CITY OF SYDNEY

9 November 2026

At the conclusion of the Innovation, Business and Economy Committee

Transport, Heritage and Planning Committee

Agenda

1. **Confirmation of Minutes**
2. **Statement of Ethical Obligations and Disclosures of Interest**
3. **Green Square Urban Renewal Area - Investment, Project Delivery and Community Outcomes**
4. **Public Exhibition - Planning Proposal - Parramatta Road Precinct - Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012 Amendment**
5. **Adoption - Council-Related Development Applications Policy**
6. **Fire Safety Reports**

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1. Register to speak by calling Secretariat on 9265 9702 or emailing secretariat@cityofsydney.nsw.gov.au before 10:00am on the day of the meeting.

2. Check the recommendation in the Committee report before speaking, as it may address your concerns so that you just need to indicate your support for the recommendation.

3. Note that there is a 3 minute time limit for each speaker (with a warning bell at 2 minutes) and prepare your presentation to cover your major points within that time.

4. Avoid repeating what previous speakers have said and focus on issues and information that the Committee may not already know.

5. If there is a large number of people interested in the same item as you, try to nominate 3 representatives to speak on your behalf and to indicate how many people they are representing.

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Item 1.
Confirmation of Minutes

Minutes of the following meetings of the Transport, Heritage and Planning Committee are submitted for confirmation:

Meeting of 19 October 2026

Item 2.

Statement of Ethical Obligations

In accordance with section 233A of the Local Government Act 1993, the Lord Mayor and Councillors are bound by the Oath or Affirmation of Office made at the start of the Council term to undertake their civic duties in the best interests of the people of the City of Sydney and the City of Sydney Council and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the Local Government Act 1993 or any other Act, to the best of their ability and judgement.

Disclosures of Interest

Pursuant to the provisions of the Local Government Act 1993, the City of Sydney Code of Meeting Practice and the City of Sydney Code of Conduct, Councillors are required to disclose and manage both pecuniary and non-pecuniary interests in any matter on the agenda for this meeting.

In both cases, the nature of the interest must be disclosed.

This includes receipt of reportable political donations over the previous four years.

Item 3.

Green Square Urban Renewal Area - Investment, Project Delivery and Community Outcomes

Document to Follow

Item 4.

Public Exhibition - Planning Proposal - Parramatta Road Precinct - Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012 Amendment

File No: X134737

Summary

The Parramatta Road Precinct is currently zoned for employment uses. It has been identified as locally significant industrial land under the NSW Government's industrial lands reforms. The new Sydney Plan requires councils to review locally significant industrial lands and consider opportunities for mixed-use development where appropriate. This planning proposal has been prepared in response to that strategic direction.

The City's Housing for All Discussion Paper identified the Parramatta Road Precinct as an opportunity to accommodate additional housing and employment growth in a highly strategic location, opposite the University of Sydney and close to Royal Prince Alfred Hospital within the Camperdown-Ultimo Health and Innovation Precinct.

The precinct is located in an area undergoing rapid transition. Former industrial and employment lands to the west are being rezoned to mixed-use and residential development, while the NSW Government is investigating additional housing opportunities along the Parramatta Road corridor within the Inner West local government area.

Within the City of Sydney, the Housing for All Discussion Paper also identified the Broadway Precinct for further housing investigations. Together, these initiatives reflect the changing role of the corridor and its capacity to accommodate additional housing and employment growth in highly accessible locations.

The precinct is also located on the Parramatta Road corridor, for which the City has advocated a future light rail connection between Parramatta Road, Broadway, Central Station and Green Square. If delivered, this would improve access to jobs, education and services along the corridor and further support the area's capacity to accommodate additional housing and employment growth.

Planning Proposal - Parramatta Road Precinct (the planning proposal) has been prepared following extensive technical and urban design analysis to facilitate the renewal of the site as a mixed-use precinct comprising housing, employment-generating uses and local services, subject to flooding requirements.

The planning proposal is to amend *Sydney Local Environmental Plan 2012*, by:

- rezoning the land from E3 - Productivity Support, to MU1 - Mixed Use
- increasing maximum building heights from between 12m and 15m (5 storeys), to between 13m and 85m (26 storeys)
- increasing floor space ratios from between 1.5:1 and 1.75:1, to between 2.8:1 to 7.5:1

- securing a minimum amount of non-residential floor space
- requiring lot amalgamation to enable residential use to manage flood risk, and incentivising the provision of land for footpath widening and an emergency evacuation route to manage flood risk
- amending heritage controls
- requiring an additional affordable housing contribution requirement.

A draft development control plan has also been prepared to guide future redevelopment outcomes.

The proposed planning controls would facilitate significant additional housing and employment capacity, including approximately 462 apartments, 791 co-living rooms, affordable housing contributions equivalent to approximately 86 affordable dwellings and at least 15,500sqm of non-residential floor space supporting around 375 jobs.

Recommendation

It is resolved that:

(A) Council approve Planning Proposal – Parramatta Road Precinct, as shown at Attachment A to the subject report, to be submitted to the Minister for Planning and Public Spaces with a request for Gateway Determination;

(B) Council approve Planning Proposal – Parramatta Road Precinct, as shown at Attachment A to the subject report, for public authority consultation and public exhibition in accordance with any conditions imposed under the Gateway Determination;

(C) Council seek authority from the Minister for Planning and Public Spaces to exercise the delegation of all the functions under section 3.36 of the Environmental Planning and Assessment Act 1979 to make the local environmental plan and to put into effect Planning Proposal – Parramatta Road Precinct;

(D) Council approve Draft Sydney Development Control Plan 2012 – Parramatta Road Precinct, as shown at Attachment B to the subject report, for public authority consultation and public exhibition concurrent with the Planning Proposal; and

(E) authority be delegated to the Chief Executive Officer to make any minor variations to Planning Proposal – Parramatta Road Precinct and appendices, draft Development Control Plan – Parramatta Road Precinct to ensure maximum clarity for the purposes of public consultation, correct any drafting errors or to ensure consistency with the Gateway Determination.

Attachments

Attachment A. Planning proposal – Parramatta Road precinct, and appendices

Attachment B. Draft Sydney Development Control Plan 2012 Amendment – Parramatta Road Precinct

Background

A planning proposal has been prepared for the Parramatta Road Precinct

1. Planning Proposal - Parramatta Road Precinct (the planning proposal) has been prepared for land in Forest Lodge comprising multiple properties fronting Parramatta Road, Arundel Street and Ross Street, outlined in red in Figure 1.



Figure 1: Land affected by the planning proposal

2. The land affected by the planning proposal has a total area of approximately 21,700sqm. It comprises:

   (a) 14 adjoining land parcels located along Parramatta Road, Arundel Street and Ross Street, Forest Lodge (shown in blue and identified as “the site” in this report), and

   (b) other land, including 28-30 Parramatta Rd, Forest Lodge, being Lot 1 DP 104969, Lots 1 and 2 DP 230795, Lots 1-14 SP 12670, that contains a 1960s residential flat building, and a section of Arundel Street between Ross Street and Lodge Street. This land is included predominantly to amend the heritage provisions that apply to the land and is not otherwise impacted by the planning proposal.

3. The site is currently zoned E3 - Productive Support and is occupied by a range of commercial, service-based and institutional uses including Officeworks, Sydney City Toyota and the NSW Ambulance Station. An oblique aerial of existing development of the Parramatta Road Precinct is provided in Figure 2.

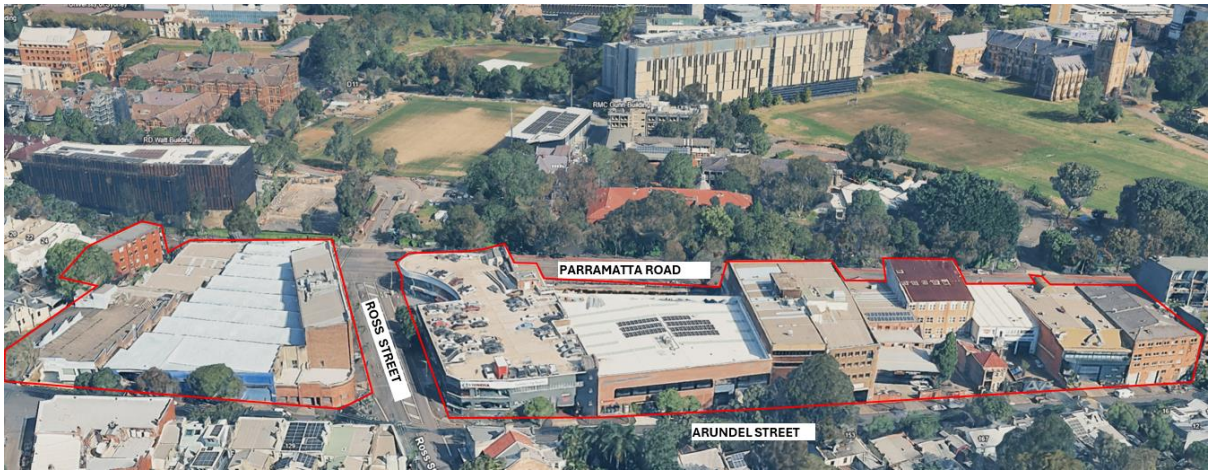


Figure 2: Aerial view of existing buildings (in red) from the north

4. The site occupies a highly strategic location opposite the University of Sydney and close to Royal Prince Alfred Hospital within the Camperdown-Ultimo Health and Innovation Precinct.

5. Existing planning controls generally limit development to heights of between 12m and 15m and floor space ratios of between 1.5:1 and 1.75:1.

6. Further details of the site and existing planning controls, including photos of the site's existing development and surrounding development are in Sections 1 and 2 of the planning proposal and appended Urban Design Study at Attachment A.

The site is identified as locally significant industrial land

7. In December 2025, the NSW Government released the draft Sydney Plan and accompanying industrial lands policy which identified the Parramatta Road Precinct as locally significant industrial land. This was confirmed when the Sydney Plan was finalised in August 2026.

8. The NSW Government's Statewide Policy for Industrial Lands (industrial lands policy) establishes a strategic framework for the management of industrial lands across Greater Sydney. It requires councils to review locally significant industrial lands to determine whether existing planning controls remain appropriate having regard to their strategic role, location and potential to accommodate future housing and employment growth.

9. The industrial lands policy recognises that, in some locations, locally significant industrial lands may be suitable for mixed-use redevelopment where employment-generating uses are retained, and opportunities exist to accommodate additional housing in accessible locations.

10. In response to this strategic direction, the City undertook a review of the Parramatta Road Precinct. As part of this process, an Alternative Use Assessment was prepared in accordance with the industrial lands policy to assess the ongoing employment role of the land and the suitability of transitioning the precinct to a mixed-use outcome.

11. The Alternative Use Assessment concluded that the precinct could support a mixed-use redevelopment outcome, provided that employment-generating uses continue to be accommodated on the site. The findings of that assessment informed the preparation of this planning proposal.

The site was identified in the Housing for All Discussion Paper

12. In early 2026, the City exhibited its Housing for All Discussion Paper, which identified the Parramatta Road Precinct as an opportunity to accommodate additional housing growth in a highly accessible location while retaining an ongoing employment and service role.

13. The Housing for All Interim Implementation Plan (Interim Plan) was adopted by Council following the public exhibition of the Discussion Paper. The planning proposal implements Action 2.5 of the Interim Plan which identifies the preparation of a planning proposal for the site as a short-term action to increase housing supply in appropriate locations.

14. In accordance with Action 1.3 of the Interim Plan, in preparing this planning proposal, matters raised by the community and stakeholders in the Discussion Paper consultation process have been considered. Key matters raised in this process included:

    (a) the importance of balancing the need for additional housing with the need to respect heritage and local character

    (b) responding to flooding constraints through a co-ordinated flood evacuation framework

    (c) the need for any renewal of the precinct to ensure local services and retail can be retained and improved

    (d) supporting future transport infrastructure opportunities

    (e) delivering a high-quality mixed-use outcome

The broader Parramatta Road corridor is undergoing significant renewal

15. The area is facing a period of rapid transition, with significant development proposed close to the site. Current development proposals and potential future rezonings are shown at Figure 3 and Figure 4, including:

    (a) site-specific state-led rezonings and development proposals, including Housing Delivery Authority projects to facilitate an estimated 2,225 dwellings (shown in red at Figure 3). Proposals include the former WestConnex dive site at Annandale, which is currently under redevelopment for high-density mixed-use development

    (b) City of Sydney planning proposal for 84–86 and 88–94 Parramatta Road, Camperdown to facilitate a biomedical and life sciences research facility with more than 34,000sqm of employment floor space, 1,250sqm of co-living floor space and a building height of up to 80m (shown in green at Figure 3)

    (c) state significant development application for 10 aged care beds and 71 independent living units (shown in orange at Figure 3)

(d) state-led Parramatta Road corridor rezoning investigation area which aims to deliver up to 8,000 dwellings (shown in purple outline at Figure 3 and red outline at Figure 4)

(e) potential rezoning of the Broadway Precinct, (shown in green at Figure 4), that was identified in the City's Housing for All Discussion Paper for future investigation



Figure 3: Surrounding development - detailed

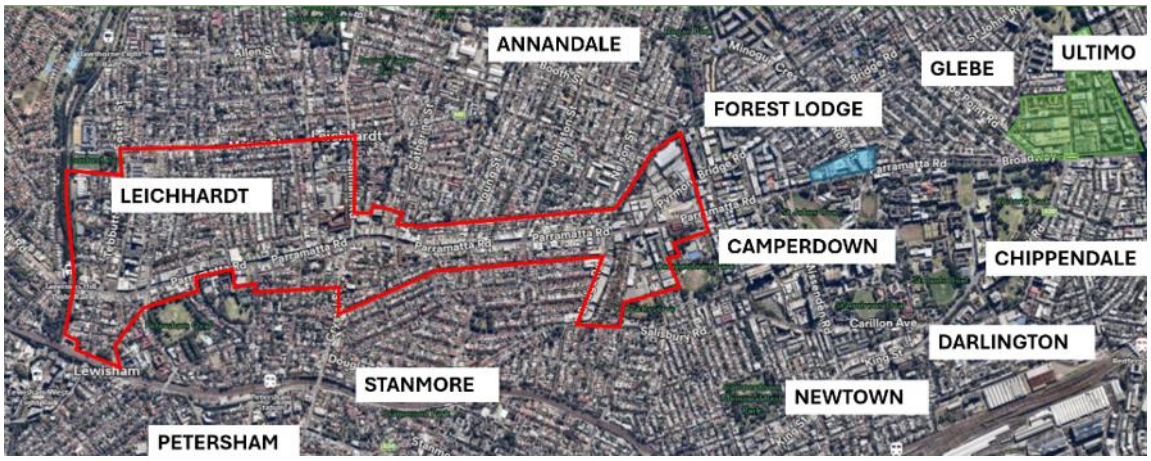


Figure 4: Surrounding development - wider area

16. Development approved, under assessment or proposed within the surrounding area ranges from medium-density residential development through to mixed-use projects of up to 24 storeys.

17. Together, these projects demonstrate the scale of change occurring along the Parramatta Road corridor and reinforce the strategic role of the site as a location capable of accommodating additional housing and employment growth.

The City has prepared a planning proposal and draft Development Control Plan

18. The City has prepared the planning proposal to facilitate the redevelopment of the site as a mixed-use precinct comprising housing, employment-generating uses and local services. The planning proposal is provided at Attachment A.

19. The planning proposal seeks to amend *Sydney Local Environmental Plan 2012* to:

    (a) rezone the site from E3 Productivity Support to MU1 Mixed Use

    (b) increase maximum building heights from between 12m and 15m (5 storeys), to between 13m and 85m (26 storeys)

    (c) increase floor space ratios from a range of 1.5:1 - 1.75:1, to a range of 2.8:1 to 7.5:1

    (d) require minimum amounts of non-residential floor space on identified redevelopment sites

    (e) introduce sun access plane controls to protect St John's College Sports Ovals and University of Sydney Oval No. 2

    (f) amend heritage controls applying to parts of the site

    (g) require an additional affordable housing contribution requirement consistent with the Affordable Housing Program currently in effect

    (h) introduce flood-safe access provisions.

20. The Draft Sydney Development Control Plan 2012 - Parramatta Road Precinct (draft DCP) has been prepared to support the planning proposal and guide future redevelopment outcomes. The draft DCP is provided at Attachment B.

21. The City's Design Advisory Panel, on 30 July 2026, reviewed the built form options being investigated in the preparation of the planning proposal and draft DCP and provided advice on matters including built form, solar access, flooding, public domain outcomes, heritage and environmental performance. Advice has been incorporated into the planning proposal and draft DCP.

Key Implications

The proposal will facilitate significant housing growth in a strategic location

22. The planning proposal is expected to enable approximately 462 apartments and 791 co-living rooms. This represents a significant increase in housing capacity within an established inner-city location and contributes to the City's and NSW Government's housing objectives.

23. The proposal supports a range of housing types, including apartments, co-living housing and build-to-rent housing. These housing outcomes will support a broad range of households, including students, key workers, smaller households and families.

24. The planning proposal includes an additional affordable housing contribution (uplift contribution of 9%) in accordance with the City's Affordable Housing Program which reflects the significant uplift in development capacity facilitated by the planning proposal. Together with the existing affordable housing development application contribution requirements of 3% of residential floor area and 1% for non-residential floor area, the planning proposal is expected to facilitate an affordable housing contribution, equivalent to approximately 80-86 affordable dwellings depending on size. While Council has approved changes to the City's Program to increase the uplift contribution rate, those changes are not yet in effect.

The proposal supports local services and employment-generating uses

25. The planning proposal also seeks to retain a meaningful non-residential and employment-generating role within the precinct in order to retain local services and employment opportunities, support the strategic role of the site as locally significant industrial land, and direct non-residential uses to parts of the site that are less suited to residential development. This is achieved through minimum non-residential floor space requirements applying to key redevelopment sites and incentive provisions that encourage the delivery of additional employment-generating floor space.

26. The planning proposal requires a minimum of 15,500sqm of non-residential floor space and is expected to support approximately 375 jobs based on the minimum non-residential floor space outcomes facilitated by the planning proposal.

27. The proposed 15,500sqm is less than the 25,000sqm of non-residential floor space that could currently occur under the planning controls in the precinct. However, the proposed controls are articulated as a minimum and allow future development to exceed the prescribed minimum requirements where there is demand.

The planning proposal is informed by technical studies

28. Technical studies have been prepared to guide the preparation of the planning proposal (Attachment A). The technical studies demonstrate that the site, and other land subject to this planning proposal, is capable of accommodating additional housing and development intensity while achieving appropriate urban design, heritage, environmental, transport and infrastructure outcomes. Technical studies include:

    (a) Parramatta Road Precinct Urban Design Study – City of Sydney

    (b) Alternative Use Assessment – Urbis

    (c) Flood Impact and Risk Assessment – GRC Hydro

    (d) Preliminary Site Investigation – JBS&G

    (e) Heritage Assessment – TKD Architects

    (f) Traffic and Transport Report – City of Sydney

The planning proposal and draft DCP respond to the site's context and constraints

Maximum built form

29. The planning proposal is to:

    (a) increase maximum building heights from the current 12m to 15m (3-4 storeys) to between 13m and 85m (3-26 storeys) and

    (b) introduce site-specific floor space incentives to facilitate additional housing and employment capacity. This allows maximum FSRs of between 2.8:1 to 7.5:1.

30. The draft DCP provides supplementary planning controls to guide the development of the site, including:

    (a) height in storey requirements

    (b) various setback requirements to guide the siting of future development and the relationship between buildings and the public domain. They support appropriate streetscape outcomes, improve residential amenity, manage wind effects and noise, facilitate landscaping opportunities, provide for public domain footpath widenings, provide for safe flood egress and provide an articulated and coherent built form response across the precinct

    (c) requirements for deep soil areas within internal courtyards and landscaped setback areas on Arundel Street support opportunities for tree planting, urban greening and improved residential amenity.

31. The urban design study provides a reference scheme that tests the performance of the maximum permissible built form possible under the planning proposal, including any additional floor space or height that may be achieved through design excellence provisions. The reference scheme is shown at Figure 5.



Figure 5: Reference scheme

32. The larger properties in the eastern portion of the site are capable of accommodating taller tower forms while maintaining appropriate solar access, building separation and residential amenity outcomes. In contrast, the envelopes available on the western properties are more constrained, resulting in a lower-scale street wall and courtyard form response.

33. The planning proposal concentrates the greatest height and density on the larger eastern properties while maintaining a lower-scale built form across the western part of the precinct.

34. Along Parramatta Road, development is generally characterised by mid-rise buildings to the Parramatta Road frontage, transitioning to lower buildings to Arundel Street and podium forms with taller setback towers on the sites at the corner of Ross Street. Building heights generally range from 8 to 17 storeys within the western part of the precinct, increasing to approximately 23 to 26 storeys to the east around the Ross Street and Parramatta Road intersection. Along Arundel Street, a lower-scale interface is provided through 4-storey street frontage elements with taller buildings recessed behind landscaped setbacks.

35. This establishes a transition in building scale across the site, including lower building heights along Arundel Street and Ross Street that respond to the surrounding residential context and assist in reducing the visual impact of development when viewed from adjoining streets.

36. The planning proposal protects solar access to St John's College Sports Ovals and University of Sydney Oval No. 2 to ensure their continued functionality. It introduces site-specific sun access planes with proposed building heights below those planes.

37. The proposed built form has been considered in the context of significant renewal occurring along the Parramatta Road corridor. These developments provide important context for the scale of change proposed by the planning proposal (Figure 3).

38. The urban design study demonstrates that the proposed built form can accommodate significant additional housing and employment floor space while responding appropriately to the site's key constraints, including solar access, flooding, heritage, residential amenity and public domain considerations. Overall, the proposed height and densities are an appropriate response to the site's strategic location, surrounding context and role within the evolving Parramatta Road corridor.

Footpath widening and future public transport flexibility

39. The urban design study identified opportunities to improve pedestrian amenity and the public domain along Parramatta Road. In response, the planning proposal introduces site-specific floor space incentives that are linked to the provision of footpath widening, while the draft DCP identifies a footpath widening along the Parramatta Road frontage that is to be dedicated as redevelopment occurs. The widened footpath will provide additional space for pedestrian movement, street trees, landscaping, public transport infrastructure and other public domain improvements.

40. The urban design study also recognised the long-term strategic role of Parramatta Road as a major public transport corridor. While no specific public transport project is currently committed, the planning proposal incorporates additional public domain space at the intersection of Parramatta Road and Ross Street, including behind the existing bus stop, to retain flexibility for future public transport, streetscape and public domain improvements.

Landscaping setbacks

41. The draft DCP identifies landscape setbacks, deep soil areas and canopy planting zones throughout the precinct, particularly along Arundel Street and Ross Street (Figure 6). These controls will support tree planting, urban greening and improved residential amenity while contributing to a greener and more attractive public domain. Together with the footpath widening and dedication requirements, they establish a coordinated public domain framework that supports the transition of the site to a mixed-use neighbourhood.



Figure 6: Draft DCP requirements

Flooding

42. Properties within the west area of the site are affected by flooding (see Figure 7). The planning proposal and draft DCP establish a coordinated response that:

    (a) includes FSR incentives that encourage site amalgamation for residential that enables pedestrian evacuation infrastructure and flood conveyance paths

    (b) requires a publicly accessible flood-safe pedestrian evacuation route to be provided as redevelopment occurs

    (c) protects flood conveyance paths through the site.

43. The Flood Impact and Risk Assessment originally assumed amalgamation of the western properties to facilitate access to the flood-safe access point. Since completion of the assessment, the planning proposal has been refined to facilitate a broader range of amalgamation outcomes while requiring a publicly accessible flood-safe pedestrian evacuation route to be progressively delivered as redevelopment occurs.

44. Correspondence from GRC Hydro dated 28 October 2026 confirms that the proposed pedestrian evacuation route achieves the same flood risk management outcomes as the amalgamation approach assessed in the Flood Impact and Risk Assessment, is functionally equivalent to the previously assessed evacuation strategy, and that the findings of the assessment remain unchanged

45. Together, these controls ensure flood-affected land can be redeveloped while maintaining flood flow paths and providing safe evacuation outcomes. A continuous pedestrian evacuation route to the flood-safe access point can be progressively delivered as redevelopment occurs.



Figure 7: Flood affected lots

Noise and wind

46. The reference scheme demonstrates that the proposed planning framework is capable of accommodating development that manages wind impacts while achieving the intended built form outcomes. Detailed wind modelling and assessment will be undertaken as part of future development applications to ensure acceptable pedestrian comfort and safety outcomes are achieved.

47. The reference scheme demonstrates that future development can be designed to achieve the requirements of the Apartment Design Guide, SEPP Transport and Infrastructure and the NSW Government's Development Near Rail Corridors and Busy Roads – Interim Guideline. Detailed acoustic assessment will be required as part of future development applications.

Traffic and transport

48. The site benefits from excellent public transport accessibility, with frequent bus services operating along Parramatta Road, established walking and cycling connections, and proximity to major employment, education and health destinations. Existing travel patterns within the surrounding area demonstrate a strong use of public transport, walking and cycling. Traffic modelling indicates that redevelopment of the site would result in only minor increases in traffic volumes and would not materially affect the operation of the surrounding road network. Flooding constraints affecting parts of the site also limit opportunities for basement parking and influence future access arrangements, reinforcing a reduced reliance on private vehicle travel.

Heritage

49. The planning proposal includes amendments to heritage controls applying to parts of the site. These amendments include:

    (a) de-listing of heritage item I631 (Street Trees)

    (b) amendment of the mapped curtilage of 1912 Former Grace Brothers Repository (heritage item I644) to remove non-significant, later addition to the building

    (c) removal of 1–3 Ross Street, 26 Arundel Street, 30 Arundel Street and 28–30 Parramatta Road from the Hereford and Forest Lodge Heritage Conservation Area

50. A Heritage Assessment accompanies the planning proposal and reviewed the significance of the 1912 Former Grace Brothers Repository (heritage item I644), heritage item I631 (street trees) and the contribution of affected properties to the Hereford and Forest Lodge Heritage Conservation Area.

51. The heritage assessment found that heritage item I631 is incorrectly mapped and that the significance of the associated trees primarily relates to landscape, streetscape and amenity outcomes rather than heritage significance. The planning proposal therefore recommends heritage item I631 be removed from Schedule 5 of Sydney LEP 2012.

52. The Heritage Assessment found that heritage item I644 should be retained but that its curtilage should be amended to exclude the 1998 car lift structure, which does not contribute to the significance of the former Grace Brothers furniture repository. The planning proposal adopts this recommendation and retains heritage protection of the 1912 warehouse building.

53. The planning proposal includes amendments to the Hereford and Forest Lodge Heritage Conservation Area affecting the properties at 1-3 Ross Street, 26 Arundel Street, 30 Arundel Street and 28-30 Parramatta Road. The Heritage Assessment found that the 1940 former Grace Brothers service station building (currently occupied by Officeworks), the 1935 addition to the former printers' workshop and the 1998 car lift structure make a neutral contribution to the conservation area, while the apartment building at 28-30 Parramatta Road is an intrusive element. Despite currently being categorised as a 'neutral' building, the assessment concluded that the former printers' workshop at 26 Arundel Street contributes to the conservation area and that its removal from the conservation area would result in a moderate adverse heritage impact.

54. In considering the planning proposal, these heritage impacts have been weighed against the strategic objectives of the proposal and the public benefits arising from redevelopment of the precinct. Importantly, the most significant heritage asset within the precinct, the 1912 Former Grace Brothers Repository, will remain protected as an individually listed heritage item. Although the consultant concluded that the former printers' workshop contributes to the conservation area, it is visually and physically separated from the contributory elements of the conservation area by later development and does not represent one of the principal building types or periods of development that characterise the Hereford and Forest Lodge Heritage Conservation Area. On balance, it is considered that the proposed heritage framework provides an appropriate outcome having regard to the substantial housing, affordable housing and employment benefits delivered by the planning proposal.

Strategic Alignment - Sustainable Sydney 2030-2050 Continuing the Vision

55. Sustainable Sydney 2030-2050 Continuing the Vision renews the communities' vision for the sustainable development of the city to 2050. It includes 10 strategic directions to guide the future of the city, as well as 10 targets against which to measure progress. This planning proposal is aligned with the following strategic directions and objectives:

    (a) Direction 4 – Design excellence and sustainable development – the proposal is supported by a draft site-specific development control plan that establishes building envelopes, height and setback controls to achieve a high-quality built form that responds to site constraints, including heritage, flooding and surrounding residential amenity.

    (b) Direction 5 – A city for walking, cycling and public transport – the site is located along a major transport corridor and close to public transport connections, supporting increased housing density in a location accessible by walking, cycling and public transport.

    (c) Direction 9 – A transformed and innovative economy – the proposal supports a transition in land use by enabling a mix of residential and non-residential uses, allowing the site to continue supporting employment and local services while making more efficient use of land.

(d) Direction 10 – Housing for all – the proposal will facilitate the delivery of additional housing, including affordable housing contributions, supporting housing supply in a well-located inner-city area.

Risks

56. City staff have undertaken an assessment of the planning proposal and found that it demonstrates strategic and site-specific merit. The proposal is consistent with the City's policies and strategies, including City Plan 2036 and Sustainable Sydney 2030–2050 Continuing the Vision. Progressing the planning proposal is within the City's risk appetite and tolerance.

57. Key risks relate to potential amenity and heritage impacts, including overshadowing, flooding and contamination. These risks have been subject to built form analysis, site contamination assessment and flood modelling, to confirm that they can be appropriately managed and that development is capable of complying with relevant environmental and planning requirements. Detailed impacts will be further assessed at the development application stage and managed through site-specific development controls. This is consistent with the City's minimal appetite for non-compliance with environmental laws, regulations and risks to community safety.

58. Should Council endorse the planning proposal for public exhibition, it will be forwarded to the Department of Planning, Housing and Infrastructure in accordance with section 3.34 of the Environmental Planning and Assessment Act 1979 for Gateway Determination. Early engagement will also be undertaken with relevant public authorities, including the NSW State Emergency Service and the Department of Climate Change, Energy, the Environment and Water, to ensure flood and environmental risks are appropriately considered. Proceeding with the planning proposal is consistent with the City's risk tolerance, including its minimal appetite for disruption to regulatory functions, as the proposal will be subject to statutory processes and timeframes.

Financial Implications

59. There are no direct financial implications associated with this planning proposal. The costs of preparing and assessing the planning proposal will be met within existing operational budgets.

Relevant Legislation

60. Environmental Planning and Assessment Act 1979.

61. Environmental Planning and Assessment Regulation 2021.

Critical Dates / Time Frames

62. Should Council endorse the planning proposal for submission, it will be forwarded to the Department of Planning, Housing and Infrastructure in accordance with section 3.34 of the Environmental Planning and Assessment Act 1979 for Gateway Determination. The Gateway Determination will provide the required timeframe for completion of the local environmental plan. Following public exhibition, the outcomes will be reported back to Council.

Public Consultation

63. The public exhibition process for this planning proposal will be determined by the Department of Planning, Housing and Infrastructure. It is anticipated that the public exhibition of the planning proposal and draft Development Control Plan will occur concurrently. Consultation will be undertaken in accordance with:

    (a) the Gateway Determination issued by the Department of Planning, Housing and Infrastructure under section 3.34 of the Environmental Planning and Assessment Act 1979

    (b) the Environmental Planning and Assessment Regulation 2021

    (c) the City of Sydney's Community Engagement Strategy

64. It is anticipated that the public exhibition period for the planning proposal and draft Development Control Plan will be a minimum of 28 days.

65. The planning proposal and draft Development Control Plan will be publicly exhibited on the City of Sydney website in accordance with the Environmental Planning and Assessment Regulation 2021.

66. Following public consultation, the planning proposal and draft Development Control Plan will be reported back to Council together with details of submissions received and any recommended amendments.

GRAHAM JAHN AM

Chief Planner/Director City Planning, Development and Transport

Gibran Khouri, Specialist Planner

Attachment A

Planning proposal – Parramatta Road precinct

CITY OF SYDNEY

Planning Proposal – Parramatta Road Precinct



The City of Sydney acknowledges the Gadigal of the Eora Nation as the Traditional Custodians of our local area.

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Executive Summary

This planning proposal has been prepared by the City of Sydney (the City) to amend *Sydney Local Environmental Plan 2012* (Sydney LEP 2012) as it applies to land along Parramatta Road, Arundel Street and Ross Street in Forest Lodge (Figure A).



Figure A. Land affected by this planning proposal.

Land affected by this planning proposal is shown outlined in red at Figure A. It comprises:

- 14 adjoining land parcels located along Parramatta Road, Arundel Street and Ross Street, Forest Lodge (shown in blue and identified in this planning proposal as “the site”), and
- other land, including 28-30 Parramatta Rd, Forest Lodge, being Lot 1 DP 104969, Lots 1 and 2 DP 230795, Lots 1-14 SP 12670, that contains a 1960s residential flat building, and a section of Arundel Street between Ross Street and Lodge Street. This land is included predominantly to amend the heritage provisions that apply to the land and is not otherwise impacted by this planning proposal.

The site is in a highly strategic location in the Parramatta Road corridor, opposite the University of Sydney and close to Royal Prince Alfred Hospital. These institutions form part of the Camperdown health, education and innovation precinct, one of Sydney's most significant concentrations of employment, education, research and health services.

The site is well connected to public transport, employment, services and community infrastructure. Frequent bus services operate along Parramatta Road and nearby roads, providing connections to Central Sydney and surrounding centres. The site is also within walking distance of a range of retail, commercial, community and recreational facilities.

Immediate surrounding land uses include low-density residential development to the north, institutional and educational uses to the south, and a mix of commercial, retail and residential development along the Parramatta Road corridor.

Existing development controls

Most of the site is zoned E3 Productivity Support under Sydney LEP 2012. The site is generally subject to maximum building heights of 12 to 15 metres and maximum floor space ratios of 1.5:1 to 1.75:1. The land affected by this planning proposal contains heritage items and land within the

Hereford and Forest Lodge Heritage Conservation Area and is subject to development controls relating to built form, heritage, flooding and public domain.

Purpose of this planning proposal

The site is currently zoned for employment uses and has been identified as locally significant industrial land under the NSW Government's industrial lands reforms. The new Sydney Plan identifies the site as suitable for investigation for mixed-use redevelopment where alternative land use outcomes are strategically justified and employment-generating uses are retained. Consistent with the accompanying industrial lands policy, an Alternative Uses Assessment was prepared to assess the suitability of transitioning the site from employment zoning to a mixed-use outcome while maintaining an employment role.

In early 2026, the City exhibited its Housing for All Discussion Paper, which identified the site as an opportunity to accommodate additional housing and employment growth in an area with exceptional access to jobs, education, health services, public transport and community infrastructure. Community consultation undertaken as part of the Discussion Paper process identified strong support for additional housing on the site, provided future development responds appropriately to flooding, heritage and local character considerations.

The site is located in an area facing rapid transition. Former industrial and employment lands to the west are being rezoned for mixed-use and residential development, while the NSW Government is investigating additional housing opportunities along the Parramatta Road corridor within the Inner West local government area. Within the City of Sydney, the Housing for All Discussion Paper also identified the Broadway Precinct for further housing investigations.

Development approved, under assessment or proposed within the surrounding area ranges from medium-density residential development through to mixed-use projects of up to 24 storeys. Together, these projects demonstrate the scale of change occurring along the Parramatta Road corridor and reinforce the strategic role of the site as a location capable of accommodating additional housing and employment growth.

Under the proposed planning controls, redevelopment of the site could facilitate approximately 462 apartments, 791 co-living rooms, affordable housing contributions (depending on size) equivalent to approximately 80-86 affordable dwellings and a minimum of 15,500 square metres of non-residential floor space, while supporting approximately 375 jobs based on standard employment density assumptions.

Proposed planning controls in the Sydney LEP 2012

This planning proposal seeks to amend Sydney LEP 2012 by:

- rezoning land from E3 Productivity Support to MU1 Mixed Use,
- increasing maximum building heights from the current 12 to 15 metres (5 storeys) to between 13 and 85 metres (26 storeys),
- providing incentive FSRs ranging from 2.8:1 to 7.5:1 through site-specific provisions relating to site amalgamation, footpath widening and the delivery of employment-generating non-residential floor space,
- requiring minimum amounts of non-residential floor space on identified redevelopment sites;
- requiring an additional affordable housing contribution requirement,
- introducing sun access planes to protect St John's College Sports Ovals and University of Sydney Oval No. 2,
- amending heritage controls, including the removing the heritage listing of street trees on Arundel Street, removing later buildings that are not significant from the heritage listing of the 1912 warehouse on Ross Street and removing sites from the Hereford and Forest Lodge Heritage Conservation Area which do not support its significance,

- removing the Business Area notation from the Locality and Site Identification Map, and
- requiring flood-safe pedestrian evacuation route, active frontages and lower-level land use controls through site-specific provisions.

Draft site-specific Development Control Plan

A draft Sydney Development Control Plan 2012 accompanies this planning proposal. The draft DCP includes site-specific controls relating to built form, public domain, flood-safe pedestrian evacuation route, access and movement, and amendments to the Ross Street neighbourhood direction and locality statement. It is intended to support the proposed amendments to Sydney LEP 2012 and guide future redevelopment of the precinct.

Built form

The urban design study provides a reference scheme that tests the performance of the maximum permissible built form proposed by this planning proposal, including any additional floor space or height that may be achieved through design excellence provisions. The reference scheme is shown at Figure B.



Figure B. Reference scheme – aerial view from south-west

The reference scheme shows only one possible outcome for the site, being the maximum outcome, however this planning proposal facilitates a range of development outcomes and possibilities for the site.

Development outcomes

This planning proposal facilitates approximately 462 apartments, 791 co-living rooms, affordable housing contributions equivalent to approximately 86 affordable dwellings and a minimum of 15,500sqm of non-residential floor space (equivalent to approximately 375 jobs based on standard employment density assumptions). It establishes a planning framework that supports housing delivery, retains employment-generating uses, improves flood safety outcomes, responds to heritage considerations and contributes to the ongoing renewal of the Parramatta Road corridor.

1. Background

1.1. Introduction

Planning Proposal: Parramatta Road Precinct (this planning proposal) seeks to amend *Sydney Local Environmental Plan 2012* (Sydney LEP 2012) as it applies to certain land in Forest Lodge, specifically to:

- rezone land that is currently zoned E3 Productivity Support to MU1 Mixed Use,
- increase maximum building heights,
- introduce site-specific floor space ratio incentive provisions that permit additional floor space above the mapped controls in specified circumstances,
- introduce sun access planes to protect sunlight access to St John's College Sports Ovals and University of Sydney Oval No. 2,
- require a further affordable housing contribution, in addition to that already required by clause 7.13 of the Sydney LEP,
- remove 4 properties from the Hereford and Forest Lodge Heritage Conservation Area (HCA)
- remove heritage item I631 (street trees), and
- amend the curtilage of heritage item I644 (Former Grace Brothers Repository) to align with the footprint of the heritage-listed warehouse building.

The Draft Sydney Development Control Plan: Parramatta Road Precinct (draft DCP) is proposed in conjunction with this planning proposal. The draft DCP is to provide additional guidance on how properties within the site may develop.

This planning proposal has been prepared having regard to the *Local Environmental Plan Making Guideline* published by the NSW Department of Planning, Housing and Infrastructure in July 2026.

1.2. Site identification

Land affected by this planning proposal is shown outlined in red at Figure 1. It comprises:

- 14 adjoining land parcels located along Parramatta Road, Arundel Street and Ross Street, Forest Lodge (shown in blue and identified in this planning proposal as "the site"), and
- other land, including 28-30 Parramatta Rd, Forest Lodge, being Lot 1 DP 104969, Lots 1 and 2 DP 230795, Lots 1-14 SP 12670, that contains a 1960s residential flat building, and a section of Arundel Street between Ross Street and Lodge Street. This land is included predominantly to amend the heritage provisions that apply to the land and is not otherwise impacted by this planning proposal.



Figure 1. Land affected by this planning proposal.

The properties that form part of the site (shown in blue) are listed in Table 1.

Address	Lot and DP	Lot size	Identifier
64 Parramatta Rd	Lot 1 DP 30884	687	Book publisher
62 Parramatta Rd	Lot 2 DP 30884	771	Food caterer
60 Parramatta Rd	Lot 201 DP 746742	753	Car dealership
58 Parramatta Rd	Lot C DP 438920	1024	Furniture retail
56 Parramatta Rd	Lot 5 DP 30884	923	Homewares retail
54 Parramatta Rd	Lot 6 DP 30884	885	Office premises
52 Parramatta Rd	Lot 1 DP 60080	910	Office premises
50 Parramatta Rd	Lot 2 DP 1275257	1368	Vacant land
40 Parramatta Rd	Lot 7 DP 30884	169	Office premises
36 Parramatta Rd	Lot 8 DP 30884	2973	Car dealership
1–3 Ross St	Lots 14A and 15A and 16 and 17, DP 447083	3375	Officeworks
50 Arundel St	Lot 1 DP 1275257	2090	Ambulance Station
26 Arundel St	Lots A and B and C and D and G, DP 966001 and Lot 2 DP 104969 and Lot 1 DP 112049	1899	Diabetes Australia
30 Arundel St	Lots E and F, DP 966001	290	Carpark

Table 1. Land in the “site”

1.3. Site location

The site is located in Forest Lodge, approximately 2 kilometres west of the Sydney central business district.

It occupies a prominent location on the Parramatta Road corridor opposite the University of Sydney and in close proximity to Royal Prince Alfred Hospital. Together these institutions form part of the Camperdown health, education and innovation precinct, one of Sydney's most significant concentrations of employment, education, research and health services.

The site is well connected to public transport, employment, services and community infrastructure. Frequent bus services operate along Parramatta Road and nearby roads, providing connections to Central Sydney and surrounding centres. The site is also within walking distance of a range of retail, commercial, community and recreational facilities.

Immediate surrounding land uses include low-density residential development to the north, institutional and educational uses to the south, and a mix of commercial, retail and residential development along the Parramatta Road corridor.

An aerial image of the site and surrounding area is shown in Figure 2.

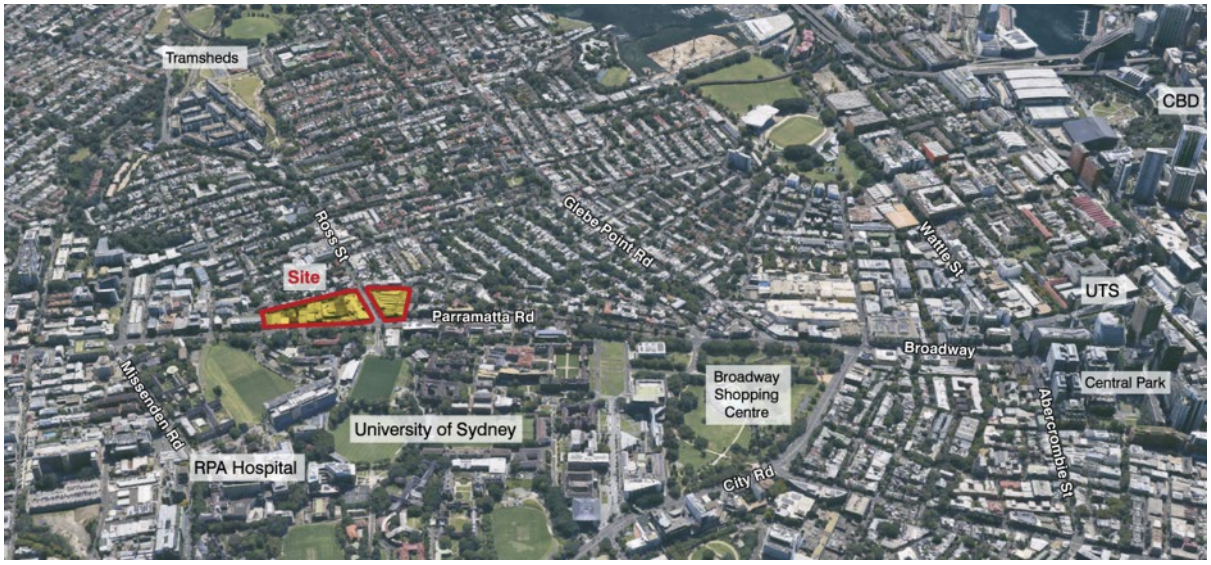


Figure 2. Site in context

1.4. Site characteristics

The site comprises 14 properties with a combined area of approximately 18,000sqm. It has frontages to Parramatta Road, Arundel Street and Ross Street and is generally level with localised changes in topography across the individual landholdings.

Existing development on the site comprises a range of commercial, service-based and institutional uses, including Officeworks, Sydney City Toyota, the NSW Ambulance Station, commercial warehouse buildings. In addition, a residential flat building to the immediate east of the site at 28-30 Parramatta Road is also subject to this planning proposal. Buildings are generally one to two storeys in height and are characterised by extensive hardstand areas associated with vehicle display, servicing, loading and parking.

The site contains a listed heritage item and buildings to the east of Ross Street form part of the Hereford and Forest Lodge HCA. Existing development reflects the area's industrial, commercial and residential history and contributes to the established character of the locality.

The site's relatively large landholding pattern, low-scale built form and highly accessible location provide an opportunity to accommodate additional housing and employment capacity while

improving public domain outcomes and responding to the site's heritage, flooding and urban context.

Figures 3 – 5 show the site from various aspects.



Figure 3. Corner of Parramatta Road and Ross Street, Forest Lodge



Figure 4. Parramatta Road west of Ross Street



Figure 5. Arundel Street west of Ross Street

1.5. Surrounding development

The area is in a period of rapid transition, with significant development proposed close to the site. Development proposals and potential future rezonings as at October 2026 are shown in Figure 6 and Figure 7, including:

- site-specific state-led rezonings and development proposals, including Housing Delivery Authority projects to facilitate an estimated 2,225 dwellings (shaded in red at Figure 6). Proposals include the former WestConnex dive site at Annandale, which is currently under redevelopment for high-density mixed-use development,
- a planning proposal for 84–86 and 88–94 Parramatta Road, Camperdown to facilitate a biomedical and life sciences research facility with more than 34,000 square metres of employment floor space, 1,250sqm of tourist and visitor accommodation floor space and a building height of up to 80 metres (shaded in green at Figure 6),
- a state significant development application for 10 aged care beds and 71 independent living units (shaded in orange at Figure 6),
- the state-led Parramatta Road corridor rezoning investigation area which aims to deliver up to 8,000 dwellings (outlined in red at Figure 6 and Figure 7),
- a potential rezoning of the Broadway Precinct, (shaded in green at Figure 7), that was identified in the City's Housing for All Discussion Paper for future investigation.



Figure 6. Surrounding development - detailed

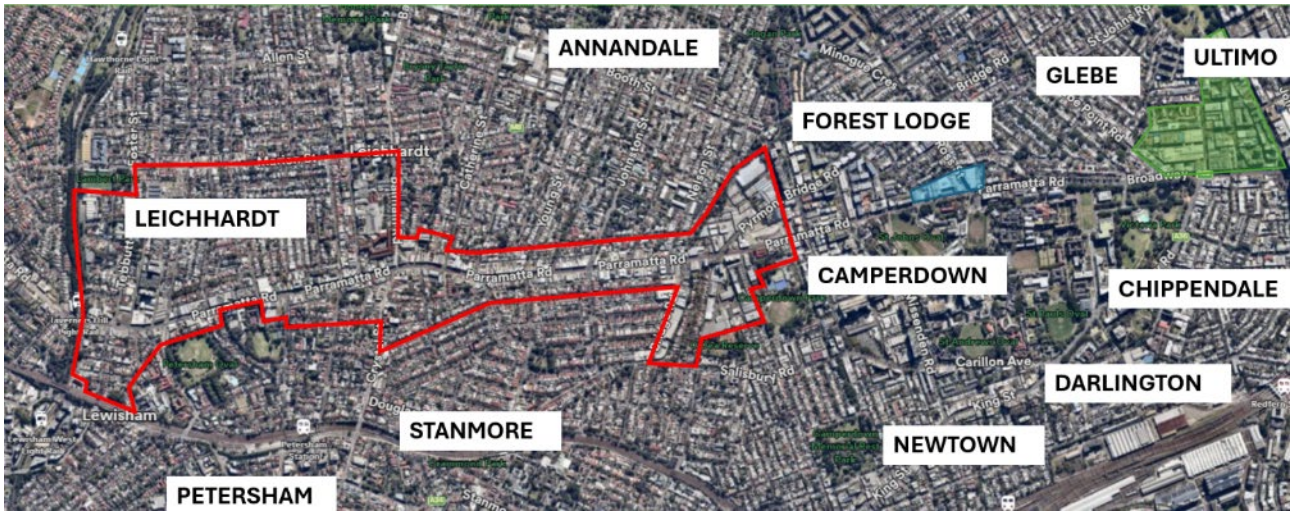


Figure 7. Surrounding development – wider area

Development approved, under assessment or proposed within the surrounding area ranges from medium-density residential development through to mixed-use projects of up to 24 storeys. Together, these projects demonstrate the scale of change occurring along the Parramatta Road corridor and reinforce the strategic role of the site.

2. Existing Planning Controls

2.1. Land use zone and affordable housing

The site is zoned E3 Productivity Support under the Sydney LEP 2012. The property at 28–30 Parramatta Road is zoned R1 General Residential (see Figure 8).

The E3 Productivity Support zone provides for a range of employment uses, including light industry, warehouses, offices and related services. It also allows some retail and commercial uses that support employment areas, while limiting large-scale retail activity to protect established centres.

Development permitted with consent in the E3 zone includes industrial, business, warehouse and service uses, as well as specialised retail premises, hardware and building supplies, and vehicle sales or hire premises. Residential accommodation and most retail premises are prohibited.

The R1 General Residential zone provides for housing needs within a low to moderate density residential environment and permits a range of residential accommodation and complementary local services.



Figure 8. Zoning map Sydney LEP 2012

The site is also identified as “Business Area” on the Locality and Site Identification Map under Sydney LEP 2012 (see Figure 9). Clause 7.13A applies to that land, enabling residential flat buildings or mixed-use development where the residential component is provided as affordable housing in accordance with the City of Sydney Affordable Housing Program. While residential accommodation is otherwise not permitted in the E3 Productivity Support zone, this clause provides a limited pathway for affordable housing on the E3-zoned portion of the site.



Figure 9. Locality and Site Identification map Sydney LEP 2012

2.2. Maximum building height

The site, and other land affected by this planning proposal, is subject to maximum building heights of 12 metres and 15 metres (see Figure 10). Land west of Ross Street is entirely subject to a 15-metre height limit, while land east of Ross Street is generally subject to a 12-metre height limit, with part of the site fronting Parramatta Road subject to a 15-metre height limit.



Figure 10. Building Height Map Sydney LEP 2012

2.3. Floor space ratio

The site, and other land affected by this planning proposal, is subject to maximum FSR of 1.5:1 and 1.75:1 (see Figure 11). Land at 28–30 Parramatta Road, 36 Parramatta Road, 26 Arundel Street and 30 Arundel Street is subject to a maximum FSR of 1.75:1, while the remainder of the site is subject to a maximum FSR of 1.5:1.

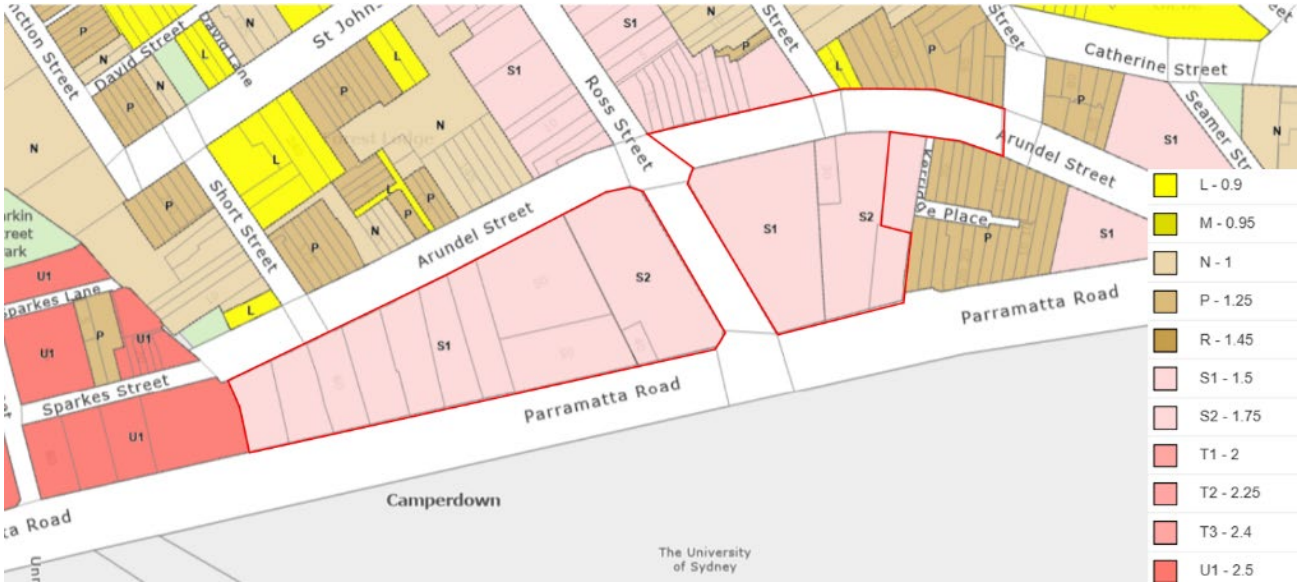


Figure 11. Floor Space Ratio Map Sydney LEP 2012

2.4. Heritage

Parts of the site, and other land affected by this planning proposal, are located within the Hereford and Forest Lodge HCA (C33) under Sydney LEP 2012 including 1-3 Ross Street, 26 Arundel Street, 30 Arundel Street and 28-30 Parramatta Road (see Figure 12). The conservation area extends to land north of Arundel Street opposite the site and to the east of the site.

The site contains two local heritage items listed in Schedule 5 of Sydney LEP 2012, being I644 (Former Grace Brothers Repository) at 1–3 Ross Street and I631 (street trees).

The remaining properties within the site, including other land fronting Parramatta Road, are not located within the HCA and do not contain heritage items.

The broader heritage context includes heritage item I71 (stone retaining wall, fence and steps) to the east of the site along Parramatta Road and heritage items I95 and I96 (terrace houses) to the west of the site on the north side of Sparkes Street.

The site is also located opposite the University of Sydney, which is listed on the State Heritage Register (SHR Item No. 01974). The campus contains numerous heritage items listed under Schedule 5 of Sydney LEP 2012, including several near the site such as St John's College (I67), the JD Stewart Building (I73) several other heritage-listed buildings surrounding the University's northern entrance opposite the site.

Land to the south forms part of the University of Sydney HCA (C5), which reflects the historic, aesthetic and institutional significance of the broader campus precinct.

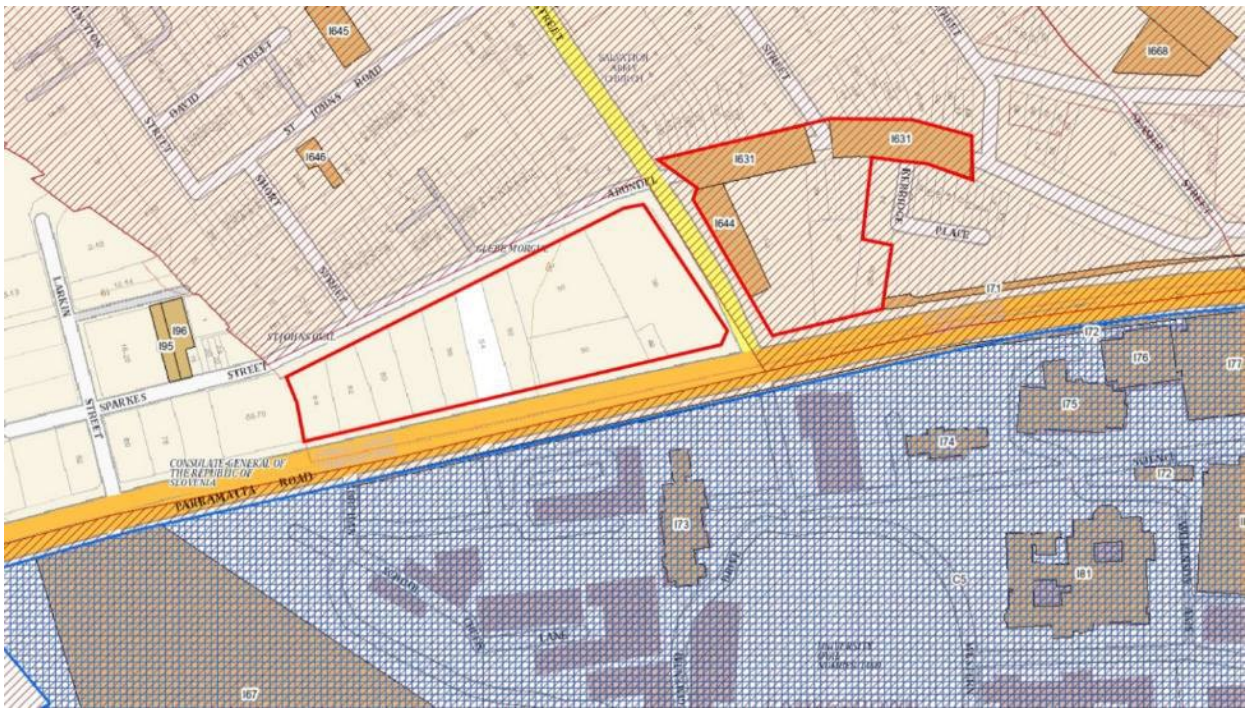


Figure 12. Heritage map (NSW Planning Portal Spatial Viewer 3 June 2026)

3. Objectives and intended outcomes

This planning proposal seeks to facilitate the redevelopment of the site as a mixed-use precinct comprising residential, retail, commercial and other employment-generating uses.

The objectives and intended outcomes of this planning proposal are to:

- facilitate additional housing supply, including apartment and co-living accommodation, on a strategically located site close to the Sydney CBD, University of Sydney and Royal Prince Alfred Hospital,
- support the delivery of employment-generating uses, including retail, commercial, education and health uses, within the Camperdown health, education and innovation precinct,
- increase development capacity on the site to maximise opportunities arising from its proximity to major public transport, employment, education and health destinations,
- facilitate the coordinated redevelopment of fragmented landholdings to achieve improved urban design, access, flood management and built form outcomes,
- balance heritage conservation with the strategic renewal of the site to support housing, employment and transport outcomes,
- facilitate future transport and access infrastructure, including flood-safe pedestrian evacuation route and safeguarding land required for future public transport infrastructure, and
- deliver high-quality built form, public domain, sustainability and residential amenity outcomes.

4. Explanation of provisions

To achieve the objectives and intended outcomes of this planning proposal, amendment to Sydney LEP 2012 is required.

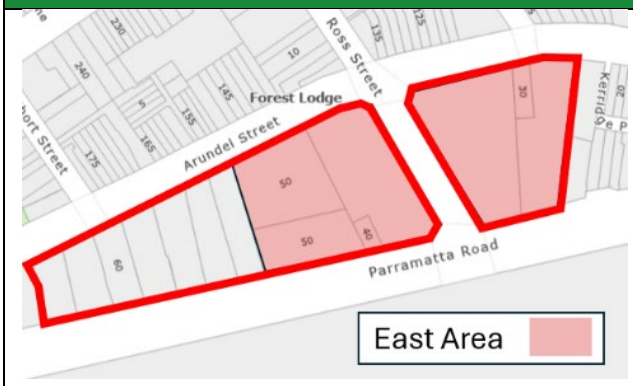
4.1. Sydney LEP 2012

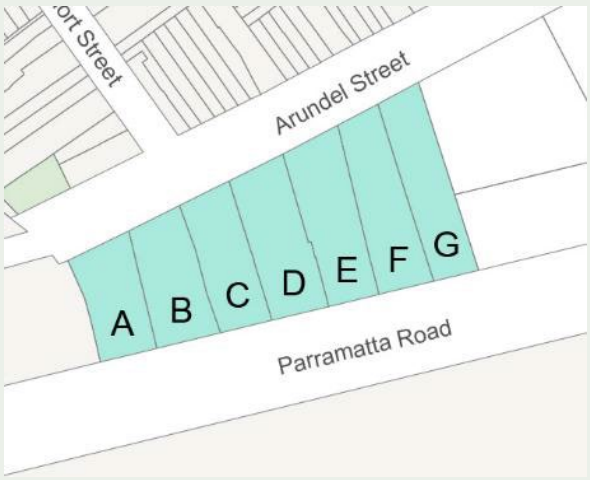
Sydney LEP 2012 is to be amended in accordance with Table 2.

Amendment	Explanation
Amendment 1 - Amend clause 6.17 Sun access planes	

1a. Add the following places, periods of protection and times of protection to Clause 6.17(4):
• St John's College Sports Ovals:
  ○ period of protection – All year
  ○ time of protection – 9am-1pm
• University of Sydney Ovals – Oval # 2:
  ○ period of protection – All year
  ○ time of protection - 9am-1pm
	The effect of this amendment is to protect sunlight access to St John's College Sports Ovals and University of Sydney Oval No. 2, during the prescribed times, by applying the sun access plane controls to future development within the site.
	The justification for the amendment to clause 6.17 is provided at Section 5 of this planning proposal.

Amendment 2 - Insert new clause for 'Parramatta Road Precinct – East Area'	
2a. Set out the objectives of the clause as follows: • to ensure appropriate separation between dwellings and busy roads to minimise adverse impacts on future residents, and • to facilitate development that includes employment-generating uses, local services and other non-residential floor space within the precinct.	The effect of this amendment is to provide the objectives of the site-specific clause.
2b Apply the site-specific clause to the "East Area", being land shown at Figure 13, being the following properties in Forest Lodge: • 50 Parramatta Road, • 50 Arundel Street, • 40 Parramatta Road, • 36 Parramatta Road, • 1–3 Ross Street, • 26 Arundel Street, and • 30 Arundel Street.	The effect of this amendment is to identify the land to which the site-specific clause applies, including the land generally at the east of the site. This land is identified in this clause because in the context of the site, it: • is generally larger in size, with greater commensurate development potential, • can accommodate non-residential uses at the ground floor, and • is not flood impacted.

Amendment	Explanation
 **Figure 13:** East area	
2c. Require where development faces Parramatta Road or Ross Street on the ground floor, that it does not include any dwellings.	The effect of this amendment is to ensure that future residents are not located immediately adjacent to busy roads, thereby avoiding potential amenity and health impacts.
2d. Require that any new building includes a minimum amount of non-residential floor space, as follows: • at 50 Parramatta Road, at least 1,100m2, • at 36 Parramatta Road, at least 7,500m2, • at 1–3 Ross Street, at least 3,000m2, and • at 26 Arundel Street, at least 500m2.	The effect of this amendment is to ensure a minimum amount of non-residential development is required on the land. This is to ensure that as the site develops that there is opportunity for a range of employment-generating uses, local services, retail, recreation and commercial services to locate within the precinct. The justification for this approach is provided at Section 5 of this planning proposal.
2e. Allow development to achieve a greater FSR than shown on the FSR map, but only where it provides for appropriate footpath widening as follows: • at 50 Parramatta Road, a floor space ratio of up to 4.6:1, • at 36 Parramatta Road, a floor space ratio of up to 6.6:1, • at 40 Parramatta Road, a floor space ratio of up to 7.5:1, • at 1–3 Ross Street, a floor space ratio of up to 5.2:1, • at 26 Arundel Street, a floor space ratio of up to 5.5:1, and • at 30 Arundel Street, a floor space ratio of up to 5.5:1.	The effect of this amendment is to encourage the provision of land for a wider footpath, so that appropriate public domain is provided to support the development. The justification for this approach is provided at Section 5 of this planning proposal.
2f. Allow development that includes at least 25% non-residential floor space to be awarded an additional 10% of floor space (for any permitted use) above what can be achieved under 2e above.	The additional floor space is provided in recognition that where more non-residential floor space is being provided in a development that: • a deeper floorplate can be achieved along Parramatta Road (than could otherwise be achieved by residential development), and • the development requires more FSR to “fill” an envelope, because it uses space more efficiently.

Amendment	Explanation
	The justification for this approach is provided at Section 5 of this planning proposal.
Amendment 3 - Insert new clause for 'Parramatta Road Precinct – West Area'	
3a. Set out the objectives of the clause as follows: • to minimise adverse impacts on future residents, • to encourage the consolidation and coordinated development of land, and • to enable the safe occupation and efficient evacuation of people in the event of a flood.	The effect of this amendment is to provide the objectives of the site-specific clause.
3b. Apply the site-specific clause to the "West Area", being land shown at Figure 14, being the following properties in Forest Lodge: • 64 Parramatta Road (A), • 62 Parramatta Road (B), • 60 Parramatta Road (C), • 58 Parramatta Road (D), • 56 Parramatta Road (E), • 54 Parramatta Road (F), and • 52 Parramatta Road (G).  **Figure 14:** West area	The effect of this amendment is to identify the land to which the site-specific clause applies, being land generally at the west of the site. This land is identified in this clause because, in the wider context of the site, it: • is smaller in size, • has limited development potential without the amalgamation of properties, and • has a high flood risk.
3c. Require that where development faces Parramatta Road on the ground floor, that it does not include any dwellings.	The effect of this amendment is to ensure that future residents are not located immediately adjacent to busy roads, thereby avoiding potential amenity and health impacts. Where development is co-living or build to rent development, common spaces, such as shared kitchens or living space, will still be able to locate at the ground floor looking onto Parramatta Road.
3d. Allow additional FSR (above what is shown on the FSR Map) for sites that amalgamate as follows: • an amalgamation resulting in block AB, a floor space ratio of up to 2.8:1,	The effect of this amendment is to allow a greater FSR than the mapped FSR, but only where the land is amalgamated.

Amendment	Explanation
• an amalgamation resulting in block ABC, a floor space ratio of up to 3.5:1, • an amalgamation resulting in block CD, a floor space ratio of up to 4:1, • an amalgamation resulting in block CDE, a floor space ratio of up to 3.8:1, • an amalgamation resulting in block DE, a floor space ratio of up to 3.8:1, • an amalgamation resulting in block EFG, a floor space ratio of up to 4.3:1, or • an amalgamation resulting in block FG, a floor space ratio of up to 4.5:1.	The clause is structured as an incentive to encourage amalgamation to: • equitably facilitate the development of highly constrained properties, and • maximise the development potential of the properties. The clause is to allow for a range of different amalgamation patterns to ensure there is flexibility for likeminded landowners to work together to develop their land. The justification for, and further explanation of, the amalgamation incentive is provided at Section 5 of this planning proposal.
3e. Require that development consent cannot be granted for the erection of a building on land within the western site, regardless of the use proposed, whether incentive provisions are utilised, or the amalgamation pattern, unless it ensures: • a “pedestrian evacuation route “is available between the development site and a public place, and • that it provides for the future continuation of the “pedestrian evacuation route” from adjoining sites to that public place.	The effect of this amendment is to ensure future redevelopment provides and protects opportunities for flood-safe pedestrian evacuation route through the precinct and supports the delivery of a coordinated evacuation network as adjoining sites redevelop. The clause establishes a framework whereby redevelopment closest to the flood-safe access point at 52 Parramatta Road provides the initial segment of the evacuation route, with subsequent redevelopment progressively extending the route through adjoining sites. This will enable flood-affected sites to be redeveloped over time while ensuring future residents can safely evacuate during flood events. The justification for the provision of the pedestrian evacuation route is provided at Section 5 of this planning proposal.

3f. Provide a definition for the following terms used in this clause:
• **pedestrian evacuation route**, means an unimpeded publicly accessible route that enables the evacuation of persons from land to which this clause applies to a public place located above the probable maximum flood level during a probable maximum flood event.
• **block AB,** means –
  ○ 64 Parramatta Road, and
  ○ 62 Parramatta Road.
• **block ABC** means **–**
  ○ 64 Parramatta Road, and
  ○ 62 Parramatta Road, and
  ○ 60 Parramatta Road.
• **block CD,** means –
  ○ 60 Parramatta Road, and
  ○ 58 Parramatta Road.
• **block CDE,** means –
  ○ 60 Parramatta Road, and
  ○ 58 Parramatta Road, and
  ○ 56 Parramatta Road.
	The effect of this amendment is to set out the properties that make up the possible amalgamation patterns (blocks) in subclause 3d.
	The possible combinations of properties are maximised to ensure multiple opportunities and options are available to landowners to work together to develop their land.
	The amendment also defines what is meant by “pedestrian evacuation route” in subclause 3e. Importantly it makes reference to an “unimpeded publicly accessible route”. This will facilitate an easement being later identified on the site where development occurs.
	As noted at subclause 3e, the justification for the provision of the pedestrian evacuation route is provided at Section 5 of this planning proposal.

Amendment	Explanation

• **block DE,** means –
  ○ 58 Parramatta Road, and
  ○ 56 Parramatta Road.
• **block EFG,** means –
  ○ 56 Parramatta Road, and
  ○ 54 Parramatta Road, and
  ○ 52 Parramatta Road.
• **block FG,** means –
  ○ 54 Parramatta Road, and
  ○ 52 Parramatta Road.	

Amendment 4: Amend Schedule 6A – Sun Access Planes	
4a. Provide sun access plane coordinates to the following places: • St John's College Sports Ovals, and • University of Sydney Ovals – Oval # 2	The effect of this amendment is to establish sun access planes for St John's College Sports Ovals and University of Sydney Oval No. 2 to guide future development and protect solar access to these recreational open spaces.
Amendment 5: Amend Schedule 6C – Planning Proposal Land	
5a. Identify all properties on the site (excluding 28-30 Parramatta Road) on Schedule 6C and require an affordable housing contribution equivalent to: • the contribution applying to the development under clause 7.13, and • 9% of the gross floor area used for residential accommodation.	The effect of this amendment is to set out the total affordable housing contribution on the land, as required by the Sydney LEP 2012 and the City of Sydney Affordable Housing Program. The justification for the application of an affordable housing contribution is provided at Section 5 of this planning proposal.
Amendment 6: Amend the Land Zoning Map – CL1_002 and CL1_ 009	

6a. Amend the Land Zoning Map as shown in Section 6 of this planning proposal (Figure 37) to change the land use zone of the following properties from E3 – Productivity Support to MU1 – Mixed Use:
• 50 Parramatta Road,
• 50 Arundel Street,
• 40 Parramatta Road,
• 36 Parramatta Road,
• 1–3 Ross Street,
• 26 Arundel Street,
• 30 Arundel Street,
• 64 Parramatta Road,
• 62 Parramatta Road,
• 60 Parramatta Road,
• 58 Parramatta Road,
• 56 Parramatta Road,
• 54 Parramatta Road, and
• 52 Parramatta Road.
	The effect of this amendment is to change the subject land currently zoned E3 Productivity Support to MU1 Mixed Use to:
	• allow for a wider range of uses on the site, including residential uses, and
	• apply the objectives of the MU1 zone to:
	  ○ encourage a diversity of business, retail, office and other non-residential land uses that generate employment opportunities, and
	  ○ integrate residential, employment and other land uses in a highly accessible location that maximises public transport patronage and encourages walking and cycling.
	The rezoning to MU1 – Mixed Use will facilitate the redevelopment of the site comprising both residential and non-residential uses. It will support additional housing and employment growth within the Camperdown health, education and innovation precinct.
	Land at 28–30 Parramatta Road will retain its existing R1 General Residential zoning.

Amendment	Explanation
	The justification for the rezoning is provided at Section 5 of this planning proposal.
Amendment 7: Amend the Heritage Map – CL1_002 and CL1_ 009	
7a. Amend the Heritage Map as shown in Section 6 of this planning proposal (Figure 38), as follows: • at 1–3 Ross Street, remove the property from the Hereford and Forest Lodge HCA, • at 26 Arundel Street, remove the property from the Hereford and Forest Lodge Heritage HCA, • at 30 Arundel Street, remove the property from the Hereford and Forest Lodge Heritage HCA, • at 28-30 Parramatta Road, remove the property from the Hereford and Forest Lodge Heritage HCA, • on Arundel Street, remove heritage listing I631, and • at 1–3 Ross Street, amend the extent of heritage listing I644 to align with the footprint of the former Grace Brothers Repository building.	The effect of this amendment is: • to amend the heritage controls applying to the site, • to improve the accuracy of the Heritage Map, and • to retain heritage protection of the Former Grace Brothers Repository (I644). The justification for the amendment of the Heritage Map is provided at Section 5 of this planning proposal.
Amendment 8: Amend Locality and Site Identification Map – CL1_002 and CL1_ 009	
8a. Amend the Locality and Site Identification Map as shown in Section 6 of this planning proposal (Figure 40) to remove the “Business Area” in its entirety. The “Business Area” currently applies to land at: • 50 Parramatta Road, • 50 Arundel Street, • 40 Parramatta Road, • 36 Parramatta Road, • 1–3 Ross Street, • 26 Arundel Street, • 30 Arundel Street, • 64 Parramatta Road, • 62 Parramatta Road, • 60 Parramatta Road, • 58 Parramatta Road, • 56 Parramatta Road, • 54 Parramatta Road, and • 52 Parramatta Road.	The effect of this amendment is to remove the Business Area notation, which currently permits residential flat buildings and shop top housing used for affordable housing on the land. The notation is no longer required because those forms of development will be permissible under the proposed MU1 Mixed Use zoning.
Amendment 9: Amend Height of Buildings Map – CL1_002 and CL1_ 009	
9a. Amend the Height of Buildings Map as shown in Section 6 of this planning proposal (Figure 39) to amend building heights as follows at: • 50 Parramatta Road, 55m, • 40 Parramatta Road, 29m, • 36 Parramatta Road, part 18m, 29m and 75m, • 1–3 Ross Street, part 15m, 33m and 80m, • 26 Arundel Street, part 15m, 29m and 85m, • 30 Arundel Street, part 15m and 85m,	The effect of this amendment is to increase the development potential of the sites, up to the heights reflected in the Height of Buildings Map. The proposed heights may be increased by up to 10% where design excellence is demonstrated pursuant to clause 6.21D(3)(a) of Sydney LEP 2012.

Amendment	Explanation
• 64 Parramatta Road, part 18m and 33m, • 62 Parramatta Road, part 18m and 35m, • 60 Parramatta Road, part 18m and 40m, • 58 Parramatta Road, part 15m and 45m, • 56 Parramatta Road, part 15m and 50m, • 54 Parramatta Road, part 15m and 50m, and • 52 Parramatta Road, part 13m and 55m.	The justification for, and additional explanation of, the change to heights (and other built for controls) is provided at Section 5 of this planning proposal.
Amendment 10: Sun Access Plane Map – CL1_002 and CL1_ 009	
10a. Amend the Sun Access Plane Map as shown in Section 6 of this planning proposal (Figure 41) to include a sun access plane to: • St John's College Sports Ovals, and • University of Sydney Ovals – Oval # 2.	The effect of this amendment is to limit the height of buildings on the site to protect sun access to: • St John's College Sports Ovals. and • University of Sydney Ovals – Oval # 2.

Table 2. Proposed amendments to Sydney LEP 2012

Suggested drafting for the proposed amendments to the Sydney LEP 2012 is provided at Appendix A.

4.2. Draft Sydney DCP 2012

A draft DCP is provided in conjunction with this planning proposal and is to provide additional guidance on how properties within the site may develop in accordance with the above proposed provisions.

5. Justification

The Parramatta Road Precinct occupies a highly strategic location in the Parramatta Road corridor opposite the University of Sydney and close to Royal Prince Alfred Hospital within the Camperdown-Ultimo Health and Innovation Precinct.

The City's Housing for All Discussion Paper identified the site as an opportunity to accommodate additional housing and employment growth in an area with exceptional access to jobs, education, health services, public transport and community infrastructure. This is consistent with the Sydney Plan, which identifies the site as locally significant industrial land capable of transitioning to mixed-use development where alternative land use outcomes are strategically justified and employment outcomes are maintained.

The precinct is located in an area undergoing rapid transition. Former industrial and employment lands to the west are being rezoned to mixed-use and residential development, while the NSW Government is investigating additional housing opportunities along the Parramatta Road corridor within the Inner West local government area. Within the City of Sydney, the Housing for All Discussion Paper also identified the Broadway Precinct for further housing investigations (Figures 6 and 7).

Development approved, under assessment or proposed within the surrounding area ranges from medium-density residential development through to mixed-use projects of up to 24 storeys. Together, these projects demonstrate the scale of change occurring along the Parramatta Road corridor and reinforce the strategic role of the site as a location capable of accommodating additional housing and employment growth.

This planning proposal responds to that opportunity by facilitating approximately 462 apartments, 791 co-living rooms, an affordable housing contribution equivalent to approximately 86 affordable dwellings and at least 15,500sqm of non-residential floor space (approximately 375 jobs). It establishes a planning framework that supports housing delivery, retains employment-generating uses, improves flood safety outcomes, responds to heritage considerations and contributes to the ongoing renewal of the Parramatta Road corridor.

5.1. Need for the planning proposal

Is the planning proposal a result of an LSPS, strategic study or report?

5.1.1 Housing for All Discussion Paper

This planning proposal has been prepared following the public exhibition of the City's Housing for All Discussion Paper (Discussion Paper). The site was identified in the Discussion Paper as a suitable location for additional housing growth due to its strategic location close to the University of Sydney, Royal Prince Alfred Hospital, public transport, services and employment opportunities.

The site is also identified as locally significant industrial land under the Sydney Plan and Statewide Policy for Industrial Lands. Appendix D of the Sydney Plan ("Housing and Employment Guidance") specifically references the Housing for All Discussion Paper, noting that Council has identified several areas for potential future rezonings to accommodate housing growth and should consider the evolution of locally significant industrial land that may transition to mixed-use

opportunities. Consistent with this direction, this planning proposal represents the first review of locally significant industrial land within the City of Sydney and considers the suitability of a mixed-use outcome while retaining a meaningful employment-generating role. Further discussion of the Sydney Plan and Statewide Policy for Industrial Lands is provided in Sections 5.2.2 and 5.2.3.

5.1.2 Housing for All Interim Implementation Plan

The Housing for All Interim Implementation Plan (Interim Plan) was adopted by Council following the public exhibition of the Discussion Paper. It sets out the City's broader program of strategic planning work to facilitate additional housing capacity while balancing housing delivery, employment retention, infrastructure provision, environmental constraints and urban design outcomes. Actions in the Interim Plan will be later incorporated into the City's review of its Local Strategic Planning Statement, due to commence in 2027.

This planning proposal implements Action 2.5 of the Interim Plan which identifies the preparation of a planning proposal for the site as a short-term action to increase housing supply in appropriate locations. It gives effect to the action by facilitating additional market housing, affordable housing and student housing opportunities, employment-generating uses and local services on a strategically located site.

In accordance with Action 1.3 of the Interim Plan, in preparing this planning proposal, matters raised by the community and stakeholders in the Discussion Paper consultation process have been considered. Key matters raised in this process included:

- the importance of balancing the need for additional housing with the need to respect heritage and local character,
- responding to flooding constraints through a coordinated flood evacuation framework,
- the need for any renewal of the precinct to ensure local services and retail can be retained and improved,
- supporting future transport infrastructure opportunities, and
- delivering a high-quality mixed-use outcome.

5.2. Relationship to the strategic planning framework

Will the planning proposal give effect to the state land use plan and relevant region plan (including any exhibited draft plans or strategies)?

5.2.1 NSW State Land Use Plan

This planning proposal gives effect to the NSW State Land Use Plan by supporting the priorities of Housed, Prosperous, Connected, Resilient, Liveable and Coordinated. This planning proposal facilitates additional housing supply, including affordable housing, in an established inner-city location with access to jobs, public transport and services. It also provides capacity for additional employment, supports investment in public infrastructure and public transport, facilitates publicly accessible open space and urban greening, and aligns housing and employment growth with infrastructure delivery. Through these measures, this planning proposal contributes to a more sustainable, connected and liveable community while supporting the coordinated delivery of growth.

5.2.2 Sydney Plan

This planning proposal gives effect to the new Sydney Plan by facilitating additional housing and employment capacity on a strategically located site within the City of Sydney. It supports a transition from an isolated and increasingly constrained locally significant industrial precinct to a mixed-use neighbourhood that accommodates housing, employment, retail and service uses while maintaining an ongoing employment function.

This planning proposal is also consistent with the following priorities of the Sydney Plan:

- *Increase housing supply, diversity and choice* - through the delivery of additional housing capacity and a wider range of housing types within an established urban area.
- *Secure the supply of affordable housing* - through affordable housing contribution requirements applying to residential uplift.
- *Grow a range of jobs and employment opportunities* - through the retention of non-residential floor space and support for commercial, retail, educational, health-related and service-based activities.
- *Support the transition of appropriate industrial lands* - by facilitating redevelopment of an isolated and increasingly constrained locally significant industrial precinct while maintaining a meaningful employment function.
- *Align infrastructure with planned growth* - by directing housing and employment growth to a location with access to existing transport, utility and community infrastructure.
- *Improve access to open space, walking and cycling networks* - through new public domain improvements and tree planting.

