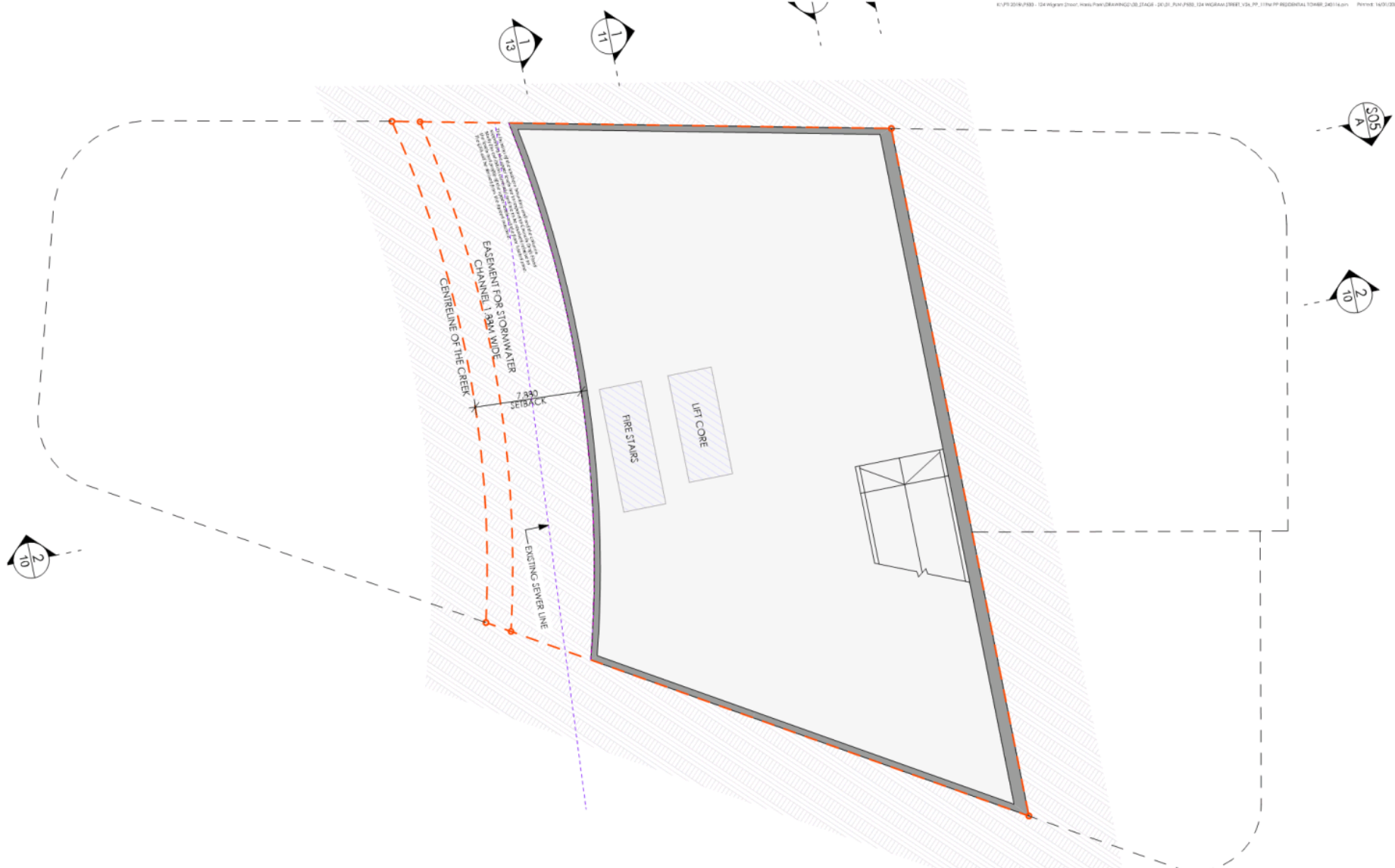
PROJECT FILE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
 124 WIGRAM STREET PARRAMATTA NSW 2150
 DRAWING TITLE:
SURVEY PLAN



DRAWN BY: JW, FW, LZ, JR
 CHECKED BY: PI & LL
 SCALE: 1:250 AT A3
 PROJECT NO: P530

PP 03 P34.0
 Urban design urban

K:\P3\2016\P303 - 124 Wigram Street - Main Plan\DRAWING\02_BASIS - 2016_Plan_P303_124 Wigram Street_V04_PP_11364 PP RESIDENTIAL TOWER_240116.dwg PLOT: 14/01/2014



Level 10, 253 Clarence Street, Sydney NSW 2030
 +61 2 9253 0800 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5004)
 ABN 90 950 071 022

REV	DESCRIPTION
P24.0	CLIENT GDU
P25.0	CLIENT GDU
P26.0	CLIENT GDU
P27.0	CLIENT GDU
P28.0	CLIENT GDU
P29.0	CLIENT GDU
P30.0	CLIENT GDU - COMMERCIAL
P31.0	CLIENT GDU - RESIDENTIAL
P32.0	CLIENT GDU - RESIDENTIAL
P33.0	CLIENT GDU - RESIDENTIAL
P34.0	CLIENT GDU - RESIDENTIAL

BY	DATE
JR	19.05.23
JR	29.06.23
JR	01.06.23
LZ	29.06.23
LZ	06.07.23
LZ	08.07.23
DP	29.11.23
DP	30.11.23
DP	06.12.23
LZ	09.01.24
LZ	16.01.24

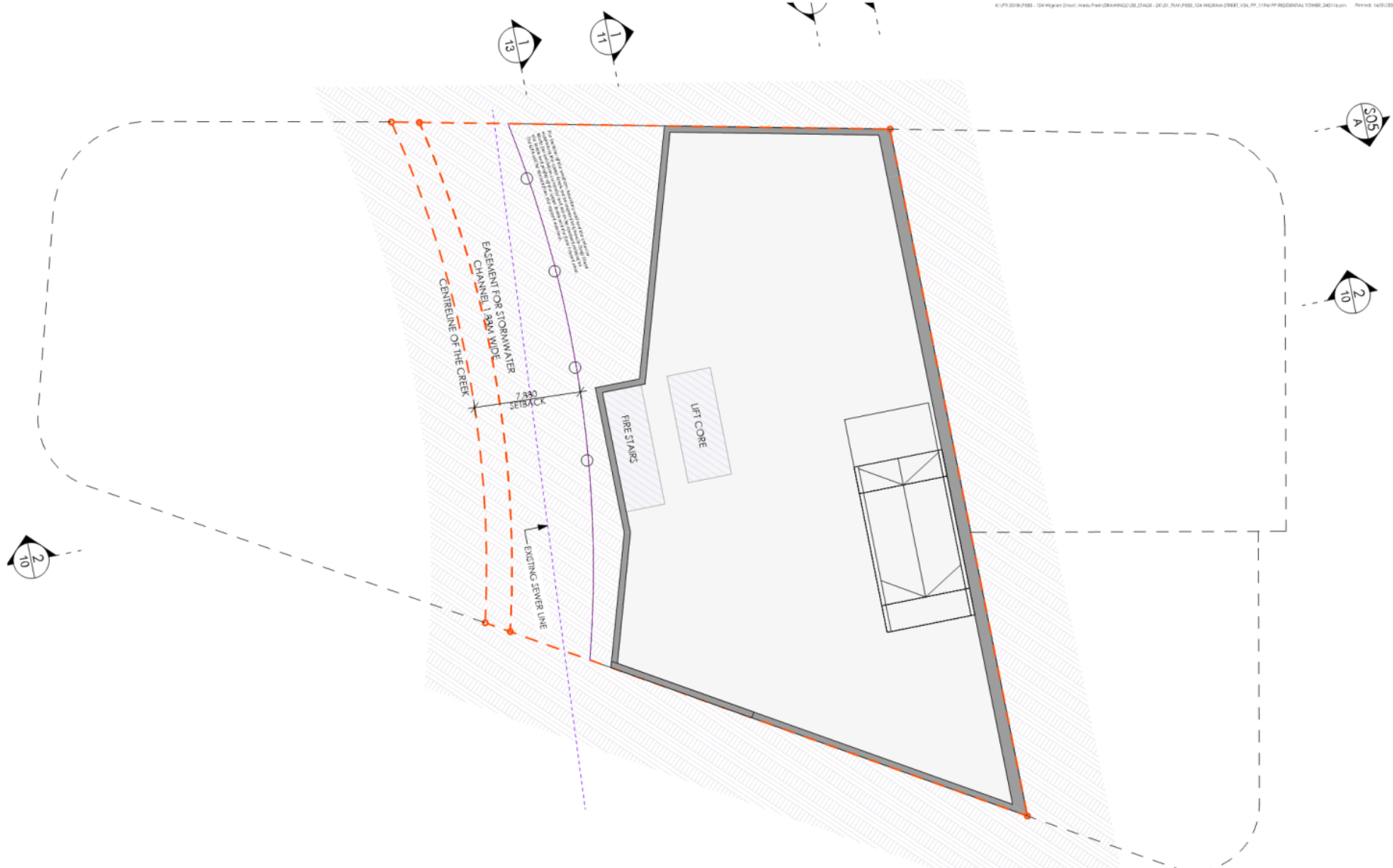
CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT FILE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
 124 WIGRAM STREET PARRAMATTA NSW 2150
 DRAWING TITLE:
BASEMENT 02



DRAWN BY: JW, FW, LZ, JR
 CHECKED BY: PI & LL
 SCALE: 1:250 AT A3
 PROJECT NO: P530
 PP 04 P34.0
 Stage design make

K:\P3\2018\P303 - 124 Wigram Street - Mixed Use Scheme\DWG\02_21A01 - 2D\01_Plan_P303_124 Wigram Street_V04_PP_11304 PP Residential Tower_240116.dwg Plot No: 142012304



Level 10, 263 Clarence Street, Sydney NSW 2030
 +61 2 9263 0800 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5094)
 ABN 90 950 071 022

REV	DESCRIPTION	BY	DATE
P24.0	CLIENT GDU	JR	19.05.23
P25.0	CLIENT GDU	JR	29.06.23
P26.0	CLIENT GDU	JR	01.06.23
P27.0	CLIENT GDU	LZ	29.06.23
P28.0	CLIENT GDU	LZ	06.07.23
P29.0	CLIENT GDU	LZ	08.07.23
P30.0	CLIENT GDU - COMMERCIAL	DP	29.11.23
P31.0	CLIENT GDU - RESIDENTIAL	DP	30.11.23
P32.0	CLIENT GDU - RESIDENTIAL	DP	06.12.23
P33.0	CLIENT GDU - RESIDENTIAL	LZ	09.01.24
P34.0	CLIENT GDU - RESIDENTIAL	LZ	16.01.24

CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT FILE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
 124 WIGRAM STREET PARRAMATTA NSW 2150
 DRAWING TITLE:
BASEMENT 01



DRAWN BY: JW, FW, LZ, JR
 CHECKED BY: PI & LL
 SCALE: 1:250 AT A3
 PROJECT No: P530
 PP 05 P34.0
 Stage design make



GROUND LEVEL FLOOR
PLATE IS INDICATIVE AND IS
SUBJECT TO DETAILED
OVERLAND FLOOR LEVELS



Level 10, 253 Clarence Street, Sydney NSW 2030
+ 61 2 9263 0880 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5004)
ABN 90 050 071 022

REV	DESCRIPTION
P24.0	CLIENT GUE
P25.0	CLIENT GUE
P26.0	CLIENT GUE
P27.0	CLIENT GUE
P28.0	CLIENT GUE
P29.0	CLIENT GUE
P30.0	CLIENT GUE - COMMERCIAL
P31.0	CLIENT GUE - RESIDENTIAL
P32.0	CLIENT GUE - RESIDENTIAL
P33.0	CLIENT GUE - RESIDENTIAL
P34.0	CLIENT GUE - RESIDENTIAL

REV	DATE
01	19.05.23
02	20.06.23
03	01.06.23
04	29.06.23
05	06.07.23
06	29.07.23
07	01.08.23
08	06.08.23
09	09.08.23
10	16.01.24

CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT TITLE:
**PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL
- MIXED USE PODIUM WITH RESIDENTIAL TOWER**
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
GROUND FLOOR - COMMERCIAL



PROJECT NO:	JW, FW, LZ, JR
CHECKED BY:	PI & LL
SCALE:	1:250 AT A3
PROJECT NO:	P530
PP	06 P34.0
stage	design



LEVELS 1 & 2 FLOOR PLATES ARE INDICATIVE AND ARE SUBJECT TO DETAILED OVERLAND FLOOR LEVELS.



Level 10, 253 Clarence Street, Sydney NSW 2030
 +61 2 9253 0880 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5004)
 ABN 90 950 071 022

REV	DESCRIPTION
P240	CLIENT GDU
P250	CLIENT GDU
P260	CLIENT GDU
P270	CLIENT GDU
P280	CLIENT GDU
P290	CLIENT GDU
P300	CLIENT GDU - COMMERCIAL
P310	CLIENT GDU - RESIDENTIAL
P320	CLIENT GDU - RESIDENTIAL
P330	CLIENT GDU - RESIDENTIAL
P340	CLIENT GDU - RESIDENTIAL

REV	DATE
01	19.05.23
02	29.06.23
03	01.08.23
04	29.08.23
05	06.09.23
06	08.09.23
07	29.11.23
08	30.11.23
09	06.12.23
10	09.01.24
11	16.01.24

CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT REF:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
 124 WIGRAM STREET PARRAMATTA NSW 2150
 DRAWING TITLE:
LEVEL 1 - COMMERCIAL PODIUM PLAN



DRAWN BY: JW, FW, LZ, JR
 CHECKED BY: PI & LL
 SCALE: 1:250 AT A3
 PROJECT NO: P530

PP 07 P34.0
 stage design make



Level 10, 253 Clarence Street, Sydney NSW 2030
 +61 2 9253 0880 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5004)
 ABN 90 950 071 022

REV	DESCRIPTION	BY	DATE
P240	CLIENT GUE	JR	19.05.23
P250	CLIENT GUE	JR	29.06.23
P260	CLIENT GUE	JR	01.06.23
P270	CLIENT GUE	LZ	29.06.23
P280	CLIENT GUE	LZ	06.09.23
P290	CLIENT GUE	LZ	08.09.23
P300	CLIENT GUE - COMMERCIAL	OP	29.11.23
P310	CLIENT GUE - RESIDENTIAL	OP	30.11.23
P320	CLIENT GUE - RESIDENTIAL	OP	06.12.23
P330	CLIENT GUE - RESIDENTIAL	LZ	09.01.24
P340	CLIENT GUE - RESIDENTIAL	LZ	16.01.24

CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT FILE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
 124 WIGRAM STREET PARRAMATTA NSW 2150
 DRAWING TITLE:
LEVEL 3-7 - RESIDENTIAL PODIUM PLAN



DRAWN BY: JW, FW, LZ, JR
 CHECKED BY: PI & LL
 SCALE: 1:250 AT A3
 PROJECT NO: P530
 PP 09 P34.0
 Stage design make



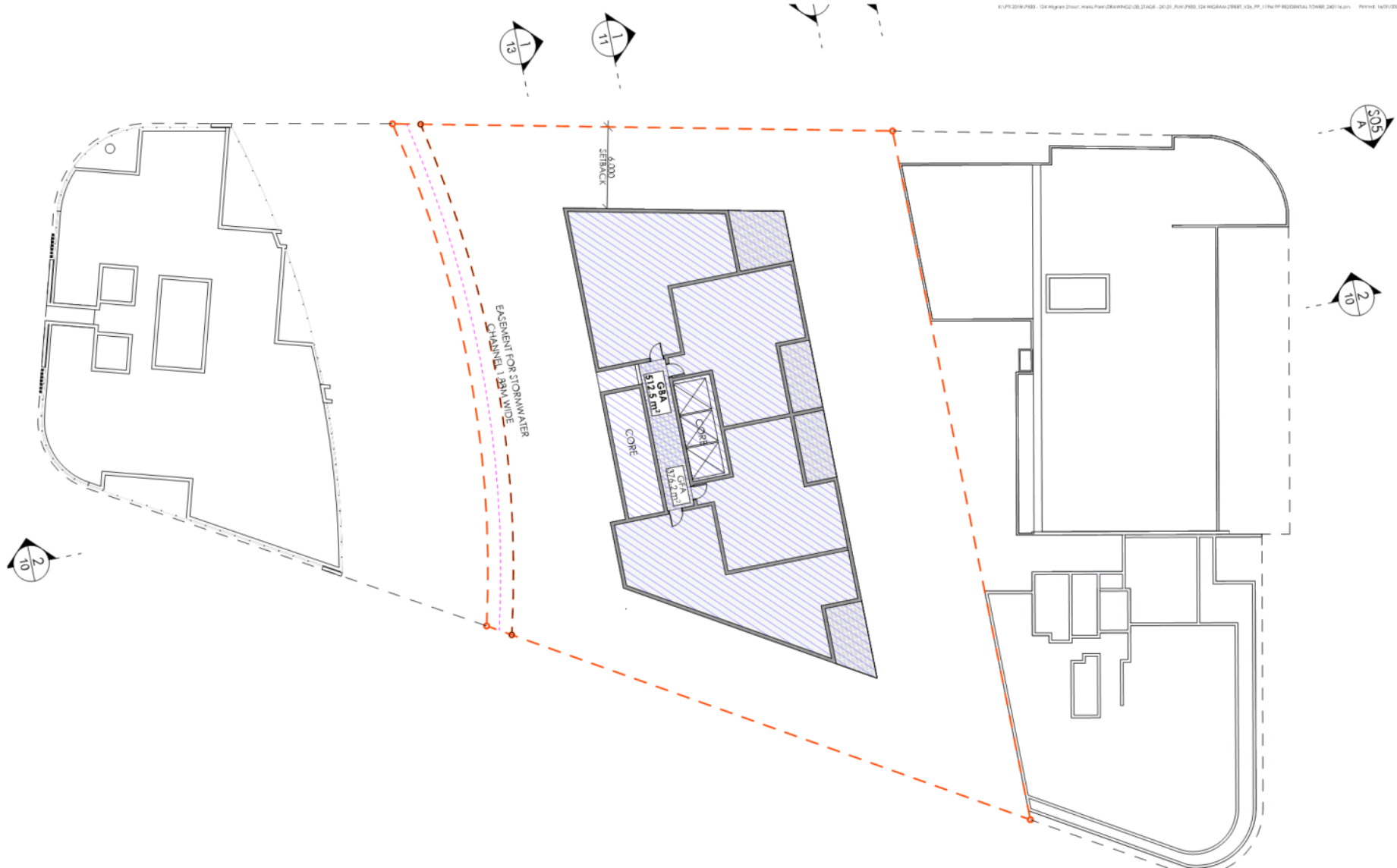
Level 10, 253 Clarence Street, Sydney NSW 2030
 + 61 2 9253 0880 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5094)
 ABN 90 950 071 022

REV	DESCRIPTION	BY	DATE
P24.0	CLIENT GIVE	JR	19.05.23
P25.0	CLIENT GIVE	JR	29.05.23
P26.0	CLIENT GIVE	JR	01.06.23
P27.0	CLIENT GIVE	LZ	29.06.23
P28.0	CLIENT GIVE	LZ	06.07.23
P29.0	CLIENT GIVE	LZ	08.07.23
P30.0	CLIENT GIVE - COMMERCIAL	OP	29.11.23
P31.0	CLIENT GIVE - RESIDENTIAL	OP	30.11.23
P32.0	CLIENT GIVE - RESIDENTIAL	OP	06.12.23
P33.0	CLIENT GIVE - RESIDENTIAL	LZ	09.01.24
P34.0	CLIENT GIVE - RESIDENTIAL	LZ	16.01.24

CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT FILE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
 124 WIGRAM STREET PARRAMATTA NSW 2150
 DRAWING FILE:
LEVEL 8 - RESIDENTIAL PODIUM PLAN

PROJECT NO: P530
 DRAWN BY: JW, FW, LZ, JR
 CHECKED BY: PI & LL
 SCALE: 1:250 AT A3
 PROJECT NO: P530
 PP 10 P34.0
 (signs, design, make)



Level 10, 253 Clarence Street, Sydney NSW 2030
 +61 2 9253 0880 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5054)
 ABN 90 950 071 022

REV	DESCRIPTION	BY	DATE
P24.0	CLIENT GIVE	JR	19.05.23
P25.0	CLIENT GIVE	JR	29.05.23
P26.0	CLIENT GIVE	JR	01.06.23
P27.0	CLIENT GIVE	LZ	29.05.23
P28.0	CLIENT GIVE	LZ	05.07.23
P29.0	CLIENT GIVE	LZ	08.09.23
P30.0	CLIENT GIVE - COMMERCIAL	DP	29.11.23
P31.0	CLIENT GIVE - RESIDENTIAL	DP	30.11.23
P32.0	CLIENT GIVE - RESIDENTIAL	DP	06.12.23
P33.0	CLIENT GIVE - RESIDENTIAL	LZ	09.01.24
P34.0	CLIENT GIVE - RESIDENTIAL	LZ	16.01.24

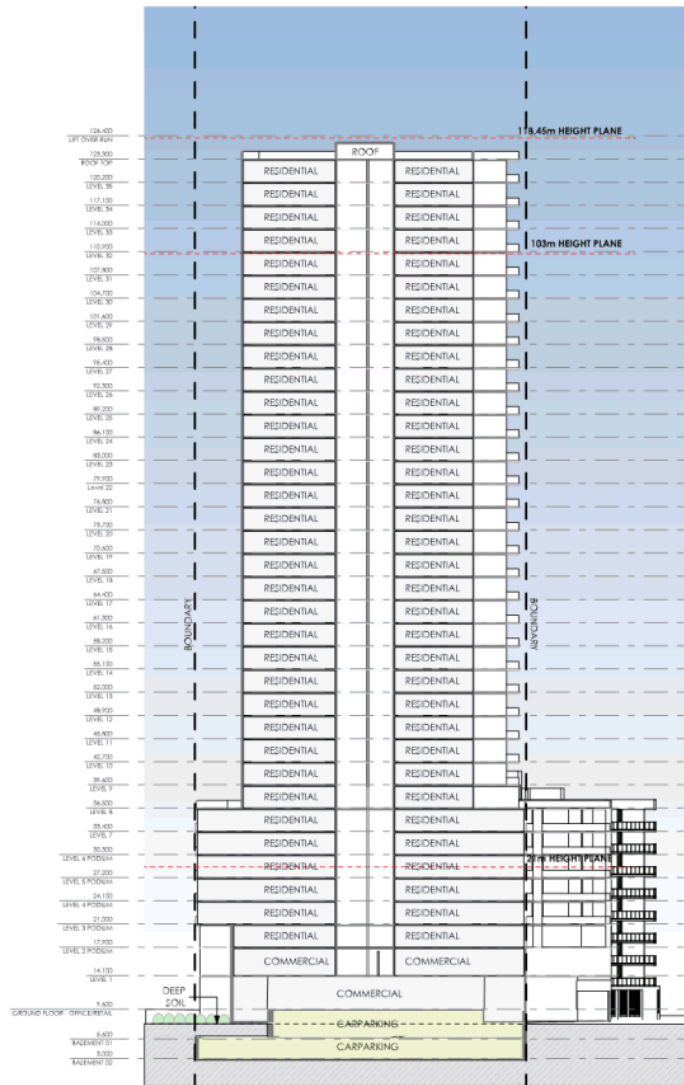
CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT TITLE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
 124 WIGRAM STREET PARRAMATTA NSW 2150
 DRAWING TITLE:
LEVEL 9 - 35- TYPICAL RESIDENTIAL FLOOR PLAN



DRAWN BY: JW, FW, LZ, JR
 CHECKED BY: PI & LL
 SCALE: 1:250 AT A3
 PROJECT No: P530
 PP 11 P34.0
 Stage design make

K:\P3\2018\P303 - 124 Wigram Street - Mixed Use Development\CD_21AG06 - 2D\01_Plan\P303_124 Wigram Street_V04_P1_110m PP Residential Tower_240116.rvt - Print1 - 14/01/2024



SECTION A-A
1:600

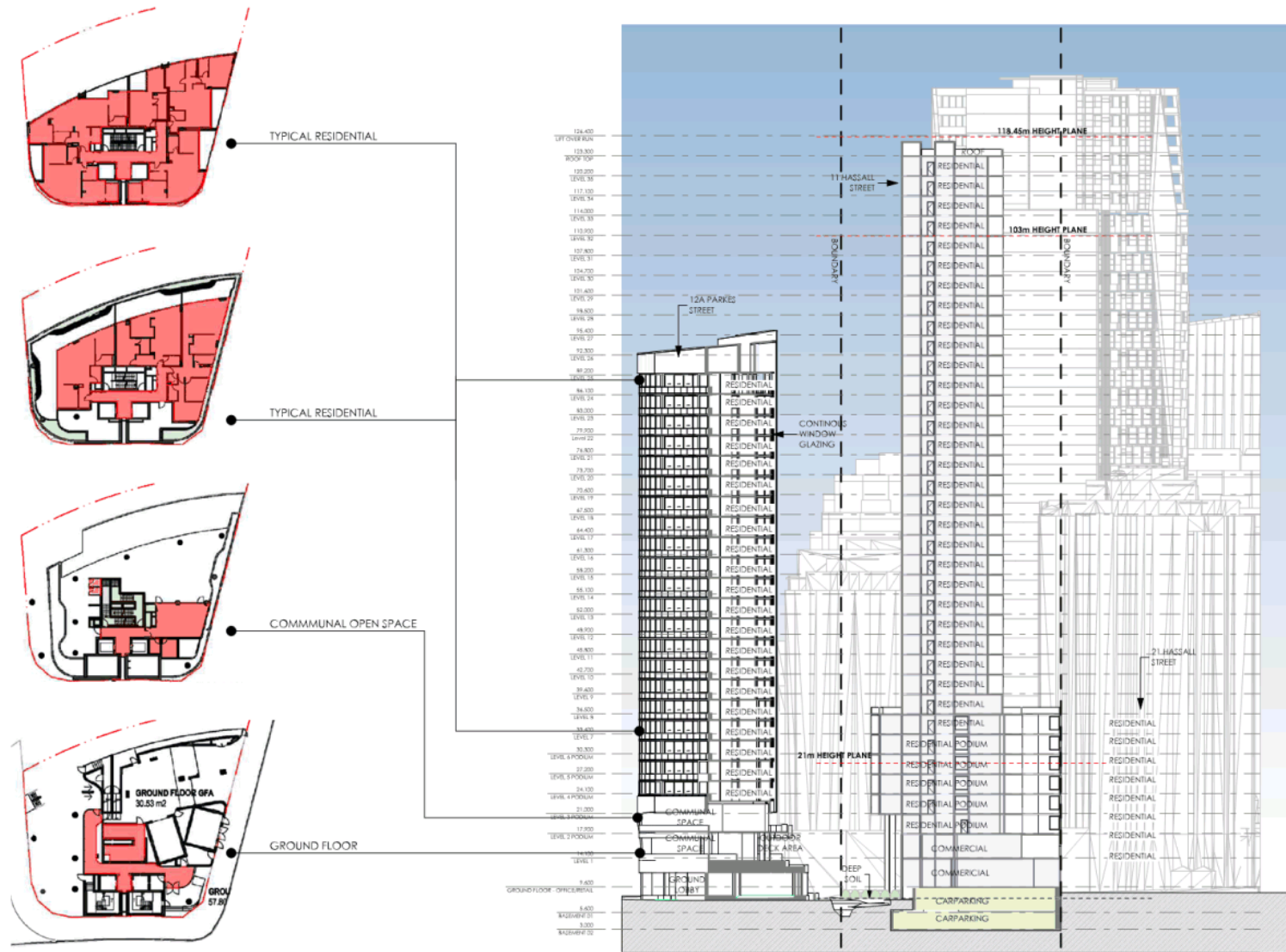


Level 10, 253 Clarence Street, Sydney NSW 2030
+ 61 2 9251 0880 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5054)
ABN 90 950 071 022

