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Stage 1 Preliminary Site Investigation  
86 Blenheim Road, 12A and 14 Epping Road  
North Ryde, NSW

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1 Pope Street,  
Ryde,  
NSW 2112

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# Stage 1 Preliminary Site Investigation

## 86 Blenheim Road, 12A and 14 Epping Road

### North Ryde, NSW

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This report has been prepared by SLR Consulting Australia Pty Ltd with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with the Client. Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

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#### DOCUMENT CONTROL

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## Executive Summary

SLR Consulting Pty (SLR) was engaged by City of Ryde Council (client) to undertake a Stage 1 Preliminary Site Investigation (PSI) to assess for the potential presence of contamination at 86 Blenheim Road and 12A & 14 Epping Road, North Ryde, New South Wales (the site).

The site is currently used for residential land use. SLR understands that the client wishes to determine potential contamination risks from the site for rezoning as RE1 Public Recreational usage. This PSI Report is required to support a planning proposal for the rezoning.

The objectives of this PSI were to:

- Make an assessment of the potential for contamination to be present at the site as a result of past and present land use activities;
- Provide advice on the suitability of the land (with respect to contamination) for open space recreational land use; and
- Provide recommendations on further investigations or contamination management or remediation measures (if required).

SLR undertook the following scope of works to address the project objectives:

- A desktop review;
- A limited site walkover, noting that access to the site was not available, and that only general observations of the vicinity of the site could be made from outside of the site boundaries; and
- Data assessment and reporting.

Based on a review of the available site history data and observations made during the limited site walkover, SLR concludes the following:

- The potential for low-level contamination to be present on site, as a result of the past and present land use activities, is considered to be moderate, owing to evidence of previous development and demolition of residential dwellings and possible filling activities with the construction of Epping Road. Diffused pollution of the surface soils, as a result of the deposition of petroleum exhaust fumes, cannot be precluded. However we note that such contamination at the site cannot be significantly greater at the site than it is at the adjacent Blenheim Park;
- Additional assessment, including a detailed site inspection and some level of intrusive sampling of the shallow soils, will be required to confirm the contamination status of the site and the suitability of the site for open space recreational land use, from a contamination perspective; and
- Contaminants likely to be present on the site include asbestos, heavy metals, pesticides and polycyclic aromatic hydrocarbons. SLR considers that these contaminants can be readily managed or remediated to render the site suitable for the proposed open space recreational land use.

These conclusions must be read in conjunction with the limitations set out in Section 10 of this report.

## Table of Contents

1	INTRODUCTION	1
1.1	General	1
1.2	Background	1
1.3	Objectives	1
1.4	Scope of Works	1
2	SITE IDENTIFICATION	3
3	SITE DESCRIPTION	4
3.1	Site Setting	4
3.2	Surrounding Land Use	4
3.2.1	North	4
3.2.2	East	4
3.2.3	South	4
3.2.4	West	4
3.3	Topography	4
3.4	Geology and Soils	5
3.4.1	Geology	5
3.4.2	Soils	5
3.5	Hydrology and Hydrogeology	5
3.5.1	Hydrology and Drainage	5
3.5.2	Hydrogeology	5
3.6	Acid Sulfate Soils	6
4	SITE HISTORY	7
4.1	Historical Aerial Imagery	7
4.2	Historical Certificates and Titles	9
4.3	Previous Contamination Reports	9
4.4	Additional Information	10
5	REGULATORY DATABASE SEARCH	11
5.1	NSW Environment Protection Authority	11
5.2	WorkCover NSW	11
5.3	Council Records	11
6	SITE WALKOVER	13
6.1	Results	13
6.2	Summary	15
7	DATA QUALITY ASSESSMENT	16

## Table of Contents

8	AREAS OF ENVIRONMENTAL CONCERN AND CONTAMINANTS OF POTENTIAL CONCERN	17
8.1	Receptors and Exposure Scenarios	17
9	CONCLUSIONS AND RECOMMENDATIONS	18
10	LIMITATIONS	19
11	REFERENCES	20

### TABLES

Table 1	Borehole Search Summary	6
Table 2	Summary of Historic Aerial Imagery	7
Table 3	Site Property Details	13
Table 4	Summary of Site Features and Observations	13
Table 5	AEC's and COPC's	17

### FIGURES

Figure A1	Site Location
Figure A2	Site Layout

### APPENDICES

Appendix A	Registered Groundwater Bores Search Results
Appendix B	Historical Land Title and Supporting Documents
Appendix C	Section 149 (2) Planning Certificates
Appendix D	Site Inspection Photographs

# **1 INTRODUCTION**

## **1.1 General**

SLR Consulting Australia Pty Ltd (SLR) was engaged by the City of Ryde Council (Council) to undertake a Stage 1 Preliminary Site Investigation (PSI) in order to assess potential contamination risks at the properties comprising 86 Blenheim Road and 12A and 14 Epping Road, North Ryde, NSW 2113 (identified as Lots C, D and E of DP410408 respectively), herein referred to as the site.

This report presents the findings of a desktop study and a limited site walkover.

## **1.2 Background**

Based on the information provided by the client, SLR understands the following:

- The site is currently zoned R2 Low Density Residential land use and is occupied by three residential dwellings;
- City of Ryde Council intends to rezone it for RE1 Public Recreation and merge the site with the adjoining Blenheim Park; and
- A Stage 1 PSI is required to support a planning proposal for the rezoning of the site.

## **1.3 Objectives**

SLR understands the objectives of this project are to:

- Make an assessment of the potential for contamination to be present at the site, as a result of the past and present land use activities;
- Provide advice on the suitability of the land (with respect to contamination) for the proposed open space recreational land use; and
- Provide recommendations on further investigations or contamination management or remediation measures (if required).

## **1.4 Scope of Works**

The scope of works was undertaken with reference to relevant sections of:

- National Environmental Protection Council (1999), National Environmental Protection (Assessment of Site Contamination) Amendment Measure 2013 (No.1); and
- NSW Office of Environment and Heritage (2011), Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites.

SLR undertook the following scope of works to address the project objectives:

- A desktop review of information pertaining to the site, including:
  - Site identification;
  - Section 149(2) Planning Certificates for the site (three registered lots) –provided to SLR by Council;
  - Historical aerial photographs for the site, dating back to the 1930s;
  - Geological and hydrogeological Setting
  - Topography and elevation profiles;
  - Local soils and Acid Sulfate Soil (ASS) risk;
  - Local hydrology and environmentally sensitive sites;

- Contamination notices issued for the site;
- Relevant and available borehole records; and
- A limited walkover of the area surrounding the site, which included observations of site use and current site conditions made from outside of the site boundaries.

The data collected has been assessed in the context of the project objectives and is presented in this PSI Report.

## 2 SITE IDENTIFICATION

The site is located in the suburb of North Ryde, NSW and comprises three lots of land adjacent to Epping Road and Blenheim Road, including:

- 86 Blenheim Road (Lot C of DP410408);
- 12A Epping Road (Lot D of DP410408); and
- 14 Epping Road (Lot E of DP410408).

The locality of the site obtained from Google Earth and NSW Globe<sup>1</sup> is presented in Figure A1 (attached). An aerial Image of the site obtained on the 16<sup>th</sup> February 2017, taken on 4<sup>th</sup> November 2016, showing the site layout and structures is presented in Figure A2 (attached).

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<sup>1</sup> The NSW Globe ("NSW Globe") is provided and administered by Land and Property Information ("LPI"). It is a visualisation tool that utilises LPI Foundation Information and other government agency data which has been licensed for LPI's use. It displays New South Wales Government maps and spatial data including land parcels in Google Earth (<http://globe.six.nsw.gov.au/>)

### **3 SITE DESCRIPTION**

#### **3.1 Site Setting**

The site is located within an R2 Low Density Residential land use on the corner of Blenheim Road and Epping Road, and adjacent to Blenheim Park. The site is located at an approximate elevation of between 43 and 47mAHD and is currently occupied by 2 single storey and 1 two storey residential properties, including outdoor areas and carports.

#### **3.2 Surrounding Land Use**

##### **3.2.1 North**

Land use north of the site comprises northwest – southeast trending main roads, including Epping Road and adjacent cycle path, the Lane Cove Tunnel Toll Road and the M2 Hills Motorway Toll Road. Land use beyond these main roads comprises Bundara Reserve to the north-west a number of commercial and mixed use properties including, B7 (Business Park), B3 (Commercial Core) and B4 (Mixed Use) properties and North Ryde Train Station. The nearest commercial property is located approximately 100m north-northeast of the site and is currently under construction. The commercial and mixed use properties, including the one currently under construction are located up-gradient of the site.

##### **3.2.2 East**

Land use east of the site comprises Blenheim Road (adjacent), Myall Reserve, Pittwater Road, Epping Road and adjacent cycle path, Lane Cove Tunnel Toll Road and the M2 Hills Motorway Toll Road. Pages Creek is located approximately 200m southeast and downgradient of the site.

##### **3.2.3 South**

Land use to the south of the site comprises a small car park (approx..60m x 20m) beyond which lies Blenheim park (including a dog exercise area), and low density residential estate (c.150m south) and adjacent to Morshead Street.

##### **3.2.4 West**

Land use to the east of the site comprises Blenheim Park, including remote controlled vehicle racetrack, BBQ and toilet facilities, soft play areas, landscaped greenspace, cycle routes, and a small playing field. Land use beyond Blenheim Park comprises a number of tennis courts belonging to Tennis World, North Ryde.

#### **3.3 Topography**

Geospatial data, including digitized topographic contours, were obtained through North Ryde City Council, City Planning and Development team. The data shows topographic contours on a 1m increment for a buffer zone of 1km from the centre of the site. The topographic contours indicate that the site is located at an elevation of 43-47m. Topography within the immediate area shows moderate slopes falling from the northwest and southwest towards the south east and the Lane Cove River. Gradient steepens significantly in the vicinity of Myall Reserve and over Pittwater Road towards Pages Creek.

## 3.4 Geology and Soils

### 3.4.1 Geology

Reference to the Sydney 1:100,000 Geological Survey of NSW, Department of Mineral Resources Geological Series Sheet 9130 Ed.1 1983, (available through the Department of Industry Resources and Energy – Geoscience Information Portal <http://www.resourcesandenergy.nsw.gov.au>) indicates that the site is located within a Middle Triassic geological landscape belonging to both the Wianamatta Group (Rwa) and Hawkesbury Sandstone (Rh), which are characterised by black to dark-grey shale and laminite (Rwa) and medium to coarse-grained quartz sandstone, with very minor shale and laminite lenses (Rh). The Mittagong Formation, which is generally found stratigraphically between the Wianamatta Group and Hawkesbury Sandstone, is locally absent.

### 3.4.2 Soils

Reference to the Sydney 1:100,000 Soil Conservation Service of NSW Soil Landscape Series Sheet 9130 (available through the NSW Office of Environment and Heritage – Land and Soil Portal <http://www.environment.nsw.gov.au/soils>) indicates that the site is located within a soil landscape belonging to the Lucas Heights Group (lh) and characterised by moderately deep (50-150cm), hardsetting yellow podzolic and yellow soloth soils, and yellow earths. Soil is described as having generally low fertility, low available water capacity, low intrinsic nitrogen and phosphorous values and moderate erodibility.

## 3.5 Hydrology and Hydrogeology

### 3.5.1 Hydrology and Drainage

Geospatial data, including digitized data on catchments, drainage and watercourse, were obtained through North Ryde City Council, City Planning and Development team via geospatial data request through the NSW Spatial Data Catalogue ([www.six.nsw.gov.au](http://www.six.nsw.gov.au)).

The results from geospatial data request indicate that:

- The site is located within the western portion of the Lane Cove River Catchment.
- The nearest surface water feature comprises Pages Creek, which is present at surface approximately 150m south-east of the site, which drains south-east towards Lane Cove River (c.1km south east).
- Artificial drainage features comprising stormwater and foul sewer drains are present around the site, with drainage towards Pages Creek, culverted through an area of dense woodland (Myall Reserve) immediately east of Blenheim Road and under Pittwater Road.

### 3.5.2 Hydrogeology

Review of Access data available through the NSW Department of Primary Industries, Office of Water Groundwater Map (<http://waterinfo.nsw.gov.au/gwl/>) shows that the site is located within the Georges River Basin of the Greater Sydney Region.

A review of information obtained through borehole search identified five (5) boreholes associated with groundwater works within a 500m radius of the site. Information pertaining to these boreholes is summarised in **Table 1** (below) and borehole records are presented in **Appendix A**.