Is the planning proposal consistent with any other applicable State and regional studies, plans, or strategies?

5.2.3 Statewide Policy for Industrial Lands

This planning proposal is consistent with the planning priorities of the Statewide Policy for Industrial Lands as follows:

- *Secure, intensify and actively manage industrial lands* - The site is identified as locally significant industrial land. This planning proposal is supported by an Alternative Use Assessment which considers the site's strategic role, economic contribution, utility, connectivity, relationship to surrounding land uses and suitability for alternative land use outcomes in accordance with the Statewide Policy for Industrial Lands and Technical Note 2.
- *Respond to the changing needs of industry, including emerging industries and support intensification, diversification, innovation or transition to new employment opportunities* - The site already accommodates a diverse range of employment-generating uses including education providers, health-related organisations, professional services, retail and commercial activities. This planning proposal facilitates the transition of the site to a mixed-use precinct while retaining an ongoing non-residential and employment function through minimum non-residential floor space requirements on identified redevelopment sites. This reflects the site's proximity to the University of Sydney, Royal Prince Alfred Hospital and the Camperdown health, education and innovation precinct, and supports diversification of employment opportunities consistent with the evolving role of the locality.
- *Allow for appropriate alternative uses in industrial lands where they are strategically justified and consistent with predetermined criteria* - The Statewide Policy for Industrial Lands provides that locally significant industrial lands may accommodate alternative employment land uses and, where alternative employment land uses are determined to be unviable, alternative non-employment uses may be considered through a planning proposal. The

accompanying Alternative Use Assessment demonstrates that the site's strategic location, land use context, limited industrial utility, proximity to major employment generators and ability to deliver significant housing and employment outcomes support its transition to a mixed-use precinct.

In accordance with the requirement of the Statewide Policy for Industrial Lands, this planning proposal is informed by an Alternative Use Assessment, appended.

Is the planning proposal consistent with a council LSPS or local strategy or strategic plan?

5.2.4 Sustainable Sydney 2030–2050 Continuing the Vision

This planning proposal is consistent with the following directions of Sustainable Sydney 2030–2050 Continuing the Vision as follows:

- *Direction 4 – Design excellence and sustainable development* - This planning proposal supports the delivery of design excellence and sustainable development. It is supported by a site-specific development control plan that establishes built form, public domain and design controls to achieve a high-quality urban outcome that responds to heritage, flooding and surrounding residential amenity.
- *Direction 5 – A city for walking, cycling and public transport* - The site is located on the Parramatta Road corridor and close to public transport, employment, education and health services. This planning proposal will support additional housing in a location that is well served by active and public transport options.
- *Direction 9 – A transformed and innovative economy* - This planning proposal supports the transition of an underutilised employment site to a mixed-use precinct while retaining employment-generating floor space and supporting ongoing economic activity.
- *Direction 10 – Housing for all* - This planning proposal will facilitate additional housing supply, housing diversity and affordable housing in a well-located inner-city location.

5.2.5 City Plan 2036 (LSPS)

This planning proposal gives effect to the priorities of City Plan 2036 as follows:

- *I1: Movement for walkable neighbourhoods and a connected city* – The site is located on the Parramatta Road corridor and within easy access of public transport, walking and cycling connections. This planning proposal directs additional housing growth to a location where residents can access employment, education, services and recreation without reliance on private vehicles.
- *I2: Align development and growth with supporting infrastructure* – This planning proposal locates additional housing in an established urban area with access to existing transport, utility, open space, health and community infrastructure. This planning proposal also supports the efficient use of existing infrastructure and services.
- *L3: New homes for a diverse community* – This planning proposal facilitates a range of housing outcomes, including affordable housing and opportunities for student housing, helping to meet the needs of a growing and changing population.

Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Ministerial Direction - Local Plan Making priorities) or key government priority?

This planning proposal's consistency with Ministerial Directions issued under section 9.1 of the *Environmental Planning and Assessment Act 1979* (Act) is summarised in Table 3.

Ministerial Direction	Comment
Priority 1: Aboriginal Outcomes	
P1.1 – Aboriginal Land Planning	Not applicable. This planning proposal does not affect land owned or managed by an Aboriginal Land Council (ALC). Accordingly, Direction P1.1 – Aboriginal Land Planning does not apply to this proposal.
P1.2 – Cultural Guidance	Not applicable. This planning proposal has not identified any Aboriginal cultural representation, Aboriginal cultural heritage, or strong Aboriginal community association within the site context that would trigger the application of Direction P1.2. Accordingly, this direction does not apply to this planning proposal.
Priority 2: Housed	
P2.1 – Housing	Consistent. This planning proposal seeks to rezone land from E3 Productivity Support to MU1 Mixed Use and increase the permissible residential density of the site. These changes will facilitate additional housing supply and contribute to meeting or exceeding relevant housing targets identified in regional and local strategic planning documents. This planning proposal will broaden the range of dwelling types available within the locality by enabling a mix of housing forms, including opportunities for co-living and build-to-rent development. The site is well located close to major employment, education and health precincts, including the Sydney CBD, universities and hospitals, and can accommodate a diverse resident population. This planning proposal consolidates housing within an established urban area that is well served by existing infrastructure, services and public transport, thereby supporting the efficient use of existing infrastructure and reducing pressure for housing growth in less accessible locations.
Priority 3: Prosperous	
P3.1 – Employment	**Not consistent**. This planning proposal seeks to rezone the site from E3 Productivity Support to MU1 Mixed Use. While MU1 Mixed Use is identified as an employment zone for the purposes of Direction P3.1, this planning proposal facilitates a transition from a predominantly employment precinct to a mixed-use precinct incorporating residential uses. Site-specific controls will require minimum amounts of non-residential floor space to be retained on identified redevelopment sites within the precinct. These controls will ensure that redevelopment continues to accommodate employment-generating uses, local services and other non-residential activities while facilitating significant additional housing capacity. The controls establish an ongoing employment and service function within the precinct and support the site's role within the Camperdown health, education and innovation precinct. The site is identified as locally significant industrial land in the Sydney Plan, which recognises that some employment lands may be appropriate for transition to mixed-use outcomes where alternative land use opportunities are strategically

Ministerial Direction	Comment
	justified and employment outcomes can be maintained. This planning proposal is also supported by an Alternative Use Assessment (appended) which demonstrates that the site does not perform a critical urban services function and is suitable for mixed-use renewal having regard to its strategic location opposite the University of Sydney, in proximity to Royal Prince Alfred Hospital and within the Camperdown health, education and innovation precinct. This planning proposal is therefore justifiably inconsistent with this Direction.
P3.2 Rural	Not applicable. This direction does not apply as the site does not contain or affect rural or conservation zoned land.
P3.3 – Airport Safeguarding	**Not consistent**. The site is located within the Sydney Airport safeguarding area and is subject to the Obstacle Limitation Surface (OLS) and Procedures for Air Navigation Services – Aircraft Operations (PANS-OPS) airspace protection surfaces. The applicable OLS limit over the site ranges between 90–100m AHD and 100–110m AHD, while the applicable PANS-OPS surface is 150m AHD. This planning proposal facilitates a maximum building height of up to 118m AHD, which exceeds the applicable OLS surface but remains below the applicable PANS-OPS surface. This planning proposal therefore penetrates the OLS and is not consistent with this Direction. Notwithstanding this inconsistency, this planning proposal does not penetrate the applicable PANS-OPS surface. Detailed aviation assessment and consultation with relevant aviation authorities will be undertaken as part of future development applications to demonstrate that any proposed development can be accommodated within the applicable airport safeguarding framework and to obtain any required approvals. This planning proposal is therefore justifiably inconsistent with this Direction.
P3.4 – Mining and Petroleum Production	Not applicable. The site does not contain or affect land associated with mining or petroleum production activities or identified mineral or petroleum resources.
P3.5 – Oyster Aquaculture	Not applicable. The site does not contain or affect a Priority Oyster Aquaculture Area or oyster aquaculture lease.
P3.6 – Mine Subsidence and Unstable Land	Not applicable. The site is not located within a declared mine subsidence district and has not been identified as unstable land.
Priority 4: Connected	
P4.1 – Integrating Land Use and Infrastructure	Consistent. This planning proposal facilitates additional housing and employment opportunities in a highly accessible location well served by existing infrastructure, services and public transport. No private vehicle parking is proposed in the west area, that is flood-affected, and bicycle parking will be provided to encourage active and sustainable transport. This planning proposal supports efficient use of existing infrastructure and is consistent with this direction.
Priority 5: Resilient	
P5.1 – Strategic Conservation Planning	Not applicable. The site is not identified as avoided land, a strategic conservation area or certified urban capable land.
P5.2 – Conservation	Not applicable. The site does not contain environmentally sensitive land and is not located within an existing or proposed conservation zone.

Ministerial Direction	Comment
P5.3 – Foreshores and Water Catchment Areas	Not applicable. The site is not located within the Sydney Harbour Foreshores and Waterways Area, the Sydney drinking water catchment or a regulated catchment.
P5.4 – Contaminated Lands	Consistent. A Preliminary Site Investigation was prepared by JBS&G to assess the potential for contamination across the site and determine whether the land can be made suitable for the proposed MU1 Mixed Use zoning. The investigation identified a long history of commercial and industrial activities across the site dating back to at least the 1930s, including service stations, vehicle repair workshops, panel beaters, electroplaters, insulation suppliers, warehousing and manufacturing activities, all of which have the potential to result in contamination. The investigation also reviewed EPA records, historical aerial photography, previous contamination assessments and historical business directory information. No notices apply to the site under the Contaminated Land Management Act 1997 and the site is not listed on the NSW EPA register of contaminated sites. However, previous investigations have identified elevated concentrations of heavy metals, petroleum hydrocarbons and polycyclic aromatic hydrocarbons in some portions of the site, together with the potential presence of asbestos-containing materials and other contaminants associated with historical land uses. The Preliminary Site Investigation concludes that sufficient information is available to support the proposed rezoning of the site to MU1 Mixed Use and that the site can be made suitable for the intended land uses. The report recommends further intrusive investigations and, where necessary, remediation works to confirm site suitability prior to redevelopment. This planning proposal is therefore consistent with Ministerial Direction 5.4. Contamination has been considered at the planning proposal stage and any future development application will be required to undertake additional site-specific investigations and remediation, where required, in accordance with relevant NSW EPA guidelines and planning controls.
P5.5 – Acid Sulfate Soils	Consistent. The Preliminary Site Investigation identified that the site is affected by Class 5 Acid Sulfate Soils under the Sydney Local Environmental Plan 2012. Class 5 land requires consideration of potential acid sulfate soil impacts where works have the potential to lower groundwater levels on nearby land identified as having a higher acid sulfate soil risk classification. This planning proposal does not amend or remove the existing acid sulfate soils provisions applying to the site. Any future development involving excavation, dewatering or other works with the potential to disturb acid sulfate soils will be assessed in accordance with the relevant provisions of the Sydney Local Environmental Plan 2012 and any applicable NSW Government guidelines. This planning proposal is therefore consistent with this Direction.
P5.6 – Threatened species, threatened ecological communities and their habitat	Not applicable. The site does not contain identified threatened species, threatened ecological communities or associated habitat.
P5.7 – Flooding	**Not Consistent**. A Flood Impact and Risk Assessment (FIRA) has been prepared in support of this planning proposal. The FIRA identifies that part of the site, particularly the west area, is located within the Flood Planning Area and would be subject to a significant increase in development intensity under the proposed rezoning. Accordingly, this planning proposal is not consistent with

Ministerial Direction	Comment
	Ministerial Direction P5.7 because it facilitates increased development and dwelling density on land within the Flood Planning Area. Notwithstanding this inconsistency, the FIRA concludes that the proposed rezoning is suitable from a flood risk perspective. The assessment considered flood behaviour, flood hazard, flood function, emergency management, shelter-in-place requirements and climate change impacts up to the Probable Maximum Flood (PMF), including the SSP5-8.5 climate change scenario for 2130. The assessment found that flood risk is concentrated within the west area and can be appropriately managed through a combination of site-specific planning controls and future development assessment. The FIRA recommended amalgamation of the seven flood-affected properties within the west area to facilitate access to the flood-safe access point on the Parramatta Road footpath adjacent to 52 Parramatta Road and improve evacuation outcomes during flood events. The assessment's flood evacuation strategy was based on a coordinated redevelopment outcome for these properties. This planning proposal incorporates a site-specific clause applying to the seven western lots that are flood-affected. The clause: • encourages the consolidation and coordinated redevelopment of flood-affected land through additional floor space incentives; • requires the provision and ongoing protection of a publicly accessible pedestrian evacuation route capable of functioning during the PMF event; and • requires future development to facilitate the continuation of that evacuation route through adjoining sites. Since completion of the FIRA, this planning proposal has been refined to facilitate a broader range of amalgamation outcomes than those originally assumed in the assessment. Rather than requiring amalgamation of all seven western properties into a single development site, this planning proposal establishes a framework that allows redevelopment to occur progressively, provided development contributes to, or provides access to, a continuous pedestrian evacuation route connecting flood-affected land to the flood-safe access point adjacent to 52 Parramatta Road. Development is not dependent on the utilisation of the floor space incentive provisions. Regardless of whether development seeks to utilise the incentives, development consent cannot be granted unless the consent authority is satisfied that: • a pedestrian evacuation route is available between the development site and a public place; and • the development provides for the future continuation of the pedestrian evacuation route from adjoining land to that public place. These requirements ensure that all future development contributes to, or provides access to, a continuous pedestrian evacuation route. Correspondence from GRC Hydro dated 28 October 2026 confirms that the revised planning proposal framework achieves the same flood planning and evacuation outcomes as the amalgamation scenario assessed in the FIRA. The correspondence concludes that the proposed pedestrian evacuation route is functionally equivalent to the previously assessed amalgamation approach and

Ministerial Direction	Comment
	that the findings of the FIRA remain unchanged notwithstanding the alternative amalgamation framework adopted by this planning proposal. In addition, future development will be subject to the City's flood planning controls and the recommendations of the FIRA. These include climate-change-informed flood planning levels, maintenance of flood conveyance pathways, shelter-in-place measures and protection of residential habitable spaces above the PMF level. The proposed planning controls are consistent with the NSW Flood Risk Management Framework, including the NSW Flood Risk Management Manual (2023), which requires consideration of flood behaviour, flood hazard, emergency response, safe occupation, evacuation and climate change when planning future development on flood-prone land. Having regard to the findings of the FIRA and the advice of GRC Hydro dated 28 October 2026, flood constraints do not preclude redevelopment of the site and flood risk can be appropriately managed through the proposed planning controls and future development application processes. This planning proposal is therefore justifiably inconsistent with this Direction.
P5.8 – Coastal Management	Not applicable. The site is not located within a mapped coastal management area. Accordingly, this direction does not apply to this planning proposal.
P5.9 – Planning for Bush Fire Protection	Not applicable. The site is not bush fire prone land and this planning proposal does not affect land identified as bush fire prone. Accordingly, this direction does not apply to this planning proposal.
Priority 6: Liveable	Not applicable
Priority 7: Coordinated	Not applicable

Table 3. Consistency with Ministerial Directions

Is the planning proposal consistent with applicable SEPPs?

This planning proposal is consistent with all applicable State Environmental Planning Policies (SEPPs), as summarised in Table 4.

State Environmental Planning Policy	Comment
Sustainable Buildings	Consistent. The proposed amendments to Sydney LEP 2012 do not conflict with the sustainability standards required by the SEPP. Future development facilitated by this planning proposal will be required to comply with the applicable provisions of the SEPP.
Biodiversity and Conservation	Consistent. The site is located in a highly urbanised environment and this planning proposal does not affect identified biodiversity values, waterways or ecological communities. Future development will be subject to the relevant provisions of the SEPP.
Housing	Consistent. Future development applications will be subject to the requirements of the SEPP.

State Environmental Planning Policy	Comment
Industry and Employment	Consistent
Planning Systems	Consistent
Precincts – Eastern Harbour City	Consistent
Resilience and Hazards	Consistent. Preliminary contamination and flood investigations have been prepared in support of this planning proposal. These investigations conclude that the site is suitable for redevelopment, subject to the application of recommended planning controls, further site-specific assessment and, where required, remediation and flood risk management measures at the development application stage.
Resources and Energy	Consistent
Transport and Infrastructure	Consistent. Transport and traffic impacts have been assessed in supporting technical studies. Future development applications will be required to address the relevant provisions of the SEPP.
Compliance and Enforcement	Consistent
Exempt and Complying Development Codes	Consistent

Table 4. Consistency with SEPPs

The following SEPPs are not applicable to this proposal:

- SEPP (Precincts – Central River City) 2021,
- SEPP (Precincts – Regional) 2021,
- SEPP (Precincts – Western Parkland City) 2021, and
- SEPP (Primary Production) 2021.

5.3. Environmental social and economic impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

No. The site, and other land subject to this planning proposal, is highly modified, largely devoid of vegetation and does not contain any critical habitat or threatened species, populations or ecological communities, or their habitats. This planning proposal is unlikely to result in any adverse biodiversity impacts.

Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

Technical studies have been prepared to guide the preparation of this planning proposal. These technical studies demonstrate that the site, and other land subject to this planning proposal, is capable of accommodating additional housing and development intensity while achieving appropriate urban design, heritage, environmental, transport and infrastructure outcomes. Technical studies include:

- Parramatta Road Precinct Urban Design Study – City of Sydney,
- Alternative Use Assessment – Urbis,
- Flood Impact and Risk Assessment – GRC Hydro,
- Preliminary Site Investigation – JBS&G,
- Heritage Assessment – TKD Architects, and
- Traffic and Transport Report – City of Sydney.

The technical studies are provided with this planning proposal.

5.3.1 Site details

This planning proposal will amend the Sydney LEP 2012 to facilitate a flexible range of possible development outcomes on the site. It is accompanied by a site-specific (the draft DCP) amendment to provide additional guidance on how the site may develop.

The site is made up of 2 distinct areas, including

- the west area, that includes 7 properties (labelled A – G) that are flood-affected and require amalgamation to be developed, and
- the east area, that are not flood-affected and generally made up of larger sites that can be developed without amalgamating with adjoining land.

The west and east areas are shown at Figure 15.



Figure 15. West and east areas of the site

5.3.2 Urban design principles

The Parramatta Road Precinct Urban Design Study – City of Sydney (urban design study) establishes the following 9 urban design principles that have guided the development of the proposed planning controls.

1. Minimise overshadowing of the nearby sports ovals.
2. Ensure people's safety in all flood events.
3. Provide for more deep soil for more trees and cool green spaces.
4. New buildings reinforce a 'street wall' urban form.
5. Design to achieve safe and comfortable wind conditions.
6. Conserve heritage values.
7. Anticipate the future character of Parramatta Road and Ross Street with more local shops, trees, and public transport interchange.
8. Locate vehicular access and waste facilities on Arundel Street.
9. Maximise development within constraints.

5.3.3 Reference scheme

The urban design study provides a reference scheme that tests the performance of the maximum permissible built form proposed by this planning proposal, including any additional floor space or height that may be achieved through design excellence provisions.

The reference scheme assumes:

- development occurs broadly in accordance with the maximum FSR and height controls proposed by this planning proposal,
- the east area is developed to maximise residential floor space, subject to the minimum non-residential floor space requirements contained within the proposed site-specific clause,
- 40 Parramatta Road is developed as a wholly non-residential building, and
- the west area is redeveloped as co-living housing in 3 separate developments comprising amalgamations of properties AB, CD and EFG.

The reference scheme is shown at Figures 16–19.



Figure 16. Reference scheme – aerial view from south-west

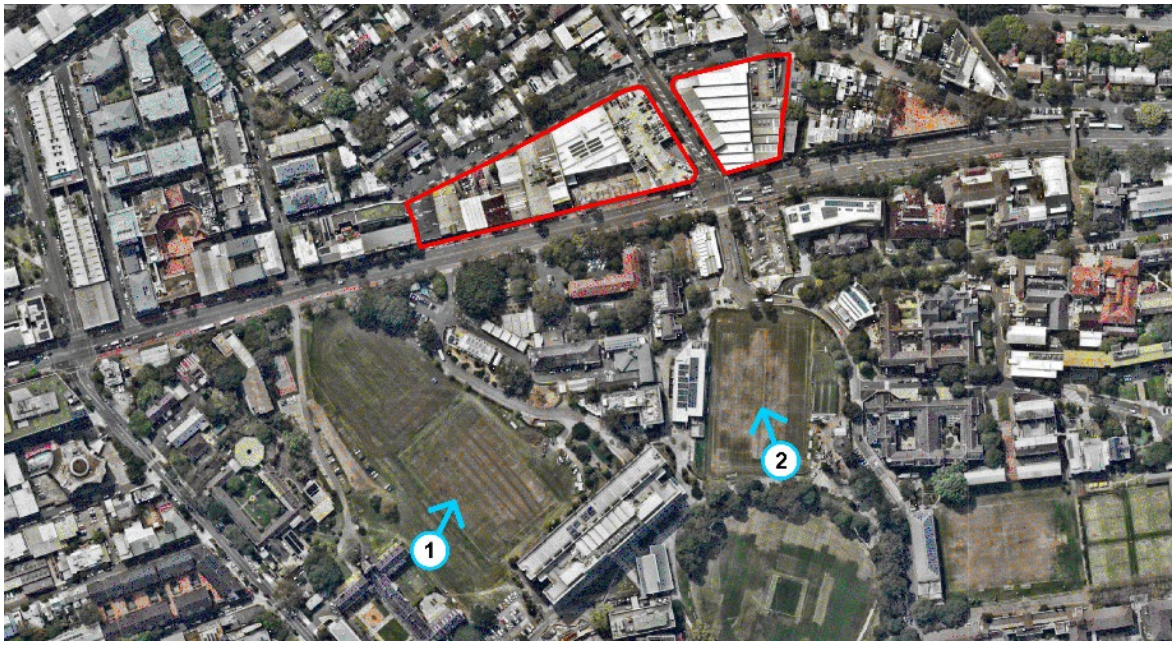


Figure 17. Aerial plan showing view locations

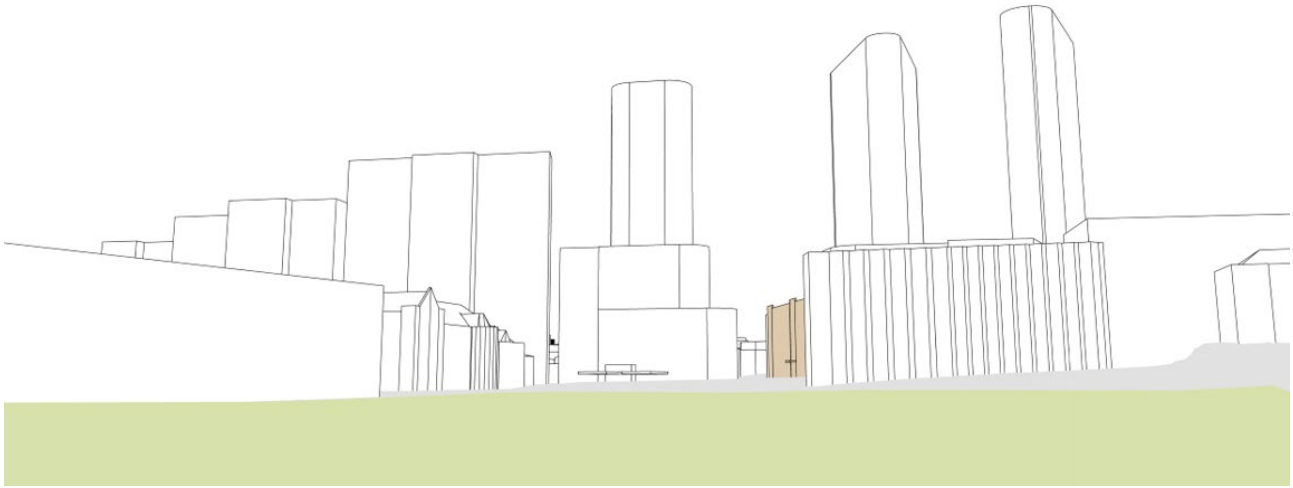


Figure 18. View 1 - from University of Sydney Oval 2 (Ross St Teaching Hub in foreground on the right)

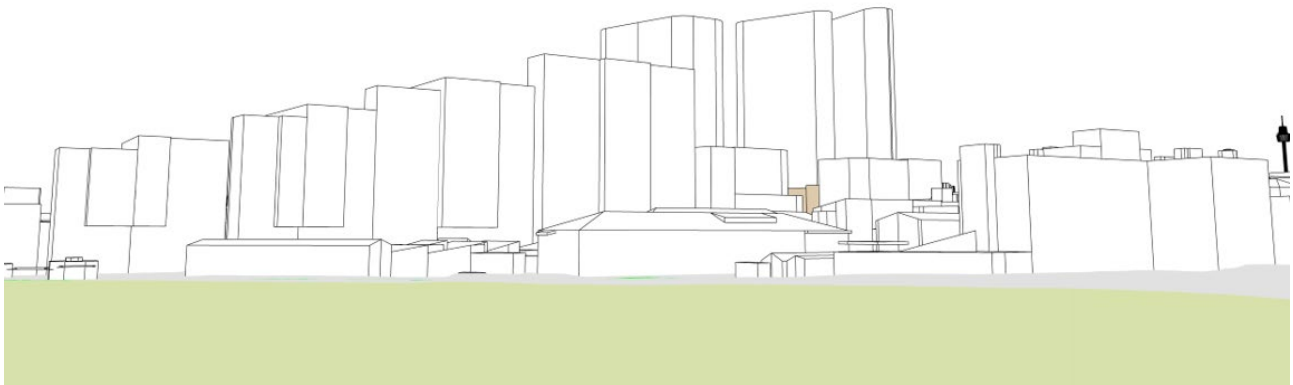


Figure 19. View 2 - from St John's College

The reference scheme shows only one possible outcome for the site, being the maximum outcome, however this planning proposal facilitates a range of development outcomes and possibilities for the site. Other potential outcomes include (but are not limited to):

- residential flat buildings across all development sites,
- co-living housing across all development sites where permitted by the planning framework,
- greater amounts of non-residential floor space than anticipated,
- alternative amalgamation outcomes in the west area, resulting in different built form and floor space outcomes.

The reference scheme has directly informed the planning controls set out in this planning proposal and the draft DCP.

Development outcomes

Table 5 provides a summary of the development outcomes facilitated by this planning, as tested in the reference scheme.

Address	Maximum FSR	Maximum height	Dwellings/ rooms (approx.)	Jobs (based on avg workspace ratio)
Block AB (62-64 Parramatta Road)	2.8	18m - 35m	140 rooms	10
Block CD (58-60 Parramatta Road)	4:1	15m - 45m	250 rooms	10
Block EFG (52-56 Parramatta Road)	4.3:1	13m - 55m	400 rooms	10
40 Parramatta Rd	7.5:1	29m	NA	30
36 Parramatta Rd	6.6:1	18m - 75m	130 dwellings	170
1–3 Ross St	5.2:1	15m – 80m	155 dwellings	70
50 Arundel St	1.5:1 (no change)	15m (no change)	NA	153*
26 Arundel St	5.5:1	15m – 85m	105 dwellings	11
30 Arundel St	5.5:1	15m – 85m	16 dwellings	0

Table 5. Summary of development metrics (reference scheme)

* Job estimates from approved DA for ambulance station (D/2020/1088)

5.3.4 Built form

Maximum building heights and sun access planes (LEP and DCP)

This planning proposal amends the maximum building heights in Sydney LEP 2012.

The LEP height framework establishes a transition in building scale across the site, including lower building heights along Arundel Street and Ross Street that respond to the surrounding residential context and assist in reducing the visual impact of development when viewed from adjoining streets.

Existing maximum building heights (Figure 10) are proposed to be amended to allow heights ranging from 13 metres to 85 metres. The maximum building heights proposed to be mapped in the Sydney LEP 2012 are shown at Figure 39. The mapping is exclusive of any additional height that may be achieved where development can demonstrate design excellence.

In addition to the mapped maximum building heights, sun access planes are proposed in Sydney LEP 2012 to protect solar access to:

- St John's College Sports Ovals, and
- University of Sydney Oval No. 2.

While these open spaces are privately owned, they are heavily utilised by students, staff and visitors associated with the University of Sydney and function as important recreational open spaces within the broader Camperdown and Forest Lodge area. The proposed sun access planes are shown in Figures 20 and 21.



Figure 20. St John's College Sports Ovals Sun Access Planes



Figure 21. University of Sydney Oval No. 2 Sun Access Planes

Further guidance is given to height on the site in the draft DCP that provides height in storeys for each property (see Figure 22).



Figure 22. Height in storeys (draft DCP)

Ground and upper-level setbacks (DCP)

The proposed planning controls incorporate a combination of LEP height controls and site-specific DCP setback controls to guide the form and scale of future development and establish a built form framework that responds to surrounding development while accommodating the intended density and mix of land uses.

While the LEP height framework establishes a transition in building scale across the site, the site-specific DCP supplements this framework by identifying ground-level setbacks and building envelopes that guide the siting of future development and the relationship between buildings and the public domain.

The setback controls have been informed by the urban design study. They support appropriate streetscape outcomes, improve residential amenity, manage wind effects and noise, facilitate landscaping opportunities, provide for public domain footpath widenings, provide for safe flood egress and provide an articulated and coherent built form response across the precinct.

The reference scheme demonstrates that the proposed planning framework can achieve the desired development outcomes while complying with the setback controls contained in the draft DCP (Figure 23).



Figure 23. Reference scheme – setbacks

Land-use

This planning proposal seeks to maximise housing opportunity on a strategically located site. While housing delivery is the primary objective of the proposal, a meaningful employment and service role within the precinct is also to be retained. This approach is consistent with the site's location within the Camperdown-Ultimo Health and Innovation Precinct and responds to community feedback highlighting the importance of retaining local services and employment-generating uses as the area changes.

This planning proposal includes minimum non-residential floor space requirements applying to the east area (Figure 24). These properties are located closest to the Parramatta Road and Ross

Street intersection and are intended to accommodate the majority of employment-generating uses, local services and active frontages within the precinct.

The proposed planning controls do not prescribe the precise location of non-residential floor space within future developments. However, due to the scale of the minimum non-residential floor space requirements, the reference scheme assumes that employment-generating uses will occupy both ground floor and lower-levels within buildings located in the east area.

In addition to the minimum non-residential floor space requirements, this planning proposal facilitates an additional 10% of FSR for development that is comprised of at least 25% of non-residential floor space. The additional floorspace is provided because:

- a deeper floorplate can be achieved along busy roads such as Parramatta Road (than could otherwise be achieved by residential development), and
- the development requires more FSR to “fill” an envelope, because it uses space more efficiently.

The additional floorspace will ensure that there is no disincentive to providing employment-generating uses beyond the prescribed minimum requirements and allows a greater proportion of residential floor space to be located further from Parramatta Road where higher levels of residential amenity can be achieved.



Figure 24. Minimum non-residential floor space requirements expressed as gross floor area

This planning proposal also removes the Business Area notation applying to parts of the site. The notation is a legacy planning control associated with the existing employment zoning framework and is no longer required given the proposed MU1 Mixed Use zoning and site-specific provisions that will regulate land use outcomes within the precinct. Removal of the notation will ensure the planning controls applying to the site are consistent with the proposed zoning framework and avoid unnecessary duplication.

Site-specific floor space incentives (LEP)

This planning proposal retains the existing mapped FSR controls in Sydney LEP 2012 and instead introduces site-specific provisions that permit additional floor space above the mapped controls where identified planning outcomes and public benefits are delivered.

The proposed floor space incentive provisions differ between the east and west areas of the site.

East area FSR incentives for improved public domain

The east area occupies the Parramatta Road frontage and includes the primary pedestrian approaches to Ross Street and the surrounding neighbourhood. Redevelopment of these sites provides an opportunity to improve pedestrian amenity and the quality of the public domain along Parramatta Road through the delivery of widened footpaths and additional space for landscaping, street trees and pedestrian movement.

The east area comprises the largest and least constrained sites within the precinct. Redevelopment of these sites presents opportunities for housing, but also to secure public domain outcomes that supports the long-term function of the precinct.

To ensure these outcomes, this planning proposal introduces an FSR incentives clause for the east area that allows FSRs ranging from 4.6:1 to 7.5:1, but only where land is provided for footpath widening.

To support this outcome, the draft DCP identifies setbacks along the Parramatta Road frontage that require land dedication for future footpath widening. These controls establish a consistent street alignment and provide additional space for public transport stops, pedestrian movement, street trees and landscaping as redevelopment occurs. The incentive FSR provisions and DCP controls therefore operate together, linking additional development capacity to improved public domain outcomes.

West area incentives for amalgamation

The impacts of flooding in the west area are significant and are discussed in more detail later in this planning proposal (see Section 5.3.6). To respond to these constraints, this planning proposal includes FSR incentives within a site-specific clause of Sydney LEP 2012 for the west area (Figure 25).

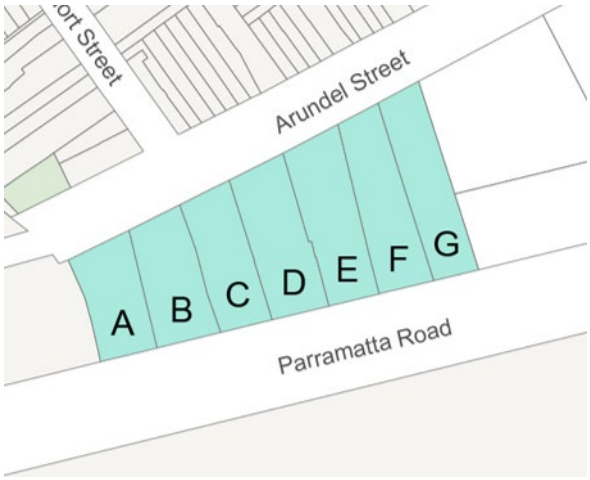


Figure 25. West area

The incentives encourage the coordinated redevelopment and amalgamation of land that is most affected by flooding.

The objectives of the incentives approach are to:

- maximise redevelopment opportunities on flood-affected land,
- facilitate the delivery of flood-safe pedestrian evacuation route,
- encourage coordinated redevelopment outcomes across multiple sites, and
- provide flexibility for landowners to determine the most appropriate amalgamation outcome.

The site-specific clause allows the following amalgamation outcomes:

- Block AB may achieve an FSR of up to 2.8:1 and a maximum building height of up to 35 metres,

- Block ABC may achieve an FSR of up to 3.5:1 and a maximum building height of up to 40 metres,
- Block CD may achieve an FSR of up to 4:1 and a maximum building height of up to 45 metres,
- Block CDE may achieve an FSR of up to 3.8:1 and a maximum building height of up to 50 metres,
- Block DE may achieve an FSR of up to 3.8:1 and a maximum building height of up to 50 metres,
- Block EFG may achieve an FSR of up to 4.3:1 and a maximum building height of up to 55 metres, and
- Block FG may achieve an FSR of up to 4.5:1 and a maximum building height of up to 55 metres.

While the choice to amalgamate is at the discretion of individual landowners, access to the additional floor space available through the clause can only be achieved where amalgamation occurs and the pedestrian evacuation route is provided.

The reference scheme tested assumes the amalgamations will seek to maximise development opportunity and as such will amalgamate as follows:

- Block AB,
- Block CD, and
- Block EFG

The urban design testing demonstrates that coordinated redevelopment can accommodate additional housing while achieving improved flood management, site planning and built form outcomes.

Ground level interface – Parramatta Road

This planning proposal includes requirements that development fronting busy roads (specifically Parramatta Road and Ross Street) does not contain dwellings at ground level. The purpose of this requirement is to:

- minimise adverse impacts on the amenity of future residents associated with noise, air quality and other environmental conditions along Parramatta Road,
- ensure ground floor frontages contribute positively to the public domain and pedestrian environment, and
- support active, non-residential and communal ground floor uses that respond to the different roles and constraints applying across the precinct.

In the east area the implications of this requirement on the built form are that:

- ground floor levels fronting Parramatta Road and Ross Street can accommodate employment-generating uses, local services and other non-residential activities rather than residential dwellings,
- the former Grace Brothers Repository at 1–3 Ross Street is expected to retain a non-residential ground floor interface, with the heritage listing influencing the extent and nature of future changes to the building frontage,
- building lobbies, access arrangements and servicing functions can be integrated into the ground floor frontage while maintaining active street frontages, and
- residential accommodation is encouraged to be located above ground level where improved amenity outcomes can be achieved.



Figure 26. Indicative east area ground floor interface

In the west area the implications of the requirement for no dwellings to the Parramatta Road ground level frontage, combined with the requirement to secure safe egress in the event of a flood (see Section 5.3.6), is that development is generally elevated above the level of Parramatta Road resulting in a raised ground floor frontage that increases in height towards the west end of the site and responds to flooding constraints (see Figure 27). This results in:

- a retaining wall being provided along the Parramatta Road frontage, creating a clear distinction between the public footpath and the elevated development platform,
- a pedestrian corridor being incorporated between the elevated buildings and Parramatta Road, providing a generous pedestrian interface that includes stairs, ramps and access points between the elevated development and the public footpath, and
- while non-residential uses are not specifically required on these properties, communal areas, building lobbies and other active frontages address the pedestrian corridor, creating an active and well-surveilled frontage and visual interest along Parramatta Road.



Figure 27. Indicative west area ground floor interface (Parramatta Road facing west)

To support this outcome, the draft DCP includes provisions relating to:

- the width and design of the pedestrian corridor,
- the interface between buildings and the corridor, and
- pedestrian access, landscaping and building articulation within the corridor.

The justification for this requirement, including an explanation of the flooding constraints affecting the west area and the rationale for the flood-safe pedestrian evacuation route, is provided at Section 5.3.6 of this planning proposal.

Sun access and overshadowing

Testing of the reference scheme considered the solar access and overshadowing implications of the proposed built form and informed the building heights, massing and setbacks across the site. Protection of sunlight access to the sporting fields within the University of Sydney and residential colleges to the south was a key consideration in the development of the preferred built form response.

The urban design study proposed solar access planes and carried out overshadowing analysis to inform the location and scale of taller buildings. Lower building forms and setbacks were incorporated where required to improve solar access outcomes and support residential amenity.

Testing of the reference scheme demonstrates that the sporting fields within the University of Sydney retain 4 hours of direct sunlight between 9am and 1pm all year round.

The reference scheme demonstrates that the proposed planning controls can accommodate development that responds appropriately to solar access and overshadowing considerations while achieving the intended built form outcomes. Detailed solar access and overshadowing analysis will be undertaken as part of future development applications. Compliance with the Apartment Design Guide, Sydney DCP 2012 and other relevant solar access requirements will be assessed during the development application process. Sun Access Plane controls are proposed to be included in SLEP 2012. No additional DCP sun access or overshadowing controls are proposed.

Wind

Testing of the reference scheme considered the potential wind implications of the proposed built form and informed the refinement of building placement, tower separation, articulation, upper-level setbacks and public domain configuration. The urban design study identified that taller buildings have the potential to generate downdraft effects and influence pedestrian comfort within streets and public spaces and used consideration of wind effects as one of the main factors informing the evolution of the preferred built form.

The built form incorporates a building edge along Parramatta Road with street wall buildings in the west area and towers on podiums in the east area. The detailed forms allow opportunities for air movement through the site and into internal courtyard spaces.

The draft DCP further supports these outcomes through requirements for awnings on both sides of Ross Street. These awnings will improve pedestrian amenity, provide weather protection and assist in moderating local wind conditions along this important neighbourhood connection.

The reference scheme demonstrates that the proposed planning framework can accommodate development that appropriately responds to wind impacts while achieving the intended built form outcomes. Detailed wind modelling and assessment will be undertaken as part of future development applications to ensure acceptable pedestrian comfort and safety outcomes are achieved. Compliance with the Sydney DCP 2012 will be addressed during the development application process. No additional site-specific wind controls are proposed.

Noise

Testing of the reference scheme demonstrates that future development can be designed to appropriately respond to noise impacts associated with Parramatta Road. The preferred built form arrangement incorporates perimeter buildings along Parramatta Road and internal courtyard areas in the west area that assist in shielding residential accommodation from road traffic noise while supporting acceptable residential amenity outcomes. On sites within the east area, towers are arranged so that their long sides are oriented perpendicular to Parramatta Road so that openings to habitable rooms can be shielded from the noise.

The reference scheme demonstrates that future development can be designed having regard to the requirements of the Apartment Design Guide, SEPP Transport and Infrastructure and the NSW Government's Development Near Rail Corridors and Busy Roads – Interim Guideline.

Detailed acoustic assessment will be required as part of future development applications. Compliance with the Apartment Design Guide, Sydney DCP 2012 and relevant acoustic requirements will be addressed during the development application process. No additional site-specific noise controls are proposed.

Deep soil

The reference scheme demonstrates that deep soil areas can be accommodated across the site while achieving the proposed built form outcomes.

The urban design study identifies deep soil landscaping as a key organising element of the preferred built form. Deep soil areas are concentrated within internal courtyards and landscaped setback areas on Arundel Street and support opportunities for tree planting, urban greening and improved residential amenity.

The reference scheme demonstrates that future development can achieve appropriate deep soil and landscape outcomes in accordance with Sydney DCP 2012. Detailed landscape design, tree planting and canopy outcomes will be considered as part of future development applications. No additional site-specific deep soil controls are proposed.

5.3.5 Heritage

A Heritage Assessment prepared by TKD Architects accompanies this planning proposal. It makes the following key findings:

- the existing buildings at 1–3 Ross Street (Items 1-3 in Figure 28) are located within the Hereford and Forest Lodge Heritage Conservation Area (HCA). The 1912 Former Grace Brothers Repository (Item 1) contributes to the HCA and is protected as heritage item I644. The 1940 former Grace Brothers service station and car park building (Item 3) was assessed as making a neutral contribution to the HCA due to the extent of alterations to the building, while the 1998 car lift structure (Item 2) was also assessed as making a neutral contribution to the HCA (see Figures 30-32),
- the existing buildings at 1–3 Ross Street are also affected by heritage item I644 (Warehouse). The assessment found that the current curtilage of the item includes the 1998 car lift structure, which does not contribute to the significance of the Former Grace Brothers Repository. The assessment recommends that the curtilage be amended to align with the footprint of the 1912 warehouse building only (see Figures 29-32),
- the 1921 workshop building at 26 Arundel Street (fronting Parramatta Road) (item 4 in Figure 28) is currently a neutral building within the Hereford and Forest Lodge HCA. Despite being a neutral building, the assessment concluded that removal of this building from the HCA would result in a moderate adverse heritage impact (see Figure 33),
- the 1935 extension at 26 and 30 Arundel Street (fronting Arundel Street) (Item 5 in Figure 28) was assessed as a neutral element within the Hereford and Forest Lodge HCA due to the

extent of alterations to the building. The assessment concluded that removal of this building from the HCA would result in a minor adverse heritage impact (see Figure 34),

- the existing apartment building at 28–30 Parramatta Road (Item 6 in Figure 28) was assessed as an intrusive element within the Hereford and Forest Lodge HCA. The assessment concluded that removal of the property from the HCA would have a positive heritage outcome; and
- the street trees on Arundel Street (heritage listing I631) are incorrectly mapped and the trees associated with the original listing are located elsewhere on Arundel Street. The significance of those trees predominantly relates to landscape, streetscape and amenity values rather than heritage values and do not exhibit the level of significance typically expected for significant tree recognition (see Figure 35).



Figure 28. Aerial of properties affected by heritage changes

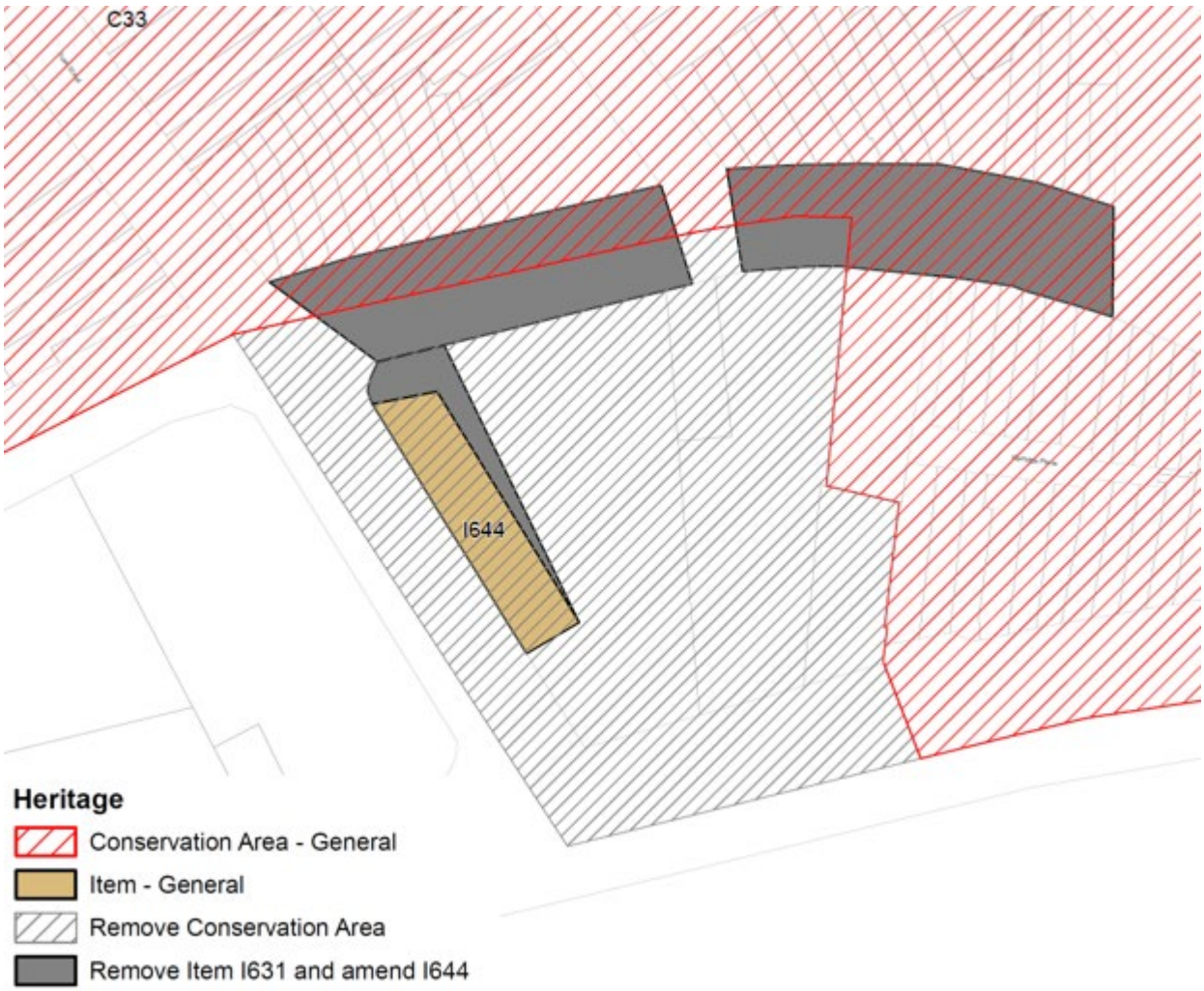


Figure 29. Proposed changes to Heritage Items I631 and I644 and Heritage Conservation Area C33

Following consideration of the Heritage Assessment this planning proposal will amend the Sydney LEP as follows:

- at 1–3 Ross Street, remove the property from the Hereford and Forest Lodge HCA,
- at 1–3 Ross Street, amend the curtilage of heritage listing I644 (see Figure 29 for proposed curtilage),
- at 26 Arundel Street, remove the property from the Hereford and Forest Lodge Heritage HCA,
- at 30 Arundel Street, remove the property from the Hereford and Forest Lodge Heritage HCA,
- 28-30 Parramatta Road, remove the property from the Hereford and Forest Lodge Heritage HCA, and
- on Arundel Street, remove heritage listing I631 (street trees).

In considering this planning proposal, these heritage impacts have been weighed against the strategic objectives of the proposal and the public benefits arising from redevelopment of the precinct. Importantly, the most significant heritage asset within the precinct, the 1912 Former Grace Brothers Repository, will remain protected as an individually listed heritage item. Although the consultant concluded that the former printers' workshop contributes to the conservation area, it is visually and physically separated from the contributory elements of the conservation area by later development and does not represent one of the principal building types or periods of development that characterise the Hereford and Forest Lodge Heritage Conservation Area. On

balance, it is considered that the proposed heritage framework provides an appropriate outcome having regard to the substantial housing, affordable housing and employment benefits delivered by this planning proposal.



Figure 30. Exterior of the former Grace Brothers furniture repository on Ross Street. (on 1-3 Ross Street property)



Figure 31. Exterior of the former Grace Brothers service station and carpark building on Parramatta Road. (on 1-3 Ross Street property)



Figure 32 Exterior of the 1998 car lift structure to the former Grace Brothers furniture repository on Ross Street. (on 1-3 Ross Street property)



Figure 33. Exterior of the former printers' workshop on Parramatta Road (1921 building). (on 26 Arundel Street property)



Figure 34. Exterior of the former printers' workshop on Arundel Street (1935 addition). (on 26 Arundel Street property)



Figure 35. Heritage listed street trees on Arundel Street

5.3.6 Flooding and evacuation

Flood assessment

The west area of the site is affected by overland flow flooding associated with the Johnstons Creek catchment. The east area of the site experiences comparatively limited flood impacts.

A Flood Impact and Risk Assessment (FIRA) prepared by GRC Hydro accompanies this planning proposal. The assessment considered existing flood behaviour, flood hazard, flood function, climate change projections and the implications of future redevelopment. The FIRA found that

additional housing and development intensity can be accommodated within the precinct subject to appropriate management of flood risk, flood conveyance and evacuation arrangements.

Figure 36 shows land in the west area affected by high flood hazard during the probable maximum flood (PMF), including areas classified as H5 shown in orange and H6 shown in red as per the NSW Government Flood Hazard (FB03) guideline. It also identifies:

- the nearest publicly accessible flood-safe access point that remains accessible during the PMFevent being the Parramatta Road footpath adjacent to 52 Parramatta Road, and
- the indicative pedestrian evacuation route connecting flood-affected land to that flood-safe access point. (shaded in brown with an arrow pointing in the direction of the safe access).

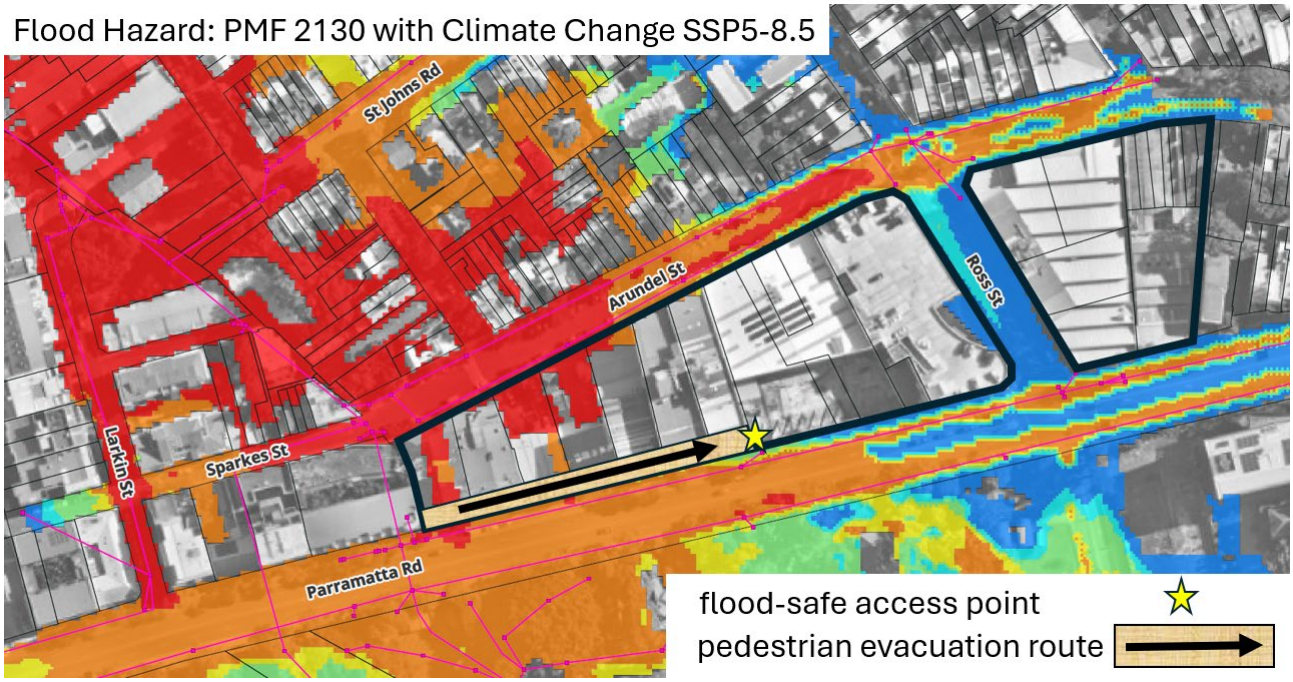


Figure 36. PMF flood hazard and proposed pedestrian evacuation route

The FIRA identified that future development on flood-affected land within the western portion of the site requires access to flood-safe land during the PMF. The assessment identified the footpath adjacent to 52 Parramatta Road as a flood-safe access point and recommended amalgamation of the western properties to facilitate access to that location.

Managing flood risks

This planning proposal includes provisions for flood-affected land within the west area, including:

- requirement that development provide and protect a publicly accessible continuous flood-safe pedestrian evacuation route from, through and to adjoining land, to a flood-safe access point, identified in the flood study as being the footpath at the eastern end of 52 Parramatta Road, and
- FSR incentives to encourage the amalgamation of flood-affected properties to encourage feasible redevelopment of land, that will in turn facilitate the delivery of the evacuation route.

The effect of the proposed provisions is that flood-affected land must develop from east to west. Each successive development must provide, on their land, their portion of the pedestrian evacuation route, that can be later connected to the adjoining land to the west when it redevelops. This acts to ensure that as new development is occupied, that the evacuation route is maintained.

Further explanation of the incentivised amalgamation approach is detailed in Section 5.3.4 of this planning proposal.

The draft DCP includes additional provisions to guide the delivery of flood-safe development and the pedestrian evacuation route, including flood planning levels, climate change allowances, flood conveyance and building design requirements. The draft DCP also requires registration of an easement for public access to ensure the pedestrian evacuation route remains publicly accessible over time.

The proposed planning controls and draft DCP are intended to ensure future development can meet the requirements of the NSW Flood Risk Management Framework, including the NSW Flood Risk Management Manual (2023), which requires consideration of flood behaviour, flood hazard, emergency response, safe occupation, evacuation and climate change when planning future development on flood-prone land. The proposed controls provide a framework for delivery of a continuous pedestrian evacuation route and other flood management measures necessary to support future redevelopment of the site.

Since completion of the Flood Impact and Risk Assessment, this planning proposal has been refined to facilitate a range of amalgamation outcomes while retaining the objective of providing a continuous pedestrian evacuation route connecting flood-affected land to the flood-safe access point at 52 Parramatta Road. The City sought advice from GRC Hydro regarding the consistency of the revised planning proposal framework with the flood planning and evacuation outcomes identified in the FIRA.

Correspondence from GRC Hydro dated 28 October 2026 (attached to the Flood Impact and Risk Assessment) confirms that the proposed raised pedestrian evacuation route achieves the same flood risk management outcomes as the amalgamation approach assessed in the FIRA. The correspondence concludes that the raised pedestrian evacuation route is functionally equivalent to the previously assessed amalgamation approach and that the findings of the FIRA remain unchanged.

Collectively, the proposed planning controls and draft DCP establish a framework to manage flood risk, facilitate housing delivery and support future redevelopment of the site while ensuring development responds appropriately to current and future flood risk.

5.3.7 Traffic and transport

A Transport Impact Assessment was prepared to assess the accessibility of the site and the capacity of the surrounding transport network to accommodate future growth.

The site benefits from excellent public transport accessibility, with frequent bus services operating along Parramatta Road, established walking and cycling connections, and proximity to major employment, education and health destinations. Existing travel patterns within the surrounding area demonstrate a strong use of public transport, walking and cycling.

Traffic modelling indicates that redevelopment of the site would result in only minor increases in traffic volumes and would not materially affect the operation of the surrounding road network. Flooding constraints affecting parts of the site also limit opportunities for basement parking and influence future access arrangements, reinforcing a reduced reliance on private vehicle travel.

The assessment also recognised the long-term strategic role of Parramatta Road as a major public transport corridor. While no specific public transport project is currently committed, this planning proposal incorporates a setback at the intersection of Parramatta Road and Ross Street, behind the existing bus stop, to retain flexibility for future public transport, streetscape and public domain improvements.

5.3.8 Contamination

A Preliminary Site Investigation prepared by JBS&G accompanies this planning proposal. The investigation was undertaken to assess potential contamination risks associated with the

proposed rezoning of the site from E3 Productivity Support to MU1 Mixed Use and in accordance with the requirements of Ministerial Direction 4.4 – Remediation of Contaminated Land.

The investigation found that the site has been used for a variety of commercial and industrial purposes since at least the 1930s, including warehouses, service stations, motor vehicle repair and panel beating businesses, tyre retreading, electroplating, insulation manufacturing and printing-related activities. These historical land uses have the potential to result in contamination.

JBS&G concluded that the Preliminary Site Investigation provides sufficient information for the purposes of the proposed rezoning to MU1 Mixed Use. The report recommends that further intrusive contamination investigations be undertaken as part of future redevelopment (development applications) to confirm site conditions and inform any remediation requirements.

Accordingly, contamination does not prevent the proposed rezoning of the site. Any future development application will be required to undertake further investigation, and where necessary remediation, to ensure the land is suitable for its intended use.

Has the planning proposal adequately addressed any social and economic effects?

5.3.9 Change of land use zone and impact on employment lands

This planning proposal amends the land use zone of the site from E3 Productivity Support (current zoning) to MU1 Mixed Use (see Figure 37). The intent of the proposed amendment is to facilitate a wider range of uses on the site, including residential uses, and to encourage redevelopment.

The rezoning of the site follows the classification of the site as “locally significant” industrial land under the Sydney Plan. The classification requires councils to review the land and consider transitioning land from employment focused land-use zoning to a land-use zone that also for a wider range of employment uses, and potentially residential development.

The Statewide Policy for Industrial Lands requires that any proposed rezoning be supported by an Alternative Use Assessment prepared in accordance with Technical Note 2 (TN2). An Alternative Use Assessment was prepared by Urbis to support this planning proposal in accordance with the (then draft) TN2, it assesses the site's strategic context, land use context, industrial utility, proximity to major employment generators and its ability to deliver significant housing and employment outcomes.

The Alternative Use Assessment was prepared in July 2026 when the draft Statewide Policy for Industrial Lands and draft Sydney Plan were the relevant strategic planning framework. Following completion of the assessment, the NSW Government finalised both documents in August 2026. While some refinements were made to TN2 as part of the finalisation process, the City considers that the assessment appropriately addresses the intent and requirements of the finalised framework. The matters now required to be considered under the finalised policy are either directly addressed within the Alternative Use Assessment or are addressed through the broader evidence base and justification contained within this planning proposal.

The Alternative Use Assessment makes the following key findings:

- the proposed mixed-use outcome is broadly consistent with State and local strategic planning objectives relating to housing supply, mixed-use renewal, access to services and continued economic activity on a well-located urban site,
- while there is considered to be moderate underlying demand for industrial uses at the site, the site is increasingly isolated from Sydney's industrial land network and is no longer part of a cohesive industrial cluster,

- the site has low to moderate suitability for continued industrial use and any future employment floor space is likely to accommodate commercial, retail, service-based and knowledge-sector uses rather than a like-for-like replacement of existing industrial activities,
- the proposed rezoning is not expected to adversely affect the function or viability of surrounding industrial land, and
- enabling residential uses on the site would deliver a net public benefit through the provision of housing and affordable housing in a highly accessible inner-city location.

The Alternative Use Assessment tested a redevelopment scenario based on the retention of approximately 25,000sqm of non-residential floor space across the precinct, equivalent to a minimum non-residential floor space ratio of approximately 1.5:1. The assessment concluded that a mixed-use outcome was appropriate and would maintain a significant employment presence while supporting housing delivery, urban renewal and other public benefits.

Subsequent flood investigations, urban design analysis, market testing and built form testing have refined this approach. In particular, land within the west area of the site is subject to significant flood-related constraints, including flood conveyance requirements, probable maximum flood evacuation requirements, flood-safe access requirements and the need to provide deep soil landscaping and high-quality residential amenity outcomes. Other parts of the site are affected by constraints including heritage considerations, fragmented ownership patterns, access limitations and built form and feasibility considerations. Collectively, these factors reduce the practical ability of some parts of the precinct to accommodate substantial quantities of employment floor space.

Notwithstanding these constraints, retaining a meaningful employment presence remains a key objective of this planning proposal. This planning proposal therefore includes provisions that:

- require a minimum of 15,500sqm of non-residential floor space across the precinct,
- adopt a site-specific approach that concentrates most non-residential floor space on the larger sites within the east area that are best able to accommodate employment-generating uses,
- do not require minimum non-residential floor space in the west area, where flood-related constraints significantly limit the ability to accommodate employment uses while achieving other planning objectives, and
- provides an additional 10% floor space incentive for developments where at least 25% of the total floor space comprises non-residential uses.

While the proposed minimum employment floor space requirement is lower than that assumed in the Alternative Use Assessment, this is not expected to alter the overall conclusions of that assessment. This planning proposal will continue to maintain a significant employment presence within the precinct while retaining flexibility for future developments to respond to market demand and deliver additional employment-generating floor space beyond the prescribed minimum requirements.

On balance, this planning proposal provides an appropriate transition from an isolated and increasingly constrained employment precinct to a mixed-use neighbourhood that supports housing delivery while retaining employment, retail and service uses in locations best suited to accommodate them.

5.3.10 Employment

According to the City's 2022 Floorspace and Employment Survey (FES 2022), the site currently accommodates a range of employment-generating uses and supports approximately 470 jobs.

Where redevelopment occurs in accordance with the reference scheme, it is estimated that this planning proposal, in setting out a minimum requirement for 15,500sqm of non-residential

floorspace to be retained on the site, will facilitate approximately 375 jobs. This estimate is derived using the average floorspace-per-worker ratio of 44.9sqm per worker for the Glebe Point Road Village Area, based on FES 2022 data. Notwithstanding the above, where land utilises the proposed incentives in Sydney LEP 2012 to maximise employment uses, approximately 700 jobs could be facilitated using the same floorspace-per-worker ratio.

The existing and forecast employment estimates are not directly comparable. The existing figure of approximately 470 jobs is based on observed employment recorded through FES 2022, whereas the forecast figures are derived by applying an average floorspace-per-worker ratio to a range of potential future employment uses. Actual employment outcomes may vary depending on the mix of businesses and activities occupying future non-residential floor space and may be higher or lower than the forecast estimates.

The above does not include construction jobs generated through redevelopment.

5.3.11 Housing supply and diversity

This planning proposal will increase housing supply within the City of Sydney and provide additional housing opportunities in a location well suited to accommodating future population growth. The site occupies a highly accessible location within the Camperdown-Ultimo Health and Innovation Precinct, opposite the University of Sydney and close to Royal Prince Alfred Hospital, major employment destinations, public transport services and community infrastructure. Additional housing in this location will enable more people to live close to jobs, education, services and public transport.

Where redevelopment occurs generally in accordance with the reference scheme, which assumes residential capacity is maximised within the proposed planning framework, the site could accommodate approximately 462 apartments and 791 co-living rooms.

This planning proposal facilitates a range of housing types, including residential flat buildings, co-living housing and build-to-rent housing. This flexibility will allow future development to respond to changing housing needs and market conditions while providing opportunities for a more diverse resident population than would typically be accommodated through a single housing product.

Based on the reference scheme, the housing mix includes approximately:

- 791 co-living rooms
- 138 studio and one-bedroom dwellings
- 231 two-bedroom dwellings, and
- 92 dwellings containing 3 or more bedrooms.

This mix will support a range of household types, including students, key workers, smaller households, families and people seeking to live close to major education, health and employment destinations. Future residential development will also be subject to the Apartment Design Guide, Sydney DCP 2012 and any applicable dwelling mix requirements to ensure appropriate residential amenity outcomes.

This planning proposal also supports affordable housing delivery through the City's affordable housing contribution framework, increasing the supply of housing available to very low-, low- and moderate-income households within the local area (see Section 5.3.12).

5.3.12 Affordable housing

This planning proposal includes requirement for an additional affordable housing contribution to apply to the land currently zoned E3 Productivity Support, further to the affordable housing contribution requirement that already applies to the land under clause 7.13 of the Sydney LEP 2012.

The additional affordable housing contribution has been applied to the site pursuant to the City of Sydney Affordable Housing Program (Program), adopted by Council on 26 June 2023. The Program requires that where land is rezoned to facilitate additional residential development, that 12% of resulting residential floor space should be provided as affordable housing (inclusive of the 3% that already applies under clause 7.13 of Sydney LEP 2012).

Given this planning proposal rezones the site from E3 Productivity Support, that does not permit residential development, to MU1 Mixed Use, that will permit residential development, the additional affordable housing contribution is to be applied to all future residential floor space developed on the site.

This is achieved by identifying the relevant land on Schedule 6C – Planning Proposal Land of the Sydney LEP 2012. The current associated clause 7.13B enables the contribution to be satisfied either as a monetary contribution or as built affordable housing (noting this clause is subject to a current planning proposal that will require the contribution be satisfied by monetary contribution only).

Where redevelopment occurs in accordance with the reference scheme, it is estimated about 80-86 affordable housing dwellings (depending on size) would result from the redevelopment. This includes an estimated 20-23 dwellings from the affordable housing contribution requirement under clause 7.13 and a further 60-63 dwellings resulting from the additional ‘uplift’ affordable housing contribution requirement.

5.3.13 Social infrastructure, public open space and public benefits

This planning proposal will facilitate housing in a location that is well served by existing social infrastructure, including education, health, community and recreational facilities. The site is close to the University of Sydney, Royal Prince Alfred Hospital and a range of local and district-level services.

In addition to more market housing, this planning proposal will deliver a significant public benefit through affordable housing contributions in accordance with the City of Sydney's affordable housing contribution framework (see Section 5.3.12).

The site benefits from access to an extensive network of existing public open spaces, including Victoria Park, Jubilee Park, Foley Park and a range of neighbourhood parks and recreational facilities within Forest Lodge and Glebe. Victoria Park provides district-level recreational opportunities within walking distance of the site. This planning proposal will not result in the loss of public open space and future residents will have convenient access to the existing open space network.

5.4. Infrastructure (Local, State and Commonwealth)

The site is located within an established inner-city area that is well served by existing infrastructure, services and community facilities. This planning proposal will facilitate additional housing and employment growth in a location that already benefits from access to transport, education, health, open space and community infrastructure.

Health Infrastructure

The site is located opposite the University of Sydney and in close proximity to Royal Prince Alfred Hospital and Chris O'Brien Lifehouse, forming part of the broader Camperdown-Ultimo Health and Innovation Precinct. The surrounding area contains a significant concentration of health services, hospitals and medical facilities that support local residents, workers and visitors.

Additional health infrastructure in the locality includes the Forest Lodge Community Child and Family Health Centre, community health services, pharmacies and a range of general medical and specialist healthcare providers.

Education Infrastructure

The site benefits from access to a broad range of education facilities. Nearby schools include Forest Lodge Public School, Glebe Public School, Sydney Secondary College Blackwattle Bay Campus and Inner Sydney High School.

The site is also located adjacent to the University of Sydney and in proximity to TAFE NSW campuses and other tertiary education facilities, providing direct access to one of Sydney's largest education and research clusters.

In addition, the surrounding area contains numerous childcare, preschool and out-of-school-hours-care facilities serving local communities.

Open Space and Recreation Infrastructure

The site is well served by public open space and recreation facilities. Major open space assets within the locality include Victoria Park, Harold Park, Jubilee Park, Wentworth Park and the Glebe Foreshore Parks.

The site also benefits from its location opposite the sporting facilities of the University of Sydney, including University Oval No. 2 and the St John's College Sports Ovals, which provide significant recreation opportunities and contribute to the open character of the southern side of Parramatta Road.

Community Infrastructure

The surrounding area contains a range of libraries, community centres and cultural facilities. These include Glebe Library, Booler Community Centre and other community facilities operated by the City of Sydney and community organisations.

These facilities support community participation, recreation, learning and social connection and contribute to the area's overall liveability.

Public Transport Infrastructure

The site benefits from excellent public transport accessibility. Frequent bus services operate along Parramatta Road, providing direct connections to the Sydney CBD, Parramatta, the Inner West and surrounding centres. The site is also within walking and cycling distance of major employment, education and health destinations.

The City of Sydney continues to advocate for higher-capacity public transport along the Parramatta Road corridor, including light rail, which would further improve accessibility and support long-term urban renewal outcomes.

Utilities and Services

The site is serviced by existing utility infrastructure, including water, sewer, electricity, stormwater and telecommunications networks. It is located within a highly urbanised area where supporting infrastructure and essential services are already established.

Infrastructure Contributions

This planning proposal does not rely on the delivery of any identified new State or regional infrastructure to support the proposed amendments to Sydney LEP 2012.

This planning proposal does not prescribe a specific development outcome and may facilitate a range of housing types, including residential flat buildings, co-living housing, build-to-rent housing and affordable housing. The scale and nature of future infrastructure demand will depend on the development ultimately proposed and will be considered as part of future development applications.

Future development will be subject to the City's infrastructure contribution and affordable housing contribution frameworks, which will assist in supporting infrastructure and community outcomes associated with future growth.

6. Mapping

This planning proposal is to amend Sydney LEP 2012 maps as follows.

6.1. Land Zoning Map

Land Zoning Map – CL1_002 and CL1_ 009 is to be amended as shown in Figure 37.



Figure 37. Proposed changes to the Land Zoning Map

6.2. Heritage Map

Heritage Map – CL1_002 and CL1_ 009 is to be amended as shown in Figure 38.

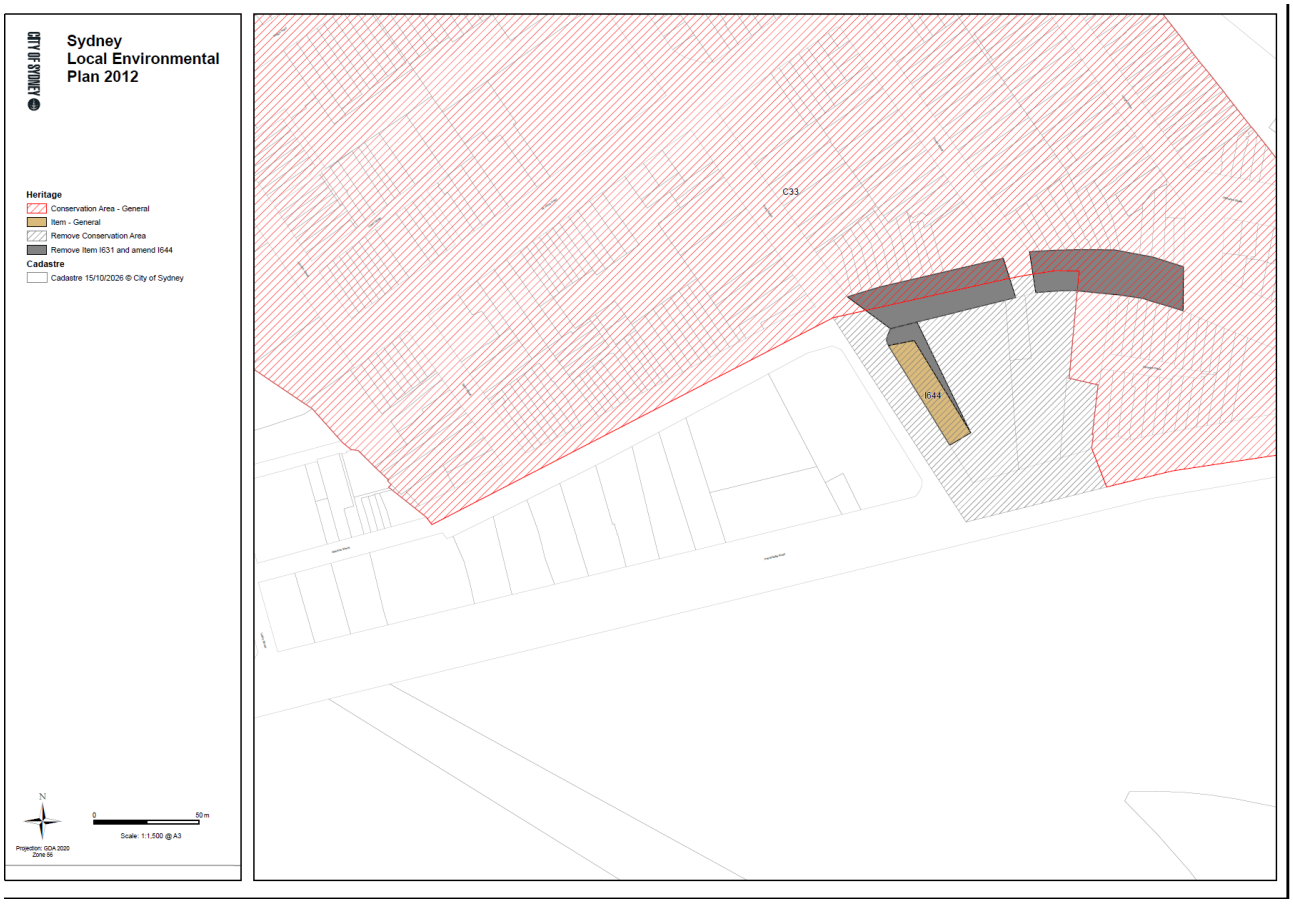


Figure 38. Proposed changes to the Heritage Map

6.3. Height of Buildings Map

Height of Building Map – CL1_002 and CL1_ 009 is to be amended as shown in Figure 39.



Figure 39. Proposed changes to the Height of Building Map

6.4. Locality and Site Identification Map

Locality and Site Identification Map – CL1_002 and CL1_ 009 is to be amended as shown in Figure 40.



Figure 40. Proposed changes to the Locality and Site Identification Map

6.5. Sun Access Plane Map

Sun Access Plane Map – CL1_002 and CL1_ 009 is to be amended as shown in Figure 41.

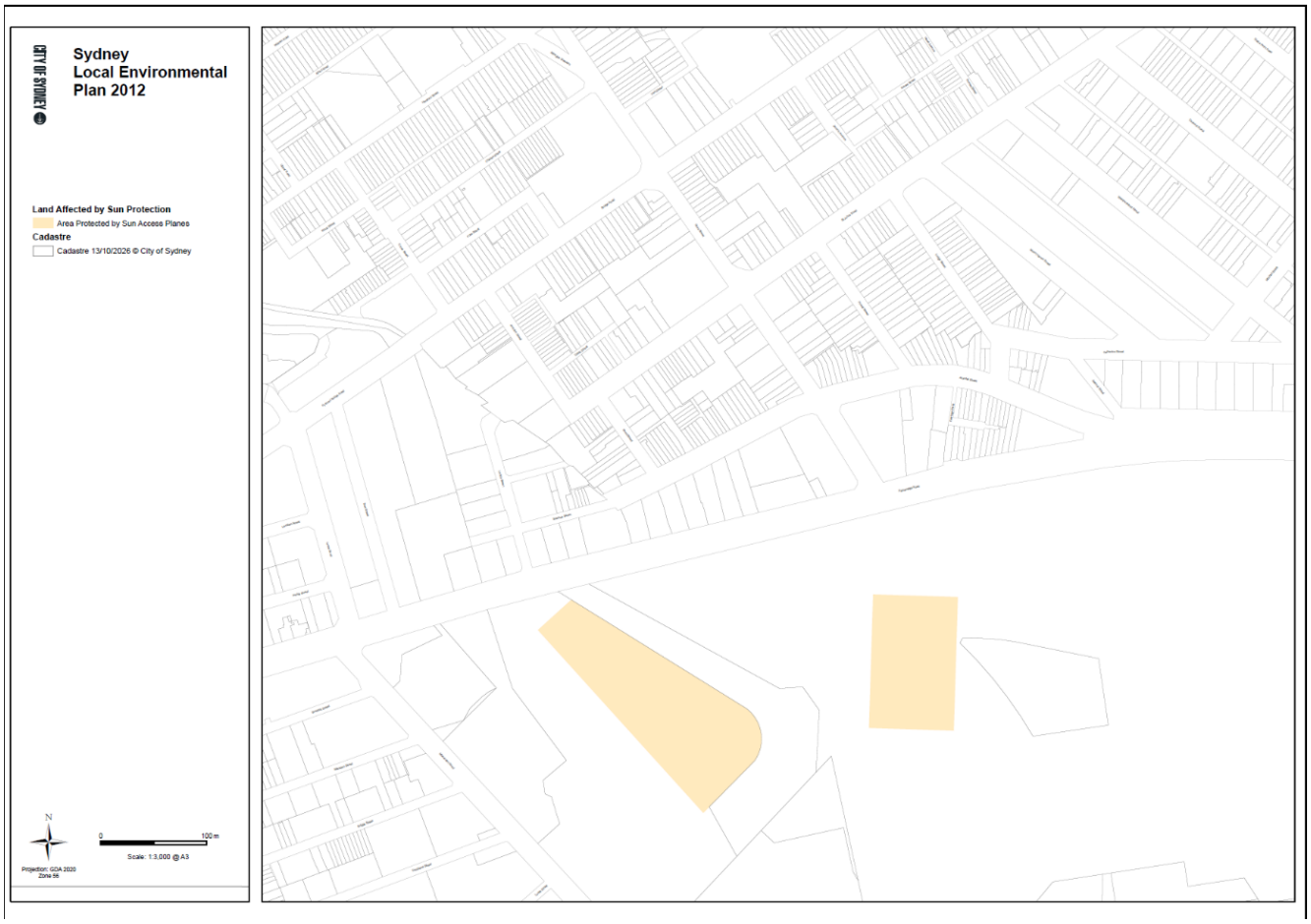


Figure 41. Proposed changes to the Sun Access Plane Map

CITY OF SYDNEY

Appendix A: LEP - Suggested drafting

Amendment 1: Amend clause 6.17 Sun access plane

*Amend Clause 6.17 as shown in **bold italics** below:*

(1) ...

(2) ...

(3) ...

(4) This clause applies to the sun access planes described in Schedule 6A affecting the following places during the specified dates and times—

Place	Period of protection	Times of protection
Alexandria Park	All year	10am–2pm
Belmore Park	All year	10am–2pm
Daniel Dawson Reserve	All year	10am–2pm
Harmony Park	All year	10am–2pm
Hyde Park	All year	10am–2pm
Lang Park	All year	Midday–2pm
Macquarie Place	1 September–31 May	10am–Midday
Martin Place	1 September–31 May	Midday–2pm
Prince Alfred Park	All year	10am–2pm
The Domain	All year	9am–2pm
The Royal Botanic Gardens	All year	9am–2pm
Wynyard Park	All year	Midday–2pm
St John's College Sports Ovals	**All year**	**9am–1pm**
University of Sydney Ovals – Oval # 2	**All year**	**9am–1pm**

Amendment 2: Insert new clause 6.xx Parramatta Road Precinct – East Area

Insert a new clause at Part 6 – Height and Floor Space as shown below:

(1) The objectives of this clause are -
  (a) to ensure appropriate separation between dwellings and busy roads to minimise adverse impacts on future residents, and
  (b) to facilitate development that includes employment-generating uses, local services and other non-residential floor space within the precinct.

(2) This clause applies to the following land in Forest Lodge—
  (a) Lot 2 DP 1275257, 50 Parramatta Road
  (b) Lot 1 DP 1275257, 50 Arundel Street
  (c) Lot 7 DP 30884, 40 Parramatta Road

(d) Lot 8 DP 30884, 36 Parramatta Road
(e) Lots 14A and 15A and 16 and 17, DP 447083, 1–3 Ross Street
(f) Lots A and B and C and D and G, DP 966001 and Lot 2 DP 104969 and Lot 1 DP 112049, 26 Arundel Street
(g) Lots E and F, DP 966001, 30 Arundel Street

(3) Development consent must not be granted to development involving the erection or change of use of a building on land to which this clause applies unless the consent authority is satisfied the ground floor, where it faces Parramatta Road or Ross Street, will not include dwellings.

(4) Development consent must not be granted to development involving the erection of a building unless the consent authority is satisfied of the following—
(a) on Lot 2 DP 1275257, 50 Parramatta Road, at least 1,100m2 of the gross floor area of all buildings on the land will be used for purposes other than residential accommodation,
(b) on Lot 8 DP 30884, 36 Parramatta Road, at least 7,500m2 of the gross floor area of all buildings on the land will be used for purposes other than residential accommodation,
(c) on Lots 14A and 15A and 16 and 17, DP 447083, 1–3 Ross Street, at least 3,000m2 of the gross floor area of all buildings on the land will be used for purposes other than residential accommodation,
(d) on Lot A and B and C and D and G, DP 966001 and Lot 2 DP 104969 and Lot 1 DP 112049, 26 Arundel Street, at least 500m2 of the gross floor area of all buildings on the land will be used for purposes other than residential accommodation.