REV	DESCRIPTION	BY	DATE	CLIENT
P243	CLIENT GIVE	JR	19.05.23	SKY BLUE DEVELOPMENTS
P250	CLIENT GIVE	JR	21.05.23	
P262	CLIENT GIVE	JR	01.04.23	
P270	CLIENT GIVE	LZ	29.04.23	
P283	CLIENT GIVE	LZ	06.07.23	
P290	CLIENT GIVE	LZ	08.07.23	
P300	CLIENT GIVE - COMMERCIAL	DP	29.11.23	
P310	CLIENT GIVE - RESIDENTIAL	DP	30.11.23	
P320	CLIENT GIVE - RESIDENTIAL	DP	06.12.23	
P330	CLIENT GIVE - RESIDENTIAL	LZ	09.01.24	
P340	CLIENT GIVE - RESIDENTIAL	LZ	16.01.24	

PROJECT TITLE:
**PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL
- MIXED USE PODIUM WITH RESIDENTIAL TOWER**
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
SECTION A

NORTH POINT:
DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:600 AT A3
PROJECT NO: P530
PP 12 P34.0
stage design make



SECTION B-B
1:600



Level 10, 263 Clarence Street, Sydney NSW 2000
 +61 2 9263 0880 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5054)
 ABN 90 950 071 022

REV	DESCRIPTION	BY	DATE	CLAS
P243	CLIENT GUE	JR	19.05.23	
P250	CLIENT GUE	JR	29.05.23	
P263	CLIENT GUE	JR	01.06.23	
P270	CLIENT GUE	LZ	29.06.23	
P283	CLIENT GUE	LZ	06.07.23	
P293	CLIENT GUE - COMMERCIAL	DP	08.09.23	
P310	CLIENT GUE - RESIDENTIAL	DP	30.11.23	
P320	CLIENT GUE - RESIDENTIAL	DP	06.12.23	
P330	CLIENT GUE - RESIDENTIAL	LZ	09.01.24	
P340	CLIENT GUE - RESIDENTIAL	LZ	16.01.24	

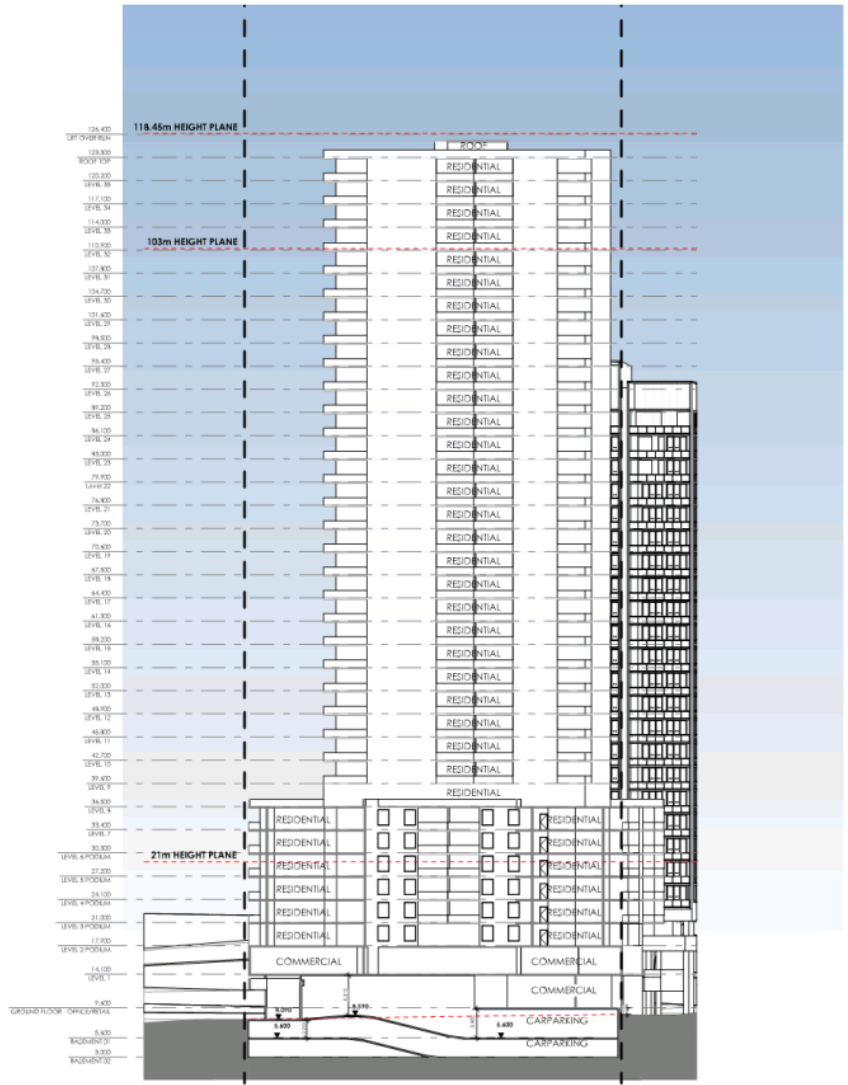
SKY BLUE DEVELOPMENTS

PROJECT TITLE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
 124 WIGRAM STREET PARRAMATTA NSW 2150
 DRAWING TITLE:
SECTION B

NORTH POINT

DRAWN BY: JW, FW, LZ, JR
 CHECKED BY: PI & LL
 SCALE: 1:600 AT A3
 PROJECT NO: P530
 PP 13 P34.0
 stage design make

K:\P3\2016\P303 - 124 Wigram Street - Mixed Use Development\CD_21AC68 - 2D\01_Plan\P303_124 Wigram Street_V04_P1_110m PP Residential Tower_240116.rvt - Print: 14/01/2024



SECTION C-C
1:600



Level 10, 263 Clarence Street, Sydney NSW 2000
+ 61 2 9263 0880 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5004)
ABN 90 050 071 022

REV	DESCRIPTION	BY	DATE	CLIENT
P24.0	CLIENT GDU	JR	19.05.23	SKY BLUE DEVELOPMENTS
P25.0	CLIENT GDU	JR	29.05.23	
P26.0	CLIENT GDU	JR	01.06.23	
P27.0	CLIENT GDU	LZ	29.06.23	
P28.0	CLIENT GDU	LZ	06.07.23	
P29.0	CLIENT GDU	DP	08.07.23	
P30.0	CLIENT GDU - COMMERCIAL	DP	29.11.23	
P31.0	CLIENT GDU - RESIDENTIAL	DP	30.11.23	
P32.0	CLIENT GDU - RESIDENTIAL	DP	06.12.23	
P33.0	CLIENT GDU - RESIDENTIAL	LZ	09.01.24	
P34.0	CLIENT GDU - RESIDENTIAL	LZ	16.01.24	

PROJECT FILE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
SECTION C

NORTH POINT:
DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:600 AT A3
PROJECT No: P530
PP 14 P34.0
stage design make

K:\P3\2016\P30 - 124 Wigram Street - Main Plan\DRAWING\02_21A04 - 2D\01_Plan\P30_124 Wigram Street_V04_PP_1154-PP-RESIDENTIAL TOWER_240116.rvt - Print: 14/01/2014



NORTHERN BOUNDARY ELEVATION
1:250



Level 10, 263 Clarence Street, Sydney NSW 2030
+61 2 9253 0800 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5004)
ABN 90 950 071 022

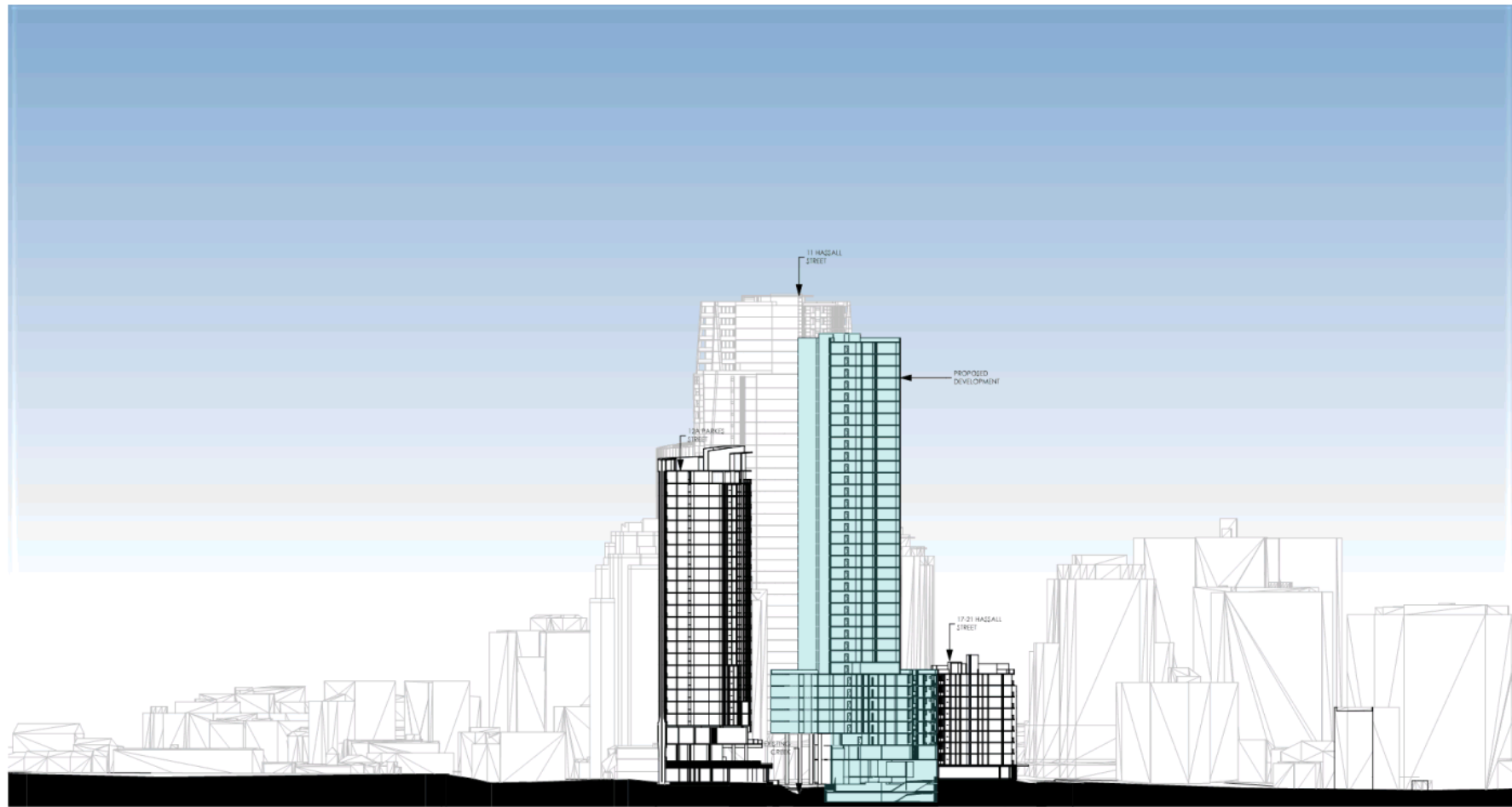
REV	DESCRIPTION	BY	DATE
P240	CLIENT GDU	JR	19.05.23
P250	CLIENT GDU	JR	29.06.23
P260	CLIENT GDU	JR	01.04.23
P270	CLIENT GDU	LZ	29.09.23
P280	CLIENT GDU	LZ	06.09.23
P290	CLIENT GDU	DP	08.09.23
P300	CLIENT GDU - COMMERCIAL	DP	29.11.23
P310	CLIENT GDU - RESIDENTIAL	DP	30.11.23
P320	CLIENT GDU - RESIDENTIAL	DP	06.12.23
P330	CLIENT GDU - RESIDENTIAL	LZ	09.01.24
P340	CLIENT GDU - RESIDENTIAL	LZ	16.01.24

CLIENT
SKY BLUE DEVELOPMENTS

PROJECT FILE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING FILE:
NORTHERN BOUNDARY ELEVATION

NORTH POINT:
DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:250 AT A3
PROJECT No: P530
PP 15 P34.0
stage design make

K:\P3\2016\P30 - 124 Wigram Street - Main Plan\DRAWINGS\02_SECTION - 01_01_Plan_P30_124 WIGRAM STREET_V04_PP_11364 PP RESIDENTIAL TOWER_240116.dwg PLOT: 14/01/2014



1 WIGRAM STREET SECTION
1:1000



Level 10, 263 Clarence Street, Sydney NSW 2030
+61 2 9263 0800 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5094)
ABN 90 050 071 022

REV	DESCRIPTION	BY	DATE
P240	CLIENT GDU	JR	19.05.23
P250	CLIENT GDU	JR	29.05.23
P260	CLIENT GDU	JR	01.06.23
P270	CLIENT GDU	LZ	29.06.23
P280	CLIENT GDU	LZ	06.07.23
P290	CLIENT GDU	LZ	08.07.23
P300	CLIENT GDU - COMMERCIAL	DP	29.11.23
P310	CLIENT GDU - RESIDENTIAL	DP	30.11.23
P320	CLIENT GDU - RESIDENTIAL	DP	06.12.23
P330	CLIENT GDU - RESIDENTIAL	LZ	09.01.24
P340	CLIENT GDU - RESIDENTIAL	LZ	16.01.24

CLIENT
SKY BLUE DEVELOPMENTS

PROJECT FILE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
124 WIGRAM STREET PARRAMATTA NSW 2150

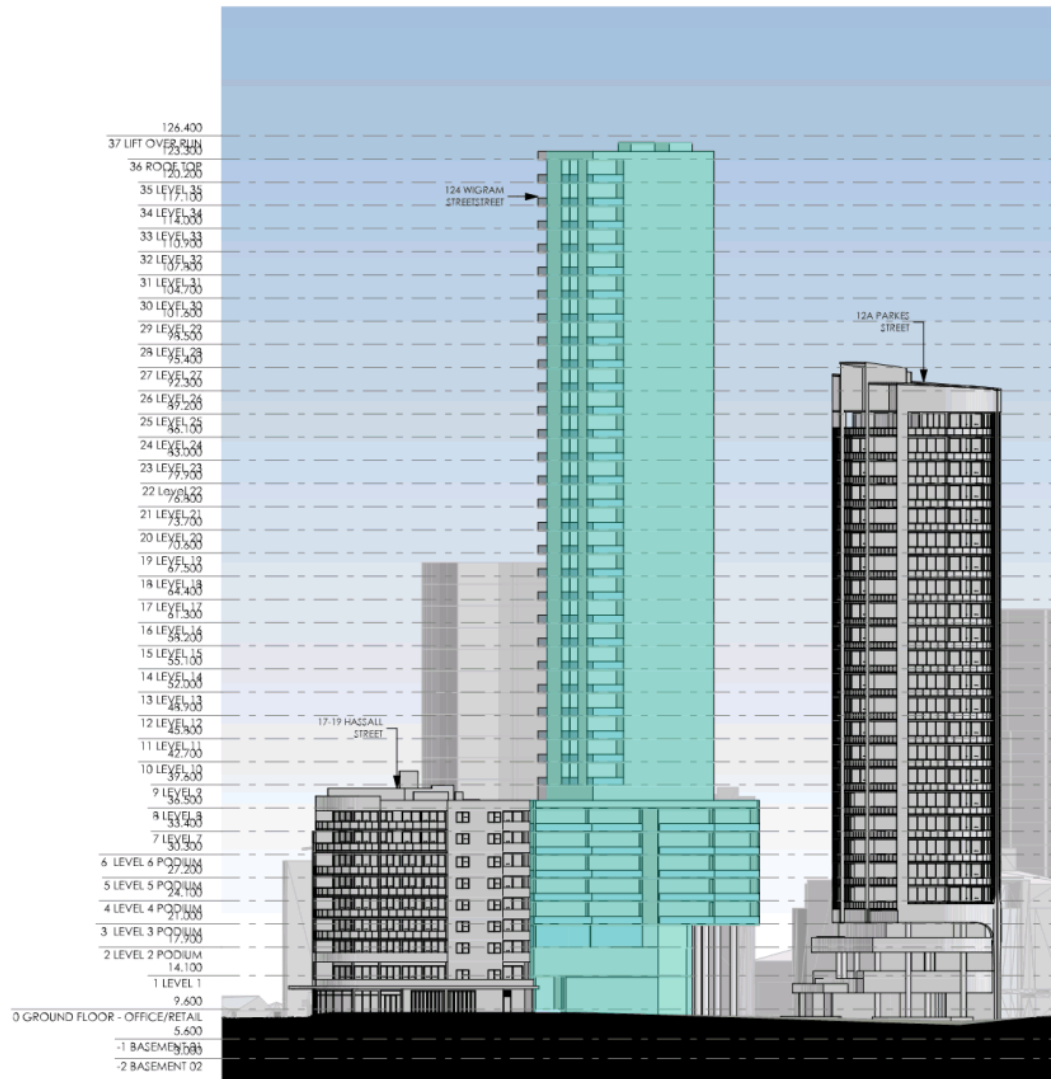
DRAWING TITLE:
STREET SECTION

NORTH POINT

DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:1000 AT A3
PROJECT No: P530

PP 16 P34.0
stage design submit

K:\P3\2019\P303 - 124 Wigram Street - Mixed Use Development\CD_21A04 - 2D\01_Plan\P303_124 Wigram Street_V04_PP_115M PP Residential Tower_240116.dwg P:\116\142012004



① CHARLES STREET ELEVATION
1:600



Level 10, 253 Clarence Street, Sydney NSW 2030
+61 2 9253 0880 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5054)
ABN 90 950 071 022

REV	DESCRIPTION
P04.0	CLIENT GDU
P50.0	CLIENT GDU
P56.0	CLIENT GDU
P57.0	CLIENT GDU
P60.0	CLIENT GDU
P99.0	CLIENT GDU
P80.0	CLIENT GDU - COMMERCIAL
P91.0	CLIENT GDU - RESIDENTIAL
P92.0	CLIENT GDU - RESIDENTIAL
P93.0	CLIENT GDU - RESIDENTIAL
P94.0	CLIENT GDU - RESIDENTIAL

RI	DATE
JR	19.05.23
JR	29.05.23
JR	01.04.23
LZ	29.05.23
LZ	06.09.23
DP	08.09.23
DP	29.11.23
DP	30.11.23
DP	06.12.23
LZ	09.01.24
LZ	16.01.24

CLIENT
SKY BLUE DEVELOPMENTS

PROJECT FILE:
PROPOSED MIXED USE DEVELOPMENT PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
124 WIGRAM STREET PARRAMATTA NSW 2150

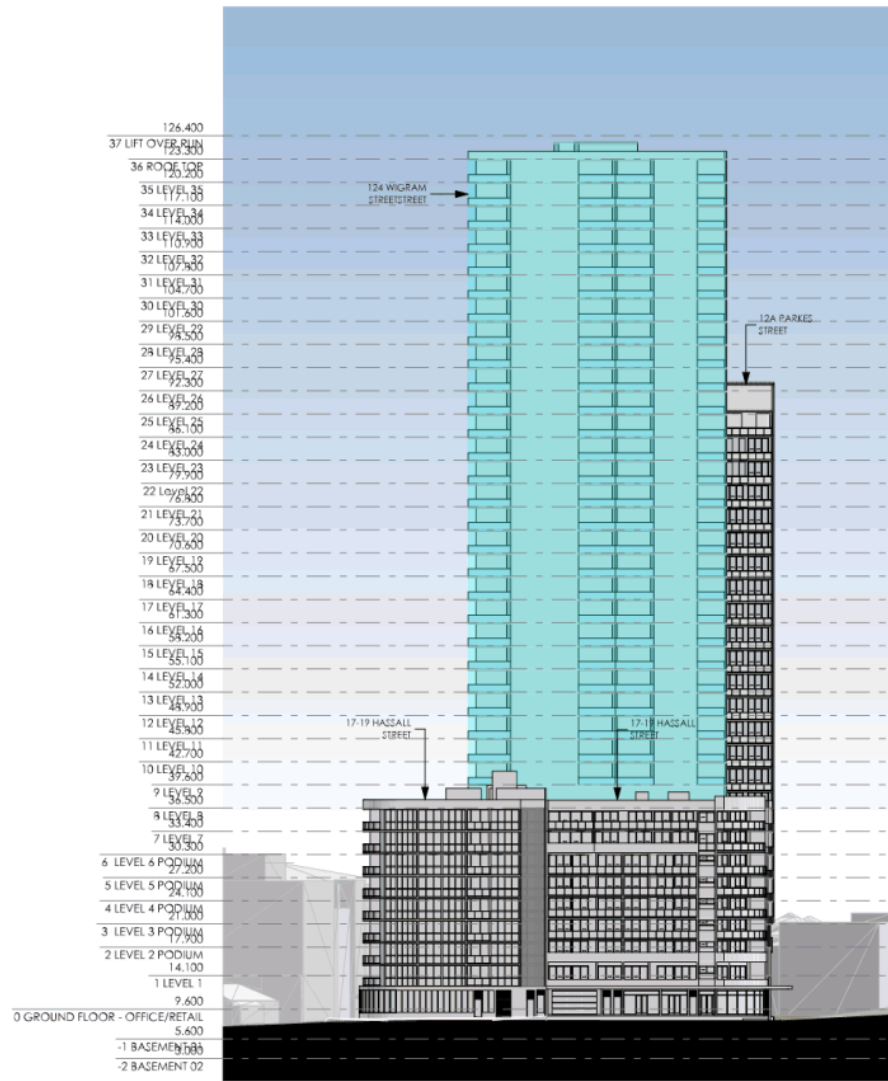
DRAWING FILE:
CHARLES STREET ELEVATION

NORTH POINT

DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:600 AT A3
PROJECT No: P530

PP 17 P34.0
stage design make

K:\P3\2016\P303 - 124 Wigram Street - Mixed Use Development\02_21AUG - 2D\01_Plan\P303_124 Wigram Street_V04_PP_11164 PP Residential Tower_240116.dwg P:\1611\16110204



1 HASSALL STREET ELEVATION
1:600



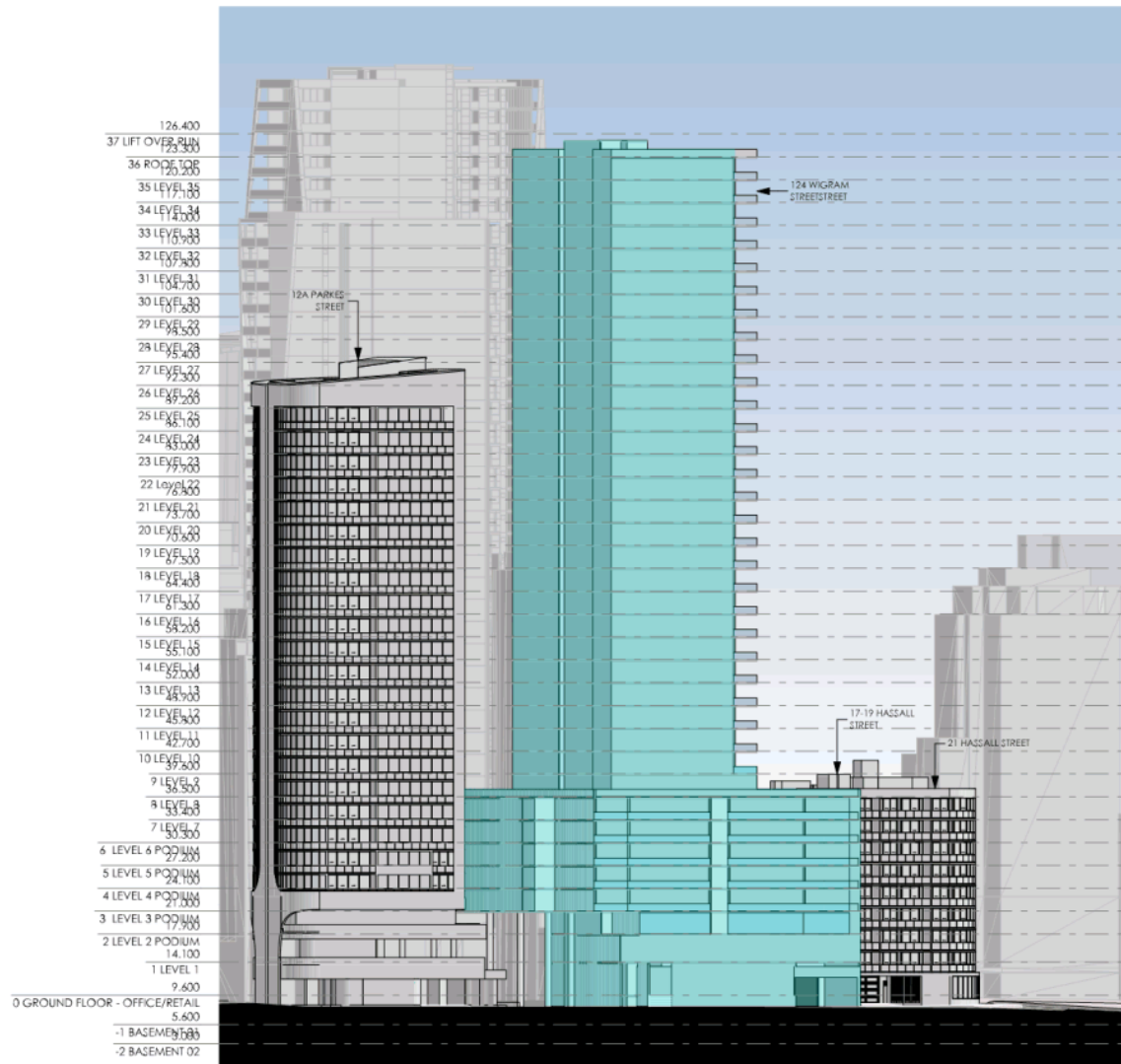
Level 10, 263 Clarence Street, Sydney NSW 2000
+61 2 9263 0880 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5094)
ABN 90 950 071 022