**Table 1 Borehole Search Summary**

Borehole ID	Construction	Geological Observations	Groundwater
GW112648	Monitoring Bore: Active Screened Interval: 2.5-11.5m Final Depth: 11.5m	Fill: 0-0.45m Clay / Shale: 0.45-0.7m Siltstone / Sandstone: 0.7-11.15m	SWL: 10.59m
GW112647	Monitoring Bore: Active Screened Interval: 2.5-13.0m Final Depth: 13.0m	Fill: 0-0.3m Shale: 0.3-3.18m Siltstone / Sandstone with shale lenses: 3.18-13.00m	SWL: 5.65m
GW112646	Monitoring Bore: Active Screened Interval: 2.5-10.0m Final Depth: 10.0m	Fill: 0-0.4m Shale: 0.4-1.26m Siltstone / Sandstone: 1.26-10.0m	SWL: 3.65m
GW109365	Monitoring Bore: Active; Screened Interval: N.R. Final Depth: 20.15m	Silty Sandstone: 0-20.15m	SWL: N.R.
GW111742	Monitoring Bore: Active Screened Interval: 2.0-11.0m Final Depth: 11.0m	Fill: 0-0.1m Clay / Shale: 0.1-2.7m Siltstone / Sandstone: 2.7-11.0m	SWL: 6.10

N.R. – Not Recorded

SWL – Standing (Static) Water Level

It is beyond the scope of this assessment to calculate groundwater flow vectors based on these observations, however groundwater flow is likely to the west / southwest in accordance with the profile of the Lane Cove River Catchment Basin.

### 3.6 Acid Sulfate Soils

Information obtained through the Australian Soil Resource Information System ([www.asris.csiro.au](http://www.asris.csiro.au)) indicates that the site is located within a Cq(P4) area characterised by an extremely low probability of occurrence for acid sulfate soils.

Based on the information reviewed, SLR considers that the risk of encountering acid sulfate soils at the site is low.

## 4 SITE HISTORY

The site history as ascertained through the desktop review is presented below:

### 4.1 Historical Aerial Imagery

SLR undertook a review of a selection of historical and recent aerial photographs. Observations made during the review are presented in **Table 2** (below).

**Table 2 Summary of Historic Aerial Imagery**

Year of Image	Site Land Use Observations	Surrounding Land Use Observations
1930 (Black & White)	A number of small to medium sized structures are present across the site area.	<p><b>North:</b> Road in general concordance with the current alignment of Epping Road, beyond which lies a road trending northwest-southeast and to the east of Bundara Reserve. A possible orchard is present beyond these roads. Beyond this lies Macquarie Park Cemetery and Crematorium.</p> <p><b>East:</b> Vacant land, beyond which lies dense woodland.</p> <p><b>South:</b> Possible allotments for vegetables to the south-west of the site along with a small structure (possible shed), beyond which lies vacant land and a small orchard at c.150m south of the site. Further south, land is extensively occupied by orchards.</p> <p><b>West:</b> Dense woodland and Pages Creek associated with Lane Cove National Park, beyond which lies Lane Cove River.</p>
1943 (Black and White)	The western portion of the site (14 Epping Road) appears vacant. Two structures are present at 12A Epping and 86 Blenheim Road. Structures appear to be residential dwellings.	<p><b>North:</b> No significant changes. Some expansion of Epping Road and the Macquarie Park Crematorium and Cemetery, some minor residential development beyond Epping Road.</p> <p><b>East:</b> No significant changes, some minor residential development within the area adjacent to Pittwater Road and south of Lane Cove National Park.</p> <p><b>South:</b> Allotments no longer appear in use. Moderate – large structure is present immediately south of the site, with unknown use. No other significant changes.</p> <p><b>West:</b> No significant changes, some expansion of farmland approximately 500m east of the site.</p>
1951 (Black and White)	No significant changes	<p><b>North:</b> No significant changes. Some expansion of Epping Road and the Macquarie Park Crematorium and Cemetery,</p> <p><b>East:</b> There has been development of some commercial / industrial estate at a distance of &gt;500m. No other significant changes.</p> <p><b>South:</b> The moderate to sized structure immediately south of the site is no longer present. Remaining land is largely vacant.</p> <p><b>West:</b> Some development of vacant land approximately 250m-350m west of the site to possible orchard. Two moderate-large structures (possible storage sheds) are present at a distance of approximately 350m from the site, adjacent to Epping Road.</p>
1961 (Black and White)	14 Epping Road appears to be developed to a residential dwelling of a configuration similar to the current dwelling, including boundary fences. 12A Epping road contains a small structure (possible shed). A residential dwelling is present at 86 Blenheim road, however does not appear to match the current residential structure.	<p><b>North:</b> The orchard is no longer present. Land north of Epping road is now largely vacant, with the exception of some development of residential properties immediately north of Epping Road and East of the M2 Toll Road, along with some residential properties at c.200m north of the site. Macquarie Park Cemetery and Crematorium appears expanded.</p> <p><b>East:</b> Significant development of commercial / industrial estate from Lane Cove River up to 150m east of the site.</p> <p><b>South:</b> There has been significant development of low density residential dwellings up to 150m south of the site and orchards are no longer present. Residential properties appear similar to the current (2017) layout. The land immediately south of the site</p>

Year of Image	Site Land Use Observations	Surrounding Land Use Observations
		appears vacant. <b>West:</b>
1970 (Black and White)	<p>The property boundaries for each of the lots are now present in their configuration, including fences encompassing 12A and 14 Epping Road.</p> <p>There has been construction of an extension to the main building at 86 Blenheim Road.</p> <p>The lot comprising 12A Epping Road now contains a building similar to the current configuration.</p> <p>The fence boundary for 14 Epping Road has been extended north to intersect the southern edge of Epping Road.</p>	<p><b>North:</b> A large building, likely commercial property, is now present to the north-east of the site, with large car park and Macquarie Park Cemetery beyond. There has been some further development of residential properties to the north, beyond Epping Road.</p> <p><b>East:</b> There has been further development of commercial / industrial estate to the east. There has also been an expansion of Epping Road, re-routing and truncation of Blenheim Road into a cul-de-sac, and modification of Pittwater Road into its current design.</p> <p><b>South:</b> Re-routing of Blenheim Road to intersect Pittwater Road to the east. Minor landscaping / levelling of open space area of Blenheim Park. Some minor further residential redevelopment of vacant land &gt;200m south.</p> <p><b>West:</b> Some minor levelling / landscaping of the current Blenheim Park. No other significant changes.</p>
1982 (Colour)	<p>The building at 86 Blenheim Road is no longer present and the lot now appears vacant.</p> <p>There has been an extension of 14 Epping Road along the south-eastern wall of the main building.</p>	<p><b>North:</b> No significant changes.</p> <p><b>East:</b> No significant changes.</p> <p><b>South:</b> A dirt surfaced parking area is now present. No other significant changes.</p> <p><b>West:</b> There has been some further landscaping of the open space area (currently comprising Blenheim Park) with what appears to be a dirt surfaced bike track. A small building is also present immediately west of the site and adjacent to the dirt car park. Woodland / residential properties further west have now been converted to tennis courts currently owned by Tennis World.</p>
1991 (Colour)	<p>The property at 86 Blenheim Road has been redeveloped and now contains a building consistent with the current residential property.</p> <p>There has been an extension of the 12A Epping Road along the south-eastern wall of the main building, along with some landscaping of the garden.</p>	<p><b>North:</b> No significant changes.</p> <p><b>East:</b> No significant changes.</p> <p><b>South:</b> No significant changes.</p> <p><b>West:</b> The RCV track adjacent to 14 Epping Road is now present. The dirt bike track further west appears present, but disused. There has been some development / re-design of the tennis courts further west, associated with Tennis World.</p>
2002 (Colour)	<p>The roof of 14 Epping Road appears re-tiled. No other significant changes.</p>	<p><b>North:</b> The residential properties north of Epping Road have been largely demolished and replaced with trees / scrubland. The M2 Toll Road, including underpass through Epping Road has been constructed and is now present in its current layout.</p> <p><b>East:</b> There has been significant expansion of Epping Road to accommodate merger with the M2 Toll Road and Lane Cove Tunnel. There has been further development of commercial / industrial estate to the east, including moderate – large buildings.</p> <p><b>South:</b> A number of medium sized trees now border the site to the south. No other significant changes.</p> <p><b>West:</b> The dirt bike track is no longer present. Blenheim Park appears vacant land occupied by grasses only.</p>
2012 (Colour)	No significant changes	<p><b>North:</b> The commercial site north of Epping Road has been redeveloped. The southern half of the commercial site is now</p>

Year of Image	Site Land Use Observations	Surrounding Land Use Observations
		<p>vacant, the northern portion is occupied by several medium sized buildings and a car park</p> <p><b>East:</b> No significant changes.</p> <p><b>South:</b> A asphalt surface car park is now present immediately south / south-east of the site, consistent with the current (2017) design construction. A fenced area of grassland is present immediately south of the car park, consistent with the current location and layout of the dog exercise park. Immediately south of the dog exercise area, land has been landscaped to include a number of trees and cycle path, beyond which lies residential estate.</p> <p><b>West</b> The RCV track is now present in its current design. A number of small buildings / structures consistent with the current BBQ and toilet facilities in Blenheim Park are now present, along with several partitioned areas of surfaced ground consistent with the soft play areas of Blenheim Park. A cycle / pedestrian pathway is present throughout the park along with a number of small – medium sized trees.</p>
2017 (Colour)	There appear to be an increased density of trees bordering the site. No other significant changes.	<p><b>North:</b> There appears to be significant redevelopment of the commercial estate immediately north of Epping Road. Site appears to be under construction with a number of large sized multi-storey buildings.</p> <p><b>East:</b> No significant changes.</p> <p><b>South:</b> No significant changes.</p> <p><b>West:</b> No significant changes.</p>

Review of historic aerial imagery indicates that the site has been occupied by vacant land along with several small-medium sized structures since the 1930s. There is evidence of redevelopment activities at 86 Blenheim Road between the 1970s and 1980s with demolition of an existing structure and construction of the building currently occupying the property. There is also evidence of demolition and construction activities at 12A Epping Road during the 1970s, along with construction of 14 Epping Road in the 1960s.

Review of aerial imagery indicates the presence of small structures (which are possible sheds) throughout the history of the site, which are transient in presence throughout the site area. It is likely that these were demolished / removed throughout the history of the site.

#### 4.2 Historical Certificates and Titles

The historical title certificate for the site provided by the client, inclusive of Blenheim Park is provided in **Appendix B**.

SLR understands that the site has generally comprised either vacant land use or residential properties since the 1930s, with ownership of the land by Ryde Council since 1949, The council then "*subdivided the corner of Epping Road and Blenheim Road into three small lots that are (now) privately owned*" and currently occupied by residential properties. As such SLR considers that the site is unlikely to have been subject to significant commercial or industrial operations that could cause widespread contamination.

#### 4.3 Previous Contamination Reports

Based on discussions with Council, SLR understands that no contamination assessments have been previously conducted for the site on behalf of the client.

#### 4.4 Additional Information

Information provided by the client to SLR regarding the history of the site in support of the historical title certificate, including Blenheim Park is presented in **Appendix B**.

The documents provided to SLR indicate that the land was *"Purchased by Ryde Council on 21 January 1949 from executives Roy Atkins and Robert Bishop"*. The council then *"subdivided the corner of Epping Road and Blenheim Road into three small lots that are (now) privately owned"*.

## **5 REGULATORY DATABASE SEARCH**

### **5.1 NSW Environment Protection Authority**

A search of the NSW EPA contaminated land public register of record of notices was undertaken on 20<sup>th</sup> February 2017. The search did not identify any records with regard to the site, implying that the site is not affected by the following issues:

- orders made under Part 3 of the Contaminated Land Management Act 1997 (CLM Act);
- approved voluntary management proposals under the CLM Act that have not been fully carried out and where the approval of the EPA has not been revoked;
- site audit statements provided under Section 53B of the CLM Act that relate to significantly contaminated land or;
- actions taken by EPA under Section 35 or 36 of the Environmentally Hazardous Chemicals Act 1985;

The search also did not identify any records for addresses within 500m from the site, which were affected by the above issues.

A search of the NSW EPA's Protection of the Environment Operations Act 1997 (POEO Act) public register of licences, applications and notices was undertaken on 20<sup>th</sup> February 2017. The search did not identify any records for the site, indicating that the EPA has not licensed any scheduled activities (within the meaning of the POEO Act) being undertaken on the site. The search also did not identify any records for addresses within 500m from the site.

A search of the NSW EPA public register of contaminated sites notified to NSW EPA under Section 60 of the CLM Act (as of 19<sup>th</sup> January 2017) was undertaken on 20<sup>th</sup> February 2017. The search also did not identify any records for addresses within 500m from the site. A contaminated site comprising the Caltex Service Station at 41-43 Epping Road was noted. However the site does not require regulation under CLM Act as it relates to operation of the service station. The site is at a considerable distance from the site (657m) and is located outside the drainage basin catchment boundary and so any contamination is unlikely to affect the site.

### **5.2 WorkCover NSW**

A search of the Stored Chemical Information Database (SCID) and microfiche records held by WorkCover NSW was not part of this assessment. Based on the findings of the review of historical aerial images, and observations made during the site walkover, it is considered unlikely that the site contains underground storage tanks.

### **5.3 Council Records**

Planning certificates for Lots C, D and E of DP410408 (the site) were supplied by the client, dated 31<sup>st</sup> January 2017 and issued by the City of Ryde under Section 149(2) of the Environmental Planning and Assessment Act 1979.