(5) Despite clause 4.4, where development provides for appropriate footpath widening, development consent may be granted to development that exceeds the maximum floor space ratio shown for the land on the Floor Space Ratio Map,
(a) on Lot 2 DP 1275257, 50 Parramatta Road, a floor space ratio of up to 4.6:1, or
(b) on Lot 8 DP 30884, 36 Parramatta Road, a floor space ratio of up to 6.6:1, or
(c) on Lot 7 DP 30884, 40 Parramatta Road, a floor space ratio of up to 7.5:1, or
(d) on Lots 14A and 15A and 16 and 17, DP 447083, 1–3 Ross Street, a floor space ratio of up to 5.2:1, or
(e) on Lot A and B and C and D and G, DP 966001 and Lot 2 DP 104969 and Lot 1 DP 112049, 26 Arundel Street, a floor space ratio of up to 5.5:1, or
(f) on Lot E and F DP 966001, 30 Arundel Street, a floor space ratio of up to 5.5:1.

(6) Development that comprises at least 25% non-residential floor space is eligible for an amount of additional floor space of 10% of the amount permitted as a result of (5).

Amendment 3: Insert new clause 6.xx Parramatta Road Precinct – West Area

Insert a new clause at Part 6 – Height and Floor Space as shown below:

(1) The objectives of this clause are—
(a) to minimise adverse impacts on future residents, and
(b) to encourage the consolidation and coordinated development of land, and
(c) to enable the safe occupation and efficient evacuation of people in the event of a flood.

(2) This clause applies to the following land in Forest Lodge—
(a) Lot 1 DP 30884, 64 Parramatta Road,
(b) Lot 2 DP 30884, 62 Parramatta Road,
(c) Lot 201 DP 746742, 60 Parramatta Road,
(d) Lot C DP 438920, 58 Parramatta Road,
(e) Lot 5 DP 30884, 56 Parramatta Road,

(f) Lot 6 DP 30884, 54 Parramatta Road,
(g) Lot 1 DP 60080, 52 Parramatta Road.

(3) Development consent must not be granted to development involving the erection or change of use of a building on land to which this clause applies unless the consent authority is satisfied the ground floor, where it faces Parramatta Road, will not include dwellings.

(4) Despite clause 4.4, development consent may be granted to development that exceeds the maximum floor space ratio shown for the land on the Floor Space Ratio Map,
(g) on block AB, a floor space ratio of up to 2.8:1, or
(h) on block ABC, a floor space ratio of up to 3.5:1, or
(i) on block CD, a floor space ratio of up to 4:1, or
(j) on block CDE, a floor space ratio of up to 3.8:1, or
(k) on block DE, a floor space ratio of up to 3.8:1, or
(l) on block EFG, a floor space ratio of up to 4.3:1, or
(m) on block FG, a floor space ratio of up to 4.5:1.

(5) Development consent must not be granted to development involving the erection of a building on land to which this clause applies unless the consent authority is satisfied that—
(a) a pedestrian evacuation route is available between the development site and a public place, and
(b) the development provides for the future continuation of the pedestrian evacuation route from adjoining land to that public place.

(6) In this clause—

pedestrian evacuation route means an unimpeded publicly accessible route that enables the evacuation of persons from land to which this clause applies to a public place located above the probable maximum flood level during a probable maximum flood event.

block AB means –
(a) Lot 1 DP 30884, 64 Parramatta Road, and
(b) Lot 2 DP 30884, 62 Parramatta Road.

block ABC means –
(a) Lot 1 DP 30884, 64 Parramatta Road, and
(b) Lot 2 DP 30884, 62 Parramatta Road, and
(a) Lot 201 DP 746742, 60 Parramatta Road.

block CD means –
(a) Lot 201 DP 746742, 60 Parramatta Road, and
(b) Lot C DP 438920, 58 Parramatta Road.

block CDE means –
(a) Lot 201 DP 746742, 60 Parramatta Road, and
(b) Lot C DP 438920, 58 Parramatta Road, and
(c) Lot 5 DP 30884, 56 Parramatta Road.

block DE means –
(a) Lot C DP 438920, 58 Parramatta Road, and
(b) Lot 5 DP 30884, 56 Parramatta Road.

block EFG means –

(a) Lot 5 DP 30884, 56 Parramatta Road, and
(b) Lot 6 DP 30884, 54 Parramatta Road, and
(c) Lot 1 DP 60080, 52 Parramatta Road.

block FG means –
(a) Lot 6 DP 30884, 54 Parramatta Road, and
(b) Lot 1 DP 60080, 52 Parramatta Road.

Amendment 4: Amend Schedule 6A – Sun Access Planes

Insert the following at the end of the schedule:

Part X - University of Sydney Ovals – Oval # 2

University of Sydney Oval No. 2 XA sun access plane
(1) X is a point at 332181N, 6248881E, RL23.
(2) B1 is 86.22 degrees.
(3) V1 is 49.89 degrees.
(4) B2 is 58 degrees.
(5) V2 is 36.97 degrees.

University of Sydney Oval No. 2 XB sun access plane
(1) X is a point at 332181N, 6248881E, RL23.
(2) B1 is 58 degrees.
(3) V1 is 36.97 degrees.
(4) B2 is 42.57 degrees.
(5) V2 is 17.93 degrees.

University of Sydney Oval No. 2 XC sun access plane
(1) X is a point at 332181N, 6248881E, RL23.
(2) Y is a point at 332185N, 6249007E, RL23.
(3) B is 42.57 degrees.
(4) V is 17.93 degrees.

University of Sydney Oval No. 2 XD sun access plane
(1) X is a point at 332185N, 6249007E, RL23.
(2) Y is a point at 332105N, 6249010E, RL23.
(3) B is 42.57 degrees.
(4) V is 17.93 degrees.

University of Sydney Oval No. 2 XE sun access plane
(1) X is a point at 332105N, 6249010E, RL23.
(2) B1 is 42.57 degrees.
(3) V1 is 17.93 degrees.
(4) B2 is 15.27 degrees.
(5) V2 is 31.11 degrees.

University of Sydney Oval No. 2 XF sun access plane
(1) X is a point at 332105N, 6249010E, RL23.
(2) B1 is 15.27 degrees.
(3) V1 is 31.11 degrees.
(4) B2 is 343.13 degrees.
(5) V2 is 29.77 degrees.

University of Sydney Oval No. 2 XG sun access plane
(1) X is a point at 332105N, 6249010E, RL23.
(2) Y is a point at 332101N, 6248884E, RL23.

(3) B is 343.13 degrees.
(4) V is 29.77 degrees.

University of Sydney Oval No. 2 XH sun access plane
(1) X is a point at 332101N, 6248884E, RL23.
(2) B1 is 343.13 degrees.
(3) V1 is 29.77 degrees.
(4) B2 is 329.79 degrees.
(5) V2 is 50.99 degrees.

University of Sydney Oval No. 2 XI sun access plane
(1) X is a point at 332101N, 6248884E, RL23.
(2) B1 is 329.79 degrees.
(3) V1 is 50.99 degrees.
(4) B2 is 301.26 degrees.
(5) V2 is 71.1 degrees.

Part X - St John's College Sports Ovals

St John's College Sports Ovals XA sun access plane
(1) X is a point at 331993N, 6248853E, RL23.
(2) B1 is 86.22 degrees.
(3) V1 is 49.89 degrees.
(4) B2 is 58 degrees.
(5) V2 is 36.97 degrees.

St John's College Sports Ovals XB sun access plane
(1) X is a point at 331993N, 6248853E, RL23.
(2) B1 is 58 degrees.
(3) V1 is 36.97 degrees.
(4) B2 is 42.57 degrees.
(5) V2 is 17.93 degrees.

St John's College Sports Ovals XC sun access plane
(1) X is a point at 331993N, 6248853E, RL23.
(2) Y is a point at 331985N, 6248902E, RL23.
(3) B is 42.57 degrees.
(4) V is 17.93 degrees.

St John's College Sports Ovals XD sun access plane
(1) X is a point at 331985N, 6248902E, RL23.
(2) Y is a point at 331820N, 6249005E, RL22.
(3) B is 42.57 degrees.
(4) V is 17.93 degrees.

St John's College Sports Ovals XE sun access plane
(1) X is a point at 331820N, 6249005E, RL22.
(2) B1 is 42.57 degrees.
(3) V1 is 17.93 degrees.
(4) B2 is 15.27 degrees.
(5) V2 is 31.11 degrees.

St John's College Sports Ovals XF sun access plane
(1) X is a point at 331820N, 6249005E, RL22.
(2) B1 is 15.27 degrees.
(3) V1 is 31.11 degrees.

(4) B2 is 343.13 degrees.
(5) V2 is 29.77 degrees.

St John's College Sports Ovals XG sun access plane
(1) X is a point at 331820N, 6249005E, RL22.
(2) Y is a point at 331788N, 6248976E, RL21.
(3) B is 343.13 degrees.
(4) V is 29.77 degrees.

St John's College Sports Ovals XH sun access plane
(1) X is a point at 331788N, 6248976E, RL21.
(2) B1 is 343.13 degrees.
(3) V1 is 29.77 degrees.
(4) B2 is 329.79 degrees.
(5) V2 is 50.99 degrees.

St John's College Sports Ovals XI sun access plane
(1) X is a point at 331788N, 6248976E, RL21.
(2) B1 is 329.79 degrees.
(3) V1 is 50.99 degrees.
(4) B2 is 301.26 degrees.
(5) V2 is 71.1 degrees.

Amendment 5: Amend Schedule 6C – Planning Proposal Land

Insert the following at the end of the table in the Schedule:

Planning Proposal Land	Contribution requirement
Lot 1 DP 30884, 64 Parramatta Rd, Forest Lodge Lot 2 DP 30884, 62 Parramatta Rd, Forest Lodge Lot 201 DP 746742, 60 Parramatta Rd, Forest Lodge Lot C DP 438920, 58 Parramatta Rd, Forest Lodge Lot 5 DP 30884, 56 Parramatta Rd, Forest Lodge Lot 6 DP 30884, 54 Parramatta Rd, Forest Lodge Lot 1 DP 60080, 52 Parramatta Rd, Forest Lodge Lot 2 DP 1275257, 50 Parramatta Rd, Forest Lodge Lots 14A and 15A and 16 and 17, DP 447083, 1–3 Ross Street, Forest Lodge Lot 7 DP 30884, 40 Parramatta Road, Forest Lodge	The total amount of: (a) the contribution applying to the development under clause 7.13, and (b) 9% of the gross floor area used for residential accommodation.

Lot 8 DP 30884, 36 Parramatta Road, Forest Lodge Lots A and B and C and D and G, DP 966001 and Lot 2 DP 104969 and Lot 1 DP 112049, 26 Arundel St, Forest Lodge Lots E and F, DP 966001, 30 Arundel St, Forest Lodge	

Attachment A1

Urban Design Study – Parramatta Road Precinct

CITY OF SYDNEY

Urban Design Study: Parramatta Road Precinct



November 2026

The City of Sydney acknowledges the Gadigal of the Eora Nation as the Traditional Custodians of our local area.

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Introduction

The Parramatta Road Precinct Urban Design Study (Study) has been prepared to inform proposed amendments to the planning controls applying to the site (Figure 0.1), including changes to the Sydney Local Environmental Plan 2012 (Sydney LEP 2012) and Sydney Development Control Plan 2012 (Sydney DCP 2012).

The purpose of the Study is to identify an appropriate urban design response for the site, test a range of built form options and establish a redevelopment framework capable of delivering additional housing, employment-generating uses and local services while responding to the site's opportunities and constraints.

The study area comprises approximately 18,000 sqm of land fronting Parramatta Road, Ross Street and Arundel Street, Forest Lodge, as shown in Figure 0.1.

This Study forms part of the evidence base for the Planning Proposal and draft Sydney Development Control Plan (draft DCP) and provides the urban design justification for the proposed planning controls.



Figure 0.1. Study area

1. Site and context

1.1. Site location

The study area is located in Forest Lodge, approximately 2 kilometres west of the Sydney Central Business District, within the City of Sydney local government area.

The site comprises a collection of properties fronting Parramatta Road, Ross Street and Arundel Street. It occupies a prominent position immediately north of the University of Sydney campus and approximately 800 metres east of Royal Prince Alfred Hospital.

The study area is situated at the interface between Forest Lodge, Camperdown and Glebe and forms part of the broader Parramatta Road corridor. The site is surrounded by a mix of educational, health, residential, commercial and open space uses and occupies a transition point between the institutional land uses associated with the University of Sydney and the established residential neighbourhoods to the north.

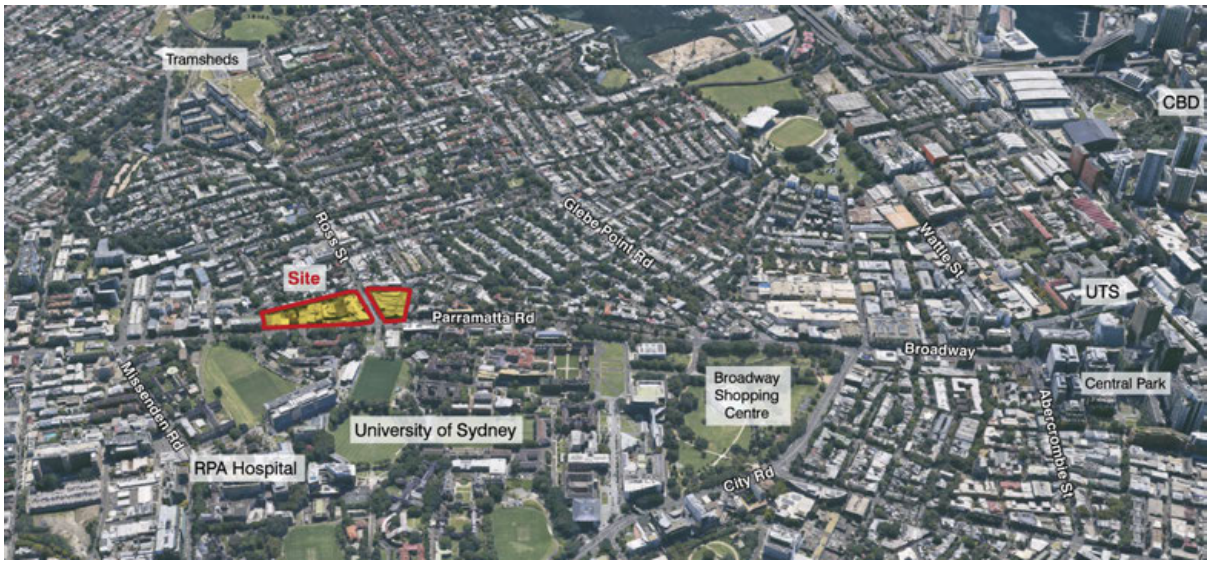


Figure 1.1. Site location

1.2. Site description

The study area comprises approximately 18,000 sqm of land fronting Parramatta Road, Ross Street and Arundel Street, Forest Lodge. The precinct contains a diverse mix of commercial, retail, educational, institutional and employment-generating uses accommodated within buildings of varying age, scale and character.

Existing uses include retail showrooms, commercial offices, educational facilities, health-related offices, government services, vehicle sales and servicing premises, specialised retail businesses, warehouses and associated storage and servicing facilities. The site also contains the recently completed NSW Ambulance Station, an important piece of social infrastructure serving the broader region.

Development within the precinct is generally low-rise in scale and reflects incremental redevelopment over an extended period. A number of buildings support active employment, education and service uses. Much of the site is characterised by extensive hardstand areas, surface parking and vehicle-oriented development.

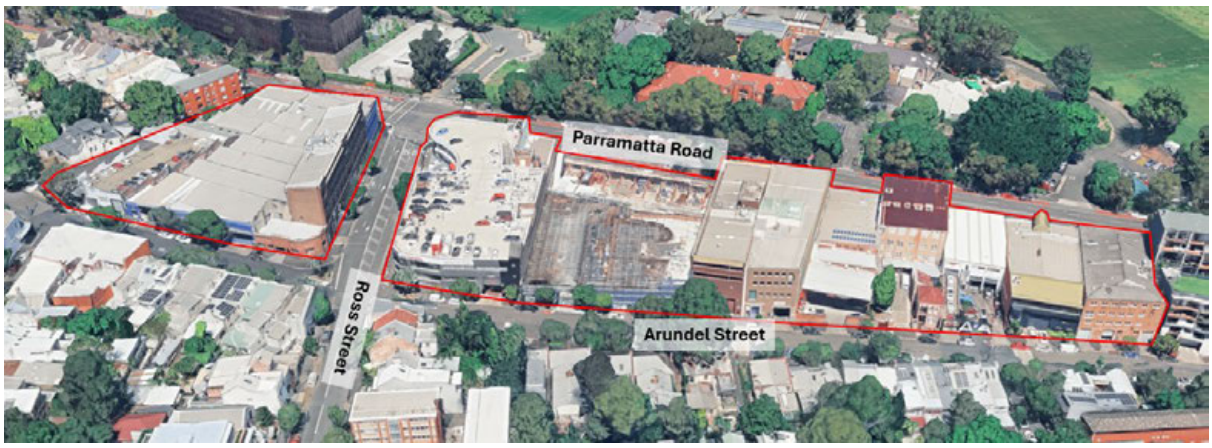


Figure 1.2. Aerial view of the study area looking from the north

The study area is highly urbanised and contains a diverse collection of buildings and land uses (Figure 1.2). Development is concentrated along the Parramatta Road frontage and Ross Street while Arundel Street provides access to the various properties within the precinct and has a more varied presentation to the street including numerous driveways.

1.2.1. Parramatta Road and Ross Street Interface

The Parramatta Road and Ross Street intersection is a highly visible location within the wider corridor (Figures 1.3 - 1.5). The intersection provides direct pedestrian connections to the University of Sydney campus and is serviced by signalised pedestrian crossings on all approaches. Existing development at this location includes a mix of retail, institutional and commercial uses, including the Former Grace Bros Repository, Officeworks and Diabetes Australia. The intersection also accommodates a bus stop serving route services along Parramatta Road and plays an important role in connecting the precinct to surrounding destinations and serves as a major pedestrian entry to the University.



Figure 1.3. Eastern precinct and Parramatta Road frontage showing the intersection of Ross Street and Parramatta Road.



Figure 1.4. Parramatta Road corner of Ross Street, facing west showing the Toyota dealership in the foreground and vacant site and western sites in the background



Figure 1.5. Ross Street, North of Arundel Street facing south towards Parramatta Road

1.2.2. Parramatta Road interface

The Parramatta Road frontage accommodates a wide variety of commercial, retail and service-based activities, including specialised retail premises, auction and trade-related businesses, commercial offices, private education providers and other employment-generating uses.

Collectively, these uses contribute to the mixed employment character of the corridor (figures 1.6 – 1.11).



Figure 1.6. Parramatta Road west of Ross Street, facing east showing the western sites in the foreground



Figure 1.7. Parramatta Road frontage – 52, 54 and 56 Parramatta Road

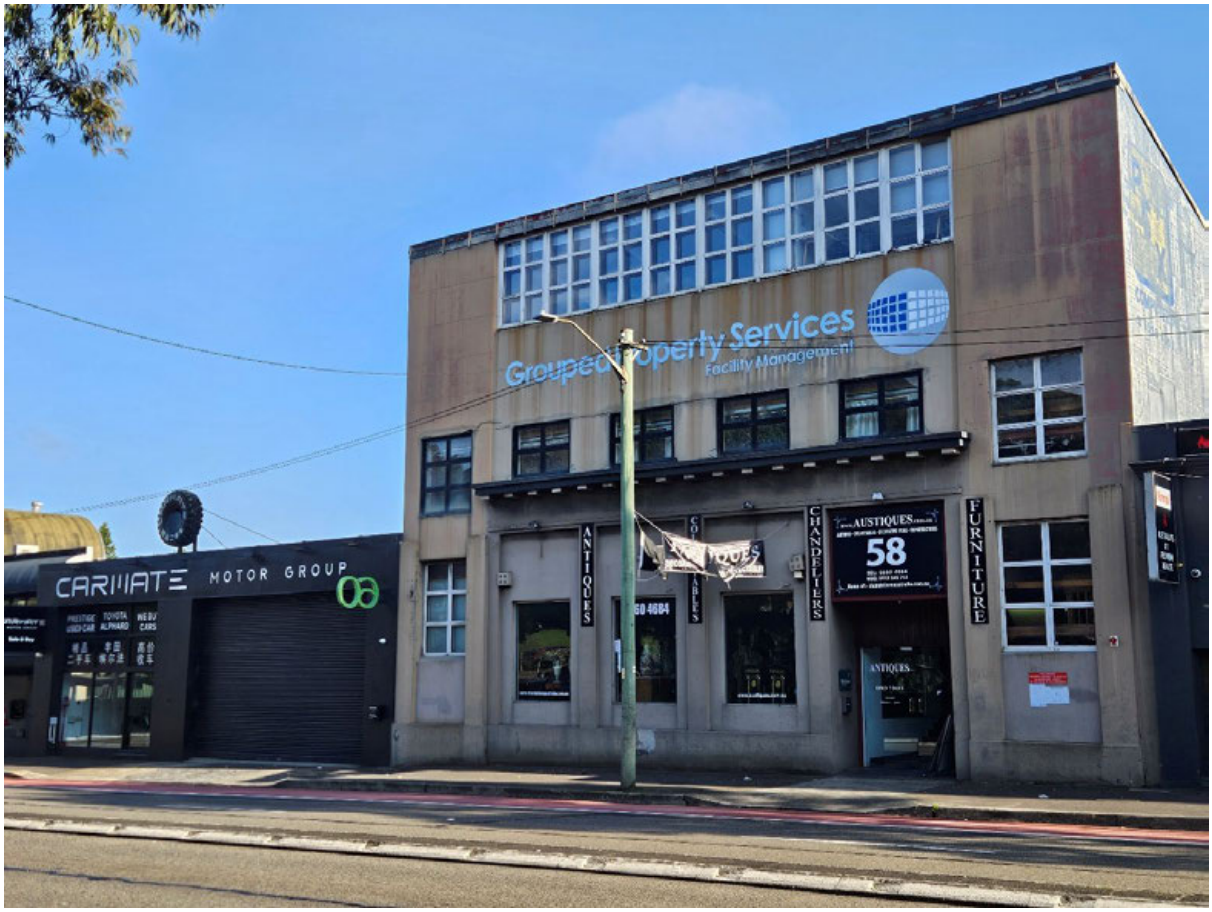


Figure 1.8. Parramatta Road Frontage – 58 and 60 Parramatta Road



Figure 1.9. Parramatta Road Frontage – 62 and 64 Parramatta Road

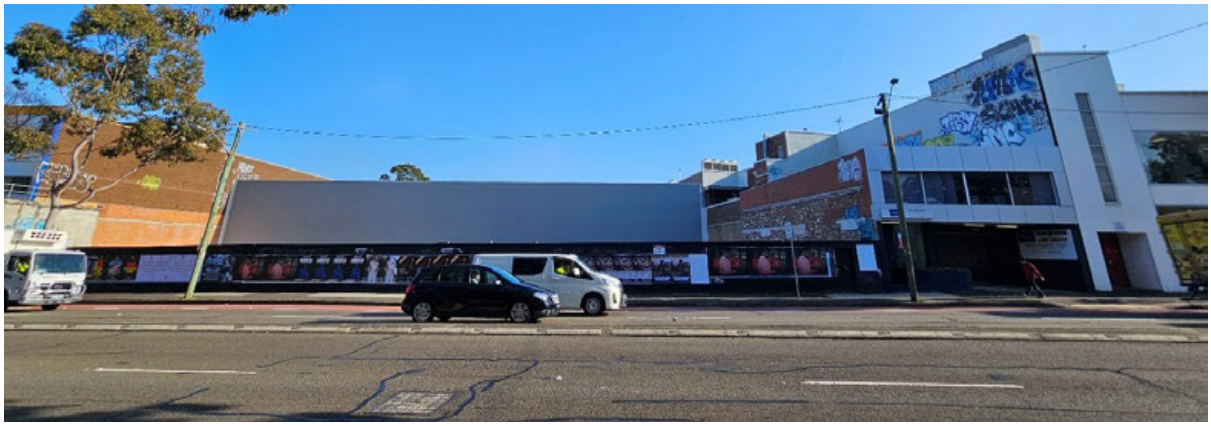


Figure 1.10. Parramatta Road Frontage – 40 and 50 Parramatta Road. Behind the hoardings is the residual vacant land that was not developed when the ambulance station was built.



Figure 1.11. Parramatta Road Frontage – 36, 40 Parramatta Road and 1-3 Ross Street

1.2.3. Arundel Street frontage

Development fronting Arundel Street varies along the length of the study area and includes a mix of educational, institutional, commercial and employment-generating uses (Figures 1.12 – 1.18). The eastern portion contains premises associated with Diabetes Australia and space occupied by the University of Sydney, while the western portion accommodates larger employment and service-based uses including the NSW Ambulance Station and vehicle sales and servicing activities.

Buildings generally present secondary frontages, servicing areas and vehicle access points to Arundel Street and are accompanied by hardstand and circulation areas. Collectively, these uses reflect the employment-focused history of the subject land and contribute to its mixed urban character.



Figure 1.12. Arundel Street frontage – 50 Arundel Street – the recently constructed NSW Ambulance Station



Figure 1.13. Arundel Street frontage – 26-30 Arundel and 1-3 Ross Street. The ramp in the foreground provides access to the rooftop parking that replaced the original saw-toothed roof of the Diabetes Australia building



Figure 1.14. Arundel Street frontage – Rear of 56 Parramatta Road



Figure 1.15. Arundel Street frontage – Rear of 58 Parramatta Road



Figure 1.16. Arundel Street frontage – Rear of 60 Parramatta Road



Figure 1.17. Arundel Street frontage – Rear of 62 Parramatta Road



Figure 1.18. Arundel Street frontage – Rear of 62 and 64 Parramatta Road

1.1 Site Characteristics

The study area contains a mix of lot sizes, ownership patterns and physical characteristics. The eastern portion of the site comprises larger landholdings concentrated around the Parramatta Road and Ross Street intersection. In contrast, the western portion of the study area comprises a series of smaller landholdings.

The site is also characterised by significant variation in topography and flooding conditions. Parramatta Road falls from east to west, while Arundel Street descends more steeply towards the western end of the site where a significant topographic depression occurs. These topographic conditions contribute to the concentration of flooding impacts within the western portion of the site.

The differing lot dimensions, ownership patterns, topography and flooding characteristics contribute to distinctly different physical conditions across the eastern and western portions of the study area. Details of the individual properties that comprise the study area are provided in Table 1.1.

Table 1.1. Lot areas and Major Uses

Address	Lot and DP	Lot size	Major use
64 Parramatta Rd	Lot 1 DP 30884	687	Book publisher
62 Parramatta Rd	Lot 2 DP 30884	771	Food caterer
60 Parramatta Rd	Lot 201 DP 746742	753	Car dealership
58 Parramatta Rd	Lot C DP 438920	1024	Furniture retail
56 Parramatta Rd	Lot 5 DP 30884	923	Homewares retail
54 Parramatta Rd	Lot 6 DP 30884	885	Office premises
52 Parramatta Rd	Lot 1 DP 60080	910	Office premises
50 Parramatta Rd	Lot 2 DP 1275257	1368	Vacant land
40 Parramatta Rd	Lot 7 DP 30884	169	Office premises
36 Parramatta Rd	Lot 8 DP 30884	2973	Car dealership
1–3 Ross St	Lots 14A and 15A and 16 and 17, DP 447083	3375	Officeworks
50 Arundel St	Lot 1 DP 1275257	2090	Ambulance Station
26 Arundel St	Lots A and B and C and D and G, DP 966001 and Lot 2 DP 104969 and Lot 1 DP 112049	1899	Diabetes Australia
30 Arundel St	Lots E and F, DP 966001	290	Carpark

1.3. Built form context

The study area is located between three distinct built form conditions.

1.3.1. University Interface

The southern side of Parramatta Road is occupied by the University of Sydney campus, residential colleges and associated sporting facilities (Figures 1.19 – 1.22). These lands present a markedly different built form condition to the residential neighbourhoods to the north and include a mix of institutional buildings, open space and recreational facilities.

Development within the University campus generally occurs at a larger scale than development surrounding the study area and includes a mixture of historic sandstone buildings and contemporary educational facilities in significant landscaped open spaces. This form of development – buildings in landscape – is sometimes referred to as “campus” development. The sporting fields opposite the site provide a substantial break in built form and contribute to the open character of this section of Parramatta Road.

The campus is continuing to evolve through the University of Sydney's Campus Improvement Program. This includes the approved Ross Street Teaching and Learning Hub at the corner of Parramatta Road and Ross Street, a five-level teaching building with associated public domain and landscape improvements that will reinforce the campus entry opposite the study area.

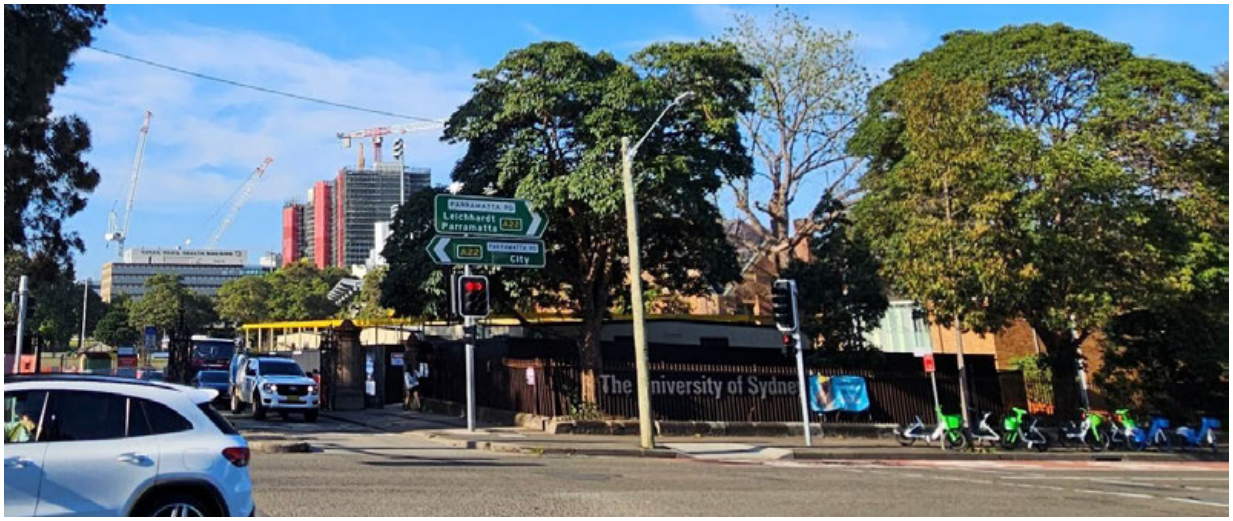


Figure 1.19. University of Sydney – Ross Street Entry (opposite Ross Street)



Figure 1.20. Artists impression of University of Sydney Teaching and Learning Hub currently under construction



Figure 1.21. University of Sydney – south-east of study area



Figure 1.22. St John's College – south-west of study area

1.3.2. Adjoining Development – west of study area

A mixed-use development at 66–70 Parramatta Road adjoins the western boundary of the study area (Figures 1.23 – 1.26). The building is approximately five storeys in height and is constructed to the common boundary, with no windows facing towards the study area. Apartments are generally oriented north and south and rely on a central landscaped courtyard that is open to the sky to provide daylight, solar access, outlook and natural ventilation. The internal courtyard also contributes to the amenity of the development while reducing reliance on side-facing windows adjacent to the study area.

A building of a similar size is located immediately to the west of this building.



Figure 1.23. Adjoining development



Figure 1.24. Development fronting Parramatta Road adjoining the study area to the west



Figure 1.25. Development fronting Arundel Street adjoining the study area to the west

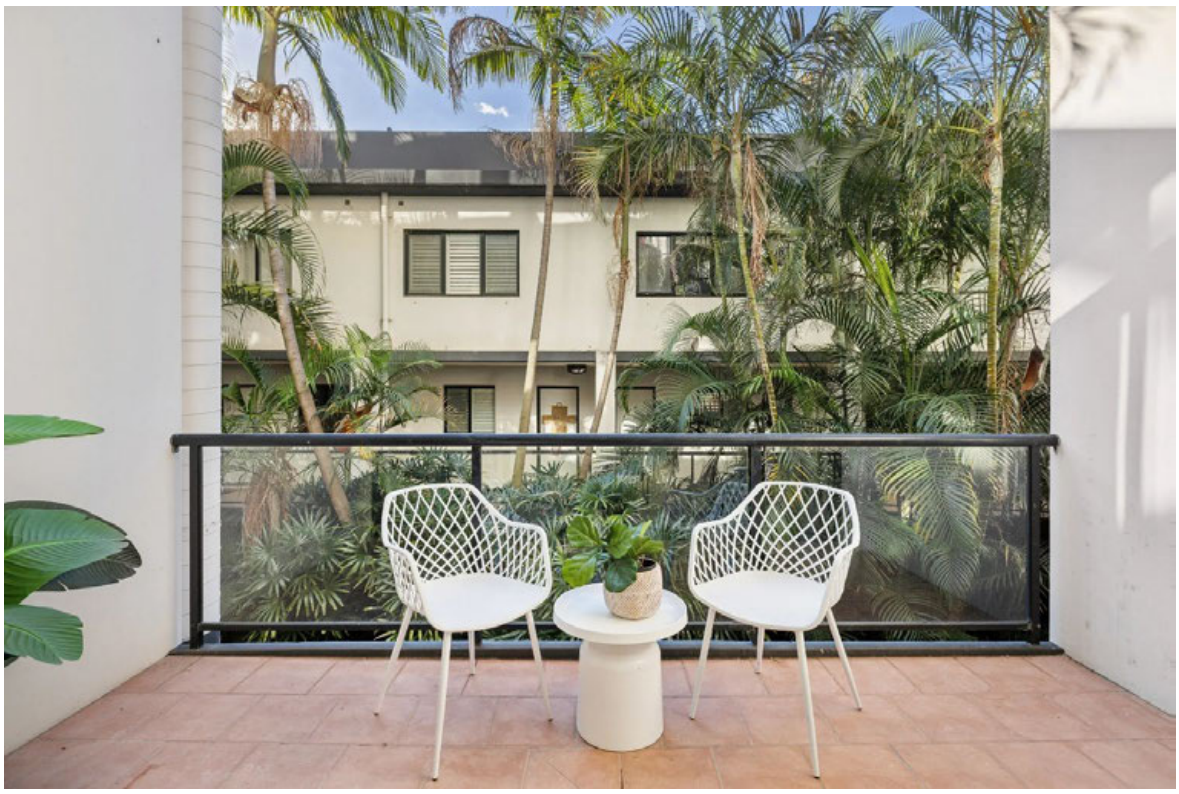


Figure 1.26. Internal courtyard – 66-70 Parramatta Road (Source: Domain)

1.3.3. Surrounding development – West of Ross Street

Surrounding development west of Ross Street is located along the northern side of Arundel Street and on both sides of Sparkes Street, which forms the continuation of Arundel Street west of the study area (Figures 1.27 – 1.33). North of Arundel Street, development is predominantly one and two-storey residential dwellings. Street tree canopy along this frontage is dense and established, contrasting with the rear of the study area, which is characterised by extensive hardstand areas, driveways and limited landscaping.

Further west, the built form transitions to a mix of one and two-storey dwellings north of Sparkes Street and larger residential flat buildings and co-living developments south of Sparkes Street, generally ranging from two to four storeys in height.

Land south of Sparkes Street has dual frontages to Sparkes Street and Parramatta Road and accommodates a mix of residential, commercial and mixed-use development. This includes the mixed-use development at 66–70 Parramatta Road and the approved Housing Delivery Authority project at 78–80 Parramatta Road, comprising ground floor non-residential floor space, approximately 223 co-living rooms and building heights of up to 12 storeys.



Figure 1.27. Surrounding development west of Ross Street



Figure 1.28. Ross Street, North of Arundel Street looking north



Figure 1.29. Surrounding residential development - North side of Arundel Street including perpendicular angled parking and inconsistent street tree planting



Figure 1.30. Surrounding residential development - North side of Arundel Street



Figure 1.31. Surrounding residential and mixed-use development – Parramatta Road

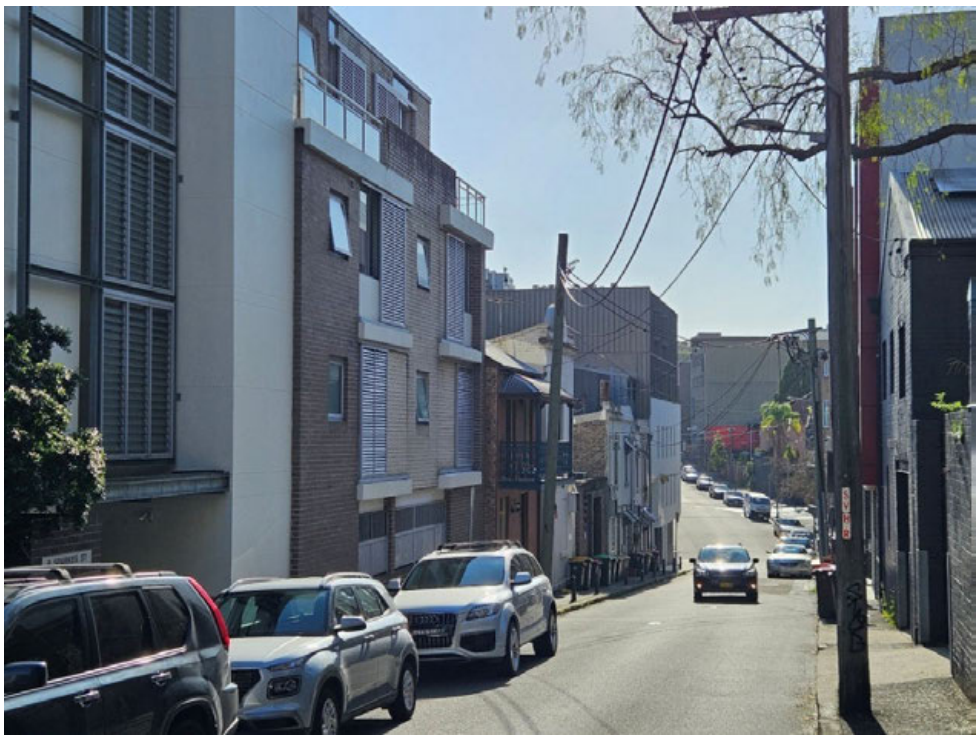


Figure 1.32. Sparkes Street to the west of the study area looking east. Sparkes Street is the western extension of Arundel Street



Figure 1.33. Sparkes Street to the west of the study area looking west

1.3.4. Adjoining Development – east of study area

Development adjoining the east of the study area includes a freestanding house fronting Arundel Street and a four-storey 1960s residential flat building fronting Parramatta Road (Figures 1.34 – 1.38). The residential flat building is also set well above street level.



Figure 1.34. Adjoining development to the east of the study area



Figure 1.35. Adjoining development Parramatta Road frontage viewed from the east - 26a Parramatta Road



Figure 1.36. Chapman steps east of the study area looking west with 28-30 Parramatta Road in the background



Figure 1.37. Adjoining development Arundel Street frontage looking south-east – 24 Arundel Street



Figure 1.38. Adjoining development Arundel Street frontage – 24 Arundel Street

1.3.5. Surrounding Development – East of Study Area

Land north of Arundel Street and east of the study area is characterised by a predominantly one and two-storey residential character (Figures 1.39 – 1.44). This pattern continues along much of Arundel Street and establishes an important relationship between the study area and the surrounding residential neighbourhood.

Development immediately east of the study area consists predominantly of two and three-storey Victorian terraces located both north and south of Arundel Street. The Forest Lodge Hotel and a local café occupy the corner of Arundel Street and Forest Street.

Fronting Parramatta Road, a row of terraces is located on elevated land behind a sandstone retaining wall. This retaining wall and the associated access stairway from Parramatta Road are known as the Chapman Steps and provide an important local landmark and pedestrian connection.

Further east, a four-storey co-living development is currently under construction. The approved development incorporates the adaptive reuse of two existing terrace houses and introduces a higher-density residential form within the broader terrace streetscape.



Figure 1.39. Surrounding development to the east of the study area



Figure 1.40. Parramatta Road Terraces – Above Chapman Steps looking east



Figure 1.41. 2 Arundel Street and 6-8 Parramatta Road development site



Figure 1.42. Southern side of Arundel Street adjacent to eastern edge of study area



Figure 1.43. Residential character north of Arundel Street looking west



Figure 1.44. Forest Lodge Hotel, Arundel Street, east of the study area looking north-west

1.4. Existing street conditions

1.4.1. Parramatta Road

Parramatta Road is a wide road at around 27-30 m. It has 6 traffic lanes and an additional turning lane east of Ross Street. There is a narrow concrete centre median that is not wide enough to provide a refuge for people crossing the street. It has narrow footpaths that are crowded at the bus stops east of Ross Street. The only safe crossing opportunity is at the signalised intersection at Ross Street which has crossings on all legs. Waiting times to cross are long (>90 seconds on average) leading to some disobedience. The next safe crossing opportunity is almost 500m to the west (around a five-minute walk) at Lyons Road and 270 m to the east at the elevated university footbridge.

The south side of the road has developing street trees and is overhung by the canopies of trees on the university land. The north side of the road has overhead wiring and very few street trees. Further west the street tree planting on the north side of the road is more continuous and it appears that the overhead wiring has been bundled allowing the canopies more space to spread.

To the east of the study area the substantial cutting and large sandstone retaining wall dominates the character of the street.

There is off-peak street parking in the kerbside bus lanes.

The City of Sydney envisages Parramatta Road to be reconfigured in the future to accommodate light rail. Buildings should be set back from Parramatta Road to support a future light rail stop on Parramatta Road near the intersection with Ross Street.

1.4.2. Ross Street

Ross Street is 20 m wide between Parramatta Road and Arundel Street. It has moderately sized footpaths that are reasonably comfortable for the current relatively low number of people walking. There are three traffic lanes and a wide centre chevron “lane” used by emergency vehicles to jump queued traffic in emergency situations.

Street tree planting is relatively small and not continuous. On the west side of the street it is limited by the location of driveways and on the east side by the overhead wiring that has not been bundled.

1.4.3. Arundel Street

Arundel Street is 20 m wide with a 12-13 m wide carriageway. It has generously sized footpaths that are comfortable for the low to moderate number of people walking. The street slopes steeply from the east down to the west.

West of Ross Street there is predominantly angled parking on the north side of the street and between the ambulance station and Ross Street there is a chevron emergency vehicle “lane” in the centre of the carriageway. There are non-bundled overhead power lines on the north side of the street which have limited the size of the street trees to around 6 m in height. On the south side of the street there are a large number of vehicle access points across the footpath which has limited opportunities for street tree planting. The street trees that have been planted are not large.

East of Ross Street there is parallel parking which makes the carriageway feel very wide for a local street. The overhead power lines on the north side of the street are unbundled which means that the street trees on that side are only 5-6 m high. Due to the presence of driveway crossings on the south side of the street there are only a small number of street trees on the south side of the street and mostly small except for one moderately sized tree next to the Officeworks.

The intersection at Ross Street is awkward. The chevroned median on the west side and poorly designed planting and vertical speed control elements make crossing uncomfortable and exposed for people walking. Despite Ross Street being a potential candidate for a pedestrian crossing there is no safe crossing facility of Ross Street for people walking along Arundel Street.

The intersection with Forest Street is very wide and there are no crossing facilities including an absence of kerb ramps. There is a zebra crossing 30 m further east. Most people walking do not use it unless they are travelling east to west.

The intersection with Short Street is wide and does not have any crossing facilities. There is a speed platform on the western leg.

There are significant opportunities to improve street tree planting, canopy coverage (particularly associated with bundling of overhead wiring) and crossing safety for people walking.

1.5. Urban renewal context

The study area forms part of a broader corridor experiencing significant redevelopment and planning activity. Recent years have seen a number of major projects approved, under construction or progressing through planning pathways across Camperdown, Forest Lodge and Annandale. These include the redevelopment of the former WestConnex dive site, a large group of Housing Delivery Authority projects and the proposed Life Sciences development at 84–94 Parramatta Road (illustrated in Figure 1.45). The number of Housing Delivery Authority projects that include concurrent rezonings in this cluster is still increasing.

In addition, land to the east within Ultimo and Broadway has been identified for further investigation through the City's Housing for All program, while land to the west within the Inner West Local Government Area is currently subject to a state-led rezoning process that seeks to deliver approximately 8,000 additional dwellings along and adjacent to the Parramatta Road corridor (illustrated by the heavy red outline in Figure 1.45).

A notable characteristic of redevelopment occurring within the broader area is the increasing focus on housing products that support students and other households seeking long-term rental accommodation close to major education, health and employment destinations. Recent proposals include build-to-rent housing, co-living accommodation and mixed-use development, reflecting strong demand generated by the surrounding concentration of education, health and employment uses.

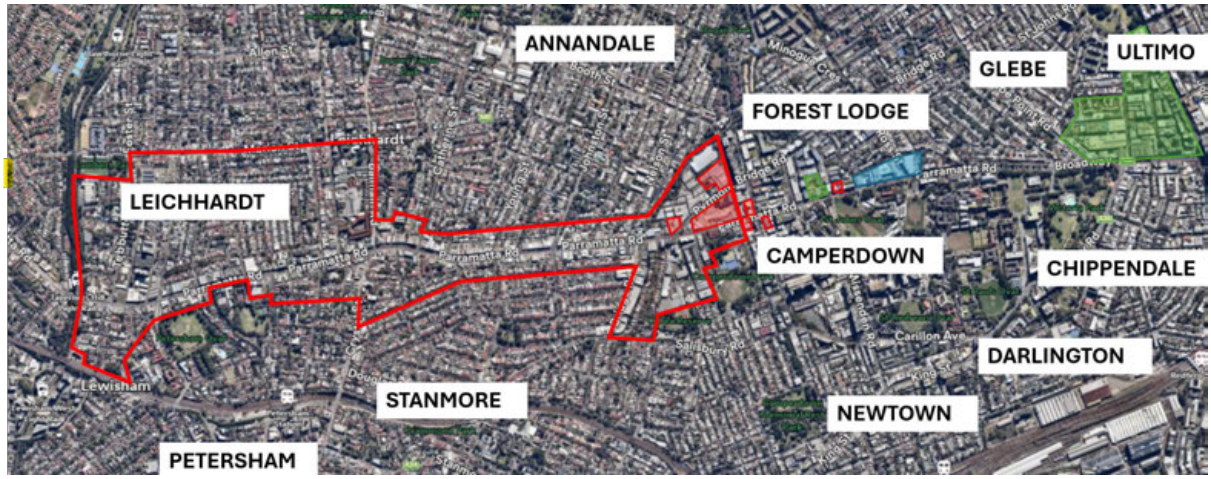


Figure 1.45. Urban renewal activity and strategic growth planning has been undertaken by Inner West Council along the Parramatta Road corridor. Inner West Council area begins west of Mallett Street in Camperdown.

Figure 1.45 illustrates the broader development and planning context surrounding the study area. Housing Delivery Authority projects and other major redevelopment sites that have been supported to proceed to the State Significant Development pathway are shown in red, the Landcom Camperdown ‘dive site’ rezoning shown in yellow, while the state-led Parramatta Road corridor rezoning investigation area in the Inner West Local Government Area is shown with a heavy red outline. The study area is shown in blue. City-led projects are shown in green, including the proposed Life Sciences Planning Proposal at 84–94 Parramatta Road, the broader Broadway / Ultimo housing investigation area identified through the City's Housing for All Discussion Paper and the area between Glebe Point Road and the Broadway Shopping centre that was rezoned in the last 10 years.

The figure demonstrates that the study area sits within a broader corridor undergoing substantial change and investment, with multiple housing, employment and institutional projects either approved, under assessment or being investigated.

Figure 1.46 focuses on major development proposals that include concurrent rezonings lodged with the Housing Delivery Authority. The figure identifies approved and proposed building heights

and shows the increasing scale of development proposed within the surrounding area. Development approved, under assessment or proposed within the surrounding area ranges from medium-density residential development through to mixed-use projects of up to 24 storeys. The proposed Life Sciences development at 84–94 Parramatta Road is approximately 17 storeys in height and, due to its predominantly employment and research-focused use, incorporates greater floor-to-floor heights than a typical residential building and is similar in scale to a 20 storey building.

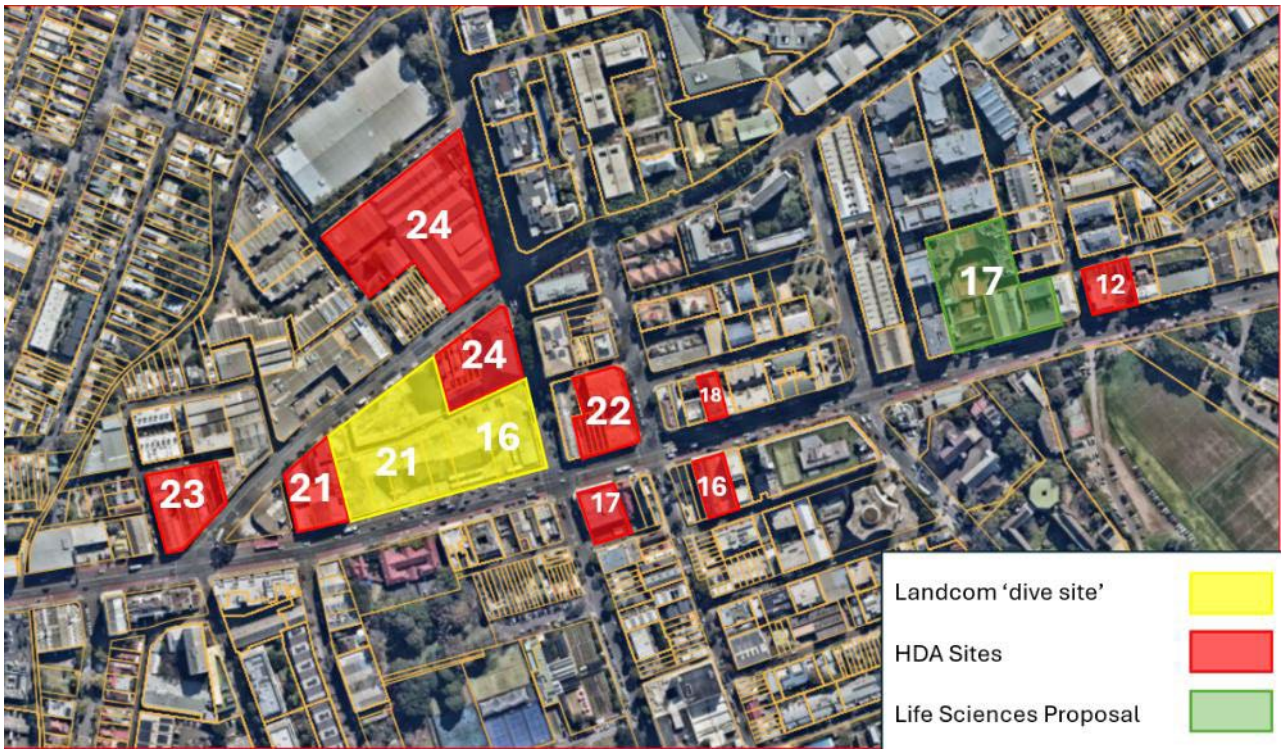


Figure 1.46. Landcom rezoning, Housing Delivery Authority projects that include concurrent rezonings and the 'Life Sciences' planning proposal are likely to significantly change the scale and character of the area west of the study area (proposed heights are noted).

2. Existing Planning Framework

2.1. Land use zone and affordable housing

The site is primarily zoned E3 Productivity Support under the Sydney LEP 2012, with one property (at 28–30 Parramatta Road) zoned R1 General Residential (see Figure 2.1).

The E3 Productivity Support zone provides for a range of employment uses, including light industry, warehouses, offices and related services. It also allows some retail and commercial uses that support employment areas, while limiting large-scale retail activity to protect established centres.

Development permitted with consent in the E3 zone includes industrial, business, warehouse and service uses, as well as specialised retail premises, hardware and building supplies, and vehicle sales or hire premises. Residential accommodation and most retail premises are prohibited.

The R1 General Residential zone provides for housing needs within a low to moderate density residential environment and permits a range of residential accommodation and complementary local services.

The current zone does not permit residential development except for the purpose of affordable housing.

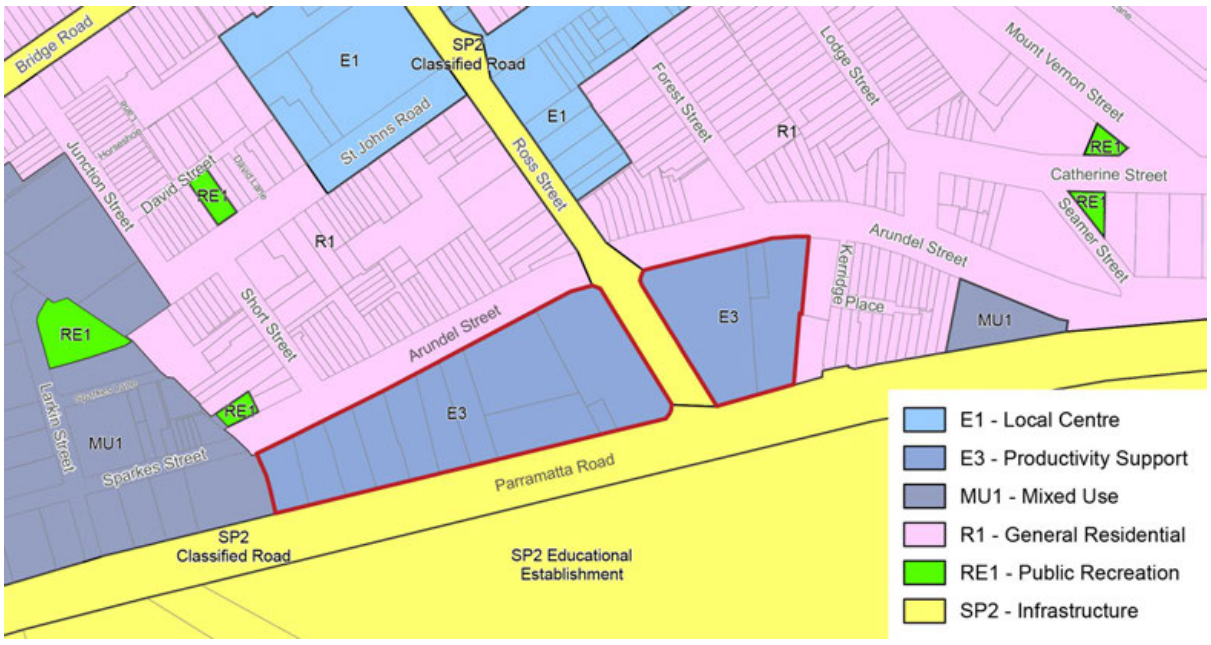


Figure 2.1. Zoning map Sydney LEP 2012

The land zoned E3 Productivity Support is also identified as “Business Area” on the Locality and Site Identification Map under Sydney LEP 2012 (see Figure 2.2). Clause 7.13A applies to that land, enabling residential flat buildings or mixed-use development where the residential component is provided as affordable housing in accordance with the City of Sydney Affordable Housing Program. While residential accommodation is otherwise not permitted in the E3

Productivity Support zone, this clause provides a limited pathway for affordable housing on the E3-zoned portion of the site.



Figure 2.2. Locality and Site Identification map Sydney LEP 2012

2.2. Maximum building height

The site is subject to maximum building heights of 12 metres and 15 metres (see Figure 2.3). Land west of Ross Street is entirely subject to a 15-metre height limit, while land east of Ross Street is generally subject to a 12-metre height limit, with part of the site fronting Parramatta Road subject to a 15-metre height limit.



Figure 2.3. Building Height Map Sydney LEP 2012

2.3. Floor space ratio

The site is subject to maximum floor space ratios of 1.5:1 and 1.75:1 (see Figure 2.4). Land at 28–30 Parramatta Road, 36 Parramatta Road, 26 Arundel Street and 30 Arundel Street is subject to a maximum floor space ratio of 1.75:1, while the remainder of the site is subject to a maximum floor space ratio of 1.5:1.

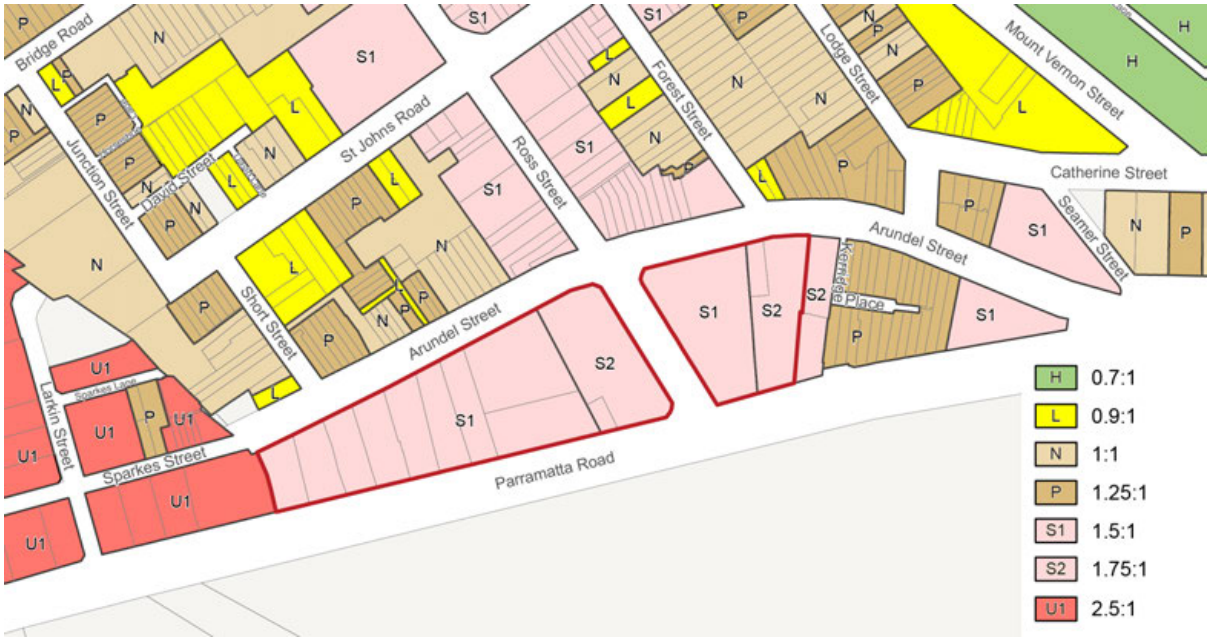


Figure 2.4. Floor Space Ratio Map Sydney LEP 2012

2.4. Heritage

The properties east of Ross Street are located within the Hereford and Forest Lodge Heritage Conservation Area (C33) under Sydney LEP 2012. The conservation area is of local heritage significance for its early residential development, including villa estates and Victorian and Federation terraces, and its association with historic institutional and civic development. It is characterised by predominantly low-scale built form, fine-grain subdivision and a mix of architectural styles. The conservation area extends to land north of Arundel Street and to the east of the study area. The applicable heritage listings and conservation areas are shown in Figure 2.5.

The study area contains two local heritage items listed in Schedule 5 of Sydney LEP 2012, being I644 (Former Grace Bros Repository) at 1–3 Ross Street and I631 (street trees). The Former Grace Bros Repository is a representative example of a Federation warehouse building in Sydney. Heritage item I631 relates to street trees identified on the Heritage Map.

The remaining properties within the study area, including other land fronting Parramatta Road, are not located within the HCA and do not contain heritage-listed items.

The broader heritage context includes heritage item I71 (stone retaining wall, fence and steps) to the east of the site along Parramatta Road and heritage items I95 and I96 (terrace houses) to the west of the site north of Sparkes Street.

The study area is also located opposite the University of Sydney, which is listed on the State Heritage Register (SHR Item No. 01974). The campus contains numerous heritage items listed under Schedule 5 of Sydney LEP 2012, including several in proximity to the site such as St John's College (I67), the JD Stewart Building (I73) and items I72, I75, I76, I703 and I704.

Land to the south forms part of the University of Sydney HCA (C5), which reflects the historic, aesthetic and institutional significance of the broader campus.

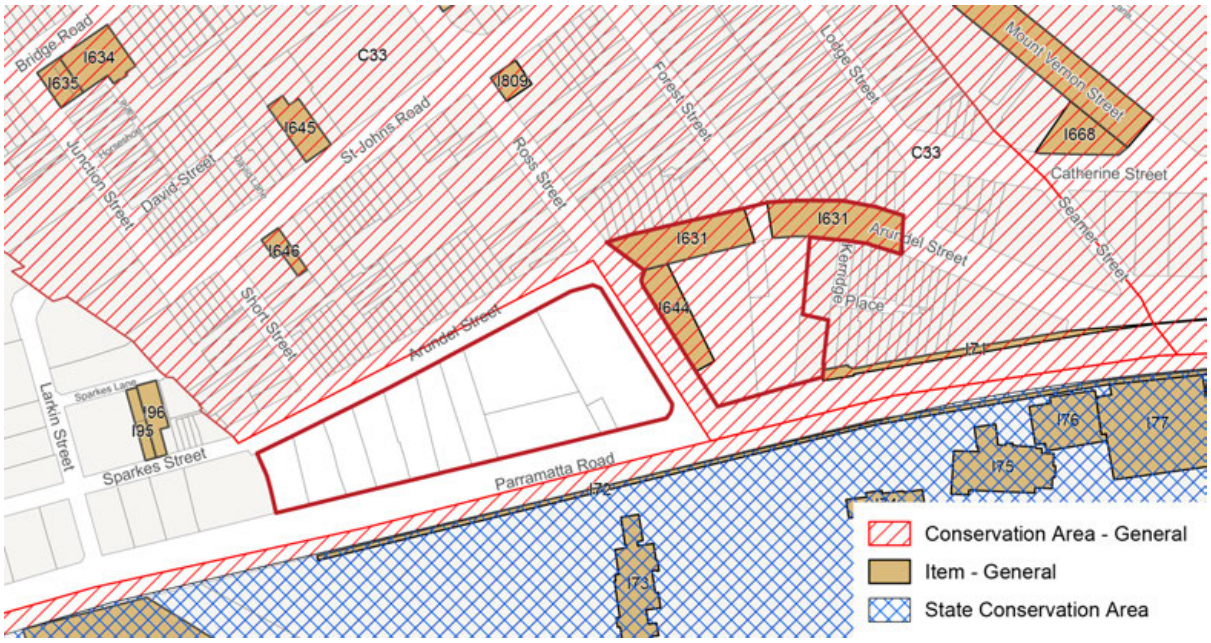


Figure 2.5. Heritage map (NSW Planning Portal Spatial Viewer 3 June 2026)

3. Strategic context

3.1. Strategic context

3.1.1. Housing for All Discussion Paper and Interim Plan

This Study has been prepared following the public exhibition of the City's Housing for All Discussion Paper. The Parramatta Road, Forest Lodge opportunity site was identified in the Discussion Paper as a suitable location for additional housing growth due to its strategic location close to the University of Sydney, Royal Prince Alfred Hospital, public transport, services and employment opportunities.

The Housing for All Interim Implementation Plan (Interim Plan) was adopted by Council following the public exhibition of the Discussion Paper. It sets out the City's broader program of strategic planning work to facilitate additional housing capacity while balancing housing delivery, employment retention, infrastructure provision, environmental constraints and urban design outcomes. Actions in the Interim Plan will be later incorporated into the City's review of its Local Strategic Planning Statement, due to commence in 2027.

Action 2.5 of the Housing for All Interim Plan identifies the preparation of a planning proposal for the site as a short-term action to increase housing supply in appropriate locations. It gives effect to the action by facilitating additional market housing, affordable housing and student housing opportunities, employment-generating uses and local services on a strategically located site.

In accordance with Action 1.3 of the Interim Plan, matters raised by the community and stakeholders in the Discussion Paper consultation must be considered. Key matters raised in this process included:

- the importance of balancing the need for additional housing with the need to respect heritage and local character;
- the need for any renewal of the precinct to ensure local services and retail can be retained and improved;
- supporting future transport infrastructure opportunities; and
- delivering a high-quality mixed-use outcome.

These key matters are incorporated into the urban principles that have guided this Study.

3.1.2. Designation as locally significant industrial land, eligible for residential

The site is classified "locally significant" industrial land under the Sydney Plan. The classification requires councils consider transitioning land from employment-focused land-use zoning to a land-use zone that allows for a wider range of employment uses, and potentially residential development.

4. Technical studies

This Study is informed by a series of technical investigations that examine the site's environmental, physical and heritage constraints. Collectively, these studies inform the opportunities and constraints affecting the study area and provide the evidence base for the urban design response and built form testing undertaken in subsequent chapters.

4.1. Flooding

A Flood Impact and Risk Assessment examined flood behaviour across the study area and identified flooding as a defining constraint affecting the western portion of the precinct.

4.1.1. Key findings

The study found that the site – located within the Johnstons Creek catchment – experiences markedly different flood conditions across its eastern and western areas. While the eastern sites experience relatively limited flood impacts, the western properties form part of a significant overland flow path and are affected by flood hazard and flood-conveyance constraints and consequently require flood-safe access (Figures 4.1 – 4.5)

The assessment also identified significant variation in topography across the study area. Both Parramatta Road and Arundel Street fall towards the west, creating a topographic depression within the western portion of the precinct where flood impacts become concentrated.



Figure 4.1. Parramatta Road facing Ross Street Intersection (low-point visible)



Figure 4.2. Arundel Street low-point – Arundel Street Reserve



Figure 4.3. Overland flow path and flood affected land in 1% AEP event

Development within the western portion of the precinct must maintain flood conveyance and avoid adverse impacts on flood behaviour elsewhere within the catchment.

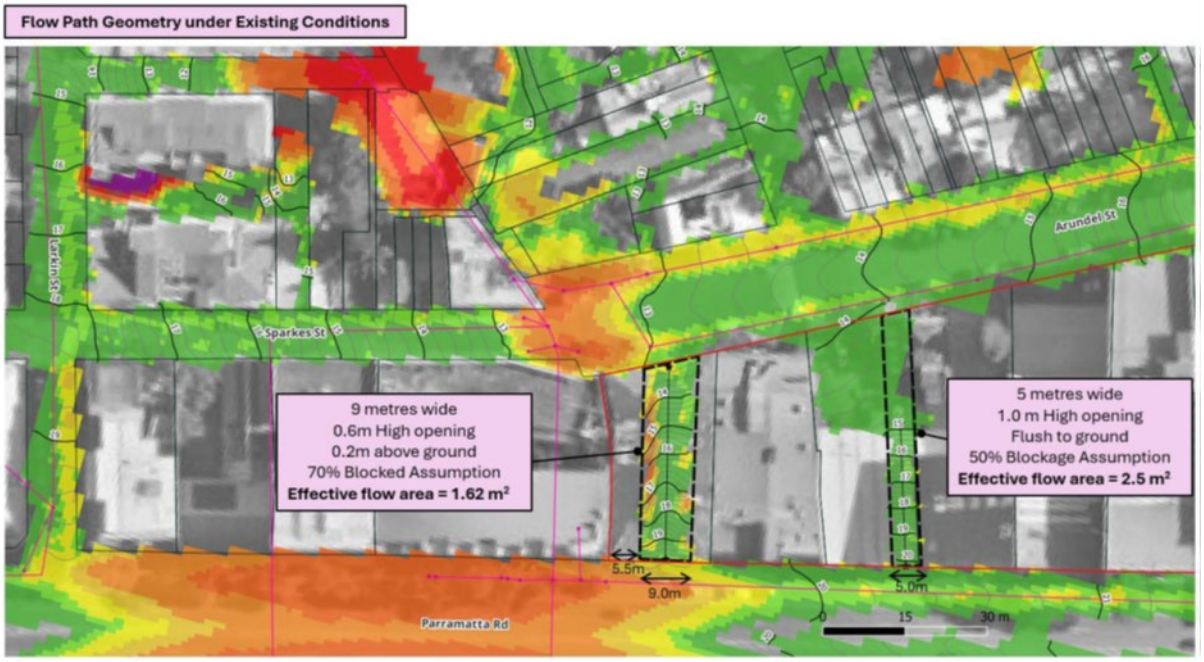


Figure 4.4. Preliminary flood conveyance requirements shown dashed

The assessment also identified the importance of providing flood-safe access during extreme flood events. Land west of Ross Street is dependent on maintaining a connection to a publicly accessible flood-safe access point located on the Parramatta Road footpath adjacent to 52 Parramatta Road.

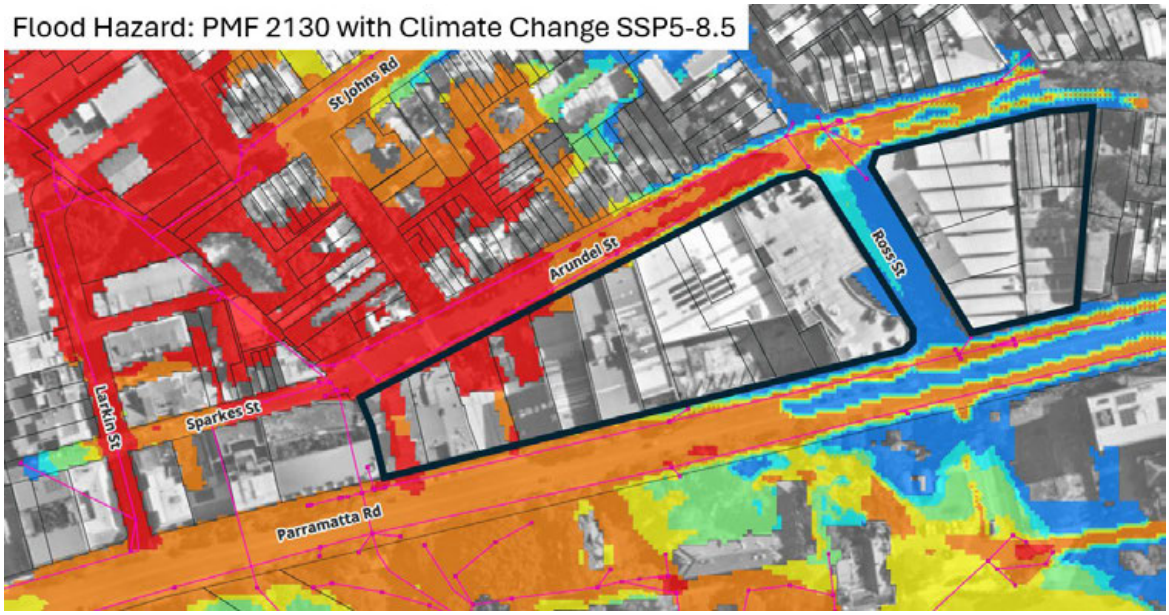


Figure 4.5. PMF flood hazard

The probable maximum flood (PMF) hazard mapping identifies areas affected by high flood hazard, including land classified as H5 (shown in orange) and H6 (shown in red) under the NSW Government Flood Hazard guideline, and demonstrates the importance of maintaining an indicative flood-safe access corridor between affected properties and the flood-safe access point.

4.1.2. Design Implications

The flood investigations demonstrate that flooding is a primary constraint affecting the western portion of the study area. The findings establish important considerations for future redevelopment, including building placement, site levels, flood conveyance, access arrangements and most significantly, evacuation requirements.

The differing flood conditions across the eastern and western portions of the study area influence the relative redevelopment capacity of individual landholdings and were an important consideration in the built form testing undertaken as part of this Study.

4.2. Heritage

4.2.1. Key findings

Parts of the study area are located within the Hereford and Forest Lodge Heritage Conservation Area (C33) under Sydney LEP 2012, including 1–3 Ross Street, 26 Arundel Street, 30 Arundel Street and 28–30 Parramatta Road. The conservation area is characterised by predominantly low-scale built form, fine-grain subdivision patterns and a mix of Victorian and Federation-era development. Land north of Arundel Street and parts of the area immediately east of the site also form part of the conservation area.

The study area contains two heritage items listed under Schedule 5 of Sydney LEP 2012, being heritage item I644 (Former Grace Bros Repository) and heritage item I631 (street trees). The Former Grace Bros Repository at 1–3 Ross Street is the most significant heritage asset within the study area and is a representative example of a Federation warehouse building.

The broader heritage context also includes heritage items adjoining the site and the heritage significance of the University of Sydney campus to the south, including the University of Sydney Heritage Conservation Area and numerous State and local heritage items within the wider campus precinct.

A Heritage Assessment prepared by TKD Architects examined the significance of buildings, conservation areas and heritage items within and surrounding the study area. The assessment found that:

- the 1912 Former Grace Bros Repository is the principal heritage asset within the study area;
- the heritage significance of the item is primarily associated with the original warehouse building rather than later additions and structures on the site;
- heritage significance varies considerably across properties currently included within the Hereford and Forest Lodge Heritage Conservation Area;
- some buildings make a positive contribution to heritage significance, while others were assessed as neutral or intrusive elements;
- the existing curtilage associated with the Former Grace Bros Repository includes structures that do not contribute to its significance; and
- opportunities exist to retain and adaptively reuse the Former Grace Bros Repository as part of future redevelopment.



Figure 4.6. View of the former Grace Bros Repository on Ross Street. (on 1-3 Ross Street property)

4.2.2. Design Implications

The heritage assessment establishes an important heritage framework for the study area and identifies those buildings, structures and landscape elements that contribute to local heritage significance.

The findings highlight the significance of the Former Grace Bros Repository and support consideration of its retention and adaptive reuse as part of future redevelopment. The assessment also informed understanding of the relationship between heritage items, conservation area character and opportunities for built form change across different parts of the study area.

The heritage assessment provided an important input into the built form testing undertaken as part of this Study, particularly in relation to the future role of the Former Grace Bros Repository, the treatment of adjoining development and the relationship between new built form and surrounding heritage fabric.

4.3. Alternative Use Assessment

4.3.1. Key Findings

An Alternative Use Assessment prepared by Urbis examined the role and function of the site in accordance with the requirements of the Statewide Policy for Industrial Lands.

The assessment considered the site's strategic location, industrial utility, surrounding land use context and potential for future redevelopment. It found that while the site currently accommodates a range of employment-generating activities, it is increasingly isolated from Sydney's broader industrial land network and no longer functions as part of a cohesive industrial precinct.

The assessment concluded that a mixed-use outcome was appropriate and that the site could accommodate substantial housing growth while maintaining a significant employment presence. As part of its testing, the assessment assumed the retention of approximately 25,000sqm of non-residential floor space across the precinct, equivalent to a minimum non-residential floor space ratio of approximately 1.5:1.

The assessment also recognised that future employment activity within the precinct is likely to comprise commercial, retail, service-based and knowledge-sector uses rather than traditional industrial activities.

4.3.2. Design Implications

The Alternative Use Assessment established the strategic land-use context for the Study and reinforced the importance of retaining employment-generating uses within future redevelopment scenarios.

The assessment informed investigation of land use distribution across the precinct and highlighted the need to balance housing delivery with the retention of employment, retail and service-based activities.

The employment floor space assumptions tested as part of the assessment provided an important input into the built form testing undertaken through this Study and informed consideration of how different parts of the precinct could contribute to future employment outcomes.

4.4. Noise and Air Quality

4.4.1. Key Findings

Parramatta Road is a major arterial road carrying significant volumes of general vehicle traffic, public transport (buses) and freight. As a result, traffic noise and vehicle emissions are important environmental considerations affecting the study area.

Acoustic investigations undertaken at nearby sites along Parramatta Road demonstrate that road traffic is the dominant source of environmental noise in the corridor. Long-term monitoring undertaken at 160–186 Parramatta Road, Annandale (the former WestConnex dive site) recorded ambient daytime noise levels of up to 72dBA and night-time noise levels of up to 70dBA adjacent to Parramatta Road.

Elevated traffic volumes also contribute to local air quality impacts, particularly along the Parramatta Road frontage where future residential development will need to carefully manage the interface between traffic-related environmental conditions and residential amenity.

A measurement of existing noise conditions on Parramatta Road has been generated through Autodesk Forma, and a representation of this is shown in Figure 4.7.

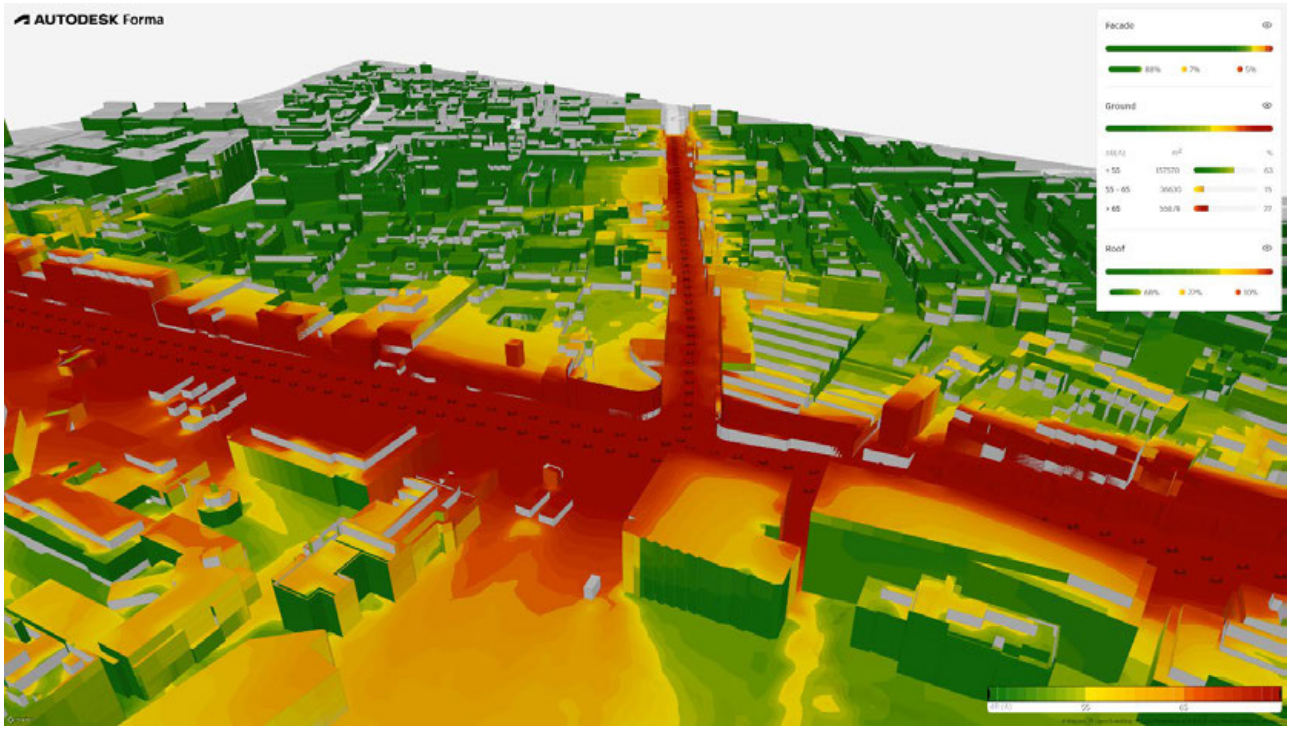


Figure 4.7. Existing noise conditions on Parramatta Road

4.4.2. Design Implications

Noise and air quality considerations are important factors in generating the built form, particularly along the Parramatta Road frontage.

Noise levels are sufficiently high that habitable rooms should not face directly towards Parramatta Road.

Residential uses are not compatible with the ground level noise environment on Parramatta Road or Ross Street.

Wherever possible non-sensitive uses or buildings designed as noise barriers should be used to shield residential ventilation openings from noise.

These findings informed consideration of land use distribution, building orientation, building depth, residential interfaces and the placement of active non-residential uses.

The built form must respond to noise and air pollution when determining building siting and layout. This is consistent with the requirements of the Apartment Design Guide.

Detailed assessment of acoustic performance and air quality impacts will occur as part of future development applications.

4.5. Traffic and transport

A Transport Impact Assessment has been prepared for the study area to examine the accessibility of the site and the capacity of the surrounding transport network to accommodate future growth.

4.5.1. Key Findings

The assessment found that the site benefits from excellent public transport accessibility, with frequent bus services operating along Parramatta Road, established walking and cycling connections, and proximity to major employment, education and health destinations. Existing travel patterns within the surrounding area demonstrate a strong use of public transport, walking and cycling.

Traffic modelling indicates that redevelopment of the site would result in only minor increases in traffic volumes and would not materially affect the operation of the surrounding road network. Flooding constraints affecting parts of the site also limit opportunities for basement parking and influence future access arrangements, reinforcing a reduced reliance on private vehicle travel.