REV	DESCRIPTION	BY	DATE	CLIENT
P040	CLIENT GUE	JR	19.05.23	SKY BLUE DEVELOPMENTS
P050	CLIENT GUE	JR	29.05.23	
P060	CLIENT GUE	JR	01.06.23	
P070	CLIENT GUE	LZ	29.06.23	
P080	CLIENT GUE	LZ	06.07.23	
P090	CLIENT GUE	LZ	08.07.23	
P090	CLIENT GUE - COMMERCIAL	DP	29.11.23	
P320	CLIENT GUE - RESIDENTIAL	DP	30.11.23	
P320	CLIENT GUE - RESIDENTIAL	DP	06.12.23	
P330	CLIENT GUE - RESIDENTIAL	LZ	09.01.24	
P340	CLIENT GUE - RESIDENTIAL	LZ	16.01.24	

PROJECT FILE:
**PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL
- MIXED USE PODIUM WITH RESIDENTIAL TOWER**
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING FILE:
HASSALL STREET ELEVATION

NO. OF PAGES: 1
DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:600 AT A3
PROJECT No: P530
PP 18 P34.0
stage design make

K:\P3\2016\P303 - 124 Wigram Street - Main Plan\DRAWINGS\02_STAGE 01\01_Plan_P303_124 Wigram Street_V04_PP_1154 PP RESIDENTIAL TOWER_240116.rvt P:\1631\2016



Level 10, 263 Clarence Street, Sydney NSW 2030
+ 61 2 9261 0880 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5054)
ABN 90 050 071 022

REV	DESCRIPTION	BY	DATE
P040	CLIENT GUE	JR	19.05.23
P050	CLIENT GUE	JR	29.05.23
P060	CLIENT GUE	JR	01.06.23
P070	CLIENT GUE	LZ	29.06.23
P080	CLIENT GUE	LZ	06.07.23
P090	CLIENT GUE	LZ	08.07.23
P000	CLIENT GUE - COMMERCIAL	DP	29.11.23
P010	CLIENT GUE - RESIDENTIAL	DP	30.11.23
P020	CLIENT GUE - RESIDENTIAL	DP	06.12.23
P030	CLIENT GUE - RESIDENTIAL	LZ	09.01.24
P040	CLIENT GUE - RESIDENTIAL	LZ	16.01.24

SKY BLUE DEVELOPMENTS

PROJECT FILE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL
- MIXED USE PODIUM WITH RESIDENTIAL TOWER
124 WIGRAM STREET PARRAMATTA NSW 2150

DRAWING FILE:
WIGRAM STREET ELEVATION

NORTH POINT

DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:600 AT A3
PROJECT No: P530

PP 19 P34.0
stage design make

APARTMENTS (qty)

LEVEL	STUDIO	1 BED	2 BED	3 BED	TOTAL
GF	-	-	-	-	-
L1	-	-	-	-	-
L2	-	1	4	-	5
L3	-	4	5	1	10
L4	-	4	5	1	10
L5	-	4	5	1	10
L6	-	4	5	1	10
L7	-	4	5	1	10
L8	-	-	-	-	-
L9	-	-	2	2	4
L10	-	-	2	2	4
L11	-	-	2	2	4
L12	-	-	2	2	4
L13	-	-	2	2	4
L14	-	-	2	2	4
L15	-	-	2	2	4
L16	-	-	2	2	4
L17	-	-	2	2	4
L18	-	-	2	2	4
L19	-	-	2	2	4
L20	-	-	2	2	4
L21	-	-	2	2	4
L22	-	-	2	2	4
L23	-	-	2	2	4
L24	-	-	2	2	4
L25	-	-	2	2	4
L26	-	-	2	2	4
L27	-	-	2	2	4
L28	-	-	2	2	4
L29	-	-	2	2	4
L30	-	-	2	2	4
L31	-	-	2	2	4
L32	-	-	2	2	4
L33	-	-	2	2	4
L34	-	-	2	2	4
L35	-	-	2	2	4
ROOF	-	-	-	-	-
TOTAL UNITS (qty)	-	21	83	59	163
UNIT MIX (%)	0%	13%	51%	36%	100%

DEVELOPMENT CALCULATION

FSR CALCULATION

SITE AREA	1559m ²
FSR PERMITTED	11.5:1 (17 928.5 m ²)
FSR PROPOSED	11.06:1 (17243.5m ²)
An area schedule should be provided showing how the GFA is arrived at. For GFA yield calculations, assume: • Residential GFA = 75% of GBA (GBA includes external walls, internal voids and balconies). • Commercial GFA = 85% of GBA.	

DEEP SOIL AREA CALCULATION

PROPOSED DEEP SOIL AREA	159m ² (10% SITE AREA)
--------------------------------	-----------------------------------

NO. OF LEVELS

BASEMENTS	2 LEVELS
GROUND LEVEL - COMMERCIAL	1 LEVEL
NO. OF PODIUM COMMERCIAL LEVELS	1 LEVELS
NO. OF PODIUM RESIDENTIAL LEVELS	6 LEVELS
NO. OF TYPICAL RESIDENTIAL LEVELS	28 LEVELS

TOTAL 36 LEVELS + 2 BASEMENTS



Level 10, 263 Clarence Street, Sydney NSW 2000
 +61 2 9263 0880 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5054)
 ABN 90 050 071 022

REV DESCRIPTION
 P240 CLIENT GDU
 P250 CLIENT GDU
 P260 CLIENT GDU
 P270 CLIENT GDU
 P280 CLIENT GDU
 P290 CLIENT GDU
 P300 CLIENT GDU - COMMERCIAL
 P310 CLIENT GDU - RESIDENTIAL
 P320 CLIENT GDU - RESIDENTIAL
 P330 CLIENT GDU - RESIDENTIAL
 P340 CLIENT GDU - RESIDENTIAL

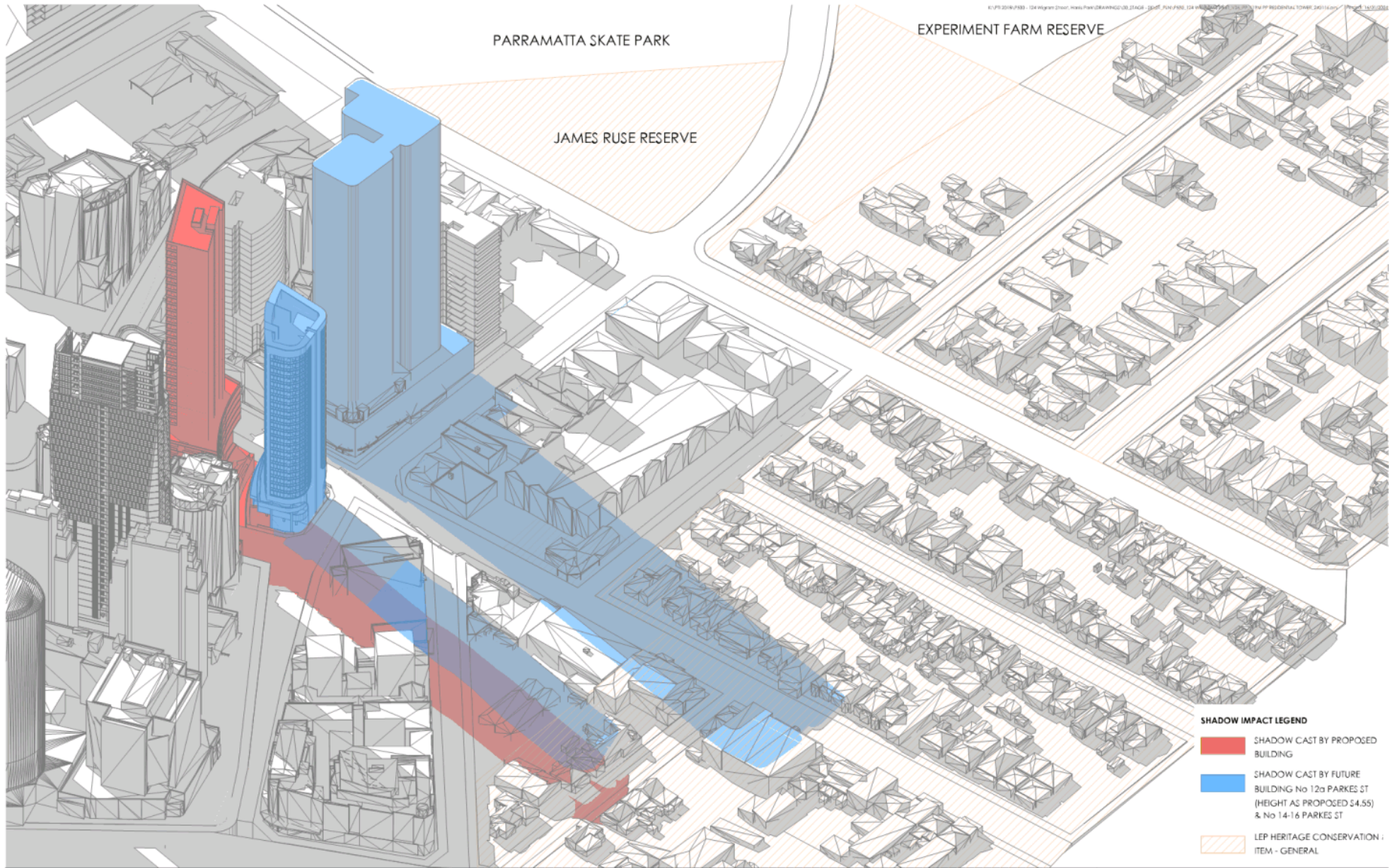
BY DATE
 JR 19.05.23
 JR 29.05.23
 JR 01.06.23
 LJ 29.05.23
 LJ 06.09.23
 DP 08.09.23
 DP 29.11.23
 DP 30.11.23
 DP 06.12.23
 LJ 09.01.24
 LJ 16.01.24

CLIENT
 SKY BLUE
 DEVELOPMENTS

PROJECT FILE:
**PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL
 - MIXED USE PODIUM WITH RESIDENTIAL TOWER**
 124 WIGRAM STREET PARRAMATTA NSW 2150
 DRAWING FILE:
 DEVELOPMENT CALCULATION

DRAWN BY: JW, FW, LZ, JR
 CHECKED BY: PI & LL
 SCALE: 1:1 AT A3
 PROJECT NO: P530

PP 20 P34.0
 stage design make



pti ARCHITECTURE
Tourism + Residential

Level 10, 263 Clarence Street, Sydney NSW 2000
+61 2 9263 0880 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5004)
ABN 90 950 071 022

REV	DESCRIPTION	BY	DATE
P240	CLIENT GDU	JR	19.05.23
P250	CLIENT GDU	JR	29.06.23
P260	CLIENT GDU	JR	01.04.23
P270	CLIENT GDU	LZ	29.04.23
P280	CLIENT GDU	LZ	06.09.23
P290	CLIENT GDU	LZ	08.09.23
P300	CLIENT GDU - COMMERCIAL	DP	29.11.23
P310	CLIENT GDU - RESIDENTIAL	DP	30.11.23
P320	CLIENT GDU - RESIDENTIAL	DP	06.12.23
P330	CLIENT GDU - RESIDENTIAL	LZ	09.01.24
P340	CLIENT GDU - RESIDENTIAL	LZ	16.01.24

SKY BLUE DEVELOPMENTS

PROJECT REF: **PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER**
124 WIGRAM STREET PARRAMATTA NSW 2150

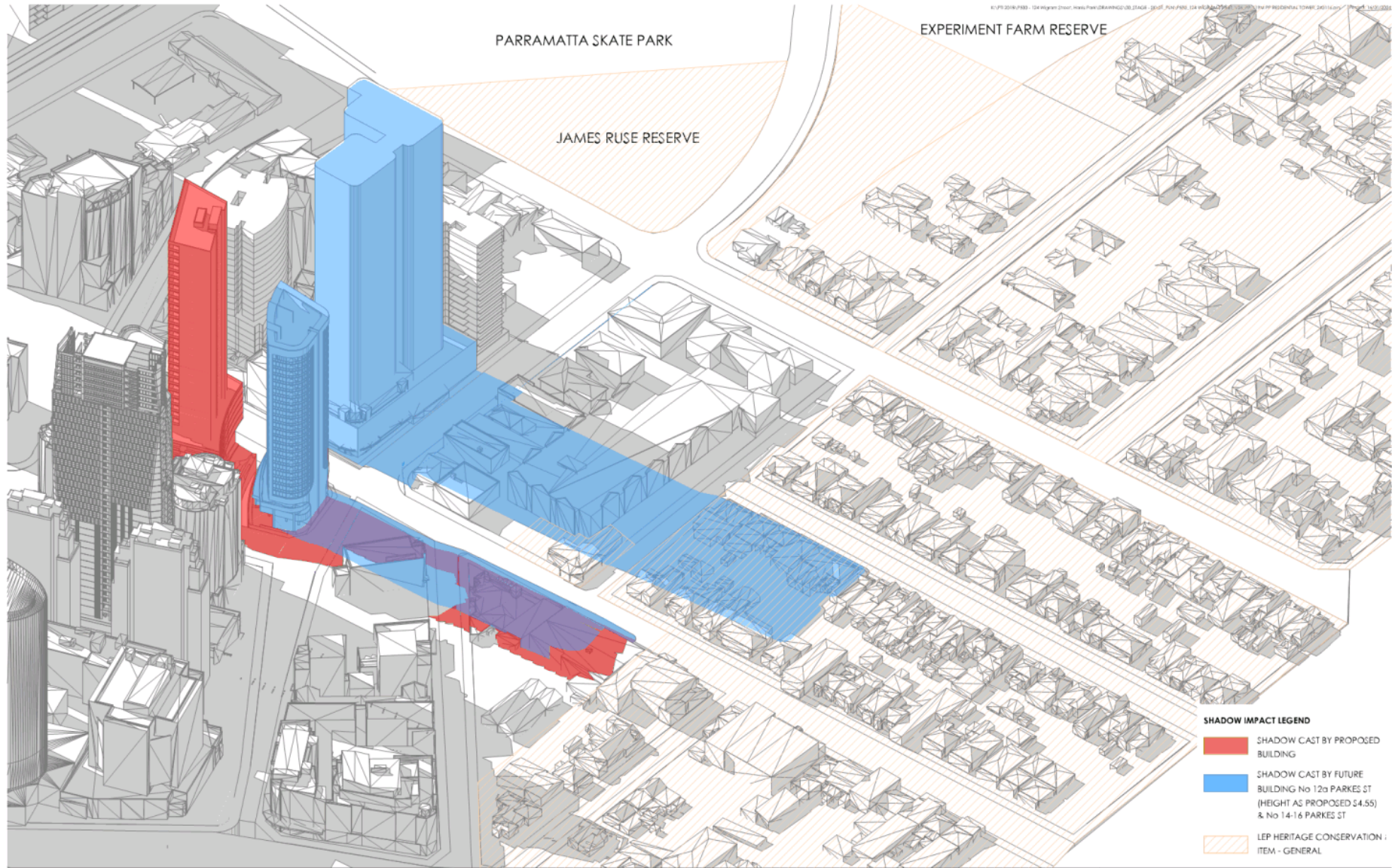
DRAWING TITLE: **SHADOW DIAGRAMS 3D: 12 JUNE 10:00AM**

SHADOW IMPACT LEGEND

- SHADOW CAST BY PROPOSED BUILDING
- SHADOW CAST BY FUTURE BUILDING No 12a PARKES ST (HEIGHT AS PROPOSED S4.55) & No 14-16 PARKES ST
- LEP HERITAGE CONSERVATION ITEM - GENERAL

DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:1200, 1:100 AT A3
PROJECT NO: P530

PP 21 P34.0
stage design outline



SHADOW IMPACT LEGEND

- SHADOW CAST BY PROPOSED BUILDING
- SHADOW CAST BY FUTURE BUILDING No 12a PARKES ST (HEIGHT AS PROPOSED S4.55) & No 14-16 PARKES ST
- LEP HERITAGE CONSERVATION ITEM - GENERAL

REV	DESCRIPTION	BY	DATE
P24.0	CLIENT GDU	JR	19.05.23
P25.0	CLIENT GDU	JR	29.05.23
P26.0	CLIENT GDU	JR	01.06.23
P27.0	CLIENT GDU	LZ	29.06.23
P28.0	CLIENT GDU	LZ	06.07.23
P29.0	CLIENT GDU	LZ	08.07.23
P30.0	CLIENT GDU - COMMERCIAL	DP	29.11.23
P31.0	CLIENT GDU - RESIDENTIAL	DP	30.11.23
P32.0	CLIENT GDU - RESIDENTIAL	DP	06.12.23
P33.0	CLIENT GDU - RESIDENTIAL	LZ	09.01.24
P34.0	CLIENT GDU - RESIDENTIAL	LZ	16.01.24

CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT FILE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
124 WIGRAM STREET PARRAMATTA NSW 2150

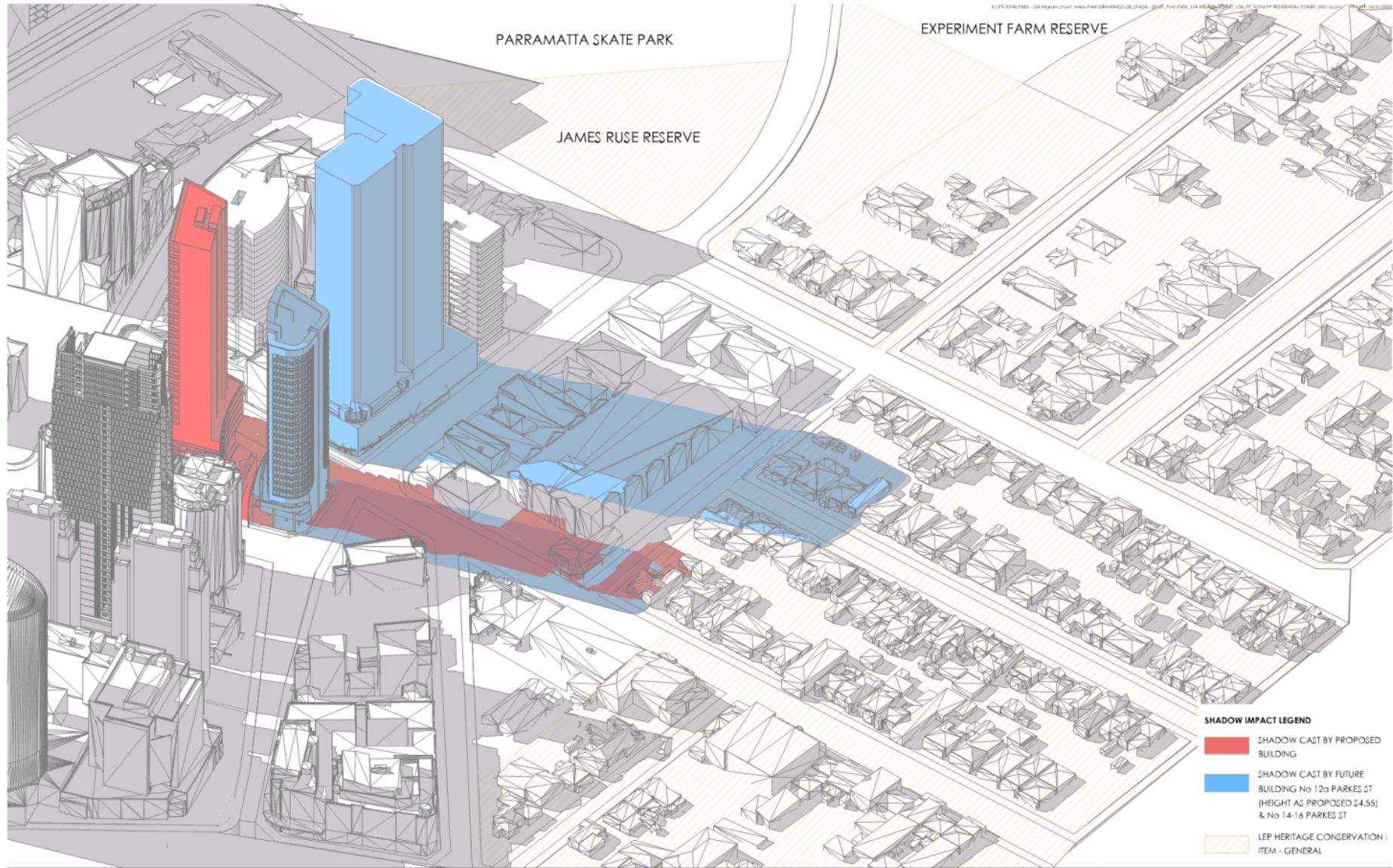
DRAWING TITLE:
SHADOW DIAGRAMS 3D: 12 JUNE 11:00AM

DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:1200, 1:100 AT A3
PROJECT NO: P530

PP 22 P34.0
stage design outline

pti ARCHITECTURE
Tourism + Residential

Level 10, 263 Clarence Street, Sydney NSW 2000
+61 2 9263 0880 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5004)
ABN 90 050 071 022



ARCHITECTURE
Tourism + Residential

Level 10, 263 Clarence Street, Sydney NSW 2000
+ 61 2 9263 0880 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5004)
ABN 90 050 071 022

REV	DESCRIPTION	BY	DATE
P240	CLIENT GUIDE	JR	19.05.23
P250	CLIENT GUIDE	JR	29.05.23
P260	CLIENT GUIDE	JR	01.06.23
P270	CLIENT GUIDE	LZ	29.06.23
P280	CLIENT GUIDE	LZ	06.07.23
P290	CLIENT GUIDE	LZ	08.07.23
P300	CLIENT GUIDE - COMMERCIAL	DP	29.11.23
P310	CLIENT GUIDE - RESIDENTIAL	DP	30.11.23
P320	CLIENT GUIDE - RESIDENTIAL	DP	06.12.23
P330	CLIENT GUIDE - RESIDENTIAL	LZ	09.01.24
P340	CLIENT GUIDE - RESIDENTIAL	LZ	16.01.24

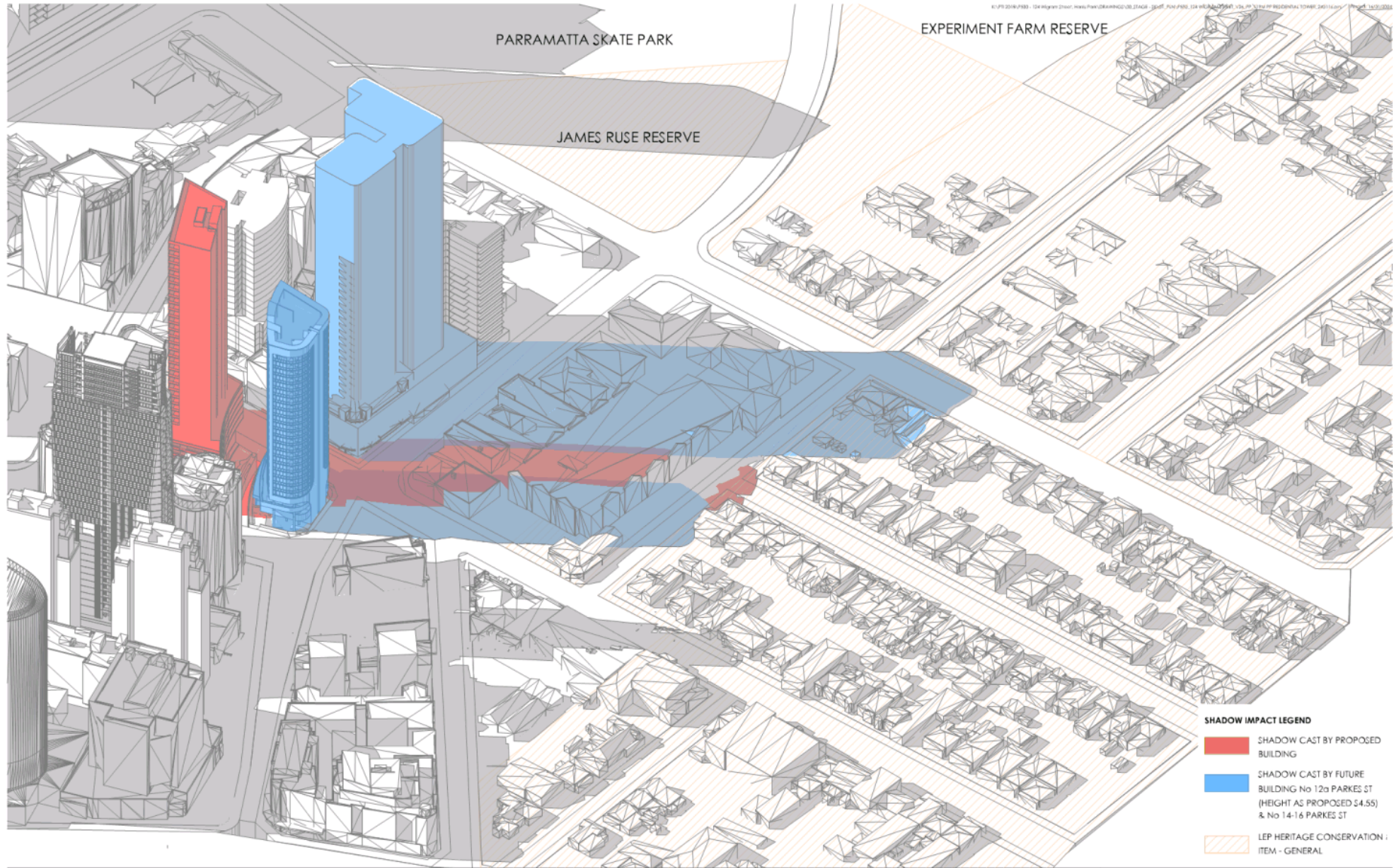
SKY BLUE
DEVELOPMENTS

PROJECT REF:
**PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL
- MIXED USE PODIUM WITH RESIDENTIAL TOWER**
124 WIGRAM STREET PARRAMATTA NSW 2150

DRAWING TITLE:
**SHADOW DIAGRAMS 3D: 12 JUNE
12:00PM**

DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:1200, 1:100 AT A3
PROJECT NO: P530

PP 23 P34.0
stage design outline



SHADOW IMPACT LEGEND

- SHADOW CAST BY PROPOSED BUILDING
- SHADOW CAST BY FUTURE BUILDING No 12a PARKES ST (HEIGHT AS PROPOSED S4.55) & No 14-16 PARKES ST
- LEP HERITAGE CONSERVATION ITEM - GENERAL

pti ARCHITECTURE
Tourism + Residential

Level 10, 263 Clarence Street, Sydney NSW 2000
+61 2 9263 0880 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5004)
ABN 90 950 071 022