The planning certificates indicate that, in the context of the Contaminated Land Management (CLM) Act, and at the date the certificates were issued, the site is not:

- declared to be significantly contaminated land;
- the subject of a voluntary management order;
- the subject of an approved voluntary management proposal;
- the subject of an ongoing maintenance order; and
- the subject of a site audit statement within the meaning of the CLM Act.

The Certificates also state that no further additional information is available under the Section 149(5) certificates.

Copies of the planning certificates are presented in **Appendix C**.

## 6 SITE WALKOVER

### 6.1 Results

A limited site walkover was undertaken by a suitably experienced SLR environmental engineer on 16<sup>th</sup> February 2017. The purpose of the site walkover was to make observations of the current site conditions and adjacent site land uses (relevant to land contamination). The observations made during the site walkover are presented Table 4 (below). Observation Photographs are presented in **Appendix D**.

The site includes 3 adjacent properties, the details of each property are summarized in Table 3 (below)

**Table 3 Site Property Details**

Property ID	Total Area (m <sup>2</sup> )	Construction Design	Outdoor Areas
86 Blenheim Road (Lot C / DP410408)	607	Single storey (brick) with tiled roof, carport and living space.	South facing garden with hardsurfaced outdoor dining area and wooden fencing.
12A Epping Road (Lot D / DP410408)	607	Single storey (brick) with tiled roof, carport and living space.	South facing garden with colorbond shed and colorbond fencing.
14 Epping Road (Lot E / DP410408)	790.4	Two storey (brick) with tiled roof, carport and living space.	South facing garden with with hardsurfaced outdoor dining area and , colorbond shed, rainwater collection tank and colorbond fencing.

Surface elevations across the site rise from approximately 43m Australian Height Datum (AHD) at the southeastern boundary of the site to 47mAHD at the northern / northwestern boundary of the site, correlating with Epping Road and an adjacent cycle path. The natural topographic gradient is moderate (10%) to the southeast.

It should be noted that access to the site was not available. As suggested by Council, the observations described in Table 4, below, were made from outside the property boundaries.

**Table 4 Summary of Site Features and Observations**

Feature	Observation	Reference Photo Plate
<b>Site Surfacing</b>	Site surfacing could not be inspected directly owing to site access restrictions, however visual observations made from a relative distance identify that the rear gardens for the properties are grassed covered with light vegetation and carports / driveways are concrete and brick surfaced. Properties have concrete / brick surfaced outdoor entertainment areas to the rear of the house.	NA
<b>Site Structures</b>	Site structures comprise three adjacent detached residential properties, including two single storey residential dwellings (12A – 14 Epping Road) and one two storey Townhouse (86 Blenheim Road). Site buildings comprising 12A Epping Road and 86 Blenheim Road are brick and timber built with tile roofs, whilst 14 Epping Road comprises a timber framed / clad structure with possible asbestos cement sheeting. Small sheds were observed in the southern portions of the site comprising the properties at 12A to 14 Epping Road and constructed from what appears to be colorbond sheeting	01-07
<b>Site Drainage</b>	Site drainage features could not be inspected directly owing to site access restrictions. Drainage is likely facilitated through downpipes from roofs, infiltration through garden soils and any surface water drains located around each of the structures comprising the site. Drainage is likely towards the east / south-east through local surface water and stormwater drainage networks.	NA

Feature	Observation	Reference Photo Plate
<b>Site Services</b>	Site services could not be inspected directly owing to site access restrictions. Overhead telephone cables are connected to the properties. It is likely that buried services include underground gas electrical and water supply / sewerage pipes.	NA
<b>Topography / Gradient</b>	The topographic contours indicate that the site is located at an elevation of 43-47m. Observation of the site shows that there is a moderate gradient towards the southeast across the site. There is also a steep gradient from the Epping Road Cycle Path to the entrance of each property within the site area.	09-10
<b>Fill Materials</b>	No fill materials were observed on site during the inspection, however it is likely that fill is present along the northern portions of the site properties as the banks of the site adjacent to Epping Road are likely to have been built up in the process of construction of Epping Road and the adjacent cycle path.	NA
<b>Wastes</b>	No evidence of waste materials were observed on-site, however access and visual assessment of the sites was limited from the site boundary.	NA
<b>Above / Underground Storage Tanks</b>	Observation of the site for above ground / underground storage tanks could not be carried out at the properties due to access restrictions. However observations from outside the site appear to indicate that above ground / underground storage tanks are unlikely to be present within the site boundary (e.g. no fill and dip points, vent pipes, bowlers, etc.).	NA
<b>Asbestos</b>	Due to site access restrictions it was not possible to observe ground conditions with relation to presence of asbestos or asbestos containing materials (ACM). Observations of the site made from outside the site boundary did not show any evidence of asbestos or ACM within the site boundary or areas immediately adjacent to the site, however it is possible that the cladding used to construction 14 Epping Road will likely contain ACM such as cement bound asbestos sheeting. Furthermore any sheds on site may also contain ACM.	NA
<b>Chemical and Other Hazardous Material Storage</b>	Inspection of the site for chemical and other hazardous material storage was not possible due to site access restrictions. Visual assessment of the site made from outside the site boundary did not show any evidence for chemical and/or any other hazardous material storage. Given the residential land use, significant chemical storage is considered unlikely.	NA
<b>Phytotoxicity</b>	No evidence of vegetation dieback or stress as a result of phytotoxicity was observed during site inspection.	NA
<b>Staining and Odours</b>	Direct inspection of the site for staining and odours indicative of contamination could not be carried out due to site access restrictions. Visual assessment of the site made from the site boundaries did not show evidence of significant staining or odours that are indicative of contamination issues.	NA
<b>Incidents and Complaints</b>	No register of incidents or complaints associated with the site was made available to SLR for review.	NA
<b>Adjacent Land Uses</b>	North: Epping Road, beyond which lies commercial (under construction) and residential properties.	12
	East: Blenheim Road, beyond which lies Myall Reserve, Epping Road, Pittwater Road and Pages Creek.	16
	South: Car Park (public), Blenheim Road, Blenheim Park (public), beyond which lies residential properties.	08
	West: Blenheim Park and RCV track, beyond which lies Tennis World.	11,15
<b>Evidence of previous investigations</b>	NA	NA
<b>Additional Observations</b>	High Pressure gas line observed trending northwest-southeast, immediately north of site and along Epping Road. Substation observed to east of site, adjacent to Epping Road and northwest of Myall Reserve. Storm drainage network observed on Blenheim Road and in Car Park (public) adjacent to site.	13,14

## 6.2 Summary

The site comprises 3 residential properties identified as 12A & 14 Epping Road (single storey) and 86 Blenheim Road (two storey). The properties occupying the site are of recent construction (14 Epping Road c.1960; 12A Epping Road c.1970; 86 Blenheim Road c.1990) comprising both brick and timber constructions with 14 Epping Road containing possible asbestos cement cladding. The site has been redeveloped in places during its history as residential properties from c.1930s.

Access to the site for direct inspection for contamination issues was not available. However observation of the site from the site boundaries did not indicate significantly contaminating activities or evidence of significant contamination. Site surfacing generally comprised grassed areas with some hard surfacing (brick / concrete) used for driveways and outdoor entertainment areas (generally good condition). Photographs collected during site inspection are presented in **Appendix D**.

## **7 DATA QUALITY ASSESSMENT**

Sources of data relied upon for this assessment included:

- NSW Environment Protection Authority;
- NSW Department of Primary Industries – Office of Water;
- NSW Land and Property Information Division;
- City of Ryde, Council;
- City of Ryde, City Planning and Development Division;
- Google Earth;
- Nearmap;
- Observations made in the field by SLR.

Field observations reported were made by suitably experienced SLR environmental engineer (David Harris).

Observations made in the field were generally consistent with observations made of relevant data provided by third parties during the desktop review.

The data obtained is considered suitable for the purpose of this assessment. However limitations on assessment of site contamination are present due to restricted site access conditions affecting the integrity of the observations. Specifically it has not been possible to assess the presence of visible ACM on the ground surface or signs of contamination such as staining or odours.

## 8 AREAS OF ENVIRONMENTAL CONCERN AND CONTAMINANTS OF POTENTIAL CONCERN

A review of available site history data and observations made during the site walkover identified areas of environmental concern (AEC) and contaminants of potential concern (COPC).

Table 5 below presents the AECs and COPCs.

**Table 5 AEC's and COPC's**

AEC ID	Sources of Potential Contamination	Area of Concern	Contaminants of Concern	Likelihood of Contamination Exposure in the Proposed Land Use Scenario
AEC 01	Former buildings / structures including residential dwellings and storage sheds occupying site area prior to 1970s, and former structure at 86 Blenheim Road prior to redevelopment in 1980s. Associated demolition wastes and lead paints used to paint properties.  The potential for asbestos and lead contamination of shallow soils, arising from demolition of former buildings / structures, cannot be precluded. There is a moderate potential for contamination to be present.	Throughout entire site	Asbestos, lead	Moderate.  If present, ACM and lead contamination will need to be remediated or appropriately managed to minimise exposure risks to park users.
AEC 02	Diffuse pollution of soils from petrol and diesel motors (traffic) along Epping Road.  Elevated concentrations of PAHs and / or heavy metals are possible in site soils as a result of proximity to Epping Road.	Site soils	Polycyclic aromatic hydrocarbons (PAHs), heavy metals.	Moderate  If present, ACM and lead contamination will need to be remediated or appropriately managed to minimise exposure risks to park users.
AEC 03	Fill material used to construct embankment to Epping Road. Low-Moderate potential to contain heavy metals and ACM.	Site soils in northern portion of site.	Heavy metals, asbestos. PAHs and organochlorine pesticides (OCPs)	Moderate. If present heavy metal and asbestos contamination will need to be remediated or appropriately managed to minimise exposure risks to park users.

### 8.1 Receptors and Exposure Scenarios

From review of the potential sources of contamination (Table 5) in conjunction with the proposed site use (RE1 Public Recreation), SLR has noted that there is potential for exposure to key contaminants of concern, including asbestos, heavy metals, PAHs, OCPs and lead. The likelihood of exposure to these contaminants is considered moderate, with exposure routes / pathways likely to comprise ingestion, inhalation and dermal contact with contaminants contained within shallow soils and windblown dust. Likely receptors will include demolition contractors and park users (general public).

## 9 CONCLUSIONS AND RECOMMENDATIONS

Based on a review of the available site history data and observations made during the limited site walkover, SLR concludes the following:

- The potential for low-level contamination to be present on site, as a result of the past and present land use activities, is considered to be moderate, owing to evidence of previous development and demolition of residential dwellings and possible filling activities with the construction of Epping Road. Diffused pollution of the surface soils, as a result of the deposition of petroleum exhaust fumes, cannot be precluded. However we note that such contamination at the site cannot be significantly greater at the site than it is at the adjacent Blenheim Park;
- Additional assessment, including a detailed site inspection and some level of intrusive sampling of the shallow soils, will be required to confirm the contamination status of the site and the suitability of the site for open space recreational land use, from a contamination perspective; and
- Contaminants likely to be present on the site include asbestos, heavy metals (including lead), pesticides and polyaromatic hydrocarbons.
- The likelihood of exposure to these contaminants is considered moderate, with exposure routes / pathways likely to comprise ingestion, inhalation and dermal contact with contaminants contained within shallow soils and windblown dust. Likely receptors will include demolition contractors and park users (general public).
- SLR considers that these contaminants can be readily managed or remediated to render the site suitable for the proposed open space recreational land use.

These conclusions must be read in conjunction with the limitations set out in Section 10 of this report.

## 10 LIMITATIONS

This report is for the exclusive use of City of Ryde Council. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

This report has been prepared based on the scope of services (see below). SLR cannot be held responsible to the Client and/or others for any matters outside the agreed scope of services. Other parties should not rely upon this report and should make their own enquiries and obtain independent advice in relation to such matters.

This report has been prepared by SLR with reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with the Client. Information reported 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.

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

Should the report be reviewed for any reason, the report must be reviewed in its entirety and in conjunction with the associated Scope of Services. It should be understood that where a report has been developed for a specific purpose, for example a due diligence report 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. The report should not be applied for any purpose other than that originally specified at the time the report was issued.

Report logs, figures, laboratory data, drawings, etc. are generated for this report by SLR consultants (unless otherwise stated) based on their individual interpretation of the site conditions at the time the site visit was undertaken. Although SLR 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.

## **11 REFERENCES**

NSW DEC 2006, 'Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (2<sup>nd</sup> edition)'.

NSW OEH 2011, 'Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites'.