The assessment also recognised the long-term strategic role of Parramatta Road as a major public transport corridor. While no specific public transport project is currently committed, the planning proposal should incorporate a setback at the intersection of Parramatta Road and Ross Street, behind the existing bus stop, to retain flexibility for future public transport stop location and associated footpath widening and streetscape and public space improvements.

4.5.2. Design Implications

The Transport Impact Assessment confirms the site can accommodate additional housing and employment growth while supporting reduced reliance on private vehicle travel. Its findings inform parking provision, access arrangements, pedestrian connections and the distribution of active land uses across the precinct, including setbacks to allow flexibility for future public transport and public domain improvements near the Parramatta Road and Ross Street intersection.

4.6. Contamination

4.6.1. Key Findings

A Preliminary Site Investigation examined potential contamination risks associated with historical land uses across the study area.

The investigation identified a history of commercial and industrial activities, including vehicle-related uses, warehousing, service stations, printing activities and other employment-generating uses that have the potential to result in contamination.

The investigation concluded that the site is suitable for future redevelopment, subject to further detailed contamination investigations and any required remediation being undertaken as part of future development applications.

4.6.2. Design Implications

Contamination was not identified as a factor that directly influenced the urban design response or built form testing undertaken as part of this Study.

The investigation confirms that redevelopment of the site remains feasible, with contamination matters to be addressed through future development application processes.

5. Key urban design considerations

5.1. Key areas

The site is affected by a range of characteristics including relationship to spaces sensitive to overshadowing, flooding, wind exposure, noise, heritage, solar access, air quality and public transport accessibility. The following sections describe the urban design rationale that informed the built form testing undertaken in Chapter 6.

The site comprises two distinct areas, including

- the western area, which includes seven relatively narrow properties (labelled A – G) that are flood affected and require specific flood evacuation measures and site amalgamation in order to be developed; and
- the eastern area, which is not flood affected and generally made up of larger sites that can be developed without amalgamating with adjoining land.

The western and eastern areas are shown at Figure 5.1.



Figure 5.1. West and east areas of the site

5.2. Height and Solar Access

5.2.1. Protection of solar access to Sydney University playing fields

Protection of sunlight access to the sports ovals located south of Parramatta Road is a primary consideration in the development of the overall massing of the urban design response.

The University of Sydney sporting fields and St John's College Sports Ovals are heavily used turf sports fields where access to at least four hours of sunlight every day throughout the year is important to support the ongoing usability and health of the grass playing surfaces. A key urban design response is the implementation of site-specific Sun Access Planes to protect four hours of direct sunlight to the grass all year, including during the winter solstice.

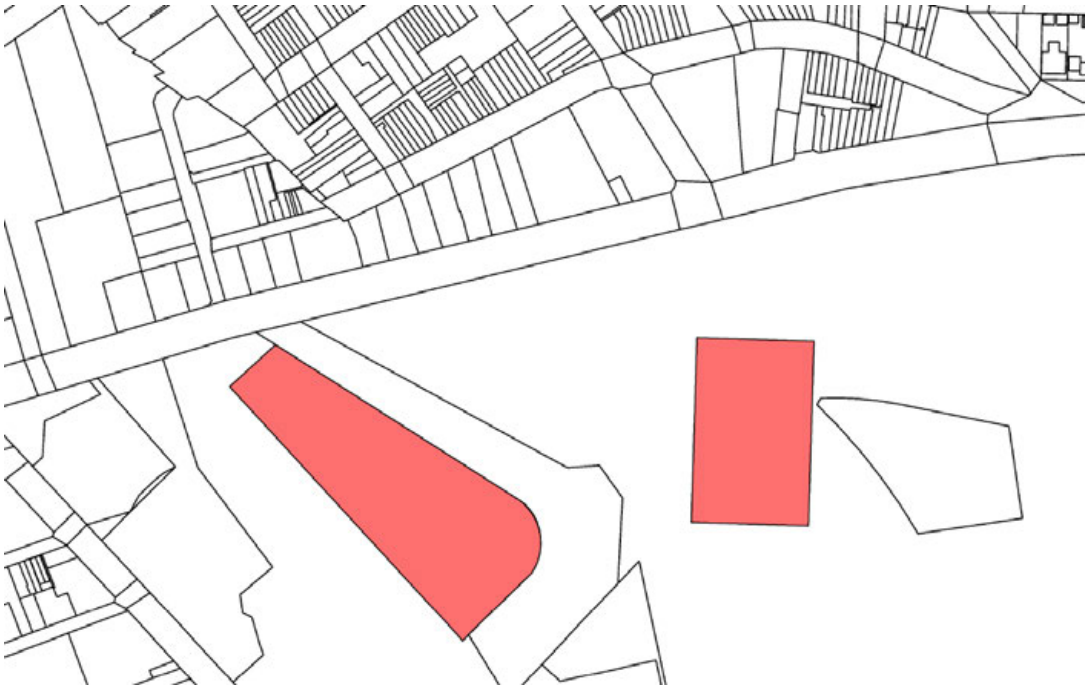


Figure 5.2. Protected recreation spaces south of Parramatta Road

The resulting Sun Access Planes establish the maximum height of development capable of occurring on the site while maintaining the required solar access to the sports fields. Figures 5.3 and 5.4 illustrate the sun access planes protecting the University of Sydney and St John's College sports ovals.

The Sun Access Planes establish the principal development envelope within which built form options are tested. Consistent with these planes, building heights generally increase from west to east.

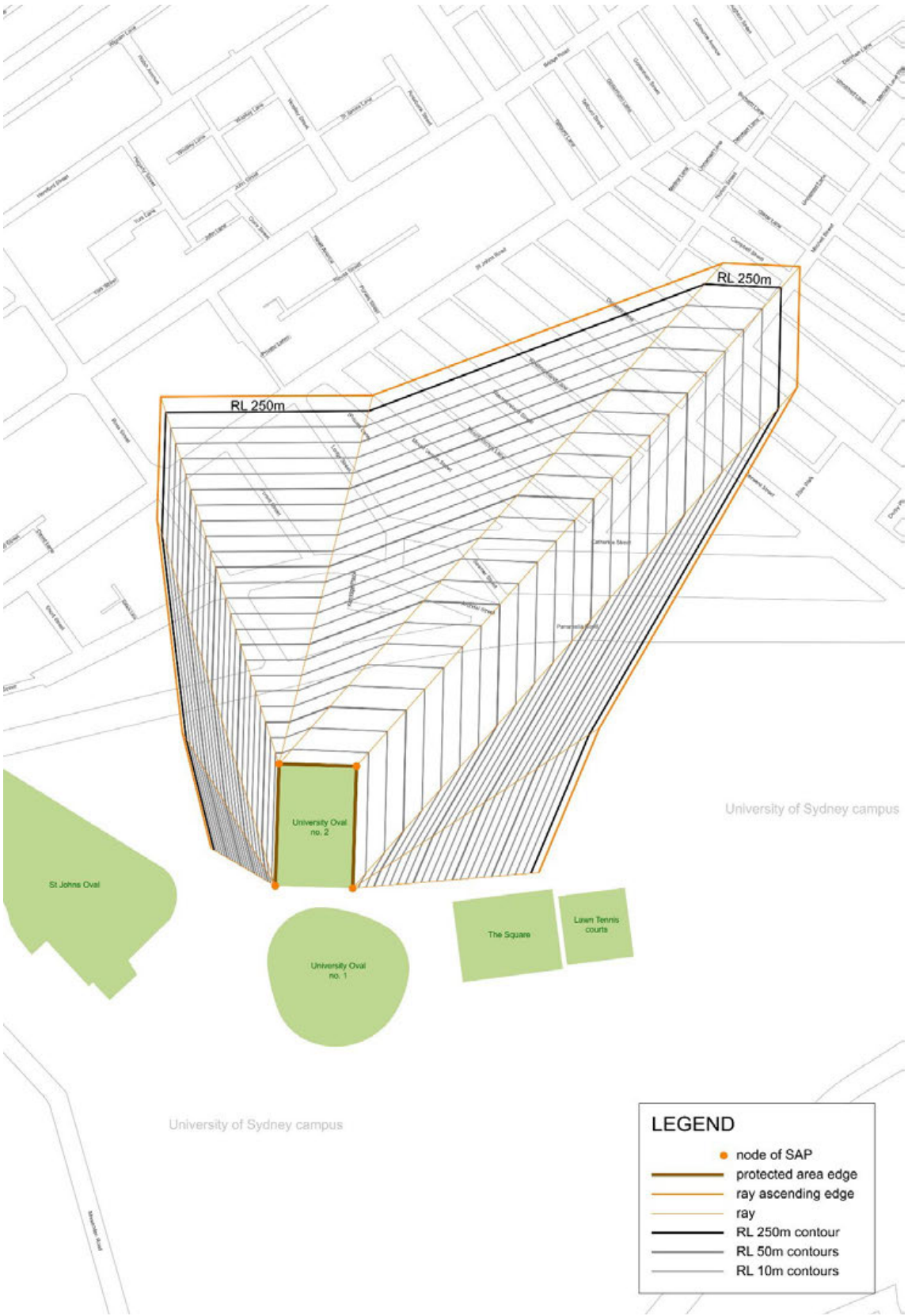


Figure 5.3. Sun Access Planes protecting University of Sydney Oval No. 2



Figure 5.4. Sun Access Planes protecting St John's College Sports Ovals

5.2.2. Arundel Street

Lower buildings are located along Arundel Street to maximise sunlight access to internal landscape courtyards and the buildings on Parramatta Road and provide an appropriate transition to the character of surrounding residential development.

The urban design response adapts to the changing geometry of development sites across the precinct. Larger properties in the eastern area can accommodate greater height while maintaining acceptable levels of solar access, building separation and amenity. Land in the western area becomes progressively narrower and shallower, limiting their ability to accommodate taller forms.

5.3. Flood-Safe Access and Resilience

Flooding is a defining characteristic of the western area of the site.

Flood investigations identify that land in the western area is subject to high flood hazard on both frontages and that access to the flood-safe access point adjacent to 52 Parramatta Road is critical to all the western sites' future redevelopment potential.

The response must provide a continuous flood-safe pedestrian connection along the Parramatta Road frontage through the western area that functions as both a publicly accessible address and a flood-safe access route.

The response must also maintain flood conveyance, accommodate significant level changes across the site and integrate flood-safe access to building entries and the public space of Parramatta Road.

5.4. Land Use and Activity

The eastern and western areas of the precinct perform different roles within the urban structure and therefore support different land use outcomes.

The eastern area is located closest to the Parramatta Road and Ross Street intersection, a transport interchange and a local activity centre characterised by high levels of pedestrian and vehicle movement and existing services. Its proximity to public transport services and the University of Sydney makes it particularly well suited to employment, retail and service uses.

Locating employment-generating and service uses within this part of the site places higher activity uses in the most accessible locations and supports street activation. It also responds to amenity considerations, as lower levels fronting Parramatta Road and Ross Street are generally less suited to residential uses because of traffic activity, noise and poor air quality.

The urban design response also recognises the role of the heritage-listed Former Grace Bros Repository at 1–3 Ross Street. The building's form, configuration and prominent location make it particularly well suited to ongoing employment, commercial and service-based uses.

The western area is constrained by flooding and is less suitable for large concentrations of employment-generating floor space. The need to accommodate flood-safe access arrangements that separate the lower floor level from the street level, results in a different land use response. Testing indicates that co-living housing provides an efficient means of accommodating additional housing on these sites while supporting a high-density urban outcome consistent with the site's proximity to the University of Sydney and nearby health institutions.

The urban design response recognises that a range of land-use distributions are possible. However, the activity and accessibility characteristics of the eastern area makes it the most appropriate location for employment-generating uses, local services and other non-residential activity.

5.5. Parramatta Road and Ross Street Interface

Parramatta Road and Ross Street form the principal public interfaces of the area and are characterised by high levels of pedestrian activity, public transport accessibility and vehicle movement. The urban design response seeks to create active, attractive and well-defined street edges that contribute positively to the public domain while responding to the differing characteristics of the eastern and western parts of the site.

The eastern area is located closest to the Parramatta Road and Ross Street intersection and is therefore expected to accommodate the highest levels of street activity. The urban design response anticipates that building entries, active uses and non-residential activities will be concentrated along these frontages, contributing to pedestrian activity and reinforcing the role of the intersection as a local transport interchange and activity centre.

The heritage-listed Former Grace Bros Repository at 1–3 Ross Street forms an important element of this interface. Its continued use for employment, commercial or service-based activities supports activity along Ross Street while ensuring future changes to the building respond appropriately to its heritage significance.

The western area responds differently due to its topography and flood-related constraints. Here, the urban design response assumes development is generally elevated above the level of Parramatta Road, creating a raised pedestrian walkway between the buildings and the street. This elevated walkway provides for pedestrian movement, landscaping, outdoor dining, and building entries.

The resulting frontage will provide an active, connected and visible publicly accessible space while accommodating the level changes required to sit above flooding levels across the site. Retaining walls, stairs, ramps and pedestrian connections become key elements of the space and contribute to the character of the street edge.

While the eastern and western areas respond differently to their respective opportunities and constraints, both seek to establish active and engaging frontages that contribute positively to the area, improve pedestrian amenity and reinforce the role of Parramatta Road and Ross Street as important streets within the precinct.

5.6. Wind Environment

5.6.1. Key Findings

The scale of development anticipated across parts of the study area has the potential to influence wind conditions at ground level and within surrounding public spaces.

Autodesk Forma has been used to assess wind conditions at a concept level. Analysis of the existing conditions shows that the existing situation is comfortable but there is significant exposure to strong southerly winds. This resulted in more than 10 design and wind testing iterations leading to the finalisation of this Study.

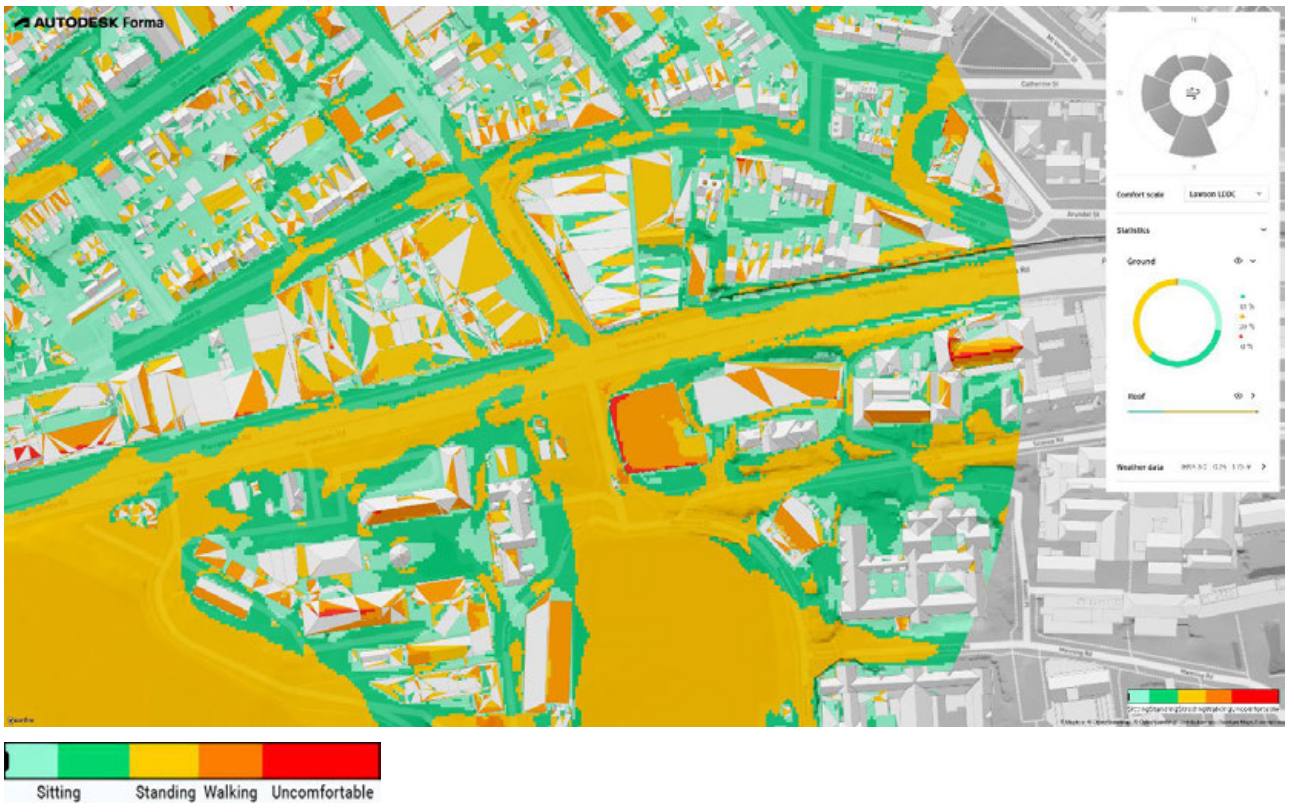


Figure 5.5. Wind comfort existing conditions

5.6.2. Design Implications

Potential wind impacts were considered during the testing of alternative built form scenarios.

The placement, shape (particularly the rounding of corners), separation of towers, upper-level setbacks illustrated in this report are a result of the wind testing. The public spaces were evaluated having regard to likely pedestrian comfort and safety outcomes.

More detail on the process is provided below.

Detailed wind modelling and assessment will be required as part of future development applications.

5.7. Noise and Air Quality

Parramatta Road is a major arterial road carrying significant traffic volumes and is a defining environmental influence on the site. Noise and air quality considerations play a major role in shaping the urban design response.

After protection of public open space from overshadowing, creating a response to minimise the exposure of people in new residential accommodation to traffic noise and air pollution is the central design priority. This is achieved by the careful design of the location and form of the proposed building envelopes. This consideration influences both the arrangement of buildings, their depth and the distribution of land uses across the precinct.

In the eastern area, the activity associated with the Parramatta Road and Ross Street intersection creates an environment that is particularly well suited to employment-generating, retail and service uses. Locating these uses closest to the road corridor at lower levels in the buildings assists in creating active public street fronts while reducing the need for residential accommodation to directly address Parramatta Road at lower levels.

In the western area, the design response favours relatively thin buildings fronting Parramatta Road. This enables windows for ventilation of the residential accommodation to be oriented away from the road corridor and towards northern quieter and less polluted internal courtyards and communal spaces. The arrangement also assists in creating a built form that acts as a buffer between Parramatta Road and the more sensitive residential parts of the development and the existing residential areas north of Arundel Street.

6. Urban design principles

6.1. Urban Design Principles

This Study is informed by the urban design principles outlined below. These principles respond to the site's unique characteristics, opportunities and constraints, and are to guide future development to achieve a high-quality redevelopment outcome that aligns with the broader objectives for the site and the wider area.

1. **Minimise overshadowing** of the nearby sports ovals

   Two grassed sports ovals south of the site are protected from overshadowing.

2. Consider **people's safety** in all **flood events**

   The area is subject to flash flooding. New development will locate residential uses above the probable maximum flood level and ensure people can shelter in place and escape during all flood events.

3. More deep soil for **more trees** and cool green spaces

   Each development site will contain deep soil areas for tree planting. The size and location of these areas vary in relation to the sites' size, shape and orientation. Deep soil areas are concentrated in locations that optimise access to winter sunlight to assist tree health and growth. There are courtyards in each lot protected from the noise and pollution of surrounding streets suitable for communal open space. On Arundel Street a three metre wide landscape setback provides space for new trees and for increased canopy for trees planted in the street reserve. On Parramatta Road setbacks allow for increased canopy from the street trees.

4. Good **design for noise** and **air pollution**

   Parramatta Road is busy and noisy having the potential to expose residents to the poor health effects that can result from long-term exposure to noise and air pollution. Building forms are designed to protect habitable rooms from the surrounding noise and air pollution.

5. Good **design for wind**

   Generally, the street wall character means that winds that cause poor comfort or compromise safety on surrounding streets are avoided. Where taller buildings are possible upper-level setbacks to arrest downdraft and curved corners to assist continuous wind flow past new buildings are included.

6. Reinforce **'street wall' form** of buildings

   The existing area is generally characterised by a continuous street wall form of buildings. This characteristic is followed for new building forms to maintain and extend the existing character of the area. New building forms have street walls that fit to their local context or establish a new street wall context. In some cases, a tower form is more appropriate, particularly on the larger eastern sites.

7. Conserve **heritage** values

   There is a heritage item on Ross Street. For new development on this site, conserving the heritage significance of the item is the primary consideration. Commercial uses will have the least impact on the conservation of this building.

8. Anticipate the **future character** of Parramatta Road and Ross Street

   The future reinstatement of light rail along Parramatta Road with a stop at Ross Street, the interchange with buses, and local shops and employment uses on Ross Street and Parramatta Road are accommodated and non-residential uses are concentrated here.

9. Locate **vehicular access** and waste facilities on Arundel Street

   Parramatta Road and Ross Street are too busy for vehicular entries so these are located on Arundel Street.

10. **Maximise development within constraints**

    Within the constraints of other principles, the development potential of each site is maximised.

7. Built form options

7.1. Integrated Urban Design Response

The urban design response demonstrates that the site's opportunities and constraints can be balanced through an integrated approach to height, solar access, flooding, land use, landscaping, noise and public space design. The following chapter tests a range of built form options to determine how these principles can be translated into a feasible redevelopment outcome.

Built form testing explored two different approaches to urban form on the site. In general terms, these can be described as a street wall and courtyard arrangement, and a tower arrangement.

Each option was compared for its compatibility with the urban design principles, with a third, combined option adopting the best of each approach and progressing through design development to arrive at a reference scheme.

7.2. Initial Street Wall and Courtyard Form

The initial built form response for the site was based on a perimeter block and street wall form. Development was generally arranged with taller commercial buildings fronting Parramatta Road, and a lower-scale residential frontage to Arundel Street and a landscaped courtyard located between them accommodating taller residential “wings”. The arrangement is shown in Figure 7.1.

The approach responds to several characteristics of the site. Parramatta Road is a busy arterial road and therefore provided an opportunity for building forms to act as a buffer between traffic-related impacts and residential accommodation. At the same time, the lower scale residential character along Arundel Street and the presence of the Hereford and Forest Lodge Heritage Conservation Area influenced the scale of development along the northern edge of the site.

The arrangement also enabled the creation of internal courtyards that could accommodate deep soil landscaping, canopy trees and communal open space while maintaining appropriate building separation and access to sunlight.

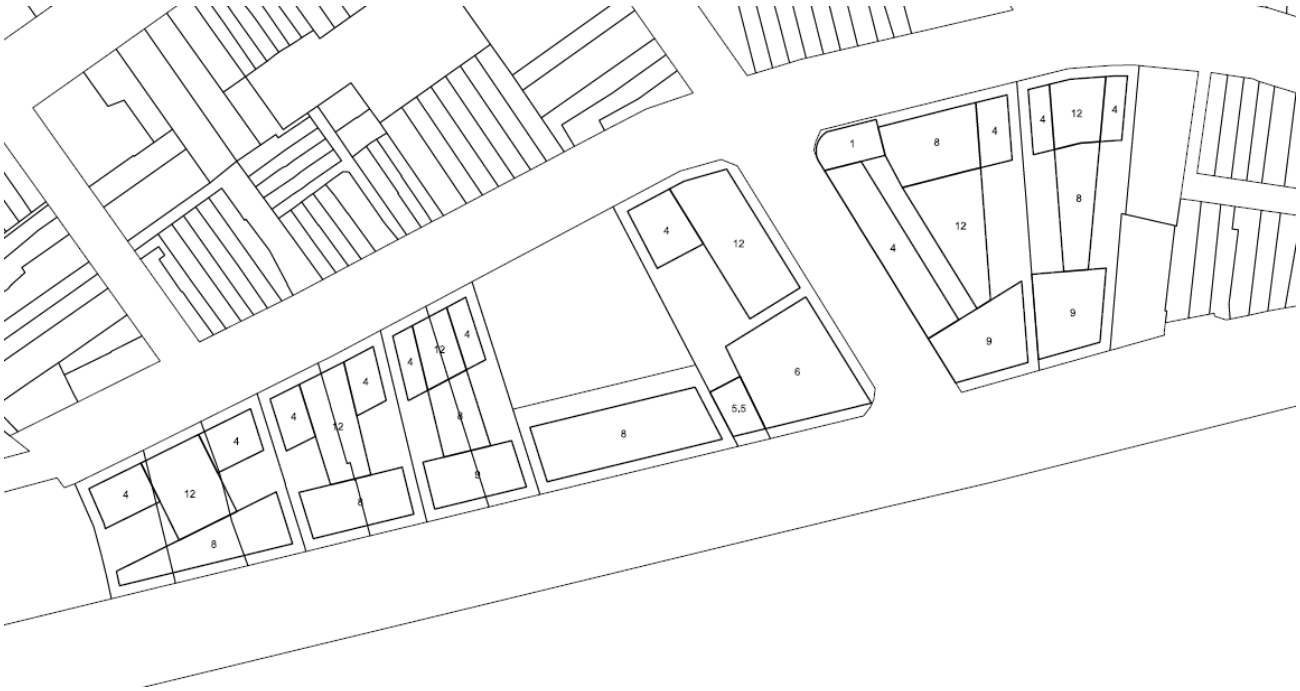


Figure 7.1. Initial Street Wall and Courtyard Form – Plan

The resulting built form established a number of principles that remained consistent throughout subsequent testing:

- a building edge fronting Parramatta Road to assist in managing noise and air quality impacts with small breaks to allow wind to flush pollutants from the courtyards;
- lower scale development fronting Arundel Street;
- a landscaped setback to Arundel Street;
- internal courtyards supporting residential amenity and deep soil planting;
- development that stepped up in scale from west to east; and
- building separation following the guidance of the Apartment Design Guide.

These principles formed the basis for subsequent testing.

7.3. Tower Forms

Following preparation of the initial street wall form, a tower-based option was tested across the precinct. Figures 7.2 and 7.3 show the tower option in plan and axonometric view.

The purpose of the testing was to understand whether taller and more slender building forms on podiums could increase development capacity while maintaining acceptable urban design outcomes.

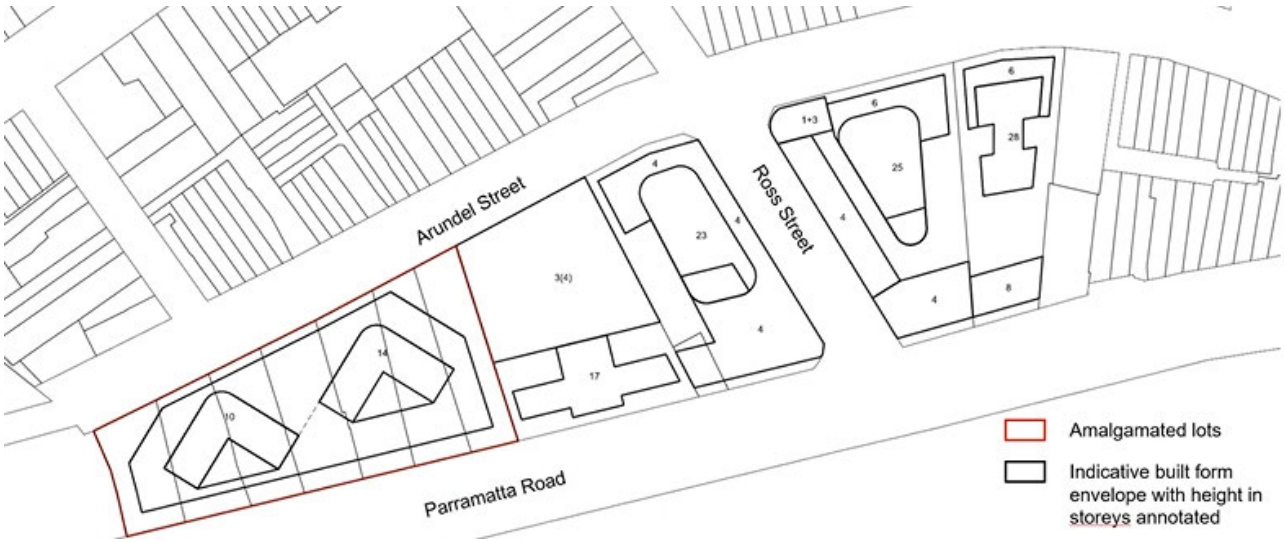


Figure 7.2. Tower Form Option – Plan



Figure 7.3. Tower Form Option – Axonometric View

The tower option produced different outcomes in the west and east areas.

In the eastern areas, tower forms responded well to the available site dimensions and were capable of accommodating substantial development while maintaining acceptable building separation, outlook and solar access outcomes.

In the western area, however, tower forms were constrained by:

– the limited depth and width of the sites;

- protecting sunlight access to the sporting fields south of Parramatta Road;
- protecting future residents from noise and pollution from Parramatta Road;
- achieving reasonable separations for outlook and visual privacy; and
- flooding.

The resulting building forms generated lower development yields on the western sites than the original street wall arrangement.

The testing demonstrated that tower forms remained appropriate in the eastern area but were not the preferred response in the western area.

7.4. Combined option

Each of the two initial built form arrangements offered advantages, leading to a combined option.

The refinement process focused on:

- improving solar access to internal courtyards;
- maximising opportunities for deep soil landscaping;
- responding to flooding;
- building separation for outlook and visual privacy;
- better residential amenity; and
- maximising development potential.

The resulting arrangement demonstrated that the street wall form was capable of achieving higher yields in the western area than a tower-based approach while also providing superior outcomes in relation to noise, air pollution, landscaping, flooding and residential amenity.

This approach was therefore adopted as the urban design response for the western area.

The combined option adopts a street wall and courtyard arrangement to the western area, along with a four-storey street wall edge to Arundel Street, and tower forms to the east with a consistent street wall edge.

The combined option is illustrated in Figures 7.4 to 7.6.

In the western area, the solar access planes to the University of Sydney playing fields determine the maximum height of buildings, and a four-storey street wall fronting Arundel Street manages a transition in scale towards the northern context of Forest Lodge.

In the eastern area, the maximum height of towers is set by the proposed solar access planes, and the street wall adopts a four-storey edge to Arundel and Ross Street, consistent with the scale of existing development on Arundel Street and the heritage building on Ross Street. On Parramatta Road, the street wall is lifted to 8 storeys.

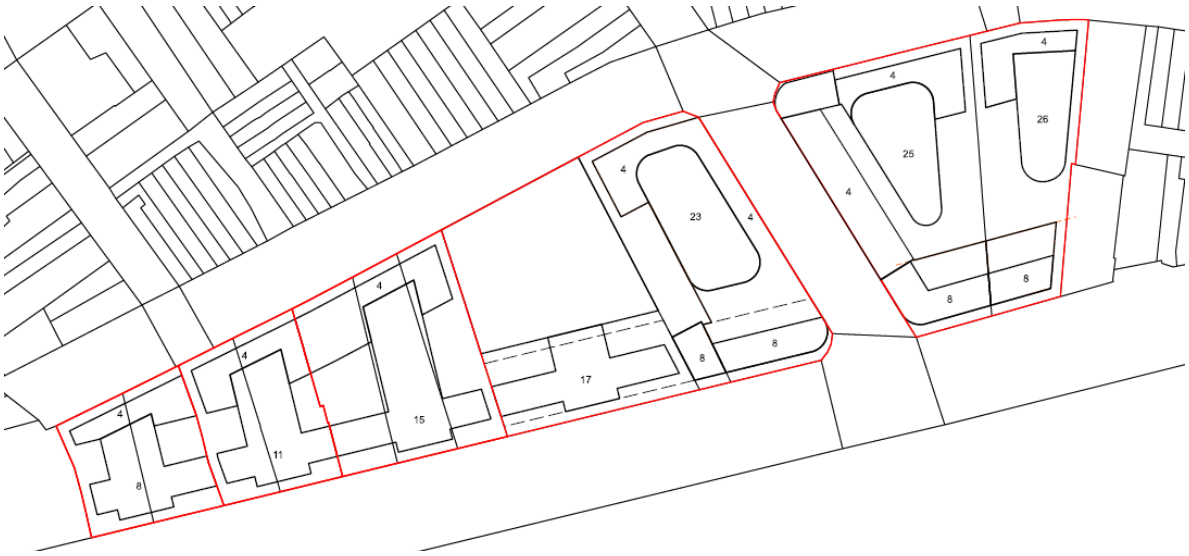


Figure 7.4. Refined Street Wall Form – Plan



Figure 7.5. Axonometric view of combined option



Figure 7.6. Refined Street Wall Form – Axonometric View looking from the north showing the building forms below the sun access planes that protect the open spaces at Sydney University

7.5. Wind testing of the combined option

The initial options were subject to wind comfort testing using CFD software. Initial options showed uncomfortable conditions on Ross Street resulting from channelling of wind between the towers either side. An intensive design iteration and wind testing approach was used to resolve the wind environment issues. The iterative testing and resulting modifications are shown in Figures 7.7 to 7.9.

The built form testing process explored a range of approaches to managing wind, including the use of lower street wall forms with upper-level setbacks, articulated building forms and rounded building corners. Attention is given to the relationship between taller buildings and surrounding public spaces, including Parramatta Road, Ross Street and associated pedestrian areas.

- all towers were redesigned to have rounded corners;
- towers were spread apart, the eastern-most tower was moved as far east as possible;
- a range of breaks were introduced between buildings;
- setbacks were introduced at intermediate levels on the Ross Street and Parramatta Road frontages;
- different corner designs were tested at the intersection of Ross Street and Parramatta Road including a mix of rounded and squared corners; and
- awnings were introduced.

Wind considerations informed building placement, articulation and built form geometry across the area, particularly on sites capable of accommodating taller buildings. Testing therefore focused on how tower forms could be arranged to minimise downdraft effects and improve wind performance. Building geometry, tower placement and upper-level setbacks were all refined to improve pedestrian comfort and reduce the concentration of wind at ground level.

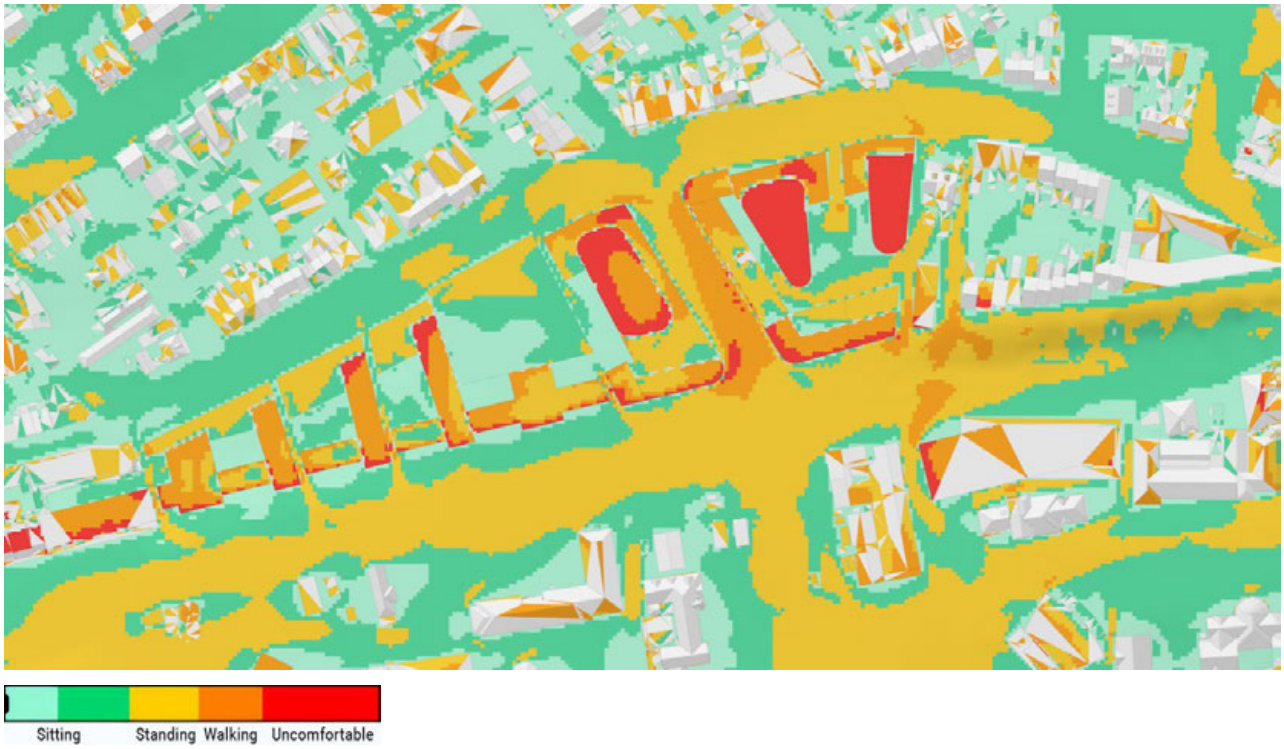


Figure 7.7. Wind performance of the combined option (intermediate process showing issues still present on Ross Street)

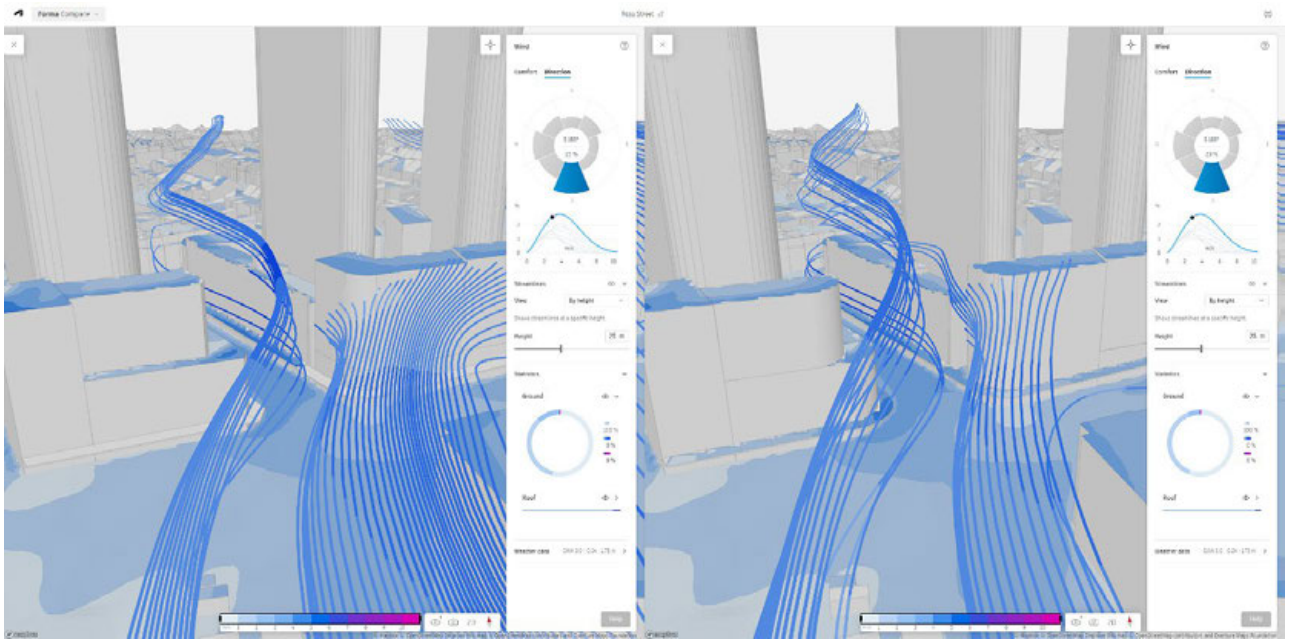


Figure 7.8. Critical southerly winds were the main issue. This figure shows an example of built form amendments tested to arrive at the reference scheme

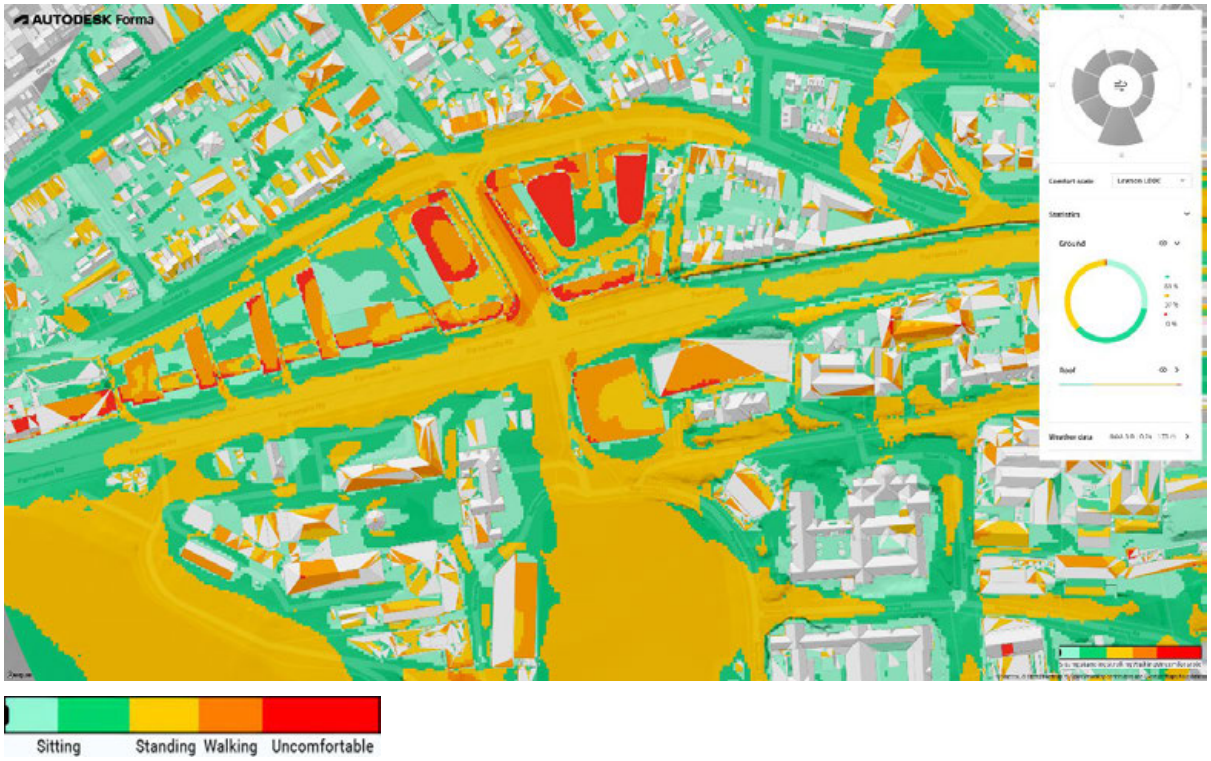


Figure 7.9. Wind performance with modifications to be incorporated into reference scheme. This wind comfort analysis shows that there are no wind comfort failures at ground level. Uncomfortable areas on Ross Street are on top of the awning that protects the footpath

This intensive design process demonstrated that careful design can often alleviate poor wind environment outcomes.

7.6. Noise testing of the combined option

The combined option was tested for noise using Autodesk Forma software. Testing demonstrated that the overall built form arrangement of the combined option is effective in protecting the internal courtyards and Arundel Street buildings from noise. Conversely, the Parramatta Road and Ross Street frontages will be unsuitable for residential uses. Any residential uses would need to be oriented away from these noise sources.

In the images below red and dark orange areas are unsuitable for residential ventilation openings, light orange and yellow areas require acoustic screening, hoods or inset balconies or the like and green areas are suitable for unprotected openings.

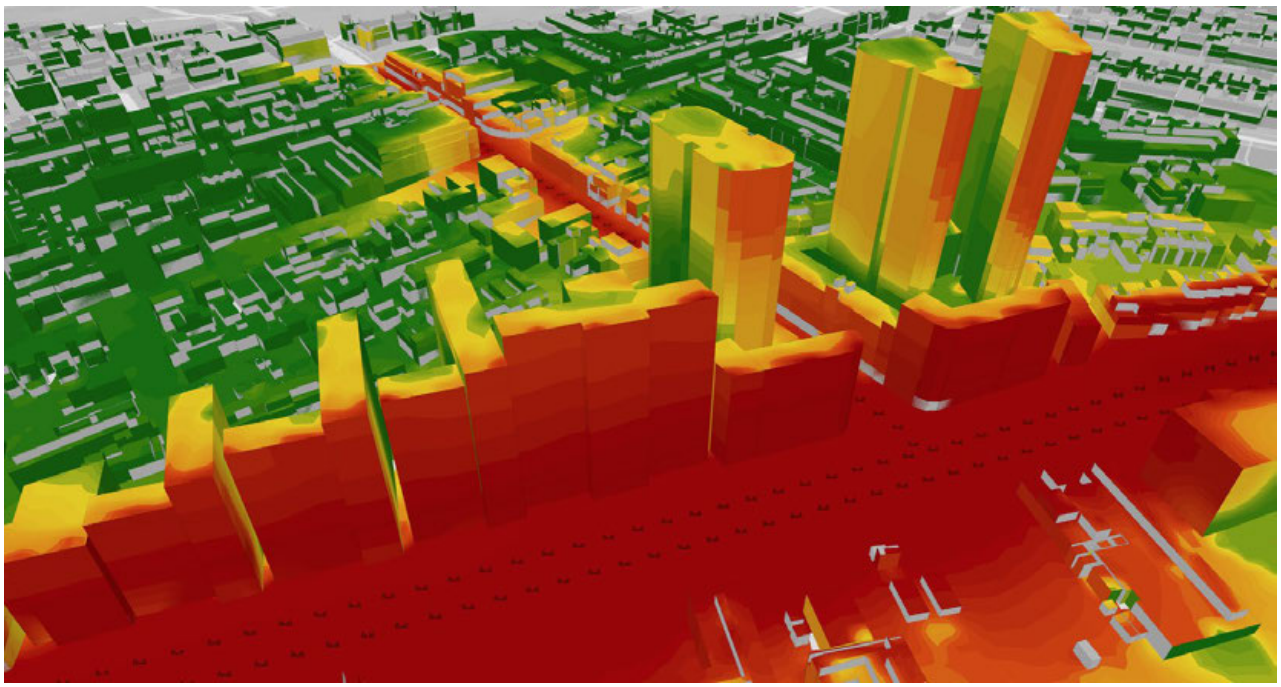


Figure 7.10. Noise from south-west

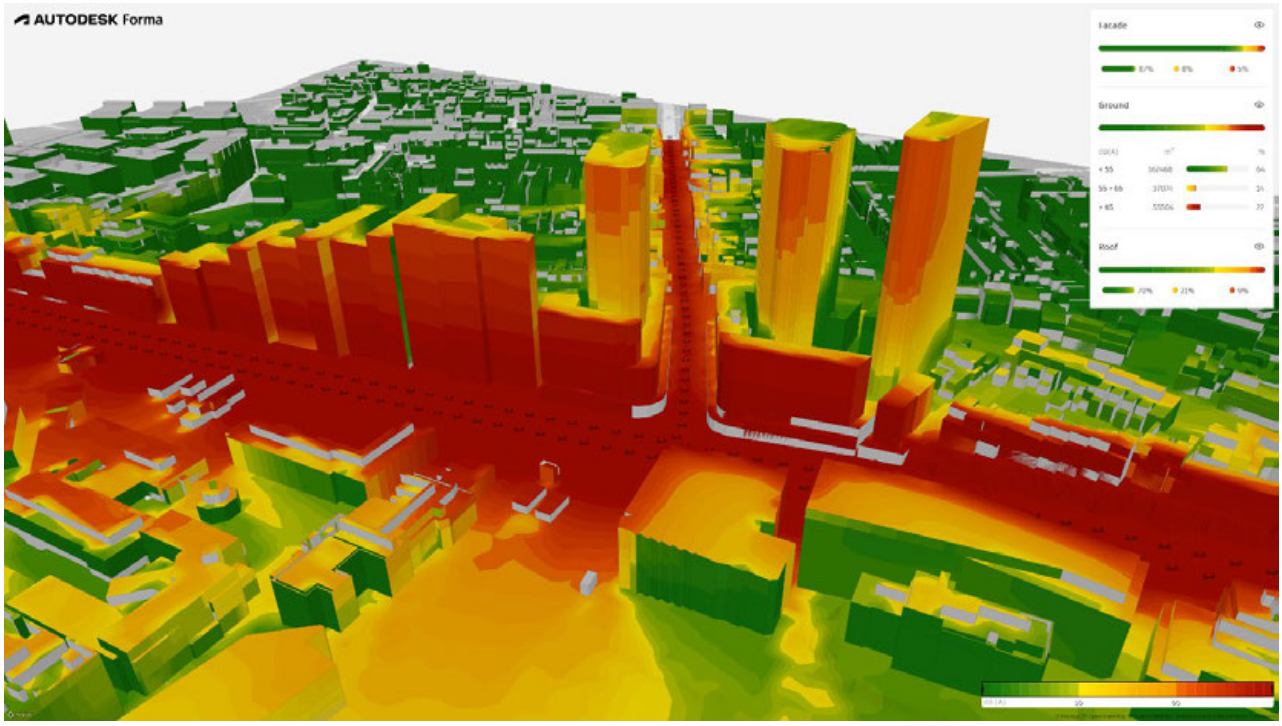


Figure 7.11. Noise from south-east

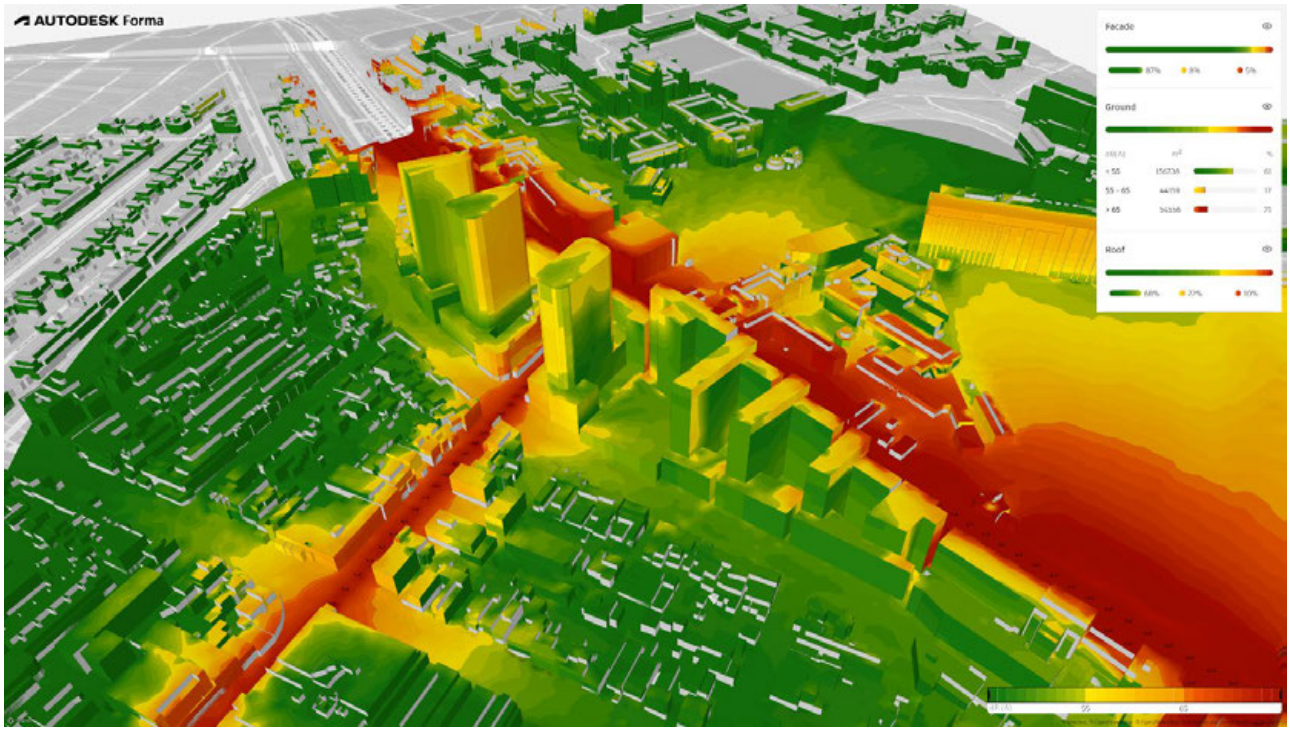


Figure 7.12. Noise from north-west

7.6.1. Managing noisy frontages – Parramatta Road

On Parramatta Road the continuous frontage proposed for the western sites protects the courtyards and buildings behind from noise and pollution. Small gaps allow the wind to flush pollutants from the courtyards without admitting too much noise. The parts of the buildings that front Parramatta Road have a narrow depth so that all habitable rooms can have openings that face away from the road which is the source of the noise. This follows the New South Wales Government planning guidance in *Development near Rail Corridors and Busy Roads – Interim Guideline.* The illustration below is from the guideline:

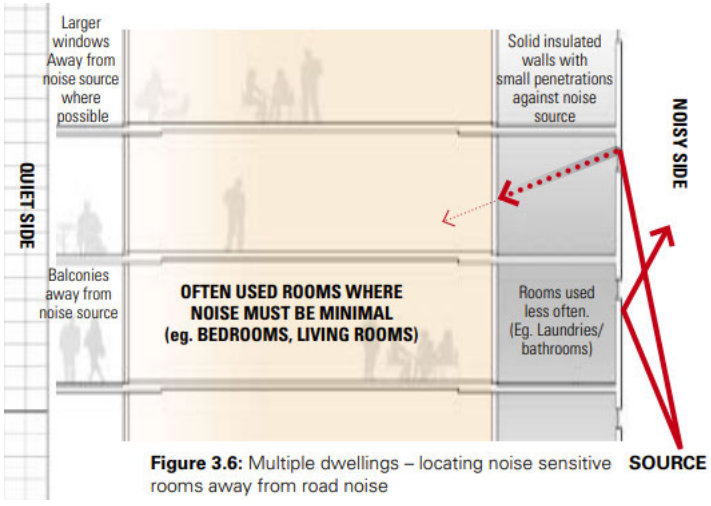


Figure 7.13. Illustration from Development near Rail Corridors and Busy Roads – Interim Guideline

7.6.2. Managing noisy frontages – towers on eastern sites

On the eastern sites the south side of the towers are very highly exposed to noise and are not suitable for habitable rooms, this includes the eastern face of the easternmost tower because of its orientation being slightly angled toward Parramatta Road. The east and west sides of the towers are exposed to the noise from Parramatta Road over the top of the lower narrow street wall

buildings that act as noise barriers. The orientation of these east and west facades is generally perpendicular to the road and on these façade openings protection with projecting fins or shielding by indented balconies will be required.

The efficacy of façade treatments and balcony recesses, additional blade screens, have been tested in the details below. These show that it is possible to achieve complying noise levels using these types of strategies. Figures 7.14 to 7.16 compare the tested facade treatments and their relative noise performance.

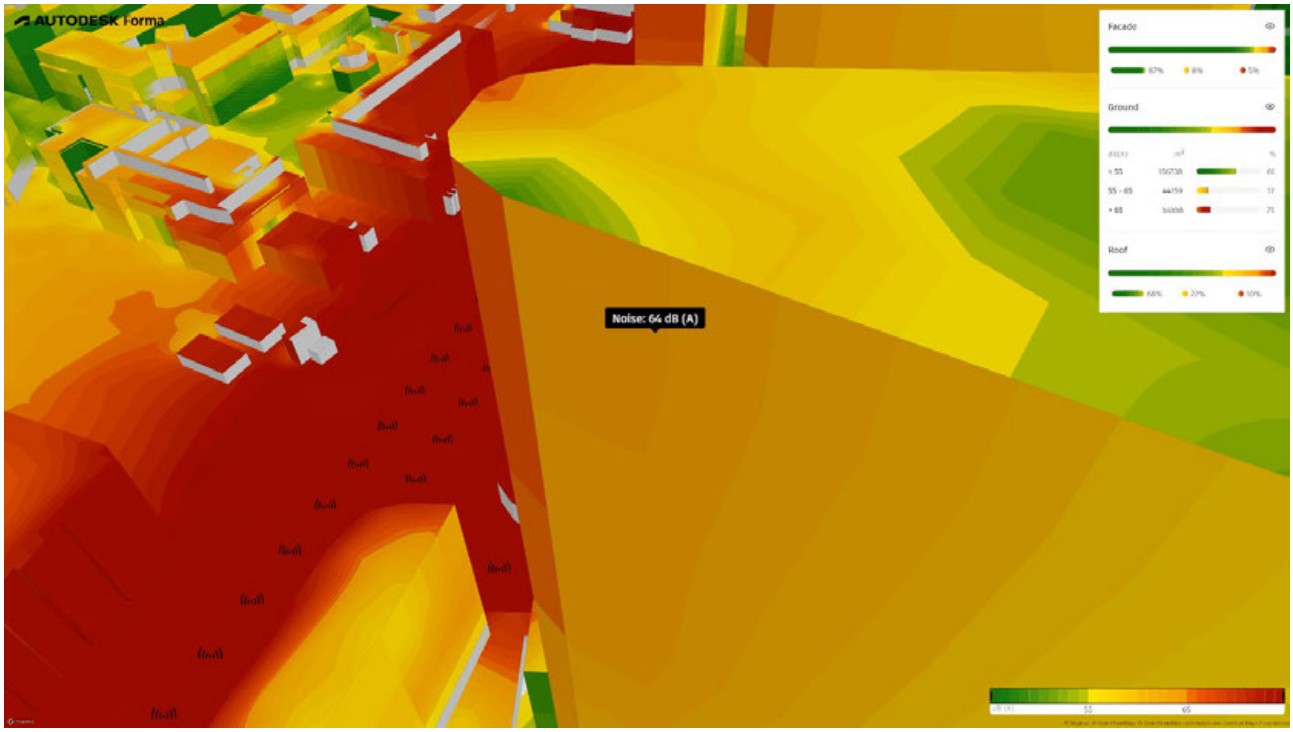


Figure 7.14. Noise levels: smooth face tower noise level

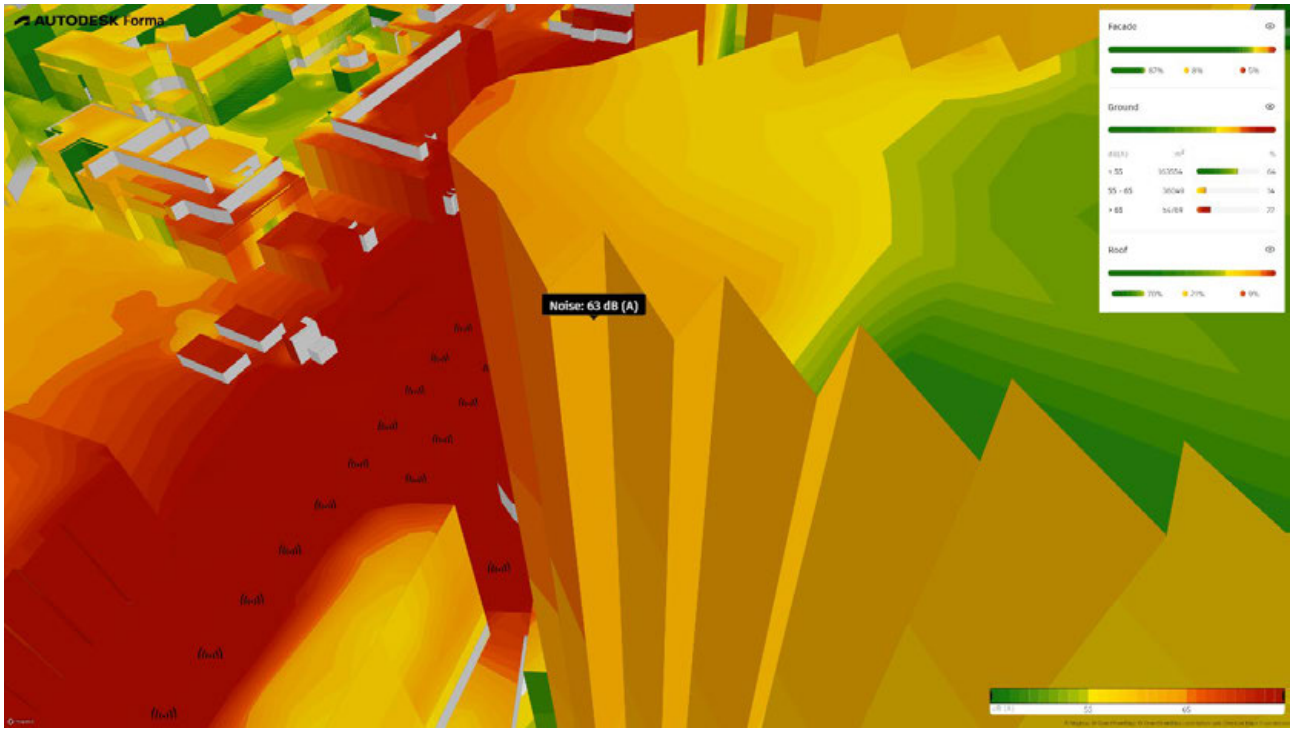


Figure 7.15. Noise levels: sawtooth façade arrangement

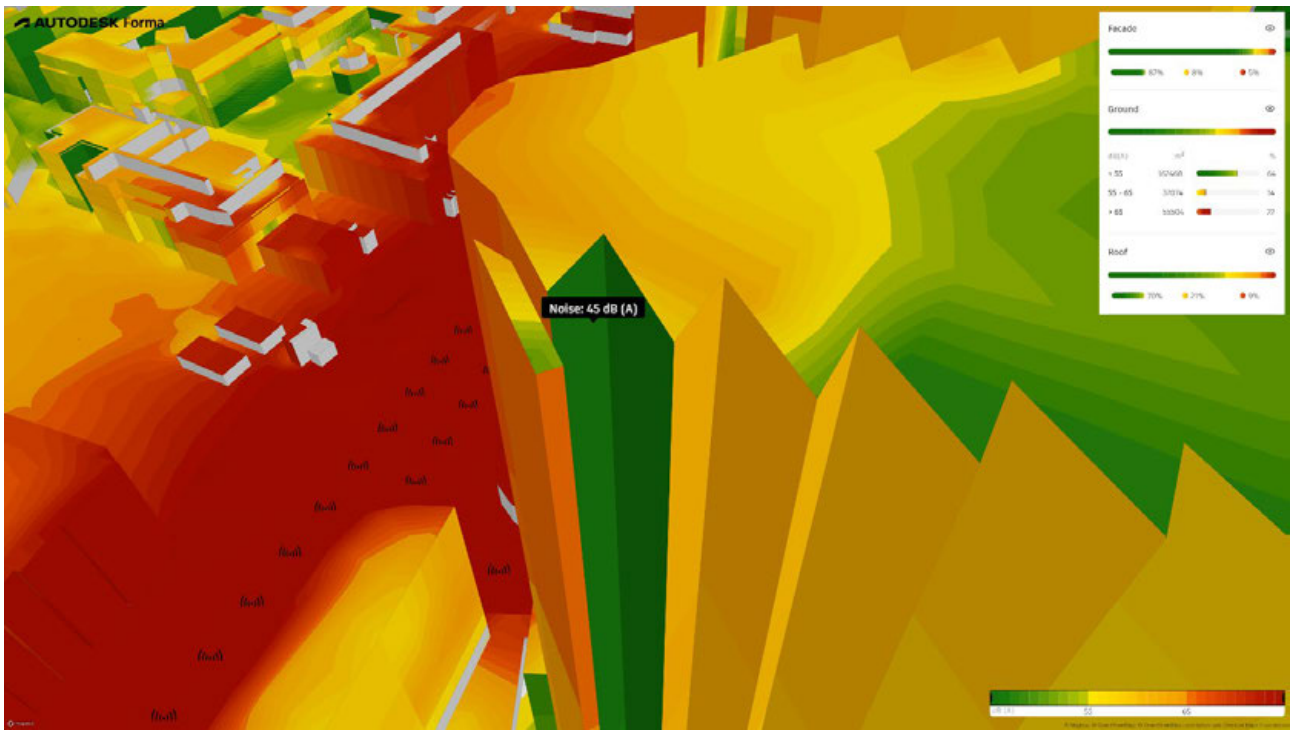


Figure 7.16. Noise levels: sawtooth façade arrangement with noise shield showing significant noise reduction behind the extended noise shield element. The façade noise level is suitable for an opening to a habitable room.

7.7. West area - amalgamation scenarios

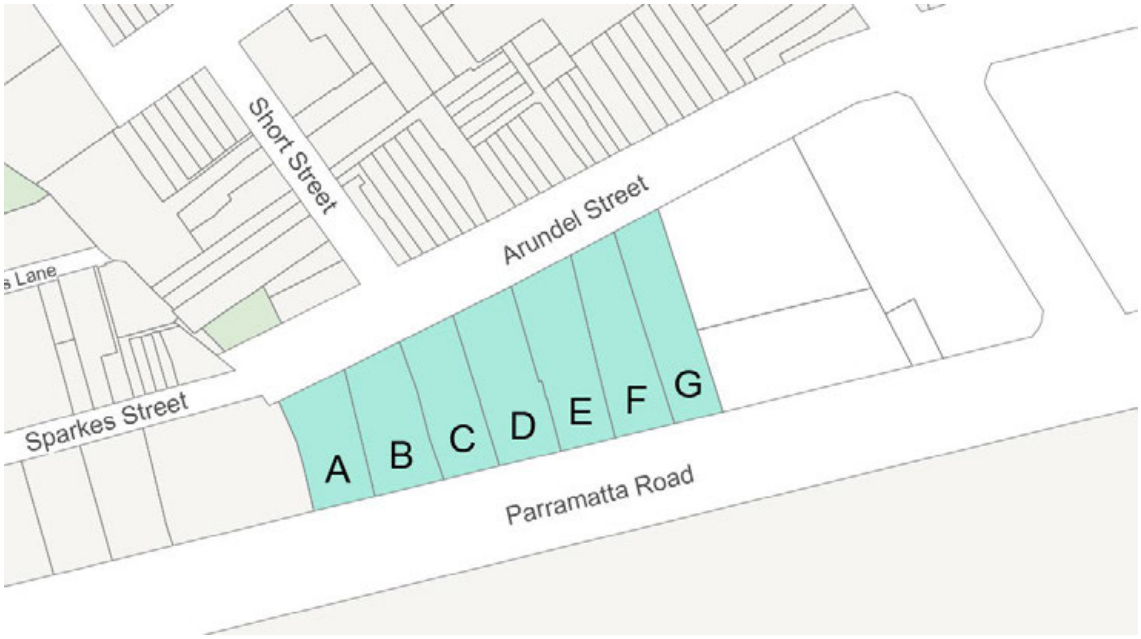


Figure 7.17. Western area (referred to as sites A to G)

The street wall form was tested against a range of possible amalgamation outcomes for the western area to understand how different ownership and redevelopment patterns affect built form, residential amenity, flood management and development capacity.

The testing did not seek to identify a single required redevelopment pattern. Rather, it was undertaken to understand how the underlying urban design principles would perform if different combinations of sites were amalgamated.

While each scenario can accommodate the street wall form and flood-safe access strategy, the scenarios differ in the efficiency of their built form outcomes and resulting development yields which are documented in the planning proposal.

The following amalgamation scenarios were tested. Figure 7.18 illustrates Scenarios 1 to 3.

Scenario	Amalgamations
Scenario 1	ABC / DE / FG
Scenario 2	AB / CDE / FG
Scenario 3	AB / CD / EFG

Larger 4 and 5 site amalgamations were also considered. These did not perform differently from combinations of 2 and 3 site amalgamations.

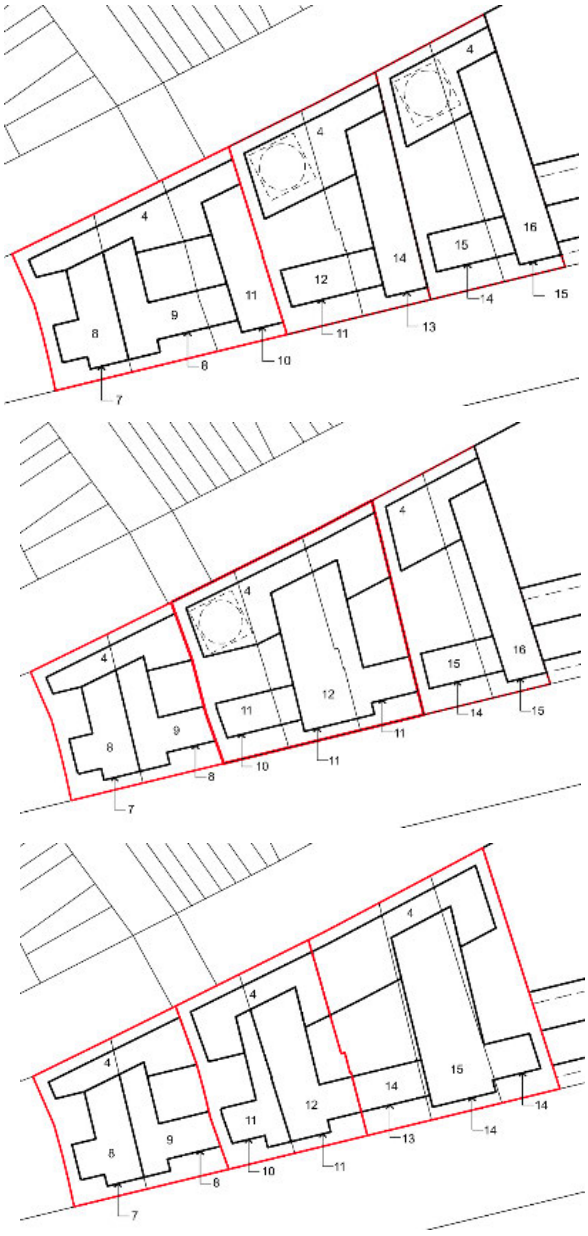


Figure 7.18. Amalgamation scenarios (Scenarios 1-3 from top to bottom)

8. Reference scheme

8.1. Development of the reference scheme

The reference scheme is a refinement of the combined option arising from testing, including the highest yielding amalgamation scenario for the western area, and some modifications to address outcomes of wind and noise testing.

The reference scheme combines tower forms in the eastern area with the street wall and courtyard forms in the western area, and the highest yielding amalgamation scenario of AB, CD and EFG.

The purpose of the reference scheme is to test the maximum development potential facilitated by the proposed planning controls and assess how the site can respond to its opportunities and constraints while delivering housing, employment and public domain outcomes.

The reference scheme is based on the following assumptions:

- the eastern sites redevelop in accordance with the proposed maximum floor space ratio and building height controls proposed by the planning proposal;
- the eastern sites maximise residential floor space while accommodating the level of non-residential floor space considered appropriate through the urban design testing;
- 40 Parramatta Road redevelops as a wholly non-residential building;
- the western properties redevelop using the highest yielding amalgamation scenario of AB, CD and EFG; and
- the western properties are developed as co-living housing.

Under this scenario, the reference scheme facilitates:

- approximately 461 apartments;
- approximately 819 co-living rooms;
- approximately 375 jobs in 15,700sqm of non-residential floor space; and
- an affordable housing contribution equivalent to approximately 96 affordable dwellings.

The reference scheme is not the only development outcome capable of being achieved under the proposed planning framework. Alternative amalgamation outcomes, residential typologies, land-use mixes and employment outcomes may also occur. The reference scheme is intended as a testing tool that demonstrates one possible outcome that can be used to inform development of the proposed planning controls.

The reference scheme demonstrates that redevelopment that occurs within the parameters tested can deliver significant housing growth while retaining a meaningful employment and service role, supporting flood-safe redevelopment, responding to noise, wind and overshadowing environmental constraints, maintaining heritage significance and providing significant space for deep soil and tree canopy. The reference scheme is shown in Figures 8.1 to 8.3.



Figure 8.1. Reference Scheme Framework Plan



Figure 8.2. Reference Scheme: axonometric view from the south-west showing street wall building on the western sites and towers and podium forms on the eastern sites.

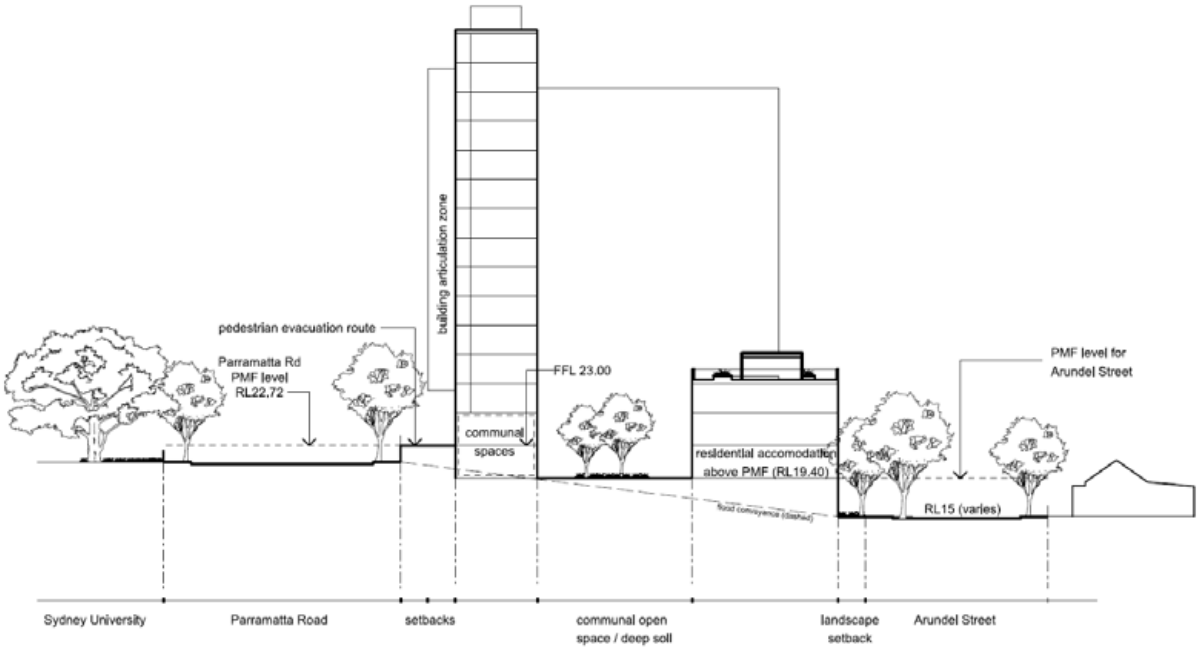


Figure 8.3. Reference Scheme: north-south cross-section through the flood affected western sites showing the flood escape pedestrian route at Parramatta Road on the left side and the low scale street wall with significant tree planting on the Arundel Street frontage on the right side.

8.2. Overshadowing effects

The shadow impacts created by the reference scheme can be compared to the existing condition in the images below. Figures 8.4-8.10 compare existing and proposed overshadowing.



Figure 8.4. Overshadowing at 9am, 21 July: existing condition (L) and reference scheme (R)



Figure 8.5. Overshadowing at 10am, 21 July: existing condition (L) and reference scheme (R)



Figure 8.6. Overshadowing at 11am, 21 July: existing condition (L) and reference scheme (R)



Figure 8.7. Overshadowing at 12pm, 21 July: existing condition (L) and reference scheme (R)



Figure 8.8. Overshadowing at 1pm, 21 July: existing condition (L) and reference scheme (R)



Figure 8.9. Overshadowing at 2pm, 21 July: existing condition (L) and reference scheme (R)



Figure 8.10. Overshadowing at 3pm, 21 July: existing condition (L) and reference scheme (R)

8.2.1. Overshadowing to the Sydney University and residential colleges playing fields

The testing shows that the built forms that are below the proposed solar access planes are effective in protecting at least four hours of solar access to the playing fields to support grass growth while also maximising development. This will ensure that the playing fields can be used for the greatest amount of time over the course of the year without having to re-turf the fields.

8.2.2. Overshadowing of adjacent residential development

All surrounding residential development maintains at least 2 hours of solar access in mid-winter as required by the DCP. The most impacted development is the neighbouring apartment building at 28-30 Parramatta Road Forest Lodge which has 14 apartments. The Apartment Design Guide establishes the requirements for considering overshadowing of apartment buildings. The ADG requires that overshadowing to neighbouring properties is minimised.

The reference scheme maintains more than 2 hours of sunlight in mid-winter to 10 of the 14 apartments which is 72%. The remaining apartments receive more than 15 minutes of sun. This outcome is consistent with the design guidance provided by the ADG.

8.3. Noise

8.3.1. Noise testing of the reference scheme

The reference scheme uses siting and layout strategies that are consistent with ensuring that no habitable rooms need to have ventilation openings that are directly exposed to the noise of Parramatta Road.

All buildings are designed to have non-residential uses at ground level facing Parramatta Road and Ross Street.

The street wall buildings on the western sites adjacent to Parramatta Road have narrow floor plates so that all habitable rooms can face north away from Parramatta Road.

The tower and podium buildings on the eastern sites are designed to have non-residential uses in the lower podium levels and use the same narrow floor plate street wall strategy for those parts of the building aligned with Parramatta Road above the non-residential uses. The towers are set back and shielded by the street wall buildings. They are designed with narrow floor plates with long north-south axes. The floor plate size allows the core to be located at the south so that there are no habitable rooms facing Parramatta Road and all other rooms along the east and west facades can be shielded from noise using a variety of strategies such as inset balconies, windows oriented to face north and noise shielding external fins. Some of these strategies are tested above, others are drawn from the City's detailed study: Passive Acoustic Design Guide that includes the detailed Design Guide for Noise Control in Apartments Using Passive Acoustic Methods.

Refer to the additional detail in the noise testing in Chapter 7.

8.4. Wind

Following the iterative process of wind testing applied to the combined option, amendments have been applied to the built form envelopes around the corner of Ross Street and Parramatta Road to ensure that the reference scheme can achieve a level of wind comfort that meets the City of Sydney's standard of 'walking' or better. The resulting wind performance is shown in Figure 8.11.

The aspects of the built form envelopes in the reference scheme that are most effective in managing wind, include:

- all towers are designed to have rounded corners particularly on their southern corners;
- towers are spread apart, the eastern-most tower is located along the east side of the site (this also helps manage noise);
- small breaks are located between buildings to flush pollutants but are narrow enough to ensure that courtyards remain shielded from noise;

- setbacks are located at intermediate levels on the Ross Street and Parramatta Road frontages to keep southerly wind from washing down to Ross Street;
- rounded corner designs used at the intersection of Ross Street and Parramatta Road; and
- awnings are used on Parramatta Road and Ross Street frontages.

The reference scheme demonstrates how building form, articulation and tower placement are used to manage wind impacts while maintaining development potential, residential amenity and public domain quality.

8.4.1. Wind testing of the reference scheme

The reference scheme incorporates minor adjustments from the combined option to manage wind effectively so that wind conditions at ground level do not exceed conditions comfortable for 'walking' (dark orange) as per the City of Sydney wind comfort standard, related to the Lawson comfort standards.

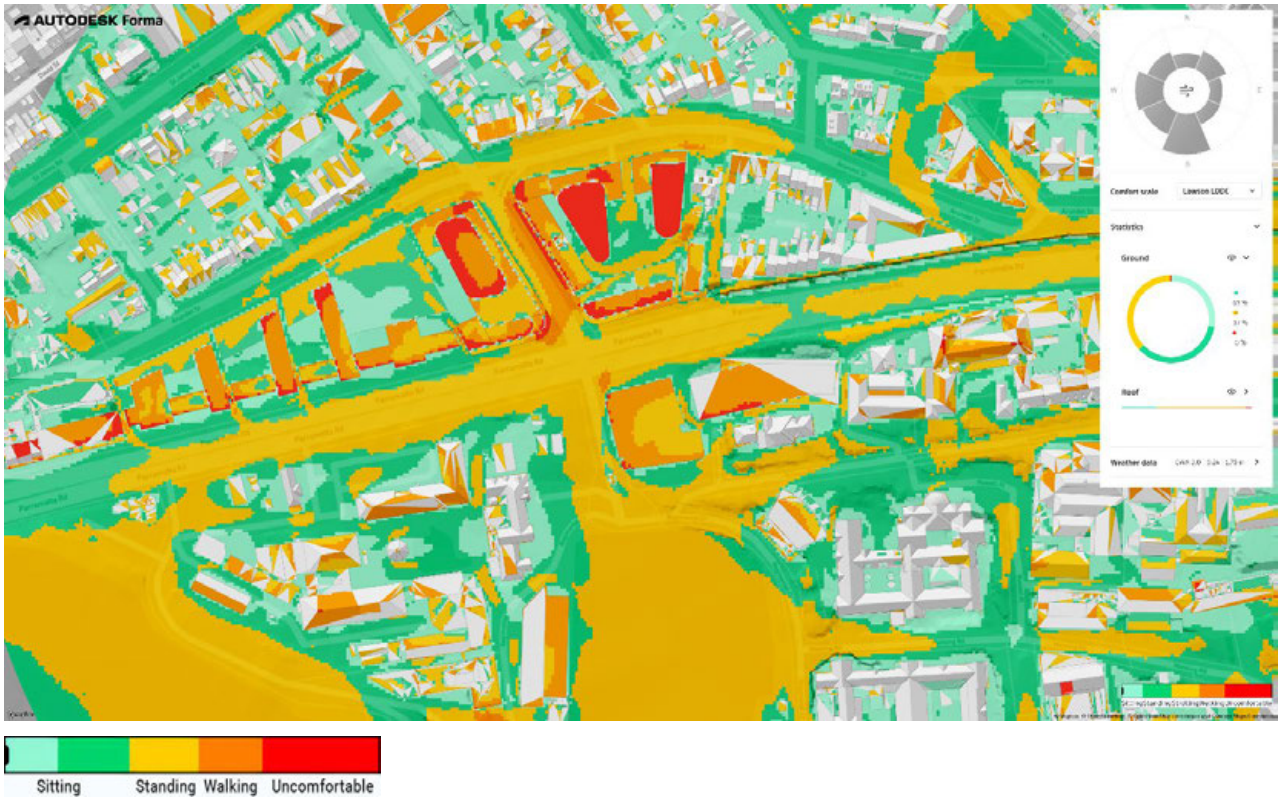


Figure 8.11. Wind performance of the reference scheme. Note that the dark red areas are either top of buildings or on top of the awnings (the ground below the awning is comfortable)

8.5. Strategy for managing noise and wind

Key urban design strategies that have been incorporated into the reference scheme to manage wind and noise have been consolidated onto the plan below. These strategies are consolidated in Figure 8.12.