REV	DESCRIPTION	BY	DATE
P240	CLIENT GDU	JR	19.05.23
P250	CLIENT GDU	JR	29.05.23
P260	CLIENT GDU	JR	01.06.23
P270	CLIENT GDU	LZ	29.06.23
P280	CLIENT GDU	LZ	06.07.23
P290	CLIENT GDU	LZ	08.07.23
P300	CLIENT GDU - COMMERCIAL	DP	29.11.23
P310	CLIENT GDU - RESIDENTIAL	DP	30.11.23
P320	CLIENT GDU - RESIDENTIAL	DP	06.12.23
P330	CLIENT GDU - RESIDENTIAL	LZ	09.01.24
P340	CLIENT GDU - RESIDENTIAL	LZ	16.01.24

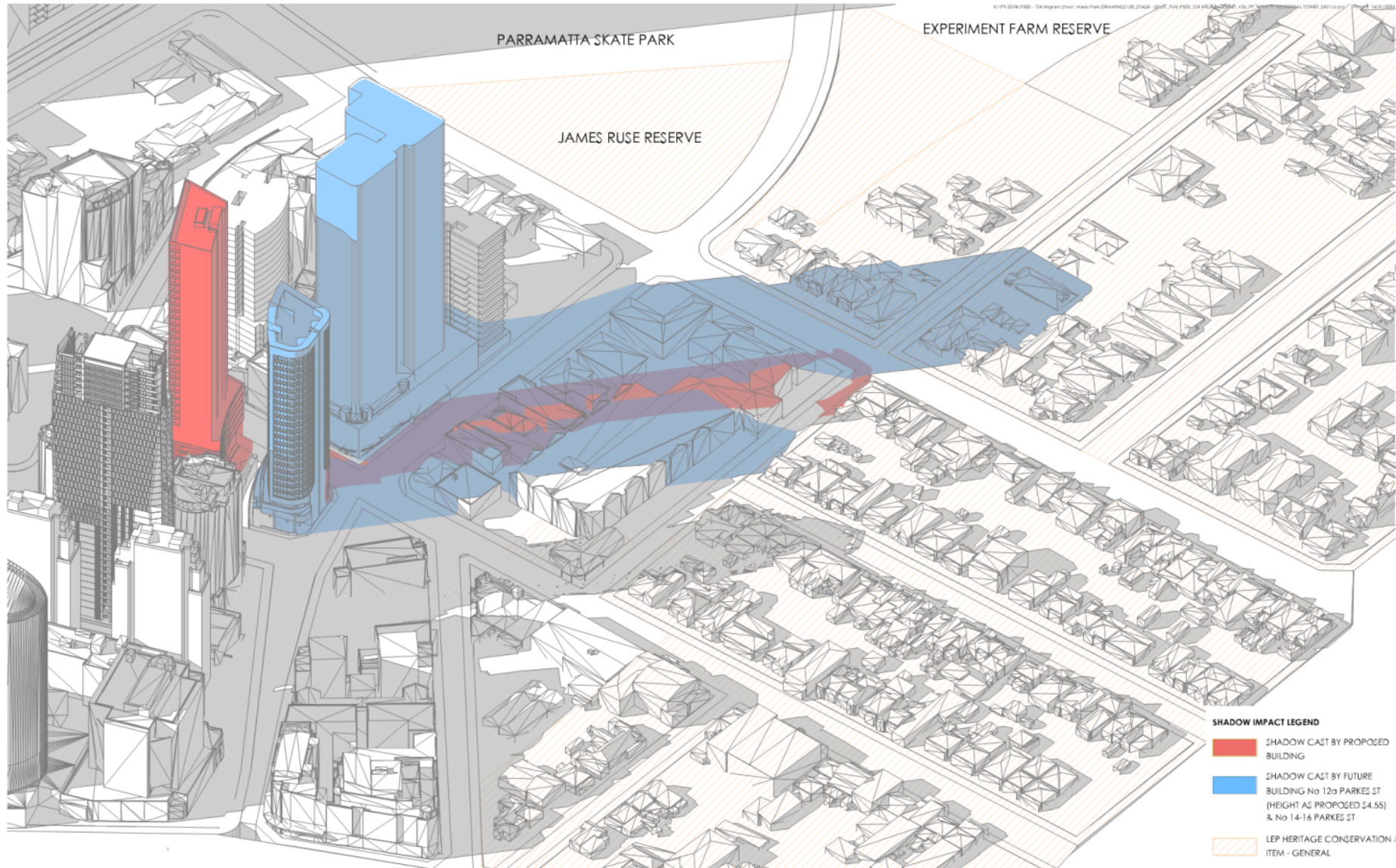
SKY BLUE DEVELOPMENTS

PROJECT TITLE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL
- MIXED USE PODIUM WITH RESIDENTIAL TOWER
124 WIGRAM STREET PARRAMATTA NSW 2150

DRAWING TITLE:
SHADOW DIAGRAMS 3D: 12 JUNE
1:00PM

DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:1200, 1:100 AT A3
PROJECT NO.: P530

PP 22 P34.0
stage design outline



SHADOW IMPACT LEGEND

- SHADOW CAST BY PROPOSED BUILDING
- SHADOW CAST BY FUTURE BUILDING No 12a PARKES ST (HEIGHT AS PROPOSED S4.55) & No 14-16 PARKES ST
- LEP HERITAGE CONSERVATION ITEM - GENERAL

pti ARCHITECTURE
 Tourism + Residential
 Level 10, 263 Clarence Street, Sydney NSW 2000
 +61 2 9263 0880 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5004)
 ABN 90 950 071 022

REV	DESCRIPTION	BY	DATE
P040	CLIENT GDU	JR	19.05.23
P050	CLIENT GDU	JR	29.06.23
P060	CLIENT GDU	JR	01.04.23
P070	CLIENT GDU	LZ	29.04.23
P080	CLIENT GDU	LZ	06.07.23
P090	CLIENT GDU	LZ	08.07.23
P000	CLIENT GDU - COMMERCIAL	DP	29.11.23
P010	CLIENT GDU - RESIDENTIAL	DP	30.11.23
P020	CLIENT GDU - RESIDENTIAL	DP	04.12.23
P030	CLIENT GDU - RESIDENTIAL	LZ	09.01.24
P040	CLIENT GDU - RESIDENTIAL	LZ	16.01.24

SKY BLUE DEVELOPMENTS

PROJECT TITLE:
 PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL
 - MIXED USE PODIUM WITH RESIDENTIAL TOWER
 124 WIGRAM STREET PARRAMATTA NSW 2150

DRAWN TITLE:
 SHADOW DIAGRAMS 3D: 12 JUNE
 2:00PM

DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:1200, 1:100 AT A3
PROJECT No: P530

PP 23 P34.0
 stage design outline

K:\P\2016\P530 - 124 Wigram Street - Main Plan\DRAWING\CD_21ACR - 20.01_Plan_P530_124 WIGRAM STREET_V04_PP_115M PP RESIDENTIAL TOWER_240116.dwg PLOT: 14/01/2024



Level 10, 253 Clarence Street, Sydney NSW 2030
 +61 2 9253 0880 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5054)
 ABN 90 950 071 022

REV	DESCRIPTION	BY	DATE
P240	CLIENT GDU	JR	19.05.23
P250	CLIENT GDU	JR	29.05.23
P260	CLIENT GDU	JR	01.06.23
P270	CLIENT GDU	LZ	29.06.23
P280	CLIENT GDU	LZ	06.09.23
P290	CLIENT GDU	LZ	08.09.23
P300	CLIENT GDU - COMMERCIAL	DP	29.11.23
P310	CLIENT GDU - RESIDENTIAL	DP	30.11.23
P320	CLIENT GDU - RESIDENTIAL	DP	06.12.23
P330	CLIENT GDU - RESIDENTIAL	LZ	09.01.24
P340	CLIENT GDU - RESIDENTIAL	LZ	16.01.24

CLIENT
SKY BLUE DEVELOPMENTS

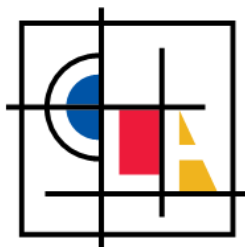
PROJECT TITLE
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
 124 WIGRAM STREET PARRAMATTA NSW 2150
 DRAWING TITLE
17-19 HASSALL STREET AGAINST THE CBD DCP CONTROLS

NO	DATE	BY	DATE
PP	26	P34.0	
Stage	design	submit	

Statement of Heritage Impact

**124 Wigram Street
Harris Park**

**Proposal:
New Residential and
Commercial Development**



**CRACKNELL
&
LONERGAN**
ARCHITECTS PTY LTD

REV. B

Prepared on 17 January 2024
Prepared for PTI Architecture

CRACKNELL
&
LONERGAN
ARCHITECTS PTY LTD

ABN 55 100 940 501
Nominated Architect: Peter J Lonergan
NSW Architects Registration No. 5983

156a Church Street
Newtown NSW 2042
(02) 9565 1554
email@cracknellonergan.com.au
www.cracknellonergan.com.au



Contents

1.0	Introduction	01
2.0	Setting and Context	04
3.0	Proposal	10
4.0	Assessment of Historical Significance	15
5.0	Statement of Significance	17
6.0	Statutory Controls and Development Controls	18
7.0	Recommendations	43
8.0	Statement of Heritage Impact	44
9.0	Appendix A: Select Bibliography of Sources	45
10.0	Appendix B: NSW OEH Heritage Inventories	46
11.0	Appendix C: Curriculum Vitae of Peter Lonergan	56

THIS PAGE LEFT BLANK INTENTIONALLY

1.0 Introduction

Prepared On:

16 September 2019 [DRAFT]
26 September 2019 [DA-ISSUE]
17 January 2023 [REVISED]

Project Address:

124 Wigram Street
Harris Park

Prepared For:

PTI Architecture

Prepared By:

Cracknell & Lonergan
Architects Pty Ltd

1.1 Project Summary

The development relevant to this Statement of Heritage Impact is located at 124 Wigram Street, Harris Park, and the proposal seeks to construct a residential and commercial development building with 36 storey, 2 level basement car parking and 171 residential apartments. The proposed development is within the Parramatta CBD Planning Proposal and the proposal seeks to align with the controls of the Parramatta Planning Proposal. Land use, Height of Building and FSR are consistent with the objectives of the principal development standards pursuant to the Parramatta LEP 2023.

The subject site is in the vicinity of the Harris Park West and Experiment Farm Heritage Conservation Areas and within the vicinity of Local LEP listed heritage items at No.113- 155 Wigram Street - Item I750 and Nos. 23 and 25 Hassal Street - Item I708. The proposed development is located in the South East Parramatta Interface Area and the Special Interest Area No.10- 'Parramatta CBD Apartment Zone' which is examined in the Hector Abrahams Assessment Report.

1.2 Research Methodology

Cracknell and Lonergan Architects Pty Ltd have been commissioned to assess the impact of the proposed works. The report has been authored by Peter Lonergan, Registered Architect and Director, Cracknell and Lonergan Architects Pty Ltd. He has been assisted by other staff at the office: Ms Julie Cracknell (Practice Director), Ms Paula Valsamis (Coordinator, Planning & Heritage) and Miss Kimberley Tonkin (Architectural Assistant).

The Statement of Heritage Impact follows the guidelines contained in the NSW Government Office of Environment and Heritage (<https://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>) and it has aimed to ascertain: 1) why the item is of heritage significance; 2) what impact the proposed works will have on that significance; 3) what measures are proposed to mitigate negative impacts; 4) why more sympathetic solutions are not viable.

The report is structured as follows: 1) It considers the setting and context of the subject site (immediate and locality), 2) It considers the proposed works in the context of the cultural significance of the subject site/item, 3) It considers the statutory controls and development constraints 4) It makes recommendations on the suitability of the proposed works for subject site.

After assessing the significance of the site, impact on the significance of the site, as well statutory and development controls (LEP and DCP), the Statement of Heritage Impact concludes that the proposed works do not have an adverse impact on the significance of the heritage item, and development should not be restricted on the grounds of heritage.



Peter Lonergan

Director
Cracknell Lonergan Architects Pty Limited
NSW Architects Registration No. 5983

2.0 Setting and Context

2.1 Setting and Context

The subject site is named as no. 124 Wigram Street, Harris Park, or known formally as SP19939 with various lot numbers. The existing building is a private four storey, 1970s face brick flat building with hipped tiled roof.

Located in the local government area of Parramatta and within the proposed Parramatta CBD Planning Proposal, the site is within a locality of mixed character, containing low to medium residential dwellings, some 4- 5 storey apartments and commercial premises. Directly opposite the site are the Local LEP listed heritage items at No.113- 155 Wigram Street - Item I750 and Nos. 23 and 25 Hassal Street - Item I708. The heritage items are conjoined cottages built in the 1880s and both groups occupy the corner of Wigram Street and Hassal Street. The simple and modest brick and corrugated iron roofed cottages contrast greatly with the multi storey apartments that surround them.

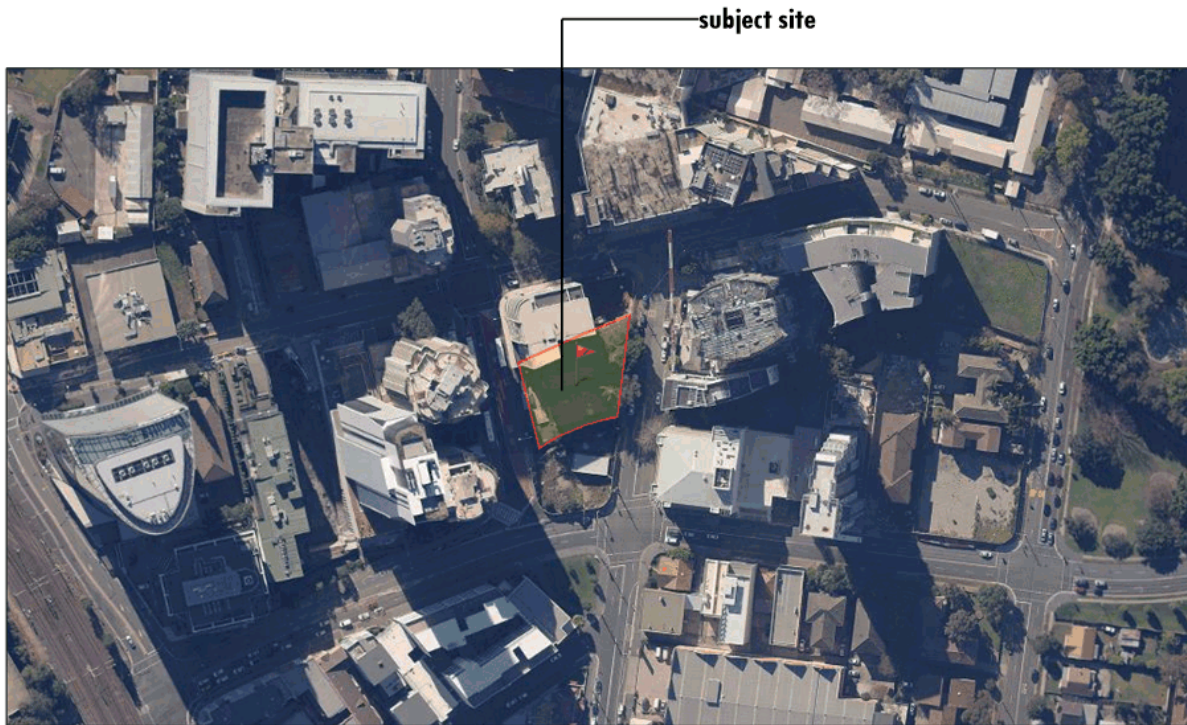
The impact of the proposed development on the cottages is assessed in this report- Section 7.3., in the Hector Abrahams Assessment Report, as well as methods to mitigate the heritage interface impacts.

The site is within an area known as the Parramatta CBD Apartment Zone and the urban locale of this precinct is described as follows in Hector Abrahams, Parramatta CBD Study.

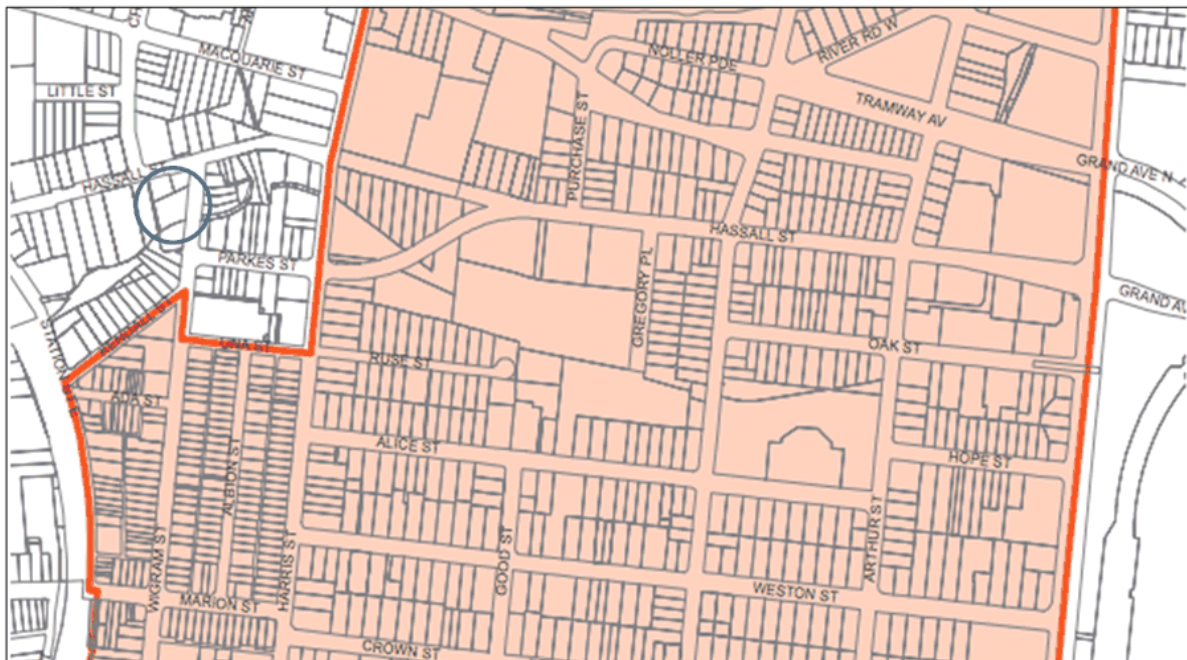
'originating as the rear allotments of streets set out on the line of the creek. A central identity node is found at the intersection of Hassall and Charles Streets, where there is a large Port Jackson Fig, a small cluster of shops, and a street view to the wooded horizon at the rise above the Harris Park Suburb. In and around the precinct there are to isolated heritage places, including Lancer Barracks and Commercial Hotel, and two houses in Wigram Street'

Sourced: <https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/pdf%2028%20-%20Heritage>

2.0 Setting and Context



NSW SIX Maps Imagery - Aerial Map of Site Location



City of Parramatta Council DCP Map of the Locality of Harris Park. Subject site is situated just on the outskirts of this outline, highlighted in blue.

2.0 Setting and Context

2.2 Locality & Neighbourhood Condition

Harris Park is bounded by the Parramatta River to the north, James Ruse Drive to the east, A'Beckett's Creek, the M4 motorway to the south, and the railway line to the west. It lies immediately to the east of the commercial centre of Parramatta, with the northern and western parts of the suburb within easy walking distance of the CBD.

Harris Park contains some of the most important parts of Parramatta's heritage. It has an extensive collection of nineteenth and early twentieth century houses, shops, public buildings and landscapes. Of particular note are Australia's first land grant and oldest European building, Elizabeth Farm House, as well as two other important colonial houses, Experiment Farm and Hambleton Cottage.

The preservation and enhancement of Harris Park's historic fabric is essential. The area also has an important strategic role in providing residential development because of its location on the fringe of the Parramatta CBD. All new development will need to be at a scale that is consistent with the existing character of the streets, not impede view corridors to major landscapes and the escarpment north of the Parramatta River, and provide opportunities to connect with the foreshore. Future development along James Ruse Drive will need to have a strong, unified, and visually attractive presence to reflect its status as a "gateway" to the Parramatta CBD.

[Sourced: Parramatta DCP - 4.3.2 Harris Park]



Apartments within the vicinity Photograph Cracknell & Lonergan Photograph

2.0 Setting and Context

subject site

Streetscape looking north and towards Parramatta River



Streetscape looking south and towards the Western Motorway Photo Google Maps



Surrounding apartments
Photo Google Maps



2.0 Setting and Context

2.3 Subject Site Conditions

The subject site is No. 124 Wigram Street Harris Park, or known formally as CP/-/SP19939. The existing subject site comprises a four storey, 1970s face brick flat building with hipped tiled roof. It is unremarkable, though in fair condition. The existing flats at No. 124 Wigram Street as sourced from real estate photos shows simple modest interiors.

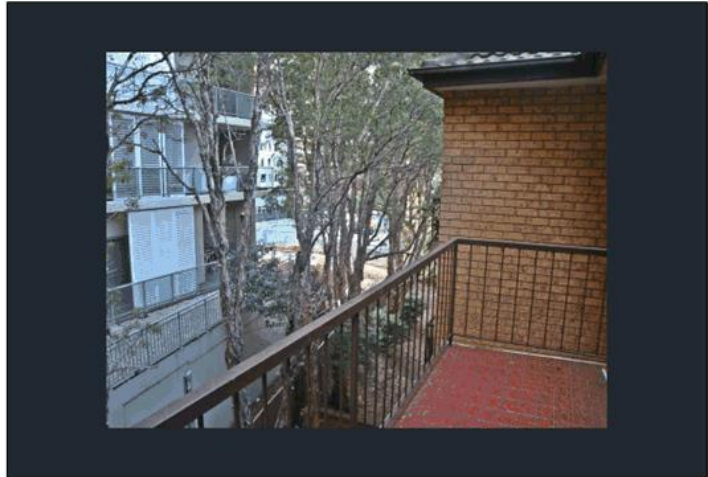
It is evident that the streetscape is changing within the Apartment Zone of the Parramatta CBD and the apartments appear out dated..



Real Estate Photography of the subject site's facade

2.0 Setting and Context

Apartment 11 Real Estate Imagery



Apartment 3 Real Estate imagery



Apartment 7 Real estate imagery

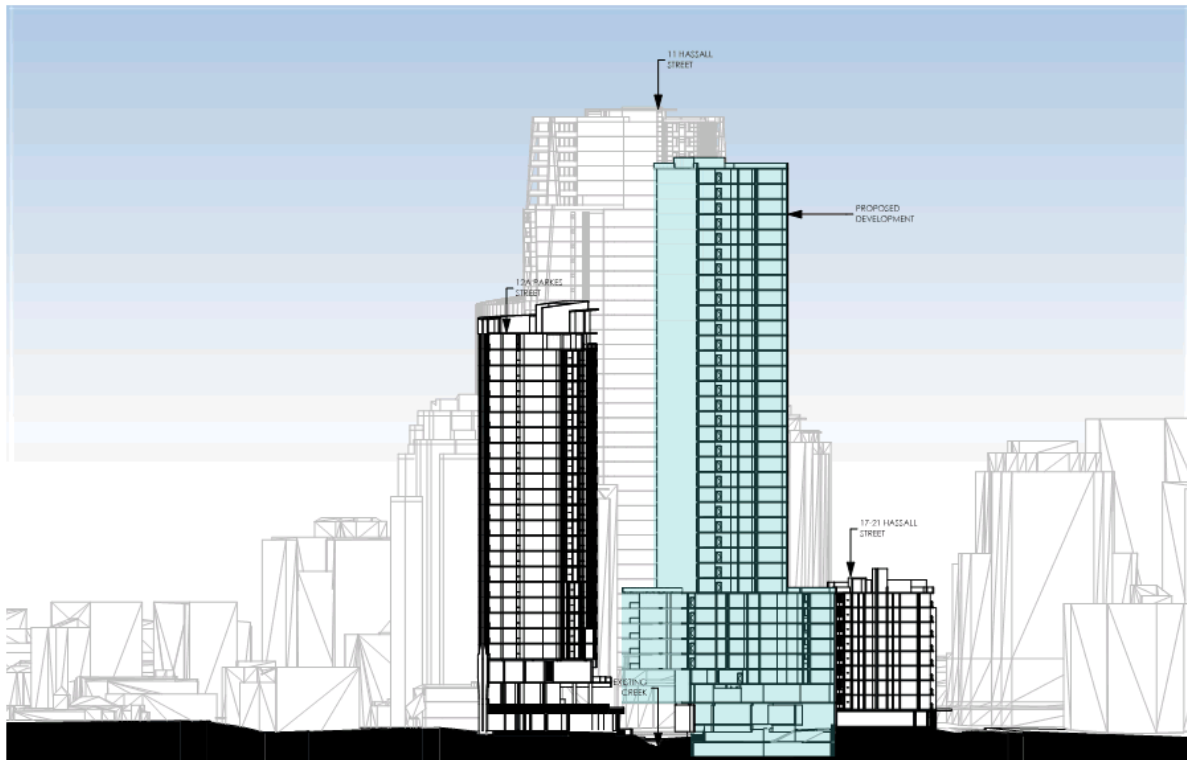


3.0 Proposal

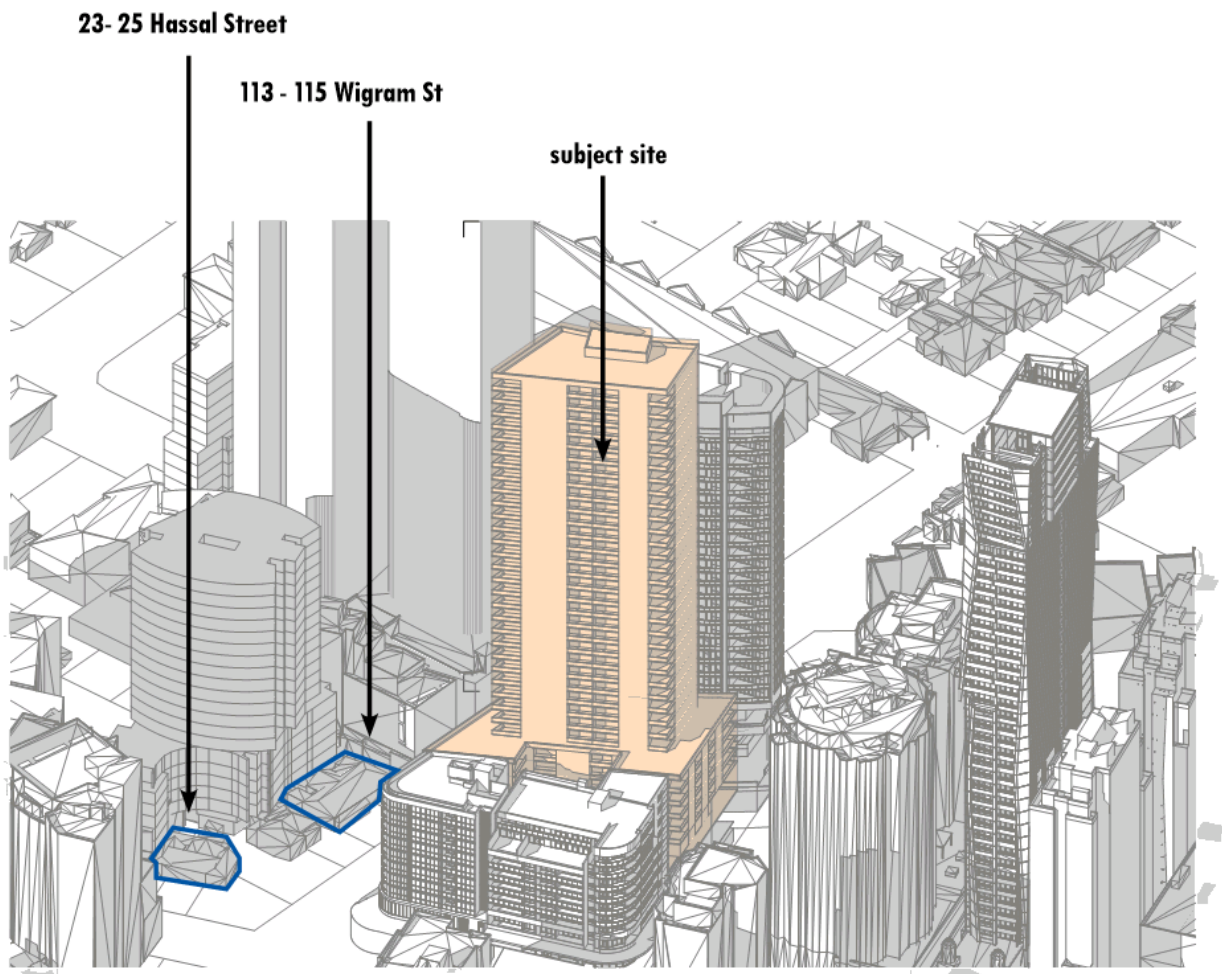
3.1 Proposal

The subject site, bounded by Wigram Street, Charles Street to the west and Hassall Street to the north, is in an area within the Parramatta CBD Proposal, that is dominated by tall apartment buildings. Future development proposed, within this precinct constitutes apartment buildings, as evident in the 3D modelling diagram drawn by Pti Architecture.