## **Appendix A**

Report Number 610.17061-R01

### **REGISTERED GROUNDWATER BORES SEARCH RESULTS**

NSW Office of Water  
Work Summary

GW112648

---

Licence: 10BL605161

Licence Status: ACTIVE

Authorised MONITORING BORE  
Purpose(s):

Intended MONITORING BORE  
Purpose(s):

Work Type: Bore  
Work Status: Equipped  
Construct.Method: Auger - Solid Flight  
Owner Type: Private

Commenced Date:

Final Depth: 11.30 m

Completion Date: 01/05/2012

Drilled Depth: 11.50 m

Contractor Name:

Driller: Steven Salib

Assistant Driller:

Property: GOODMAN  
INDUSTRIAL 27 TO  
31 DELHI ROAD  
NORTH RYDE 2113  
NSW

Standing Water 10.590  
Level:

GWMA:  
GW Zone:

Salinity:  
Yield:

Site Details

---

Site Chosen  
By:

County	Parish	Cadastre
Form A: CUMBE	CUMBE.25	160//1136651
Licensed:		

Region: 10 - Sydney  
South Coast  
River Basin: - Unknown

CMA Map:

Grid Zone:

Scale:

Area/District:

Elevation: 0.00 m (A.H.D.)      Northing: 6258888.0

Latitude: 33°47'46.1"S

Elevation Unknown

Easting: 327604.0

Longitude: 151°08'15.9"E

Source:

GS Map: -

MGA 0

Coordinate Unknown

Zone:

Source:

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	0.90	100			Auger - Solid Flight
1		Hole	Hole	0.90	11.30	60			Rotary - Coring
1		Annulus	Crushed Aggregate	1.00	11.50				Graded
1	1	Casing	Pvc Class 18	0.20	2.50	60	50		Seated on Bottom
1	1	Opening	Slots - Horizontal	2.50	11.50	60		1	Casing - Machine Slotted, PVC Class 18, Screwed, SL: 135.0mm, A: 5.00mm

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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### Geologists Log

#### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.07	0.07	ASPHALT	Fill	
0.07	0.10	0.03	ROADBASE	Fill	

0.10	0.30	0.20	FILL	Fill	
0.30	0.45	0.15	FILLING BROWN	Fill	
0.45	0.55	0.10	CLAY SOFT TO FIRM	Clay	
0.55	0.70	0.15	SHALE L/STRENGTH	Shale	
0.70	0.90	0.20	SANDSTONE	Sandstone	
0.90	1.79	0.89	SANDSTONE M/STRENGTH	Sandstone	
1.79	2.06	0.27	SILTSTONE	Siltstone	
2.06	2.27	0.21	SILTSTONE M/STRENGTH	Siltstone	
2.27	3.06	0.79	SANDSTONE	Sandstone	
3.06	10.35	7.29	SANDSTONE, H/STRENGTH	Sandstone	
10.35	10.98	0.63	SANDSTONE WEATHERED,FRACTURED	Sandstone	
10.98	11.50	0.52	SANDSTONE H/STRENGTH,WEATHERED TO FRESH	Sandstone	

#### Remarks

23/07/2014: Nat Carling, 23-July-2014; Added status, fixed drill log errors.

NSW Office of Water  
Work Summary

GW112647

---

Licence: 10BL605161

Licence Status: ACTIVE

Authorised MONITORING BORE  
Purpose(s):

Intended MONITORING BORE  
Purpose(s):

Work Type: Bore  
Work Status: Equipped  
Construct.Method: Auger - Solid Flight  
Owner Type: Private

Commenced Date:

Final Depth: 13.00 m

Completion Date: 01/05/2012

Drilled Depth: 13.00 m

Contractor Name:

Driller: Steven Salib

Assistant Driller:

Property: GOODMAN  
INDUSTRIAL 27 TO  
31 DELHI ROAD  
NORTH RYDE 2113  
NSW

Standing Water 5.650  
Level:

GWMA:  
GW Zone:

Salinity:  
Yield:

Site Details

---

Site Chosen  
By:

County	Parish	Cadastre
Form A: CUMBE	CUMBE.25	160//1136651
Licensed:		

Region: 10 - Sydney  
South Coast  
River Basin: - Unknown

CMA Map:

Grid Zone:

Scale:

Area/District:

Elevation: 0.00 m (A.H.D.)      Northing: 6258941.0

Latitude: 33°47'44.4"S

Elevation Unknown

Easting: 327641.0

Longitude: 151°08'17.4"E

Source:

GS Map: -

MGA 0  
Zone:

Coordinate Unknown  
Source:

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	1.30	100			Auger - Solid Flight
1		Hole	Hole	1.30	13.00	60			Rotary - Coring
1		Annulus	Crushed Aggregate	0.90	13.00				Graded
1	1	Casing	Pvc Class 18	0.20	2.50	60	50		Seated on Bottom, Screwed and Glued
1	1	Opening	Slots - Horizontal	2.50	13.00	60		1	Casing - Machine Slotted, PVC Class 18, Screwed, SL: 135.0mm, A: 5.00mm

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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### Geologists Log

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
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0.00	0.05	0.05	ASPHALT	Fill	
0.05	0.15	0.10	ROADBASE	Fill	
0.15	0.30	0.15	FILL	Fill	
0.30	1.30	1.00	SHALE	Shale	
1.30	1.85	0.55	SHALE LOW STRENGTH	Shale	
1.85	3.18	1.33	SHALE	Shale	
3.18	4.40	1.22	SILTSTONE	Siltstone	
4.40	5.30	0.90	SANDSTONE	Sandstone	
5.30	5.80	0.50	SHALE	Shale	
5.80	6.06	0.26	SHALE WEATHERED	Shale	
6.06	6.86	0.80	SANDSTONE	Sandstone	
6.86	7.00	0.14	SHALE	Shale	
7.00	8.00	1.00	SANDSTONE	Sandstone	
8.00	13.00	5.00	SANDSTONE L/STRENGTH	Sandstone	

#### Remarks

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23/07/2014: Nat Carling, 23-July-2014; Added status, fixed drill log errors.

NSW Office of Water  
Work Summary

GW112646

---

Licence: 10BL605161

Licence Status: ACTIVE

Authorised MONITORING BORE  
Purpose(s):

Intended MONITORING BORE  
Purpose(s):

Work Type: Bore  
Work Status: Equipped  
Construct.Method: Auger - Solid Flight  
Owner Type: Private

Commenced Date:

Final Depth: 10.00 m

Completion Date: 30/04/2012

Drilled Depth: 10.00 m

Contractor Name:

Driller: Steven Salib

Assistant Driller:

Property: GOODMAN  
INDUSTRIAL 27 TO  
31 DELHI ROAD  
NORTH RYDE 2113  
NSW

Standing Water 3.650  
Level:

GWMA:  
GW Zone:

Salinity:  
Yield:

Site Details

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Site Chosen  
By:

County	Parish	Cadastre
Form A: CUMBE	CUMBE.25	160//1136651
Licensed:		

Region: 10 - Sydney  
South Coast  
River Basin: - Unknown

CMA Map:

Grid Zone:

Scale:

Area/District:

Elevation: 0.00 m (A.H.D.)      Northing: 6258992.0

Elevation Unknown

Easting: 327692.0

Latitude: 33°47'42.8"S

Longitude: 151°08'19.4"E

Source:

GS Map: -

MGA 0

Coordinate Unknown

Zone:

Source:

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	1.00	100			Auger - Solid Flight
1		Hole	Hole	1.00	10.00	60			Rotary - Coring
1		Annulus	Crushed Aggregate	1.00	10.00				Graded
1	1	Casing	Pvc Class 18	0.20	2.50	60	50		Seated on Bottom, Screwed
1	1	Opening	Slots - Horizontal	2.50	10.00	60		1	Casing - Machine Slotted, PVC Class 18, Screwed, SL: 135.0mm, A: 5.00mm

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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### Geologists Log

#### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.05	0.05	ASPHALT	Fill	

0.05	0.10	0.05	ROAD BASE	Fill	
0.10	0.40	0.30	FILLING BROWN	Fill	
0.40	1.26	0.86	SHALE LOW STRENGTH	Shale	
1.26	2.00	0.74	SILTSTONE	Siltstone	
2.00	3.95	1.95	SANDSTONE	Sandstone	
3.95	7.05	3.10	SANDSTONE LOW TO MED. STRENGTH	Sandstone	
7.05	10.00	2.95	SANDSTONE	Sandstone	

#### Remarks

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23/07/2014: Nat Carling, 23-July-2014; Added status, fixed drill log errors.

NSW Office of Water  
Work Summary

GW111742

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Licence: 10BL605136

Licence Status: ACTIVE

Authorised MONITORING BORE  
Purpose(s):

Intended MONITORING BORE  
Purpose(s):

Work Type: Bore  
Work Status: Equipped  
Construct.Method: Auger - Solid Flight  
Owner Type: Other Govt

Commenced Date:

Final Depth: 11.00 m

Completion Date: 26/03/2012

Drilled Depth: 11.00 m

Contractor Name:

Driller: Ian David Drever

Assistant Driller:

Property: DEPT OF  
PLANNING EPPING  
ROAD NORTH  
RYDE 2113 NSW

Standing Water 6.100  
Level:

GWMA:  
GW Zone:

Salinity:  
Yield:

Site Details

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Site Chosen  
By:

County	Parish	Cadastre
Form A: CUMBE	CUMBE.25	565//28914
Licensed:		

Region: 10 - Sydney  
South Coast  
River Basin: - Unknown  
Area/District:

CMA Map:

Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)      Northing: 6259049.0

Latitude: 33°47'40.7"S

Elevation Unknown

Easting: 327223.0

Longitude: 151°08'01.2"E

Source:

GS Map: -

MGA 0  
Zone:

Coordinate Unknown  
Source:

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	0.50	100			Auger - Solid Flight
1		Hole	Hole	0.50	3.92	100			Auger - Solid Flight
1		Hole	Hole	3.92	11.00	60			Rotary - Coring
1	1	Casing	Pvc Class 18	0.20	2.00	60	50		Seated on Bottom, Screwed
1	1	Opening	Slots - Horizontal	2.00	11.00	60		1	Casing - Machine Slotted, PVC Class 18, Screwed, SL: 135.0mm, A: 5.00mm

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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### Geologists Log

#### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.03	0.03	ASPHALT / CONCRETE	Fill	
0.03	0.10	0.07	FILLIG GREY,SOME CLAY	Fill	

0.10	0.50	0.40	CLAY SHALEY BROWN AND GREY,SOFT TO FIRM	Clay	
0.50	2.70	2.20	SHALE/SILTSTONE,GREY AND BROWN	Shale	
2.70	3.92	1.22	SILTSTONE ,LIGHT GREY AND RED BROWN	Siltstone	
3.92	11.00	7.08	SANDSTONE,LIGHT GREY,FINE TO MEDIUM GRAINED	Sandstone	

Remarks

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NSW Office of Water  
Work Summary

GW109365

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Licence: 10BL161369

Licence Status: ACTIVE

Authorised MONITORING BORE  
Purpose(s):

Intended MONITORING BORE  
Purpose(s):

Work Type: Bore

Work Status:

Construct.Method:

Owner Type: Private

Commenced Date:

Final Depth: 20.15 m

Completion Date: 25/09/2008

Drilled Depth: 20.15 m

Contractor Name:

Driller: Unkown Unknown

Assistant Driller:

Property: 43 WATERLOO RD  
MACQUARIE PARK

Standing Water  
Level:

GWMA:

Salinity:

GW Zone:

Yield:

Site Details

---

Site Chosen

By:

County

Parish

Cadastre

Form A: CUMBE

CUMBE.25

28//841065

Licensed:

Region: 10 - Sydney  
South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

Elevation: 0.00 m (A.H.D.)      Northing: 6259082.0

Latitude: 33°47'39.7"S

Elevation Unknown

Easting: 327379.0

Longitude: 151°08'07.3"E

Source:

GS Map: -

MGA 0  
Zone:

Coordinate Unknown  
Source:

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	20.15	0			Unknown

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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### Geologists Log

#### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	6.10	6.10	SILTY SAND,MED TO COARSE GRAINED	Silty Sandstone	
6.10	6.60	0.50	SANDSTONE,MED GREY,PALE GREY	Sandstone	
6.60	9.60	3.00	SANDSTONE,MED TO COARSE GRAINED,CARBONACEOUS INCL.	Sandstone	
9.60	10.70	1.10	SANDSTONE MED GRAINED	Sandstone	
10.70	11.20	0.50	SANDSTONE,PALE GREY	Sandstone	
11.20	12.30	1.10	SANDSTONE,MED GRAINED,PALE GREY	Sandstone	
12.30	14.30	2.00	SANDSTONE,TRACE OF CARBONACOUS INCLUSION	Sandstone	
14.30	14.70	0.40	SANDSTONE,PALE GREY	Sandstone	
14.70	17.40	2.70	SANDSTONE,MED TO COARSE GRAINED,PALE	Sandstone	

			GREY		
17.40	20.15	2.75	SANDSTONE,MED GRAINED,,SILTSTONE LAMINATION.	Sandstone	

Remarks

## **Appendix B**

Report Number 610.17061-R01

### **HISTORICAL LAND TITLE AND SUPPORTING DOCUMENTS**

204

County of ...  
 Reference to Part ...  
 Vol. ...

New South Wales.

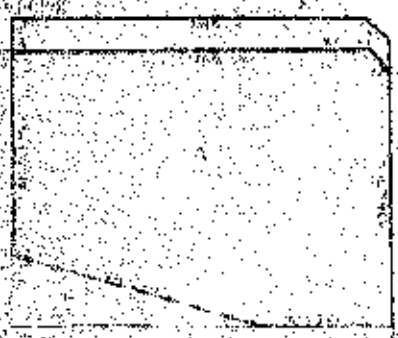
(CERTIFICATE OF TITLE)



CANCELLED  
 Volume 6155 Page 49  
 Issued to ...