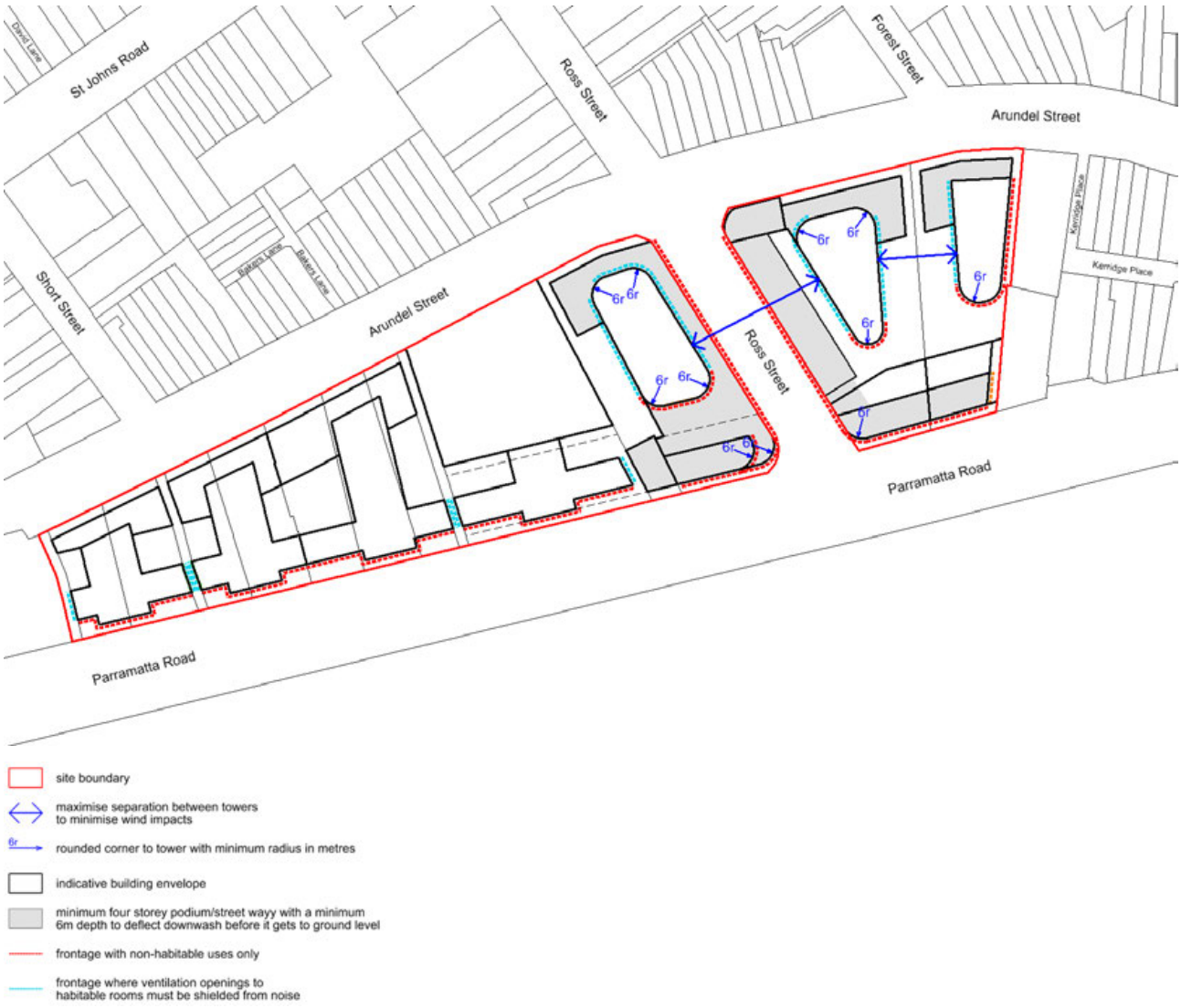


Figure 8.12. Strategies for minimising noise and wind

8.6. Strategy for managing flood affected land

The reference scheme uses a continuous flood-safe pedestrian connection along the Parramatta Road frontage through the western area that functions as both a publicly accessible address and a flood-safe access and evacuation route. This functions to allow access for all properties to a location on Parramatta Road that is accessible to emergency services including in the Probable Maximum Flood. The extent and arrangement is shown on the figures below. Figures 8.13 to 8.16 illustrate the flood-egress, conveyance and evacuation strategy.

The reference scheme also maintains flood conveyance shown hatched.



Figure 8.13 Flood affected land – strategy for flood egress and conveyance

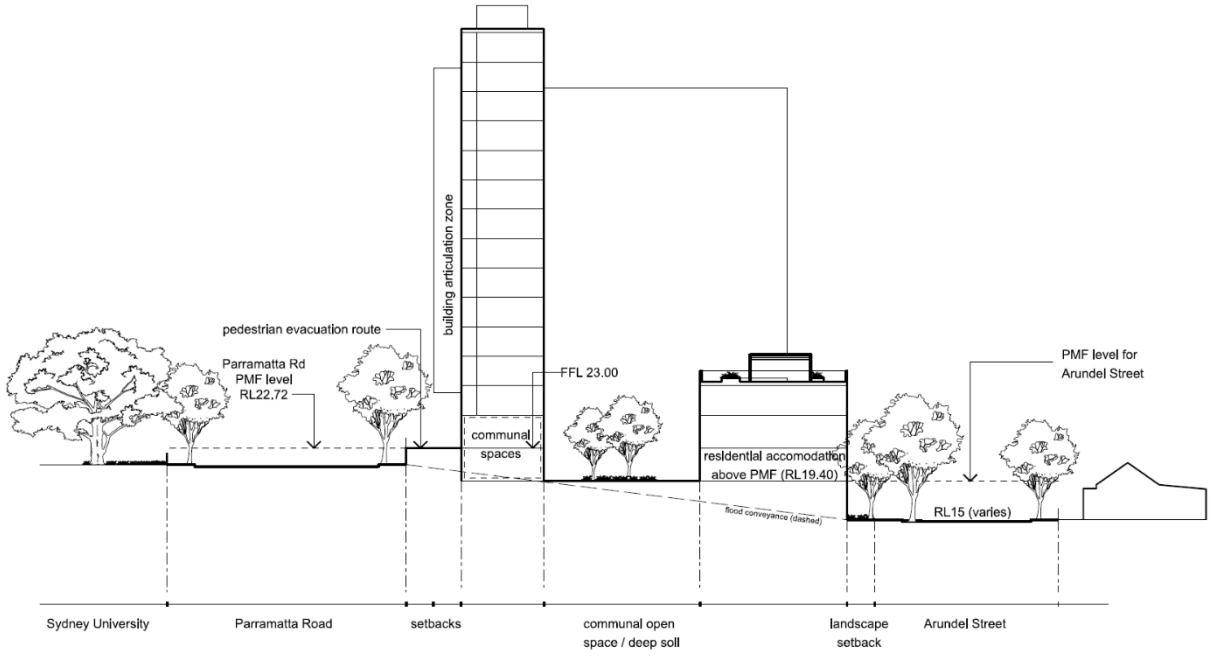


Figure 8.14. Minimum residential finished floor levels of flood affected land for the western sites.

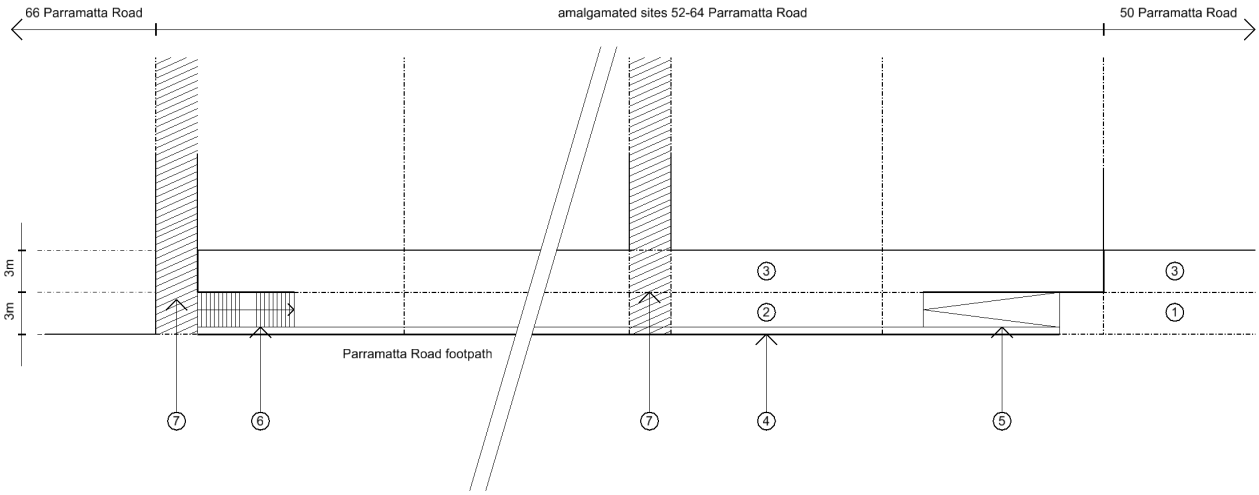


Figure 8.15. Pedestrian evacuation route – plan

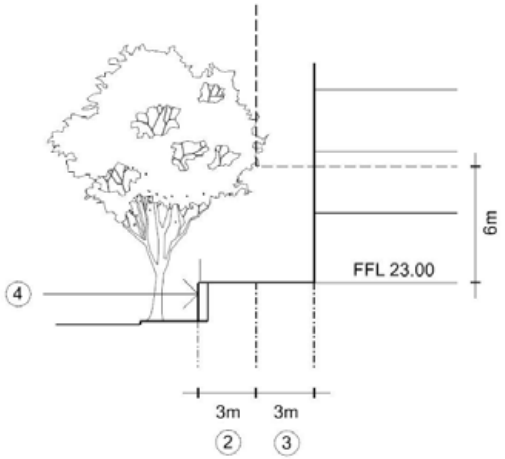


Figure 8.16. Pedestrian evacuation route – section

Key to Figures 8.13-8.16 above– (numbers in circles)

1. 3 m wide public domain footpath widening
2. 3 m wide flood-safe pedestrian evacuation route at RL 23 connecting all flood-affected land to the flood-safe access point. Constructed in accordance with the Sydney Streets Technical Specifications and Standard Drawings..
3. 3m building articulation zone - building over permitted 6 m above right of way level, for no more than 35% of the length of the building frontage
4. retaining wall - be constructed of, or faced with, natural sandstone and complement the character of Chapman Steps; and incorporate steel balustrades in accordance with the Sydney Streets Technical Specifications and Standard Drawings.
5. flood egress ramp to ground level - material and construction to Sydney Streets Technical Specifications and Standard Drawings.
6. additional access stairs - material and construction to Sydney Streets Technical Specifications and Standard Drawings.
7. Minimum 3 m wide flood conveyance corridor (matching the existing flood conveyance path) between Parramatta Road and Arundel Street. The corridor is to remain open to the sky, except where it passes beneath the flood-safe pedestrian evacuation route..

8.7. Public space dedication for footpath widening

The reference scheme includes a 3 m wide footpath widening along Parramatta Road either side of Ross Street. This land is required to ensure there is sufficient space for future public transport stop locations and associated access for people to and from the stop.



Figure 8.17. Public space dedication for footpath widening

8.8. Landscape and Deep Soil Strategy

The response seeks to maximise opportunities for tree planting and meaningful canopy cover across the area. It recognises the importance of providing sufficient deep soil areas capable of supporting mature canopy trees.

Deep soil areas are concentrated within internal courtyards and along the Arundel Street frontage. Their location responds to a combination of site dimensions, flooding, solar access requirements and surrounding neighbourhood character.

Along Arundel Street, landscape setbacks assist in creating a transition between new development and the lower scale residential neighbourhood to the north by providing opportunities for substantial tree planting.

Within the western area, the courtyard form creates significant opportunities for deep soil planting. The location and dimensions of courtyards are informed not only by residential amenity and building separation requirements, but also to accommodate meaningful landscape outcomes and mature tree growth.

The landscape response also contributes to broader urban design objectives by improving visual amenity, assisting in urban cooling, increasing canopy cover and strengthening the green character of the precinct. Together with street tree planting, internal courtyards and landscaped setbacks, the approach seeks to create a greener urban environment while supporting residential amenity and environmental performance.

8.9. Servicing

The analysis showed that both Parramatta Road and Ross Street were not suitable for vehicle access or servicing locations. The reference scheme proposes vehicle access and servicing only from Arundel Street.

8.10. Views study

The below images comprise a view study of the reference scheme discussed above. Eight views are documented from locations surrounding the site. The majority of the views are taken from pedestrian footpaths on surrounding streets. Two views are taken from inside the grounds of the University of Sydney and residential colleges, from locations that are accessible to the public. The aerial view below shows the locations of each viewpoint studied. Figure 8.18 identifies the locations of the eight viewpoints.



Figure 8.18. Aerial view of study site and its surrounds showing the locations of each viewpoint studied in the images that follow.

Note on viewing angles

For each of the following view studies, a 35mm wide angle lens was used to capture sufficient context, particularly in the short-view studies from surrounding streets in Forest Lodge and Glebe. The corresponding images of the study model use the same lens setting.

8.10.1. **View Study 1 – view from University of Sydney, Oval no. 2 (Ross St. entrance)**



Figure 8.19. General view of existing development along Parramatta Road looking north towards the site from Oval no. 2, University of Sydney.



Figure 8.20. View of the study model showing existing development along Parramatta Road looking north towards the site from Oval no. 2, University of Sydney.

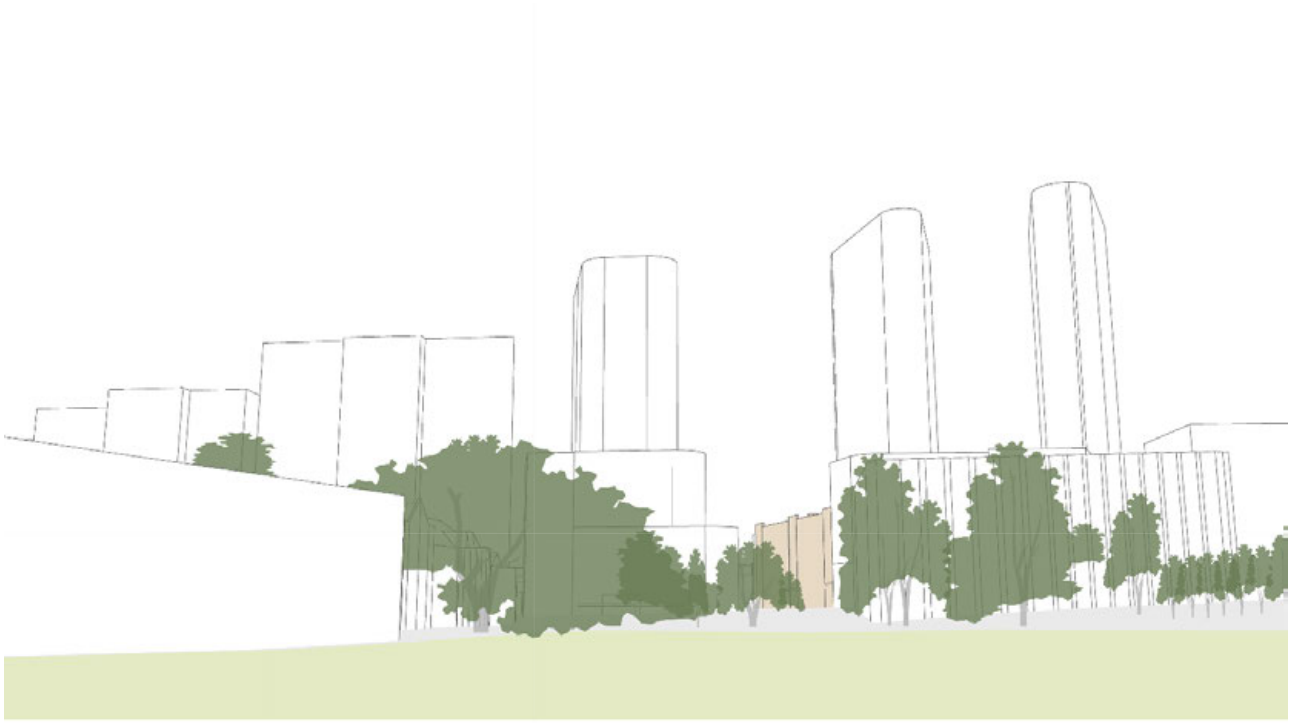


Figure 8.21. View of the study model showing the indicative reference design. In the foreground at the right appears the University of Sydney Learning Hub, currently under construction.

8.10.2. View Study 2 - view from University of Sydney, St. John’s College oval



Figure 8.22. General view of existing development along Parramatta Road looking north-east towards the site from St. John’s College oval, University of Sydney.



Figure 8.23. View of study model showing existing development along Parramatta Road looking north-east towards the site from St. John’s College oval, University of Sydney.



Figure 8.24. View of study model showing the indicative reference design looking north-east towards the site from St. John's College oval, University of Sydney.

8.10.3. **View Study 3– view from Parramatta Road, west of Missenden Road**



Figure 8.25. Street view of existing development along Parramatta Road, west of Missenden Road, looking towards the site in the background.



Figure 8.26. View of study model showing existing development along Parramatta Road, west of Missenden Road, looking towards the site in the background.



Figure 8.27. View of study model showing existing development along Parramatta Road, west of Missenden Road, with the indicative reference design appearing in the background.

8.10.4. **View Study 4 – view from Junction Street, Forest Lodge**



Figure 8.28. Street view looking towards the site down Junction Street from Bridge Street.



Figure 8.29. View of study model looking towards the site down Junction Street from Bridge Street, showing existing development.



Figure 8.30. View of study model looking towards the site down Junction Street from Bridge Street, showing indicative reference design on the site.

8.10.5. **View Study 5 – view from Short Street, Forest Lodge**



Figure 8.31. Street view looking towards the site down Short Street from St. Johns Road.



Figure 8.32. View of study model looking towards the site down Short Street from St. Johns Road, showing existing development.



Figure 8.33. View of study model looking towards the site down Short Street from St. Johns Road, showing indicative reference design.

8.10.6. **View Study 6 – view from Ross Street, Forest Lodge (at Bridge Road)**



Figure 8.34. Street view looking towards the site down Ross Street from Bridge Road.



Figure 8.35. View of study model looking towards the site down Ross Street from Bridge Road, showing existing development.



Figure 8.36. View of study model looking towards the site down Ross Street from Bridge Road, showing the indicative reference design.

8.10.7. **View Study 7 – view from Mt. Vernon Street, Glebe**



Figure 8.37. Street view of existing development along Mt. Vernon Street, looking towards the site located in the background.



Figure 8.38. View of the study model showing the existing development along Mt. Vernon Street, taken from the same position as the photo above.



Figure 8.39. View of the study model showing the existing development along Mt. Vernon Street with the reference design appearing in the background.

8.10.8. **View Study 8 – view from Catherine Street, Glebe**



Figure 8.40. Street view of existing development along Catherine Street, Glebe, looking towards the site located in the background.



Figure 8.41. View of study model showing existing development along Catherine Street, Glebe, looking towards the site located in the background.



Figure 8.42. View of study model showing existing development along Catherine Street, Glebe, with the indicative reference design appearing in the background.

8.10.9. **View Study 9 – view east along Parramatta Road from footbridge**



Figure 8.42. Street view looking east along Parramatta Road from University of Sydney footbridge, showing existing development. The study site is located in the background, at left of centre..



Figure 8.43. View of study model looking east along Parramatta Road from University of Sydney footbridge, showing existing development



Figure 8.44. View of study model looking east along Parramatta Road from University of Sydney footbridge. The indicative reference design appears in the background, behind the recently approved co-living housing at 2 Arundel Street currently under construction.

9. Recommendations

The outcomes of the urban design study including the detailed environmental testing will result in proposed planning controls for insertion in the Sydney LEP 2012 and Sydney DCP 2012. Many of the most important controls already exist in these and other planning documents including the Apartment Design Guide and Transport and Infrastructure SEPP.

Specific controls need to be added to the suite of controls to ensure that future development is consistent with the outcomes described in the reference scheme.

Additional controls should be consistent with the reference scheme and include:

- height controls in both metres (LEP) and storeys (DCP);
- additional floor space ratio controls (LEP) linked to requirements for land dedication, flood escape, contribution to affordable housing and land use mix;
- sun access planes to protect playing fields (LEP);
- built form and layout controls addressing building interfaces, wind, noise, and apartment amenity (DCP);
- landscape setbacks on Arundel Street (DCP); and
- retention of heritage significance (DCP).

Additional street tree planting is required on all the surrounding streets. This should be managed through existing tree planting programs.

Attachment A2

Transport Impact Assessment – Parramatta Road Precinct

CITY OF SYDNEY

Transport Impact Assessment – Parramatta Road, Forest Lodge Planning Proposal



Transport Impact Assessment
November 2026

The City of Sydney acknowledges the Gadigal of the Eora Nation as the Traditional Custodians of our local area.

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Executive Summary

This Transport Impact Assessment (TIA) has been prepared to inform Planning Proposal: Parramatta Road Precinct (Planning Proposal) that affects land in Forest Lodge that fronts Parramatta Road, Arundel Street and Ross Street (Figure 1). The Planning Proposal will facilitate additional housing and employment growth through increased development capacity, land rezoning, and site-specific planning controls.

The Planning Proposal is to establish new planning controls for the site in the *Sydney Local Environmental Plan 2012* (Sydney LEP 2012) and the Sydney Development Control Plan 2012 (Sydney DCP 2012). being assessed at a strategic planning level, and development form and land use mix will continue to be refined through future development application processes.

A reference scheme has been developed and forms the basis for this transport assessment. The reference scheme is for a high-density mixed-use precinct comprising residential and non-residential land use, comprising:

- 462 residential apartments (44,327m^2 GFA)
  - 138 1-bed
  - 231 2-bed
  - 92 3+-bed
- 791 student accommodation rooms (22,943m^2 GFA)
- 4,603m² GFA retail floor space
- 8,690m² GFA new commercial floor space (i.e. excluding existing ambulance station)

The site is located within an established inner-city road network with good active and public transport accessibility, reflected in the low private vehicle mode share for the broader area (37%)[1]. SIDRA traffic modelling of the surrounding road network finds the intersections within the study network to operate acceptably under current conditions with minor-to-moderate queues.

The key constraint for the site is flooding, which limits the practicality for vehicular access and basement car parking across many of the western lots. The Planning Proposal responds to this via a low car parking provision, limited basements in flood prone areas, a raised pedestrian footpath along Parramatta Road for the western sites), and allocation of land uses which respond well to the access constraints.

Car, service vehicle, and bicycle parking provisions for the reference design have been calculated based on the Sydney Local Environment Plan (LEP) and Development Control Plan (DCP) Housekeeping Amendments, reflecting upcoming reductions in car parking provision and changes to bicycle parking provisions expected to come into effect late 2026. Final car parking numbers will be refined through future development application processes.

Traffic generation has been calculated on a car parking basis, reflecting the constrained parking strategy and resulting downwards pressure on private vehicle mode share. The reference scheme is expected to generate a net increase of some 120-180 vehicle trips during the weekday and weekend peak hours. SIDRA modelling indicates that this would have minimal impact upon the surrounding road network, with no material change in overall intersection performance.

[1] Source: Australian Bureau of Statistics 2026, *Census TableBuilder – Place of Usual Residence for the Glebe - Forest Lodge Statistical Area 2*

The Planning Proposal is expected to generate minor to moderate increases in active and public transport demand, representing a small increase compared to existing network activity, and which will be comfortably accommodated within the existing walking, cycling and public transport network.

Overall, the Planning Proposal is not expected to materially affect local transport conditions and will be supported by the site's high level of accessibility and support increased use of existing walking, cycling and public transport infrastructure without requiring significant transport network upgrades.

Introduction

Overview

This Transport Impact Assessment (TIA) has been prepared to inform a Planning Proposal for the coordinated redevelopment of around 18,000m^2 of land fronting Parramatta Road, Arundel Street and Ross Street in Forest Lodge as shown in Figure 1.

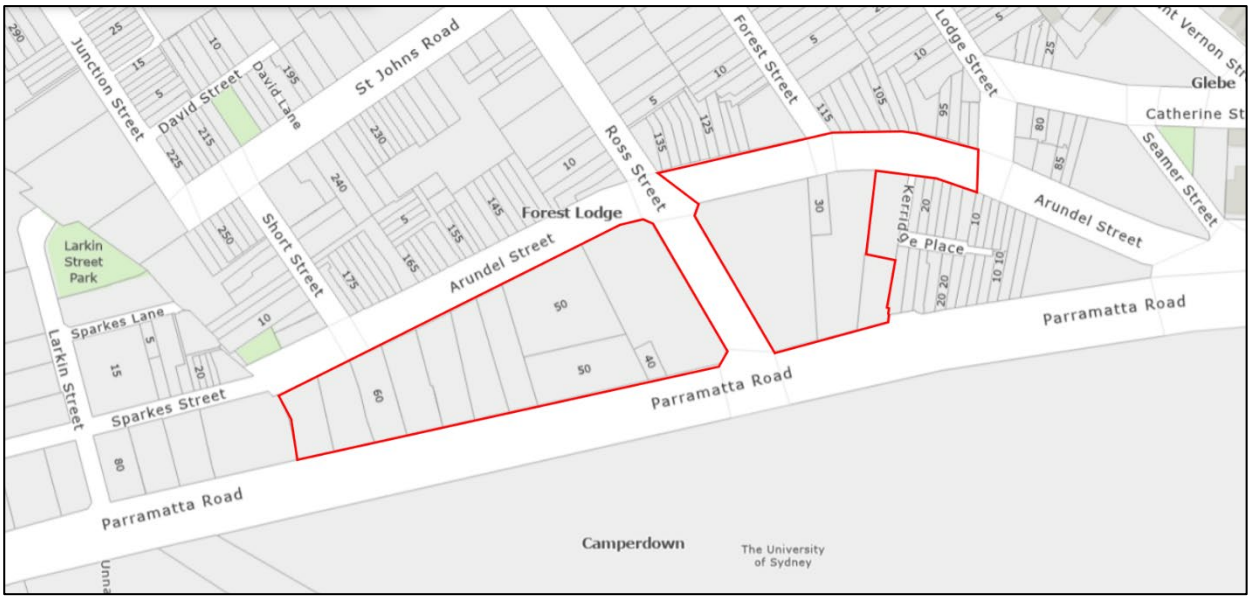


Figure 1. Land affected by this Planning Proposal

The Planning Proposal seeks to increase the development capacity of the site to support a high-density mixed-use precinct comprising residential, retail, commercial and other employment-generating uses. The Planning Proposal seeks to facilitate additional housing and employment capacity through amendments to the Sydney Local Environmental Plan 2012 (Sydney LEP 2012), including the rezoning of land from E3 Productivity Support to MU1 Mixed Use.

A key site constraint is flooding, which may limit the feasibility of basement parking in some areas. Future development is therefore expected to adopt a reduced parking provision strategy, with parking provided only where it can be safely and practically accommodated.

The Planning Proposal is to provide new planning controls for the site. Detailed matters such as vehicle access arrangements, servicing, loading facilities, parking layouts, swept path assessments and intersection modelling will continue to be refined during future development application processes once the final development form and land use mix are established. Current assumptions indicate redevelopment may comprise multiple buildings accommodating a range of residential housing typologies, including student accommodation, together with complementary non-residential uses.

Scope of the study

Assessment of traffic and transport implications at the Planning Proposal stage are generally expected to be strategic in nature, focusing on broader planning considerations rather than detailed traffic modelling.

Consistent with Transport for NSW's multimodal approach to transport assessment, this report considers:

– The existing transport environment surrounding the site

– Walking, cycling and public transport accessibility

– The surrounding road network and current operating conditions

– Likely future travel demand associated with the proposed land uses

– The influence of anticipated residential typologies on car ownership and travel behaviour

– Access and parking considerations, including constraints associated with flooding

– Potential impacts on active transport, public transport and road networks

– Management measures, as required, to support sustainable transport outcomes

The assessment is intended to inform the Planning Proposal and identify transport matters requiring further consideration at later stages of the planning and development process.

Strategic Context

Sydney Plan

The Sydney Plan is the NSW Government's strategic land use plan for Greater Sydney and establishes a framework for accommodating future housing, employment and infrastructure growth over 2026-2046. The Plan seeks to coordinate urban growth with transport infrastructure and encourages additional housing and employment within well-located urban areas that are supported by public transport, active transport and community infrastructure.

The Planning Proposal is consistent with the Sydney Plan's objectives of directing housing and employment growth to locations with strong access to public transport, active transport and existing infrastructure. The site is located opposite the University of Sydney, close to Royal Prince Alfred Hospital and approximately 2 km from the Sydney CBD, enabling a high proportion of trips to be undertaken by walking, cycling and public transport. The proposal supports additional housing and employment growth on a strategically located urban site with existing transport infrastructure and services.

City Plan 2036

City Plan 2036 is the City of Sydney's Local Strategic Planning Statement and provides the long-term strategic framework for land use and infrastructure planning within the local government area. Transport-related priorities relevant to the site include:

- H1: Housing for all
- I1: Movement for walkable neighbourhoods and a connected city
- I2: Align development and growth with supporting infrastructure
- P1: Growing a stronger, more competitive economy

The Planning Proposal supports the movement and infrastructure priorities of City Plan 2036 by directing housing and employment growth to a highly accessible location. The site is well connected to walking, cycling and public transport networks and can accomodate additional travel demand through existing transport infrastructure. The proposal also supports access to major employment, education and health destinations, reducing reliance on private vehicle travel.

Sustainable Sydney 2030-2050 Continuing the Vision

Sustainable Sydney 2030-2050 Continuing the Vision establishes the City of Sydney's long-term vision for a green, global and connected city. A key direction of the strategy is the creation of a city where walking, cycling and public transport are the preferred travel modes and where growth occurs in locations with strong accessibility to jobs, services and infrastructure.

The Planning Proposal supports these objectives by introducing additional housing and employment opportunities within an established inner-city location that benefits from excellent public transport accessibility and proximity to major employment, education and health destinations. The proposal is expected to generate a high proportion of trips by walking, cycling and public transport due to its location and surrounding transport network characteristics.

Housing for All Discussion Paper

The Housing for All Discussion Paper, exhibited by the City of Sydney in mid-2026, identifies key opportunities to increase housing supply across the local government area. The paper identifies the precinct as a strategic urban renewal opportunity, recognising its capacity to accommodate additional housing, including affordable housing, student accommodation and other diverse housing typologies.

The paper highlights the precinct's proximity to the University of Sydney, Royal Prince Alfred Hospital and major public transport corridors, and supports the renewal of underutilised former industrial lands to facilitate a mixed-use, transit-oriented precinct. This approach is intended to increase housing supply while contributing to the long-term transformation of the Parramatta Road corridor into a more vibrant, connected and liveable urban environment. The paper also acknowledges that future public transport improvements, including light rail, could further enhance the precinct's accessibility and development potential.

Local Environmental Plan and Development Control Plan Amendments

The City of Sydney is currently progressing amendments to the Sydney LEP 2012 and Sydney Development Control Plan 2012 (LEP Amendments and DCP Amendments) as a response to the priorities and actions identified in the City Plan 2036. This update gathers a series of smaller planning control changes related to housing, parking, greening, amenity, sustainability and design excellence to implement priorities of the planning statement as well as housekeeping changes to improve the operation of controls[2].

The update was exhibited over late 2024 to early 2025, approved by Council in mid-2025, and is currently with the Department for finalisation. While not formally in effect as of the time of this report, the LEP and DCP Amendments, having regard to their advanced stage in the statutory process, have formed the basis of assessment within this Transport Impact Assessment.

[2] Source: City of Sydney 2025, *Decision details Post Exhibition - Planning Proposal - Sydney Local Environmental Plan and Development Control Plan - Policy and Housekeeping Amendments (LEP/DCP Update)*, https://meetings.cityofsydney.nsw.gov.au/ieDecisionDetails.aspx?AIId=19796

Existing Conditions

Site Location and Local Context

The site is located on land fronting Parramatta Road, Arundel Street and Ross Street, Forest Lodge, within the City of Sydney Local Government Area (LGA).

The site comprises multiple adjoining land parcels with a combined area of approximately 18,000m². Existing development includes a range of commercial and service-based uses, including Officeworks, Sydney City Toyota, the NSW Ambulance Station and other commercial premises. For a detailed summary, refer to the *Planning Proposal – Parramatta Road Precinct*.

The site is located approximately 2 km west of the Sydney CBD, opposite the University of Sydney and in proximity to Royal Prince Alfred Hospital, Broadway, Camperdown and Glebe. Parramatta Road forms the southern boundary of the site and operates as a major arterial road and public transport corridor, while Arundel Street and Ross Street provide local access and connections to surrounding residential and mixed-use areas. The site location and context is shown in Figure 2.



Figure 2. Site and surrounding context

The site is currently zoned E3 Productivity Support under the Sydney LEP 2012. Surrounding land uses are predominantly zoned R1 General Residential to the north, and SP2 Educational to the south.

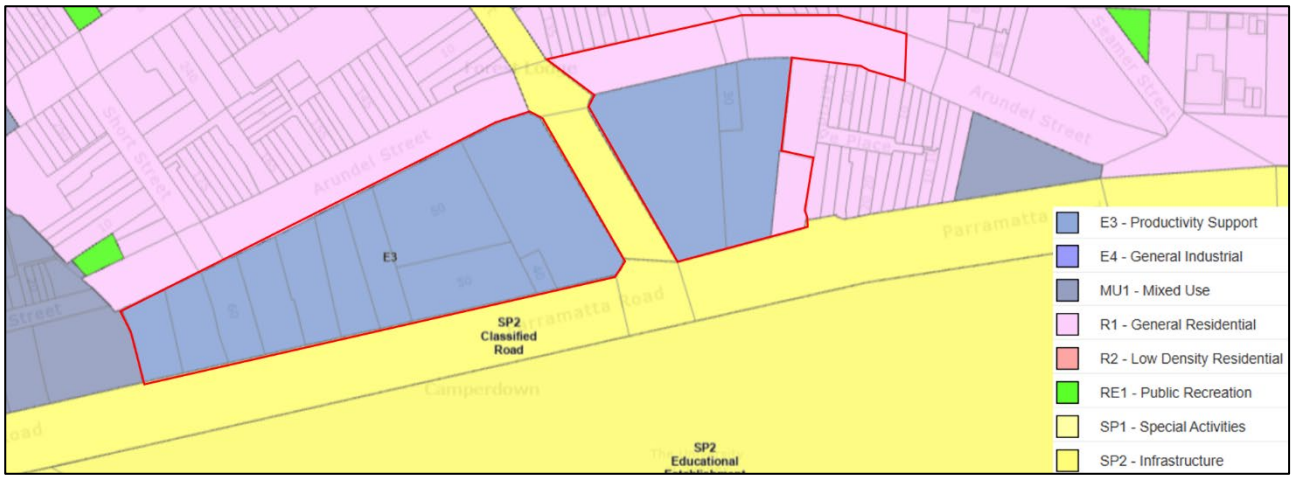


Figure 3. Zoning map Sydney LEP 2012

Road Network

The site is located within an established inner-city road network and has frontages to Parramatta Road, Arundel Street and Ross Street. Key State and Regional roads within the vicinity of the site are illustrated in Figure 4.

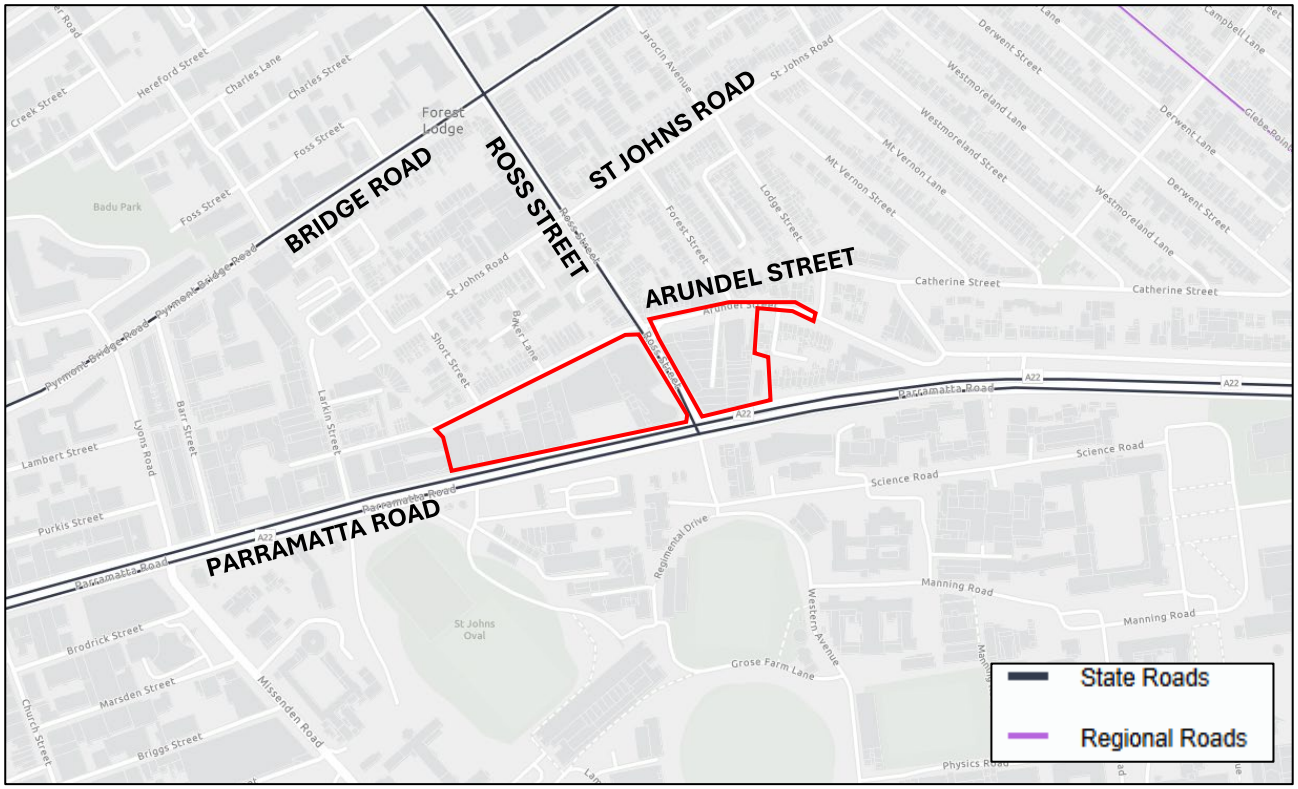


Figure 4. Road Hierarchy

Parramatta Road

Parramatta Road is a classified State Road and forms the southern frontage of the site. It serves as a major arterial road providing east-west connections between Central Sydney, Camperdown, the Inner West and the broader metropolitan road network. The corridor also accommodates a significant volume of bus services and features 3 lanes in each direction.

Along the site frontage, Parramatta Road has a posted speed limit of 60km/h and features AM and PM peak period bus lanes (from 6am to 10am and 3pm to 7pm on weekdays). The western end of

the Parramatta Road frontage features 1P parking restrictions (10am-3pm Monday-Friday, 8:30am-12:30pm Saturday).

While Parramatta Road remains a major arterial corridor, the opening of WestConnex has reduced its role in accommodating longer-distance east-west movements, creating opportunities for the corridor to evolve into a more people-focused urban environment.



Figure 5. Parramatta Road, facing west

Ross Street

Ross Street is a classified State Road and forms the central north-south spine between the 2 halves of the site. There is 1 lane in each direction, with kerbside parking on the eastern side of the road between Parramatta Road and St Johns Road and on both sides of the road between St Johns Road and Bridge Road. Ross Street has a posted speed limit of 40km/h.



Figure 6. Ross Street, facing north

Arundel Street

Arundel Street forms the northern frontage of the site and provides a local street interface with surrounding residential development. It provides 1 lane in each direction, with kerbside parking on both sides, typically 1P 8am-10pm, permit holders excepted. Arundel Street has a posted speed limit of 40km/h.



Figure 7. Arundel Street, facing east

The surrounding road network also includes Bridge Road to the north, Broadway to the east and Missenden Road to the west. These routes provide access to surrounding centres and destinations including Glebe, Camperdown, Newtown, Broadway, the University of Sydney and Royal Prince Alfred Hospital.

Active Transport

Walking Environment

The site is located within a highly walkable inner-city environment. Footpaths are provided on both sides along Parramatta Road, Arundel Street and Ross Street, with signalised pedestrian crossings on all legs of the nearby signalised intersections.

The site is within convenient walking distance of a range of major destinations, including the University of Sydney, Royal Prince Alfred Hospital, Broadway Shopping Centre, Glebe Point Road, Victoria Park and surrounding employment, education and retail precincts.

Cycling Environment

The site benefits from proximity to existing and planned cycling routes connecting the area with the Sydney CBD, the University of Sydney, Camperdown, Glebe, Newtown and other surrounding inner-city destinations.

While Parramatta Road primarily functions as a strategic traffic corridor and is generally not attractive for most cyclists, alternative cycling routes are available via lower-speed local streets and dedicated facilities within the surrounding area, including an off-road cycleway on Bridge Road as shown in Figure 8.

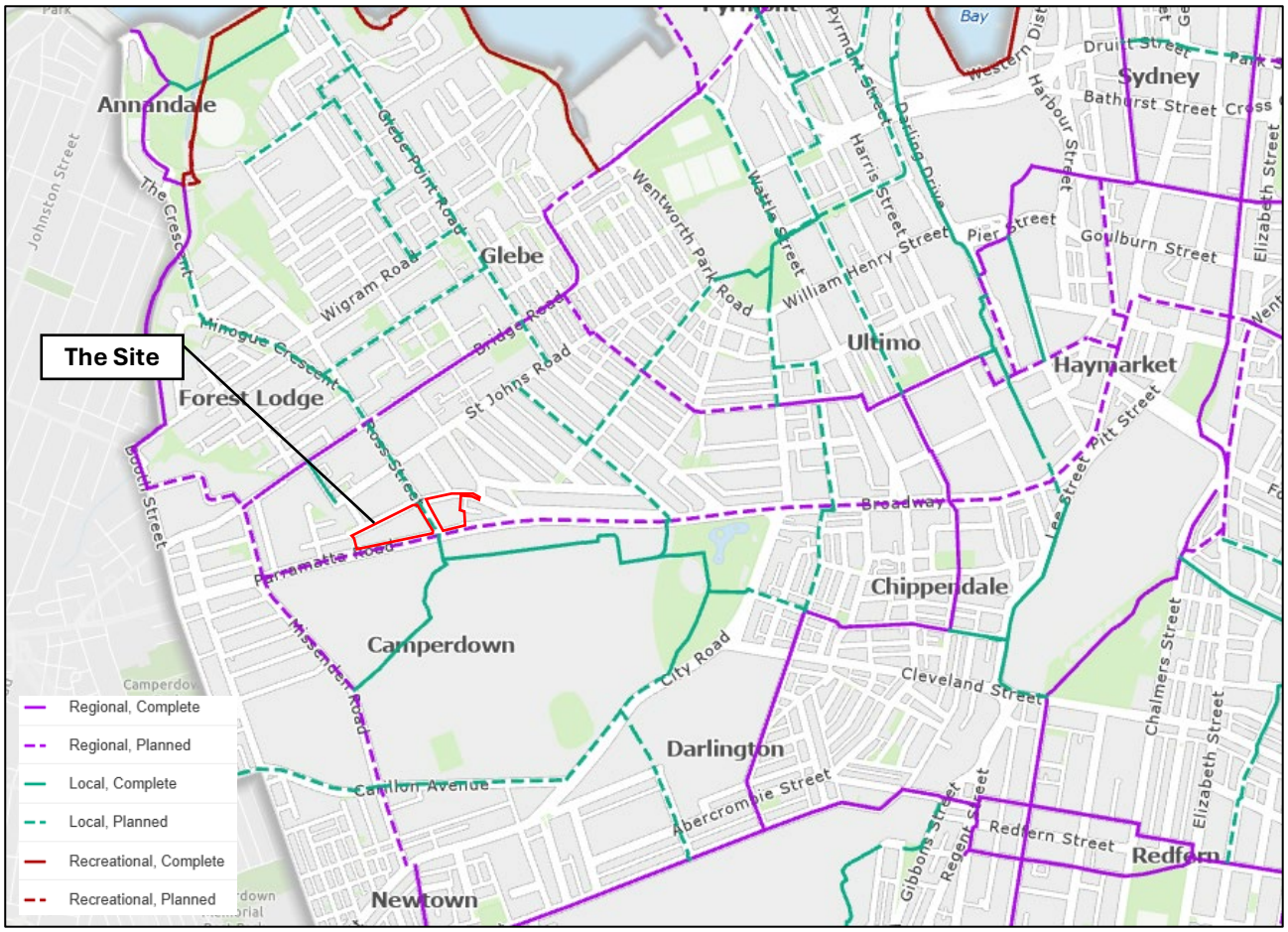


Figure 8. Existing and planned cycling network

Public Transport

The site is well served by bus services operating along Parramatta Road, with frequent connections to Central Sydney, the University of Sydney, Camperdown, the inner west and surrounding centres.

Bus stops located adjacent to the site provide access to numerous routes connecting the area with Central Station, Martin Place, Town Hall and other major transport interchanges. The frequency, span and coverage of bus services provide a high level of public transport accessibility throughout the day. These services also provide convenient connections to major public transport interchanges, facilitating access to the wider Sydney rail, metro and light rail networks.

Table 1 summarises the principal bus services operating adjacent to the site. Figure 9 illustrates the surrounding bus routes.

Table 1. Bus routes and frequency

Bus route	Description	Peak period frequency	Approximate service span
412	Campsie to City Martin Place via Earlwood & Dulwich Hill	Every 10-15 mins	5:00am – 1:30am
413	Campsie to Central Pitt St	Every 10-15 mins	6:30am – 1:00am
422	Kogarah to Central Pitt St	Every 10-15 mins	5:30am – 1:00am
438X	Abbotsford to City Martin Place (Express Service)	Every 5-10 mins	6:00am – midnight
438N	Abbotsford to City Martin Place (Night Service)	Every 30 mins	Midnight – 6:00am
440	Bondi Junction to Rozelle	Every 8-12 mins	4:00am – 12:30am
461X	Burwood to City Domain (Express Service)	Every 10-15 mins	6:00am – 10:00pm
461N	Burwood to City Hyde Pk (Night Service)	Every 25-30 mins	10:00pm – 6:00am
469	MarketPlace Leichhardt to Glebe (Loop Service)	Every 20-30 mins	6:00am – 10:30pm
470	Lilyfield to City Martin Place	Every 10-15 mins	6:00am – 1:00am
480	Strathfield to Central Pitt St via Homebush Rd	Every 15-20 mins	5:00am – 9:00pm
483	Strathfield to Central Pitt St via South Strathfield	Every 10-15 mins	6:00am – 12:30am

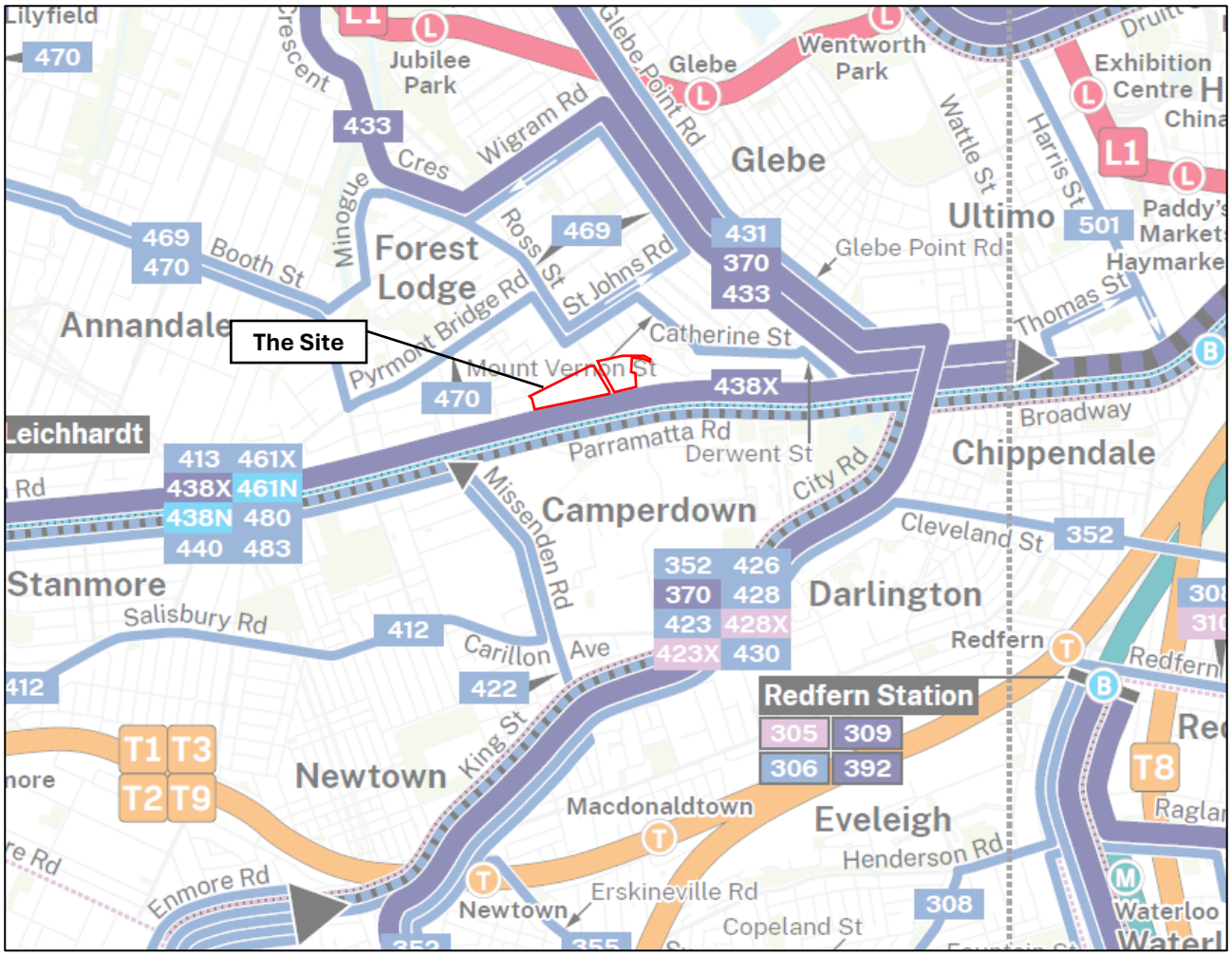


Figure 9. Bus route map

Travel Behaviour

Existing travel behaviour in the surrounding area reflects the site's inner-city location, proximity to major education, health and employment destinations, and access to public transport.

2016 Census Journey to Work (JTW) data for the broader Glebe/Forest Lodge Statistical Area 2 has been used to understand existing travel patterns in the vicinity of the site. The 2016 Census is considered more representative than the 2021 Census, as travel patterns in 2021 were influenced by COVID-19 restrictions and increased levels of remote working.

Table 2. Existing journey to work mode share

Mode	Mode Share
Private vehicle	37%
Rail	14%
Bus	25%
Walk	19%
Bicycle	5%
Other	1%

The benchmark data indicates that travel in the surrounding area is highly multimodal. While private vehicles account for the largest individual mode, almost two thirds of journey-to-work trips are undertaken by public transport, walking or cycling.

Future residents and workers associated with the proposed redevelopment are likely to exhibit travel characteristics that are at least as sustainable as those reflected in the benchmark area.

This expectation is supported by the site's proximity to the University of Sydney, Royal Prince Alfred Hospital, Broadway and the Sydney CBD fringe, together with direct access to high-frequency bus services and surrounding walking and cycling networks.

The anticipated residential mix is also expected to support lower rates of car ownership and a greater propensity to use public and active transport modes.

Traffic Volumes

Classified intersection count surveys were undertaken for the following nearby intersections on Thursday 30 July 2026 (between 7am-10am and 4pm-7pm) and on Saturday 1 August 2026 (between 10am-2pm).

1. Parramatta Road / Ross Street
2. Ross Street / Arundel Street
3. Ross Street / St Johns Road
4. Ross Street / Bridge Road

The network peak hours were identified to be:

– AM peak hour: 8:15am – 9:15am

– PM peak hour: 5:00pm – 6:00pm

– Saturday peak hour: 12:45pm – 1:45pm

Vehicle counts during these periods were extracted to inform the intersection modelling outlined in the following section.

Intersection Operation

The operation of the key intersections within the study area have been assessed using SIDRA Intersection 10, a computer-based modelling package which evaluates intersection performance.

The 4 intersections have been modelled as a network to capture the potential effects of vehicle queues and associated impacts on intersection throughput.

The intersection performance has been assessed using the following metrics:

– Degree of Saturation

– Average delay (seconds per vehicle)

– Level of Service

– 95th percentile queue length

A common measure of intersection performance is the Degree of Saturation (DOS), which provides an overall measure of the capability of the intersection to accommodate additional traffic. A DOS of 1.0 indicates that an intersection is operating at capacity. The desirable maximum DOS for an intersection is 0.9 (or 90%).

In urban areas, the traffic capacity of the major road network is generally a function of the performance of key intersections. This performance is quantified in terms of Level of Service (LOS), which is based on the average delay per vehicle. LOS ranges from A = very good to F = unsatisfactory. The desirable maximum level of service for an intersection is D. A summary is shown in Table 3.

Table 3. Intersection performance indicators

Level of Service	Average delay (seconds)	Operation
A	<15	Good operation
B	15-28	Good with acceptable delays and spare capacity
C	29-42	Satisfactory
D	43-56	Operating near capacity
E	57-70	At capacity
F	>70	Over capacity

The baseline performance of the road network is summarised in Table 4.

Table 4. Baseline intersection performance

Period	Intersection	DOS	Delay (s)	LOS	95th Percentile Queue (m)
AM peak	Parramatta Road / Ross Street	0.89	16	B	172
	Ross Street / Arundel Street	0.24	12	A	4
	Ross Street / St Johns Road	0.41	14	A	56
	Ross Street / Bridge Road	0.73	23	B	150
PM peak	Parramatta Road / Ross Street	0.93	17	B	114
	Ross Street / Arundel Street	0.23	12	A	3
	Ross Street / St Johns Road	0.56	21	B	86
	Ross Street / Bridge Road	0.66	22	B	126
SAT peak	Parramatta Road / Ross Street	0.91	19	B	139
	Ross Street / Arundel Street	0.22	11	A	3
	Ross Street / St Johns Road	0.42	15	B	42
	Ross Street / Bridge Road	0.65	21	B	95

As shown in Table 4, the surrounding intersections are currently operating acceptably, with a LOS B or better across all peak periods. The minor approaches of the Parramatta Road / Ross Street intersection experience higher delays and Degrees of Saturation due to low green time allocation (this being prioritised along Parramatta Road), but the overall intersection operates well with low levels of queueing along Parramatta Road.

Occasionally southbound queues along Ross Street may extend from Parramatta Road to Arundel Street during the AM and Saturday peak hours, however, these are infrequent and quickly dissipate.

Public Transport

Bus Opal Assignment Model (BOAM) data was sourced from the Transport for NSW Open Data Hub to review current patronage levels at the 2 closest bus stops, summarised in Table 5.

– Parramatta Rd opp University of Sydney Ross St Gate (id 203768)

– University of Sydney Ross St Gate, Parramatta Rd (id 205021)

Each column represents the total number of buses that stopped at 1 of these bus stops during the AM, PM or Saturday peak hour.

Table 5. Patronage levels of buses along Parramatta Road

Occupancy	Weekday AM peak		Weekday PM peak		Saturday peak	
	Towards CBD	Away from CBD	Towards CBD	Away from CBD	Towards CBD	Away from CBD
0-20%	9	19	19	9	10	8
21-40%	16	13	8	18	15	17
41-60%	12	2	0	9	1	1
61-80%	1	0	0	3	0	0
81-100%	1	0	0	0	0	0

Patronage levels on bus routes at this location is low to moderate. During the peak weekday periods in the major flow direction (towards CBD in the AM peak and away from CBD in the PM peak), most buses are 0-60% occupied, and only very infrequently exceed 60% occupancy. Outside of these periods, patronage is generally around the 0-40% level.

Therefore, bus services generally have ample spare capacity within the vicinity of the site.

Future Conditions

Western Harbour Tunnel

The future operation of the surrounding road network will be influenced by the delivery of the Western Harbour Tunnel, estimated for completion in 2028[3]. While the project is not directly connected to Parramatta Road, it will provide an additional strategic north-south motorway connection within Sydney's broader motorway network.

While the Environmental Impact Statement for the Western Harbour Tunnel does not forecast specific traffic reductions on Parramatta Road, the Parramatta Road corridor is expected to benefit indirectly from broader network redistribution, establishing increasing opportunities for Parramatta Road to perform a place and movement function that balances local access, public transport and active transport outcomes alongside its arterial road role.

Potential Future Light Rail

A future light rail connection along Parramatta Road has also been proposed by the ALTRAC consortium through an unsolicited proposal to the NSW Government[4]. The proposal would extend light rail from the existing Taverners Hill stop east along Parramatta Road and Broadway to Central Station, before continuing through Redfern and Waterloo to Green Square. The proposed route is approximately 11 kilometres in length and would include around 21 stops.

While the proposal is not a committed government project it demonstrates ongoing strategic interest in delivering higher-capacity public transport within the Parramatta Road corridor. If progressed in the future, a light rail service would further enhance public transport accessibility for sites along Parramatta Road and support the corridor's broader urban renewal and housing growth objectives.

Parramatta Road Revitalisation

The site's future transport context will also be influenced by the ongoing revitalisation of the Parramatta Road corridor. Transport for NSW's Parramatta Road Vision[5] identifies a long-term objective to transform the corridor into a multimodal transport spine supported by enhanced bus services, improved integration between buses, freight, cycling and private vehicles, and upgrades to pedestrian, cycling and public domain infrastructure.

These transport initiatives align with the broader objectives of the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS), which seeks to support urban renewal, housing growth and improved liveability along the corridor.

[3] Source: NSW Government 2025, *Ministerial media release Light at the end of the Western Harbour Tunnel*, https://www.nsw.gov.au/ministerial-releases/light-at-end-of-western-harbour-tunnel
[4] Source: Altrac 2026, *Parramatta Road to Green Square – The next stage of Sydney's Light Rail*, https://altraclightrail.com.au/proposal/
[5] Source: Transport for NSW 2026, *Parramatta Road Vision*, https://www.transport.nsw.gov.au/projects/current-projects/parramatta-road-vision

More recently, the NSW Government and Inner West Council have commenced a state-led rezoning process for land along the Parramatta Road corridor within the Inner West LGA[6,7]. The proposal is intended to facilitate up to 8,000 new homes in locations with strong access to public transport, employment and services, while also considering active transport, public domain and infrastructure improvements.

As these initiatives are progressively implemented, the transport network serving the site is expected to become increasingly supportive of public transport, walking and cycling, reinforcing the appropriateness of a reduced car-dependency outcome for future development.

Consistent with this strategic direction, the Planning Proposal incorporates a setback behind the existing bus stop at the Parramatta Road and Ross Street intersection. This provides flexibility for future public transport, public domain and streetscape improvements should future corridor upgrades be progressed.

[6] Source: Inner West Council 2026, *Parramatta Road Corridor State led rezoning*, https://www.innerwest.nsw.gov.au/strategic-planning/parramatta-road-corridor-state-led-rezoning
[7] Source: NSW Government 2026, *Ministerial media release Plans for 300+ homes at Haberfield dive site revealed*, https://www.nsw.gov.au/ministerial-releases/plans-new-homes-haberfield

Planning Proposal

Reference Scheme

For the purposes of the Planning Proposal and the supporting transport assessment, a reference scheme has been adopted to enable consideration of the potential transport implications of redevelopment. The reference scheme is intended as a basis for strategic assessment and does not represent a final development outcome. The final development yield, built form, land use mix and staging will be confirmed through ongoing development applications.[8]

The following planning assumptions have been considered in this assessment. A breakdown by each site is presented in Table 6. For further details, refer to the *Planning Proposal – Parramatta Road, Forest Lodge*.

- 462 residential apartments (44,327m^2 GFA)
  - 138 1-bed
  - 231 2-bed
  - 92 3+-bed
- 791 student accommodation rooms (22,943m^2 GFA)
- 4,603m² GFA retail floor space
- 8,690m² GFA new commercial floor space (i.e. excluding existing ambulance station)

[8] Note: The reference scheme does not include the additional floor space incentives available for developments that comprise at least 25% non-residential floor space. While this incentive has the potential to influence future employment floor space outcomes, any resulting transport impacts would be subject to detailed assessment at the development application stage.

Table 6. Site summaries

Site	Land use	Site area (m^2)	Residential GFA (m^2)	Retail GFA (m^2)	Commercial GFA (m^2)	Apartments / Rooms
50 Parramatta Road	Mixed-use residential	1,368	5,212	657	492	54
50 Arundel Street	Existing Central Ambulance Station (unchanged)	2,090	-	-	-	-
40 Parramatta Road	Retail and commercial	169	-	140	782	-
36 Parramatta Road	Mixed-use residential	2,973	12,695	2,196	5,445	132
1–3 Ross Street	Mixed-use residential	3,375	14,884	1,259	1,745	155
26 Arundel Street	Mixed-use residential	1,899	10,008	351	226	104
30 Arundel Street	Mixed-use residential	290	1,528	-	-	16
AB	Student housing	1,459	4,114	-	-	142
CD	Student housing	1,777	7,195	-	-	248
EFG	Student housing	2,718	11,634	-	-	401



Figure 10. Reference scheme – plan view

Site Access

Future development will prioritise walking, cycling and public transport use, consistent with the site's accessibility and strategic location on the Parramatta Road corridor.

Pedestrian and cyclist access

Pedestrian accesses will be located to respond to each building's frontage, land use, flood constraints and expected desire lines. Consideration will be required for areas affected by flooding, to ensure safe and accessible pedestrian access.

Cycling access is expected to be provided via the surrounding local street network and will consider existing cycling connections within the area. Bicycle parking provision and end-of-trip facilities will be provided in accordance with the DCP to encourage cycling to and from the site.

Where possible, pedestrian and bicycle accesses will be designed to avoid conflict with vehicle access, servicing and loading areas.

Specifically for the western sites, the development would generally be elevated above the level of Parramatta Road resulting in a raised ground floor frontage that increases in height towards the west edge of the site. This results in:

- A retaining wall being provided along the Parramatta Road frontage, creating a clear distinction between the public footpath and the elevated development platform
- A pedestrian corridor being incorporated between the elevated buildings and Parramatta Road, providing a generous pedestrian interface that includes stairs, ramps and access points between the elevated development and the public domain, and

- While non-residential uses are not specifically required on these properties, communal areas, building lobbies and other active frontages address the pedestrian corridor, creating an active and well-surveilled frontage and visual interest along Parramatta Road.

This is outlined in the articulation detail in Appendix B.

The western development sites are also intended to facilitate a flood-safe pedestrian evacuation route (through future planning controls and easements) connecting future redevelopment parcels to the flood-safe access point at 52 Parramatta Road. The route is intended to be publicly accessible and delivered progressively as individual sites redevelop (from east to west), ensuring that all future development within the flood-affected western precinct can achieve safe pedestrian evacuation during flood events.

Vehicular access

As both Parramatta Road and Ross Street are classified State Roads, future access arrangements will seek to minimise direct interaction with the arterial road network where practicable.

Correspondingly, Arundel Street is identified as the preferred location for primary vehicular access to the site. This approach reflects the local road function of Arundel Street and has the potential to minimise operational impacts on the surrounding arterial network.

The suitability of Arundel Street to accommodate access, servicing and loading activities will be subject to further review during future development applications. This assessment will consider operational performance, road safety, servicing requirements, vehicle swept paths, pedestrian and cyclist movements, residential amenity outcomes and emergency vehicle access requirements.

The consolidation of lots also creates opportunities to reduce the number of driveways across the surrounding frontages, particularly along Arundel Street. This reduces the number of potential pedestrian/vehicle conflict interfaces and enables opportunity to recover on-street car parking spaces.

The Planning Proposal does not seek approval for any specific access arrangement, with detailed access design to be developed as part of future stages of the planning process. An indicative vehicle access plan is provided in Figure 11.

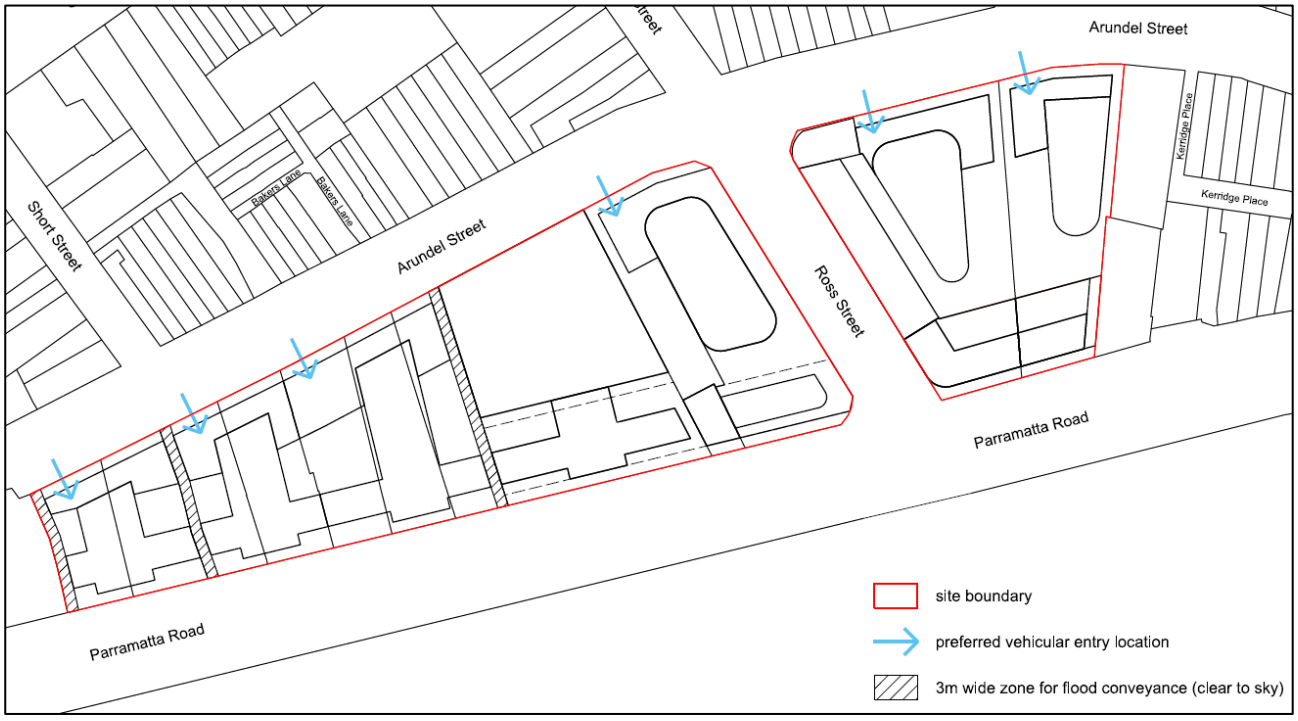


Figure 11: Indicative vehicle access plan

Servicing and Freight

Detailed servicing arrangements will be developed through future development application processes following confirmation of the final site layout, land use mix and staging strategy.

At this stage, servicing activities are expected to be accommodated on-site and accessed via the preferred vehicle access arrangements. Opportunities to separate servicing and light vehicle movements internally while maintaining a combined vehicle crossover will be explored.

Parking

The Planning Proposal adopts a constrained parking strategy that reflects the site's high level of accessibility to public transport, employment, education and services.

Given the site's inner-city location and access to sustainable transport options, future redevelopment is expected to support lower levels of private vehicle ownership and use than would typically occur in more car-dependent locations.

The western portion of the site is subject to flooding constraints (shown in Figure 12), which limits opportunities for basement parking and reinforces the appropriateness of a reduced parking provision strategy. As such, the reference scheme proposes no on-site car parking within these lots.

While no provisions are proposed to specifically prohibit parking on the flood affected lots, this assumption is appropriate given that the flooding constraints substantially limit the feasibility and practicality of providing basement or at-grade parking in these areas. Changes to the amount of parking provided may affect future traffic generation and would be assessed at that time.



Figure 12. Lots impacted by flooding constraints

Any future parking provision will be assessed against the Sydney LEP 2012 provisions in effect at the time of development.

Detailed parking calculations will be prepared following confirmation of the final development yield, land use mix and parking-capable development parcels. Initial calculations based on the reference scheme are provided in the following sections.

Car Parking

Maximum parking rates set out in the LEP Amendments have been utilised in this assessment. For residential parking, the site is classified as Category B on the Land Use and Transport Integration Map. For non-residential parking, the overall site spans multiple Public Transport Accessibility Level categories, with the western part of the site classified as Category D and the balance of the site classified as Category E. However, non-residential parking is proposed only on the Category E portions.

The relevant rates are summarised in Table 7, and the maximum parking provision, and proposed reference scheme parking provision is summarised in Table 8. This assumes:

– No car parking on the western sites (assumed to be provided as student housing in the reference scheme),

– Parking on the existing Central Ambulance Station is excluded, as this is proposed to remain unchanged, and

– No car parking on the 40 Parramatta Road site given the minor size of the lot (119m^2 site area) and no assumed amalgamation with adjacent sites (50 Arundel Street to remain unchanged as the Central Ambulance Station, and the 50 Parramatta Road and 36 Parramatta Road sites assumed to be independent mixed-use towers).

Detailed calculations are provided in Appendix A – Car Parking Calculations.

Table 7. Car parking requirements (maximum provision)

Land Use	Detail	Maximum parking rate (LEP Amendments)
Residential	1 bed dwelling	0.4 spaces per unit
	2 bed dwelling	0.7 spaces per unit
	3+ bed dwelling	1.0 spaces per unit
	Student accommodation	0.15 spaces per room
	Visitor	For units up to 30: 0.167 per unit + Units between 31-70: 0.1 per unit + Units over 70: 0.05 per unit
Non-residential	Retail	1 space per 60m^2 GFA
	Commercial	If FSR does not exceed 2.5:1, 1 space per 125m^2 GFA If FSR exceeds 2.5:1, calculate maximum parking based on: $\frac{GFA_{commercial} \times Site\ Area}{50 \times\ GFA_{total}}$

Table 8. Indicative car parking provision

Land use	Yield	LEP Parking maximums	Reference scheme car parking provision
Residential	462 units | 791 student rooms	427	309
Residential visitor		46	46
Retail	4,603m^2 GFA	77	75
Commercial	8,690m^2 GFA	39	36
Total		**589**	**466**

Note: the above commercial GFA figure excludes the GFA of the existing ambulance site

Bicycle Parking

Reference is made to the DCP Amendments for minimum bicycle parking requirements. The calculation based on the reference scheme yield is presented in Table 9.

Table 9. Bicycle parking requirements (minimum provision)

Land Use	Yield	Bicycle Parking Rate		Minimum Bicycle Provision	
		Residents / employees	Visitors / customers	Residents / employees	Visitors / customers
Residential	462 units	1 per dwelling	1 per 10 dwellings	462	47
Student housing	791 rooms	1 per 5 rooms	1 per 50 rooms	159	16
Retail	4,603 m^2 GFA	1 per 500 sqm area	1 per 90 sqm area	10	52
Commercial	8,690 m^2 GFA	1 per 150 sqm GFA	1 per 400 sqm GFA	58	22
Total				**689**	**137**

Note: the above commercial GFA figure excludes the GFA of the existing ambulance site

The DCP Amendments also specifies end of trip facility (EOTF) provision at the following rates for non-residential land uses, which should be considered:

– 1.25 personal lockers for each staff bike parking space

– 1 shower and change cubicle per 10 staff bike parking spaces

Car Share

Car share will also support the constrained parking strategy. The DCP requires car share spaces to be provided in addition to the maximum number of car parking spaces permitted, with rates depending on the relevant LUTI or PTAL category and number of car spaces provided.

For the residential component, this is 1 car share space per 60 car spaces provided.

For the non-residential components, this is 1 car share space per 40 car spaces provided.

Based on the reference scheme yield, this is 9 car share spaces.

Service Vehicle Parking

Section 7.8.1 of the DCP Amendments specifies service vehicle parking rates based on the GFA of each land use. However, this does not consider efficiencies in service vehicle parking provision through shared use (e.g. multiple sites or complementary uses using the same dock).

As specific details of loading dock arrangements are not known at this stage, a calculation solely on the land use yields for each lot would overestimate the necessary service vehicle parking. Evaluation of the sufficiency of each site's service parking arrangements will be best assessed at the development application stage.

For reference, the DCP Amendments service vehicle parking rates are summarised in Table 10.

Table 10. Service vehicle parking requirements (minimum provision)

Land use	GFA (min)	GFA (max)	MRV requirement	SRV requirement	Van requirement
Residential	1	7,499	1	0	0
	7,500	14,999	1	0	1
	15,000	22,499	1	0	2
	22,500	29,999	1	0	3
	30,000	37,499	1	1	3
	37,500+		1	1	3
			Plus any additional service bays as recommended by a Delivery Service Plan		
Retail	1	599	1	0	0
	600	1,199	1	0	1
	1,200	1,799	1	0	2
	1,800	2,399	1	0	3
	2,400	2,999	1	1	3
	3,000	3,599	1	1	4
	3,600	3,999	1	1	5
	4,000+		1	1	5
			Plus any additional service bays as recommended by a Delivery Service Plan		
Commercial	1	199	0	0	0
	200	4,999	0	1	0
	5,000	9,999	1	0	1
	10,000	14,999	1	0	2
	15,000	19,999	1	0	3
	20,000	24,999	1	1	3
	25,000	29,999	1	1	4
	30,000	34,999	1	1	5
	35,000	39,999	1	1	6
	40,000	44,999	1	2	6
	45,000	49,999	1	2	7
	50,000+		1	2	7
			Plus any additional service bays as recommended by a Delivery Service Plan		

Transport Planning Response

The Planning Proposal incorporates a range of measures intended to support sustainable travel behaviour and minimise reliance on private vehicle use. These measures respond to the site's highly accessible inner-city location, proximity to major employment and education destinations, and flooding constraints affecting parts of the site.

Reduced car parking provision

Future development is expected to adopt a constrained parking strategy consistent with the site's high level of public transport accessibility and the LEP and DCP Amendments' parking controls. Future development of the site is expected to provide overall parking less than the maximums permitted under the LEP/DCP Amendments due to the flooding constraints on the western portion of sites. Reduced parking provision is expected to suppress private vehicle ownership and associated traffic generation.

Car share provision

Car share spaces will be provided in accordance with the DCP Amendments. Car share vehicles provide residents and workers with access to a vehicle when required while reducing the need for private vehicle ownership.

Comprehensive bicycle parking and end-of-trip facilities

Bicycle parking will be provided in accordance with the DCP Amendments. End-of-trip facilities for non-residential uses will support cycling by providing convenient access to showers, change facilities and lockers.

Walking and pedestrian permeability

Future redevelopment will seek to maximise pedestrian accessibility through active frontages, clearly defined building entries and direct connections to surrounding streets, public transport services and nearby destinations. Consideration will be given to maintaining safe and accessible pedestrian movement in areas affected by flooding constraints.

Access from the local road network

Vehicular access will preferentially be provided from Arundel Street, reducing interaction with the surrounding State Road network and limiting potential impacts on the operation of Parramatta Road and Ross Street.

Mixed-use development and internal trip capture

The proposed mix of residential, retail and commercial uses is expected to facilitate internal trip capture, whereby some resident and worker trips can be satisfied within the development itself. This reduces the need for external vehicle trips and supports broader walkability objectives.

Transport Impact Assessment

Reference Scheme

This assessment is based on the reference scheme prepared to support the Planning Proposal. The reference scheme represents one potential redevelopment outcome under the proposed planning framework, which has been adopted for the traffic modelling purposes.

The Planning Proposal permits a range of redevelopment outcomes through site-specific planning controls, including floor space incentives, employment-generating floor space provisions and alternative redevelopment sequencing. Actual development outcomes may therefore differ from the reference scheme assessed in this report and will be subject to further assessment at the Development Application stage.

Trip Generation

Residential trip generation

A trip generation assessment based on parking provision has been adopted for the residential component of this proposal. This is considered a more representative estimate compared to the standard per dwelling rates due to the low parking provision constraining private vehicle mode share.

While the Transport for NSW Guide to Transport Impact Assessment (GTIA) provides trip generation rates (per car parking space) for high density residential development, the underlying survey data is limited to locations with low public transport accessibility.

Therefore, reference has instead been made to the TRIPS (Trip Rate Integrated Planning System) database, a centralised repository of land use trip generation survey data. Managed by the University of Sydney's Institute of Transport and Logistics Studies, this database contains trip generation data for over 800 sites across Australia.

Filtering the database to high density residential developments (37 sites), the following trip generation rates are determined:

– AM peak hour: 0.169 vehicle trips per parking space (26% in, 74% out)
– PM peak hour: 0.165 vehicle trips per parking space (64% in, 36% out)
– Saturday peak hour: 0.141 vehicle trips per parking space (51% in, 49% out)

Applying this to the car parking provision of 351 spaces, the residential vehicle trips are estimated at:

– AM peak hour: 60 vehicle trips
– PM peak hour: 59 vehicle trips
– Saturday peak hour: 50 vehicle trips

Commercial trip generation

It is envisaged that low car parking provision (25 spaces) for the commercial component would place downwards pressure on vehicle trips to the site. It is conservatively assumed that each commercial car space would equate to 1 vehicle trip (i.e. an employee arriving or departing work and coinciding with the road network peak hour) during the AM and PM peak hours. Assuming the

commercial spaces are not open on weekends, no vehicle trips are assumed for the Saturday peak hour.

– AM peak hour: 36 vehicle trips
– PM peak hour: 36 vehicle trips
– Saturday peak hour: 0 vehicle trips

Retail trip generation

As the exact retail uses are not yet known, first principles-based approach to the trip generation has been adopted. This approach is considered appropriate at Planning Proposal stage given the unknown retail tenancy mix, with parking supply expected to be the primary constraint on vehicular demand. Assuming an average visitation duration of 1 hour, for the proposed 74 spaces this would equate to a vehicle trip rate of 2 trips per car space per hour.

– AM peak hour: 150 vehicle trips
– PM peak hour: 150 vehicle trips
– Saturday peak hour: 150 vehicle trips

Existing trip generation

Survey footage of the existing sites' traffic generation was also reviewed to establish the existing peak hour traffic generation. These values are subtracted from the trip generation of the proposal to calculate a net trip generation:

– AM peak hour: 69 vehicle trips
– PM peak hour: 94 vehicle trips
– Saturday peak hour: 82 vehicle trips

Net trip generation

Therefore, the net trip generation estimated for the proposal is

– AM peak hour: 177 vehicle trips
– PM peak hour: 151 vehicle trips
– Saturday peak hour: 118 vehicle trips

This is approximately 2-3 trips every minute and represents a minor increase in the context of the broader road network. The development would be expected to increase volumes along Ross Street by around 9-14% and along Parramatta Road by around 0.4% during the weekday and weekend peak hours.

Trip Distribution

The directional distribution and assignment of traffic generated by the proposal will be influenced by several factors, including the:

– Configuration of the road network in the vicinity of the site
– Existing operation of intersections providing access between the local and arterial road network
– Distribution of various attractors and destinations in relation to the site
– Configuration of access points to the site

Journey to Work data from the Census 2016 has been used to inform the likely trip distribution. Reference has been made to the 2016 Census rather than 2021, as travel patterns in 2021 were influenced by COVID-19 restrictions and increased levels of remote working. Specifically, the

Glebe - Forest Lodge Statistical Area 2 was used alongside expected travel routes to and from the site. This is summarised in Figure 13 and Figure 14.