DEVELOPMENT CALCULATION	
FSR CALCULATION	
SITE AREA	1557m ²
FSR PERMITTED	11.5:1 (17 928.5 m ²)
FSR PROPOSED	11.307:1 (17627.86 m ²)
<small>An area schedule should be provided showing how the GFA is arrived at. For GFA yield calculations, assume: • Residential GFA = 75% of GBA (GBA includes external walls, internal voids and balconies) • Commercial GFA = 85% of GBA.</small>	
DEEP SOIL AREA CALCULATION	
PROPOSED DEEP SOIL AREA	159m ² (10% SITE AREA)
NO. OF LEVELS	
BASEMENTS	2 LEVELS
GROUND LEVEL - COMMERCIAL	1 LEVEL
NO. OF PODIUM COMMERCIAL LEVELS	1 LEVELS
NO. OF PODIUM RESIDENTIAL LEVELS	6 LEVELS
NO. OF TYPICAL RESIDENTIAL LEVELS	28 LEVELS
TOTAL	38 LEVELS + 2 BASEMENTS

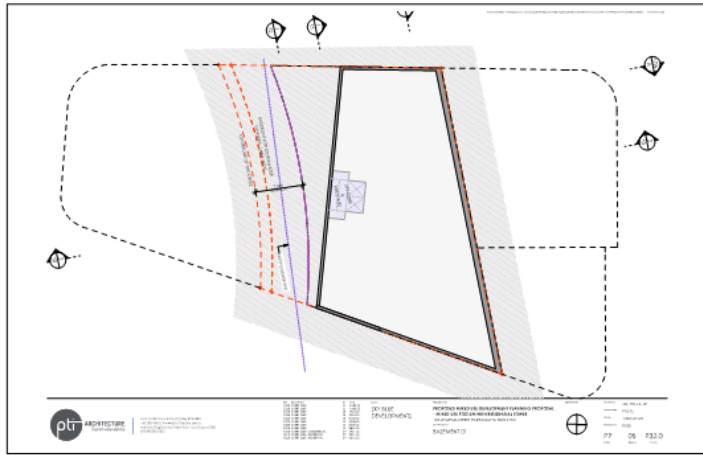


3.0 Proposal

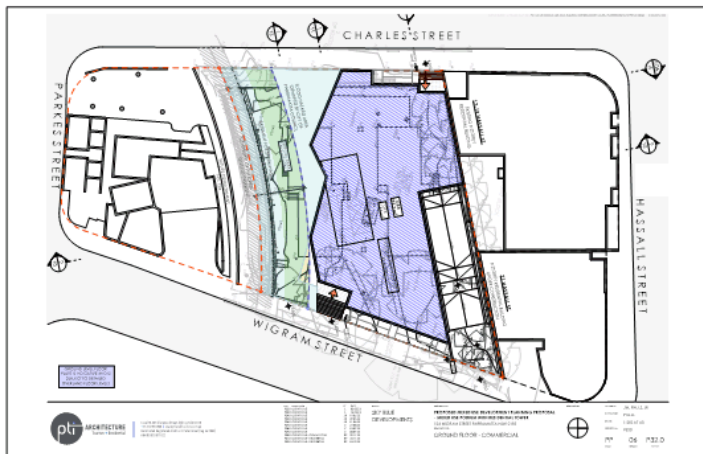


3.0 Proposal

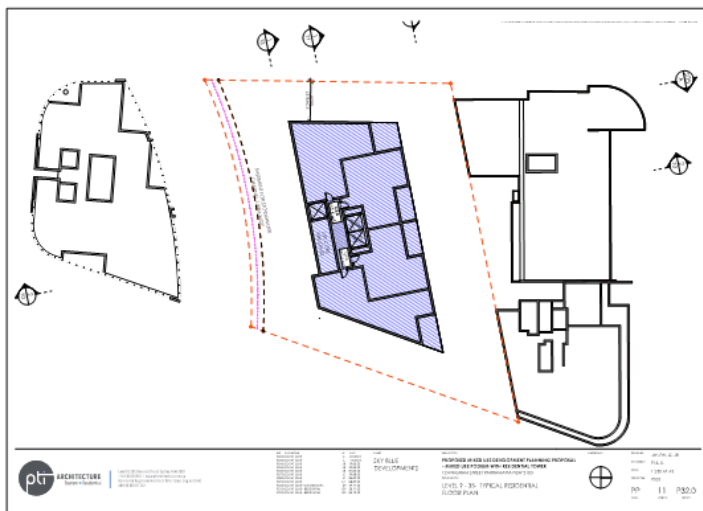
Basement Level Plan
Pti Architecture



Ground Floor/ Commercial Retail Plan
Pti Architecture



Typical Residential Plan
Pti Architecture



4.0 Assessment of Historical Significance

4.1 Historic

The history of the area has been sourced entirely from the NSW OEH Heritage Inventory for the Heritage Items and Parramatta City Council's Heritage DCP. The record provides a detailed assessment of the historic cultural and social significance of the area.

The NSW OEH Inventory provides the following historical summary for the heritage items:

Semi-detached Cottages

The pair of conjoined residences at 23 and 25 Hassall Street is of significance for the local area for historical reasons and as a representative example of residential architecture of the Victorian period in this area, created as speculative housing for less wealthy workers. Built c. 1880, the pair of conjoined houses is readily identifiable as part of historic building stock and still contributes to the streetscape

The DCP provides the following historical summary for the locality:

The building of the railway from Sydney to Blacktown (completed in 1860), including a station at Harris Park, stimulated subdivision and closer settlement of this area which had been used for many years for pastoral purposes. The area close to the railway station at Harris Park was privately subdivided in the 1870s and 1880s, with lots narrower and smaller than those in the government subdivided town area. The majority of houses in this area were built before 1895.

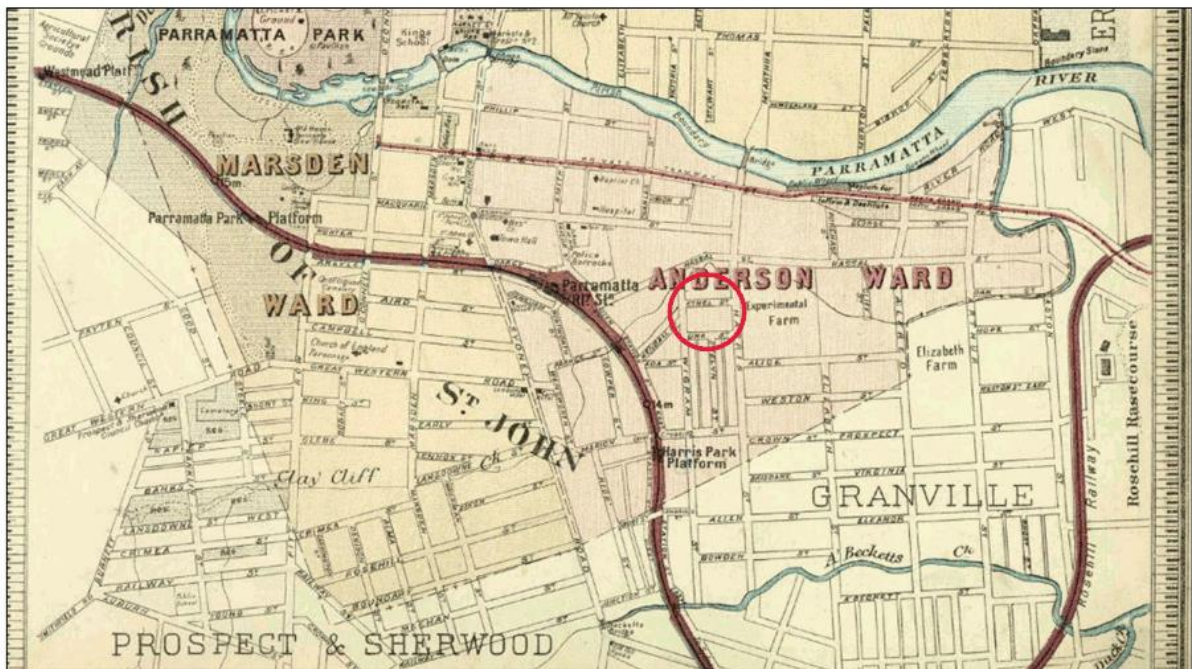
Distinctive Characteristics

- intimate scale of the area -allotments are mostly 30ft, compared to the wider allotments east of Harris Street
- predominance of small cottages (mostly single storey) with some terrace houses and other dwellings
- age of buildings - mostly developed in the late 19th century, with a few early 20th century dwellings and shops, and some flats from the 1960s

4.0 Assessment of Historical Significance



1943 Aerial Site Imagery - Site Location Highlighted in Red



County of Cumberland Plan - Approximate Site Location Highlighted in Red

5.0 Statement of Significance

5.1 NSW Office of Environment and Heritage, Statement of Significance

The NSW Office of Heritage and Environment's Heritage Inventory provides the following statement of significance for the heritage items located adjacent to the subject site:

The pair of conjoined residences at 23 and 25 Hassall Street is of significance for the local area for historical reasons and as a representative example of residential architecture of the Victorian period in this area, created as speculative housing for less wealthy workers. Built c. 1880, the pair of conjoined houses is readily identifiable as part of historic building stock and still contributes to the streetscape.

The proposed site and locality itself are not listed within the NSW Office of Heritage and Environment's Heritage Inventory and as such there is no applicable statement of significance for the site.

5.2 Locality Statement (City of Parramatta DCP)

The Council DCP provides the following statement of significance for the locality:

The area demonstrates an early 1870s-90s subdivision and speculation of modest residential development part of colonial surgeon John Harris' land grant, made in response to the railway. Many of the original houses remain and it retains a consistency of development with narrow lots, back lanes and small scale, simple form timber and brick cottages, built close together. The use of timber was typical in many parts of Sydney but is now rare. This area is important because it provides evidence of mid 19th century subdivisional and surveying practice and with the relative absence of modern development is the most consistent historical urban area in central Parramatta.

[Sourced - 4.4.3.3 Harris Park West Heritage Conservation Area]

6.0 Statutory Controls and Development Controls

6.1 Council - Local Environmental Plan 2023 Clause 4.3 Height

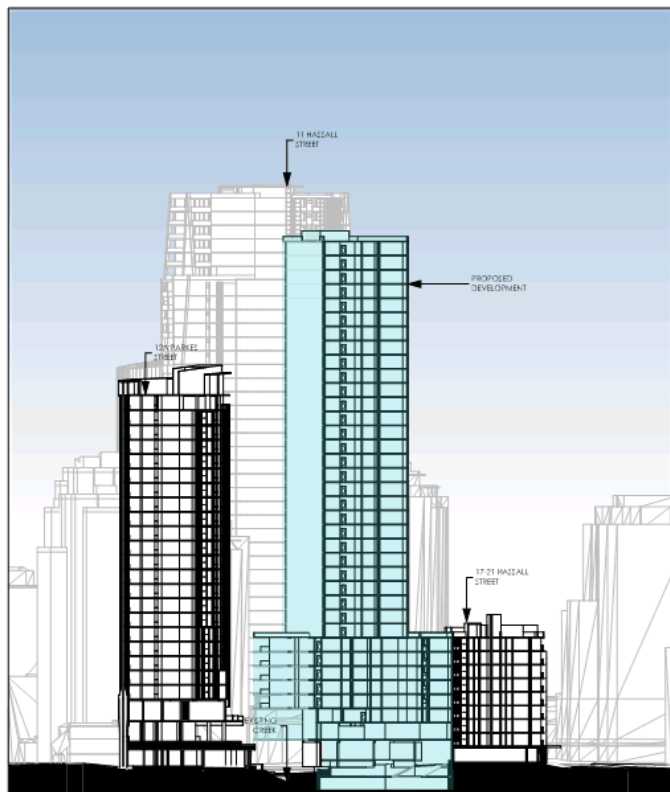
The subject site is classed with a permissible maximum building height of 72 metres.



The Parramatta LEP2023 prescribes that:

1. The maximum height of a building will be influenced by proposed controls for height of buildings, sun access protection and airspace orientations.
2. All land within the CBD Planning Proposal boundary will have two height controls, one being a base height control, and the other being an incentive height control.
3. The base maximum height control: Can be increased by 15% provided design excellence is achieved. The 15% bonus can only be applied once, either to the base or incentive height - but not both.

The proposal seeks to increase the height of the final proposal to 119m, as shown in the proposed drawings.



6.0 Statutory Controls and Development Controls

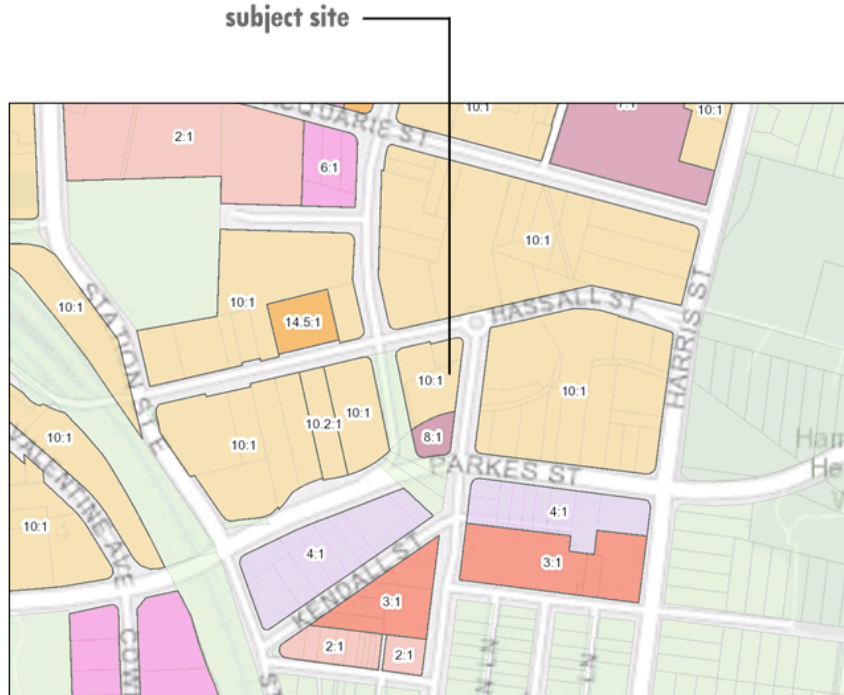
6.1 Council - Local Environmental Plan 2023 Clause 4.3 Height

Objectives	Compliance	Response
4.3 Height of buildings		
(1) The objectives of this clause are as follows— (a) to provide appropriate height transitions between buildings,	COMPLIES	The proposed height of the development continues to maintain an appropriate height transition between higher density CBD precinct areas and the low density Parramatta and Harris Park surrounds. The proposed podium articulation further assists in breaking up the overall form of the tower to reduce the visual bulk and scale of the development along the street.
(b) to ensure the height of buildings is compatible with the height of existing and desired future development in the surrounding area,	COMPLIES	The proposed development is consistent with other developments within the same urban precinct. As the streetscape elevations demonstrate, adjoining developments within the Harris Park area are currently undergoing redevelopment with heights and scales comparable to the development subject of this application.
(c) to require the height of future buildings to be appropriate in relation to heritage sites and their settings,	COMPLIES	The proposed development is accompanied by a solar analysis which demonstrates that the impact upon the heritage conservation area to the south has been minimised. The podium form and articulation has been designed in a manner which responds to the fine grain human scale of Wigram street and will not adversely impact the heritage items across the road.
(d) to reinforce and respect the existing character and scale of low density residential areas,	COMPLIES	The proposal is not located in an area of low density residential development.
(e) to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development,	COMPLIES	The proposed development has been designed in a way which does not interfere with existing street or curtilage corridors. The proposed development, particularly the tower form, has been designed to minimise impacts upon the broader local views. Street views are protected and defended by appropriate setbacks from boundaries and a relationship to adjoining buildings.
(f) to preserve historic views,	COMPLIES	As per the discussion above.
(g) to maintain satisfactory sky exposure and daylight to— (i) existing buildings in commercial centres, and (ii) the sides and rear of tower forms, and (iii) key areas of the public domain, including parks, streets and lanes.	COMPLIES	The proposed development is accompanied by a solar analysis which demonstrates that the impact upon the heritage conservation area to the south has been minimised.

6.0 Statutory Controls and Development Controls

6.1 Council - Local Environmental Plan 2023 Clause 4.4 FSR

The permissible FSR for the subject site is identified as being 10:1.



The Parramatta LEP2023 prescribes that:

1. The maximum floor space ratio of a building will be influenced by proposed controls for density of buildings, sun access protection and airspace orientations.
2. All land within the CBD Planning Proposal boundary will have two floor space controls, one being a base floor space control, and the other being an incentive floor space control.
3. The base maximum height control: Can be increased by 15% provided design excellence is achieved. The 15% bonus can only be applied once, either to the base or incentive height - but not both.

The proposal seeks to increase the floor space ratio of the subject site to 11.307:1, which sits within the permissible bonus of 15%, that is, 10:1 + 1.5:1 = 11.5:1

DEVELOPMENT CALCULATION	
FSR CALCULATION	
SITE AREA	1559m ²
FSR PERMITTED	11.5:1 (17 928.5 m ²)
FSR PROPOSED	11.307:1 (17627.86 m ²)
<small>An area schedule should be provided showing how the GFA is arrived at. For GFA yield calculations, assume: * Residential GFA = 75% of GBA (GBA includes external walls, internal voids and balconies). * Commercial GFA = 85% of GBA.</small>	
DEEP SOIL AREA CALCULATION	
PROPOSED DEEP SOIL AREA	159m ² (10% SITE AREA)
NO. OF LEVELS	
BASEMENTS	2 LEVELS
GROUND LEVEL - COMMERCIAL	1 LEVEL
NO. OF PODIUM COMMERCIAL LEVELS	1 LEVELS
NO. OF PODIUM RESIDENTIAL LEVELS	6 LEVELS
NO. OF TYPICAL RESIDENTIAL LEVELS	28 LEVELS
TOTAL	38 LEVELS + 2 BASEMENTS

6.0 Statutory Controls and Development Controls

6.1 Council - Local Environmental Plan 2023 Clause 4.4 FSR

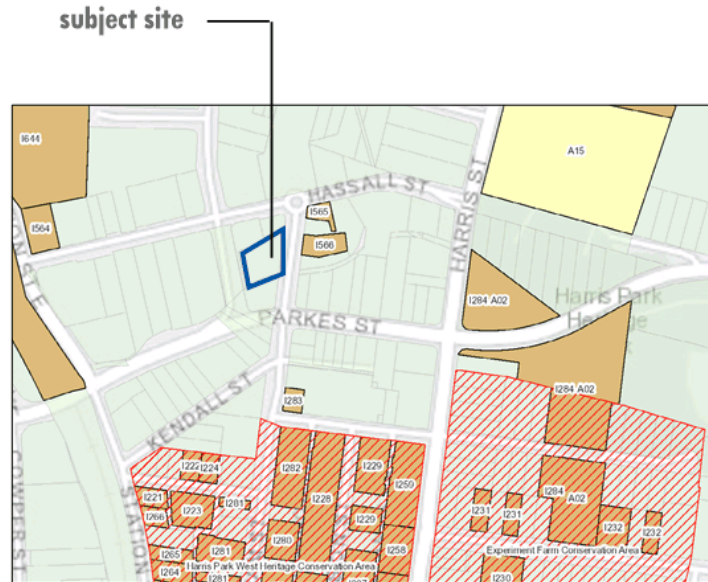
Objectives	Compliance	Response
4.3 Height of buildings		
(1) The objectives of this clause are as follows—		
(a) to ensure buildings are compatible with the bulk, scale and character of existing and desired future development in the surrounding area,	COMPLIES	The proposed development scale will be appropriate in its context and is substantially below the permissible floor space ratio for the site. The use of the bonus requiring design excellence will be demonstrated through a future detailed design resolution process, but the current planning proposal scheme demonstrates reference points in terms of adequate bulk, height, form, scale and setbacks which will inform a positive design outcome for the site, and which will enable a compatible development where the height and floor space are appropriately correlated, to be developed.
(b) to regulate density of development and generation of vehicular and pedestrian traffic,	COMPLIES	The proposed development achieves a compliant density for the subject site which adequately addresses the future density and foreshadowed population of the site.
(c) to provide a transition in built form and land use intensity,	COMPLIES	The proposal has been divided between a lower level podium articulation and a taller tower form, defined by separation of setbacks, materials, bulk and scale, these assist in providing an appropriate transition in height and scale. The proposal further complements an approved adjoining development to the south, where the FSR and height are lower. The subject site is therefore foreshadowed in planning instruments to be an uplift from its neighbour, providing an increase in scale as the site steps northward toward Parramatta CBD.
(d) to require the bulk and scale of future buildings to be appropriate in relation to heritage sites and their settings,	COMPLIES	The solar analysis and assessment of curtilage demonstrates that the proposal is compliant and consistent in terms of bulk and scale, in relation to surrounding heritage items and the broader heritage conservation areas and special character areas to the south and east of the property.
(e) to reinforce and respect the existing character and scale of low density residential areas.	COMPLIES	The proposal is reflective of other approved developments in the area as demonstrated in the urban sections and elevations which shows the anticipated, built and under construction scales of development which surround the site.

6.0 Statutory Controls and Development Controls

6.1 Council - Local Environmental Plan 2011 Clause 5.10 Heritage

The subject site is not situated within a Heritage Conservation Area, nor is it a locally or state listed Heritage Item.

The subject site is in the vicinity of the Harris Park West and Experiment Farm Heritage Conservation Areas and within the vicinity of Local LEP listed heritage items at No.113-155 Wigram Street - Item I566 and "Semi-detached Cottages" Nos. 23 and 25 Hassall Street - Item I565.