THE GOVERNOR OF THE UNITED KINGDOM OF GREAT BRITAIN, by Letters Patent under the Great Seal of Great Britain, bearing date the ... day of ... 18... did give and grant unto the said ... His especial licence, full power, sole privilege and authority, that the said ... should and lawfully might, during the term of years therein expressed, use, exercise and vend, throughout that part of His Majesty's Kingdom of Great Britain, which is now called England, Wales, Town of Berkhampstead, and Town of ... and County of ... the following ...

In Witness whereof I have hereunto set my hand and official seal, this ... day of ... 18...  
 Signed in presence of ...  
 Registrar-General.



Witness my hand and official seal, this ... day of ... 18...  
 Signed in presence of ...

### Blenheim Park

The land is part of 140 acres originally given to Michael Connor in 1804 by a Crown Grant. It was bounded on the west by property owned by James Weaver. On 13 June 1914, it was converted to Torrens Title (Application number 19033) by Alfred Bishop who purchased the land on 16 September 1904. In 1940 part of the block was resumed by the Commissioner of Main Roads for the building of the Spooner Highway (that was never constructed). The lot was purchased by Ryde Council on 21 January 1949 from executives Roy Atkins and Robert Bishop. The Council subdivided the corner of Epping Road and Blenheim Road into three small lots that are privately owned (see plan attached).

Members of the Ryde and District Historical Society related to me that the area was used for a variety of activities such as a BMX track, and a Golf Driving Range. I surmise that Blenheim Park was named as a result of its proximity to Blenheim Road, although the usage of this name is fairly recent (post 1960). According to Sands Directory, Blenheim Road dates from 1894. Many of the streets in this area were named to commemorate battles.

Jennifer Mac Donald  
Local Studies Librarian  
16 June 1998

SUPPLEMENTARY  
MAYORAL MINUTE.

15th March 1949.

To Council:

Gentlemen,

SUBJECT: Town Planning - North Ryde.

As previously indicated to you, I had a conference to-day with the Deputy Director of the War Service Homes Commission, Mr. A.L. Smale, who was accompanied by another officer, Mr. Booth. There were present with me at the conference the Town Clerk, Mr. E. Gyllies, and the Town Planner, Mr. E.T. Doig.

The Conference was held concerning the development of the land owned by the War Service Homes Commission and the Ryde Council in the area bounded by Epping Road, Blenheim Road, Cox's Road and Wicks Road.

The Commission owns a "T" shaped block of land of 78 acres and the Ryde Council own two blocks totalling 50 acres, which if amalgamated with the land owned by the Commission would form a rectangular area of one hundred and twenty-eight acres which the previous Council intended to develop in co-operation with the Commission as one large subdivision.

Mr. Smale pointed out that the efforts of the Commission to co-operate with the Council had caused a considerable delay in the implementing of the scheme as it was necessary to produce a plan of subdivision satisfactory to both parties, and the reason for holding the conference was to obtain a satisfactory formula so that the scheme could be put into operation immediately. He stated definitely that if it was not possible to carry out the whole subdivision as previously proposed, he would be forced to subdivide the land at present owned by the Commission without any regard to the blocks owned by the Council.

As a solution to allow him to start immediately, he suggested that the Council sell to the Commission the two blocks owned by the Council, it to take no further part in the subdivision.

I pointed out to the Deputy Director that at present Council was awaiting a reply from the Premier in regard to a Government Guarantee for Council's housing projects, and that pending a decision from the Government, no fresh developments were taking place. I further pointed out to him that representations had been made to the Council to include the area under review in the rural zone, and that to date Council had not determined its policy in regard to this matter.

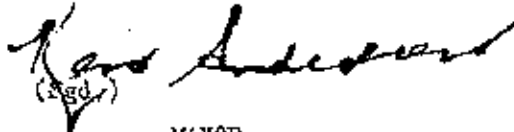
Mr. Smale stated that the area was at present zoned as a residential area on the Cumberland County Council's Master Plan and had been confirmed as such by the Town and Country Planning Advisory Committee, and consequently he did not propose to hold up development of the Commission's land because of any projected alteration in the present zoning.

As the Commission intend to subdivide for housing development the area owned by them, which is the larger part of the land in the subdivision, it would appear that the Council would be unwise to attempt to have the balance of the area east of Wicks Road re-zoned as a rural area.

The Deputy Director also stated that in the event of

Council selling the subject land to the Commission, he would be prepared to consider the returning of a strip of land along the eastern side of Lane Cove Road to the North Ryde Golf Club who are anxious to buy it from the Commission to incorporate in the course.

Mr. Smale stressed the urgency of the matter, and asked me to submit to Council that this matter should be dealt with as expeditiously as possible.

  
(Sgd)

MAYOR.

Spencer and Bloomfield (34). Builders were: E H Meillon of West Ryde (34); C H Webb Bros (28 cottages including 11 two storey); W G Mason (70).

- 5 Did not proceed. Land was acquired in the Devlin Street-Bloxland Road area. Council initially planned to build houses on the site but, in 1952 it was decided that the area would become Top Ryde Shopping Centre.
- 6 Adjoined Project 2 and consisted of 15-27 houses in Cecil Street, Birdwood Avenue, North and Quarry Roads, Gladesville. Architects: Harold S Predman (15). Builder: A C Parry.
- 7, 8 Did not proceed. Located between Epping, Wicks, Blenheim Roads, North Ryde. Held up because, in 1947, the area was still designated as rural. Sections of the area was eventually built on by the War Services Homes Division.
- 9 Did not proceed. Land bounded by Blenheim, Pittwater and Epping Roads, North Ryde. Similar history to Projects 7 and 8.
- 10 Peel's Estate. Ten acres of land for this project was donated by a local businessman, J F Peel on the condition that Council would ballot lots to ex-servicemen and women. Ballotees could either build their own homes using Council's loan money or have Council construct a home for them. Council constructed 153 homes under the Housing Scheme, in both brick and fibro. The land included Tennyson Road, Brereton, Osgathorpe, Towns and Stanbury Streets. Architects: Council Staff (55); W C Brown & Mowbray (13 homes); H J Tyler (22); S A Morris (22); J H Kirkpatrick (22). Builders: William C Camp (21 fibro cottages); R A Robinson (1); K & W Buchanan (22); E T Ohlsson (32); McAuley & McFarlane (7).
- 11 Did not proceed? Located in the Buffalo Road and Malvina Street, Ryde area. Early report states there were two homes to be built but there is no indication that this happened.
- 12 Project cancelled. Land located in Tennyson Road/Champion Road, Gladesville area.
- 13 Did not proceed. Land in Bowden Street, Ryde.
- 14 The smallest project which consisted of seven brick "better class homes" in Second and Third Avenue and Young Parade, Eastwood. Architects: unknown. Builders: Charles Trost of Rhodes; (1 house)
- 15 Small project of a number of blocks fronting Victoria Road, West Ryde near Wharf Road and bounded at the rear by the Ryde-Parramatta Golf Club. Initially subdivided as shop sites, the Cumberland County Council plan rezoned the area as residential in 1947. Council acquired land for housing purposes but later found that the Cumberland County Council Master Plan had again rezoned the area as "Open space, park and recreation". The land was subsequently offered to the Golf Club for their use and it is now the site of the clubhouse.
- 16 Housing Scheme did not go ahead. Council acquired all the land in the area of Victoria Road, Princes Street, Church Street, Morrison Road and Wandoo Avenue, Ryde. The land was held until 1958 when Council put it on the market and sold it to private purchasers.
- 17 Did not proceed. On land situated in Phillip Road, Princes Street, Watson Street and Waterview Street, Putney.
- 18 Scattered blocks of land in the Lane Cove Road, Fisher Avenue, Boyce Street, Bruce Street in an area known as Goulding Hill, North Ryde. 185 homes were planned but only 50 built. Architects: Council Staff. Builders: S D C Kennedy & Bird Pty (50).

(Bibliography) All the above information has been gleaned from Ryde Municipal Council Committee/Council Officer's Minutes, 1903-1956. Miscellaneous files "Completed lists ..." held in Council Archives (Ryde Library); various files held in "Old File collection" by Ryde District Historical Society; Ryde Municipal Council minutes "Ryde Council Housing Scheme"; and various newspapers including the Daily Mirror, The Sun, The Leader, The Local News, The Weekly Times and Sydney Mail, "Housing, Widens House in the Sun", Sydney, 1948.



UTILITY & HOUSING COMMITTEE'S REPORT - 23rd March 1949.

the western side of Blaxland Road nearly opposite its intersection with Lang Cove Road. The Engineer-Planner had reported that it is situated at the northern end of a block of existing shops; that it is actually within a residential area, and that the erection of further shops at the subject point is objectionable as it would tend to create increased pedestrian traffic at a very busy main road intersection. He recommended that the application be refused.

The Town Planner's recommendation was adopted by the General Purposes Committee on the 21st February 1949 but was ordered for reconsideration by Council at Minute No. 352.

The Committee considered the application in conjunction with the matter referred to in the succeeding minute and recommended as follows:-

RECOMMENDATION: That a decision be deferred pending the seeking of information from Mr. Gardiner as to whether he intends to build a shop and personally carry on the business therein.

Project No. 5 - bounded by Devlin Street, Pope Street, Becker Street and Blaxland Road.

REPORT: Consideration was given the development of this project as planned by the former Ryde Council and illustrated upon a plan submitted by the Housing Officer. The Committee expressed its admiration of the plan submitted by the Housing Officer.

The Deputy Town Clerk stated that action towards acquirement of the land had commenced by service upon all owners concerned of notices under the Re-establishment and Employment Act. This is a preliminary to the preparation and lodging of resumption applications with the Department of Local Government.

The Committee unanimously agreed that consummation of the project was desirable and it expressed confidence that a very marked improvement would be conferred upon Ryde district if the project were carried to fruition.

RECOMMENDATION: That Council proceed to acquire all the land comprised in Project 5 either by private treaty or by resumption, and that the Council decide at a later date whether it will itself erect shops or subdivide the land and sell it for shop sites; the seal of the Municipality to be affixed to the relevant documents.

From terminus island block - bounded by Devlin Street and Old Blaxland Road.

REPORT: Reference was made to the desirability of developing this area simultaneously or otherwise with the execution of Project 5 as proceeding, and the Mayor, Alderman Ken Anderson, gave notice of the motion that he will move at the next meeting of this committee -- That consideration be given the resumption and development of the from terminus island block bounded by Devlin Street and Old Blaxland Road."

Alderman W.J. Irvine suggested that if Council proceeds with this further scheme, that Council give dispossessed shop-keepers a priority either for the occupation or purchase of a shop in N. 5 Project as compensation or set off for such dispossession.

Resolution Proposed by the Mayor, Alderman Ken Anderson, that consideration be given the resumption and development of the from terminus island block bounded by Devlin Street and Old Blaxland Road.

REPORT: The letter of the War Service Homes Commission dated 6th February 1949 was read throughout, and the Committee noted the Commission's request for an urgent decision by Council upon the following questionnaire:-

REPORTS OF HOUSING COMMITTEE'S REPORT - 23rd March 1949.

- (a) Will the Council, in view of its commitments, proceed with the scheme as originally planned.
- (b) If not, will the Council consider selling portions of the land to be mutually agreed upon, in order that the Division may proceed with its development proposal.
- (c) Will the Council discuss with the Ryde Golf Committee regarding the purchase of the land at North Ryde by that Committee in consideration of exchange by the Division of land now forming part of the Ryde Golf Links.

Note: In the last proposal no commitment should be made without the Division's concurrence.

The Mayor referred to his recent conference with Messrs. L. Small and Booth of the War Service Homes Commission when they had emphatically assured him that if Council did not collaborate with the Commission, either in developing its own adjoining lots with that of the Commission, or in selling such lots to the Commission, that the Commission would proceed to develop its own holdings.

The Mayor submitted the following motion, and such was adopted as a recommendation to Council.

RECOMMENDATION: That as the War Service Homes have stated their intention to develop their land, and because a uniform development is desirable, this Council agrees to collaborate with the Commission a joint subdivision of the area along the lines indicated by Council's Housing Staff, such subdivision to exclude the properties of Messrs. Walton, Jump and Whitford which are at present chiefly used in agricultural pursuits, but to include the property of Estate of J.D. Mackay that land is not being put to any use, and the owners have recently made representations to Council re possible subdivision.

That we further recommend to Council that if Council fully determines to continue home building the land so subdivided be for building projects use, and alternately if Council determines not to pursue home building the land be sold as subdivided by Public Auction and Private Treaty.

E.A. Lonsdale - lot 35 Wentworth Road - Project No. 4.

RE: The Housing Officer furnished a report dated 23rd March 1949 on the application of E.A. Lonsdale that Council now re-sell to him the house occupied by him and so much of the land connected therewith that is not required by the above project.