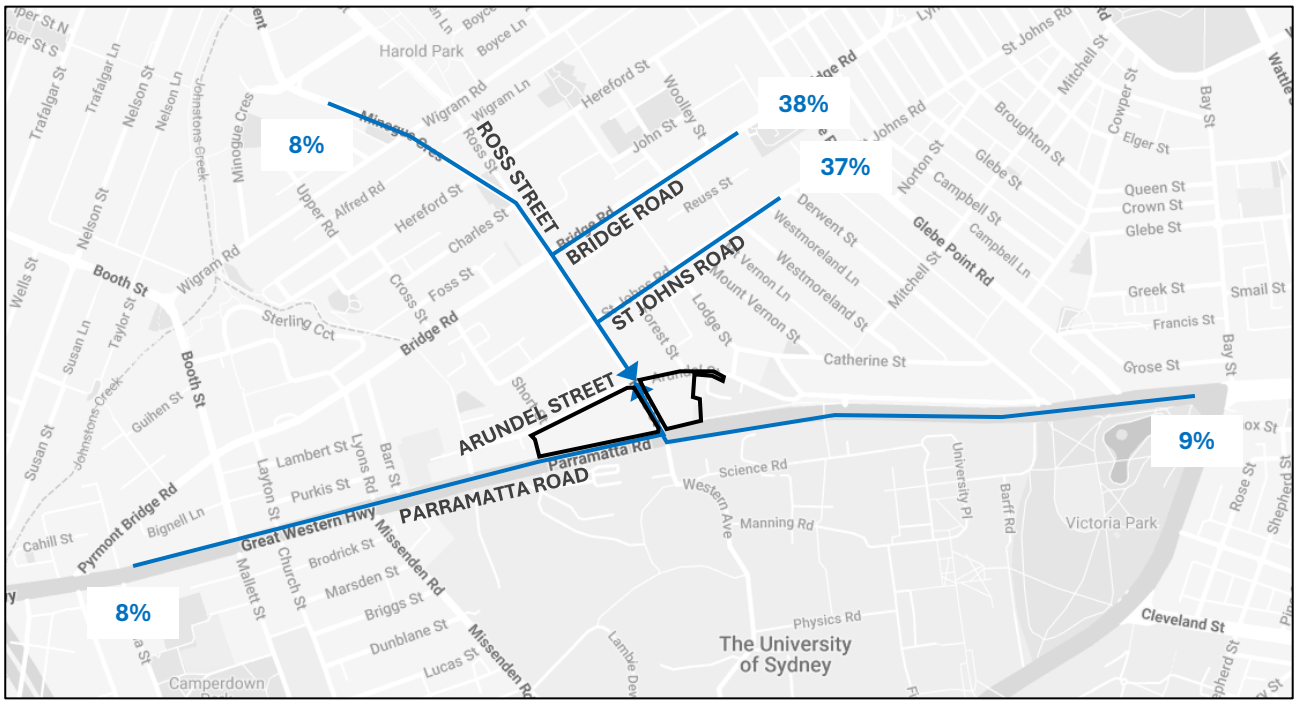


Figure 13. Trip distribution (inbound distribution)

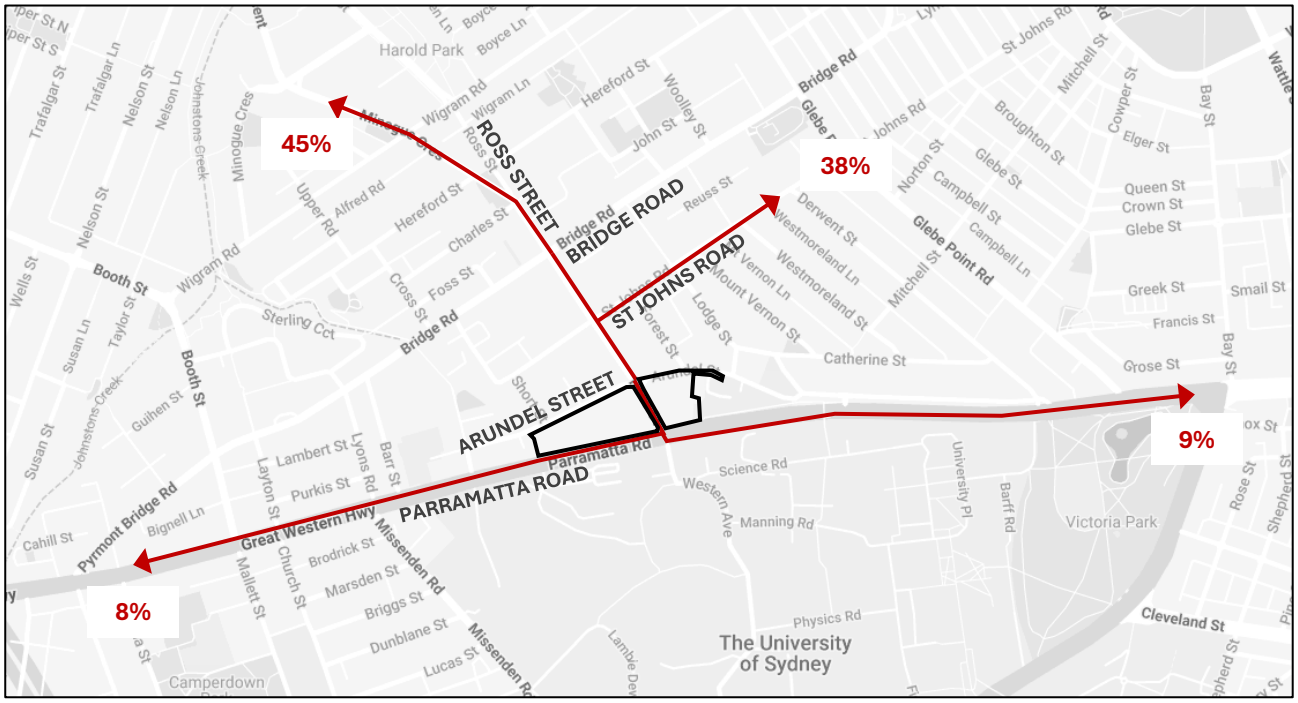


Figure 14. Trip distribution (outbound distribution)

The proportion of inbound to outbound distribution has also been informed by the TRIPS database, this being:

- AM peak hour: 26% in | 74% out
- PM peak hour: 64% in | 36% out
- Saturday peak hour: 51% in | 49% out

Background Growth

Nearby Transport for NSW permanent vehicle counters were reviewed to determine a suitable level of background traffic growth. This included:

– Parramatta Road, 10m South of Mathieson Street, Annandale 2038 (station id 19065)

– Parramatta Road, 10m west of Derwent Lane, Glebe (station id 02350)

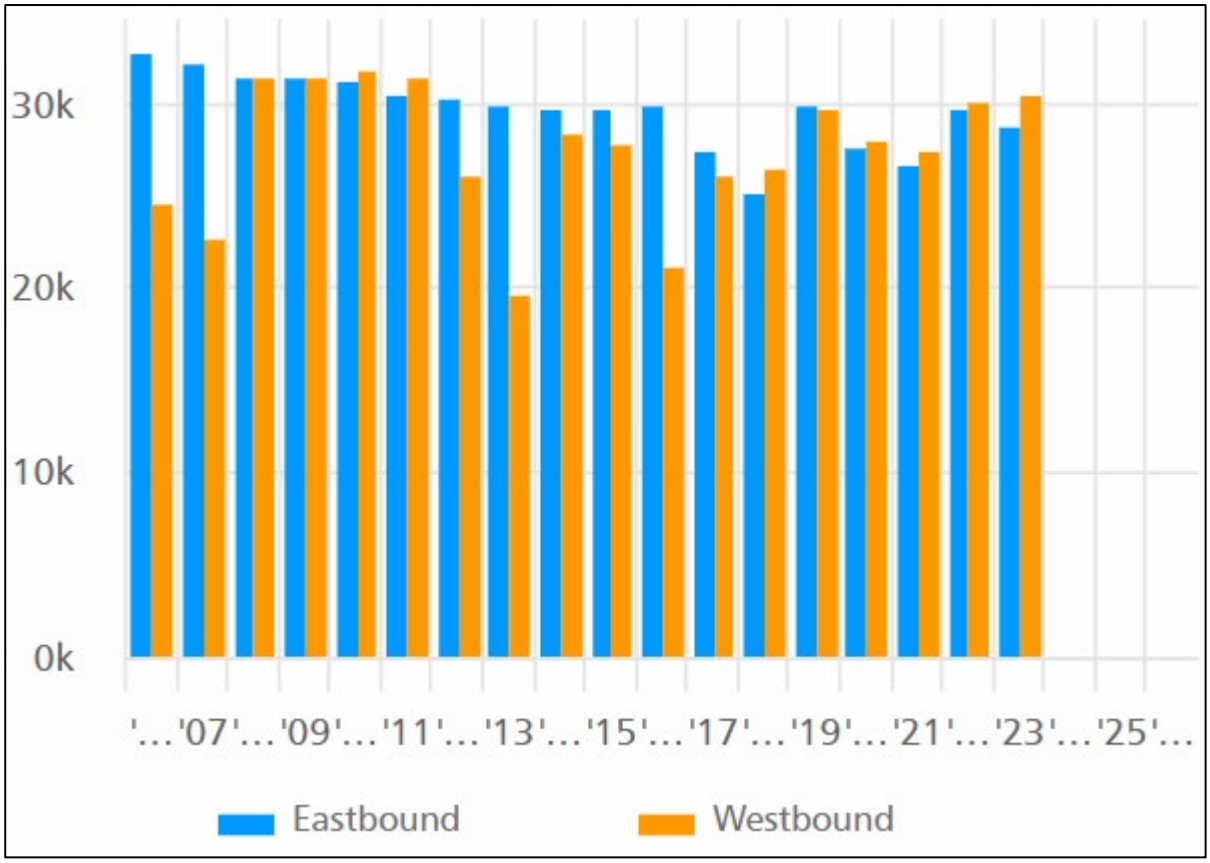


Figure 15. Permanent road counter id 19065 volumes

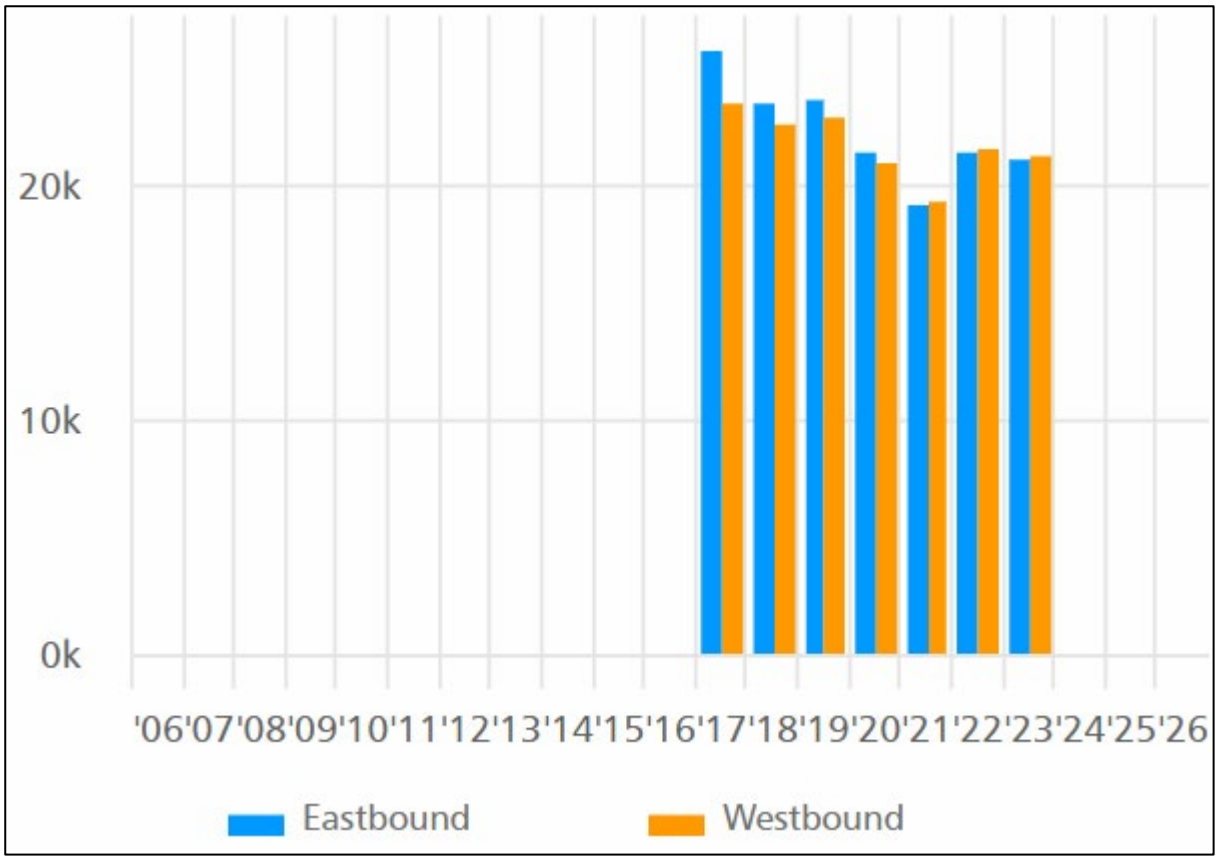


Figure 16. Permanent road counter id 02350 volumes

These counters showed minimal to negative growth along Parramatta Road, indicating that background traffic patterns have not materially increased along this corridor. This pattern suggests that background traffic growth along the Parramatta Road corridor is likely to remain limited, reflecting broader network capacity and the mature urban context.

Hence, a nominal background growth rate of 0% has been adopted for the purposes of this strategic Planning Proposal assessment.

Nearby Developments

A review of nearby approved developments has been undertaken to consider the potential cumulative traffic impact. These include:

- SSD-57838709: Ross Street Teaching and Learning Hub (corner of Parramatta Road and Western Avenue)
  - Negligible vehicular generation as there would only be pedestrian access to this building
- D/2024/969: Demolition, retention and reuse of two terraces and construction of co-living housing containing 118 rooms (2 Arundel Street, Forest Lodge)
  - Negligible vehicular generation as there is no vehicle access to the site (waste collection serviced via kerbside arrangement)
- D/2021/1229: Residential alterations and additions (9 Ross Street, Forest Lodge)
  - No change in traffic generation
- D/2023/393: Alterations to existing boarding house, demolition of existing structures and construction of a coliving housing (20 Forest Street, Forest Lodge)
  - Negligible vehicular generation as there is no vehicle access to the site (waste collection serviced via kerbside arrangement)

- D/2025/192: Construction of a secondary dwelling (240 St Johns Road, Forest Lodge)
  - Negligible vehicular generation
- Planning Proposal: Life Sciences Development (88–94 Parramatta Road, Camperdown)
  - The Life Sciences Planning Proposal has not been approved as of the time of this report and therefore is not considered in the cumulative assessment

Therefore, there are no approved developments in the vicinity of the proposal that are expected to generate material traffic impacts requiring consideration as part of a cumulative traffic assessment.

SIDRA Modelling

An additional scenario with the Planning Proposal has been assessed for the AM, PM, and Saturday peak hours.

The results of this are summarised in Table 11 and Table 12.

Table 11. Proposed Planning Proposal SIDRA modelling results

Period	Intersection	DOS	Delay (s)	LOS	95th Percentile Queue (m)
AM peak	Parramatta Road / Ross Street	0.92	16	B	172
	Ross Street / Arundel Street	0.24	13	A	6
	Ross Street / St Johns Road	0.48	15	B	84
	Ross Street / Bridge Road	0.73	26	B	150
PM peak	Parramatta Road / Ross Street	0.97	17	B	114
	Ross Street / Arundel Street	0.24	13	A	6
	Ross Street / St Johns Road	0.59	21	B	105
	Ross Street / Bridge Road	0.70	23	B	126
SAT peak	Parramatta Road / Ross Street	0.94	20	B	139
	Ross Street / Arundel Street	0.57	12	A	6
	Ross Street / St Johns Road	0.42	15	B	52
	Ross Street / Bridge Road	0.68	23	B	95

Table 12. SIDRA modelling results (Existing versus Existing + Planning Proposal)

Period	Intersection	Existing		Existing + Planning Proposal	
		Delay (s)	LOS	Delay (s)	LOS
AM peak	Parramatta Road / Ross Street	16	B	16	B
	Parramatta Road / Ross Street	16	B	16	B
	Ross Street / Arundel Street	12	A	13	A
	Ross Street / St Johns Road	14	A	15	B
	Ross Street / Bridge Road	23	B	26	B
PM peak	Parramatta Road / Ross Street	17	B	17	B
	Ross Street / Arundel Street	12	A	13	A
	Ross Street / St Johns Road	21	B	21	B
	Ross Street / Bridge Road	22	B	23	B
SAT peak	Parramatta Road / Ross Street	19	B	20	B
	Ross Street / Arundel Street	11	A	12	A
	Ross Street / St Johns Road	15	B	15	B
	Ross Street / Bridge Road	21	B	23	B

The surrounding road network generally operates well during the weekday AM and PM and weekend peak periods, with the modelled intersections operating at a Level of Service B or better. Southbound queues occasionally build up on Ross Street, extending from Parramatta Road to Arundel Street, however, dissipate quickly and do not persist across the peak hours.

With the additional traffic generation forecasted for the Planning Proposal, the assessed intersections do not materially change in performance. All intersections only exhibit increases in delay of 0-2 seconds, and only 1 intersection (Ross Street / St Johns Road in the AM peak) exhibits a change in Level of Service, from LOS A to LOS B. This is due to the delay crossing the defined threshold between LOS A and B, rather than representing a material increase.

Therefore, the Planning Proposal is expected to have minimal impact on the operation of the surrounding road network.

Impacts on Walking, Cycling, and Public Transport

The Planning Proposal is expected to generate a minor to moderate increase in walking, cycling and public transport demand through the introduction of additional residential and employment-generating land uses.

As outlined in Table 2, active and public transport modes account for around 63% of journey-to-work trips within the broader area. Given the site's proximity to the University of Sydney, Royal Prince Alfred Hospital, Broadway, Central Sydney and high-frequency bus services operating along Parramatta Road, future residents and workers are expected to exhibit similarly high rates of sustainable travel. Table 5 demonstrates that nearby bus services currently operate with sufficient spare capacity to accommodate the additional demand generated by the proposal. This demand is expected to represent a small proportion of existing network activity and is unlikely to result in material operational or capacity constraints.

The site benefits from strong pedestrian accessibility via Parramatta Road, Ross Street and Arundel Street, providing direct connections to surrounding destinations and public transport services. Cycling access is supported by the surrounding local street network and existing cycling routes linking the site to Glebe, Camperdown, the University of Sydney and Central Sydney. Future development will provide bicycle parking and end-of-trip facilities in accordance with relevant planning controls.

The site's accessibility to employment, education, health and retail destinations is expected to encourage mode shift away from private vehicle travel and support lower levels of car dependency. Existing walking, cycling and public transport infrastructure is considered capable of accommodating the additional demand generated by the proposal. Accordingly, the Planning Proposal will be supported by the site's high level of accessibility and support increased use of existing walking, cycling and public transport infrastructure without requiring significant transport network upgrades.

Conclusion

This Transport Impact Assessment has evaluated the transport implications of the proposed Planning Proposal for land fronting Parramatta Road, Arundel Street and Ross Street, Forest Lodge.

The assessment considered the strategic transport context, existing transport conditions, applicable parking controls, and forecast traffic impacts associated with the proposal.

Based on the reference scheme yield and SIDRA intersection modelling, the proposal is expected to generate additional travel demand that is proportionate to the strategic uplift being sought and capable of being accommodated within the broader transport network.

Overall, the Planning Proposal is not expected to materially affect local transport conditions and does not necessitate upgrades to the surrounding transport network to support the proposed uplift.

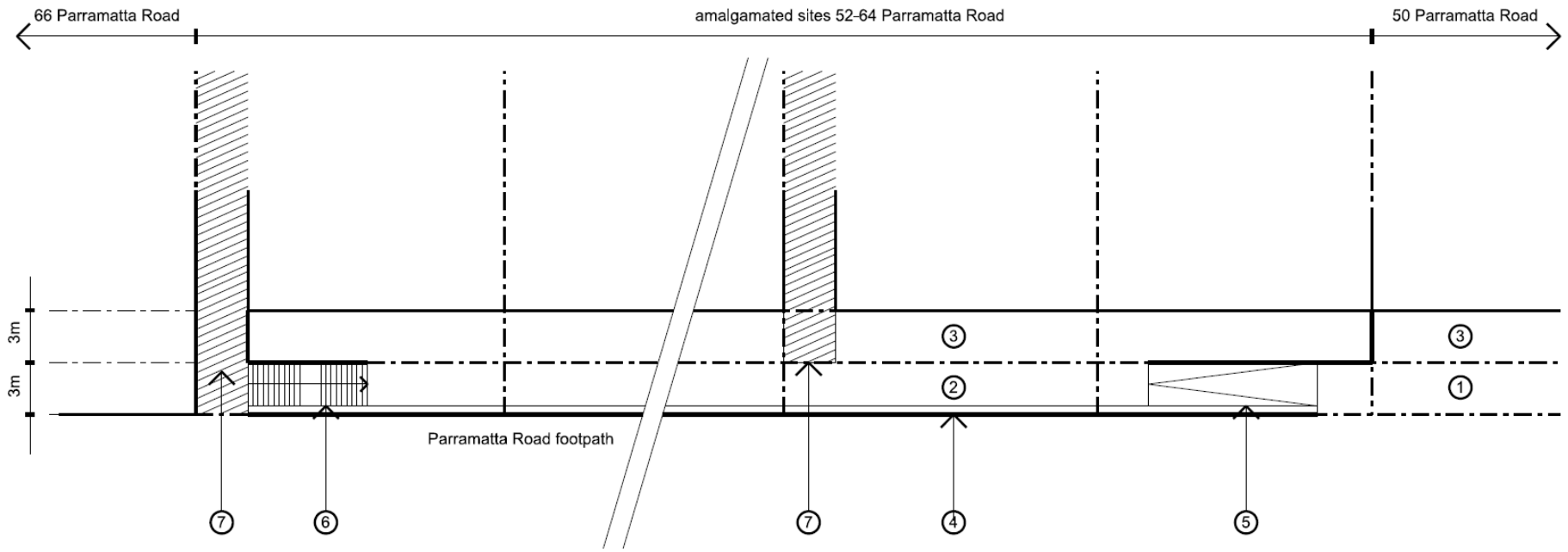
Detailed traffic, access, parking, servicing, waste collection and vehicle swept path requirements will be confirmed through future development application processes once the final site layout, land use mix, development yield and servicing arrangements are established. Future development should incorporate measures that support walking, cycling and public transport use and appropriately manage servicing and access requirements.

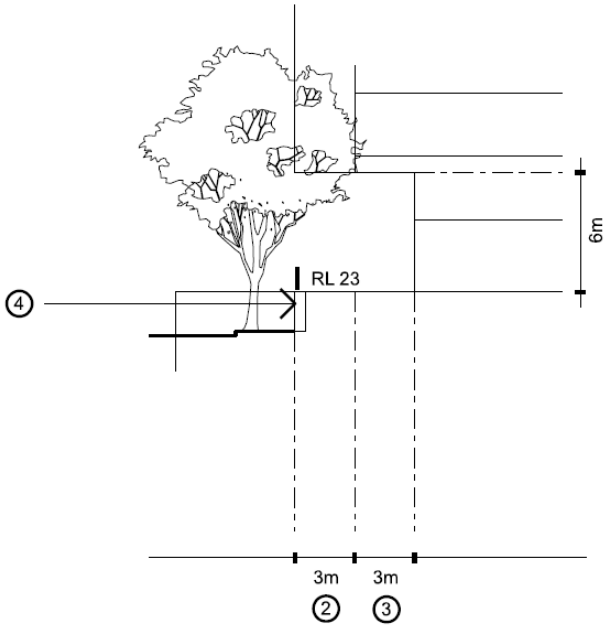
Subject to future detailed design, the proposal is considered acceptable from a transport perspective.

Appendix A – Car Parking Calculations

Site	Land use	Site area	Resi GFA	Retail GFA	Commercial GFA	Apartments / Rooms	Parking	CAR PARKING RATES	CAR PARKING MAXIMUMS				CAR PARKING PROVISION			
									Residents	Visitor	Retail	Commercial	Residents	Visitor	Retail	Commercial
50 Parramatta Road	Mixed-use residential	1,368	5,212	657	492	54 16 1-bed 27 2-bed 11 3+-bed	Yes	Student accommodation 0.15 per student room Residential (residents) 0.4 per 1-bed unit 0.7 per 2-bed unit 1.0 per 3+-bed unit Residential (visitor) 0.167 per unit from 0 to 30 units, plus 0.1 per unit from 31-70 units, plus 0.05 per unit over 70 units Retail 1 per 60m^2 GFA Commercial $\frac{GFA_{commercial} \times Site\ Area}{50 \times\ GFA_{total}}$	36	7	11	4	36	7	11	4
50 Arundel Street	Central Ambulance Station (unchanged)	2,090	0	0	0	-	-		-	-	-	-	-	-	-	-
40 Parramatta Road	Retail and commercial	169	0	140	782	-	No		0	0	2	3	0	0	0	0
36 Parramatta Road	Mixed-use residential	2,973	12,695	2,196	5,445	132 40 1-bed 66 2-bed 26 3+-bed	Yes		88	12	37	16	88	12	37	16
1–3 Ross Street	Mixed-use residential	3,375	14,884	1,259	1,745	155 46 1-bed 78 2-bed 31 3+-bed	Yes		104	13	21	14	104	13	21	14
26 Arundel Street	Mixed-use residential	1,899	10,008	351	226	104 31 1-bed 52 2-bed 21 3+-bed	Yes		70	11	6	2	70	11	6	2
30 Arundel Street	Mixed-use residential	290	1,528	0	0	16 5 1-bed 8 2-bed 3 3+-bed	No		11	3	0	0	11	3	0	0
AB	Student housing	1,459	4,114	0	0	142 student rooms	No		21	0	0	0	0	0	0	0
CD	Student housing	1,777	7,195	0	0	248 student rooms	No		37	0	0	0	0	0	0	0
EFG	Student housing	2,718	11,634	0	0	401 student rooms	No		60	0	0	0	0	0	0	0
		18,118	**67,270**	**4,603**	**8,690**	**1,253**			**427**	**46**	**77**	**39**	**309**	**46**	**75**	**36**

Appendix B – Western Sites Articulation Zone Detail





1. 3m setback for footpath widening to accommodate future light rail stop
2. right of way at level RL 23 - material and construction to CoS street design code (minimum 3m clear width)
3. 3m building articulation zone - building over permitted 6m above right of way level, for no more than 35% of the length of the building frontage
4. retaining wall - sandstone cladding to match Chapman Steps, balustrade above (see specification)
5. flood egress ramp to ground level - material and construction to CoS street design code
6. additional access stairs - material and construction to CoS street design code
7. min. 3m wide floodway between Parramatta Road and Arundel Street - open to the sky except under right of way

Appendix C – SIDRA Modelling Outputs

USER REPORT FOR NETWORK SITE

Default Site User Report

Site: [Ex_AM_1a] 1 Ross Street / Parramatta Road - AM (Existing)

Network: [Ex_AM_UGPT] AM (Existing)

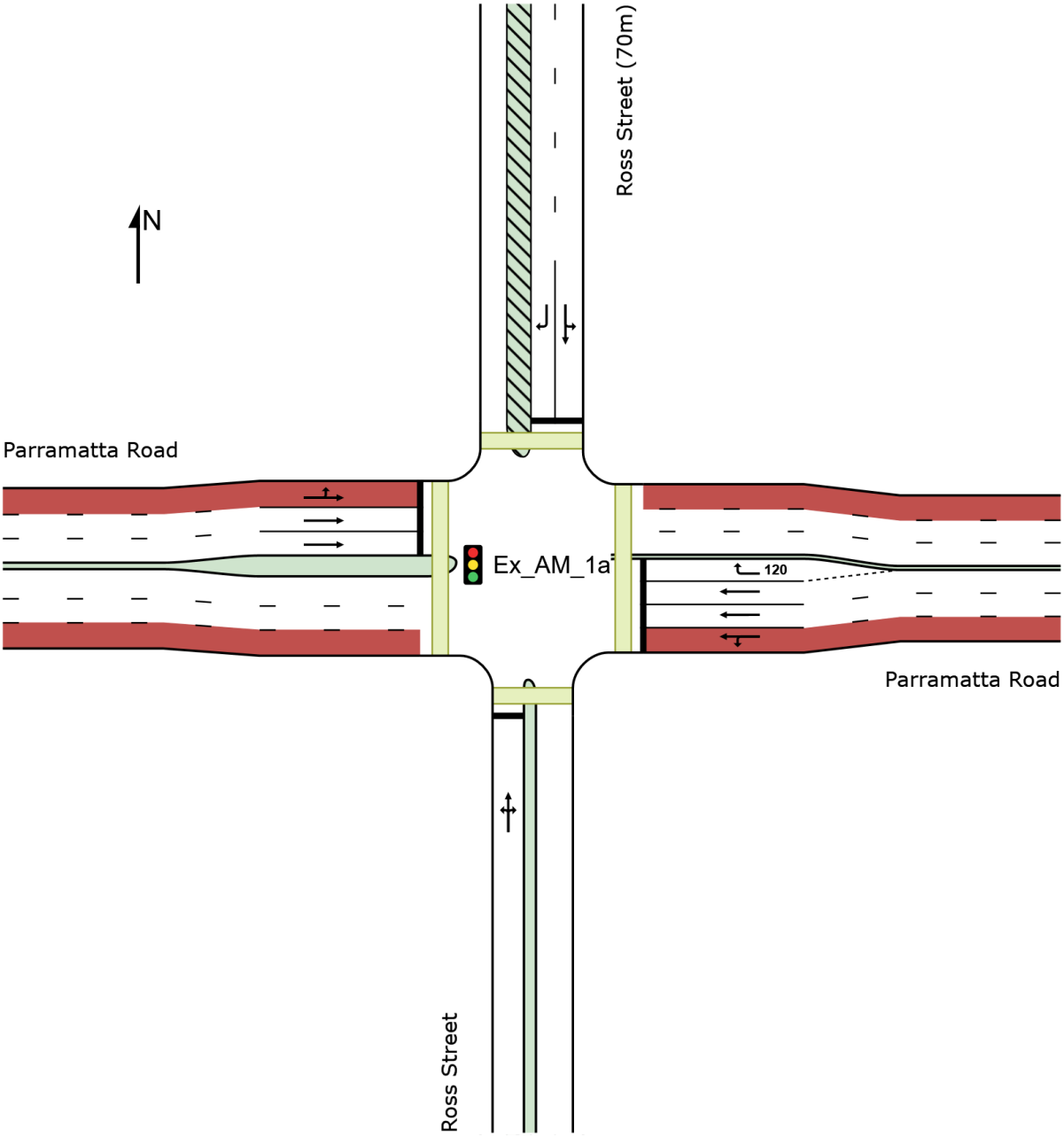
Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Site
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Coordinated Cycle Time = 120.0 seconds (Site User-Given Phase Times)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Timings based on settings in the Site Phasing & Timing dialog
Phase Times specified by the user
Phase Sequence: TCS0434 - Copy
Input Phase Sequence: A, C, D
Output Phase Sequence: A, C, D
Reference Phase: Phase A
Offset: 0 seconds (User)

Site Layout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.


N
Ross Street (70m)
Parramatta Road
Ex_AM_1a
120
Parramatta Road
Ross Street

Vehicle Movement Performance															
Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Ross Street															
1	L2	All MCs	33	6.5	33	6.5	0.297	52.8	LOS D	4.7	32.0	0.93	0.74	0.93	27.0
2	T1	All MCs	42	2.5	42	2.5	0.297	47.1	LOS D	4.7	32.0	0.93	0.74	0.93	18.5
3	R2	All MCs	14	15.4	14	15.4	0.297	60.3	LOS E	4.7	32.0	0.93	0.74	0.93	28.9
Approach			88	6.0	88	6.0	0.297	51.2	LOS D	4.7	32.0	0.93	0.74	0.93	23.9
East: Parramatta Road															
4	L2	All MCs	13	8.3	13	8.3	0.057	11.7	LOS A	0.9	10.3	0.32	0.35	0.32	43.7
5	T1	All MCs	774	9.9	774	9.9	0.277	6.3	LOS A	7.4	54.3	0.38	0.34	0.38	54.8
6	R2	All MCs	119	2.7	119	2.7	* 0.893	77.6	LOS F	8.0	57.3	1.00	1.00	1.42	19.8
Approach			905	9.0	905	9.0	0.893	15.7	LOS B	8.0	57.3	0.46	0.42	0.51	47.8
North: Ross Street (70m)															
7	L2	All MCs	81	10.4	81	10.4	0.493	44.3	LOS D	10.2	66.4	0.95	0.79	0.95	25.7
8	T1	All MCs	111	1.9	111	1.9	* 0.493	52.9	LOS D	10.2	66.4	0.95	0.79	0.95	19.0
9	R2	All MCs	117	5.4	117	5.4	0.482	54.7	LOS D	6.4	47.1	0.96	0.79	0.96	21.8
Approach			308	5.5	308	5.5	0.493	51.3	LOS D	10.2	66.4	0.95	0.79	0.95	21.7
West: Parramatta Road															
10	L2	All MCs	266	3.2	266	3.2	0.336	19.2	LOS B	9.2	74.5	0.53	0.69	0.53	36.7
11	T1	All MCs	1972	4.9	1972	4.9	* 0.659	7.9	LOS A	24.1	172.1	0.48	0.45	0.48	53.5
Approach			2238	4.7	2238	4.7	0.659	9.2	LOS A	24.1	172.1	0.49	0.48	0.49	52.1
All Vehicles			3540	5.9	3540	5.9	0.893	15.6	LOS B	24.1	172.1	0.53	0.50	0.54	46.4

Site Level of Service (LOS) Method: Delay (NSW). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.

Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).

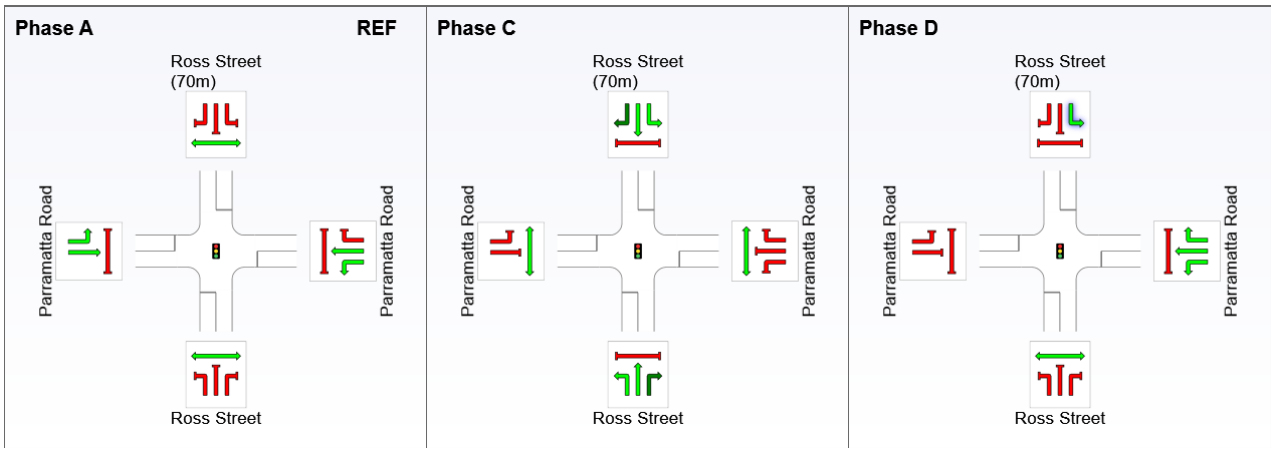
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

* Critical Movement (Signal Timing)

Input Phase Sequence

Movement Class: All Movement Classes



REF: Reference Phase
VAR: Variable Phase



Phase Timing Summary

Phase	A	C	D
Phase Change Time (sec)	0.0	77.0	105.2
Green Time (sec)	71.0	22.2	9.0
Phase Time (sec)	77.0	28.0	15.0
Phase Split	64%	23%	13%
Phase Frequency (%)	100.0	97.1[2]	100.0

See the Timing Analysis report for more detailed information including input values of Yellow Time and All-Red Time, and information on any adjustments to Intergreen Time, Phase Time and Green Time values in cases of Pedestrian Actuation, Minor Phase Actuation and Phase Frequency values (user-specified or implied) less than 100%.

2 Phase Frequency is implied by a Phase Time specified by the user that is less than the Required Movement Time.

Default Site User Report

Site: [Ex_AM_2a] 2 Ross Street / Arundel Street - AM (Existing)

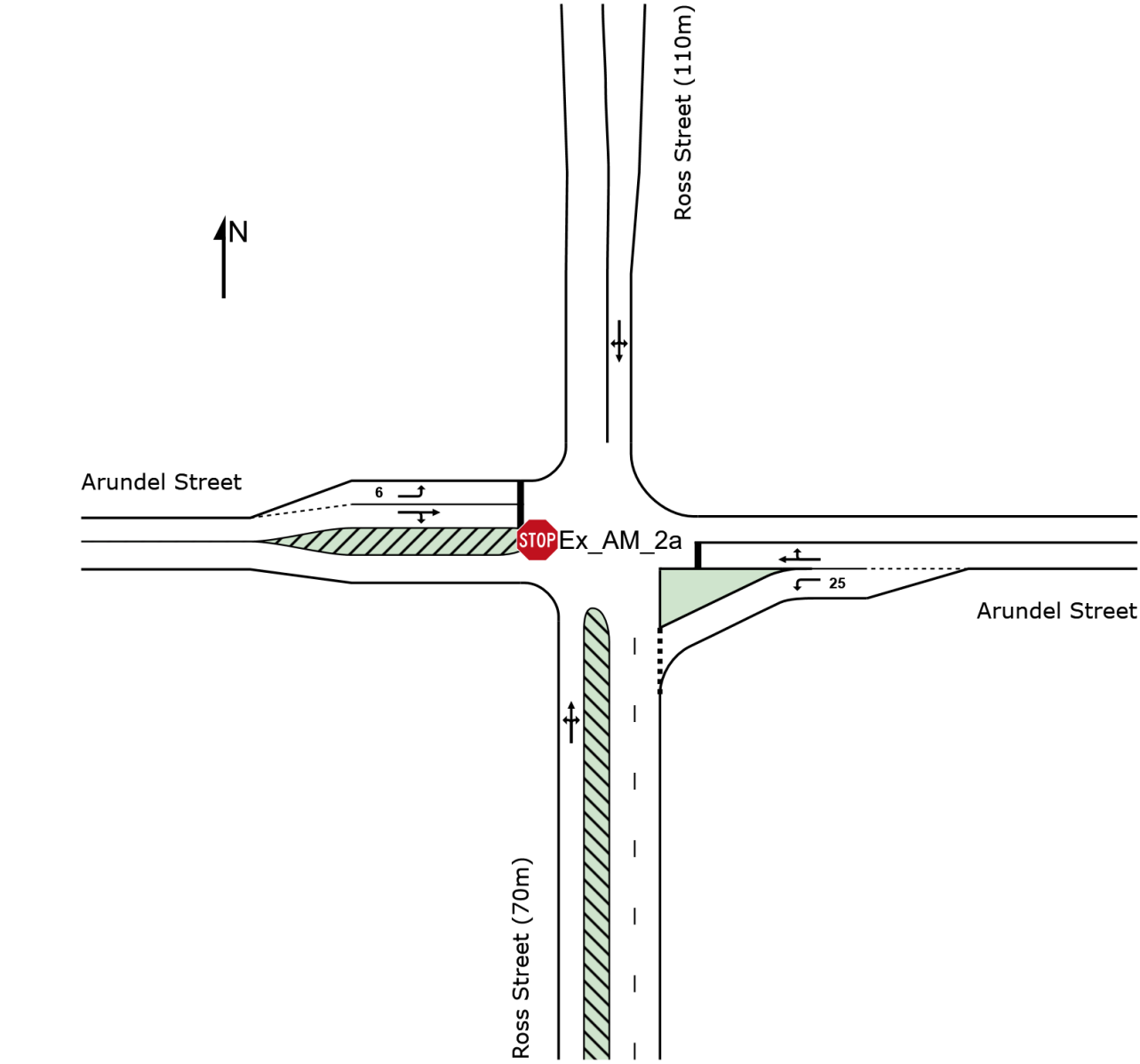
Network: [Ex_AM_UGPT] AM (Existing)

Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Site
Site Category: (None)
Stop (Two-Way)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Site Layout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



Vehicle Movement Performance															
Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Ross Street (70m)															
1	L2	All MCs	75	0.0	75	0.0	0.235	4.0	LOS A	0.6	4.3	0.14	0.23	0.14	37.5
2	T1	All MCs	279	4.2	279	4.2	0.235	0.3	LOS A	0.6	4.3	0.14	0.23	0.14	32.2
3	R2	All MCs	66	1.6	66	1.6	0.235	4.5	LOS A	0.6	4.3	0.14	0.23	0.14	37.7
Approach			420	3.0	420	3.0	0.235	1.6	NA	0.6	4.3	0.14	0.23	0.14	36.2
East: Arundel Street															
4	L2	All MCs	49	4.3	49	4.3	0.034	3.5	LOS A	0.1	1.0	0.21	0.40	0.21	36.1
5	T1	All MCs	7	14.3	7	14.3	0.049	12.1	LOS A	0.2	1.1	0.56	0.97	0.56	32.3
6	R2	All MCs	15	7.1	15	7.1	0.049	12.1	LOS A	0.2	1.1	0.56	0.97	0.56	31.1
Approach			72	5.9	72	5.9	0.049	6.1	LOS A	0.2	1.1	0.32	0.58	0.32	34.4
North: Ross Street (110m)															
7	L2	All MCs	43	4.9	43	4.9	0.181	4.4	LOS A	0.6	3.9	0.19	0.23	0.19	37.7
8	T1	All MCs	239	5.7	239	5.7	0.181	0.4	LOS A	0.6	3.9	0.19	0.23	0.19	33.2
9	R2	All MCs	45	4.7	45	4.7	0.181	4.9	LOS A	0.6	3.9	0.19	0.23	0.19	37.7
Approach			327	5.5	327	5.5	0.181	1.6	NA	0.6	3.9	0.19	0.23	0.19	36.0
West: Arundel Street															
10	L2	All MCs	24	0.0	24	0.0	0.022	7.8	LOS A	0.1	0.7	0.36	0.83	0.36	34.7
11	T1	All MCs	15	7.1	15	7.1	0.056	11.3	LOS A	0.2	1.2	0.55	0.96	0.55	32.8
12	R2	All MCs	14	0.0	14	0.0	0.056	11.3	LOS A	0.2	1.2	0.55	0.96	0.55	30.8
Approach			53	2.0	53	2.0	0.056	9.7	LOS A	0.2	1.2	0.46	0.90	0.46	33.0
All Vehicles			872	4.1	872	4.1	0.235	2.5	NA	0.6	4.3	0.20	0.30	0.20	35.4

Site Level of Service (LOS) Method: Delay (NSW). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).

Two-Way Sign Control Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.

Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

Default Site User Report

Site: [Ex_AM_3a] 3 Ross Street / St Johns Road - AM (Existing)

Network: [Ex_AM_UGPT] AM (Existing)

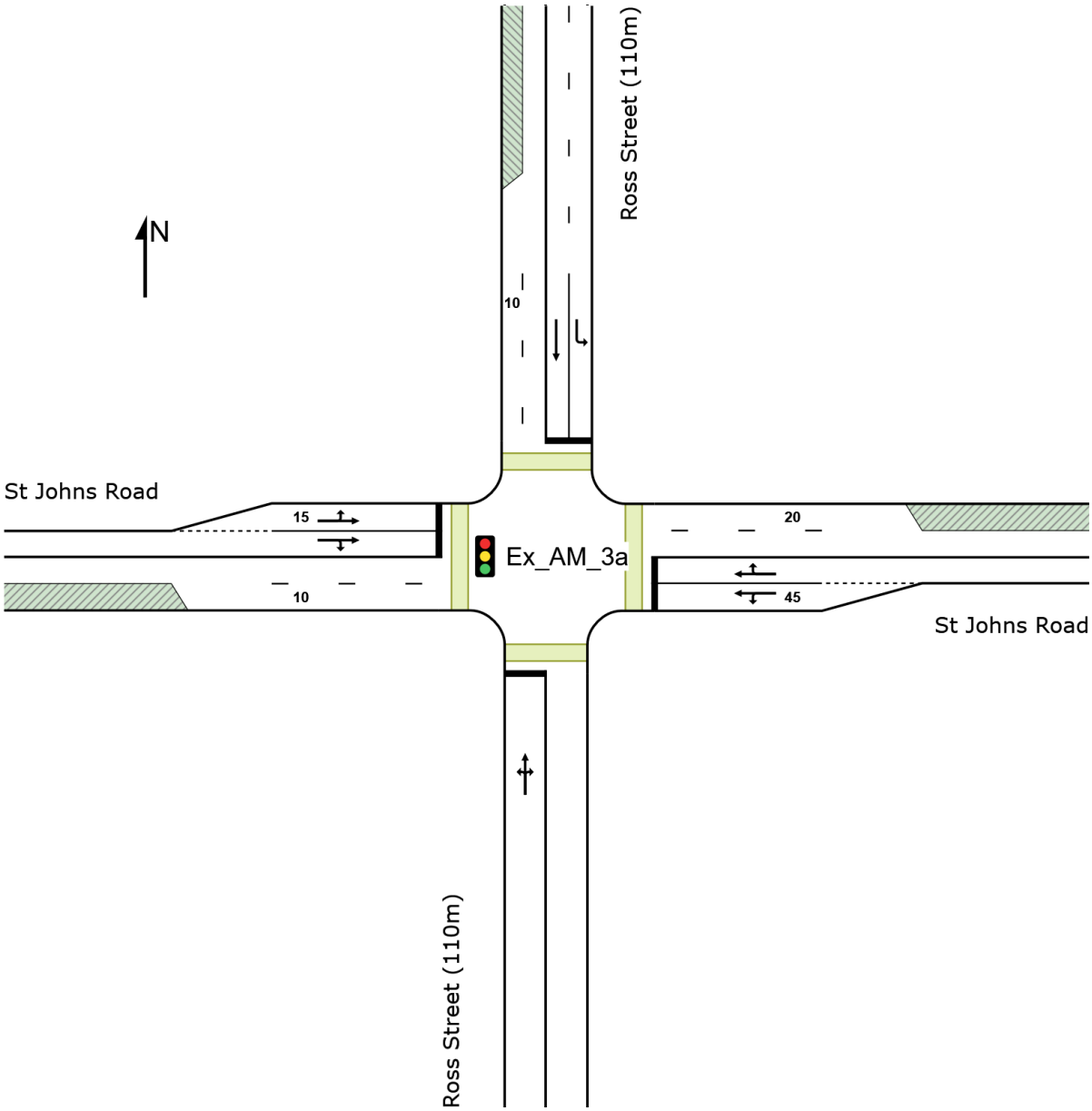
Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Site
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Coordinated Cycle Time = 110.0 seconds (Network Site User-Given Phase Times)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Timings based on settings in the Network Timing dialog
Phase Times specified by the user
Phase Sequence: TCS1879
Input Phase Sequence: C, B, A
Output Phase Sequence: C, B, A
Reference Phase: Phase A
Offset: 0 seconds (User)

Site Layout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



Vehicle Movement Performance

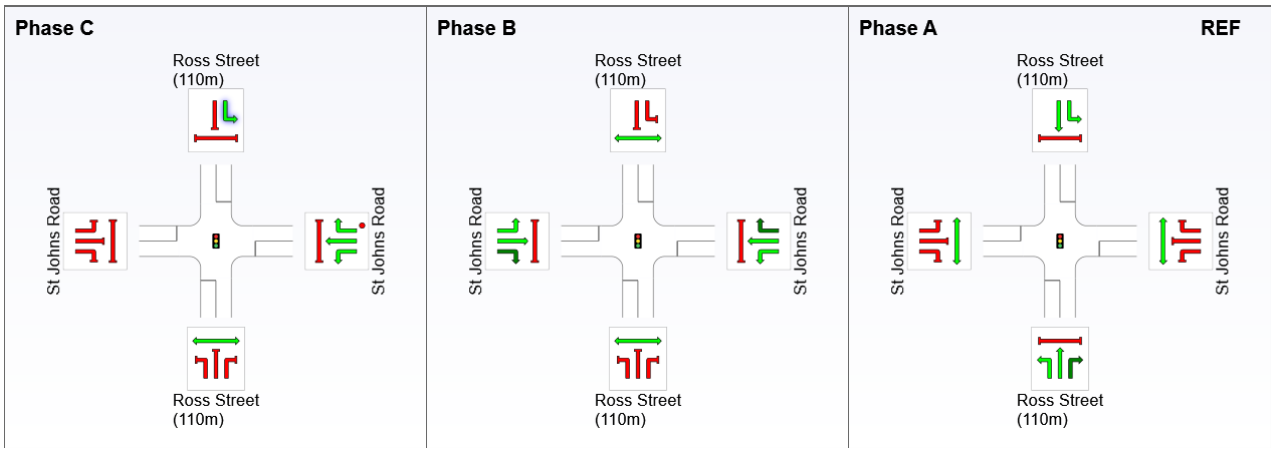
Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Ross Street (110m)															
1	L2	All MCs	36	5.9	36	5.9	0.349	14.6	LOS B	7.8	55.8	0.51	0.56	0.51	32.0
2	T1	All MCs	159	4.0	159	4.0	0.349	9.6	LOS A	7.8	55.8	0.51	0.56	0.51	19.2
3	R2	All MCs	114	3.7	114	3.7	* 0.349	14.8	LOS B	7.8	55.8	0.51	0.56	0.51	32.0
Approach			308	4.1	308	4.1	0.349	12.1	LOS A	7.8	55.8	0.51	0.56	0.51	28.6
East: St Johns Road															
4	L2	All MCs	42	5.0	42	5.0	0.096	38.7	LOS C	1.8	12.5	0.82	0.70	0.82	21.3
5	T1	All MCs	12	0.0	12	0.0	0.408	36.2	LOS C	5.7	42.5	0.93	1.03	0.93	22.5
6	R2	All MCs	119	8.0	119	8.0	* 0.408	40.0	LOS C	5.7	42.5	0.93	1.03	0.93	15.7
Approach			173	6.7	173	6.7	0.408	39.4	LOS C	5.7	42.5	0.90	0.95	0.90	17.4
North: Ross Street (110m)															
7	L2	All MCs	166	10.1	166	10.1	0.121	3.6	LOS A	0.3	2.2	0.04	0.45	0.04	35.3
8	T1	All MCs	287	4.8	287	4.8	0.225	1.5	LOS A	1.3	9.2	0.10	0.08	0.10	33.7
Approach			454	6.7	454	6.7	0.225	2.3	LOS A	1.3	9.2	0.07	0.22	0.07	34.9
West: St Johns Road															
10	L2	All MCs	14	7.7	14	7.7	0.079	54.0	LOS D	0.7	4.7	0.95	0.68	0.95	17.8
11	T1	All MCs	25	8.3	25	8.3	* 0.176	50.4	LOS D	1.6	11.3	0.95	0.70	0.95	24.4
12	R2	All MCs	6	16.7	6	16.7	0.176	55.3	LOS D	1.6	11.3	0.95	0.70	0.95	18.3
Approach			45	9.3	45	9.3	0.176	52.2	LOS D	1.6	11.3	0.95	0.69	0.95	22.1
All Vehicles			980	6.0	980	6.0	0.408	14.2	LOS A	7.8	55.8	0.40	0.48	0.40	25.6

Site Level of Service (LOS) Method: Delay (NSW). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

* Critical Movement (Signal Timing)

Input Phase Sequence

Movement Class: All Movement Classes



REF: Reference Phase
VAR: Variable Phase



Phase Timing Summary

Phase	C	B	A
Phase Change Time (sec)	77.0	94.0	1.1
Green Time (sec)	11.0	11.1	71.0
Phase Time (sec)	17.0	16.0	77.0
Phase Split	15%	15%	70%
Phase Frequency (%)	100.0	81.4[2]	100.0

See the Timing Analysis report for more detailed information including input values of Yellow Time and All-Red Time, and information on any adjustments to Intergreen Time, Phase Time and Green Time values in cases of Pedestrian Actuation, Minor Phase Actuation and Phase Frequency values (user-specified or implied) less than 100%.

2 Phase Frequency is implied by a Phase Time specified by the user that is less than the Required Movement Time.

Default Site User Report

Site: [Ex_AM_4a] 4 Ross Street / Bridge Road - AM (Existing)

Network: [Ex_AM_UGPT] AM (Existing)

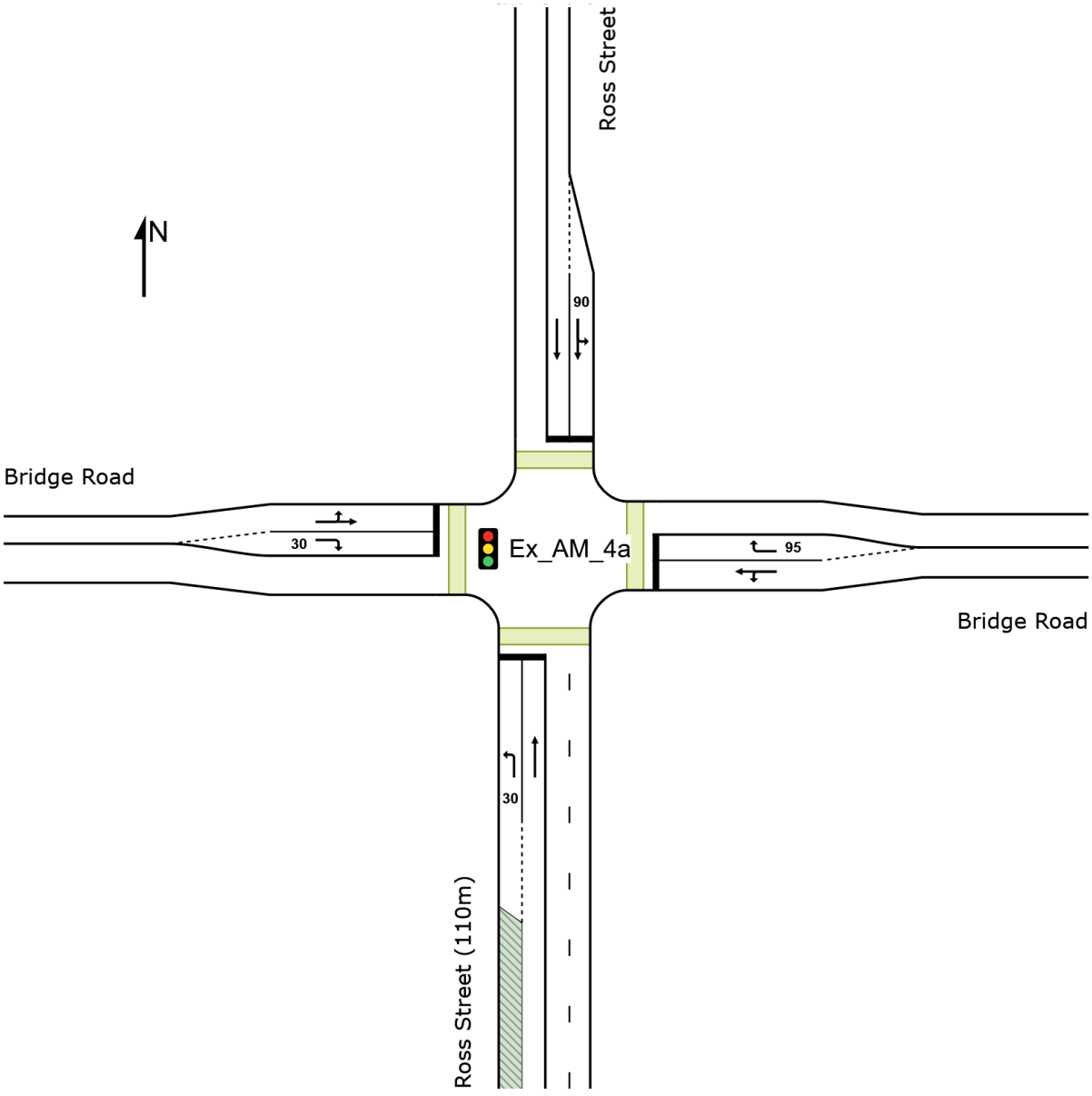
Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Site
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Coordinated Cycle Time = 110.0 seconds (Network Site User-Given Phase Times)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Timings based on settings in the Network Timing dialog
Phase Times specified by the user
Phase Sequence: TCS0002
Input Phase Sequence: C, B, A
Output Phase Sequence: C, B, A
Reference Phase: Phase C
Offset: 0 seconds (User)

Site Layout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Ross Street (110m)															
1	L2	All MCs	136	7.0	136	7.0	0.371	43.4	LOS D	6.3	45.9	0.89	0.77	0.89	20.3
2	T1	All MCs	154	4.1	154	4.1	0.327	33.6	LOS C	6.4	44.9	0.81	0.66	0.81	24.7
Approach			289	5.5	289	5.5	0.371	38.2	LOS C	6.4	45.9	0.85	0.71	0.85	22.6
East: Bridge Road															
4	L2	All MCs	46	4.5	46	4.5	0.384	14.9	LOS B	12.0	86.1	0.51	0.48	0.51	32.4
5	T1	All MCs	433	4.1	433	4.1	0.384	9.7	LOS A	12.0	86.1	0.51	0.48	0.51	35.2
6	R2	All MCs	38	2.8	38	2.8	* 0.124	15.0	LOS B	0.8	5.4	0.65	1.16	0.65	25.0
Approach			517	4.1	517	4.1	0.384	10.6	LOS A	12.0	86.1	0.52	0.53	0.52	33.9
North: Ross Street															
7	L2	All MCs	96	6.6	96	6.6	0.515	40.0	LOS C	10.7	76.8	0.92	0.78	0.92	27.0
8	T1	All MCs	374	4.8	374	4.8	* 0.515	39.9	LOS C	11.3	79.3	0.92	0.77	0.92	21.2
Approach			469	5.2	469	5.2	0.515	39.9	LOS C	11.3	79.3	0.92	0.78	0.92	22.9
West: Bridge Road															
10	L2	All MCs	45	0.0	45	0.0	* 0.731	21.0	LOS B	22.2	149.5	0.55	0.51	0.55	35.1
11	T1	All MCs	788	2.4	788	2.4	0.731	16.4	LOS B	22.2	149.5	0.55	0.51	0.55	34.6
12	R2	All MCs	26	40.0	26	40.0	0.067	23.8	LOS B	0.7	4.8	0.52	0.54	0.52	21.5
Approach			860	3.4	860	3.4	0.731	16.8	LOS B	22.2	149.5	0.54	0.51	0.54	31.6
All Vehicles			2136	4.2	2136	4.2	0.731	23.3	LOS B	22.2	149.5	0.66	0.60	0.66	29.0

Site Level of Service (LOS) Method: Delay (NSW). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.

Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).

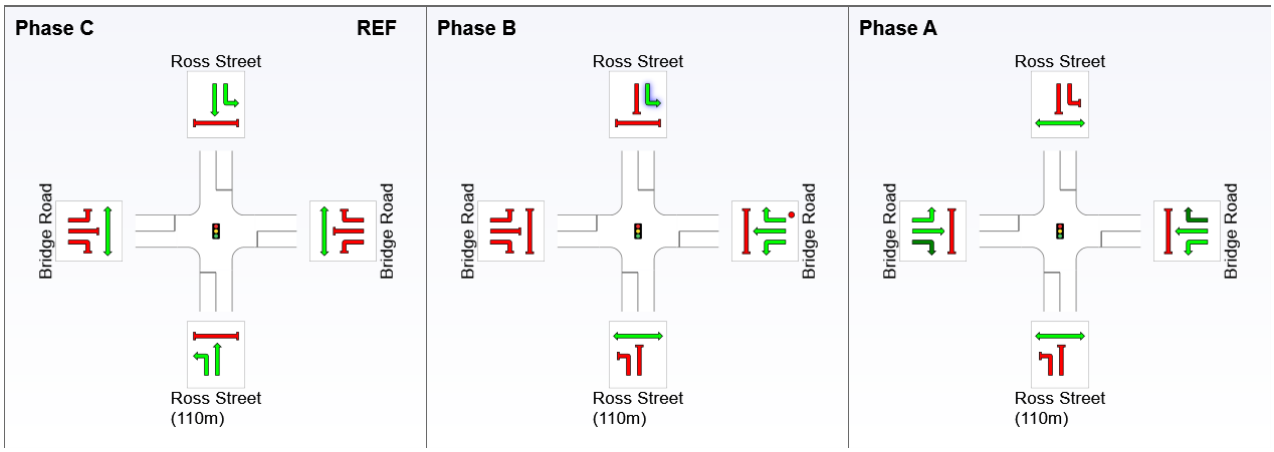
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

* Critical Movement (Signal Timing)

Input Phase Sequence

Movement Class: All Movement Classes



REF: Reference Phase
VAR: Variable Phase

Normal Movement	Permitted/Opposed
Slip/Bypass-Lane Movement	Opposed Slip/Bypass-Lane
Stopped Movement	Turn On Red
Other Movement Class (MC) Running	Undetected Movement
Mixed Running & Stopped MCs	Continuous Movement
Other Movement Class (MC) Stopped	Phase Transition Applied

Phase Timing Summary

Phase	C	B	A
Phase Change Time (sec)	0.0	33.0	42.0
Green Time (sec)	27.0	3.0	65.0
Phase Time (sec)	33.0	6.0	71.0
Phase Split	30%	5%	65%
Phase Frequency (%)	100.0	50.0 [1]	100.0

See the Timing Analysis report for more detailed information including input values of Yellow Time and All-Red Time, and information on any adjustments to Intergreen Time, Phase Time and Green Time values in cases of Pedestrian Actuation, Minor Phase Actuation and Phase Frequency values (user-specified or implied) less than 100%.

1 Phase Frequency has been given with User-Specified Phase Times.

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USER REPORT FOR NETWORK SITE

Default Site User Report

Site: [Ex_PM_1a] 1 Ross Street / Parramatta Road - PM (Existing)

Network: [Ex_PM_UGPT] PM (Existing)

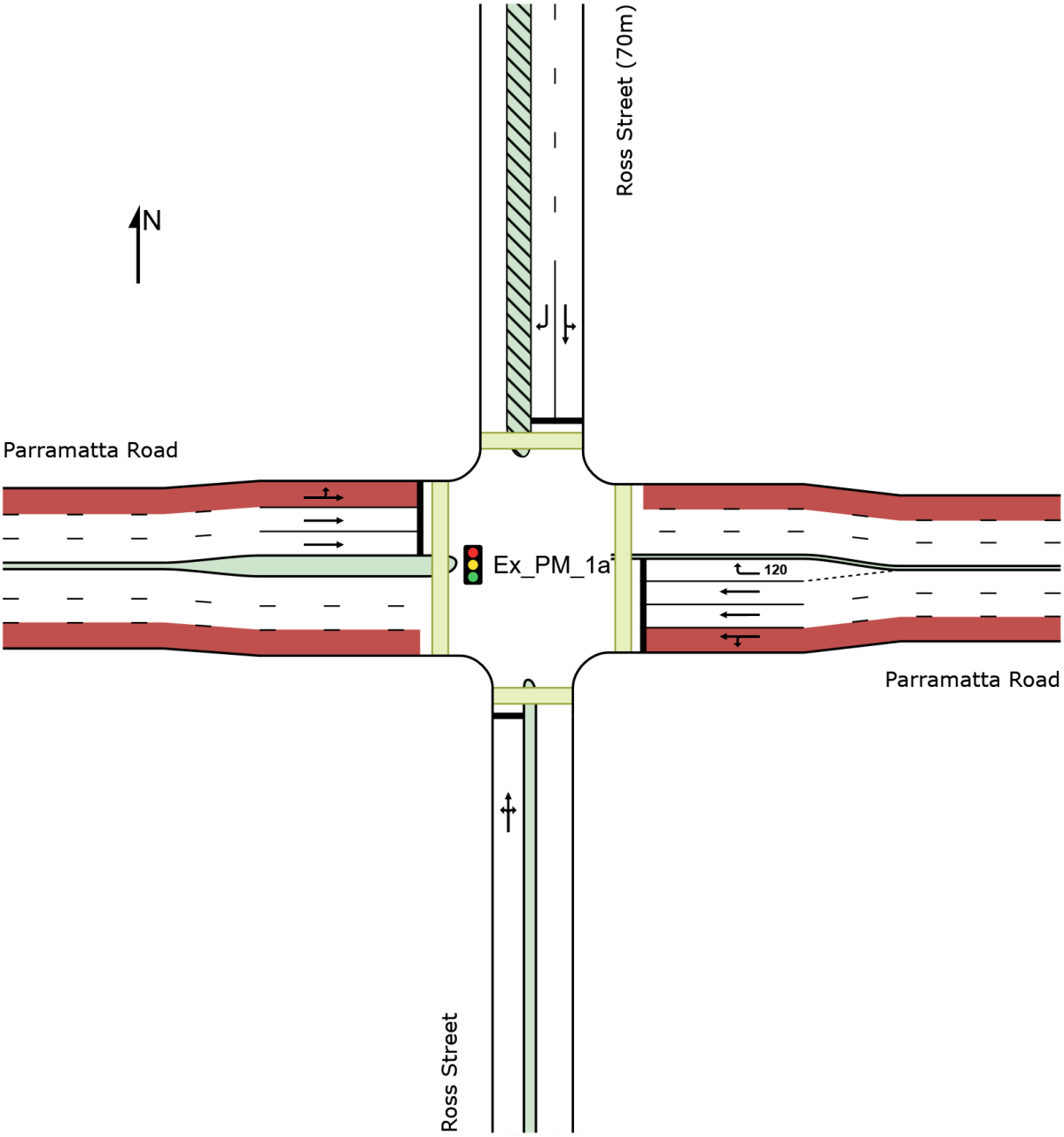
Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Site
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Coordinated Cycle Time = 120.0 seconds (Site User-Given Phase Times)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Timings based on settings in the Site Phasing & Timing dialog
Phase Times specified by the user
Phase Sequence: TCS0434 - Copy
Input Phase Sequence: A, C, D
Output Phase Sequence: A, C, D
Reference Phase: Phase A
Offset: 0 seconds (User)

Site Layout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.


N
Ross Street (70m)
Parramatta Road
Ex_PM_1a
120
Parramatta Road
Ross Street

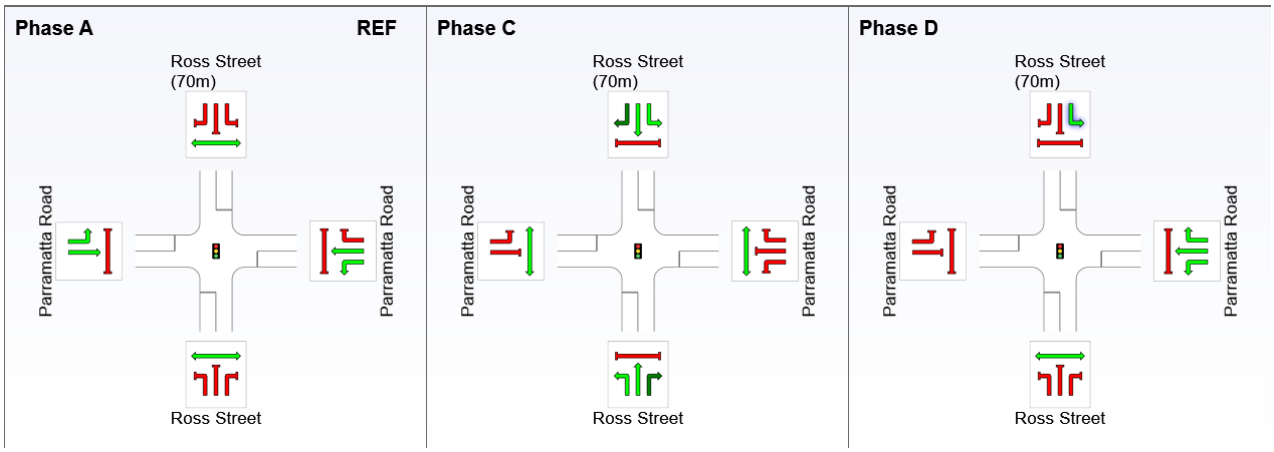
Vehicle Movement Performance															
Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Ross Street															
1	L2	All MCs	42	7.5	42	7.5	0.298	46.5	LOS D	7.2	43.5	0.88	0.73	0.88	27.7
2	T1	All MCs	93	0.0	93	0.0	0.298	41.0	LOS C	7.2	43.5	0.88	0.73	0.88	19.1
3	R2	All MCs	13	8.3	13	8.3	0.298	51.9	LOS D	7.2	43.5	0.88	0.73	0.88	29.6
Approach			147	2.9	147	2.9	0.298	43.5	LOS D	7.2	43.5	0.88	0.73	0.88	23.1
East: Parramatta Road															
4	L2	All MCs	17	6.2	17	6.2	0.078	10.1	LOS A	0.7	8.2	0.20	0.30	0.20	43.5
5	T1	All MCs	1828	4.1	1828	4.1	* 0.705	3.4	LOS A	15.3	108.2	0.32	0.30	0.32	56.9
6	R2	All MCs	195	0.5	195	0.5	0.926	79.8	LOS F	13.6	95.7	1.00	1.04	1.43	19.4
Approach			2040	3.8	2040	3.8	0.926	10.7	LOS A	15.3	108.2	0.38	0.37	0.43	51.2
North: Ross Street (70m)															
7	L2	All MCs	88	0.0	88	0.0	0.345	37.0	LOS C	8.0	53.2	0.88	0.75	0.88	27.9
8	T1	All MCs	75	0.0	75	0.0	0.345	50.3	LOS D	8.0	53.2	0.88	0.75	0.88	21.1
9	R2	All MCs	148	0.0	148	0.0	* 0.536	51.9	LOS D	8.1	56.1	0.95	0.80	0.95	22.5
Approach			312	0.0	312	0.0	0.536	47.3	LOS D	8.1	56.1	0.91	0.77	0.91	23.6
West: Parramatta Road															
10	L2	All MCs	153	0.0	153	0.0	0.232	24.6	LOS B	6.1	48.4	0.60	0.71	0.60	33.0
11	T1	All MCs	1093	3.9	1093	3.9	0.554	13.9	LOS A	16.1	114.0	0.57	0.52	0.57	49.3
Approach			1245	3.5	1245	3.5	0.554	15.2	LOS B	16.1	114.0	0.57	0.54	0.57	47.9
All Vehicles			3744	3.3	3744	3.3	0.926	16.5	LOS B	16.1	114.0	0.51	0.47	0.53	45.8

Site Level of Service (LOS) Method: Delay (NSW). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

* Critical Movement (Signal Timing)

Input Phase Sequence

Movement Class: All Movement Classes



REF: Reference Phase
VAR: Variable Phase



Phase Timing Summary

Phase	A	C	D
Phase Change Time (sec)	0.0	66.0	100.0
Green Time (sec)	60.0	28.0	14.0
Phase Time (sec)	66.0	34.0	20.0
Phase Split	55%	28%	17%
Phase Frequency (%)	100.0	100.0	100.0

See the Timing Analysis report for more detailed information including input values of Yellow Time and All-Red Time, and information on any adjustments to Intergreen Time, Phase Time and Green Time values in cases of Pedestrian Actuation, Minor Phase Actuation and Phase Frequency values (user-specified or implied) less than 100%.

Default Site User Report

Site: [Ex_PM_2a] 2 Ross Street / Arundel Street - PM (Existing)

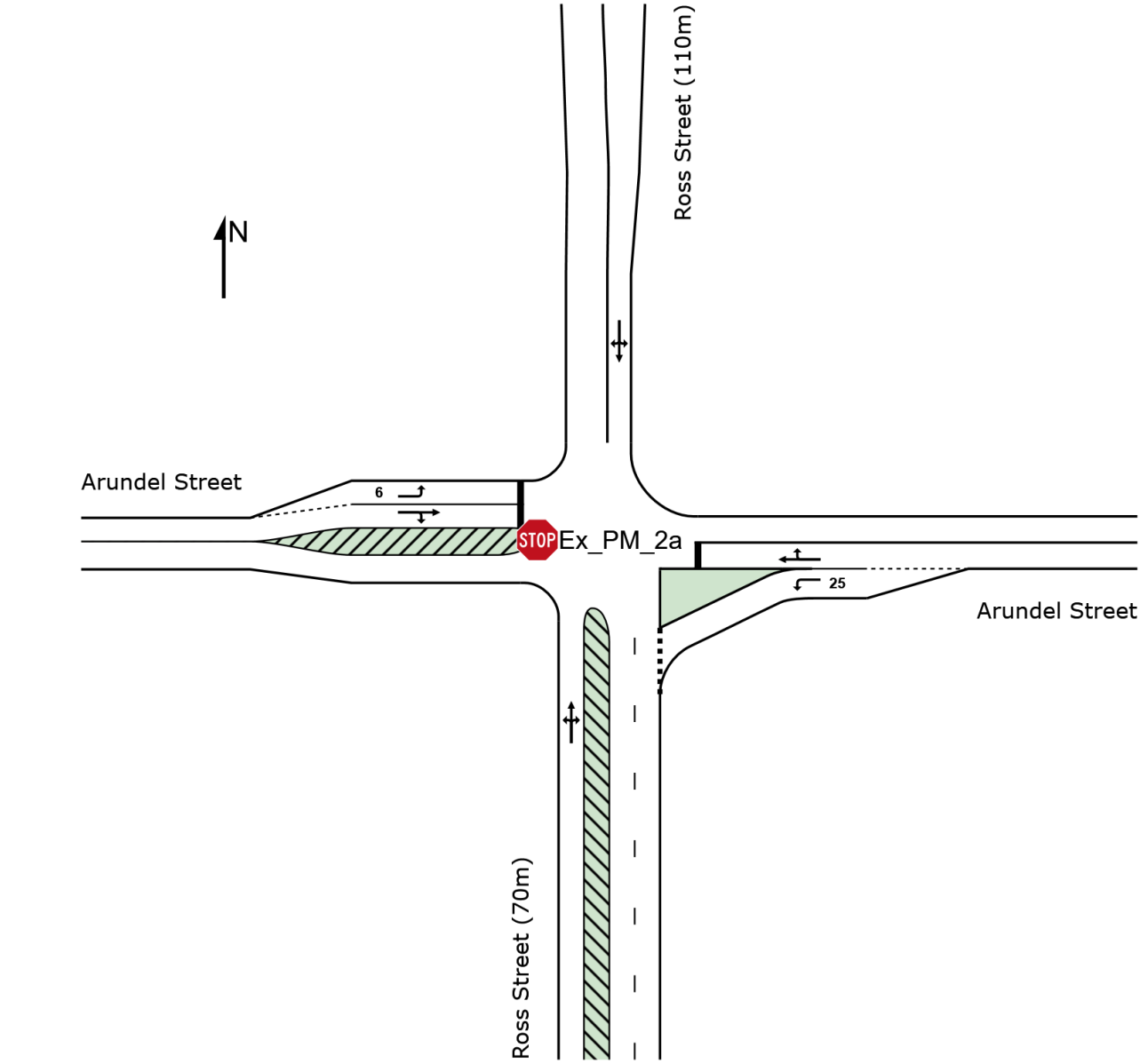
Network: [Ex_PM_UGPT] PM (Existing)

Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Site
Site Category: (None)
Stop (Two-Way)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Site Layout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



Vehicle Movement Performance															
Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Ross Street (70m)															
1	L2	All MCs	38	0.0	38	0.0	0.233	3.8	LOS A	0.5	3.4	0.11	0.15	0.11	35.7
2	T1	All MCs	356	0.3	356	0.3	0.233	0.2	LOS A	0.5	3.4	0.11	0.15	0.11	33.6
3	R2	All MCs	55	0.0	55	0.0	0.233	4.4	LOS A	0.5	3.4	0.11	0.15	0.11	37.9
Approach			448	0.2	448	0.2	0.233	1.0	NA	0.5	3.4	0.11	0.15	0.11	35.7
East: Arundel Street															
4	L2	All MCs	53	0.0	53	0.0	0.036	3.5	LOS A	0.1	1.0	0.22	0.41	0.22	36.1
5	T1	All MCs	12	0.0	12	0.0	0.115	10.1	LOS A	0.4	2.7	0.56	1.00	0.56	30.8
6	R2	All MCs	44	2.4	44	2.4	0.115	12.0	LOS A	0.4	2.7	0.56	1.00	0.56	31.0
Approach			108	1.0	108	1.0	0.115	7.7	LOS A	0.4	2.7	0.40	0.71	0.40	33.1
North: Ross Street (110m)															
7	L2	All MCs	35	0.0	35	0.0	0.160	4.1	LOS A	0.3	2.3	0.13	0.16	0.13	37.4
8	T1	All MCs	240	0.0	240	0.0	0.160	0.3	LOS A	0.3	2.3	0.13	0.16	0.13	35.2
9	R2	All MCs	26	0.0	26	0.0	0.160	4.7	LOS A	0.3	2.3	0.13	0.16	0.13	37.2
Approach			301	0.0	301	0.0	0.160	1.1	NA	0.3	2.3	0.13	0.16	0.13	36.3
West: Arundel Street															
10	L2	All MCs	36	0.0	36	0.0	0.034	8.1	LOS A	0.2	1.1	0.40	0.84	0.40	34.6
11	T1	All MCs	8	0.0	8	0.0	0.076	10.2	LOS A	0.3	1.7	0.54	0.96	0.54	31.9
12	R2	All MCs	31	0.0	31	0.0	0.076	11.5	LOS A	0.3	1.7	0.54	0.96	0.54	31.6
Approach			75	0.0	75	0.0	0.076	9.7	LOS A	0.3	1.7	0.48	0.90	0.48	32.9
All Vehicles			933	0.2	933	0.2	0.233	2.5	NA	0.5	3.4	0.18	0.28	0.18	34.7

Site Level of Service (LOS) Method: Delay (NSW). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).

Two-Way Sign Control Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.

Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

Default Site User Report

Site: [Ex_PM_3a] 3 Ross Street / St Johns Road - PM (Existing)

Network: [Ex_PM_UGPT] PM (Existing)

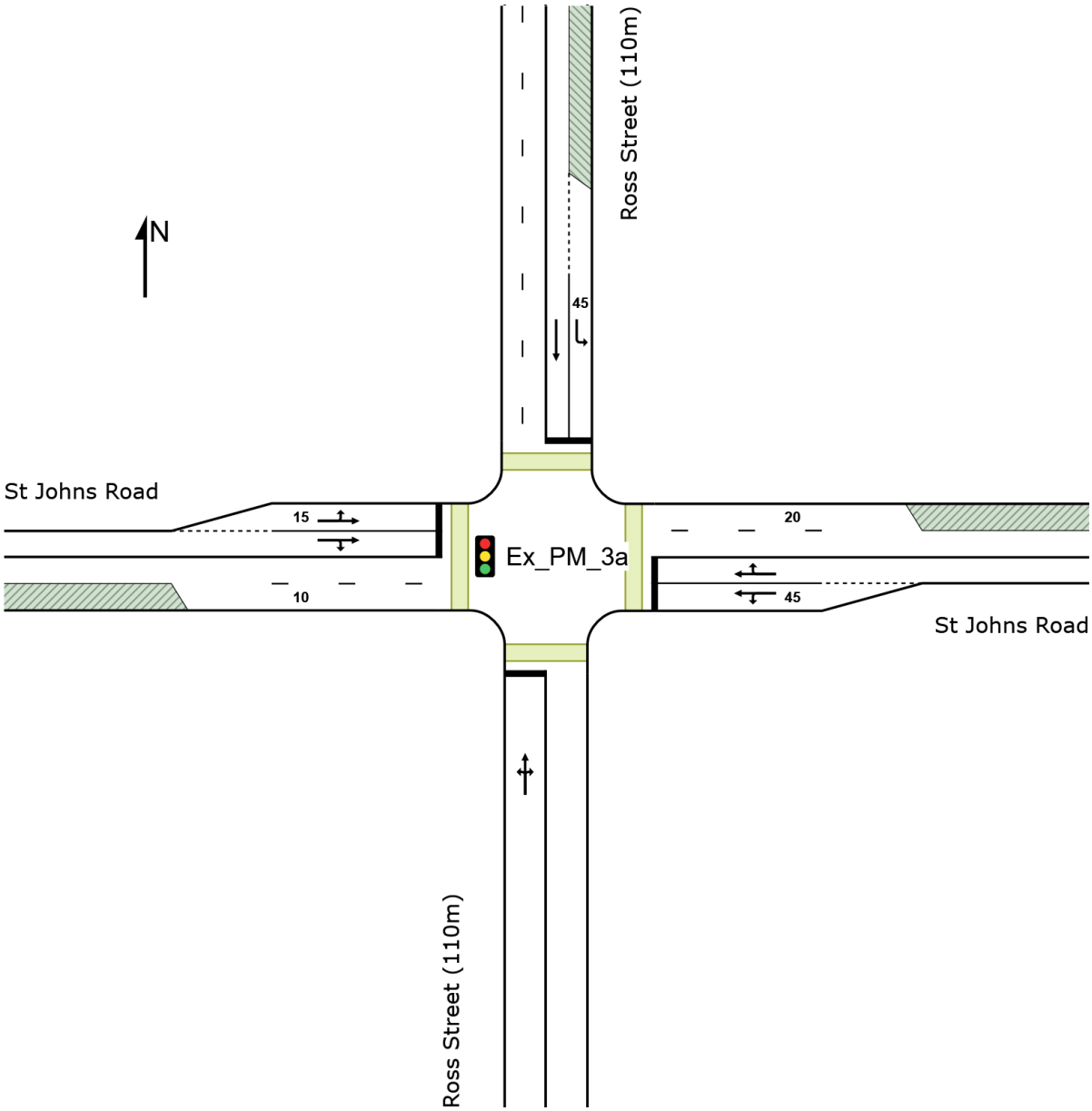
Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Site
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Coordinated Cycle Time = 110.0 seconds (Network Site User-Given Phase Times)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Timings based on settings in the Network Timing dialog
Phase Times specified by the user
Phase Sequence: TCS1879
Input Phase Sequence: C, B, A
Output Phase Sequence: C, B, A
Reference Phase: Phase A
Offset: 0 seconds (User)

Site Layout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Ross Street (110m)															
1	L2	All MCs	16	0.0	16	0.0	0.404	19.6	LOS B	12.9	86.4	0.61	0.57	0.61	30.2
2	T1	All MCs	348	0.6	348	0.6	0.404	14.4	LOS A	12.9	86.4	0.61	0.57	0.61	16.7
3	R2	All MCs	62	0.0	62	0.0	* 0.404	19.8	LOS B	12.9	86.4	0.61	0.57	0.61	29.6
Approach			426	0.5	426	0.5	0.404	15.4	LOS B	12.9	86.4	0.61	0.57	0.61	21.6
East: St Johns Road															
4	L2	All MCs	75	0.0	75	0.0	0.122	32.3	LOS C	2.9	18.9	0.75	0.70	0.75	22.8
5	T1	All MCs	26	0.0	26	0.0	0.558	31.2	LOS C	10.8	74.2	0.92	1.03	0.92	20.7
6	R2	All MCs	231	3.7	231	3.7	* 0.558	35.0	LOS C	10.8	74.2	0.92	1.03	0.92	15.7
Approach			332	2.5	332	2.5	0.558	34.1	LOS C	10.8	74.2	0.88	0.96	0.88	17.5
North: Ross Street (110m)															
7	L2	All MCs	73	10.1	73	10.1	0.057	4.3	LOS A	0.2	1.8	0.07	0.47	0.07	35.8
8	T1	All MCs	206	0.0	206	0.0	0.188	2.4	LOS A	1.2	8.2	0.12	0.10	0.12	32.5
Approach			279	2.6	279	2.6	0.188	2.9	LOS A	1.2	8.2	0.11	0.20	0.11	34.5
West: St Johns Road															
10	L2	All MCs	37	0.0	37	0.0	0.181	52.6	LOS D	1.8	12.9	0.94	0.72	0.94	18.8
11	T1	All MCs	41	0.0	41	0.0	* 0.274	49.0	LOS D	2.9	19.5	0.95	0.73	0.95	25.1
12	R2	All MCs	16	0.0	16	0.0	0.274	54.8	LOS D	2.9	19.5	0.95	0.73	0.95	18.9
Approach			94	0.0	94	0.0	0.274	51.4	LOS D	2.9	19.5	0.95	0.73	0.95	22.1
All Vehicles			1131	1.6	1131	1.6	0.558	20.8	LOS B	12.9	86.4	0.59	0.61	0.59	20.9

Site Level of Service (LOS) Method: Delay (NSW). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.

Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).

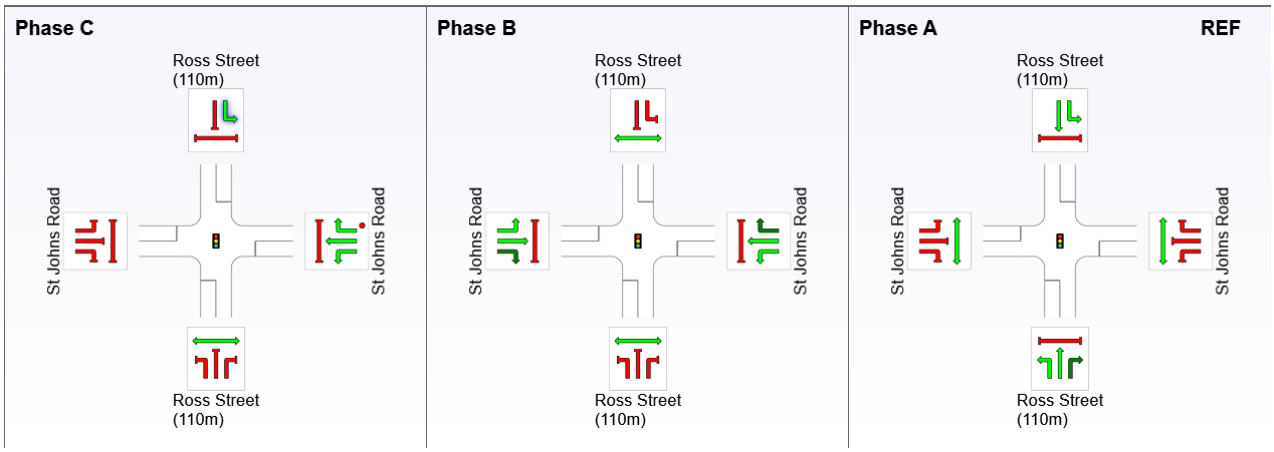
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

* Critical Movement (Signal Timing)

Input Phase Sequence

Movement Class: All Movement Classes



REF: Reference Phase
VAR: Variable Phase

Normal Movement	Permitted/Opposed
Slip/Bypass-Lane Movement	Opposed Slip/Bypass-Lane
Stopped Movement	Turn On Red
Other Movement Class (MC) Running	Undetected Movement
Mixed Running & Stopped MCs	Continuous Movement
Other Movement Class (MC) Stopped	Phase Transition Applied

Phase Timing Summary

Phase	C	B	A
Phase Change Time (sec)	67.8	90.8	0.0
Green Time (sec)	17.0	13.2	62.0
Phase Time (sec)	23.0	19.0	68.0
Phase Split	21%	17%	62%
Phase Frequency (%)	100.0	96.6[2]	100.0

See the Timing Analysis report for more detailed information including input values of Yellow Time and All-Red Time, and information on any adjustments to Intergreen Time, Phase Time and Green Time values in cases of Pedestrian Actuation, Minor Phase Actuation and Phase Frequency values (user-specified or implied) less than 100%.

2 Phase Frequency is implied by a Phase Time specified by the user that is less than the Required Movement Time.

Default Site User Report

Site: [Ex_PM_4a] 4 Ross Street / Bridge Road - PM (Existing)

Network: [Ex_PM_UGPT] PM (Existing)

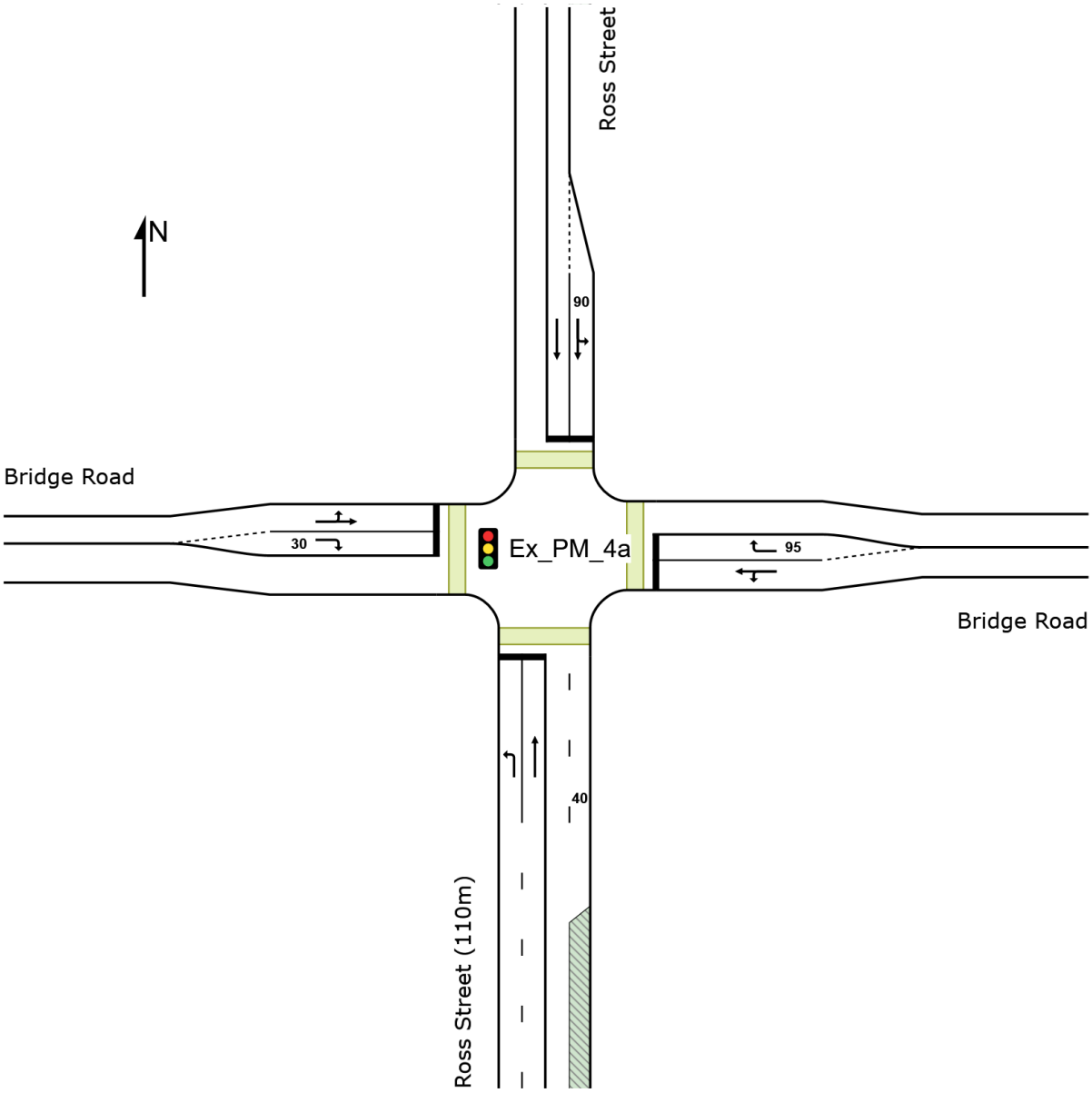
Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Site
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Coordinated Cycle Time = 110.0 seconds (Network Site User-Given Phase Times)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Timings based on settings in the Network Timing dialog
Phase Times specified by the user
Phase Sequence: TCS0002
Input Phase Sequence: C, B, A
Output Phase Sequence: C, B, A
Reference Phase: Phase C
Offset: 0 seconds (User)

Site Layout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Ross Street (110m)															
1	L2	All MCs	236	3.6	236	3.6	0.534	44.3	LOS D	11.4	80.8	0.94	0.82	0.94	20.1
2	T1	All MCs	365	0.6	365	0.6	* 0.656	29.4	LOS C	15.7	106.1	0.85	0.73	0.85	25.7
Approach			601	1.8	601	1.8	0.656	35.3	LOS C	15.7	106.1	0.88	0.76	0.88	23.4
East: Bridge Road															
4	L2	All MCs	37	0.0	37	0.0	0.543	9.9	LOS A	12.9	85.8	0.38	0.36	0.38	33.8
5	T1	All MCs	655	0.6	655	0.6	0.543	6.0	LOS A	12.9	85.8	0.38	0.36	0.38	35.6
6	R2	All MCs	119	0.9	119	0.9	* 0.301	16.4	LOS B	2.7	18.0	0.71	1.13	0.71	24.0
Approach			811	0.6	811	0.6	0.543	7.7	LOS A	12.9	85.8	0.43	0.47	0.43	32.9
North: Ross Street															
7	L2	All MCs	77	0.0	77	0.0	0.121	29.9	LOS C	2.8	19.2	0.72	0.69	0.72	29.2
8	T1	All MCs	236	0.9	236	0.9	0.436	34.9	LOS C	10.4	71.9	0.87	0.73	0.87	22.6
Approach			313	0.7	313	0.7	0.436	33.7	LOS C	10.4	71.9	0.83	0.72	0.83	24.8
West: Bridge Road															
10	L2	All MCs	107	1.0	107	1.0	* 0.616	27.2	LOS B	18.2	125.6	0.61	0.58	0.61	33.4
11	T1	All MCs	504	0.4	504	0.4	0.616	22.1	LOS B	18.2	125.6	0.61	0.58	0.61	33.7
12	R2	All MCs	9	55.6	9	55.6	0.036	27.6	LOS B	0.3	2.3	0.54	0.55	0.54	22.4
Approach			621	1.4	621	1.4	0.616	23.1	LOS B	18.2	125.6	0.60	0.58	0.60	30.5
All Vehicles			2345	1.1	2345	1.1	0.656	22.3	LOS B	18.2	125.6	0.65	0.61	0.65	29.0

Site Level of Service (LOS) Method: Delay (NSW). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.

Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).

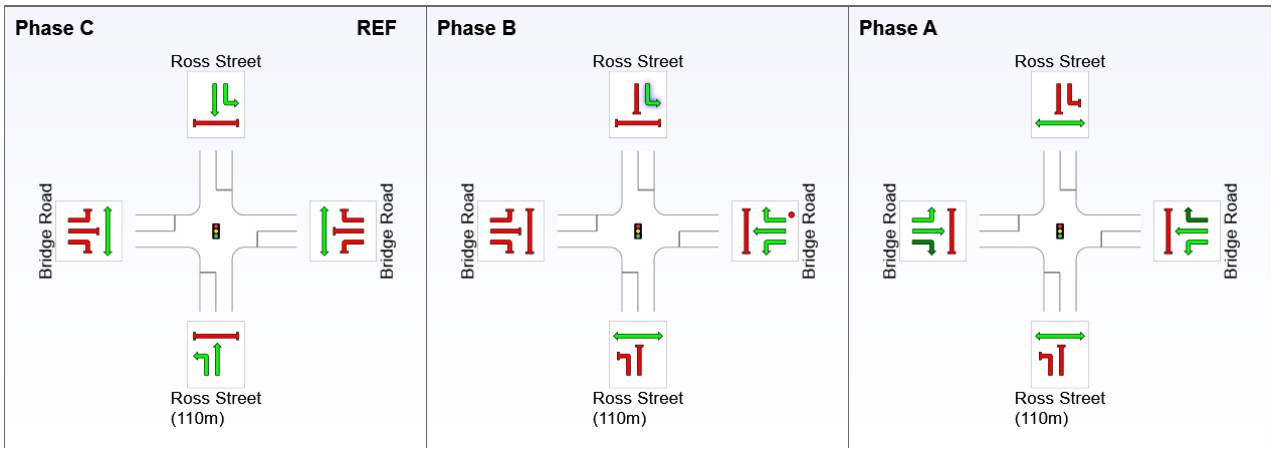
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

* Critical Movement (Signal Timing)

Input Phase Sequence

Movement Class: All Movement Classes



REF: Reference Phase
VAR: Variable Phase

Normal Movement	Permitted/Opposed
Slip/Bypass-Lane Movement	Opposed Slip/Bypass-Lane
Stopped Movement	Turn On Red
Other Movement Class (MC) Running	Undetected Movement
Mixed Running & Stopped MCs	Continuous Movement
Other Movement Class (MC) Stopped	Phase Transition Applied

Phase Timing Summary

Phase	C	B	A
Phase Change Time (sec)	109.0	36.0	46.5
Green Time (sec)	31.0	4.5	58.0
Phase Time (sec)	37.0	9.0	64.0
Phase Split	34%	8%	58%
Phase Frequency (%)	100.0	75.0 [1]	100.0

See the Timing Analysis report for more detailed information including input values of Yellow Time and All-Red Time, and information on any adjustments to Intergreen Time, Phase Time and Green Time values in cases of Pedestrian Actuation, Minor Phase Actuation and Phase Frequency values (user-specified or implied) less than 100%.

1 Phase Frequency has been given with User-Specified Phase Times.

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USER REPORT FOR NETWORK SITE

Default Site User Report

Site: [Ex_SAT_1a] 1 Ross Street / Parramatta Road - SAT (Existing)

Network: [Ex_SA_UGPT] SAT (Existing)

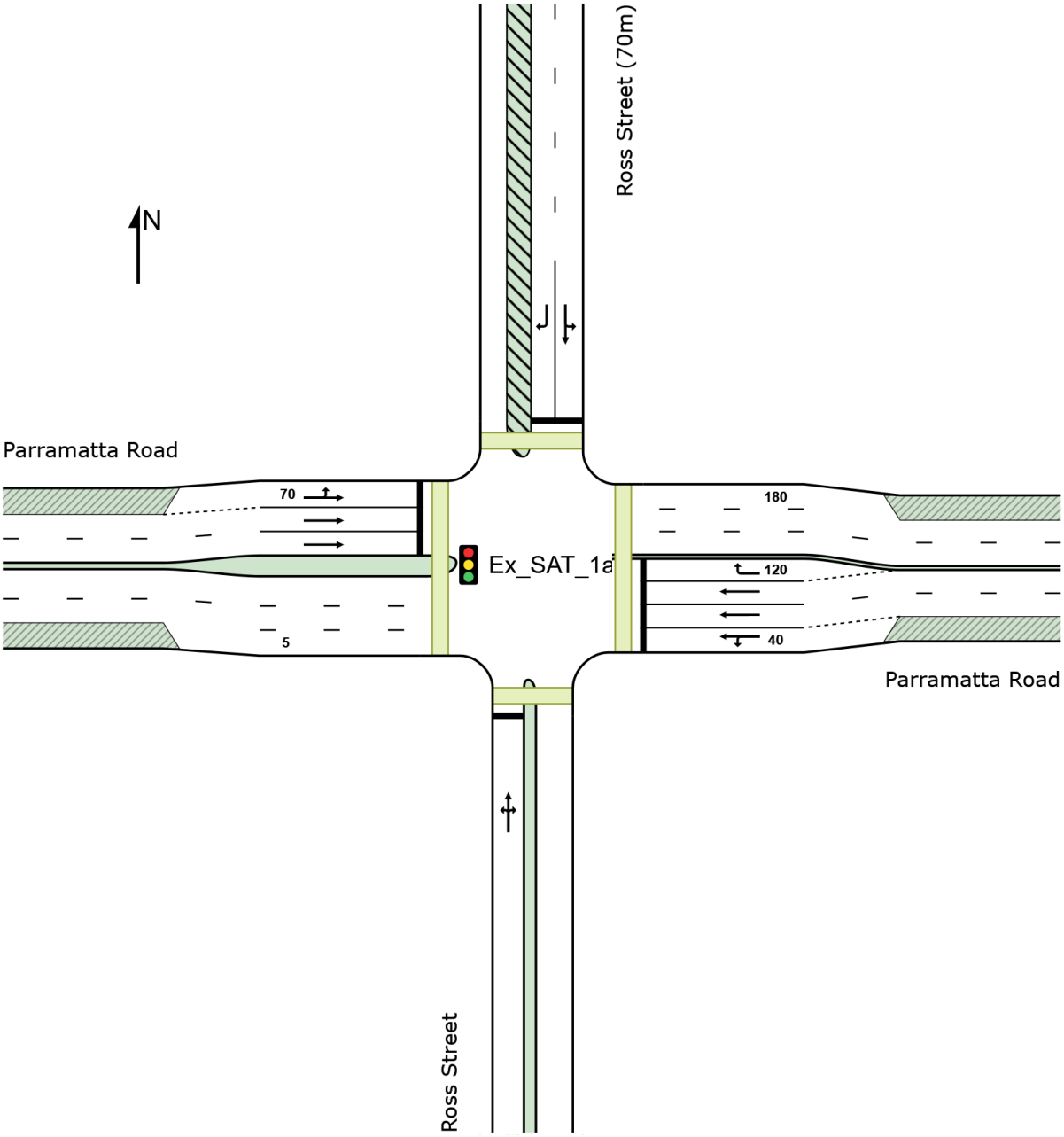
Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Site
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Coordinated Cycle Time = 140.0 seconds (Site User-Given Phase Times)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Timings based on settings in the Site Phasing & Timing dialog
Phase Times specified by the user
Phase Sequence: TCS0434 - Copy
Input Phase Sequence: A, C, D
Output Phase Sequence: A, C, D
Reference Phase: Phase A
Offset: 0 seconds (User)

Site Layout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.


N
Ross Street (70m)
Parramatta Road
70
5
Ex_SAT_1a
180
120
40
Parramatta Road
Ross Street

Vehicle Movement Performance															
Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Ross Street															
1	L2	All MCs	11	0.0	11	0.0	0.350	62.3	LOS E	5.1	34.3	0.96	0.76	0.96	24.9
2	T1	All MCs	41	0.0	41	0.0	0.350	57.0	LOS E	5.1	34.3	0.96	0.76	0.96	16.8
3	R2	All MCs	28	0.0	28	0.0	0.350	72.3	LOS F	5.1	34.3	0.96	0.76	0.96	27.1
Approach			80	0.0	80	0.0	0.350	63.2	LOS E	5.1	34.3	0.96	0.76	0.96	22.2
East: Parramatta Road															
4	L2	All MCs	16	0.0	16	0.0	0.043	15.9	LOS B	0.8	8.7	0.30	0.40	0.30	42.7
5	T1	All MCs	1378	3.5	1378	3.5	0.501	10.5	LOS A	19.6	139.4	0.46	0.42	0.46	53.1
6	R2	All MCs	127	1.7	127	1.7	* 0.907	89.3	LOS F	10.0	70.7	1.00	1.00	1.39	17.9
Approach			1521	3.3	1521	3.3	0.907	17.1	LOS B	19.6	139.4	0.50	0.47	0.54	47.2
North: Ross Street (70m)															
7	L2	All MCs	122	1.7	122	1.7	0.462	51.5	LOS D	11.1	74.9	0.93	0.79	0.93	24.5
8	T1	All MCs	61	0.0	61	0.0	0.462	63.4	LOS E	11.1	74.9	0.93	0.79	0.93	18.6
9	R2	All MCs	178	0.6	178	0.6	* 0.654	63.6	LOS E	11.6	81.9	0.99	0.83	1.00	19.9
Approach			361	0.9	361	0.9	0.654	59.5	LOS E	11.6	81.9	0.96	0.81	0.96	21.2
West: Parramatta Road															
10	L2	All MCs	147	1.4	147	1.4	0.178	18.5	LOS B	5.0	40.0	0.45	0.66	0.45	37.1
11	T1	All MCs	1251	3.2	1251	3.2	* 0.526	7.2	LOS A	13.5	95.5	0.36	0.33	0.36	53.9
Approach			1398	3.0	1398	3.0	0.526	8.4	LOS A	13.5	95.5	0.37	0.37	0.37	52.7
All Vehicles			3360	2.9	3360	2.9	0.907	19.1	LOS B	19.6	139.4	0.51	0.47	0.52	44.7

Site Level of Service (LOS) Method: Delay (NSW). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.

Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).

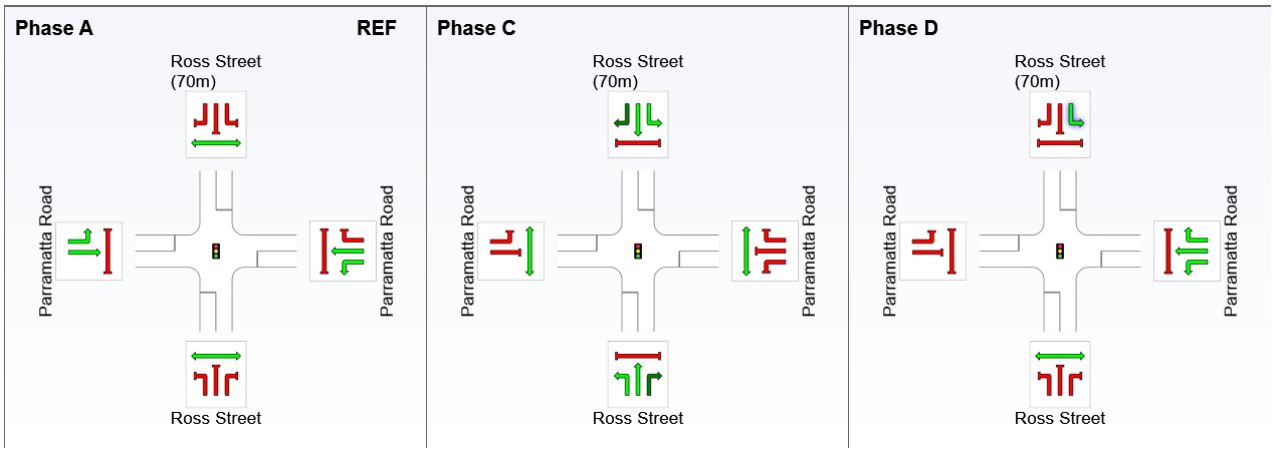
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

* Critical Movement (Signal Timing)

Input Phase Sequence

Movement Class: All Movement Classes



REF: Reference Phase
VAR: Variable Phase



Phase Timing Summary

Phase	A	C	D
Phase Change Time (sec)	0.0	91.0	123.0
Green Time (sec)	85.0	26.0	11.0
Phase Time (sec)	91.0	32.0	17.0
Phase Split	65%	23%	12%
Phase Frequency (%)	100.0	100.0	100.0

See the Timing Analysis report for more detailed information including input values of Yellow Time and All-Red Time, and information on any adjustments to Intergreen Time, Phase Time and Green Time values in cases of Pedestrian Actuation, Minor Phase Actuation and Phase Frequency values (user-specified or implied) less than 100%.

Default Site User Report

Site: [Ex_SAT_2a] 2 Ross Street / Arundel Street - SAT (Existing)

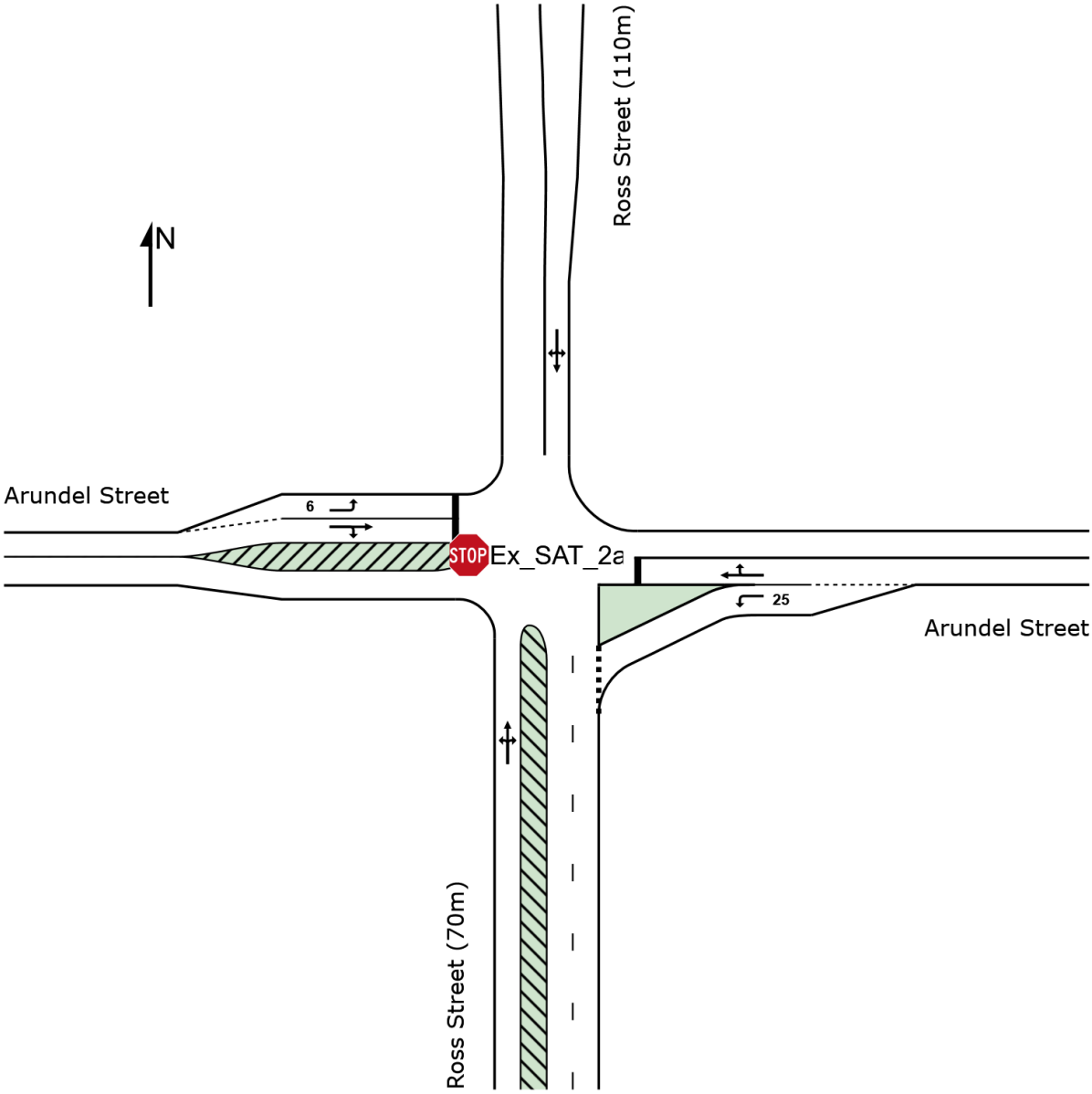
Network: [Ex_SA_UGPT] SAT (Existing)

Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Site
Site Category: (None)
Stop (Two-Way)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Site Layout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



Vehicle Movement Performance															
Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Ross Street (70m)															
1	L2	All MCs	20	0.0	20	0.0	0.177	4.5	LOS A	0.4	3.0	0.14	0.19	0.14	38.2
2	T1	All MCs	242	1.7	242	1.7	0.177	0.4	LOS A	0.4	3.0	0.14	0.19	0.14	33.6
3	R2	All MCs	53	0.0	53	0.0	0.177	4.6	LOS A	0.4	3.0	0.14	0.19	0.14	37.9
Approach			315	1.3	315	1.3	0.177	1.3	NA	0.4	3.0	0.14	0.19	0.14	36.4
East: Arundel Street															
4	L2	All MCs	58	0.0	58	0.0	0.047	3.5	LOS A	0.2	1.1	0.24	0.42	0.24	36.1
5	T1	All MCs	5	0.0	5	0.0	0.061	10.1	LOS A	0.2	1.3	0.53	0.95	0.53	33.2
6	R2	All MCs	26	0.0	26	0.0	0.061	10.8	LOS A	0.2	1.3	0.53	0.95	0.53	31.2
Approach			89	0.0	89	0.0	0.061	6.1	LOS A	0.2	1.3	0.34	0.61	0.34	34.3
North: Ross Street (110m)															
7	L2	All MCs	38	0.0	38	0.0	0.221	3.8	LOS A	0.4	2.5	0.10	0.13	0.10	37.6
8	T1	All MCs	295	1.1	295	1.1	0.221	0.2	LOS A	0.4	2.5	0.10	0.13	0.10	35.9
9	R2	All MCs	29	0.0	29	0.0	0.221	4.3	LOS A	0.4	2.5	0.10	0.13	0.10	37.9
Approach			362	0.9	362	0.9	0.221	0.9	NA	0.4	2.5	0.10	0.13	0.10	36.8
West: Arundel Street															
10	L2	All MCs	18	0.0	18	0.0	0.015	7.4	LOS A	0.1	0.4	0.33	0.83	0.33	33.1
11	T1	All MCs	11	0.0	11	0.0	0.036	9.7	LOS A	0.1	0.7	0.52	0.92	0.52	30.8
12	R2	All MCs	8	0.0	8	0.0	0.036	10.9	LOS A	0.1	0.7	0.52	0.92	0.52	29.9
Approach			37	0.0	37	0.0	0.036	8.8	LOS A	0.1	0.7	0.43	0.88	0.43	31.5
All Vehicles			803	0.9	803	0.9	0.221	2.0	NA	0.4	3.0	0.16	0.24	0.16	35.4

Site Level of Service (LOS) Method: Delay (NSW). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).

Two-Way Sign Control Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.

Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

Default Site User Report

Site: [Ex_SAT_3a] 3 Ross Street / St Johns Road - SAT (Existing)

Network: [Ex_SA_UGPT] SAT (Existing)

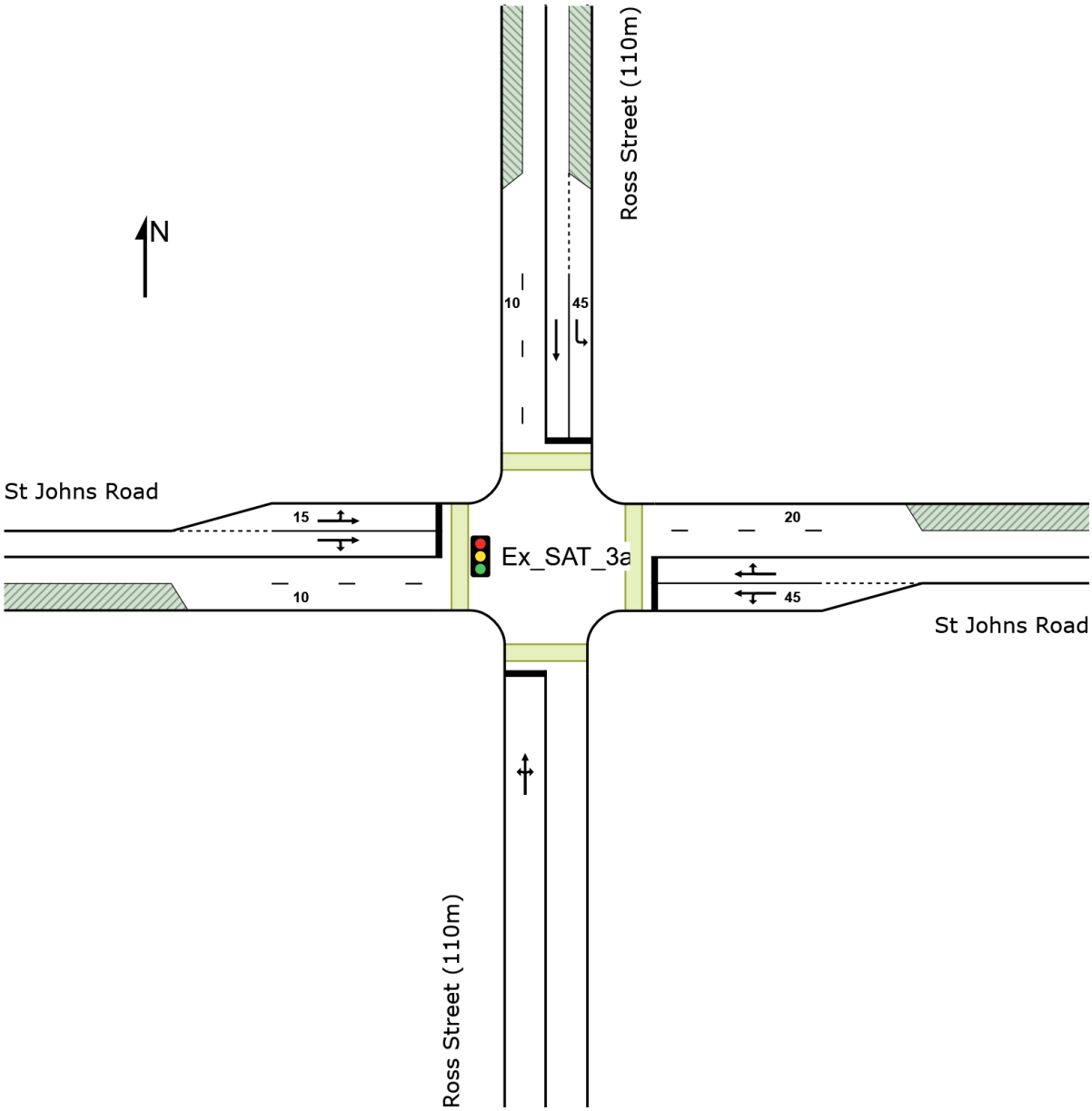
Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Site
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Coordinated Cycle Time = 90.0 seconds (Network Site User-Given Phase Times)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Timings based on settings in the Network Timing dialog
Phase Times specified by the user
Phase Sequence: TCS1879
Input Phase Sequence: C, B, A
Output Phase Sequence: C, B, A
Reference Phase: Phase A
Offset: 0 seconds (User)

Site Layout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



Vehicle Movement Performance															
Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Ross Street (110m)															
1	L2	All MCs	19	5.6	19	5.6	0.266	14.3	LOS A	6.1	42.1	0.54	0.51	0.54	31.6
2	T1	All MCs	211	1.0	211	1.0	0.266	10.1	LOS A	6.1	42.1	0.54	0.51	0.54	20.0
3	R2	All MCs	46	2.3	46	2.3	* 0.266	15.0	LOS B	6.1	42.1	0.54	0.51	0.54	32.2
Approach			276	1.5	276	1.5	0.266	11.2	LOS A	6.1	42.1	0.54	0.51	0.54	25.8
East: St Johns Road															
4	L2	All MCs	84	1.2	84	1.2	0.158	29.5	LOS C	2.8	19.3	0.79	0.71	0.79	24.0
5	T1	All MCs	22	0.0	22	0.0	0.424	26.6	LOS B	6.0	41.1	0.91	1.04	0.91	22.2
6	R2	All MCs	152	3.5	152	3.5	* 0.424	30.3	LOS C	6.0	41.1	0.91	1.04	0.91	16.3
Approach			258	2.4	258	2.4	0.424	29.7	LOS C	6.0	41.1	0.87	0.93	0.87	18.9
North: Ross Street (110m)															
7	L2	All MCs	69	7.6	69	7.6	0.053	3.7	LOS A	0.1	0.7	0.03	0.46	0.03	36.3
8	T1	All MCs	259	0.8	259	0.8	0.230	0.9	LOS A	0.6	4.3	0.06	0.05	0.06	36.2
Approach			328	2.2	328	2.2	0.230	1.5	LOS A	0.6	4.3	0.05	0.14	0.05	36.3
West: St Johns Road															
10	L2	All MCs	16	0.0	16	0.0	0.097	46.0	LOS D	0.7	4.5	0.95	0.68	0.95	19.8
11	T1	All MCs	16	0.0	16	0.0	* 0.203	41.8	LOS C	1.4	9.7	0.96	0.71	0.96	25.9
12	R2	All MCs	18	0.0	18	0.0	0.203	47.1	LOS D	1.4	9.7	0.96	0.71	0.96	20.0
Approach			49	0.0	49	0.0	0.203	45.0	LOS D	1.4	9.7	0.96	0.70	0.96	22.4
All Vehicles			912	2.0	912	2.0	0.424	14.8	LOS B	6.1	42.1	0.48	0.51	0.48	23.3

Site Level of Service (LOS) Method: Delay (NSW). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.

Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).

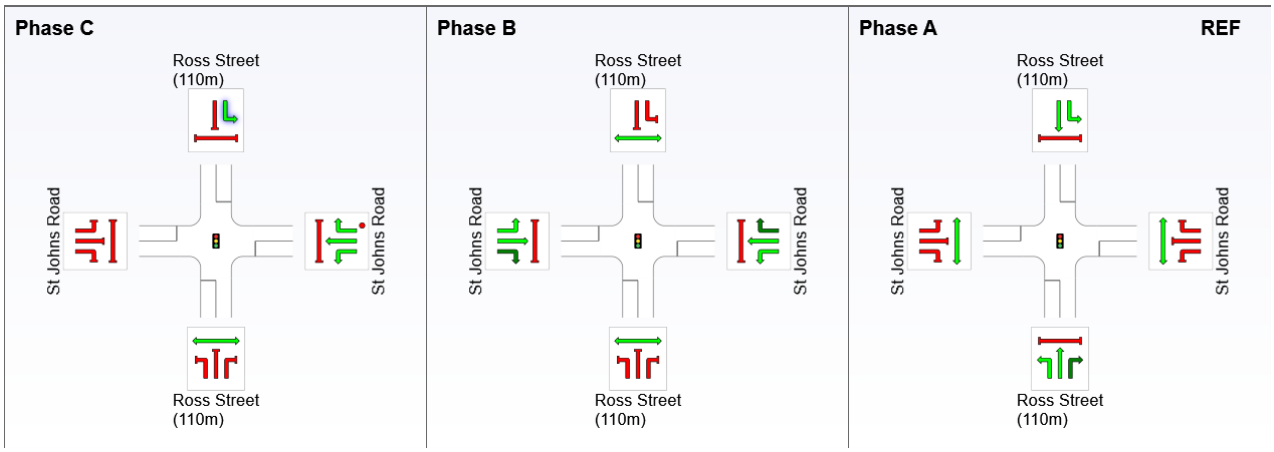
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

* Critical Movement (Signal Timing)

Input Phase Sequence

Movement Class: All Movement Classes



REF: Reference Phase
VAR: Variable Phase

Normal Movement	Permitted/Opposed
Slip/Bypass-Lane Movement	Opposed Slip/Bypass-Lane
Stopped Movement	Turn On Red
Other Movement Class (MC) Running	Undetected Movement
Mixed Running & Stopped MCs	Continuous Movement
Other Movement Class (MC) Stopped	Phase Transition Applied

Phase Timing Summary

Phase	C	B	A
Phase Change Time (sec)	56.8	74.8	0.0
Green Time (sec)	12.0	9.2	52.0
Phase Time (sec)	18.0	14.0	58.0
Phase Split	20%	16%	64%
Phase Frequency (%)	100.0	80.0[1]	100.0

See the Timing Analysis report for more detailed information including input values of Yellow Time and All-Red Time, and information on any adjustments to Intergreen Time, Phase Time and Green Time values in cases of Pedestrian Actuation, Minor Phase Actuation and Phase Frequency values (user-specified or implied) less than 100%.

1 Phase Frequency has been given with User-Specified Phase Times.

Default Site User Report

Site: [Ex_SAT_4a] 4 Ross Street / Bridge Road - SAT (Existing)

Network: [Ex_SA_UGPT] SAT (Existing)

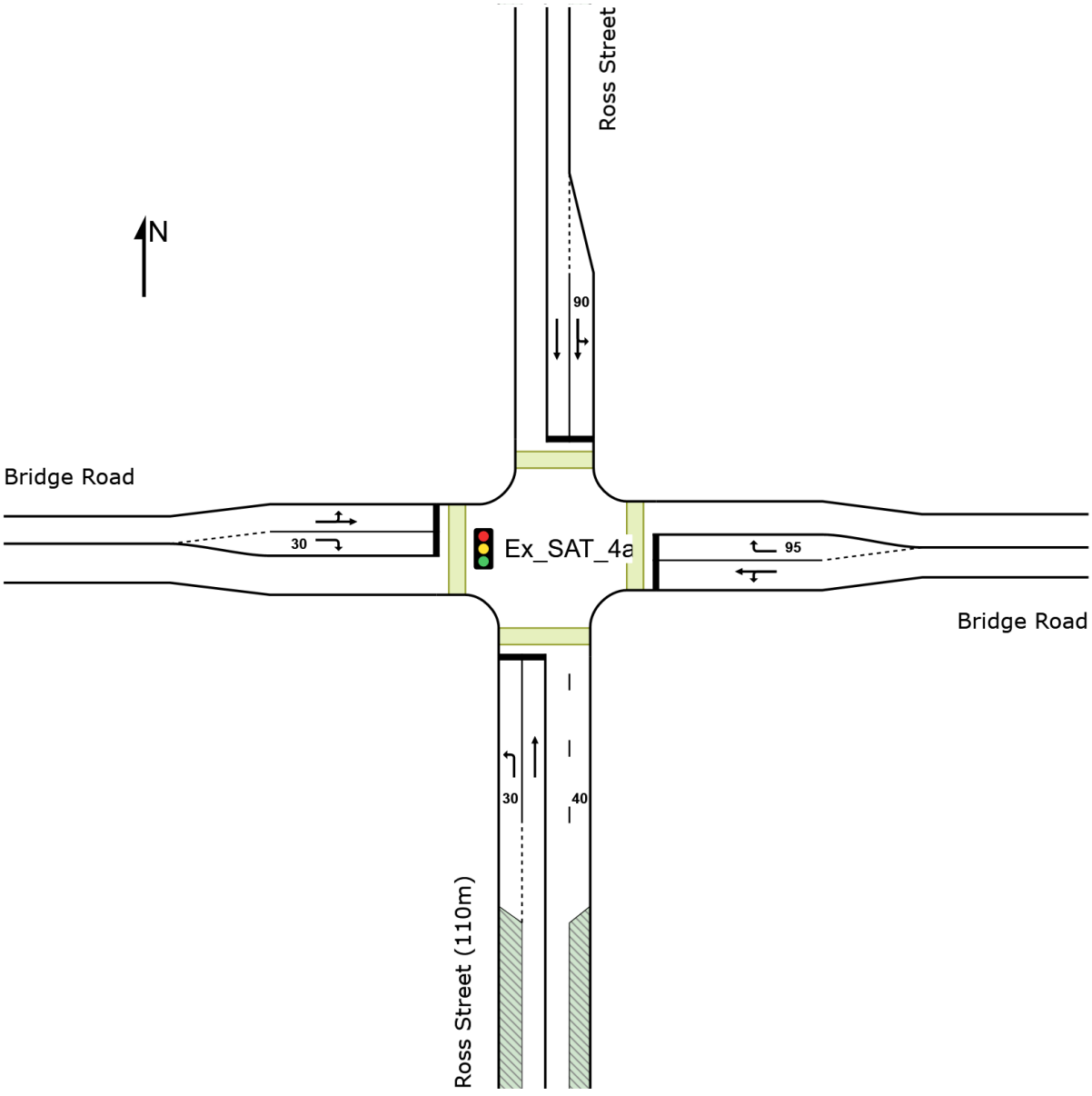
Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Site
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Coordinated Cycle Time = 90.0 seconds (Network Site User-Given Phase Times)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Timings based on settings in the Network Timing dialog
Phase Times specified by the user
Phase Sequence: TCS0002
Input Phase Sequence: C, B, A
Output Phase Sequence: C, B, A
Reference Phase: Phase C
Offset: 0 seconds (User)

Site Layout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



Vehicle Movement Performance															
Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Ross Street (110m)															
1	L2	All MCs	139	3.8	139	3.8	0.371	35.2	LOS C	4.9	35.0	0.82	0.74	0.82	23.1
2	T1	All MCs	238	1.3	238	1.3	0.568	30.7	LOS C	8.6	60.2	0.85	0.71	0.85	26.5
Approach			377	2.2	377	2.2	0.568	32.3	LOS C	8.6	60.2	0.84	0.72	0.84	24.5
East: Bridge Road															
4	L2	All MCs	32	0.0	32	0.0	0.353	12.9	LOS A	9.1	63.5	0.51	0.47	0.51	33.3
5	T1	All MCs	412	0.8	412	0.8	0.353	8.3	LOS A	9.1	63.5	0.51	0.47	0.51	35.9
6	R2	All MCs	67	1.6	67	1.6	* 0.152	11.7	LOS A	1.1	7.5	0.60	1.18	0.60	24.8
Approach			511	0.8	511	0.8	0.353	9.0	LOS A	9.1	63.5	0.52	0.56	0.52	33.5
North: Ross Street															
7	L2	All MCs	82	2.6	82	2.6	0.180	30.0	LOS C	3.0	21.3	0.80	0.72	0.80	29.5
8	T1	All MCs	299	1.8	299	1.8	* 0.649	34.2	LOS C	11.8	81.7	0.95	0.81	0.95	22.7
Approach			381	1.9	381	1.9	0.649	33.3	LOS C	11.8	81.7	0.92	0.79	0.92	24.7
West: Bridge Road															
10	L2	All MCs	74	1.4	74	1.4	* 0.480	20.2	LOS B	13.5	94.6	0.61	0.57	0.61	34.5
11	T1	All MCs	477	0.0	477	0.0	0.480	15.4	LOS B	13.5	94.6	0.61	0.57	0.61	35.0
12	R2	All MCs	3	100.0	3	100.0	0.011	19.7	LOS B	0.1	0.9	0.49	0.57	0.49	28.3
Approach			554	0.8	554	0.8	0.480	16.0	LOS B	13.5	94.6	0.61	0.57	0.61	33.2
All Vehicles			1822	1.3	1822	1.3	0.649	21.0	LOS B	13.5	94.6	0.70	0.64	0.70	29.9

Site Level of Service (LOS) Method: Delay (NSW). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.

Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).

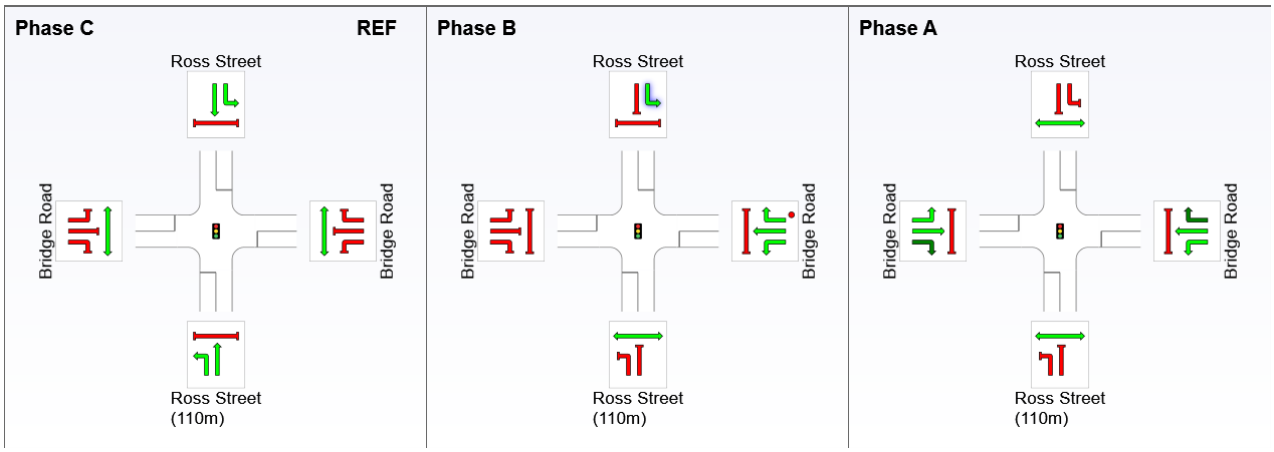
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

* Critical Movement (Signal Timing)

Input Phase Sequence

Movement Class: All Movement Classes



REF: Reference Phase
VAR: Variable Phase

Normal Movement	Permitted/Opposed
Slip/Bypass-Lane Movement	Opposed Slip/Bypass-Lane
Stopped Movement	Turn On Red
Other Movement Class (MC) Running	Undetected Movement
Mixed Running & Stopped MCs	Continuous Movement
Other Movement Class (MC) Stopped	Phase Transition Applied

Phase Timing Summary

Phase	C	B	A
Phase Change Time (sec)	88.0	25.0	32.5
Green Time (sec)	21.0	1.5	54.0
Phase Time (sec)	27.0	3.0	60.0
Phase Split	30%	3%	67%
Phase Frequency (%)	100.0	25.0 [1]	100.0

See the Timing Analysis report for more detailed information including input values of Yellow Time and All-Red Time, and information on any adjustments to Intergreen Time, Phase Time and Green Time values in cases of Pedestrian Actuation, Minor Phase Actuation and Phase Frequency values (user-specified or implied) less than 100%.

1 Phase Frequency has been given with User-Specified Phase Times.

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USER REPORT FOR NETWORK SITE

Default Site User Report

Site: [Ex_AM_] 1 Ross Street / Parramatta Road - AM (Existing + Development)

Network: [Ex_AM_UGP] AM + Development (Existing + Development)

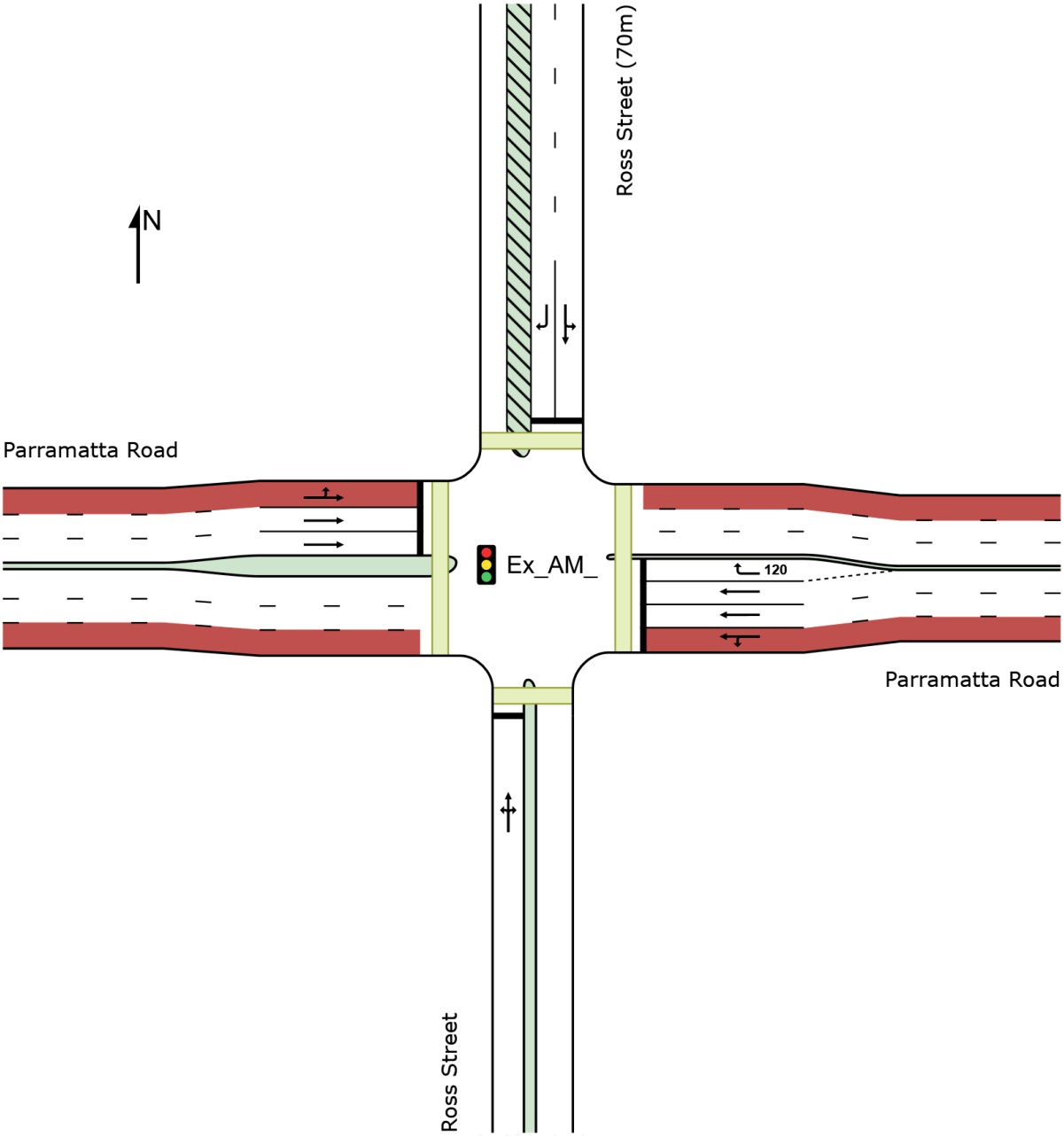
Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Site
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Coordinated Cycle Time = 120.0 seconds (Site User-Given Phase Times)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Timings based on settings in the Site Phasing & Timing dialog
Phase Times specified by the user
Phase Sequence: TCS0434 - Copy
Input Phase Sequence: A, C, D
Output Phase Sequence: A, C, D
Reference Phase: Phase A
Offset: 0 seconds (User)

Site Layout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.


N
Ross Street (70m)
Parramatta Road
Ex_AM_
120
Parramatta Road
Ross Street

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Ross Street															
1	L2	All MCs	33	6.5	33	6.5	0.305	53.2	LOS D	4.7	32.2	0.93	0.75	0.93	26.9
2	T1	All MCs	42	2.5	42	2.5	0.305	47.5	LOS D	4.7	32.2	0.93	0.75	0.93	18.4
3	R2	All MCs	14	15.4	14	15.4	0.305	61.5	LOS E	4.7	32.2	0.93	0.75	0.93	28.8
Approach			88	6.0	88	6.0	0.305	51.7	LOS D	4.7	32.2	0.93	0.75	0.93	23.8
East: Parramatta Road															
4	L2	All MCs	13	8.3	13	8.3	0.057	11.7	LOS A	0.9	10.3	0.32	0.35	0.32	43.7
5	T1	All MCs	774	9.9	774	9.9	0.277	6.3	LOS A	7.4	54.3	0.38	0.34	0.38	54.8
6	R2	All MCs	123	2.6	123	2.6	* 0.924	81.8	LOS F	8.6	61.3	1.00	1.04	1.50	19.1
Approach			909	8.9	909	8.9	0.924	16.6	LOS B	8.6	61.3	0.46	0.43	0.53	47.3
North: Ross Street (70m)															
7	L2	All MCs	93	9.1	93	9.1	0.525	44.9	LOS D	10.9	71.2	0.95	0.80	0.95	25.7
8	T1	All MCs	111	1.9	111	1.9	* 0.525	53.7	LOS D	10.9	71.2	0.95	0.80	0.95	19.0
9	R2	All MCs	126	5.0	126	5.0	0.516	55.0	LOS D	7.0	51.1	0.97	0.79	0.97	21.7
Approach			329	5.1	329	5.1	0.525	51.7	LOS D	10.9	71.2	0.96	0.79	0.96	21.8
West: Parramatta Road															
10	L2	All MCs	269	3.1	269	3.1	0.339	19.2	LOS B	9.3	75.4	0.53	0.69	0.53	36.7
11	T1	All MCs	1972	4.9	1972	4.9	* 0.659	7.9	LOS A	24.1	172.1	0.48	0.45	0.48	53.5
Approach			2241	4.7	2241	4.7	0.659	9.2	LOS A	24.1	172.1	0.49	0.48	0.49	52.1
All Vehicles			3568	5.8	3568	5.8	0.924	16.1	LOS B	24.1	172.1	0.53	0.50	0.55	46.1

Site Level of Service (LOS) Method: Delay (NSW). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.

Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).

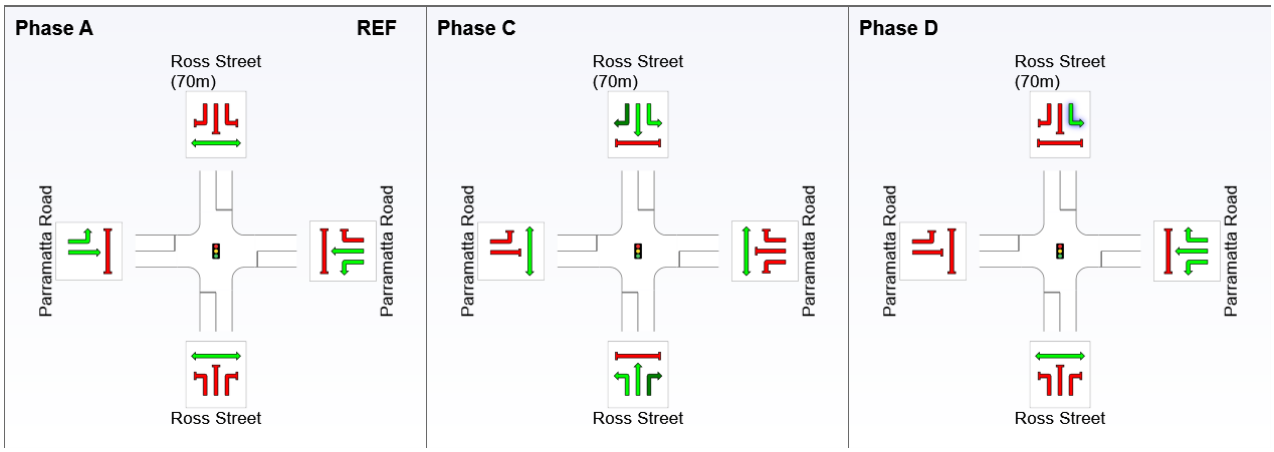
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

* Critical Movement (Signal Timing)

Input Phase Sequence

Movement Class: All Movement Classes



REF: Reference Phase
VAR: Variable Phase



Phase Timing Summary

Phase	A	C	D
Phase Change Time (sec)	0.0	77.0	105.2
Green Time (sec)	71.0	22.2	9.0
Phase Time (sec)	77.0	28.0	15.0
Phase Split	64%	23%	13%
Phase Frequency (%)	100.0	97.1[2]	100.0

See the Timing Analysis report for more detailed information including input values of Yellow Time and All-Red Time, and information on any adjustments to Intergreen Time, Phase Time and Green Time values in cases of Pedestrian Actuation, Minor Phase Actuation and Phase Frequency values (user-specified or implied) less than 100%.

2 Phase Frequency is implied by a Phase Time specified by the user that is less than the Required Movement Time.

Default Site User Report

Site: [Ex_AM_ (2)] 2 Ross Street / Arundel Street - AM (Existing + Development)

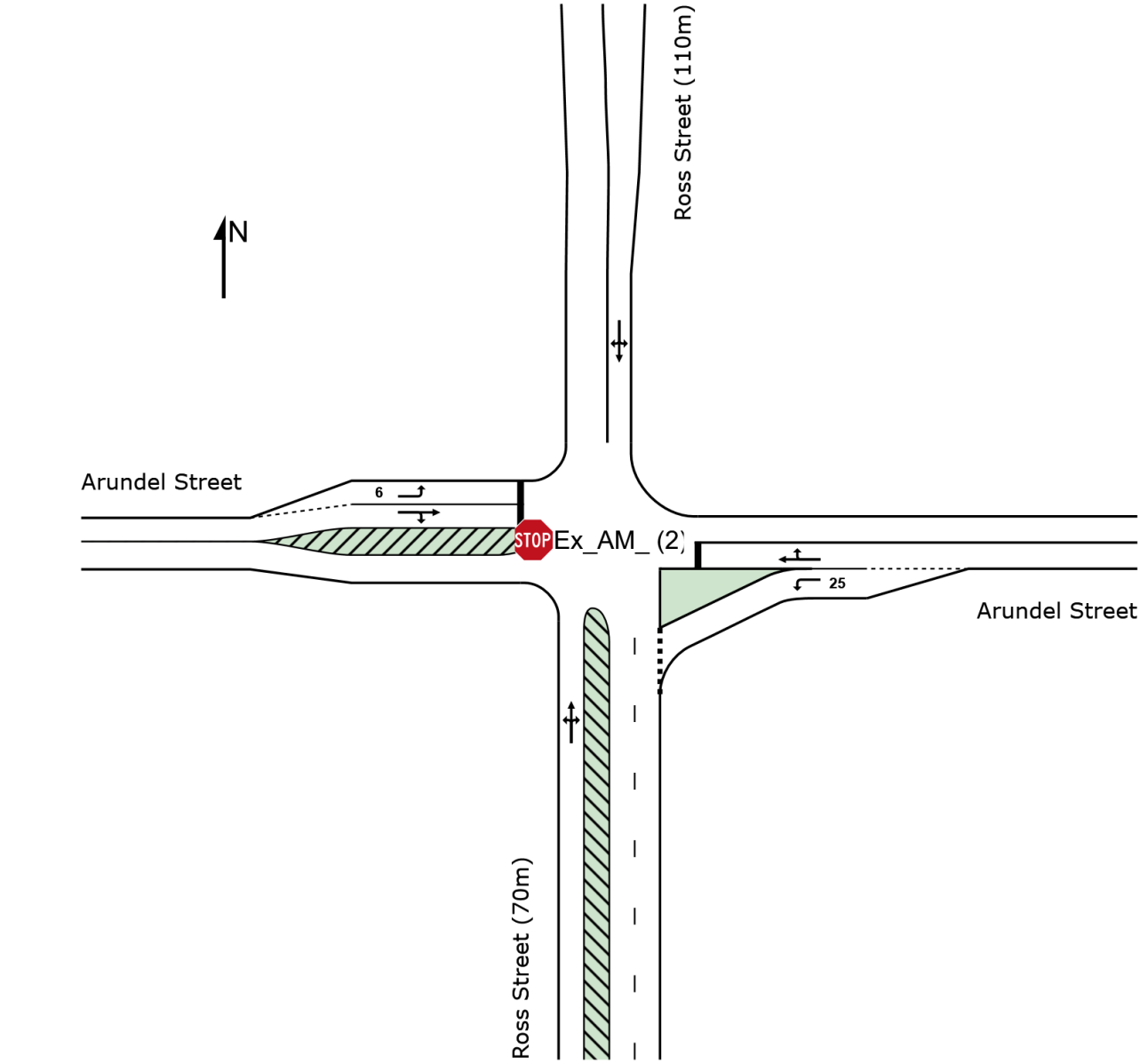
Network: [Ex_AM_UGP] AM + Development (Existing + Development)

Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Site
Site Category: (None)
Stop (Two-Way)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Site Layout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



Vehicle Movement Performance															
Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Ross Street (70m)															
1	L2	All MCs	80	0.0	80	0.0	0.240	4.0	LOS A	0.6	4.5	0.15	0.24	0.15	37.5
2	T1	All MCs	279	4.2	279	4.2	0.240	0.4	LOS A	0.6	4.5	0.15	0.24	0.15	32.0
3	R2	All MCs	68	1.5	68	1.5	0.240	4.5	LOS A	0.6	4.5	0.15	0.24	0.15	37.7
Approach			427	3.0	427	3.0	0.240	1.7	NA	0.6	4.5	0.15	0.24	0.15	36.2
East: Arundel Street															
4	L2	All MCs	56	3.8	56	3.8	0.040	3.5	LOS A	0.2	1.1	0.22	0.41	0.22	36.2
5	T1	All MCs	7	14.3	7	14.3	0.134	12.9	LOS A	0.4	3.2	0.63	1.00	0.63	32.4
6	R2	All MCs	48	2.2	48	2.2	0.134	13.2	LOS A	0.4	3.2	0.63	1.00	0.63	31.3
Approach			112	3.8	112	3.8	0.134	8.3	LOS A	0.4	3.2	0.42	0.71	0.42	33.6
North: Ross Street (110m)															
7	L2	All MCs	55	3.8	55	3.8	0.212	4.6	LOS A	0.8	5.7	0.25	0.29	0.25	37.4
8	T1	All MCs	239	5.7	239	5.7	0.212	0.6	LOS A	0.8	5.7	0.25	0.29	0.25	32.1
9	R2	All MCs	71	3.0	71	3.0	0.212	4.9	LOS A	0.8	5.7	0.25	0.29	0.25	37.5
Approach			364	4.9	364	4.9	0.212	2.1	NA	0.8	5.7	0.25	0.29	0.25	35.8
West: Arundel Street															
10	L2	All MCs	99	0.0	99	0.0	0.088	7.9	LOS A	0.4	2.8	0.37	0.86	0.37	34.7
11	T1	All MCs	15	7.1	15	7.1	0.091	11.9	LOS A	0.3	2.0	0.57	0.99	0.57	33.0
12	R2	All MCs	28	0.0	28	0.0	0.091	11.8	LOS A	0.3	2.0	0.57	0.99	0.57	31.2
Approach			142	0.7	142	0.7	0.091	9.1	LOS A	0.4	2.8	0.43	0.90	0.43	33.7
All Vehicles			1045	3.4	1045	3.4	0.240	3.5	NA	0.8	5.7	0.25	0.39	0.25	35.0

Site Level of Service (LOS) Method: Delay (NSW). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).

Two-Way Sign Control Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.

Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

Default Site User Report

Site: [Ex_AM_ (3)] 3 Ross Street / St Johns Road - AM (Existing + Development)

Network: [Ex_AM_UGP] AM + Development (Existing + Development)

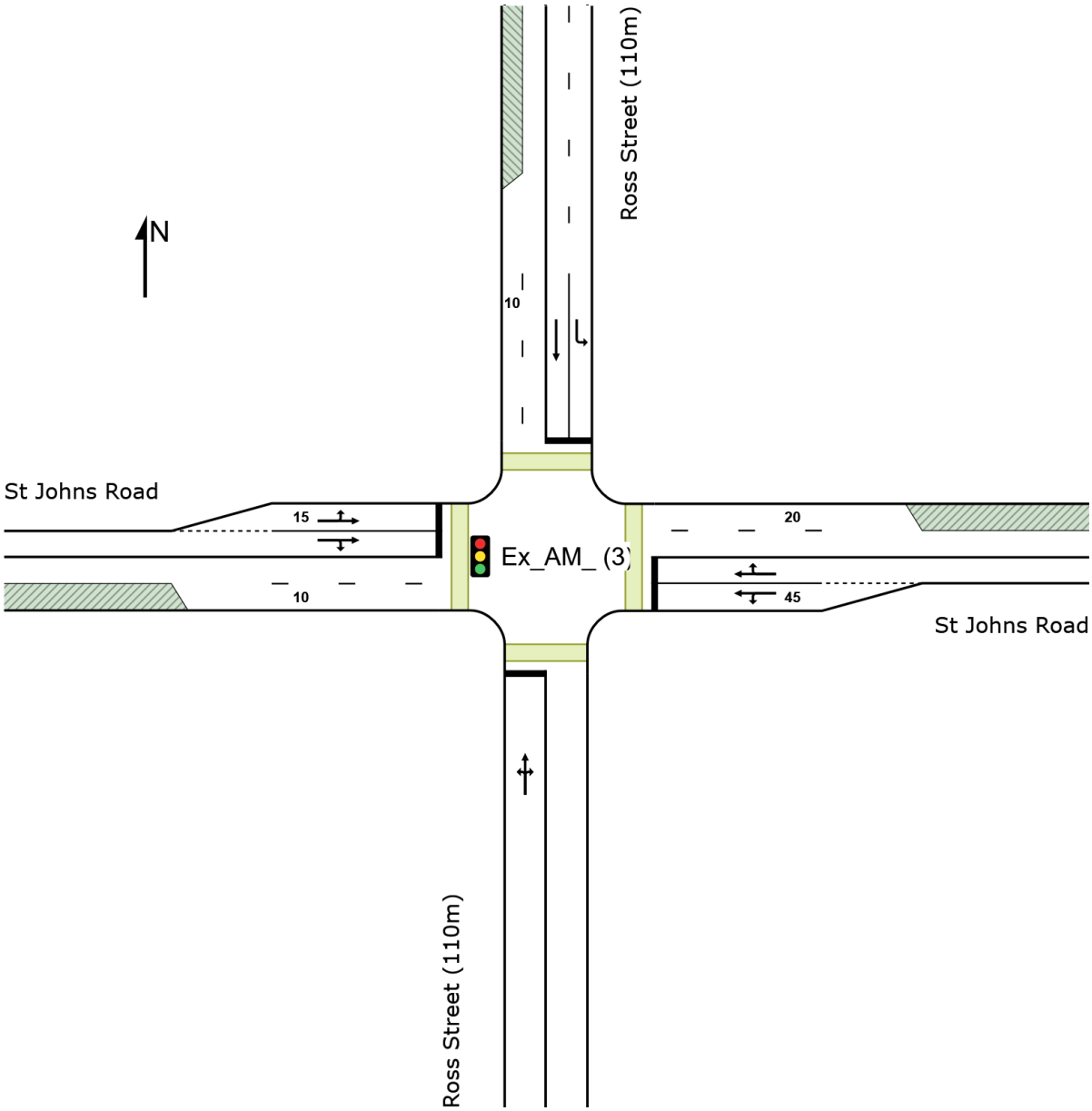
Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Site
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Coordinated Cycle Time = 110.0 seconds (Network Site User-Given Phase Times)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Timings based on settings in the Network Timing dialog
Phase Times specified by the user
Phase Sequence: TCS1879
Input Phase Sequence: C, B, A
Output Phase Sequence: C, B, A
Reference Phase: Phase A
Offset: 0 seconds (User)

Site Layout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



Vehicle Movement Performance															
Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Ross Street (110m)															
1	L2	All MCs	36	5.9	36	5.9	0.482	16.0	LOS B	11.8	84.0	0.58	0.61	0.58	31.5
2	T1	All MCs	218	2.9	218	2.9	0.482	10.7	LOS A	11.8	84.0	0.58	0.61	0.58	18.3
3	R2	All MCs	162	2.6	162	2.6	* 0.482	16.2	LOS B	11.8	84.0	0.58	0.61	0.58	31.5
Approach			416	3.0	416	3.0	0.482	13.3	LOS A	11.8	84.0	0.58	0.61	0.58	27.8
East: St Johns Road															
4	L2	All MCs	59	3.6	59	3.6	0.135	39.1	LOS C	2.5	17.7	0.83	0.71	0.83	21.3
5	T1	All MCs	12	0.0	12	0.0	0.408	36.2	LOS C	5.7	42.5	0.93	1.03	0.93	22.5
6	R2	All MCs	119	8.0	119	8.0	* 0.408	40.0	LOS C	5.7	42.5	0.93	1.03	0.93	15.7
Approach			189	6.1	189	6.1	0.408	39.5	LOS C	5.7	42.5	0.90	0.93	0.90	17.7
North: Ross Street (110m)															
7	L2	All MCs	166	10.1	166	10.1	0.121	3.6	LOS A	0.3	2.2	0.04	0.45	0.04	35.3
8	T1	All MCs	307	4.5	307	4.5	0.242	2.0	LOS A	1.9	13.3	0.13	0.11	0.13	32.5
Approach			474	6.4	474	6.4	0.242	2.6	LOS A	1.9	13.3	0.10	0.23	0.10	34.5
West: St Johns Road															
10	L2	All MCs	14	7.7	14	7.7	0.079	54.0	LOS D	0.7	4.7	0.95	0.68	0.95	17.8
11	T1	All MCs	25	8.3	25	8.3	* 0.177	50.4	LOS D	1.6	11.3	0.95	0.70	0.95	24.4
12	R2	All MCs	6	16.7	6	16.7	0.177	55.3	LOS D	1.6	11.3	0.95	0.70	0.95	18.3
Approach			45	9.3	45	9.3	0.177	52.2	LOS D	1.6	11.3	0.95	0.69	0.95	22.1
All Vehicles			1124	5.2	1124	5.2	0.482	14.8	LOS B	11.8	84.0	0.44	0.51	0.44	25.4

Site Level of Service (LOS) Method: Delay (NSW). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.

Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).

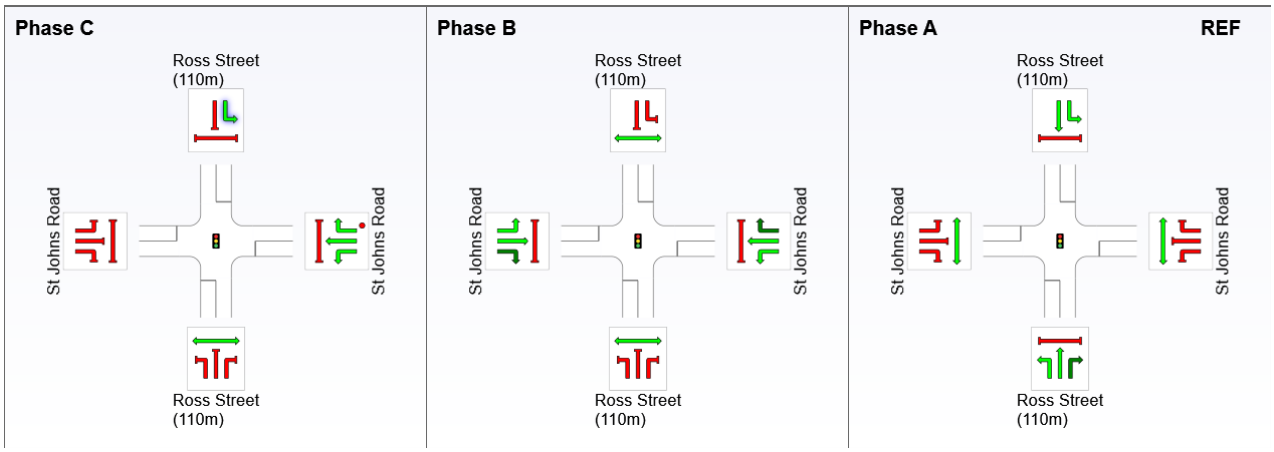
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

* Critical Movement (Signal Timing)

Input Phase Sequence

Movement Class: All Movement Classes



REF: Reference Phase
VAR: Variable Phase



Phase Timing Summary

Phase	C	B	A
Phase Change Time (sec)	77.0	94.0	1.1
Green Time (sec)	11.0	11.1	71.0
Phase Time (sec)	17.0	16.0	77.0
Phase Split	15%	15%	70%
Phase Frequency (%)	100.0	81.4[2]	100.0

See the Timing Analysis report for more detailed information including input values of Yellow Time and All-Red Time, and information on any adjustments to Intergreen Time, Phase Time and Green Time values in cases of Pedestrian Actuation, Minor Phase Actuation and Phase Frequency values (user-specified or implied) less than 100%.