Heritage Map (LEP) - Subject site is highlighted in BLUE

Objectives / Provision	Compliance	Response
5.10 Heritage Conservation		
<p>(1) Objectives</p> <p>The objectives of this clause are as follows:</p> <ul style="list-style-type: none"> (a) to conserve the environmental heritage of Parramatta, (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, (c) to conserve archaeological sites, (d) to conserve Aboriginal objects and Aboriginal places of heritage significance. 	COMPLIES	<ul style="list-style-type: none"> (a) The proposal successfully improves the streetscape by converting an unremarkable 1970s residential flats into a contemporary high residential development. Heritage items authenticity is not compromised. (b) The contemporary design solution which will reinvigorate the urban locale and improve the significance of the items located opposite the subject site. (c) Given that there are possible archaeological objects or relics on subject site some further investigation may be warranted. (d) N/A
<p>(2) Requirement for consent</p> <p>Development consent is required for any of the following:</p> <ul style="list-style-type: none"> (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance): <ul style="list-style-type: none"> (i) a heritage item, (ii) an Aboriginal object, (iii) a building, work, relic or tree within a heritage conservation area, 	COMPLIES	<p>The proposal provides for a statement of heritage impact as the proposal is adjacent to heritage items and is of a scale where heritage conservation areas to the south of the subject site may be impacted by the proposed development. An assessment of heritage is therefore conducted to assess and mitigate potential adverse impacts of the development.</p>
<ul style="list-style-type: none"> (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item, 	N/A	

6.0 Statutory Controls and Development Controls

6.1 City of Parramatta Council - Local Environmental Plan 2011 Clause 5.10 Heritage

Objectives / Provision	Compliance	Response
(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,	N/A	
(d) disturbing or excavating an Aboriginal place of heritage significance,	N/A	
(e) erecting a building on land: (i) on which a heritage item is located or that is within a heritage conservation area, or (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,	N/A	
(f) subdividing land: (i) on which a heritage item is located or that is within a heritage conservation area, or (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.	N/A	
Clause (3) is not applicable to this development	N/A	
(4) Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).	APPLIES	This report satisfies the requirement for a detailed heritage assessment to be conducted for assessment by the consent authority. Relevant assessments are addressed in the Hector Abrahams Architects Heritage Study of Interface Areas, in reference to the proposed development at 124 Wigram Street Harris Park as tabled in Section 7.3 of this report and if followed, provides a useful test of the criteria to ensure heritage values are maintained.
(5) Heritage assessment The consent authority may, before granting consent to any development: (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.	APPLIES	This report satisfies the requirement for a detailed heritage assessment to be conducted for assessment by the consent authority. Relevant assessments are addressed in the Hector Abrahams Architects Heritage Study of Interface Areas, in reference to the proposed development at 124 Wigram Street Harris Park as tabled in Section 6.3 of this report and if followed, provides a useful test of the criteria to ensure heritage values are maintained. The proposed development is also within the vicinity of the Harris Park West HCA and is assessed in Section 4.3.2 .
Clause (6) - (10) are not applicable to this development.	N/A	

6.0 Statutory Controls and Development Controls

6.2 City of Parramatta Council - Development Control Plan 2023

Parramatta Development Control Plan 2023		
Objective / Provision	Compliance	Response
7.4 General Provisions		
O.01 Ensure the appropriate management of heritage in the City.	COMPLIES	<p>Assessment of the proposal against relevant provisions of the DCP, the heritage interface study by Hector Abrahams Architects and the Urbis Heritage Study provides for appropriate consideration of potential heritage matters which may be impacted by the development.</p> <p>A key challenge for Parramatta in the immediate future is to retain the authenticity and setting of its heritage amidst very large scale development. The best and highest result is that heritage in Parramatta be not sidelined, isolated, swamped or ignored, but rather integrated with the new fabric of a bustling city environment.</p> <p>Directly opposite the site are the Local LEP listed heritage items at No.113- 155 Wigram Street - Item 1750 and Nos. 23 and 25 Hassal Street - Item 1708. The heritage items are conjoined cottages built in the 1880s and both groups occupy the corner of Wigram Street and Hassal Street.</p>
O.02 Retention and reinforcement of the attributes that contribute to the heritage significance of items, areas and their settings.	COMPLIES	<p>The proposal, which includes a podium and tower component is appropriately articulated at the ground level scale to provide for an appropriate transition, both in terms of newer development in the area, and the single storey heritage dwellings located across the street. The proposal provides for an adequate separation between the vertical tower, and the horizontally expressed ground level datum.</p>
O.03 Ensure development is compatible with the significance and character of the area so that the new work does not detract from the historic buildings and their amenity to/from the streetscape.	COMPLIES	<p>The precinct area is identified as not being within a heritage conservation area, but is located within a special character area which may impact on heritage conservation areas to the south. As the solar analysis demonstrates (prepared by PTI), the proposed development does not result in substantial overshadowing of development in the vicinity of the locality which would adversely impact the interface between areas of higher development, and the Harris Park Heritage conservation area. The overall amenity of adjoining areas is minimally impacted by the proposal.</p>

6.0 Statutory Controls and Development Controls

6.2 City of Parramatta Council - Development Control Plan 2023

Parramatta Development Control Plan 2023		
Objective / Provision	Compliance	Response
<p>Scale</p> <p>O.04 The scale and bulk of any new work is the most important issue to get right. In the case of infill work in a conservation area, the scale of the new building needs to be similar to those surrounding it. In the case of renovations and extensions, the new work should not overwhelm the original building, and would almost certainly need to be no larger in size than the original building.</p>	COMPLIES	The proposed development is of a bulk and scale which is suitable for the site and will appropriately complement the surrounding existing development and future development.
<p>Siting</p> <p>O.05 In the case of infill work in a conservation area, the new building needs to have a similar orientation on the block and similar setbacks as those around. In the case of renovations and extensions, new work is best located to the rear or possibly the side of the building in order to minimise changes to the appearance of the building from the street.</p>	COMPLIES	The new development is appropriately sited.
<p>Architectural Form</p> <p>O.06 The basic architectural form of any new work needs to respect that which exists. Issues to consider include the pitch and form of the roof, and the size, proportion and location of windows and doors.</p>	COMPLIES	The proposals height and roof scape is similar to future surrounding development.
<p>Architectural Detailing</p> <p>O.07 Applicants need to be aware of the particular era and architectural style of the building or buildings, and make sure that any proposed changes respect this. For example, it is not appropriate to mix Victorian features with say California Bungalow and overuse of historical architectural details on new work should be avoided.</p>	COMPLIES	It provides for a new contemporary residential development that allows heritage items within its vicinity to be retained and enhanced.
<p>Materials and Finishes</p> <p>O.08 New materials need not always match the existing exactly but need to be compatible, with consideration being given to the colour, texture, and type of materials and finishes.</p>	COMPLIES	Materiality employed is designed to complement the architectural character of the neighbourhood.
<p>Use</p> <p>O.09 The best use for a building is usually the one for which it was built. Where this is not possible, a use which requires minimal alterations will be more compatible.</p>	COMPLIES	The proposed development is situated in the designated Apartment Zone of the Parramatta CBD.

6.0 Statutory Controls and Development Controls

6.2 City of Parramatta Council - Development Control Plan 2023

Parramatta Development Control Plan 2023		
Objective / Provision	Compliance	Response
<p>Original Fabric</p> <p>O.10 It is important to minimise alterations to the original fabric. Where possible, it is preferable to repair rather than replace individual elements such as windows and doors.</p>	COMPLIES	The simple and modest brick and corrugated iron roofed cottages retain all their key attributes and their distinct patina remain as in.
<p>The Aging Process</p> <p>O.11 The 'patina' of age on a building adds much to its character and significance. A worn step, for example, demonstrates the many years of feet crossing a threshold. Such features add to the uniqueness and character of the place and should be retained.</p>	Not Applicable.	Not Applicable. The subject site does not contain buildings or fabric of heritage significance where the aging process needs to be considered.
<p>Curtilage</p> <p>O.12 The majority of built heritage items in the City are listed with their curtilage contained within the lot boundary containing the item. In some cases, there is a reduced curtilage where the significance of the item and its interpretation is not dependant on having a large curtilage extending to the lot boundary. In such cases it is necessary to identify a curtilage that enables the heritage significance of the item to be retained. It is also possible that there will be an expanded curtilage for some items where the curtilage is greater than the property boundary. An expanded curtilage may be required to protect the landscape setting or visual catchment of an item. For example, the significance of some properties includes a visual link between the property itself and a river or topographical feature.</p>	COMPLIES	The new development will not destroy the setting, curtilage and architectural significance of the heritage items.
<p>Siting</p> <p>O.13 An infill building adjacent to a heritage item should not precisely imitate its neighbour but use recognisable tools such as massing, scale, setback and orientation, details and materials, roof forms and coursing lines to complement adjacent heritage items.</p>	COMPLIES	The new development is appropriately sited.
<p>New Buildings</p> <p>C.25 New developments on a site that is individually heritage listed, in a heritage conservation area, or is located in the vicinity of a heritage listed item or heritage significant area is to be designed and constructed in a manner that does not detract from the historic significance of that item or the area. Refer to Figure 7.4.5.</p>	COMPLIES	The new development will not have negative effect on the cottages and the contemporary development allows the heriatge items to be retained and enhanced.

6.0 Statutory Controls and Development Controls

6.2 City of Parramatta Council - Development Control Plan 2023

Parramatta Development Control Plan 2023		
Objective / Provision	Compliance	Response
<p>C.26 Applicants should concentrate on suitable design solutions that would adequately address the height, siting, shape and materials sympathetically to blend the new buildings with its heritage or significant context without pursuing imitation of period details. Design in context considerations include:</p> <ul style="list-style-type: none"> the proposed heights of the new building compared to those nearby – the new building should be no higher than the majority of the buildings in its vicinity; the proposed setbacks of the new building from the street and from its side and rear boundaries compared to its neighbours on either side; whether the proposed building's massing and features has a similar shape of the other buildings in its vicinity – in a street with hipped or gable roofs, in a street of commercial buildings, a parapet roof form might help the new building fit better within its neighbourhood; and whether the proposed building materials will complement those material used nearby - most houses in the City are of brick or weatherboard so bagged and painted brick walls might not be suitable for proposed new buildings within the same district. 	COMPLIES	<p>The revised bulk and scale for the proposal demonstrates that a suitable design solution, subject to future detailed design resolution, will be capable of sympathetically addressing the broader heritage context, whilst also providing a meritorious, appropriate and suitable development on the site.</p> <p>The proposed development plans demonstrates the ability to provide for a residential project where appropriate massing, orientation, materiality, bulk, scale and form is capable of being achieved without compromising the amenity of neighbouring developments, without compromising the scale of the streetscape and without compromising the solar access amenity of the adjoining heritage conservation areas.</p>
<p>C.27 In some areas including conservation area and special character areas the pattern of development is an important element which plays a role in the history and heritage significance of the place. New development which would alter this distinctive pattern of development is unlikely to be supported, even if the proposed development is designed low and not visible from the street.</p>	COMPLIES	<p>The proposed development, including an articulated podium level and recessed tower form is consistent in terms of the address at street level and also provision of increased setbacks for upper levels of the proposal. The proposal's form is appropriately articulated and mitigates impacts to adjoining development and the heritage context.</p>
<p>C.28 In areas where the lots pattern of development is not part of the heritage significance of the place, new buildings at the rear of old buildings might be considered if the proposal is designed and sited successfully to not disrupt the streetscape, affect the setting of the heritage item or undermine the amenity of the area.</p>	Not Applicable.	<p>Not applicable. The site is not situated behind any heritage items.</p>

6.0 Statutory Controls and Development Controls

6.2 City of Parramatta Council - Development Control Plan 2023

Parramatta Development Control Plan 2023		
Objective / Provision	Compliance	Response
<p>C.29 The important design principles to consider when designing a new building in a heritage sensitive context are:</p> <ul style="list-style-type: none"> • Repeat the same size of driveways and pattern of openings. • Avoid large, impermeable paved areas. • Keep new buildings bulk low so it can be screened by the existing building, and supplemented by existing or new trees to mitigate its visual prominence. • Consider new planting in suitable locations adjacent to driveways to help screen views between buildings. • Adequately position the building to achieve a better relationship between old and new buildings. • Site new building to minimise adversely impacting sunlight and views enjoyed by neighbours. • Consider all site potential and constraints, such as archaeological deposits that might exist within the site. • Avoid introducing new large buildings that cannot be screened and which would overwhelm old buildings and detract from their setting. 	COMPLIES	<p>The proposed development is opposite the heritage items. The development is setback appropriately and its articulated facade along Wigram Street allows for differentiation and distance between it and the cottages.</p> <p>The proposal aims to improve the area by removing unsympathetic and outdated fabric of existing 1970s flats by proposing a contemporary design solution which reinvigorates the urban locale- especially it being a designated Apartment Zone within the Parramatta CBD. Design excellence is of paramount importance.</p>
<p>C.30 Buildings with wall heights below 9m can be screened by trees and this helps new and old blend better together.</p>	Not Applicable	The overall built form will exceed 9 metres.
<p>C.31 New buildings need to conform to existing subdivision patterns.</p>	COMPLIES	The proposal conforms to an existing pattern of subdivision.
<p>C.32 Buildings which cut across lots or cover a large amalgamated lot will be at odds with the regular subdivision pattern in conservation areas. Such outcomes will be obvious from the street and will most likely not be supported by Council.</p>	COMPLIES	The proposal does not result in a development which will cut across lots or cover a large amalgamated lot in a manner which would be inconsistent or incompatible with the preexisting urban character. The proposed podium form of the development for the lower levels responds to existing approved and other development along this section of Wigram Street and is contextually appropriate.
<p>C.33 New development near a heritage item needs to be carefully designed to not compete with it. The new building must align with the character of the surrounding neighbourhood, allowing the heritage item to preserve its visual and spatial curtilage.</p>	COMPLIES	The proposed development is opposite the heritage items. The development is setback appropriately and its articulated facade along Wigram Street allows for differentiation and distance between it and the cottages.

6.0 Statutory Controls and Development Controls

6.2 City of Parramatta Council - Development Control Plan 2023

Parramatta Development Control Plan 2023		
Objective / Provision	Compliance	Response
C.34 A new building in heritage context needs to follow or establish the same front and side setbacks as the existing adjoining buildings. If the neighbour items are heritage listed or contributory to the streetscape, the new building should be of a similar scale and built form and utilise sympathetic materials which fit in with those already in the street.	COMPLIES	The proposed development is not located within a heritage conservation area and there are no established setback patterns related to heritage. There are however, visual curtilage and setting considerations which are of relevance and which relate to the listed local items across the street. The proposed podium form, which is expressed in a horizontal manner and articulates the street level adequately responds to the buildings across the street by presenting a lower scale and density at eye level. The proposed setbacks on the site are aligned to other developments along Wigram street and will present a consistent setback pattern along the streetscape without adversely affecting the amenity of the heritage items opposite.
C.35 Large openings such as glass windows or glazed walls are not appropriate in a heritage context.	COMPLIES	The subject site is not located in a heritage conservation area, and furthermore, the building has been articulated in a manner where there will not be large expansive, unarticulated areas of glass windows or glazed walls. Windows and openings are appropriately scaled, sized and oriented to provide depth of articulation to minimise adverse bulk and scale impacts upon the neighbourhood.
Garages, carports and other ancillary buildings	Not Applicable	Not applicable. Whilst a carpark is provided, the provisions here relate to single dwelling garages which is not part of this development.
Driveways C.41 Driveways should be constructed of a non-obtrusive material such as concrete, bitumen, gravel, or common or dark bricks.	COMPLIES	The proposed driveway will be constructed of a non-obtrusive material.
C.42 Two wheel tracks with planting (e.g. lawn) in between are preferable to a full-width driveway.	Not Applicable.	Not Applicable. As the driveway traverses a pedestrian footpath and is required to comply with the Australian Standards for a basement carpark, two wheel tracks on grass is not an appropriate solution.
C.43 Driveways are to be no greater than the width needed for a single vehicle and any necessary turning space.	COMPLIES	The proposed driveway is consistent with requirements for apartment development and the Australian Standards.

6.0 Statutory Controls and Development Controls

6.2 City of Parramatta Council - Development Control Plan 2023

Parramatta Development Control Plan 2023		
Objective / Provision	Compliance	Response
C.44 Existing sandstone kerbs are considered highly significant and part of the street character and/or complement the siting of heritage listed sites. These road features and elements, including guttering and stone kerbs, are often impacted by public domain or development works.	Not Applicable	The street does not contain significant sandstone kerbs which are to be restored or conserved as part of this particular project.
• Original and well-preserved sandstone elements should be retained and protected, especially if a large section is still visible and intact. Where only small sections are remaining in situ or when it is not possible to reinstate a consistent portion of these sandstone features, a salvaging procedure should allow its re-use on site or elsewhere.	Not Applicable	The street does not contain significant sandstone kerbs which are to be restored or conserved as part of this particular project.
• Avoid changes to existing stone kerbs and gutters in areas that are not required. If repairs are needed, maintain and restore (where they remain beneath the bitumen) or reuse the sandstone for both kerbs and gutters.	Not Applicable	The street does not contain significant sandstone kerbs which are to be restored or conserved as part of this particular project.
• Reuse of significant sandstone kerbing must always be considered in the upgrading and cut existing stone to install new stormwater kerb's outlet connection. As part of the proposed upgrading works, it is recommended that adverse impacts on the existing adjoining kerb stones and gutters (i.e. the stones get disconnected from its bed), is mitigated with a cautious approach. This means changing as much as necessary but as little as possible, with surrounding areas repaired using suitable materials (such as lime mortar).	Not Applicable	The street does not contain significant sandstone kerbs which are to be restored or conserved as part of this particular project.
Fences	Not Applicable	Not Applicable. Provisions are related predominately to the development of single dwelling houses.
General Maintenance	Not Applicable	Not Applicable. Related to heritage items or contributory buildings.
Maintenance of Roof	Not Applicable	Not Applicable. Related to heritage items or contributory buildings.
Maintenance of Walls	Not Applicable	Not Applicable. Related to heritage items or contributory buildings.
Maintenance of Doors and Windows	Not Applicable	Not Applicable. Related to heritage items or contributory buildings.
Landscaping and Gardens	Not Applicable	Not Applicable. Related to heritage items or contributory buildings.
Civic, Commercial Development and Adaptive Reuse	Not Applicable	Not Applicable. Development is not a civic, commercial or adaptive reuse development.

6.0 Statutory Controls and Development Controls

6.2 City of Parramatta Council - Development Control Plan 2023

Parramatta Development Control Plan 2023		
Objective / Provision	Compliance	Response
7.5 DEVELOPMENT IN THE VICINITY OF HERITAGE		
O.01 Ensure that new work is sympathetic to the heritage significance of nearby heritage items, or adjoining heritage conservation area, and their settings.	COMPLIES	The proposed development plans demonstrates the ability to provide for a residential project where appropriate massing, orientation, materiality, bulk, scale and form is capable of being achieved without compromising the amenity of neighbouring developments, without compromising the scale of the streetscape and without compromising the solar access amenity of the adjoining heritage conservation areas.
Development in the Vicinity of Heritage Items		
C.01 Design and siting of new work should complement the form, orientation, scale, and style of the heritage item.	COMPLIES	The revised bulk and scale for the proposal demonstrates that a suitable design solution, subject to future detailed design resolution, will be capable of sympathetically addressing the broader heritage context, whilst also providing a meritorious, appropriate and suitable development on the site.
C.02 Adequate space should be provided around the heritage item to allow for its interpretation.	COMPLIES	The heritage items assessed as part of this application are located across the street and are not developed or altered as part of this proposal. As previously discussed, adequate expression and articulation of the podium form has been considered to ensure that the curtilage of the heritage items are not adversely affected by the proposal.
C.03 Development should maintain significant or historic public domain view to and from the heritage item.	COMPLIES	The proposal does not result in adverse view impacts and is not part of a major view corridor or curtilage view corridor. The subject site's podium design has been built to align to existing street boundaries and neighbouring development proposals which ensures the consistency of the Wigram Street curtilage.
C.04 Original or significant landscape features that are associated with the heritage item and which contribute to its setting should be retained.	COMPLIES	<p>The proposal has been appropriately set back from the Clay Cliff Creek area. The proposed form of the podium floors is articulated to provide an interpreted boundary and setback separation which can form the basis of a future detailed design to highlight, interpret and acknowledge the site's adjacency to the historic Clay Cliff Creek.</p> <p>The subject site itself does not contain any heritage landscapes or landscape features which are categorised as significant.</p>

6.0 Statutory Controls and Development Controls

6.2 City of Parramatta Council - Development Control Plan 2023

Parramatta Development Control Plan 2023		
Objective / Provision	Compliance	Response
Development in the Vicinity of Heritage Conservation Areas		
C.05 Development in the vicinity must respect the curtilage and setting of the HCA and protect views into and from the HCA.	COMPLIES	The proposed development has been designed in a way which does not interfere with existing street or curtilage corridors. The proposed development, particularly the tower form, has been designed to minimise impacts upon the broader local views. Street views are protected and defended by appropriate setbacks from boundaries and a relationship to adjoining buildings.
C.06 Development is to be sympathetic to the primary characteristics and heritage values of the HCA with regards to proposed a) Context, including backdrop to places in the HCA, b) Bulk, height alignment form and roofline of new development, c) Proportions such as windows and door openings (number and location) and balconies, d) Interface facade materials, treatments and palette, e) Compatible fencing and screening.	COMPLIES	The proposed development scale will be appropriate in its context and is substantially below the permissible floor space ratio for the site. The use of the bonus requiring design excellence will be demonstrated through a future detailed design resolution process, but the current planning proposal scheme demonstrates reference points in terms of adequate bulk, height, form, scale and setbacks which will inform a positive design outcome for the site, and which will enable a compatible development where the height and floor space are appropriately correlated, to be developed.
C.07 Development Applications for multi-unit developments adjacent to HCAs must include a construction impact report demonstrating that the construction process will not detrimentally or indirectly adversely impact places in the HCA at the time of construction or over time.	Not Applicable	The proposed development is not immediately adjacent to a heritage item or a heritage conservation area which would require assessment of structural impacts for excavation.
7.10.3 Harris Park West Conservation Area		
O.01 Protect all the attributes which contribute to the heritage value and character of the Harris Park West Conservation Area, and to maintain and improve its residential amenity.	COMPLIES	The proposed development will not result in adverse impacts upon the Harris Park Conservation Area. The proposed tower form has been appropriately articulated and designed to minimise visual curtilage impacts and minimise impacts in terms of solar access to the properties within the HCA.
Subdivision C.01 Maintain the subdivision pattern characterised by narrow allotments of a generally regular width, and back lanes.	COMPLIES	The proposal conforms to an existing pattern of subdivision.

6.0 Statutory Controls and Development Controls

6.2 City of Parramatta Council - Development Control Plan 2023

Parramatta Development Control Plan 2023		
Objective / Provision	Compliance	Response
New Development C.02 Wall height for new buildings and extensions to existing buildings should not exceed 3.6 metres or higher than the ridge line of the existing house.	Not Applicable	The subject site is not located within the HCA and is not for a single dwelling to which this control would apply.
C.03 Hipped and/or gabled roofs should have a pitch not greater than 45 degrees.	Not Applicable	The subject site is not located within the HCA and is not for a single dwelling to which this control would apply.
C.04 Additional rooms above the main body of the house are not permitted where alteration to the existing roof shape would be needed.	Not Applicable	The subject site is not located within the HCA and is not for a single dwelling to which this control would apply.
C.05 Avoid use of dormer windows and mansard roofs. Rooms in the roof may be considered only where they are ventilated by flat in-plane skylights on the rear face of the roof.	Not Applicable	The subject site is not located within the HCA and is not for a single dwelling to which this control would apply.
C.06 For extensions, the same material as the existing house, or lighter weight materials, such as painted timber, fibro or corrugated iron should be used.	Not Applicable	The subject site is not located within the HCA and is not for a single dwelling to which this control would apply.
Utilities C.07 Aerials, antennae, air conditioning units, hot water systems, communication devices, rainwater tanks, roof vents, skylights, solar panels and the like should not be visible from the streetscape or a public place.	CAPABLE OF COMPLIANCE	Subject to future detailed design and documentation, provision for utilities and other services can be integrated into the building in a manner such that it will not be visible from the streetscape or a public place.
Garages	Not Applicable	Not Applicable. The provisions relating to garages generally references designs and attributes associated with single dwelling houses which is not a relevant consideration for this project.
Fences	Not Applicable	Not Applicable. The provisions relating to fences and detailing relate to single dwelling and landscape scenarios which are not relevant to the development type subject of this application.

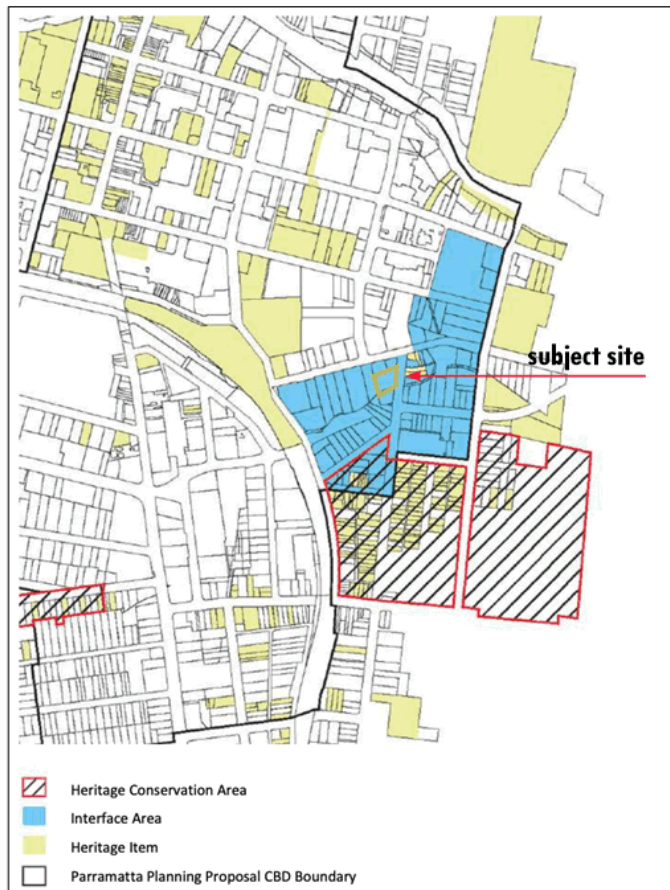
6.0 Statutory Controls and Development Controls

6.3 Parramatta CBD Planning Proposal: South East Parramatta

The proposed development is located in the South East Parramatta Interface area as anticipated by the Parramatta CBD Planning Proposal and as assessed by the Hector Abrahams Architects.


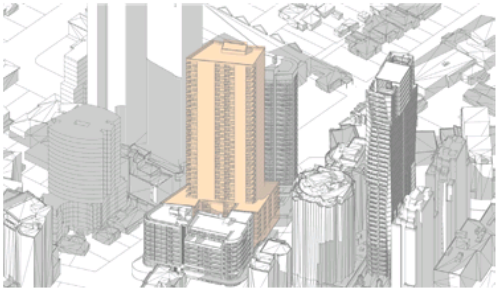
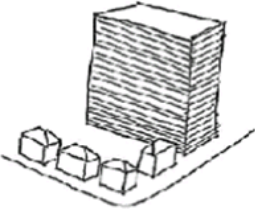
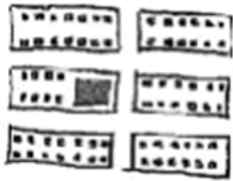
The City of Parramatta Council engaged Hector Abrahams Architects to prepare a Heritage Study of Interface Areas. Relevant assessments are addressed in reference to the proposed development at 124 Wigram Street Harris Park as tabled below and if followed, provides a useful test of the criteria to ensure heritage values are maintained, relative to the proposed development.

The South-East Parramatta Interface Area is situated between the most built up part of the Parramatta CBD and its eastern and southern edges. These edges have been in place since the early twentieth century and are comprised of the river, Queens Wharf reserve, and Harris Park suburb. Beyond the reserve to the east and across the river to the north are important colonial sites, including Hambledon, Experiment Farm and Elizabeth Farm and more reserves.