The Housing Officer stated that the original lot 35 and improvements were purchased from the owner for £770, and it was agreed when the area had been fully developed that the house would be sold to him for the sum of £770. The Housing Officer pointed out that although some of the land was used for development of the lot, the dwelling now stands in a developed area, completed with and associated improvements whereby the property has been increased in value; further that the land had been inspected by the Sub-Committee on this Committee, which Committee agreed that Council should adhere to its original intention of returning the dwelling and the balance of the land to Mr. E.A. Lonsdale provided that there are no legal objections to prevent it.

The Housing Officer concluded that there is no title deed for a newly formed lot, but that this may be overcome. He recommended that legal advice be sought hereon.

RECOMMENDATION: That subject to there being no legal difficulty in taking such action, that the remainder of the land bearing the

## **Appendix C**

Report Number 610.17061-R01

### **SECTION 149 (2) PLANNING CERTIFICATES**

**PLANNING CERTIFICATE UNDER  
SECTION 149 ENVIRONMENTAL PLANNING  
AND ASSESSMENT ACT, 1979**

**Cert No:** PLN2017/0251  
**Date:** Tuesday, 31 January 2017  
**Your Ref:**

**Applicant:** City of Ryde CustomerService (CoR)  
1 Devlin St  
Ryde NSW 2112

**Property Address:** 14 Epping Rd NORTH RYDE  
**Description:** Lot E DP 410408

**Property Reference:** 510730  
**Land Reference:** 11515

**INFORMATION PROVIDED PURSUANT TO SECTION 149(2) OF THE ACT.**

**1. NAMES OF RELEVANT ENVIRONMENTAL PLANNING INSTRUMENTS, DRAFT INSTRUMENTS AND DEVELOPMENT CONTROL PLANS THAT APPLY TO THE CARRYING OUT OF DEVELOPMENT ON THE LAND**

**a) LOCAL ENVIRONMENTAL PLAN AND DEEMED ENVIRONMENTAL PLANNING INSTRUMENTS**  
Ryde Local Environmental Plan 2014

**b) DRAFT LOCAL ENVIRONMENTAL PLANS**  
Nil

**c) DEVELOPMENT CONTROL PLANS**  
City of Ryde Development Control Plan 2014

**d) STATE ENVIRONMENTAL PLANNING POLICIES AND INSTRUMENTS (includes Draft Policies)**  
The Minister for Planning has notified Council that the following State Environmental Planning Policies and Deemed State Environmental Plans apply to the land and should be specified in this certificate:

**State Environmental Planning Policies**

State Environmental Planning Policy No 19 - Bushland in Urban Areas.  
State Environmental Planning Policy No 21 - Caravan Parks.  
State Environmental Planning Policy No 30 - Intensive Agriculture.  
State Environmental Planning Policy No 33 - Hazardous and Offensive Development.  
State Environmental Planning Policy No 50 - Canal Estate Development.  
State Environmental Planning Policy No 55 - Remediation of Land.  
State Environmental Planning Policy No 62 - Sustainable Aquaculture.  
State Environmental Planning Policy No 64 - Advertising and Signage.  
State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development.  
State Environmental Planning Policy (Affordable Rental Housing) 2009  
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004  
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008  
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004  
State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Major Development) 2005  
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007  
State Environmental Planning Policy (State and Regional Development) 2011  
State Environmental Planning Policy (Temporary Structures) 2007

### **Deemed State Environmental Planning Policies**

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

### **Draft State Environmental Planning Policies**

State Environmental Planning Policy No 66 - Integration of Land Use and Transport 2001  
State Environmental Planning Policy (Competition) 2010

*Note: Specific constraints and zoning of the land may affect the applicability of certain provisions within the Policies listed above.*

## **2. ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS**

### **(a) ZONING and ZONING TABLE**

#### **Ryde Local Environmental Plan 2014 - Zone R2 - Low Density Residential**

##### **1 Objectives of zone**

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a variety of housing types.

##### **2 Permitted without consent**

Home occupations

##### **3 Permitted with consent**

Bed and breakfast accommodation; Boarding houses; Business identification signs; Child care centres; Community facilities; Dual occupancies (attached); Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Multi dwelling housing; Places of public worship; Recreation areas; Residential care facilities; Respite day care centres; Roads; Secondary dwellings.

##### **4 Prohibited**

Any development not specified in item 2 or 3

### **(b) DEVELOPMENT STANDARDS FOR THE ERECTION OF A DWELLING HOUSE**

No development standards under the Local Environmental Plan apply to the land that fix minimum land dimensions for the erection of a dwelling house on the land.

### **(c) CRITICAL HABITAT**

No. The land does not include or comprise critical habitat under the Local Environmental Plan.

### **(d) CONSERVATION AREA (however described)**

No. The land has not been identified as being within a heritage conservation area under the Local Environmental Plan.

### **(e) ITEMS OF ENVIRONMENTAL HERITAGE (however described)**

No. An item of environmental heritage is not situated on the land under the Local Environmental Plan.

## **2A. ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006**

This land **is not** subject to:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the 2006 SEPP); or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP); or
- (c) a proposed Precinct Plan (within the meaning of the 2006 SEPP) that is or has been the subject of community consultation or on public exhibition.

### **OTHER PRESCRIBED INFORMATION**

#### **3. COMPLYING DEVELOPMENT**

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. If complying development may not be carried out on that land because of one of the requirements under that Policy, the reason why it may not be carried out.

##### **General Housing Code and Rural Housing Code**

Complying Development under the General Housing Code and Rural Housing Code may be carried out on this land.

##### **Housing Alterations Code and General Development Code**

Complying Development under the Housing Alterations Code and General Development Code may be carried out on the land.

##### **Commercial and Industrial (New Buildings and Additions) Code**

Complying development under the Commercial and Industrial (New Buildings and Additions) Code may be carried out on the land.

##### **Subdivisions Code, Commercial and Industrial Alterations Code, Demolition Code and Fire Safety Code**

Complying development under the Subdivisions Code, Commercial and Industrial Alterations Code, Demolition Code, and Fire Safety Code may be carried out on the land.

*Note : It is necessary for the zoning, size of land and other criteria such as risk level of flood prone land and bushfire prone land to be in accordance with that specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for certain types of development to occur under the Policy.*

#### **4. COASTAL PROTECTION**

Whether or not the land is affected by the operation of section 38 or 39 of the *Coastal Protection Act 1979*, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.

The land is not affected by the operation of section 38 or 39 of the Coastal Protection Act 1979.

##### **4A Information relating to a coastal council**

(1) Whether an order has been made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

NO

- (2)(a) Whether the council has been notified under section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and
- (b) If works have been so placed—whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

NO notification received

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

Whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

NO

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

**5. MINE SUBSIDENCE**

**Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.**

No. The land has not been proclaimed to be a mine subsidence district.

**6. ROAD WIDENING AND ROAD REALIGNMENT**

**Whether or not the land is affected by any road widening or road realignment.**

The land is not affected by any road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993;
- (b) any Environmental Planning Instrument.
- (c) any resolution of Council.

**7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS**

**Whether or not the land is affected by a policy adopted by the council, or adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by council, that restricts the development of the land because of the likelihood of:**

- (i) landslip — NO.
- (ii) bush fire — NO.
- (iii) tidal inundation — NO.
- (iv) subsidence — NO.
- (v) acid sulphate soil — NO.
- (vi) any other risk (other than flooding) — NO.

**Note:** The fact that land has not been identified as being affected by a policy to restrict development because of the risks referred to does not mean that the risk is non-existent.

## **7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION**

(1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors) living is subject to flood related development controls — NO

(2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls — NO

(3) Words and expressions in this clause have the same meanings as in the instrument set out in the schedule to the Standard Instrument (Local Environmental Plans) Order 2006.

## **8. LAND RESERVED FOR ACQUISITION**

**Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in Clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.**

No Environmental Planning Instrument applying to the land provides for the acquisition of the land by a public authority pursuant to Section 27 of the Act.

## **9. CONTRIBUTIONS PLANS**

**The name of each contributions plan applying to the land:**

City of Ryde Section 94 Development Contributions Plan 2007 – Interim Update (2014)

## **9A BIODIVERSITY CERTIFIED LAND**

This land is not biodiversity certified land within the meaning of Part 7AA of the Threatened Species Conservation Act 1995.

## **10 BIOBANKING AGREEMENTS**

The land is not the subject of a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995.

## **11. BUSH FIRE PRONE LAND**

The land described in this certificate is not bush fire prone land (as defined in the Act).

## **12. PROPERTY VEGETATION PLANS**

The land is not subject to a property vegetation plan under the Native Vegetation Act 2003.

## **13. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006**

There has not been an order made under the Trees (Disputes between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

## **14. DIRECTIONS UNDER PART 3A**

There is no direction in force under section 75P (2)(c1) of the Environmental Planning and Assessment Act 1979.

## 15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

Part A: There has been no Site Compatibility Certificate issued (of which Council is aware) under Clause 25 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

Part B: There has not been any development consent granted since 11 October 2007 for development to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies.

## 16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

There is no valid Site Compatibility Certificate (Infrastructure) of which the Council is aware in respect of proposed development on the land.

## 17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

There is no current Site Compatibility Certificate (Affordable Rental Housing) that Council is aware in respect of proposed development on the land.

There are no terms of a kind referred to in clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land.

## 18. PAPER SUBDIVISION INFORMATION

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot. NIL

(2) The date of any subdivision order that applies to the land. NIL

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

**Note:** *City of Ryde does not hold any paper subdivision within the meaning of this clause.*

## 19. SITE VERIFICATION CERTIFICATES

There is no current site verification certificate of which the Council is aware in respect of the land.

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

- (a) The land to which this certificate relates IS NOT significantly contaminated land.
- (b) The land to which this certificate relates IS NOT subject to a management order.
- (c) The land to which this certificate relates IS NOT the subject of an approved voluntary management proposal.
- (d) The land to which this certificate relates IS NOT subject to an ongoing maintenance order.
- (e) The land to which this certificate relates IS NOT subject to a site audit statement.

## ADDITIONAL INFORMATION PROVIDED UNDER SECTION 149(5) OF THE ACT

Environmental planning instruments or development control plans may place restrictions on matters such as:

- i) the purpose for which buildings, works or land may be erected, carried out or used;
- ii) the extent of development permitted;
- iii) minimum site requirements; and/or
- iv) the means of vehicular access to the land.

The instruments and the plans should be examined in relation to the specific restrictions which may apply to any development which may be proposed.

Registers of Consents may be examined at Council's Customer Service Centre for particulars relating to development consents which may have been issued for the use or development of the land.

Enquiries regarding areas reserved for Classified Road and Regional Open Space should be directed to the Roads and Maritime Services and Department of Planning and Environment respectively.

The information provided concerning the Coastal Protection Act, 1979 is only to the extent that the Council has been notified by the Office of Environment and Heritage.

Council has adopted by resolution a policy concerning the management of contaminated land. This policy applies to all land in the City of Ryde and will restrict development of the land if the circumstances set out in the policy prevail. Copies of the policy are available on Council's Website at [www.ryde.nsw.gov.au](http://www.ryde.nsw.gov.au).

#### **FURTHER ADDITIONAL INFORMATION UNDER SECTION 149(5) OF THE ACT**

No further additional information is available under this Section with respect to this property.

**Note:** *The information in this certificate is current as of the date of the certificate.*

A handwritten signature in black ink, appearing to read 'Liz Coad', with a stylized flourish at the end.

Liz Coad  
Acting Director City Strategy and Planning

**PLANNING CERTIFICATE UNDER  
SECTION 149 ENVIRONMENTAL PLANNING  
AND ASSESSMENT ACT, 1979**

**Cert No:** PLN2017/0250  
**Date:** Tuesday, 31 January 2017  
**Your Ref:**

**Applicant:** City of Ryde CustomerService (CoR)  
1 Devlin St  
Ryde NSW 2112

**Property Address:** 12A Epping Rd NORTH RYDE  
**Description:** Lot D DP 410408

**Property Reference:** 510731  
**Land Reference:** 11514

**INFORMATION PROVIDED PURSUANT TO SECTION 149(2) OF THE ACT.**

**1. NAMES OF RELEVANT ENVIRONMENTAL PLANNING INSTRUMENTS, DRAFT INSTRUMENTS AND DEVELOPMENT CONTROL PLANS THAT APPLY TO THE CARRYING OUT OF DEVELOPMENT ON THE LAND**

**a) LOCAL ENVIRONMENTAL PLAN AND DEEMED ENVIRONMENTAL PLANNING INSTRUMENTS**  
Ryde Local Environmental Plan 2014

**b) DRAFT LOCAL ENVIRONMENTAL PLANS**  
Nil

**c) DEVELOPMENT CONTROL PLANS**  
City of Ryde Development Control Plan 2014

**d) STATE ENVIRONMENTAL PLANNING POLICIES AND INSTRUMENTS (includes Draft Policies)**  
The Minister for Planning has notified Council that the following State Environmental Planning Policies and Deemed State Environmental Plans apply to the land and should be specified in this certificate:

**State Environmental Planning Policies**

State Environmental Planning Policy No 19 - Bushland in Urban Areas.  
State Environmental Planning Policy No 21 - Caravan Parks.  
State Environmental Planning Policy No 30 - Intensive Agriculture.  
State Environmental Planning Policy No 33 - Hazardous and Offensive Development.  
State Environmental Planning Policy No 50 - Canal Estate Development.  
State Environmental Planning Policy No 55 - Remediation of Land.  
State Environmental Planning Policy No 62 - Sustainable Aquaculture.  
State Environmental Planning Policy No 64 - Advertising and Signage.  
State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development.  
State Environmental Planning Policy (Affordable Rental Housing) 2009  
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004  
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008  
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004  
State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Major Development) 2005  
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007  
State Environmental Planning Policy (State and Regional Development) 2011  
State Environmental Planning Policy (Temporary Structures) 2007

### **Deemed State Environmental Planning Policies**

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

### **Draft State Environmental Planning Policies**

State Environmental Planning Policy No 66 - Integration of Land Use and Transport 2001  
State Environmental Planning Policy (Competition) 2010

*Note: Specific constraints and zoning of the land may affect the applicability of certain provisions within the Policies listed above.*

## **2. ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS**

### **(a) ZONING and ZONING TABLE**

#### **Ryde Local Environmental Plan 2014 - Zone R2 - Low Density Residential**

##### **1 Objectives of zone**

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a variety of housing types.

##### **2 Permitted without consent**

Home occupations

##### **3 Permitted with consent**

Bed and breakfast accommodation; Boarding houses; Business identification signs; Child care centres; Community facilities; Dual occupancies (attached); Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Multi dwelling housing; Places of public worship; Recreation areas; Residential care facilities; Respite day care centres; Roads; Secondary dwellings.

##### **4 Prohibited**

Any development not specified in item 2 or 3

### **(b) DEVELOPMENT STANDARDS FOR THE ERECTION OF A DWELLING HOUSE**

No development standards under the Local Environmental Plan apply to the land that fix minimum land dimensions for the erection of a dwelling house on the land.

### **(c) CRITICAL HABITAT**

No. The land does not include or comprise critical habitat under the Local Environmental Plan.

### **(d) CONSERVATION AREA (however described)**

No. The land has not been identified as being within a heritage conservation area under the Local Environmental Plan.

### **(e) ITEMS OF ENVIRONMENTAL HERITAGE (however described)**

No. An item of environmental heritage is not situated on the land under the Local Environmental Plan.

## **2A. ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006**

This land **is not** subject to:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the 2006 SEPP); or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP); or
- (c) a proposed Precinct Plan (within the meaning of the 2006 SEPP) that is or has been the subject of community consultation or on public exhibition.

### **OTHER PRESCRIBED INFORMATION**

#### **3. COMPLYING DEVELOPMENT**

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. If complying development may not be carried out on that land because of one of the requirements under that Policy, the reason why it may not be carried out.

##### **General Housing Code and Rural Housing Code**

Complying Development under the General Housing Code and Rural Housing Code may be carried out on this land.

##### **Housing Alterations Code and General Development Code**

Complying Development under the Housing Alterations Code and General Development Code may be carried out on the land.

##### **Commercial and Industrial (New Buildings and Additions) Code**

Complying development under the Commercial and Industrial (New Buildings and Additions) Code may be carried out on the land.

##### **Subdivisions Code, Commercial and Industrial Alterations Code, Demolition Code and Fire Safety Code**

Complying development under the Subdivisions Code, Commercial and Industrial Alterations Code, Demolition Code, and Fire Safety Code may be carried out on the land.

*Note : It is necessary for the zoning, size of land and other criteria such as risk level of flood prone land and bushfire prone land to be in accordance with that specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for certain types of development to occur under the Policy.*

#### **4. COASTAL PROTECTION**

Whether or not the land is affected by the operation of section 38 or 39 of the *Coastal Protection Act 1979*, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.

The land is not affected by the operation of section 38 or 39 of the Coastal Protection Act 1979.

##### **4A Information relating to a coastal council**

(1) Whether an order has been made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

NO

- (2)(a) Whether the council has been notified under section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and
- (b) If works have been so placed—whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

NO notification received

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

Whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

NO

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

**5. MINE SUBSIDENCE**

**Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.**

No. The land has not been proclaimed to be a mine subsidence district.

**6. ROAD WIDENING AND ROAD REALIGNMENT**

**Whether or not the land is affected by any road widening or road realignment.**

The land is not affected by any road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993;
- (b) any Environmental Planning Instrument.
- (c) any resolution of Council.

**7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS**

**Whether or not the land is affected by a policy adopted by the council, or adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by council, that restricts the development of the land because of the likelihood of:**

- (i) landslip — NO.
- (ii) bush fire — NO.
- (iii) tidal inundation — NO.
- (iv) subsidence — NO.
- (v) acid sulphate soil — NO.
- (vi) any other risk (other than flooding) — NO.

**Note:** The fact that land has not been identified as being affected by a policy to restrict development because of the risks referred to does not mean that the risk is non-existent.

## **7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION**

(1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors) living is subject to flood related development controls — NO

(2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls — NO

(3) Words and expressions in this clause have the same meanings as in the instrument set out in the schedule to the Standard Instrument (Local Environmental Plans) Order 2006.

## **8. LAND RESERVED FOR ACQUISITION**

**Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in Clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.**

No Environmental Planning Instrument applying to the land provides for the acquisition of the land by a public authority pursuant to Section 27 of the Act.

## **9. CONTRIBUTIONS PLANS**

**The name of each contributions plan applying to the land:**

City of Ryde Section 94 Development Contributions Plan 2007 – Interim Update (2014)

## **9A BIODIVERSITY CERTIFIED LAND**

This land is not biodiversity certified land within the meaning of Part 7AA of the Threatened Species Conservation Act 1995.

## **10 BIOBANKING AGREEMENTS**

The land is not the subject of a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995.

## **11. BUSH FIRE PRONE LAND**

The land described in this certificate is not bush fire prone land (as defined in the Act).

## **12. PROPERTY VEGETATION PLANS**

The land is not subject to a property vegetation plan under the Native Vegetation Act 2003.

## **13. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006**

There has not been an order made under the Trees (Disputes between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

## **14. DIRECTIONS UNDER PART 3A**

There is no direction in force under section 75P (2)(c1) of the Environmental Planning and Assessment Act 1979.

## 15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

Part A: There has been no Site Compatibility Certificate issued (of which Council is aware) under Clause 25 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

Part B: There has not been any development consent granted since 11 October 2007 for development to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies.

## 16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

There is no valid Site Compatibility Certificate (Infrastructure) of which the Council is aware in respect of proposed development on the land.

## 17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

There is no current Site Compatibility Certificate (Affordable Rental Housing) that Council is aware in respect of proposed development on the land.

There are no terms of a kind referred to in clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land.

## 18. PAPER SUBDIVISION INFORMATION

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot. NIL

(2) The date of any subdivision order that applies to the land. NIL

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

**Note:** *City of Ryde does not hold any paper subdivision within the meaning of this clause.*

## 19. SITE VERIFICATION CERTIFICATES

There is no current site verification certificate of which the Council is aware in respect of the land.

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

- (a) The land to which this certificate relates IS NOT significantly contaminated land.
- (b) The land to which this certificate relates IS NOT subject to a management order.
- (c) The land to which this certificate relates IS NOT the subject of an approved voluntary management proposal.
- (d) The land to which this certificate relates IS NOT subject to an ongoing maintenance order .
- (e) The land to which this certificate relates IS NOT subject to a site audit statement.

## ADDITIONAL INFORMATION PROVIDED UNDER SECTION 149(5) OF THE ACT

Environmental planning instruments or development control plans may place restrictions on matters such as:

- i) the purpose for which buildings, works or land may be erected, carried out or used;
- ii) the extent of development permitted;
- iii) minimum site requirements; and/or
- iv) the means of vehicular access to the land.

The instruments and the plans should be examined in relation to the specific restrictions which may apply to any development which may be proposed.

Registers of Consents may be examined at Council's Customer Service Centre for particulars relating to development consents which may have been issued for the use or development of the land.

Enquiries regarding areas reserved for Classified Road and Regional Open Space should be directed to the Roads and Maritime Services and Department of Planning and Environment respectively.

The information provided concerning the Coastal Protection Act, 1979 is only to the extent that the Council has been notified by the Office of Environment and Heritage.

Council has adopted by resolution a policy concerning the management of contaminated land. This policy applies to all land in the City of Ryde and will restrict development of the land if the circumstances set out in the policy prevail. Copies of the policy are available on Council's Website at [www.ryde.nsw.gov.au](http://www.ryde.nsw.gov.au).

#### **FURTHER ADDITIONAL INFORMATION UNDER SECTION 149(5) OF THE ACT**

No further additional information is available under this Section with respect to this property.

**Note:** *The information in this certificate is current as of the date of the certificate.*

A handwritten signature in black ink, appearing to read 'Liz Coad', with a stylized flourish at the end.

Liz Coad  
Acting Director City Strategy and Planning

**PLANNING CERTIFICATE UNDER  
SECTION 149 ENVIRONMENTAL PLANNING  
AND ASSESSMENT ACT, 1979**

**Cert No:** PLN2017/0249  
**Date:** Tuesday, 31 January 2017  
**Your Ref:**

**Applicant:** City of Ryde CustomerService (CoR)  
1 Devlin St  
Ryde NSW 2112

**Property Address:** 86 Blenheim Rd NORTH RYDE  
**Description:** Lot C DP 410408

**Property Reference:** 510732  
**Land Reference:** 11513

**INFORMATION PROVIDED PURSUANT TO SECTION 149(2) OF THE ACT.**

**1. NAMES OF RELEVANT ENVIRONMENTAL PLANNING INSTRUMENTS, DRAFT INSTRUMENTS AND DEVELOPMENT CONTROL PLANS THAT APPLY TO THE CARRYING OUT OF DEVELOPMENT ON THE LAND**

**a) LOCAL ENVIRONMENTAL PLAN AND DEEMED ENVIRONMENTAL PLANNING INSTRUMENTS**  
Ryde Local Environmental Plan 2014

**b) DRAFT LOCAL ENVIRONMENTAL PLANS**  
Nil

**c) DEVELOPMENT CONTROL PLANS**  
City of Ryde Development Control Plan 2014

**d) STATE ENVIRONMENTAL PLANNING POLICIES AND INSTRUMENTS (includes Draft Policies)**  
The Minister for Planning has notified Council that the following State Environmental Planning Policies and Deemed State Environmental Plans apply to the land and should be specified in this certificate:

**State Environmental Planning Policies**

State Environmental Planning Policy No 19 - Bushland in Urban Areas.  
State Environmental Planning Policy No 21 - Caravan Parks.  
State Environmental Planning Policy No 30 - Intensive Agriculture.  
State Environmental Planning Policy No 33 - Hazardous and Offensive Development.  
State Environmental Planning Policy No 50 - Canal Estate Development.  
State Environmental Planning Policy No 55 - Remediation of Land.  
State Environmental Planning Policy No 62 - Sustainable Aquaculture.  
State Environmental Planning Policy No 64 - Advertising and Signage.  
State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development.  
State Environmental Planning Policy (Affordable Rental Housing) 2009  
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004  
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008  
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004  
State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Major Development) 2005  
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007  
State Environmental Planning Policy (State and Regional Development) 2011  
State Environmental Planning Policy (Temporary Structures) 2007

### **Deemed State Environmental Planning Policies**

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

### **Draft State Environmental Planning Policies**

State Environmental Planning Policy No 66 - Integration of Land Use and Transport 2001  
State Environmental Planning Policy (Competition) 2010

*Note: Specific constraints and zoning of the land may affect the applicability of certain provisions within the Policies listed above.*

## **2. ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS**

### **(a) ZONING and ZONING TABLE**

#### **Ryde Local Environmental Plan 2014 - Zone R2 - Low Density Residential**

##### **1 Objectives of zone**

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a variety of housing types.

##### **2 Permitted without consent**

Home occupations

##### **3 Permitted with consent**

Bed and breakfast accommodation; Boarding houses; Business identification signs; Child care centres; Community facilities; Dual occupancies (attached); Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Multi dwelling housing; Places of public worship; Recreation areas; Residential care facilities; Respite day care centres; Roads; Secondary dwellings.

##### **4 Prohibited**

Any development not specified in item 2 or 3

### **(b) DEVELOPMENT STANDARDS FOR THE ERECTION OF A DWELLING HOUSE**

No development standards under the Local Environmental Plan apply to the land that fix minimum land dimensions for the erection of a dwelling house on the land.

### **(c) CRITICAL HABITAT**

No. The land does not include or comprise critical habitat under the Local Environmental Plan.

### **(d) CONSERVATION AREA (however described)**

No. The land has not been identified as being within a heritage conservation area under the Local Environmental Plan.

### **(e) ITEMS OF ENVIRONMENTAL HERITAGE (however described)**

No. An item of environmental heritage is not situated on the land under the Local Environmental Plan.

## **2A. ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006**

This land **is not** subject to:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the 2006 SEPP); or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP); or
- (c) a proposed Precinct Plan (within the meaning of the 2006 SEPP) that is or has been the subject of community consultation or on public exhibition.