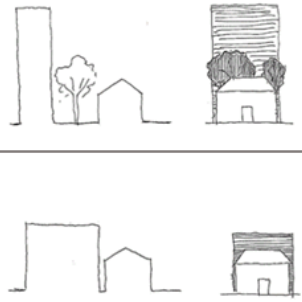

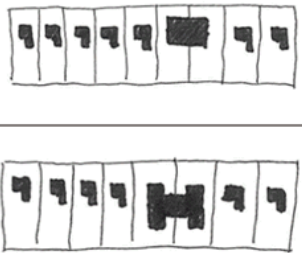
6.0 Statutory Controls and Development Controls

6.3 Hector Abrahams Architects Heritage Interface Study - Diagrammatic Controls

Guidance Diagram	Design Principle	Response
Built Form Relationships		
	<p>Immediate Relationship</p> <p>This is impact upon the built fabric or within or adjacent to the lot of that heritage item, or impact upon a property located within a conservation area.</p>	<p>Complies.</p> <p>Heritage items are opposite the proposed development and not immediately adjacent to the proposal. The development is located within a designated Parramatta CBD Apartment Zone and heritage items in their 'forecourt' retain their visibility.</p> 
	<p>Street Relationship</p> <p>This includes development that is visible from the street elevation. If the site is a corner location (or adjacent to a corner) then the impact upon both streets must be considered.</p>	<p>Complies.</p> <p>The subject site is opposite the heritage items which are situated on a corner. Heritage items on the corner retain their heritage significance and are not compromised by the development. The two lane road and wide footpaths allow distance between the development and the heritage items. Furthermore the heritage items contrast greatly in scale and architectural style.</p>
	<p>Area Relationship</p> <p>Where a development is of a certain height and is adjacent to a conservation area or cluster of individually listed heritage items, then the impact of that development upon the significance of the conservation area must be considered.</p>	<p>Complies.</p> <p>Distance between old and new buildings is maximised.</p>

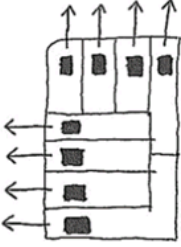
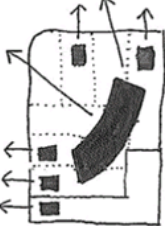

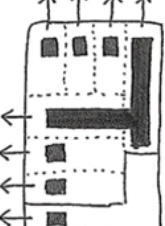
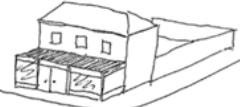

6.0 Statutory Controls and Development Controls

6.3 Hector Abrahams Architects Heritage Interface Study - Diagrammatic Controls

Guidance Diagram	Design Principle	Response
Setting & Space		
	<p>Figure 15: A building of greater height but which preserves a more appropriate setting to a house (above) is preferable to a building of greater bulk that reduces the setting (below).</p>	<p>Complies. The footprint of the proposed development is set back appropriately.</p>
Rhythm of the street and Subdivision pattern		
	<p>Figure 16: New developments should avoid long linear podiums that conceal street rhythm (top) and instead should conserve the existing pattern and rhythm of a street (bottom).</p>	<p>Complies. The podium component of the development includes proposed articulations to express entries, carparking garage access, services and other visual elements which will contribute to an articulated rhythm so that the building does not read as a long linear building and will be capable of complementing a smaller, fine grain streetscape of Wigram st.</p>
Setback Patterns		
	<p>Figure 17: Inappropriate setbacks may affect the character and rhythm of a street (top). New developments can return character and setting to a street and reconnect isolated heritage items with their context (bottom)</p>	<p>The footprint of the proposed development is set back appropriately.</p>


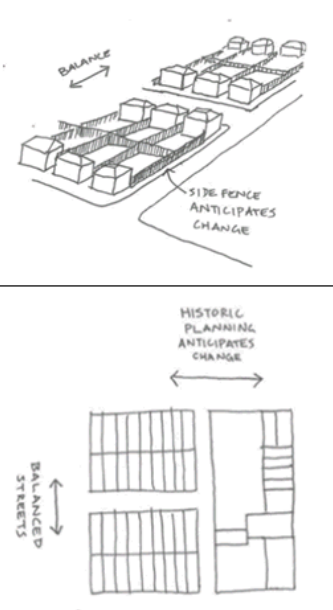
6.0 Statutory Controls and Development Controls

6.3 Hector Abrahams Architects Heritage Interface Study - Diagrammatic Controls

Guidance Diagram	Design Principle	Response
Setting & Space		
	<p>New developments should be provided with positive and direct access that is in keeping with the existing mode of address of a building to a street. In the case of a corner site it may be appropriate for the building to address two streets, but it may not.</p>	<p>Complies. The proposed development addresses Wigram Street, entry to the Residential lobby is from Wigram St and retains the historic mode of the street.</p>
	<p>Figure 18: Existing historic direct mode of address to the street (top) can be lost through amalgamation and radical building siting (middle). New developments should maintain historic modes of street address (bottom)</p>	
		
Recovery of setting		
	<p>Figure 19: New developments may be provided with incentives or conditions to remove intrusive elements and guide the restoration of a historic building as a condition of consent.</p>	<p>Not Applicable. The proposal is not sited upon any heritage items which are retained as part of the development. The proposed development is merely adjacent to heritage items which are addressed through curtilage protection controls.</p>
		

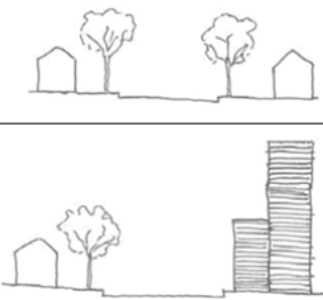
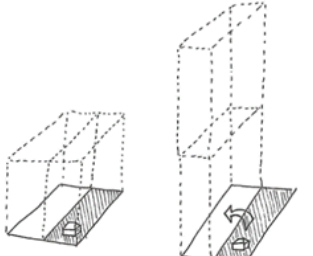
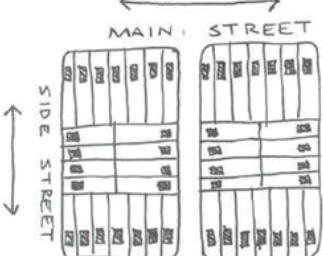
6.0 Statutory Controls and Development Controls

6.3 Hector Abrahams Architects Heritage Interface Study - Diagrammatic Controls

Guidance Diagram	Design Principle	Response
Isolation		
	<p>Figure 20: Developments without a buffer to new development, and which ignore historic subdivision patterns have a detrimental effect upon the setting of historic houses, and can result in further isolation (Marion Street, at top). Where trees have been retained, a setting for the historic house remains (Albert Street, at bottom).</p>	<p>Complies. The proposal comprises buffers along Wigram Street such as recessed lobby and articulated facade. Its siting is within the subdivision pattern and faces the heritage items opposite.</p>
Historic Building Alignments		
	<p>Figure 21: Some historic building alignments and subdivision patterns anticipate change in balance</p>	<p>Complies. The heritage items have undergone a change in their relationship with surrounding proposed future development, which is for high rise residential. The balance will change to a certain degree.</p>

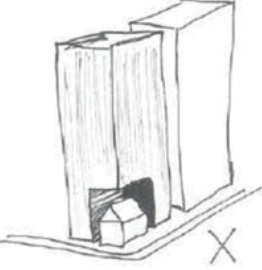

6.0 Statutory Controls and Development Controls

6.3 Hector Abrahams Architects Heritage Interface Study - Diagrammatic Controls

Guidance Diagram	Design Principle	Response
	<p>Figure 22: The existing balanced nature of a street (top) can be eroded as a result of mismatched development resulting in a poor relationship (bottom).</p>	<p>Complies. Some balance is integrated, as the new development is set back, there is fair road distance between the cottages and development and some curtilage around the cottages.</p>
Development Adjacent to a Heritage Item		
	<p>Figure 23: The effect of floor space transfer adjacent to a heritage item</p>	<p>Not Applicable. The proposal is not sited upon any heritage items which are retained as part of the development. The proposed development is merely adjacent to heritage items which are addressed through curtilage protection controls.</p>
Street hierarchy		
	<p>The Parramatta CBD is characterised by relatively small lots, a historical pattern which should be reflected in any redevelopment but nonetheless often required to be amalgamated to appropriately accommodate buildings of the scale anticipated for this CBD.</p>	<p>Not Applicable. This particular precinct is not defined by a pattern of small lots and the subject site is part of a preexisting historical subdivision which is not adversely impacted by the proposed development. The proposed lot and construction on the site does not prevent continued interpretation of the subdivision pattern. The site lots are orderly, consistent and grouped in an appropriate manner.</p>

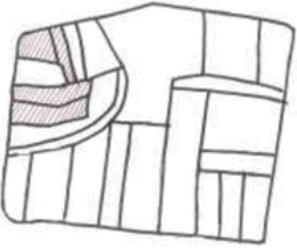

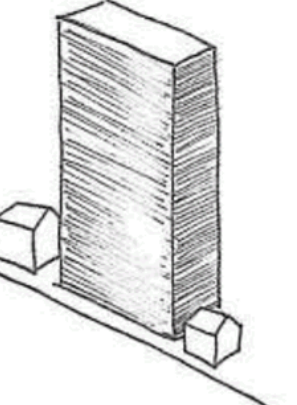
6.0 Statutory Controls and Development Controls

6.3 Hector Abrahams Architects Heritage Interface Study - Diagrammatic Controls

Guidance Diagram	Design Principle	Response
Overhanging of Heritage Items		
<p><i>Building over a heritage item</i></p> 	<p>Retention of a historic building should be considered one of the primary motivating factors in a development, and not as an afterthought. To that end, development that “overhangs” a heritage item is deemed to reduce the significance of that item and is unacceptable and should not be permitted. A connection to the sky is an important element of a historic building and this must be preserved.</p>	<p>Not Applicable. The proposal is not sited upon any heritage items which are retained as part of the development. The proposed development is merely adjacent to heritage items which are addressed through curtilage protection controls.</p>
 <p><i>NOT ACCEPTABLE</i></p>	<p>Figure 25: Development that overhangs a heritage item is not permitted</p>	

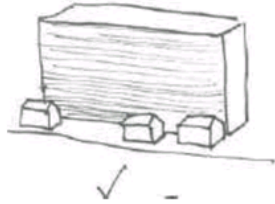
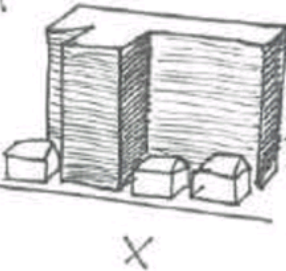
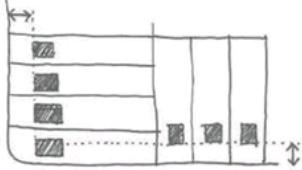
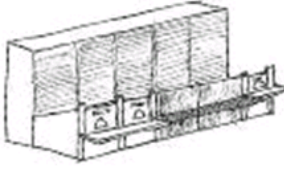
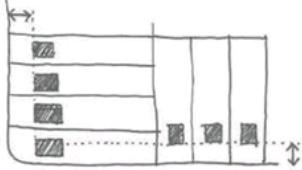
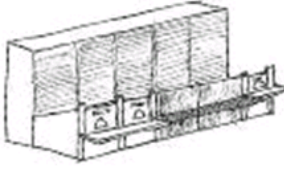
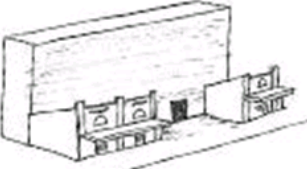
6.0 Statutory Controls and Development Controls

6.3 Hector Abrahams Architects Heritage Interface Study - Diagrammatic Controls

Guidance Diagram	Design Principle	Response
Isolation of Heritage Items and Widowing of Sites		
	<p>Figure 26: Buildings allow subdivisions to be understood. Amalgamations should preserve this intrinsic character of the city.</p>	<p>Complies. The proposed lot and construction on the site does not prevent continued interpretation of the subdivision pattern. The site lots are orderly, consistent and grouped in an appropriate manner.</p>
	<p>Figure 27: Individual heritage items can have a positive relationship to each other (left) or become isolated (right) as a result of new development.</p>	<p>Complies. Heritage items still retain their heritage mode of address in the vicinity of the proposed development. They are clustered and situated on a corner. They relate to one another and read as a group and unique within the area. They retain their environmental heritage.</p>
		



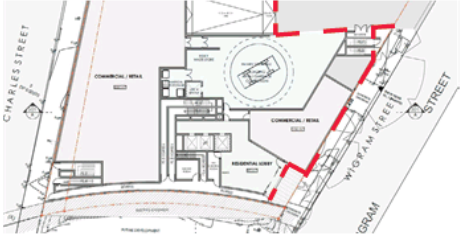
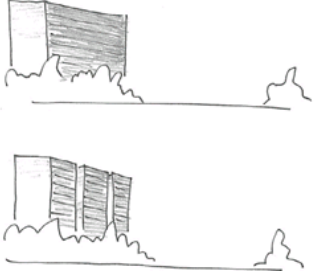
6.0 Statutory Controls and Development Controls

6.3 Hector Abrahams Architects Heritage Interface Study - Diagrammatic Controls

Guidance Diagram	Design Principle	Response								
	<p>Figure 28: In the context of a row of detached houses, the significance may be better preserved by retaining a gap, than by attempting to ensure a consistent setback to the street.</p>	<p>Complies. The row of cottages along Wigram Street heritage read as a group, visually. Their setting has not been diminished.</p>								
			<p>Potential negative impact from treatment of Corner Sites</p>				<p>Figure 29: Setbacks at corner sites can be important indicators of street hierarchy and subdivision patterns, and should be maintained.</p>	<p>Not Applicable. The subject site is not a corner site and is not considered to be part of a commercial street precinct where heritage shopfronts are being retained.</p>		<p>Figure 31: Commercial streets should retain their mode of address to the street (top) and not create "gaps" as a result of new development (bottom)</p>
<p>Potential negative impact from treatment of Corner Sites</p>										
	<p>Figure 29: Setbacks at corner sites can be important indicators of street hierarchy and subdivision patterns, and should be maintained.</p>	<p>Not Applicable. The subject site is not a corner site and is not considered to be part of a commercial street precinct where heritage shopfronts are being retained.</p>								
	<p>Figure 31: Commercial streets should retain their mode of address to the street (top) and not create "gaps" as a result of new development (bottom)</p>									
										

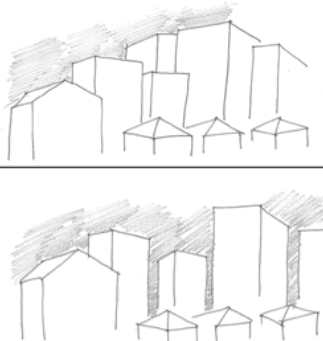


6.0 Statutory Controls and Development Controls

6.3 Hector Abrahams Architects Heritage Interface Study - Diagrammatic Controls

Guidance Diagram	Design Principle	Response
	<p>Figure 32: Sometimes a setback can be of benefit in providing a setting for a historic building within a CBD context (Example shown: 25 Bligh Street, Sydney)</p>	<p>Complies. The development is setback appropriately and its articulated facade along Wigram Street allows for differentiation and distance between it and the cottages.</p>
<p>Potential negative impact arising from treatment of Subdivision patterns</p>		
	<p>Figure 33: The podium of Regent Place reproduces subdivision patterns in George Street, Sydney</p>	<p>Complies. The development incorporates a lobby that is set back from its main facade, corner driveway and further articulation of the facade are positive design factors towards the fine grain scale.</p> 
<p>Potential negative impact arising from Overlooking and Alienation</p>		
	<p>Figure 35: The modulation of a building facade can have a dramatic effect on its bulk.</p>	<p>Complies. The reference scheme demonstrates the proposal to introduce both a series of well-defined setbacks and articulated elements to break up the tower form of the proposed development. Along the street datum, this is further enhanced by the provision of separated podium forms and the entry structure, further breaking up the overall scale of the form such that the street datum remains firmly 'grounded' and appropriate in terms of its scale and relationship to the single storey heritage items in the vicinity.</p>

6.0 Statutory Controls and Development Controls

6.3 Hector Abrahams Architects Heritage Interface Study - Diagrammatic Controls

Guidance Diagram	Design Principle	Response
	<p>Figure 36: New developments must be assessed from multiple angles to prevent the creation of a "wall" of development.</p>	<p>Complies. A number of setbacks are provided at various datum levels to ensure that the tower form is read independently of future potential development in other areas, reducing the perception of a 'wall' of development.</p>
<p>Potential negative impact arising from Overshadowing of outer Conservation Areas (solar access)</p>		
	<p>Figure 37: Experiment Farm Cottage</p>	<p>Complies. Shadow Diagrams show that there is no overshadowing impact from the site to Experiment Farm.</p>
<p>Potential negative impact arising from treatment of Views</p>		
	<p>Views from historic properties exist in the interface areas. Much consideration is given in planning in an attempt to consider views towards these properties, but equal consideration should be given to views from the site, particularly in the context of housing. The setting of a property can be significantly diminished by inappropriate adjacent development. The examples below of views both to and from the "Judge's House" in Kent Street Sydney show this effect clearly.</p>	<p>Complies. This report provides a key views analysis and curtilage identification to determine the potential impact of the development upon the views to and from the adjoining heritage items and the broader neighbouring heritage conservation areas.</p>

6.0 Statutory Controls and Development Controls

6.3 Hector Abrahams Architects Heritage Interface Study - Diagrammatic Controls

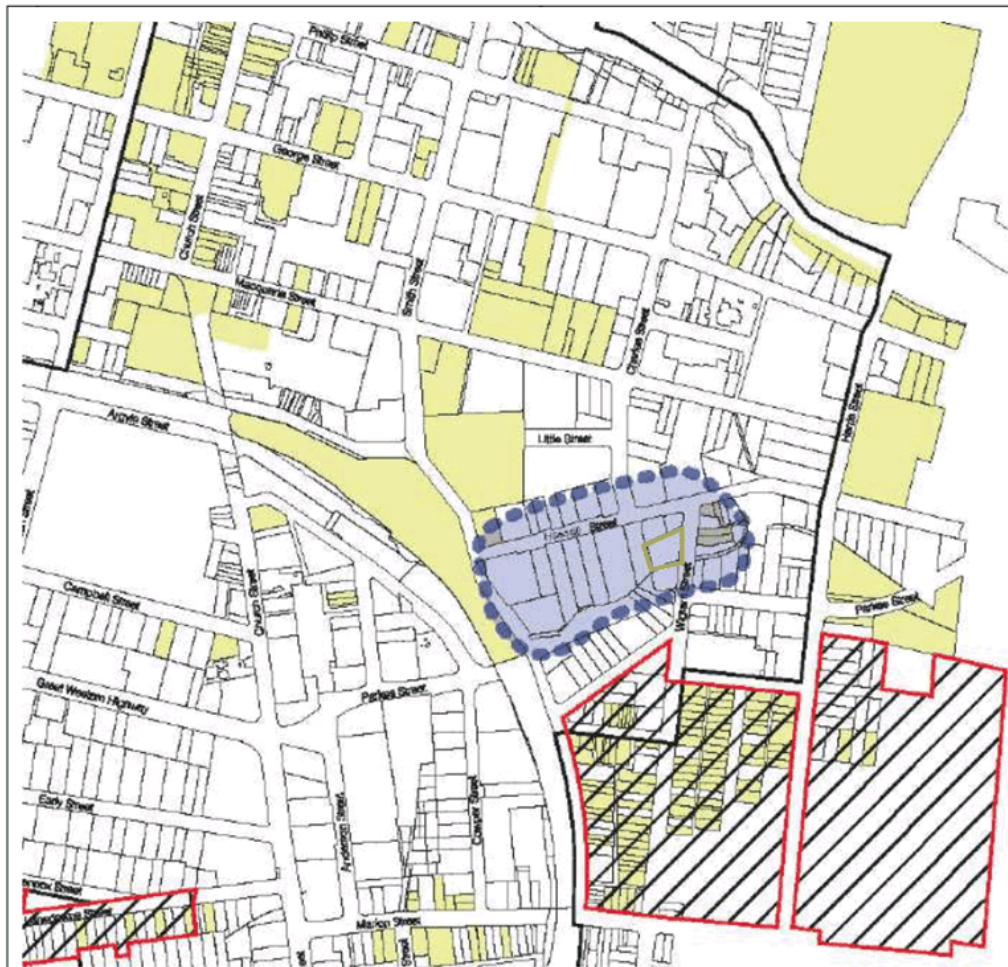







Figure 76: Special Interest Area 10, Parramatta CBD Apartment Zone (Source: HAA)

A major street between the two street grids

-  Heritage Conservation Area
-  Special Interest Area
-  Heritage Item
-  Parramatta Planning Proposal CBD Boundary


6.0 Statutory Controls and Development Controls

6.3 Hector Abrahams Architects Heritage Interface Study - Diagrammatic Controls

Area Principle	Compliance	Response
Special Interest Area 10: Parramatta CBD Apartment Zone		
	<p>Figure 77: Recent development near Hassell Street</p>	<p>Reference image of area provided in HAA Report.</p>
<p>a) Boundaries Parkes Street between Station Street East and the western boundary of Special Interest Area 8 Station Street East, northern allotments of Hassall Street, Charles Street to Little Street, then to Macquarie Street, east to Rowland Hassall School, to Parkes Street.</p>	<p>Noted</p>	<p>Description of special interest area. Subject site is located within the Parramatta CBD Apartment zone special interest area along Wigram street.</p>
<p>b) Description Special Interest Area 10 is an area where two distinct town grids meet, leading to a series of irregular subdivisions and street patterns. It is dominated by tall Apartment buildings, which do not align with streets, the alignment of which follow the Clay Cliff Creek. This area has a loose urban form, and always has, originating as the rear allotments of streets set out on the line of the creek. A central identity node is found at the intersection of Hassall and Charles Streets, where there is a large Port Jackson Fig, a small cluster of shops, and a street view to the wooded horizon at the rise above the Harris Park Suburb. In and around the precinct there are isolated heritage places, including Lancer Barracks and Commercial Hotel, and two houses in Wigram Street.</p>	<p>Complies</p>	<p>The proposal takes into consideration the existing character of the area. As previously identified, appropriate setbacks from Clay Cliff Creek provide the opportunity for further landscape and heritage interpretation. The proposed building has appropriate visual and physical setbacks to enable the creation of a loose interpretation of the creek and its 'breaking' of the standardised subdivision pattern. The built form and its articulation remains consistent with the general bulk, scale, development and setbacks of the area and provides an adequate transition in scale to the heritage conservation areas to the south and east of the site.</p>
<p>c) Typology Statement A meeting point of distinct town grids. High rise buildings set off bent streets comprising the landscape of a natural creek. Network of isolated heritage items. Central intersection with important views, intimacy and big tree.</p>	<p>Complies</p>	<p>The proposed development appropriately interprets the various visual and landscape elements to provide for a bulk and scale which is appropriately proportioned and set back from the street, rear and Clay cliff creek. The design offers an opportunity to express this unique part of Harris Park as a meeting of distinctive town grids.</p>

6.0 Statutory Controls and Development Controls

6.3 Hector Abrahams Architects Heritage Interface Study - Diagrammatic Controls

Area Principle	Compliance	Response
<p>d) Current Planning Controls</p> <p>This area is considered by its bulk and height to be part of the CBD, be it as a residential apartment zone. The retention of certain heritage listed houses in a new development at the corner of Wigram and Hassell Streets is questionable – the properties have all lost their sense of space to the rear, while the new building has a diminished street address as a result.</p>	<p>Noted</p>	<p>The heritage items are described here as 'have all lost their sense of space to the rear', though still discernible as evident below.</p> 
<p>e) Heritage Priorities</p> <p>Development could further obscure the topography and watercourse of the Clay Cliff Creek. It could fail to address it.</p> <p>The key view to Harris Park from the intersection of Hassall and Charles Streets should be preserved. Heritage items threaten to be isolated by large scale development. Attempts should be made to connect these items to each other in a meaningful way, and to prevent their isolation.</p>	<p>Complies</p>	<p>The proposal has been appropriately set back from the Clay Cliff Creek area. The proposed form of the podium floors is articulated to provide an interpreted boundary and setback separation which can form the basis of a future detailed design to highlight, interpret and acknowledge the site's adjacency to the historic Clay Cliff Creek.</p>
<p>f) Impacts on Heritage</p> <p>Subdivision Patterns and Amalgamation of lots</p> <p>Amalgamation of lots is an inevitable outcome of the Planning Proposal. Recent developments have affected the legibility of original subdivision patterns, particularly at the corner of Wigram and Hassall Streets. These developments threaten the essential grain of the Precinct by eroding the subdivision patterns in the Parramatta CBD area. Amalgamation of lots should not "widow" or "sandwich" heritage items, and corner lots should not be "surrounded" as a result of amalgamation.</p>	<p>Complies</p>	<p>The subdivision pattern is inconsistent and not historic and is not part of the fine grain of the 19C patterns. It is haphazard and more likely co-incident.</p>
<p>Views</p> <p>The key view to Harris Park from the intersection of Hassall and Charles Streets should be preserved.</p>	<p>Complies</p>	<p>The proposal does not result in adverse view impacts and is not part of a major view corridor or curtilage view corridor. The subject site's podium design has been built to align to existing street boundaries and neighbouring development proposals which ensures the consistency of the Wigram Street curtilage.</p>

6.0 Statutory Controls and Development Controls

6.3 Hector Abrahams Architects Heritage Interface Study - Diagrammatic Controls

Area Principle	Compliance	Response
<p>Clay Cliff Creek</p> <p>A specific study of the Clay Cliff Creek should be made in order to save and fully interpret this creek basin within the newly-developed Parramatta CBD. The basin of the Clay Cliff Creek is the basis of the alignment of streets historically along its entire length. It is a conduit of water under, on and above ground, as well as a conduit of ventilation through the Parramatta CBD. One of the only natural landscape features of the core of southern Parramatta CBD, it is the obvious pedestrian cross route through from Parramatta west to the Parramatta River.</p> <p>Clay Cliff Creek should not be built upon. Its alignment should be expressed in new adjacent development, regardless of height or scale. It should be made a publically accessible corridor of land adjacent to the creek, with a view towards using the creek as a connecting element between existing green spaces in the city.</p>	<p>Complies</p>	<p>The proposal has been appropriately set back from the Clay Cliff Creek area. The proposed form of the podium floors is articulated to provide an interpreted boundary and setback separation which can form the basis of a future detailed design to highlight, interpret and acknowledge the site's adjacency to the historic Clay Cliff Creek.</p>

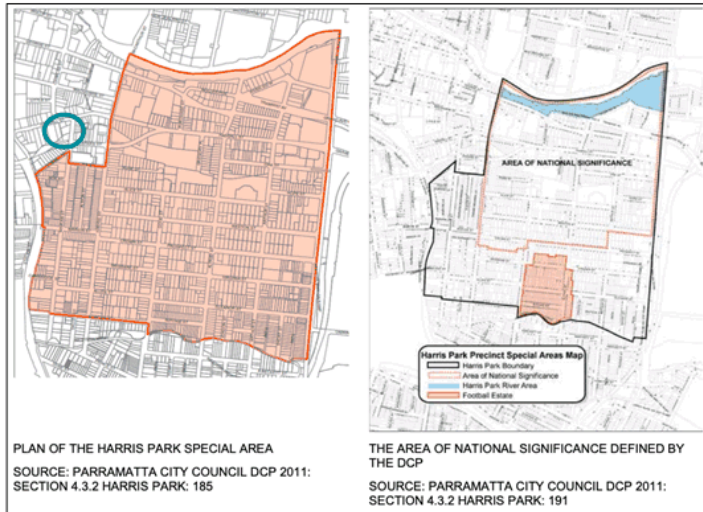
6.0 Statutory Controls and Development Controls

6.4 Urbis Heritage Study - Parramatta - Harris Park Special Character Area

The Urbis heritage study of December 2015 identified the site as being situated just north of the Harris Park Special Area which is considered to possess national significance. This area encompasses two now listed Heritage Conservation Areas, being the Harris Park West Conservation Area and Experiment Farm Heritage Conservation Area.

The study at the time provided a number of general principles to guide future urban densification and development in adjoining areas to mitigate potential adverse heritage impacts upon this Harris Park special area. These are addressed in the subsequent table on the next page.

The shadow diagrams which accompany this proposal demonstrates that consideration has been given to the overshadowing impacts potentially experienced by this development and a series of hourly diagrams have been provided to illustrate that the impacts are minimal and will not adversely affect the overall significance of Harris Park and that the solar impacts upon the area are kept at a minimum.



6.0 Statutory Controls and Development Controls

6.4 Urbis Heritage Study - Parramatta - Harris Park Special Character Area

Guiding Principle	Compliance	Response
There is considerable potential for adverse heritage impacts to individual items, conservation areas, and significant views and to the significance and character of Parramatta generally with the proposed intensification of development within the Study Area, not only affecting individual sites, but considering the potential cumulative impacts. Adverse impacts are generally associated with:	---	
Infill or new development that does not appropriately respond to heritage items, precincts, curtilages or views;	COMPLIES	The proposed new development does not result in adverse impacts upon nearby heritage items or heritage conservation areas. As discussed within the previous sections of this report, the proposed impacts are mitigated through a number of design measures. Namely, the design of a podium form to reduce the visual bulk and scale of lower floors of the development so that there is a relationship with the street and the human scale. Further afield, the tower form has been articulated with a number of setbacks and openings to reduce the overall impact of overshadowing upon the Harris Park West Heritage Conservation Area to the south.
Cumulative impacts of development and increased scale in the vicinity of heritage items and precincts (which is already apparent in certain areas of the CBD);	COMPLIES	The proposal does increase the scale of development on the site, but within permissible and foreshadowed constraints coupled with further detailed controls (contained in this application) related to setbacks, bulk and form.
Potential impacts of subdivision or site amalgamation on historic curtilages and settings;	COMPLIES	The proposal does not result in any site amalgamation or lot changes which would adversely affect the historical curtilage or setting of the area. The pattern of subdivision is maintained by the proposed development.
Potential impacts to 'isolated' heritage items particularly through compromised settings;	COMPLIES	The proposal does not result in the site isolation of any heritage items.
Potential redevelopment of heritage sites in a manner which does not appropriately respond to heritage items; and	COMPLIES	The proposal does not involve the redevelopment of a heritage site, but the proposed development does take into consideration the curtilage impacts of the neighbouring heritage items across the street. This has been achieved by providing a podium articulation at the base of the building to reduce the visual scale of the development along the street level.

6.0 Statutory Controls and Development Controls

6.4 Urbis Heritage Study - Parramatta - Harris Park Special Character Area

Guiding Principle	Compliance	Response
Control over quality of design to ensure sympathetic design outcomes.	CAPABLE OF COMPLIANCE	The proposal will be subject to design excellence provisions to ensure a quality design outcome is achieved at the end of the project.
With consideration for the identified potential impacts, outlined above, the following principles were applied in developing the recommendations for the Study Area.	---	
Retention and conservation of identified heritage items, conservation areas, and views and vistas.	COMPLIES	The proposal successfully improves the streetscape by converting an unremarkable 1970s residential flats into a contemporary high residential development. Heritage items authenticity is not compromised. The contemporary design solution which will reinvigorate the urban locale and improve the significance of the items located opposite the subject site. The proposed development has been designed in a way which does not interfere with existing street or curtilage corridors. The proposed development, particularly the tower form, has been designed to minimise impacts upon the broader local views. Street views are protected and defended by appropriate setbacks from boundaries and a relationship to adjoining buildings.
The implementation plan within the Parramatta CBD Planning Strategy envisages that the existing FSRs within the Study Area will generally be increased subject to built form testing and urban design refinement of specific areas.	COMPLIES	The proposal has been designed with an acknowledgement of the now legislated Parramatta LEP2023 floor space and bonus incentives and takes into consideration the height for the area and neighbouring buildings.
Tailored recommendations/solutions are required for the heritage items and conservation areas impacted by the proposed planning proposal amendment to ensure that significance is conserved. In particular recommendations/solutions are required for 'isolated' heritage items within the study area, with general provisions for conservation areas.	COMPLIES	The proposal has undertaken a detailed review of heritage related controls, including the Hector Abrahams Heritage Interface Study which addresses questions around how to develop high-density development adjacent to low-density heritage contexts. The proposed development was assessed against these provisions in a previous section of this report.
Retention and respect of significant vistas and heritage items particularly to reinforce/conservate formal layout of the Georgian town plan.	COMPLIES	The proposed development has been designed in a way which does not interfere with existing street or curtilage corridors. The proposed development, particularly the tower form, has been designed to minimise impacts upon the broader local views. Street views are protected and defended by appropriate setbacks from boundaries and a relationship to adjoining buildings.

6.0 Statutory Controls and Development Controls

6.4 Urbis Heritage Study - Parramatta - Harris Park Special Character Area

Guiding Principle	Compliance	Response
Consideration of the cumulative impact of the proposed planning control changes on the heritage items and conservation areas and how these should be mitigated.	COMPLIES	The proposed new development does not result in adverse impacts upon nearby heritage items or heritage conservation areas. As discussed within the previous sections of this report, the proposed impacts are mitigated through a number of design measures. Namely, the design of a podium form to reduce the visual bulk and scale of lower floors of the development so that there is a relationship with the street and the human scale. Further afield, the tower form has been articulated with a number of setbacks and openings to reduce the overall impact of overshadowing upon the Harris Park West Heritage Conservation Area to the south.
Consideration of general settings, context, setbacks, massing, height and scale of heritage items.	COMPLIES	The proposed development plans demonstrates the ability to provide for a residential project where appropriate massing, orientation, materiality, bulk, scale and form is capable of being achieved without compromising the amenity of neighbouring developments, without compromising the scale of the streetscape and without compromising the solar access amenity of the adjoining heritage conservation areas.
Consideration of the Aboriginal and historical archaeology within the study area.	COMPLIES	The development is accompanied by assessments of archaeological potential for the site and local area which addresses this aspect of the proposal.
Consideration of the Commonwealth and State Heritage Register listed items within the study area and in the vicinity.	COMPLIES	Consideration has been given to the national and state significance of the items which may be impacted by the proposed development. It is concluded that the development will not have an adverse impact upon nationally significant heritage places.
The achievement of design excellence to not only contribute to the overall architectural quality of the city, but also to provide buildings that are appropriate to their context, respecting and responding to the form, mass and setting of the heritage places within the study area and their significance.	CAPABLE OF COMPLIANCE	Design excellence will be subject to a detailed design proposition in accordance with the requirements of the LEP2023 to ensure that the final detailed design for the site is capable of exhibiting excellence in building quality, respecting its context, the locality and providing a desirable and articulate mass, form and bulk for the site.

7.0 Recommendations

There are no further recommendations to be made in this report.

8.0 Statement of Heritage Impact

In considering the proposed 33 storey mixed use building, containing ground and first floor retail and commercial use, 200 residential apartments and 5 basement levels, within 124 Wigram Street Harris Park, it is noted that the proposal is necessary to improve the amenity afforded to future occupants and users of the subject site.

The subject site is in the vicinity of the Harris Park West and Experiment Farm Heritage Conservation Areas and within the vicinity of Local LEP listed heritage items at No.113- 155 Wigram Street and Nos. 23 and 25 Hassal Street.

The proposed development is located in the South East Parramatta Interface Area of the Parramatta CBD and in a designated zone known as the Parramatta CBD Apartment Zone. This area is considered by its bulk and height to be part of the CBD, be it as a residential apartment zone and includes the retention of the heritage listed houses at the corner of Wigram and Hassell Streets.

Land use, Height of Building and FSR of the proposed development are consistent with the Parramatta CBD Planning Proposal.

The predominant characteristic of the area is to have heritage items interspersed with high density new developments, which surpass their scale and typology. The heritage items at No.113- 155 Wigram Street and Nos. 23 and 25 Hassal Street retain all their key attributes as the proposed development does not adversely impact the heritage items and does not compromise their heritage significance.

In light of this conclusion and following review of proposed plans provided to us by Pti Architecture and assessment of the proposed development, in relation to relative criteria covered in the Hector Abrahams Heritage Study of Interface Areas for City of Parramatta, it is concluded that heritage values of the heritage items are maintained and enhanced.

In light of this conclusion, the Statement of Heritage Impact recommends that the proposed works should not be restricted on the grounds of heritage.

9.0 Appendix A: Select Bibliography of Sources

The following list provides details to some of the resources used in the investigation into the Aboriginal and the history of the locality.

- Colonial history of Sydney, as well as specific details regarding the development of the area.
- Apperly, R, Irving, R, Reynolds, P. 1989, A Pictorial Guide to Identifying Australian Architecture – Styles and Terms from 1788 to the Present.
- Attenbrow, V. 2002, 'The People and their country: numbers, names and languages' in Sydney's
- Aboriginal Past: Investigating the archaeological and historical records
- Attenbrow, V. 2003, Sydney's Aboriginal Past, University of New South Wales Press, Kensington NSW.
- The Dictionary of Sydney
- The Australian Dictionary of Biography

10.0 Appendix B: NSW Office of Environment and Heritage Inventory

Item Details

Name

Attached houses

SHR/LEP/S170

LEP #1750

Address

113 and 115 Wigram Street PARRAMATTA NSW 2150

Local Govt Area

City of Parramatta

Local Aboriginal Land Council

Unknown

Item Type

Built

Group/Collection

Residential buildings (private)

Category

House

All Addresses

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
113 and 115	Wigram Street	PARRAMATTA/NSW /2150	City of Parramatta	Unknown			Unknown	Primary Address

Significance

Statement Of Significance

Conjoined residences at 113-115 Wigram Street are of significance for the local area for historical and representativeness reasons. Built c.1880, they are readily identifiable as part of historic building stock and are contributing to the streetscape character. The pair is also significant as a relatively intact survivor of speculative housing erected in the 1880s for less affluent workers. There site has a high archaeological potential.

Criteria a)

Historical Significance

This item has historical significance because the cottage is a relatively intact survivor of speculative housing erected in the 1880s for less affluent workers.

Owners

10.0 Appendix B: NSW Office of Environment and Heritage Inventory

Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer **Builder/Maker**

Physical Description

Updated

Single storey Victorian attached houses with corrugated iron roof on painted bond brick walls. Roof is gable with fibro infill on the No.115 side and hip on No.113 side. There is one central brick chimney with corbels for both cottages. Verandah across front on No.115 is with ogee corrugated iron roof with hip corner, supported by timber posts. Verandah is removed from No. 113. Verandah floor is concrete. There is no verandah decoration. Windows have sandstone sills. Front doors are flush modern doors with a painted beaded panel. Front fences are new metal fences and gates.

Physical Condition

Updated 05/13/1998

fair. High archaeological potential. National Trust (Parramatta Branch): Good.

Modifications And Dates

Further Comments

Current Use

Residence

Former Use

Listings

Listings

Records Retrieved: 3

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Parramatta Local Environmental Plan 2011	1750	10/7/2011 12:00:00 AM		
State Environmental Planning Policy	REP No 28		8/20/1999 12:00:00 AM	95	6161
Local Environmental Plan	Parramatta Local Environmental Plan 2011	1750	10/7/2011 12:00:00 AM		

Procedures/Exemptions

Records Retrieved: 0

10.0 Appendix B: NSW Office of Environment and Heritage Inventory

Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance

The land on the east side of Wigram Street was still undeveloped in 1877. By 1882 (there is a gap in the Rate Books) the owner, John Cooper, had erected a brick house for himself, the present nos 113-5. In 1884 Cooper leased the premises to JR Coltanach but resumed personal occupation from 1886 until 1889. He then leased the building in 1891 to brothers called Baker and sold it to Charles Furzen in the following year. Furzen separated the houses, each with a new valuation of 26 pounds (as against 52 pounds for the whole duplex) in 1891. There was a rapid turnover of tenants in both houses: in no 113 between 1892 and 1901 there were successively Sarah Gamble, Frank Kelly, Charles Groves and Oliver Wilson. By 1908 the tenant was a 'freezer', Arthur MacArthy. In no 115 between 1892 and 1901 there were successively John Baker, William Smith, James Lennox and Adam Holdsworth. By 1908 a relative of the owner was leasing the house, Gloucester Furzer, a telegraph operator. Furzer sold both houses sometime between 1916 and 1926 no 113 to a fruiterer of Church Street, Leslie Batchelor, who in turn sold them separately by 1930, 113 to Harry Beresford and no 115 to C Ashe. National Trust (Parramatta Branch): SD 1932: NO. 113 Harry Beresford NO.115 Mrs S. Roughley | SD 1930: NO.113 Harry Beresford NO.115 C. Ashe | SD 1929: NO.113 Harry Beresford NO.115 C. Ashe | SD 1924: NO.113 Harry Beresford NO.115 Albert W. Fuller | SD 1920: NO.113 Harry Beresford NO.115 William J. Browne | SD 1918: NO.113 Harry Beresford NO.115 Albert E. McCarthy | SD 1915: NO.113 Miss Ella Jenkins NO.115 Albert E. McCarthy | SD 1914: NO.113 Miss Ella Jenkins NO.115 Albert E. McCarthy | PCC RB 1915: NO. 592 Improv. Cap. Val.: 320 and 325 pounds C. Furzer | PCC RO 1914: NO. 592, to 594 Sec3 lot pt. 1,2. Charles Furzer, freeholder Parra | SD 1914: NO.113 Miss Ella Jenkins NO.115 Albert E. McCarthy | SD 1910: NO.113 Gloucester H. Furzer NO.115 John G. Drummond | SD 1910: NO.113 Chas. W.G. Weekes NO.115 John G. Drummond SD 1910: SD 1900: NO.113 Chas.G. Grove NO.115 James T. Lennon | SD 1895: NO ENTRY

Updated

Historic Themes

Records Retrieved: 4

National Theme	State Theme	Local Theme
4. Settlement	Land tenure	Land Tenure
4. Settlement	Accommodation	Housing
4. Settlement	Mining	Land Tenure
4. Settlement	Agriculture	Housing

Recommended Management

Management Summary

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

10.0 Appendix B: NSW Office of Environment and Heritage Inventory

Heritage Studies

Records Retrieved: 3

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
Parramatta Heritage Review			2004		National Trust (Parramatta Branch)
Assessment of Potential Heritage Items in Parramatta City Centre & Harris Park			1998		Graham Edds & Associates in conjunction with Prof Ian Jack
City of Parramatta Heritage Study			1993		Meredith Walker

Reference & Internet Links

References

Records Retrieved: 5

Type	Author	Year	Title	Link
Written	J Sands	1930	Sydney Directories	
Written		1927	Valuation List	
Written			Register of owners, 1914-16	
Written			Valuation book; 1908-10	
Written	Parramatta City Archives		Rate Books, 1877-1901	

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	City of Parramatta Council	2241034

Every effort has been made to ensure that information contained in the State Heritage Inventory is correct. If you find any errors or omissions please send your comments to council@cityofparramatta.nsw.gov.au

All information and pictures on this page are the copyright of the Heritage Division or respective copyright owners.

10.0 Appendix B: NSW Office of Environment and Heritage Inventory

Item Details

Name

Semi-detached cottages

SHR/LEP/S170

LEP #1565

Address

23 and 25 Hassall Street PARRAMATTA NSW 2150

Local Govt Area

City of Parramatta

Local Aboriginal Land Council

Unknown

Item Type

Built

Group/Collection

Residential buildings (private)

Category

Semi-Detached House

All Addresses

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
23 and 25	Hassall Street	PARRAMATTA/NSW /2150	City of Parramatta	Unknown			Unknown	Primary Address

Significance

Statement Of Significance

The pair of conjoined residences at 23 and 25 Hassall Street is of significance for the local area for historical reasons and as a representative example of residential architecture of the Victorian period in this area, created as speculative housing for less wealthy workers. Built c. 1880, the pair of conjoined houses is readily identifiable as part of historic building stock and still contributes to the streetscape.

Criteria a)

Historical Significance

This item is of historical significance because it is a relatively intact survivor of speculative housing in the 1880s for less wealthy workers.

Owners

Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

10.0 Appendix B: NSW Office of Environment and Heritage Inventory

Description

Designer

Builder/Maker

Physical Description

Updated

A pair of single storey conjoined residences with "H" plan form, built to fence line. At front cottages have gabled roof, central chimney and bellcast verandah roof between gabled ends only, formerly supported on a single cast iron post (replaced with privacy wall). Modifications include unsympathetic window and door proportions. One of the pair has been cement rendered, the other has cement pointing to sandstock brick walls. Simple bargeboards survive. Central brick chimney serving both cottages has a three courses corbel top. Roof line extended at rear also with skillions. Verandah floor is concrete (No. 23 has Pebblecrete). Front doors are flush timber.

Physical Condition

Updated 05/12/1998

fair. High potential. National Trust (Parramatta Branch): Fair.

Modifications And Dates

Further Comments

Current Use

Commercial

Former Use

Residence

Listings

Listings

Records Retrieved: 2					
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
State Environmental Planning Policy	REP No 28		8/20/1999 12:00:00 AM	95	6161
Local Environmental Plan	Parramatta Local Environmental Plan 2023	I565	10/7/2011 12:00:00 AM		

Procedures/Exemptions

Records Retrieved: 0

Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

10.0 Appendix B: NSW Office of Environment and Heritage Inventory

Historical Notes or Provenance

Updated

The site of the cottages now 25 and 27 Hassall Street was unenclosed land up to 1886. Isaac Scott then built the cottages and in 1888 leased them. There were many occupancies of No 25: successively between 1888 and 1901 John Wicks, Joseph Condon, J Nolan, Robert Baker, Axel Holmstrom and Henry Sprowles. There had also been a rapid turnover of tenants in no 27: successively between 1888 and 1901 Thomas Jarvis, Daniel Talbot, N Fines, W Tuckwell, Anne Rutherford, Sarah Rutherford. By 1908 Scott had sold both cottages to a widow, Mrs Emily Carpenter, who lived in Ethel Street nearby. She leased no 25 first to a carpenter, Joseph Beresford then to a carter, Michael McNamara and leased no 27 to Henry Beresford, a carriage builder. By 1924 each cottage had changed hands, no 25 to its first owner-occupier Mrs AM Underwood who was succeeded before 1930 by Charles Lowe; and no 27 to Sydney CH Wyse and then to Miss Catherine Cummins, neither of whom occupied the house. By 1930 ownership had been transferred to Ernest Keepence. The cottage has been consistently occupied by people of modest means whose lives are largely unsung.

The premises are now used as legal offices by Countouris Andreasakis some of whose principals are members of the partnership of six which owns nos 25 and 27. National Trust (Parramatta Branch): SD 1932: No entry for 23 NO. 25 Mrs Eileen Jefferay | SD 1930: No. 23 Mrs Annie H. Young, No. 25 Charles Lowe | SD 1929: No. 23 Mrs Annie H. Young, No. 25 Mrs Martha Neilson | SD 1920: No. 23 Mrs Annie H. Young, No. 25 Mrs Martha Neilson | SD 1918: No. 23 Mrs Annie H. Young, No. 25 Jack Powell | SD 1917: No. 23 David Young, No. 25 Sydney Gazzard | SD 1915: No. 23 David Young, No. 25 Sydney Gazzard | PCC RB 1915: NO. 763/4 Improv. Cap. Val. 225 and 200 pounds respective. Mary E. Carpenter | PCC RO 1914: NO. 591/763/766 Sec 3 lot 1 & 2 Mary Emily Carpenter | SD 1914: No. 23 M.J. Day, No. 25 Michael McNamara | SD 1912: No. 23 George Green, No. 25 Michael McNamara | SD 1909: No. 23 George Green, No. 25 Joseph Beresford | SD 1904: No. 23 Thomas Perry, No. 25 Richard Cummings | SD 1900: No. 23 A. Holmstrom No. 25 Mrs S. Rutherford?? |

Historic Themes

Records Retrieved: 4

National Theme	State Theme	Local Theme
4. Settlement	Land tenure	Land Tenure
4. Settlement	Accommodation	Housing
4. Settlement	Mining	Land Tenure
4. Settlement	Agriculture	Housing

Recommended Management

Management Summary

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

10.0 Appendix B: NSW Office of Environment and Heritage Inventory

Heritage Studies

Records Retrieved: 3

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
Parramatta Heritage Review			2004		National Trust (Parramatta Branch)
Assessment of Potential Heritage Items in Parramatta City Centre & Harris Park			1998		Graham Edds & Associates in conjunction with Prof Ian Jack
City of Parramatta Heritage Study			1993		Meredith Walker

Reference & Internet Links

References

Records Retrieved: 5

Type	Author	Year	Title	Link
Written	Parramatta City Archives	1924	Valuation List	
Written	Parramatta City Archives		Register of Owners 1914-16	
Written	Parramatta City Archives		Valuation Book, 1908-10	
Written	Parramatta City Archives		Rate Books 1886-1900	
Written	J Sands		Sydney Directories, 1900-30	

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	City of Parramatta Council	2241024

Every effort has been made to ensure that information contained in the State Heritage Inventory is correct. If you find any errors or omissions please send your comments to council@cityofparramatta.nsw.gov.au

All information and pictures on this page are the copyright of the Heritage Division or respective copyright owners.

11.0 Appendix E: Curriculum Vitae of Peter Lonergan

Peter Lonergan

Director, Cracknell & Lonergan Architects Pty Ltd

Introduction

Peter J. Lonergan is the director of practice and nominated architect (NSW Registration No. 5983) of Cracknell & Lonergan Architects (CLA) Pty Ltd, a private practice established with Julie Cracknell in 1984. Together, Peter and Julie have accumulated over thirty years of experience in the fields of architecture, interior design, heritage conservation, exhibition design and expert consultancy in town planning. As director of practice, Peter has not only been involved in the design of multiple works, but also served as a heritage consultant and consultant in the fields of SEPP65, SEPPARH, Clause 4.6, and various other planning advisory bodies. Today, Peter continues to serve as director of architectural design at CLA, overseeing a diverse range of projects throughout the Sydney Metropolitan Area, with a combined contract value exceeding AUD\$50 Million.

BArchitecture University of New South Wales (UNSW) BScArchitecture (Hons) UNSW

MBEnv (Building Conservation) UNSW

Certificate Sustainable Design University of Sydney (USYD)

Architecture – Key Examples

Miller Street, Cammeray, Residential Flat Building

Premier Street, Neutral bay, Residential Flat Building

Lavoni Street, Mosman, Residential Development

Restoration of Jarjum College, Redfern, Sydney, for the Jesuit Fathers, St. Aloysius College

The Pemulwuy Project. Redevelopment of "The Block", Redfern, Sydney, for the Aboriginal Housing Corporation

Heritage Conservation – Key Examples

Heritage Consultant & Supervision, Mechanics School of Arts (The Arthouse Hotel), Pitt Street, Sydney

Heritage Consultant & Supervision, Masonic Temple, North Sydney

Heritage Supervision and Heritage Architect, St. Clements Church, Marrickville

Heritage Consultant & Conservation Management Plan, Redfern's Cottage, Minto

Heritage Consultant, Rosebank College, Five Dock

Public Art and Exhibition Design – Key Examples

Yininmadyemi - Thou didst let fall (by artist Tony Albert), Hyde Park, Sydney, Australia

Always was, Always will Be (by artist Reko Rennie), Oxford Street, Sydney, Australia

Murri Totem Pols (by artist Reko Rennie), La Trobe University, Melbourne, Australia

Papunya Tula, Central Termini, Rome, for the Art Gallery of NSW, Sydney, Australia

Gabriel Pizzi, Australian Embassy, Paris, France

Musee du quai Branly at the Australian Embassy in Paris, for the Australia Council for the Arts, Paris, France

Design and project management of Indigenous Art Commission at Musee du quai Branly (2500m2 of permanent public art in the current Presidential Project (with Ateliers Jean Nouvel), Paris, France

THIS PAGE LEFT BLANK INTENTIONALLY



General Manager
City of Parramatta Council
P O Box 32
PARRAMATTA NSW 2150

January 23, 2024

Attn: Mr David Birds

PROJECT: **124 WIGRAM STREET, HARRIS PARK**
RE: **PLANNING PROPOSAL**

Dear Sir,

I refer to your email correspondence dated January 18, 2024 and the provision of a Flood Report in support of the Planning Proposal for the above site.

Council's Engineers refer to the draft study that Council exhibited in September-October 2023.

You have advised that *"We are currently considering releasing the quantitative data from Council's Draft Flood Study to you to assist with the preparation of a Flood Study."*

I have reviewed the flood maps from the draft study and conclude that there is a significant increase in the 1%AEP flood level from the previously issued flood information for the site. The PMF level appears to be unchanged.

In 2019, Mance Arraj submitted a Section 117 Report for the Planning Proposal at the time addressing flood related matters. The flood levels previously applicable were:

- R.L. 7.75m AHD as the 100-year flood level (1%AEP)
- R.L. 9.59m AHD as the PMF level.

Council at this point of time is not able to provide the updated flood levels for review.

From the flood mapping in the draft report, the PMF appears to be the same as the previous modelling (RL 9.59m AHD). The 1% AEP level appears to have increased due to the application of a climate change factor.

Rhiannon Garret from Water Technology Pty Ltd has advised as follows:

"An estimate of 1% AEP flood level: between 8 and 9 m AHD"

1st Floor, 278-282 Church Street
Parramatta NSW 2150

P.O. Box 2555
North Parramatta, NSW 1750

P: +612 8897 8800

www.maengineers.com.au



The previous Section 117 Report addresses the key factors and recognises that all building elements are designed for protection to the PMF level. That is, the podium level the driveway crest protection and the access ramps and stairs to the building.

Accordingly, the podium and basement flood protection is set at RL 9.60m AHD, that places it more than 500mm above the worst case 1% AEP level (RL 9.0m AHD)

Therefore, as the flood protection to the basement and the podium level are proposed to protect the building from the PMF event, this also ensures the protection accommodates the Flood Planning Level of 1%AEP + 500mm.

With regard to the Hazard areas, the built form eradicates the hazard over the building footprint. The hazard is subsequently confined to the area of land directly adjacent to Caly Cliff Creek. This area will be designated as a passive landscape zone and will not be accessible to occupants of the property.

Flood modelling will be required as part of any Development Application submission. The affected zone is parallel to Clay Cliff Creek and the only part of the structure that adjoins this zone is the car park wall to the upper basement (below the podium level).

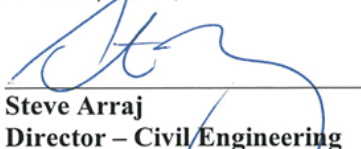
Any detrimental impacts of the flow through this area can be resolved by adjusting the alignment of this particular basement wall at the DA stage.

It should be noted that the expected flows at this location are not expected to significantly change as the culverts at Charles Street and Wigram Street are control structures and flows are diverted to Hassall Street and then through 122 Wigram Street and back into Clay Cliff Creek. Nevertheless, this will be confirmed by Flood modelling with the Development Application submission.

Accordingly, the attached Section 117 Report is considered applicable to progress the Planning Proposal for the site given that the proposal provides flood protection to the PMF level as per *Council's Draft Flood Study 2023*.

I trust explains our position regarding this application, if you have any queries, please do not hesitate to contact me on (02) 8897-8800

Sincerely Yours,



Steve Arraj
Director – Civil Engineering

1st Floor, 278-282 Church Street
Parramatta NSW 2150

P: +612 8897 8800

P.O. Box 2555
North Parramatta, NSW 1750

www.maengineers.com.au

SHADOW ANALYSIS

124 Wigram St / 2-4 Charles St / 12A Parkes St



9 am



10 am



11 am



12 pm



1 pm



2 pm



3 pm