### **OTHER PRESCRIBED INFORMATION**

#### **3. COMPLYING DEVELOPMENT**

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. If complying development may not be carried out on that land because of one of the requirements under that Policy, the reason why it may not be carried out.

##### **General Housing Code and Rural Housing Code**

Complying Development under the General Housing Code and Rural Housing Code may be carried out on this land.

##### **Housing Alterations Code and General Development Code**

Complying Development under the Housing Alterations Code and General Development Code may be carried out on the land.

##### **Commercial and Industrial (New Buildings and Additions) Code**

Complying development under the Commercial and Industrial (New Buildings and Additions) Code may be carried out on the land.

##### **Subdivisions Code, Commercial and Industrial Alterations Code, Demolition Code and Fire Safety Code**

Complying development under the Subdivisions Code, Commercial and Industrial Alterations Code, Demolition Code, and Fire Safety Code may be carried out on the land.

*Note : It is necessary for the zoning, size of land and other criteria such as risk level of flood prone land and bushfire prone land to be in accordance with that specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for certain types of development to occur under the Policy.*

#### **4. COASTAL PROTECTION**

Whether or not the land is affected by the operation of section 38 or 39 of the *Coastal Protection Act 1979*, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.

The land is not affected by the operation of section 38 or 39 of the Coastal Protection Act 1979.

##### **4A Information relating to a coastal council**

(1) Whether an order has been made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

NO

- (2)(a) Whether the council has been notified under section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and
- (b) If works have been so placed—whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

NO notification received

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

Whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

NO

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

**5. MINE SUBSIDENCE**

**Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.**

No. The land has not been proclaimed to be a mine subsidence district.

**6. ROAD WIDENING AND ROAD REALIGNMENT**

**Whether or not the land is affected by any road widening or road realignment.**

The land is not affected by any road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993;
- (b) any Environmental Planning Instrument.
- (c) any resolution of Council.

**7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS**

**Whether or not the land is affected by a policy adopted by the council, or adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by council, that restricts the development of the land because of the likelihood of:**

- (i) landslip — NO.
- (ii) bush fire — NO.
- (iii) tidal inundation — NO.
- (iv) subsidence — NO.
- (v) acid sulphate soil — NO.
- (vi) any other risk (other than flooding) — NO.

**Note:** The fact that land has not been identified as being affected by a policy to restrict development because of the risks referred to does not mean that the risk is non-existent.

## **7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION**

(1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors) living is subject to flood related development controls — NO

(2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls — NO

(3) Words and expressions in this clause have the same meanings as in the instrument set out in the schedule to the Standard Instrument (Local Environmental Plans) Order 2006.

## **8. LAND RESERVED FOR ACQUISITION**

**Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in Clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.**

No Environmental Planning Instrument applying to the land provides for the acquisition of the land by a public authority pursuant to Section 27 of the Act.

## **9. CONTRIBUTIONS PLANS**

**The name of each contributions plan applying to the land:**

City of Ryde Section 94 Development Contributions Plan 2007 – Interim Update (2014)

## **9A BIODIVERSITY CERTIFIED LAND**

This land is not biodiversity certified land within the meaning of Part 7AA of the Threatened Species Conservation Act 1995.

## **10 BIOBANKING AGREEMENTS**

The land is not the subject of a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995.

## **11. BUSH FIRE PRONE LAND**

The land described in this certificate is not bush fire prone land (as defined in the Act).

## **12. PROPERTY VEGETATION PLANS**

The land is not subject to a property vegetation plan under the Native Vegetation Act 2003.

## **13. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006**

There has not been an order made under the Trees (Disputes between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

## **14. DIRECTIONS UNDER PART 3A**

There is no direction in force under section 75P (2)(c1) of the Environmental Planning and Assessment Act 1979.

## 15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

Part A: There has been no Site Compatibility Certificate issued (of which Council is aware) under Clause 25 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

Part B: There has not been any development consent granted since 11 October 2007 for development to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies.

## 16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

There is no valid Site Compatibility Certificate (Infrastructure) of which the Council is aware in respect of proposed development on the land.

## 17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

There is no current Site Compatibility Certificate (Affordable Rental Housing) that Council is aware in respect of proposed development on the land.

There are no terms of a kind referred to in clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land.

## 18. PAPER SUBDIVISION INFORMATION

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot. NIL

(2) The date of any subdivision order that applies to the land. NIL

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

**Note:** *City of Ryde does not hold any paper subdivision within the meaning of this clause.*

## 19. SITE VERIFICATION CERTIFICATES

There is no current site verification certificate of which the Council is aware in respect of the land.

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

- (a) The land to which this certificate relates IS NOT significantly contaminated land.
- (b) The land to which this certificate relates IS NOT subject to a management order.
- (c) The land to which this certificate relates IS NOT the subject of an approved voluntary management proposal.
- (d) The land to which this certificate relates IS NOT subject to an ongoing maintenance order .
- (e) The land to which this certificate relates IS NOT subject to a site audit statement.

## ADDITIONAL INFORMATION PROVIDED UNDER SECTION 149(5) OF THE ACT

Environmental planning instruments or development control plans may place restrictions on matters such as:

- i) the purpose for which buildings, works or land may be erected, carried out or used;
- ii) the extent of development permitted;
- iii) minimum site requirements; and/or
- iv) the means of vehicular access to the land.

The instruments and the plans should be examined in relation to the specific restrictions which may apply to any development which may be proposed.

Registers of Consents may be examined at Council's Customer Service Centre for particulars relating to development consents which may have been issued for the use or development of the land.

Enquiries regarding areas reserved for Classified Road and Regional Open Space should be directed to the Roads and Maritime Services and Department of Planning and Environment respectively.

The information provided concerning the Coastal Protection Act, 1979 is only to the extent that the Council has been notified by the Office of Environment and Heritage.

Council has adopted by resolution a policy concerning the management of contaminated land. This policy applies to all land in the City of Ryde and will restrict development of the land if the circumstances set out in the policy prevail. Copies of the policy are available on Council's Website at [www.ryde.nsw.gov.au](http://www.ryde.nsw.gov.au).

#### **FURTHER ADDITIONAL INFORMATION UNDER SECTION 149(5) OF THE ACT**

No further additional information is available under this Section with respect to this property.

**Note:** *The information in this certificate is current as of the date of the certificate.*

A handwritten signature in black ink, appearing to read 'Liz Coad', with a stylized flourish at the end.

Liz Coad  
Acting Director City Strategy and Planning

## **Appendix D**

Report Number 610.17061-R01

SITE INSPECTION PHOTOGRAPHS



Photograph 1 – View of 86 Blenheim Road from Blenheim Road (Facing North)



Photograph 2 – View of 86 Blenheim Road from Blenheim Road (Facing West)



Photograph 3 – View of 12A Epping Road Residential Entrance from Epping Road (Facing South)



Photograph 4 – View of 14 Epping Road Residential Entrance from Epping Road (Facing South)



Photograph 5 – View of 14 Epping Road (Facing East)



Photograph 6 – View of 12A Epping Road and 86 Blenheim Road from Adjacent Car Park (Facing North-East)

Notes:



Rev. 610.17061 R01-Stage 1 PSI

Site:	86 BLENHEIM ROAD, 12A AND 14 EPPING ROAD	
Project:	STAGE 1 PRELIMINARY CONTAMINATION ASSESSMENT	
Date:	FEBRUARY 2017	
Drawing:	OBSERVATION PHOTOGRAPHS	Appendix D



Photograph 7 – View of 14 Epping Road from Adjacent Car Park (Facing North)



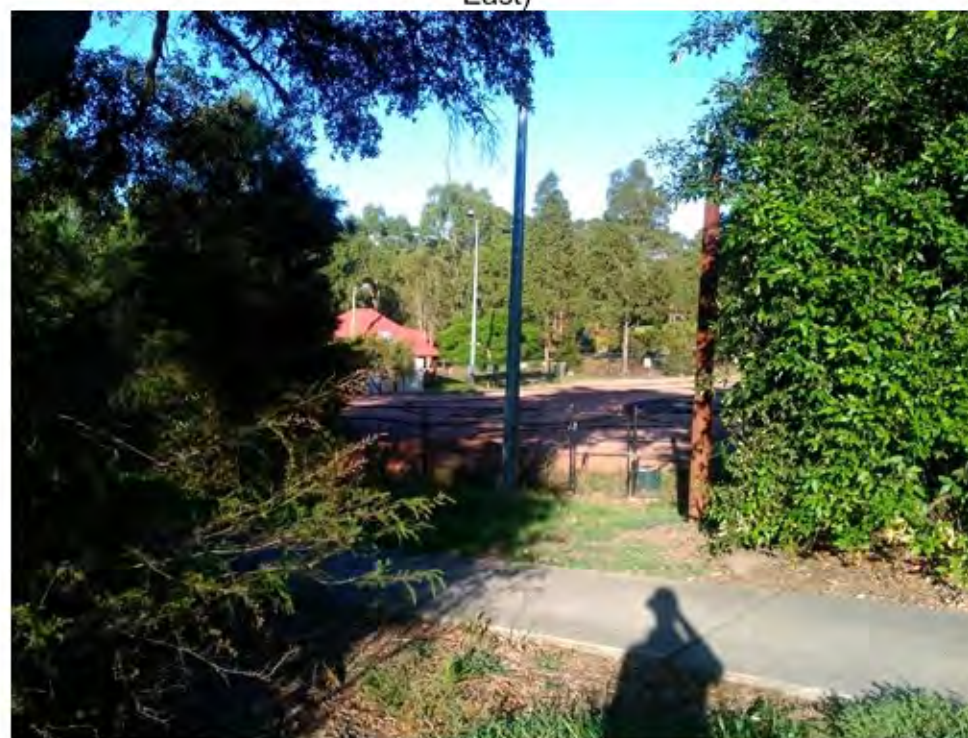
Photograph 8 – View of Public Car Park Immediately South of Site (Facing East)



Photograph 9 – View of Blenheim Road and Site (background left of image) (Facing North)



Photograph 10 – View of Dog Exercise Area for Blenheim Park (Foreground) and Site (Background) (Facing North)



Photograph 11 – View of Adjacent RCV Track to West of Site (Facing West)



Photograph 12– View of Raised Cycle Path along Epping Road, Immediately North of Site (Facing North-West)

Notes:



Rev. 610.17061 R01-Stage 1 PSI

Site:	86 BLenheim ROAD, 12A AND 14 EPPING ROAD	
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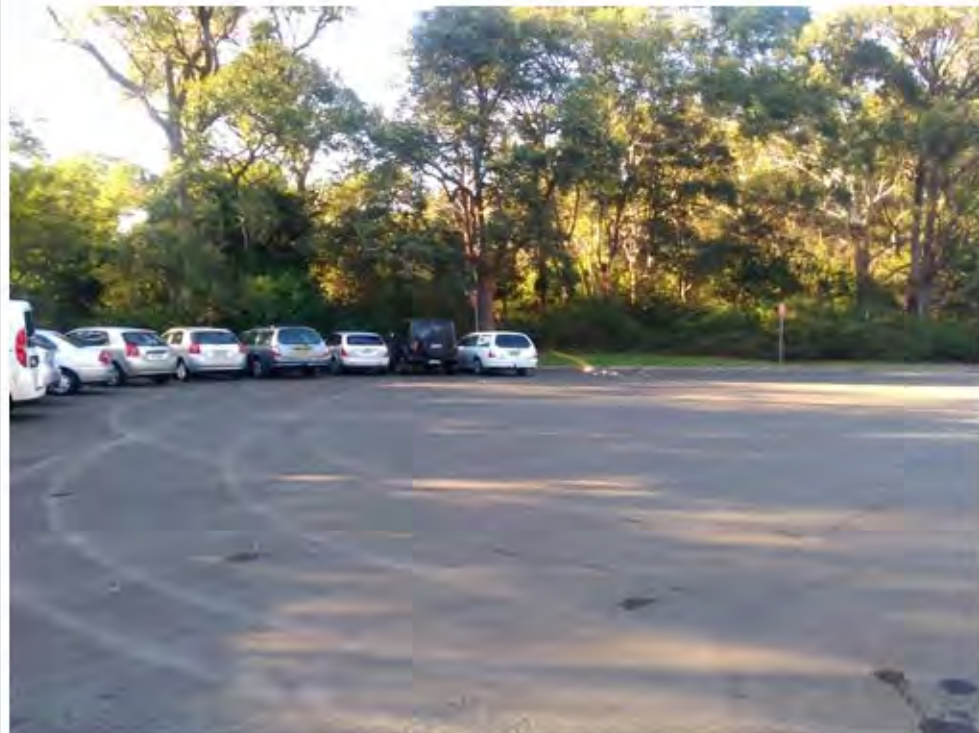
Photograph 13– View of Electrical Substation to East of Site and Adjacent to Cycle Path (Facing South)



Photograph 14 – View of HP Gas Line Riser along Cycle Path Immediately North of Site (Facing North-West)



Photograph 15 – View Blenheim Park



Photograph 16– View of Myall Reserve to East of Site (Facing East)

Notes:



Rev. 610.17061 R01-Stage 1 PSI

Site:	86 BLENHEIM ROAD, 12A AND 14 EPPING ROAD	
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