2 Phase Frequency is implied by a Phase Time specified by the user that is less than the Required Movement Time.

Default Site User Report

Site: [Ex_AM_ (4)] 4 Ross Street / Bridge Road - AM (Existing + Development)

Network: [Ex_AM_UGP] AM + Development (Existing + Development)

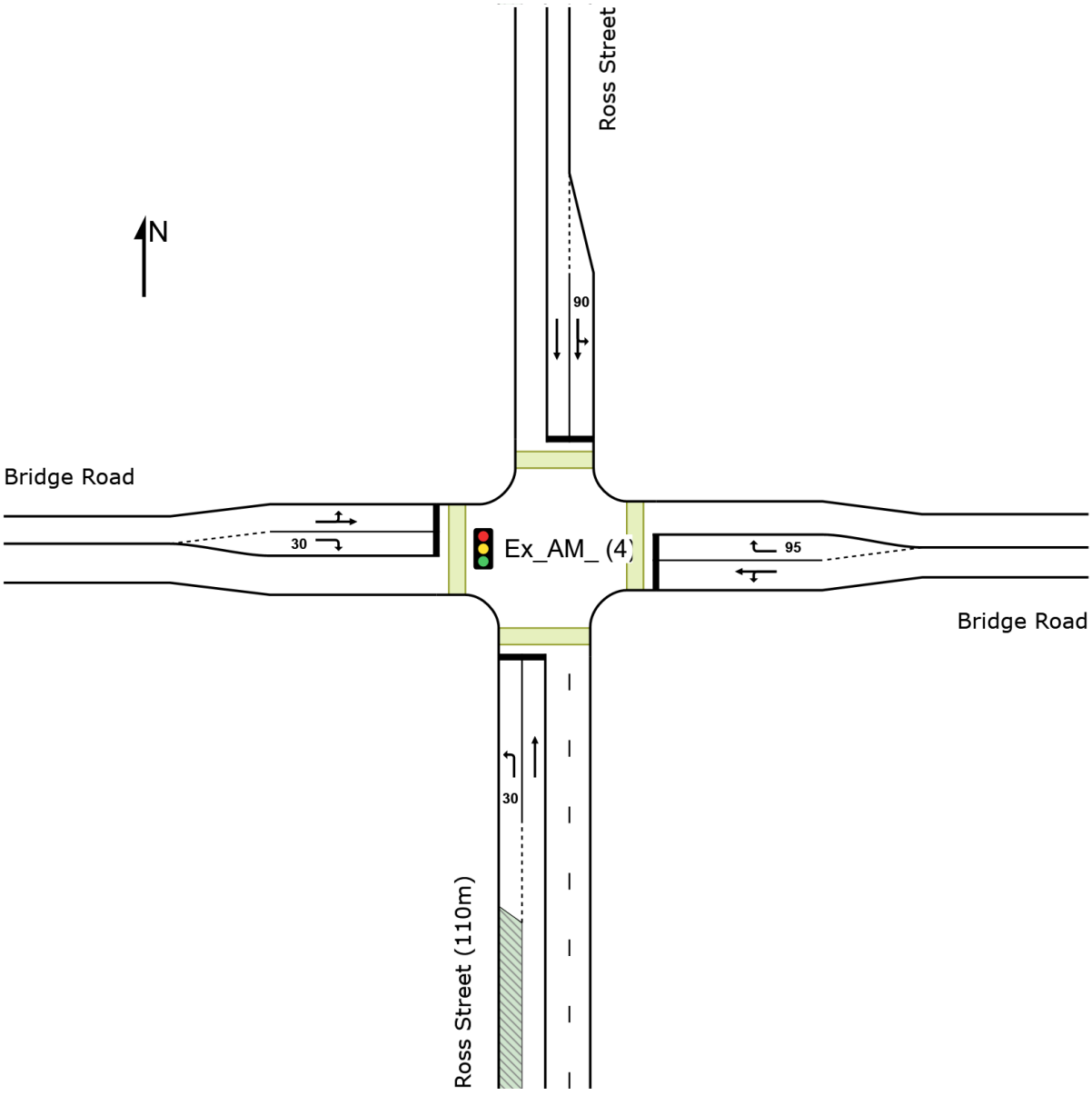
Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Site
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Coordinated Cycle Time = 110.0 seconds (Network Site User-Given Phase Times)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Timings based on settings in the Network Timing dialog
Phase Times specified by the user
Phase Sequence: TCS0002
Input Phase Sequence: C, B, A
Output Phase Sequence: C, B, A
Reference Phase: Phase C
Offset: 0 seconds (User)

Site Layout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Ross Street (110m)															
1	L2	All MCs	136	7.0	136	7.0	0.371	53.4	LOS D	6.5	47.5	0.92	0.78	0.92	19.9
2	T1	All MCs	213	3.0	213	3.0	* 0.526	46.7	LOS D	10.0	70.1	0.91	0.76	0.91	23.4
Approach			348	4.5	348	4.5	0.526	49.3	LOS D	10.0	70.1	0.92	0.77	0.92	20.4
East: Bridge Road															
4	L2	All MCs	63	3.3	63	3.3	0.399	15.0	LOS B	12.6	90.5	0.52	0.49	0.52	32.2
5	T1	All MCs	433	4.1	433	4.1	0.399	9.9	LOS A	12.6	90.5	0.52	0.49	0.52	35.1
6	R2	All MCs	38	2.8	38	2.8	* 0.124	15.0	LOS B	0.8	5.4	0.65	1.16	0.65	25.0
Approach			534	3.9	534	3.9	0.399	10.9	LOS A	12.6	90.5	0.53	0.54	0.53	33.8
North: Ross Street															
7	L2	All MCs	96	6.6	96	6.6	0.519	40.1	LOS C	10.9	77.6	0.92	0.79	0.92	27.0
8	T1	All MCs	378	4.7	378	4.7	0.519	39.9	LOS C	11.4	80.1	0.92	0.78	0.92	21.2
Approach			474	5.1	474	5.1	0.519	40.0	LOS C	11.4	80.1	0.92	0.78	0.92	22.8
West: Bridge Road															
10	L2	All MCs	45	0.0	45	0.0	* 0.732	21.1	LOS B	22.2	149.6	0.55	0.51	0.55	35.1
11	T1	All MCs	788	2.4	788	2.4	0.732	16.4	LOS B	22.2	149.6	0.55	0.51	0.55	34.5
12	R2	All MCs	26	40.0	26	40.0	0.069	24.3	LOS B	0.7	4.9	0.52	0.54	0.52	21.3
Approach			860	3.4	860	3.4	0.732	16.9	LOS B	22.2	149.6	0.54	0.51	0.54	31.5
All Vehicles			2216	4.1	2216	4.1	0.732	25.5	LOS B	22.2	149.6	0.68	0.62	0.68	28.4

Site Level of Service (LOS) Method: Delay (NSW). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.

Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).

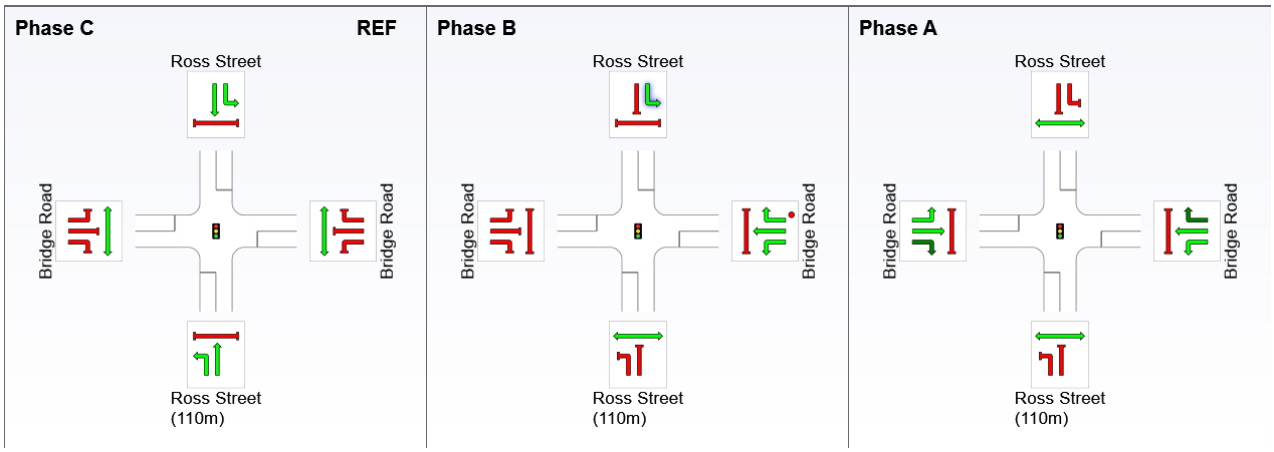
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

* Critical Movement (Signal Timing)

Input Phase Sequence

Movement Class: All Movement Classes



REF: Reference Phase
VAR: Variable Phase

Normal Movement	Permitted/Opposed
Slip/Bypass-Lane Movement	Opposed Slip/Bypass-Lane
Stopped Movement	Turn On Red
Other Movement Class (MC) Running	Undetected Movement
Mixed Running & Stopped MCs	Continuous Movement
Other Movement Class (MC) Stopped	Phase Transition Applied

Phase Timing Summary

Phase	C	B	A
Phase Change Time (sec)	0.0	33.0	42.0
Green Time (sec)	27.0	3.0	65.0
Phase Time (sec)	33.0	6.0	71.0
Phase Split	30%	5%	65%
Phase Frequency (%)	100.0	50.0 [1]	100.0

See the Timing Analysis report for more detailed information including input values of Yellow Time and All-Red Time, and information on any adjustments to Intergreen Time, Phase Time and Green Time values in cases of Pedestrian Actuation, Minor Phase Actuation and Phase Frequency values (user-specified or implied) less than 100%.

1 Phase Frequency has been given with User-Specified Phase Times.

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USER REPORT FOR NETWORK SITE

Default Site User Report

Site: [Ex_PM_] 1 Ross Street / Parramatta Road - PM (Existing + Development)

Network: [Ex_PM_UGP] PM + Development (Existing + Development)

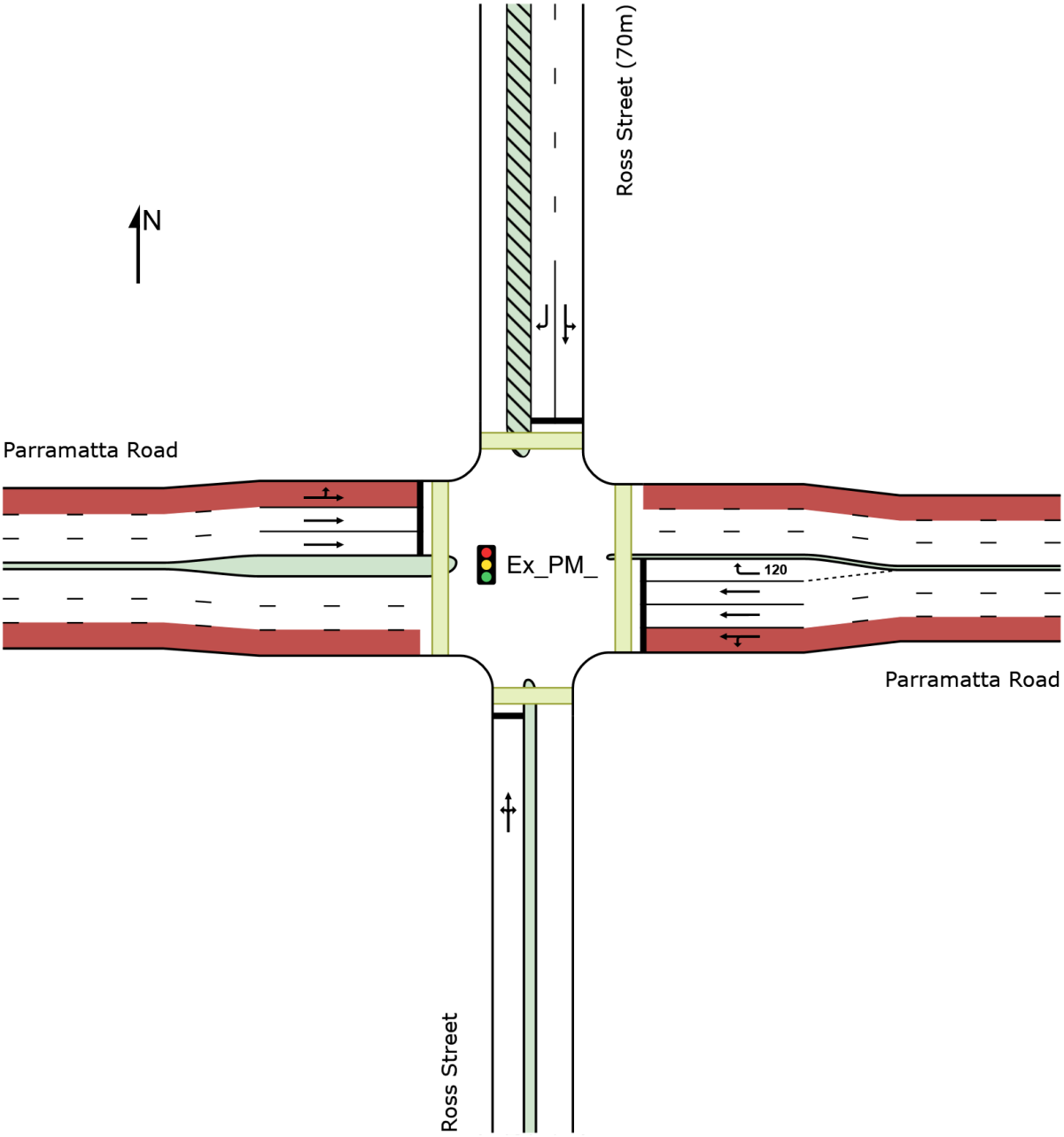
Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Site
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Coordinated Cycle Time = 120.0 seconds (Site User-Given Phase Times)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Timings based on settings in the Site Phasing & Timing dialog
Phase Times specified by the user
Phase Sequence: TCS0434 - Copy
Input Phase Sequence: A, C, D
Output Phase Sequence: A, C, D
Reference Phase: Phase A
Offset: 0 seconds (User)

Site Layout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.


N
Ross Street (70m)
Parramatta Road
Ex_PM_
120
Parramatta Road
Ross Street

Vehicle Movement Performance															
Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Ross Street															
1	L2	All MCs	42	7.5	42	7.5	0.299	46.6	LOS D	7.2	43.6	0.88	0.73	0.88	27.7
2	T1	All MCs	93	0.0	93	0.0	0.299	41.1	LOS C	7.2	43.6	0.88	0.73	0.88	19.0
3	R2	All MCs	13	8.3	13	8.3	0.299	52.2	LOS D	7.2	43.6	0.88	0.73	0.88	29.6
Approach			147	2.9	147	2.9	0.299	43.6	LOS D	7.2	43.6	0.88	0.73	0.88	23.1
East: Parramatta Road															
4	L2	All MCs	17	6.2	17	6.2	0.078	10.1	LOS A	0.7	8.2	0.20	0.30	0.20	43.5
5	T1	All MCs	1828	4.1	1828	4.1	* 0.705	3.4	LOS A	15.3	108.2	0.32	0.30	0.32	56.9
6	R2	All MCs	203	0.5	203	0.5	0.966	90.3	LOS F	15.3	107.4	1.00	1.10	1.54	17.8
Approach			2048	3.8	2048	3.8	0.966	12.0	LOS A	15.3	108.2	0.39	0.38	0.44	50.3
North: Ross Street (70m)															
7	L2	All MCs	93	0.0	93	0.0	0.353	37.2	LOS C	8.2	54.7	0.88	0.75	0.88	27.8
8	T1	All MCs	75	0.0	75	0.0	0.353	50.6	LOS D	8.2	54.7	0.88	0.75	0.88	21.1
9	R2	All MCs	153	0.0	153	0.0	* 0.551	52.1	LOS D	8.3	57.9	0.96	0.80	0.96	22.4
Approach			320	0.0	320	0.0	0.551	47.4	LOS D	8.3	57.9	0.92	0.78	0.92	23.6
West: Parramatta Road															
10	L2	All MCs	160	0.0	160	0.0	0.241	24.7	LOS B	6.4	50.4	0.60	0.71	0.60	33.0
11	T1	All MCs	1093	3.9	1093	3.9	0.554	13.9	LOS A	16.1	114.0	0.57	0.52	0.57	49.3
Approach			1253	3.4	1253	3.4	0.554	15.3	LOS B	16.1	114.0	0.57	0.54	0.57	47.9
All Vehicles			3768	3.3	3768	3.3	0.966	17.4	LOS B	16.1	114.0	0.51	0.48	0.54	45.3

Site Level of Service (LOS) Method: Delay (NSW). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.

Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).

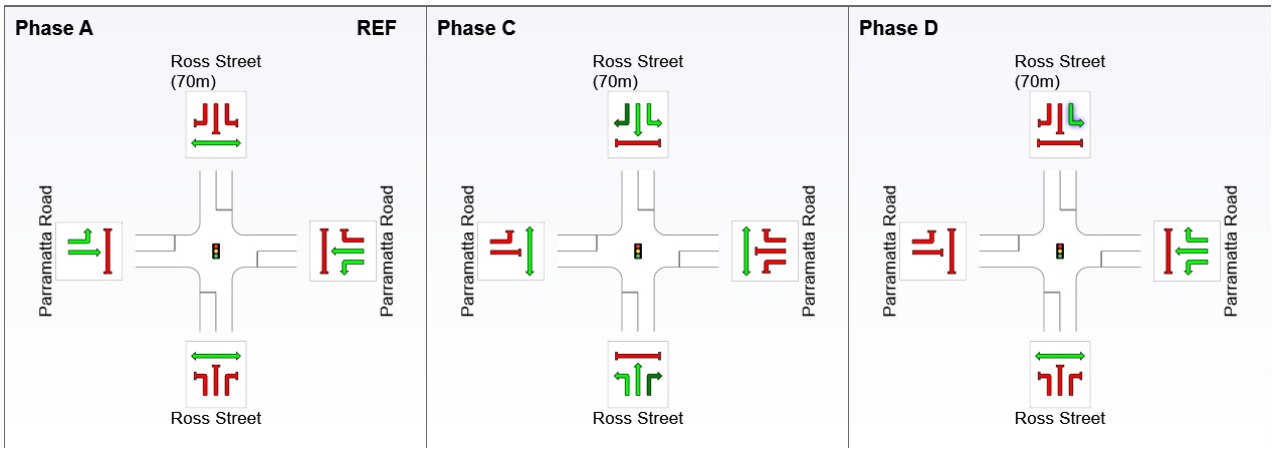
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

* Critical Movement (Signal Timing)

Input Phase Sequence

Movement Class: All Movement Classes



REF: Reference Phase
VAR: Variable Phase



Phase Timing Summary

Phase	A	C	D
Phase Change Time (sec)	0.0	66.0	100.0
Green Time (sec)	60.0	28.0	14.0
Phase Time (sec)	66.0	34.0	20.0
Phase Split	55%	28%	17%
Phase Frequency (%)	100.0	100.0	100.0

See the Timing Analysis report for more detailed information including input values of Yellow Time and All-Red Time, and information on any adjustments to Intergreen Time, Phase Time and Green Time values in cases of Pedestrian Actuation, Minor Phase Actuation and Phase Frequency values (user-specified or implied) less than 100%.

Default Site User Report

Site: [Ex_PM_ (2)] 2 Ross Street / Arundel Street - PM (Existing + Development)

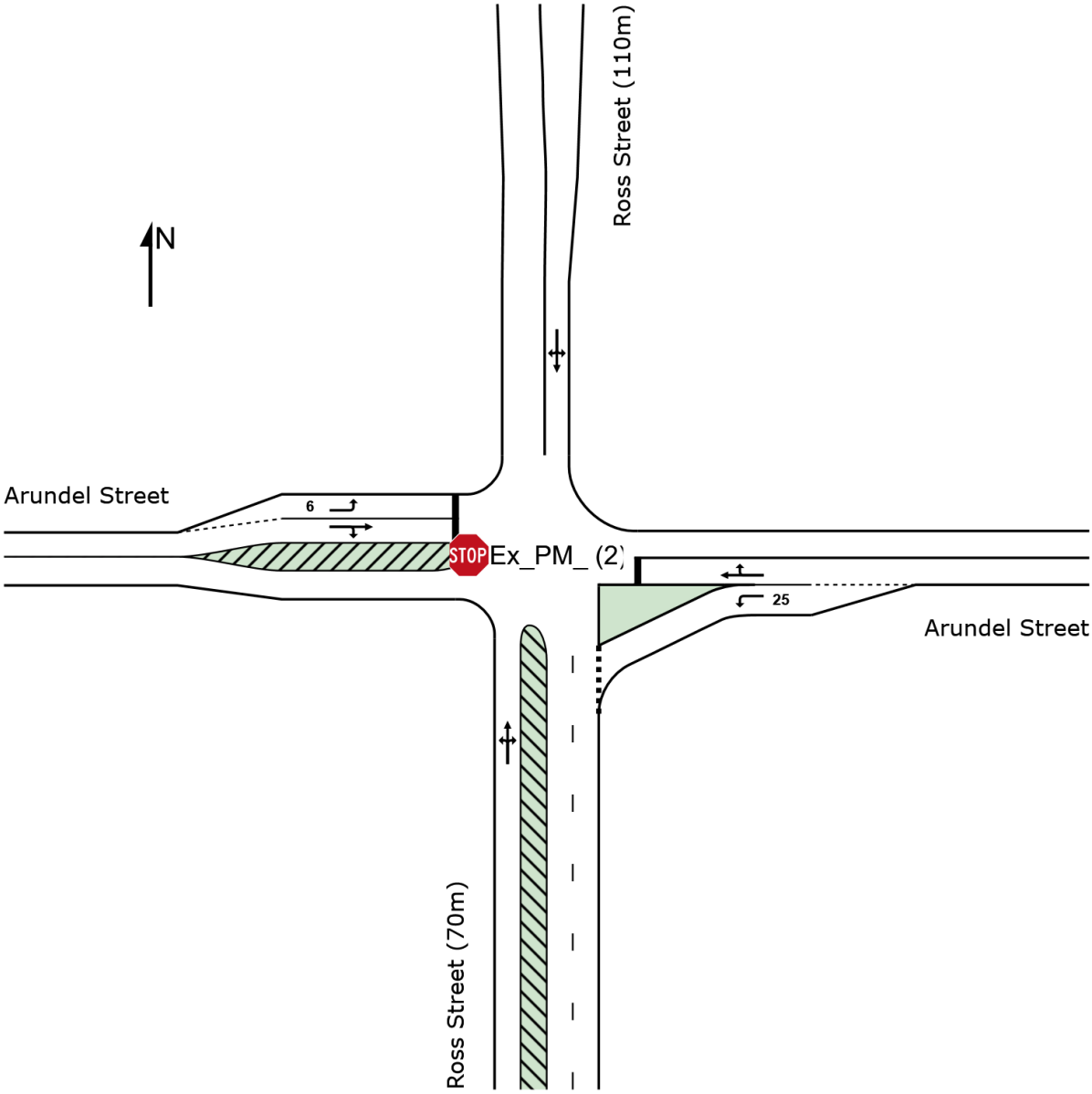
Network: [Ex_PM_UGP] PM + Development (Existing + Development)

Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Site
Site Category: (None)
Stop (Two-Way)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Site Layout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



Vehicle Movement Performance															
Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Ross Street (70m)															
1	L2	All MCs	49	0.0	49	0.0	0.243	3.9	LOS A	0.6	3.8	0.12	0.17	0.12	36.2
2	T1	All MCs	356	0.3	356	0.3	0.243	0.3	LOS A	0.6	3.8	0.12	0.17	0.12	33.1
3	R2	All MCs	59	0.0	59	0.0	0.243	4.5	LOS A	0.6	3.8	0.12	0.17	0.12	37.8
Approach			464	0.2	464	0.2	0.243	1.2	NA	0.6	3.8	0.12	0.17	0.12	35.7
East: Arundel Street															
4	L2	All MCs	55	0.0	55	0.0	0.037	3.5	LOS A	0.2	1.1	0.23	0.41	0.23	36.1
5	T1	All MCs	12	0.0	12	0.0	0.154	11.0	LOS A	0.5	3.6	0.63	1.00	0.63	30.7
6	R2	All MCs	55	1.9	55	1.9	0.154	13.3	LOS A	0.5	3.6	0.63	1.00	0.63	30.6
Approach			121	0.9	121	0.9	0.154	8.6	LOS A	0.5	3.6	0.44	0.73	0.44	32.7
North: Ross Street (110m)															
7	L2	All MCs	54	0.0	54	0.0	0.218	4.6	LOS A	0.9	6.4	0.27	0.31	0.27	37.0
8	T1	All MCs	240	0.0	240	0.0	0.218	0.8	LOS A	0.9	6.4	0.27	0.31	0.27	32.4
9	R2	All MCs	85	0.0	85	0.0	0.218	5.0	LOS A	0.9	6.4	0.27	0.31	0.27	37.2
Approach			379	0.0	379	0.0	0.218	2.2	NA	0.9	6.4	0.27	0.31	0.27	35.8
West: Arundel Street															
10	L2	All MCs	68	0.0	68	0.0	0.064	8.2	LOS A	0.3	2.1	0.41	0.85	0.41	34.6
11	T1	All MCs	8	0.0	8	0.0	0.095	11.0	LOS A	0.3	2.2	0.58	0.99	0.58	31.7
12	R2	All MCs	37	0.0	37	0.0	0.095	12.2	LOS A	0.3	2.2	0.58	0.99	0.58	31.3
Approach			114	0.0	114	0.0	0.095	9.7	LOS A	0.3	2.2	0.48	0.91	0.48	33.1
All Vehicles			1078	0.2	1078	0.2	0.243	3.3	NA	0.9	6.4	0.25	0.36	0.25	34.6

Site Level of Service (LOS) Method: Delay (NSW). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).

Two-Way Sign Control Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.

Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

Default Site User Report

Site: [Ex_PM_ (3)] 3 Ross Street / St Johns Road - PM (Existing + Development)

Network: [Ex_PM_UGP] PM + Development (Existing + Development)

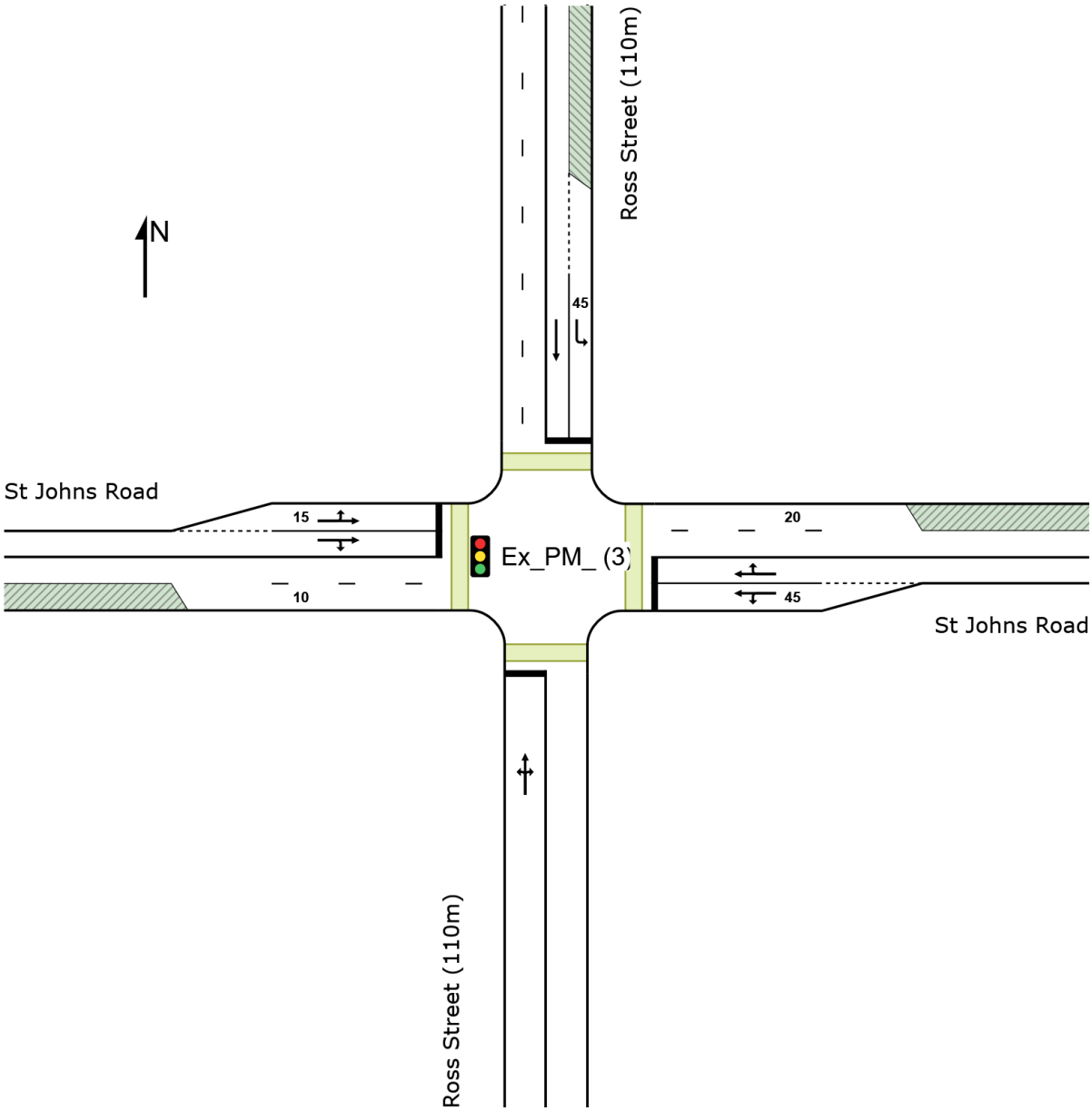
Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Site
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Coordinated Cycle Time = 110.0 seconds (Network Site User-Given Phase Times)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Timings based on settings in the Network Timing dialog
Phase Times specified by the user
Phase Sequence: TCS1879
Input Phase Sequence: C, B, A
Output Phase Sequence: C, B, A
Reference Phase: Phase A
Offset: 0 seconds (User)

Site Layout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



Vehicle Movement Performance															
Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Ross Street (110m)															
1	L2	All MCs	16	0.0	16	0.0	0.511	21.0	LOS B	15.5	104.6	0.67	0.63	0.67	29.6
2	T1	All MCs	373	0.6	373	0.6	0.511	15.7	LOS B	15.5	104.6	0.67	0.63	0.67	15.9
3	R2	All MCs	82	0.0	82	0.0	* 0.511	21.5	LOS B	15.5	104.6	0.67	0.63	0.67	29.3
Approach			471	0.4	471	0.4	0.511	16.9	LOS B	15.5	104.6	0.67	0.63	0.67	21.4
East: St Johns Road															
4	L2	All MCs	109	0.0	109	0.0	0.183	33.0	LOS C	4.3	28.9	0.77	0.72	0.77	22.8
5	T1	All MCs	26	0.0	26	0.0	0.592	31.6	LOS C	10.9	75.1	0.93	1.03	0.93	20.7
6	R2	All MCs	231	3.7	231	3.7	* 0.592	35.4	LOS C	10.9	75.1	0.93	1.03	0.93	15.7
Approach			366	2.3	366	2.3	0.592	34.4	LOS C	10.9	75.1	0.88	0.94	0.88	17.8
North: Ross Street (110m)															
7	L2	All MCs	73	10.1	73	10.1	0.057	4.7	LOS A	0.4	2.7	0.10	0.48	0.10	35.6
8	T1	All MCs	249	0.0	249	0.0	0.228	4.1	LOS A	2.5	17.2	0.20	0.17	0.20	29.0
Approach			322	2.3	322	2.3	0.228	4.3	LOS A	2.5	17.2	0.18	0.24	0.18	32.5
West: St Johns Road															
10	L2	All MCs	37	0.0	37	0.0	0.192	52.8	LOS D	1.9	13.0	0.94	0.72	0.94	18.7
11	T1	All MCs	41	0.0	41	0.0	* 0.277	49.0	LOS D	2.9	19.5	0.95	0.73	0.95	25.1
12	R2	All MCs	16	0.0	16	0.0	0.277	55.0	LOS D	2.9	19.5	0.95	0.73	0.95	18.8
Approach			94	0.0	94	0.0	0.277	51.5	LOS D	2.9	19.5	0.95	0.73	0.95	22.1
All Vehicles			1253	1.4	1253	1.4	0.592	21.3	LOS B	15.5	104.6	0.63	0.63	0.63	20.9

Site Level of Service (LOS) Method: Delay (NSW). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.

Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).

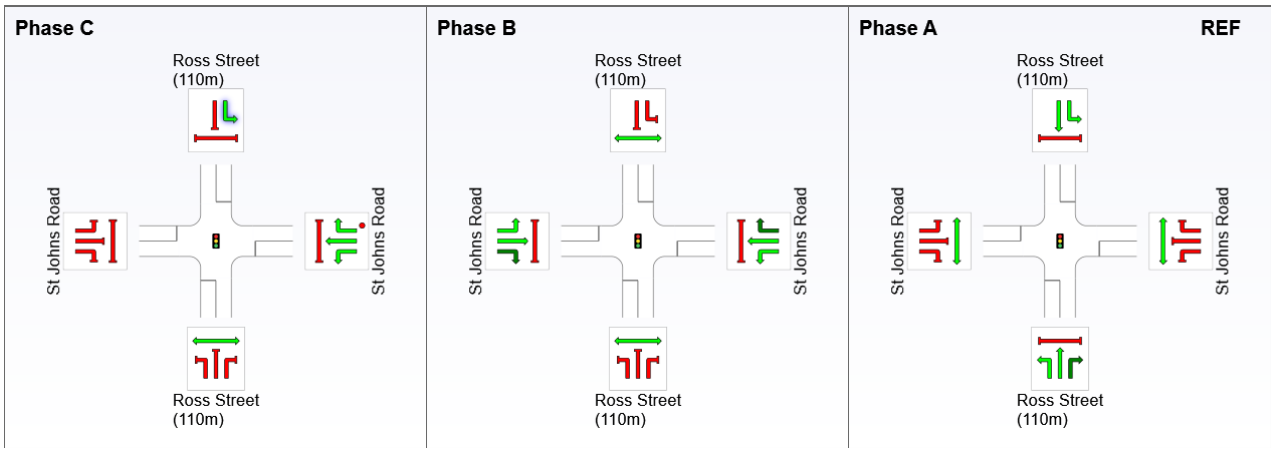
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

* Critical Movement (Signal Timing)

Input Phase Sequence

Movement Class: All Movement Classes



REF: Reference Phase
VAR: Variable Phase

Normal Movement	Permitted/Opposed
Slip/Bypass-Lane Movement	Opposed Slip/Bypass-Lane
Stopped Movement	Turn On Red
Other Movement Class (MC) Running	Undetected Movement
Mixed Running & Stopped MCs	Continuous Movement
Other Movement Class (MC) Stopped	Phase Transition Applied

Phase Timing Summary

Phase	C	B	A
Phase Change Time (sec)	67.8	90.8	0.0
Green Time (sec)	17.0	13.2	62.0
Phase Time (sec)	23.0	19.0	68.0
Phase Split	21%	17%	62%
Phase Frequency (%)	100.0	96.6[2]	100.0

See the Timing Analysis report for more detailed information including input values of Yellow Time and All-Red Time, and information on any adjustments to Intergreen Time, Phase Time and Green Time values in cases of Pedestrian Actuation, Minor Phase Actuation and Phase Frequency values (user-specified or implied) less than 100%.

2 Phase Frequency is implied by a Phase Time specified by the user that is less than the Required Movement Time.

Default Site User Report

Site: [Ex_PM_ (4)] 4 Ross Street / Bridge Road - PM (Existing + Development)

Network: [Ex_PM_UGP] PM + Development (Existing + Development)

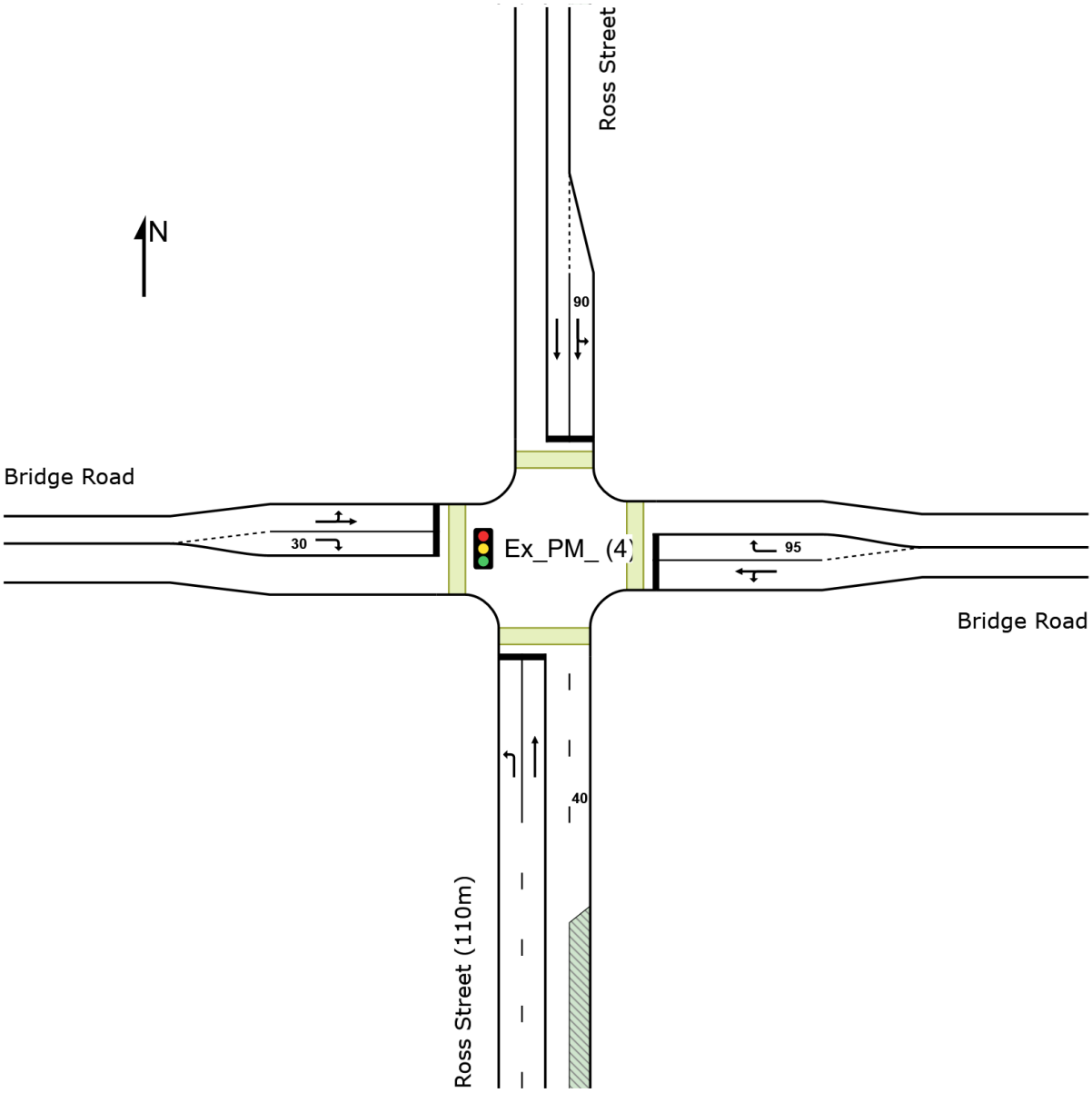
Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Site
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Coordinated Cycle Time = 110.0 seconds (Network Site User-Given Phase Times)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Timings based on settings in the Network Timing dialog
Phase Times specified by the user
Phase Sequence: TCS0002
Input Phase Sequence: C, B, A
Output Phase Sequence: C, B, A
Reference Phase: Phase C
Offset: 0 seconds (User)

Site Layout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Ross Street (110m)															
1	L2	All MCs	236	3.6	236	3.6	0.534	45.3	LOS D	11.5	81.8	0.95	0.82	0.95	19.9
2	T1	All MCs	389	0.5	389	0.5	* 0.701	32.3	LOS C	17.7	120.1	0.90	0.78	0.90	24.9
Approach			625	1.7	625	1.7	0.701	37.2	LOS C	17.7	120.1	0.92	0.79	0.92	23.0
East: Bridge Road															
4	L2	All MCs	72	0.0	72	0.0	0.575	10.8	LOS A	14.7	98.3	0.42	0.40	0.42	33.4
5	T1	All MCs	655	0.6	655	0.6	0.575	6.6	LOS A	14.7	98.3	0.42	0.40	0.42	35.4
6	R2	All MCs	119	0.9	119	0.9	* 0.301	16.4	LOS B	2.7	18.0	0.71	1.13	0.71	24.0
Approach			845	0.6	845	0.6	0.575	8.3	LOS A	14.7	98.3	0.46	0.51	0.46	32.8
North: Ross Street															
7	L2	All MCs	77	0.0	77	0.0	0.124	30.2	LOS C	2.9	19.6	0.73	0.69	0.73	29.1
8	T1	All MCs	243	0.9	243	0.9	0.448	35.0	LOS C	10.7	74.1	0.87	0.73	0.87	22.6
Approach			320	0.7	320	0.7	0.448	33.9	LOS C	10.7	74.1	0.84	0.72	0.84	24.7
West: Bridge Road															
10	L2	All MCs	107	1.0	107	1.0	* 0.617	27.2	LOS B	18.3	125.7	0.61	0.58	0.61	33.4
11	T1	All MCs	504	0.4	504	0.4	0.617	22.2	LOS B	18.3	125.7	0.61	0.58	0.61	33.7
12	R2	All MCs	9	55.6	9	55.6	0.039	28.9	LOS C	0.3	2.4	0.56	0.56	0.56	22.0
Approach			621	1.4	621	1.4	0.617	23.1	LOS B	18.3	125.7	0.61	0.58	0.61	30.5
All Vehicles			2412	1.1	2412	1.1	0.701	23.0	LOS B	18.3	125.7	0.67	0.63	0.67	28.7

Site Level of Service (LOS) Method: Delay (NSW). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.

Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).

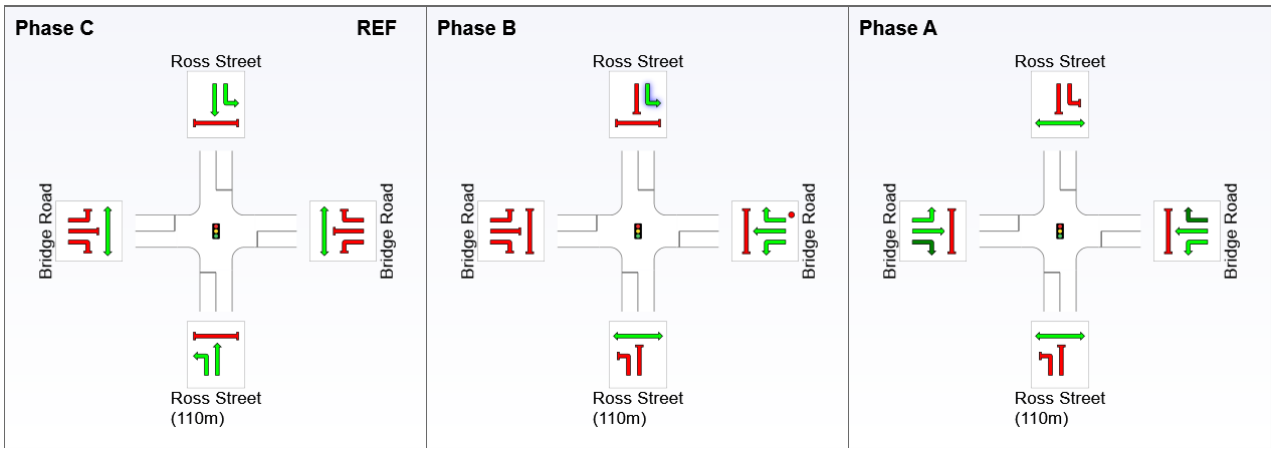
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

* Critical Movement (Signal Timing)

Input Phase Sequence

Movement Class: All Movement Classes



REF: Reference Phase
VAR: Variable Phase

Normal Movement	Permitted/Opposed
Slip/Bypass-Lane Movement	Opposed Slip/Bypass-Lane
Stopped Movement	Turn On Red
Other Movement Class (MC) Running	Undetected Movement
Mixed Running & Stopped MCs	Continuous Movement
Other Movement Class (MC) Stopped	Phase Transition Applied

Phase Timing Summary

Phase	C	B	A
Phase Change Time (sec)	109.0	36.0	46.5
Green Time (sec)	31.0	4.5	58.0
Phase Time (sec)	37.0	9.0	64.0
Phase Split	34%	8%	58%
Phase Frequency (%)	100.0	75.0 [1]	100.0

See the Timing Analysis report for more detailed information including input values of Yellow Time and All-Red Time, and information on any adjustments to Intergreen Time, Phase Time and Green Time values in cases of Pedestrian Actuation, Minor Phase Actuation and Phase Frequency values (user-specified or implied) less than 100%.

1 Phase Frequency has been given with User-Specified Phase Times.

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USER REPORT FOR NETWORK SITE

Default Site User Report

Site: [Ex_SAT_] 1 Ross Street / Parramatta Road - SAT (Existing + Development)

Network: [Ex_SA_UGP] SAT + Development (Existing + Development)

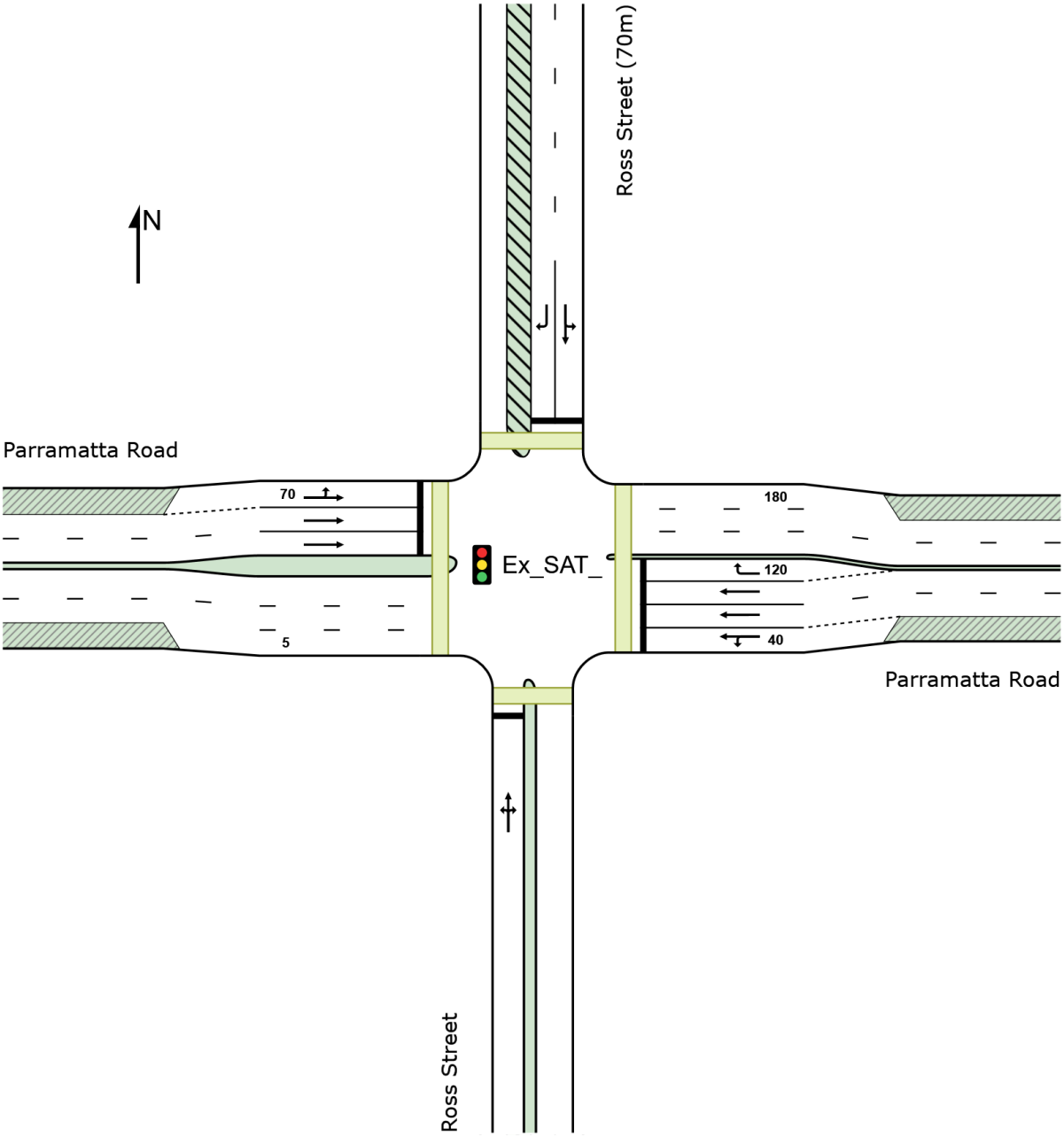
Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Site
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Coordinated Cycle Time = 140.0 seconds (Site User-Given Phase Times)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Timings based on settings in the Site Phasing & Timing dialog
Phase Times specified by the user
Phase Sequence: TCS0434 - Copy
Input Phase Sequence: A, C, D
Output Phase Sequence: A, C, D
Reference Phase: Phase A
Offset: 0 seconds (User)

Site Layout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.


N
Ross Street (70m)
Parramatta Road
70
5
Ex_SAT_
180
120
40
Parramatta Road
Ross Street

Vehicle Movement Performance															
Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Ross Street															
1	L2	All MCs	11	0.0	11	0.0	0.357	62.6	LOS E	5.1	34.4	0.96	0.76	0.96	24.8
2	T1	All MCs	41	0.0	41	0.0	0.357	57.3	LOS E	5.1	34.4	0.96	0.76	0.96	16.8
3	R2	All MCs	28	0.0	28	0.0	0.357	73.0	LOS F	5.1	34.4	0.96	0.76	0.96	27.0
Approach			80	0.0	80	0.0	0.357	63.6	LOS E	5.1	34.4	0.96	0.76	0.96	22.2
East: Parramatta Road															
4	L2	All MCs	16	0.0	16	0.0	0.043	15.9	LOS B	0.8	8.7	0.30	0.40	0.30	42.7
5	T1	All MCs	1378	3.5	1378	3.5	0.501	10.5	LOS A	19.6	139.4	0.46	0.42	0.46	53.1
6	R2	All MCs	133	1.6	133	1.6	* 0.944	96.1	LOS F	10.9	77.0	1.00	1.04	1.47	17.0
Approach			1526	3.3	1526	3.3	0.944	18.0	LOS B	19.6	139.4	0.51	0.48	0.55	46.7
North: Ross Street (70m)															
7	L2	All MCs	127	1.7	127	1.7	0.474	51.7	LOS D	11.4	77.3	0.93	0.79	0.93	24.5
8	T1	All MCs	61	0.0	61	0.0	0.474	63.7	LOS E	11.4	77.3	0.93	0.79	0.93	18.6
9	R2	All MCs	182	0.6	182	0.6	* 0.667	63.9	LOS E	12.0	84.2	0.99	0.83	1.01	19.9
Approach			371	0.9	371	0.9	0.667	59.7	LOS E	12.0	84.2	0.96	0.81	0.97	21.2
West: Parramatta Road															
10	L2	All MCs	153	1.4	153	1.4	0.182	18.6	LOS B	5.2	41.3	0.45	0.66	0.45	37.0
11	T1	All MCs	1251	3.2	1251	3.2	* 0.526	7.2	LOS A	13.5	95.5	0.36	0.33	0.36	53.9
Approach			1403	3.0	1403	3.0	0.526	8.4	LOS A	13.5	95.5	0.37	0.37	0.37	52.7
All Vehicles			3380	2.8	3380	2.8	0.944	19.7	LOS B	19.6	139.4	0.51	0.48	0.53	44.4

Site Level of Service (LOS) Method: Delay (NSW). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.

Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).

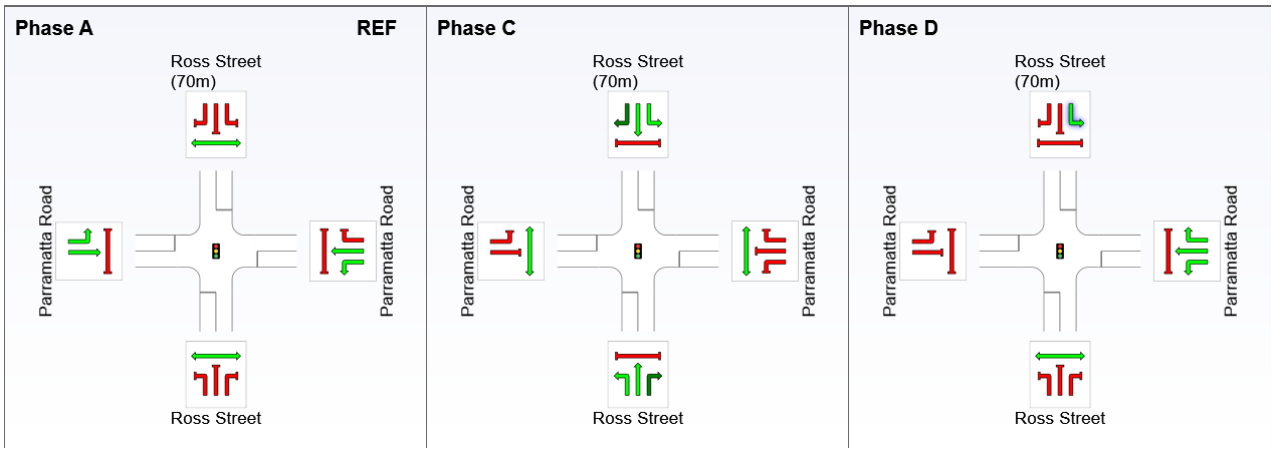
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

* Critical Movement (Signal Timing)

Input Phase Sequence

Movement Class: All Movement Classes



REF: Reference Phase
VAR: Variable Phase



Phase Timing Summary

Phase	A	C	D
Phase Change Time (sec)	0.0	91.0	123.0
Green Time (sec)	85.0	26.0	11.0
Phase Time (sec)	91.0	32.0	17.0
Phase Split	65%	23%	12%
Phase Frequency (%)	100.0	100.0	100.0

See the Timing Analysis report for more detailed information including input values of Yellow Time and All-Red Time, and information on any adjustments to Intergreen Time, Phase Time and Green Time values in cases of Pedestrian Actuation, Minor Phase Actuation and Phase Frequency values (user-specified or implied) less than 100%.

Default Site User Report

Site: [Ex_SAT] 2 Ross Street / Arundel Street - SAT (Existing + Development)

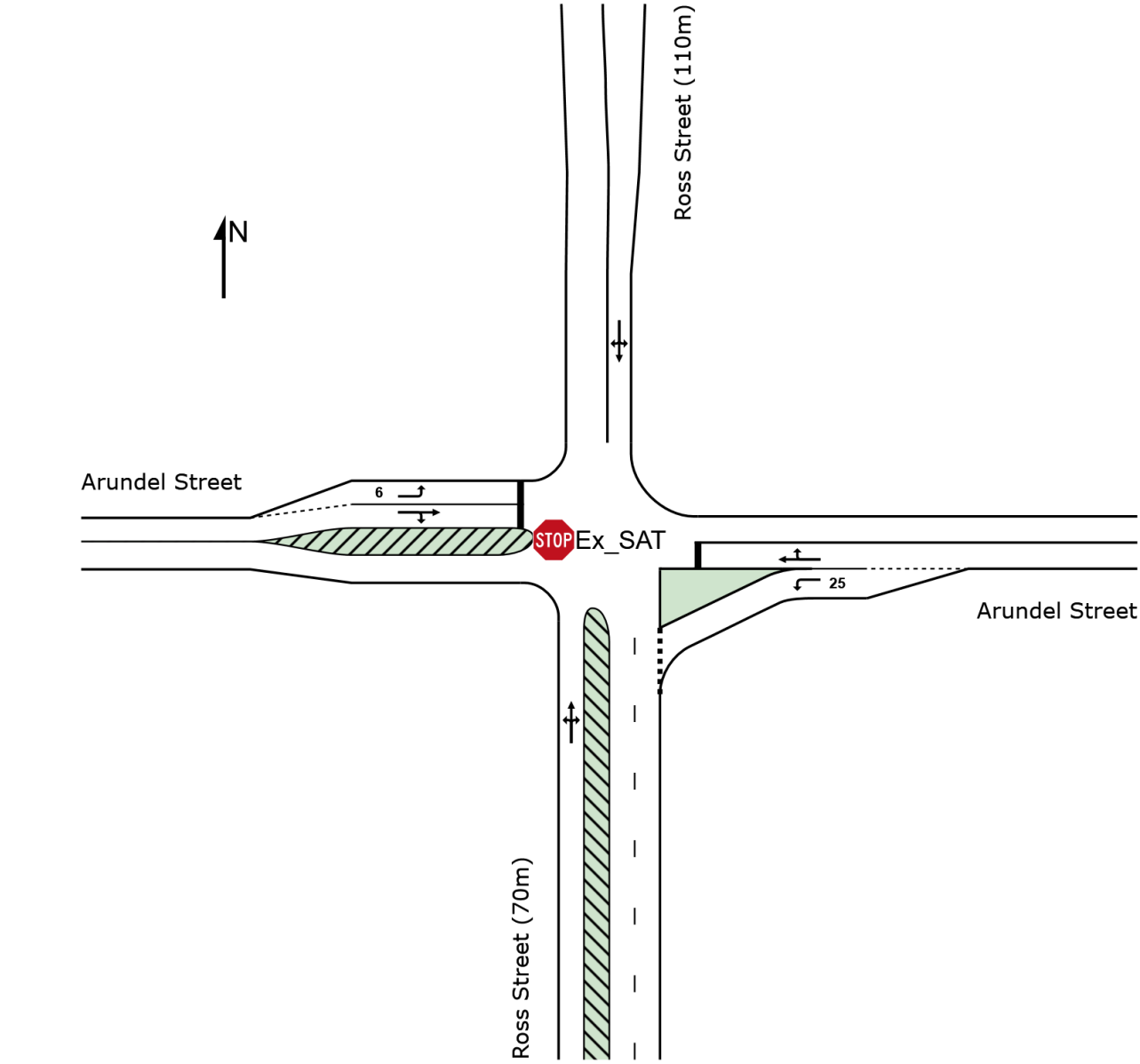
Network: [Ex_SA_UGP] SAT + Development (Existing + Development)

Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Site
Site Category: (None)
Stop (Two-Way)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Site Layout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



Vehicle Movement Performance															
Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Ross Street (70m)															
1	L2	All MCs	29	0.0	29	0.0	0.183	4.4	LOS A	0.5	3.3	0.15	0.20	0.15	38.1
2	T1	All MCs	242	1.7	242	1.7	0.183	0.4	LOS A	0.5	3.3	0.15	0.20	0.15	33.2
3	R2	All MCs	54	0.0	54	0.0	0.183	4.6	LOS A	0.5	3.3	0.15	0.20	0.15	37.8
Approach			325	1.3	325	1.3	0.183	1.4	NA	0.5	3.3	0.15	0.20	0.15	36.4
East: Arundel Street															
4	L2	All MCs	59	0.0	59	0.0	0.050	3.5	LOS A	0.2	1.2	0.25	0.42	0.25	36.1
5	T1	All MCs	5	0.0	5	0.0	0.077	10.7	LOS A	0.3	1.7	0.58	0.99	0.58	33.0
6	R2	All MCs	31	0.0	31	0.0	0.077	11.9	LOS A	0.3	1.7	0.58	0.99	0.58	30.9
Approach			95	0.0	95	0.0	0.077	6.7	LOS A	0.3	1.7	0.37	0.63	0.37	34.0
North: Ross Street (110m)															
7	L2	All MCs	42	0.0	42	0.0	0.266	4.2	LOS A	0.8	5.8	0.20	0.23	0.20	37.2
8	T1	All MCs	295	1.1	295	1.1	0.266	0.4	LOS A	0.8	5.8	0.20	0.23	0.20	33.8
9	R2	All MCs	78	0.0	78	0.0	0.266	4.5	LOS A	0.8	5.8	0.20	0.23	0.20	37.8
Approach			415	0.8	415	0.8	0.266	1.6	NA	0.8	5.8	0.20	0.23	0.20	36.2
West: Arundel Street															
10	L2	All MCs	53	0.0	53	0.0	0.045	7.6	LOS A	0.2	1.4	0.33	0.85	0.33	34.2
11	T1	All MCs	11	0.0	11	0.0	0.063	10.4	LOS A	0.2	1.2	0.55	0.96	0.55	31.1
12	R2	All MCs	18	0.0	18	0.0	0.063	11.6	LOS A	0.2	1.2	0.55	0.96	0.55	30.6
Approach			81	0.0	81	0.0	0.063	8.8	LOS A	0.2	1.4	0.41	0.89	0.41	32.7
All Vehicles			916	0.8	916	0.8	0.266	2.7	NA	0.8	5.8	0.22	0.32	0.22	35.2

Site Level of Service (LOS) Method: Delay (NSW). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).

Two-Way Sign Control Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.

Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

Default Site User Report

Site: [Ex_SAT (2)] 3 Ross Street / St Johns Road - SAT (Existing + Development)

Network: [Ex_SA_UGP] SAT + Development (Existing + Development)

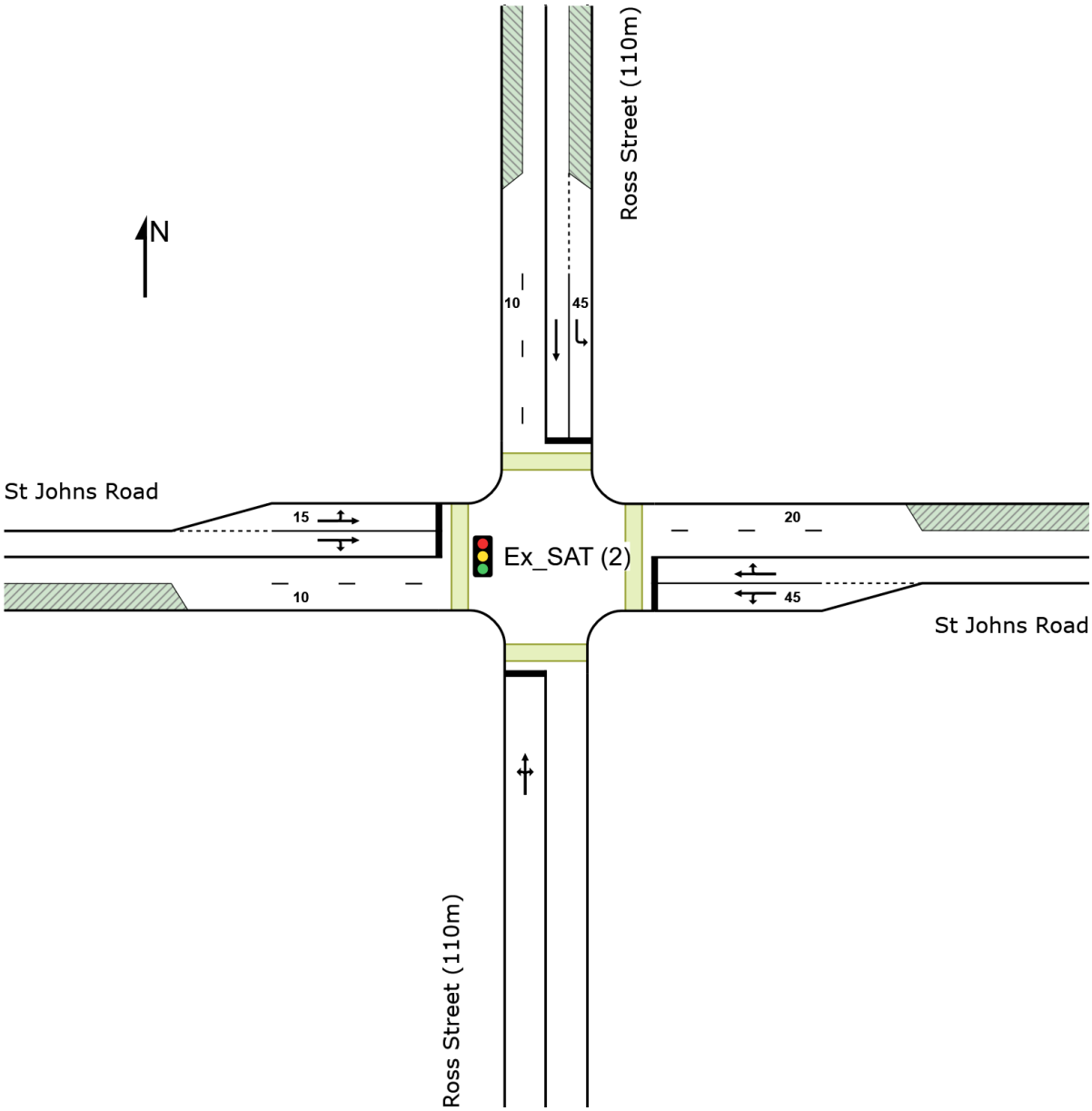
Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Site
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Coordinated Cycle Time = 90.0 seconds (Network Site User-Given Phase Times)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Timings based on settings in the Network Timing dialog
Phase Times specified by the user
Phase Sequence: TCS1879
Input Phase Sequence: C, B, A
Output Phase Sequence: C, B, A
Reference Phase: Phase A
Offset: 0 seconds (User)

Site Layout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



Vehicle Movement Performance															
Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Ross Street (110m)															
1	L2	All MCs	19	5.6	19	5.6	0.330	14.8	LOS B	7.5	52.3	0.57	0.55	0.57	31.3
2	T1	All MCs	238	0.9	238	0.9	0.330	10.6	LOS A	7.5	52.3	0.57	0.55	0.57	19.4
3	R2	All MCs	68	1.5	68	1.5	* 0.330	15.7	LOS B	7.5	52.3	0.57	0.55	0.57	32.0
Approach			325	1.3	325	1.3	0.330	11.9	LOS A	7.5	52.3	0.57	0.55	0.57	25.9
East: St Johns Road															
4	L2	All MCs	107	1.0	107	1.0	0.202	29.9	LOS C	3.6	25.0	0.80	0.73	0.80	23.9
5	T1	All MCs	22	0.0	22	0.0	0.424	26.6	LOS B	6.0	41.1	0.91	1.04	0.91	22.2
6	R2	All MCs	152	3.5	152	3.5	* 0.424	30.3	LOS C	6.0	41.1	0.91	1.04	0.91	16.3
Approach			281	2.2	281	2.2	0.424	29.8	LOS C	6.0	41.1	0.87	0.92	0.87	19.2
North: Ross Street (110m)															
7	L2	All MCs	69	7.6	69	7.6	0.053	3.9	LOS A	0.1	1.0	0.05	0.46	0.05	36.2
8	T1	All MCs	287	0.7	287	0.7	0.256	1.4	LOS A	1.1	7.6	0.10	0.08	0.10	34.9
Approach			357	2.1	357	2.1	0.256	1.9	LOS A	1.1	7.6	0.09	0.16	0.09	35.6
West: St Johns Road															
10	L2	All MCs	16	0.0	16	0.0	0.097	46.0	LOS D	0.7	4.5	0.95	0.68	0.95	19.8
11	T1	All MCs	16	0.0	16	0.0	* 0.204	41.9	LOS C	1.4	9.7	0.96	0.71	0.96	25.9
12	R2	All MCs	18	0.0	18	0.0	0.204	47.1	LOS D	1.4	9.7	0.96	0.71	0.96	20.0
Approach			49	0.0	49	0.0	0.204	45.1	LOS D	1.4	9.7	0.96	0.70	0.96	22.4
All Vehicles			1013	1.8	1013	1.8	0.424	15.0	LOS B	7.5	52.3	0.50	0.52	0.50	23.4

Site Level of Service (LOS) Method: Delay (NSW). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.

Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).

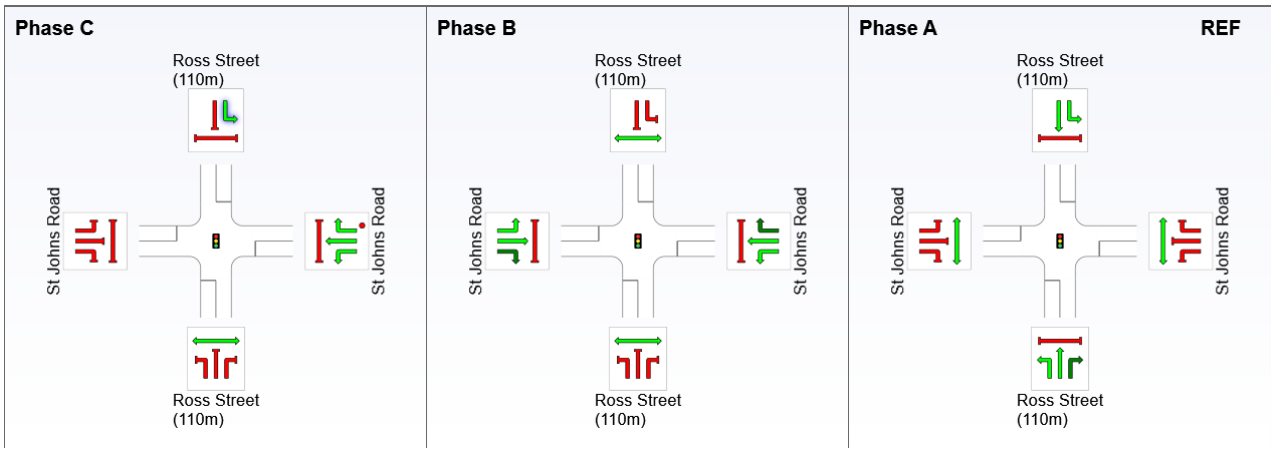
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

* Critical Movement (Signal Timing)

Input Phase Sequence

Movement Class: All Movement Classes



REF: Reference Phase
VAR: Variable Phase

Normal Movement	Permitted/Opposed
Slip/Bypass-Lane Movement	Opposed Slip/Bypass-Lane
Stopped Movement	Turn On Red
Other Movement Class (MC) Running	Undetected Movement
Mixed Running & Stopped MCs	Continuous Movement
Other Movement Class (MC) Stopped	Phase Transition Applied

Phase Timing Summary

Phase	C	B	A
Phase Change Time (sec)	56.8	74.8	0.0
Green Time (sec)	12.0	9.2	52.0
Phase Time (sec)	18.0	14.0	58.0
Phase Split	20%	16%	64%
Phase Frequency (%)	100.0	80.0[1]	100.0

See the Timing Analysis report for more detailed information including input values of Yellow Time and All-Red Time, and information on any adjustments to Intergreen Time, Phase Time and Green Time values in cases of Pedestrian Actuation, Minor Phase Actuation and Phase Frequency values (user-specified or implied) less than 100%.

1 Phase Frequency has been given with User-Specified Phase Times.

Default Site User Report

Site: [Ex_SAT (3)] 4 Ross Street / Bridge Road - SAT (Existing + Development)

Network: [Ex_SA_UGP] SAT + Development (Existing + Development)

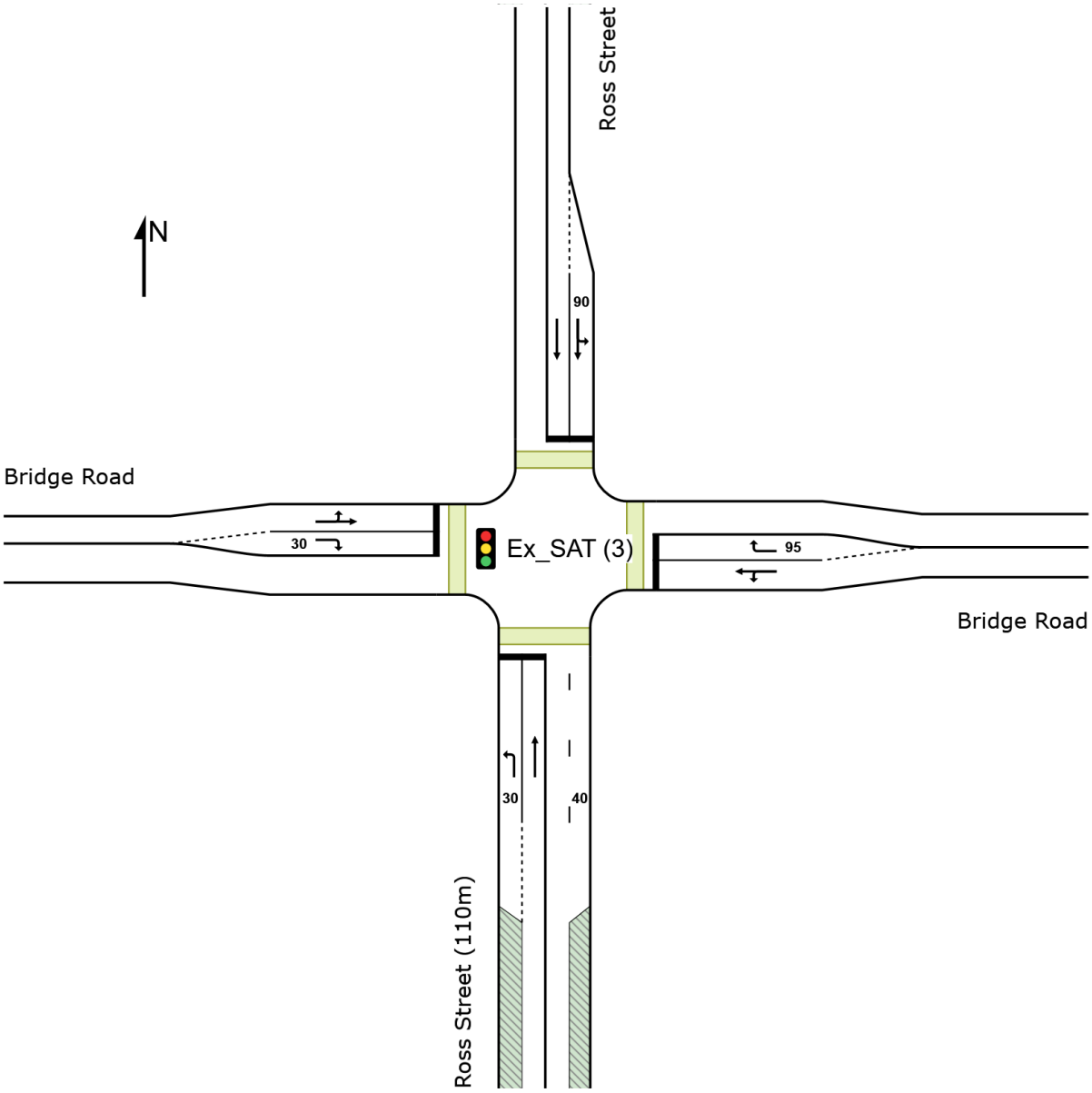
Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Site
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Coordinated Cycle Time = 90.0 seconds (Network Site User-Given Phase Times)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Timings based on settings in the Network Timing dialog
Phase Times specified by the user
Phase Sequence: TCS0002
Input Phase Sequence: C, B, A
Output Phase Sequence: C, B, A
Reference Phase: Phase C
Offset: 0 seconds (User)

Site Layout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



Vehicle Movement Performance															
Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Ross Street (110m)															
1	L2	All MCs	139	3.8	139	3.8	0.371	41.5	LOS C	5.1	36.4	0.86	0.76	0.86	22.6
2	T1	All MCs	265	1.2	265	1.2	* 0.679	38.8	LOS C	10.5	73.3	0.92	0.79	0.95	25.4
Approach			404	2.1	404	2.1	0.679	39.7	LOS C	10.5	73.3	0.90	0.78	0.91	22.6
East: Bridge Road															
4	L2	All MCs	55	0.0	55	0.0	0.373	13.2	LOS A	9.8	68.2	0.52	0.49	0.52	33.1
5	T1	All MCs	412	0.8	412	0.8	0.373	8.4	LOS A	9.8	68.2	0.52	0.49	0.52	35.7
6	R2	All MCs	67	1.6	67	1.6	* 0.152	11.7	LOS A	1.1	7.5	0.60	1.18	0.60	24.8
Approach			534	0.8	534	0.8	0.373	9.3	LOS A	9.8	68.2	0.53	0.57	0.53	33.4
North: Ross Street															
7	L2	All MCs	82	2.6	82	2.6	0.182	30.1	LOS C	3.1	21.6	0.80	0.72	0.80	29.4
8	T1	All MCs	304	1.7	304	1.7	0.658	34.4	LOS C	12.0	83.4	0.96	0.81	0.96	22.7
Approach			386	1.9	386	1.9	0.658	33.5	LOS C	12.0	83.4	0.92	0.79	0.93	24.6
West: Bridge Road															
10	L2	All MCs	74	1.4	74	1.4	* 0.480	20.2	LOS B	13.5	94.6	0.61	0.57	0.61	34.5
11	T1	All MCs	477	0.0	477	0.0	0.480	15.4	LOS B	13.5	94.6	0.61	0.57	0.61	35.0
12	R2	All MCs	3	100.0	3	100.0	0.011	20.2	LOS B	0.1	0.9	0.50	0.57	0.50	28.0
Approach			554	0.8	554	0.8	0.480	16.0	LOS B	13.5	94.6	0.61	0.57	0.61	33.2
All Vehicles			1878	1.3	1878	1.3	0.679	22.8	LOS B	13.5	94.6	0.71	0.66	0.72	29.3

Site Level of Service (LOS) Method: Delay (NSW). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.

Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).

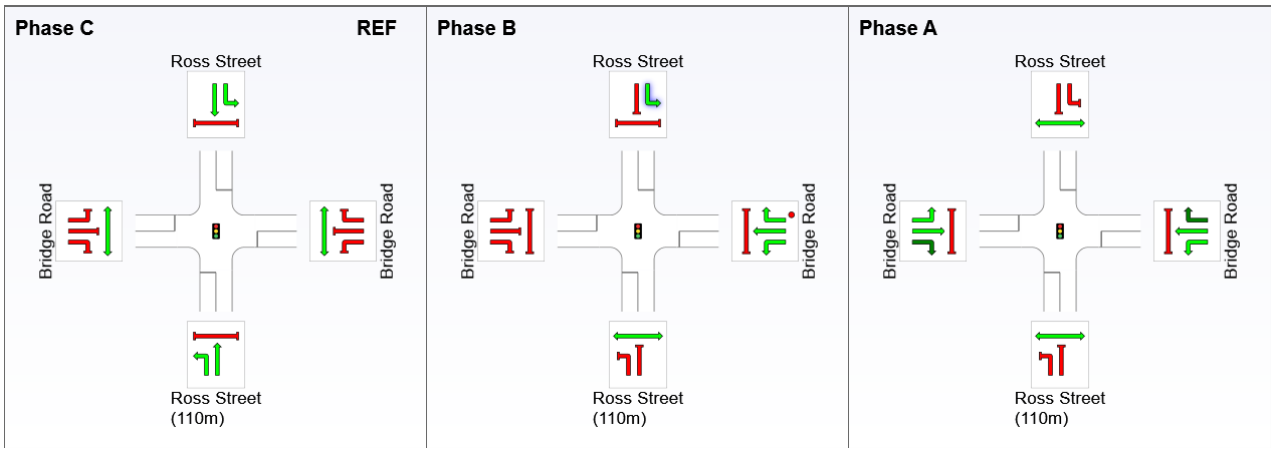
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

* Critical Movement (Signal Timing)

Input Phase Sequence

Movement Class: All Movement Classes



REF: Reference Phase
VAR: Variable Phase

Normal Movement	Permitted/Opposed
Slip/Bypass-Lane Movement	Opposed Slip/Bypass-Lane
Stopped Movement	Turn On Red
Other Movement Class (MC) Running	Undetected Movement
Mixed Running & Stopped MCs	Continuous Movement
Other Movement Class (MC) Stopped	Phase Transition Applied

Phase Timing Summary

Phase	C	B	A
Phase Change Time (sec)	88.0	25.0	32.5
Green Time (sec)	21.0	1.5	54.0
Phase Time (sec)	27.0	3.0	60.0
Phase Split	30%	3%	67%
Phase Frequency (%)	100.0	25.0 [1]	100.0

See the Timing Analysis report for more detailed information including input values of Yellow Time and All-Red Time, and information on any adjustments to Intergreen Time, Phase Time and Green Time values in cases of Pedestrian Actuation, Minor Phase Actuation and Phase Frequency values (user-specified or implied) less than 100%.

1 Phase Frequency has been given with User-Specified Phase Times.

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Attachment A3

Alternative Use Assessment – Parramatta Road Precinct

Alternative Use Assessment

Parramatta Road, Forest Lodge

July 2026
Prepared for: City of Sydney

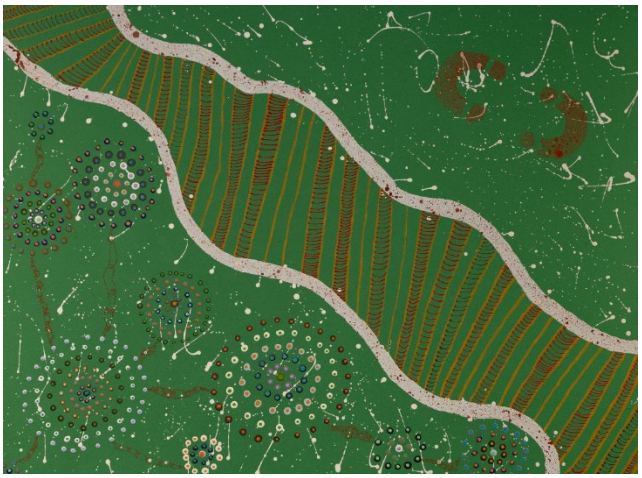
Urbis staff responsible for this report were:

Directors	Mehra Jafari
	Sean Brosnan
Consultant	Sabina Krslovic
Assistant Planner	Adam Jacobson
Project Code	P0067656
Report Number	3

Acknowledgment of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.
We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.
We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork - **Sacred River Dreaming**.



The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

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Executive Summary

This Alternative Use Assessment has been prepared on behalf of the City of Sydney ("The Proponent"). The Proponent is preparing a planning proposal in respect of a site comprising multiple adjoining land parcels along Parramatta Road, Arundel Street and Ross Street, Forest Lodge ("subject site"), in the Sydney local government area ("LGA").

Table E.1 – Properties Comprising the Subject Site

Address	Lot and DP
64 Parramatta Road, Forest Lodge	▪ Lot 1 DP30884
62 Parramatta Road, Forest Lodge	▪ Lot 2 DP30884
60 Parramatta Road, Forest Lodge	▪ Lot 201 DP746742
58 Parramatta Road, Forest Lodge	▪ Lot C DP438920
56 Parramatta Road, Forest Lodge	▪ Lot 5 DP30884
54 Parramatta Road, Forest Lodge	▪ Lot 6 DP30884
52 Parramatta Road, Forest Lodge	▪ Lot 1 DP60080
50 Parramatta Road, Forest Lodge	▪ Lot 2 DP1275257
40 Parramatta Road, Forest Lodge	▪ Lot 7 DP30884
36 Parramatta Road, Forest Lodge	▪ Lot 8 DP30884
1–3 Ross Street, Forest Lodge	▪ Lot 16 DP447083 ▪ Lot 17 DP447083 ▪ Lot 14A DP447083 ▪ Lot 15A DP447083
50 Arundel Street, Forest Lodge	▪ Lot 1 DP1275257
26 Arundel Street, Forest Lodge	▪ Lot A DP966001 ▪ Lot B DP966001 ▪ Lot C DP966001 ▪ Lot G DP966001 ▪ Lot 2 DP104969 ▪ Lot 1 DP112049 ▪ Lot D DP966001
30 Arundel Street, Forest Lodge	▪ Lot E DP966001 ▪ Lot F DP966001

Among other changes, the planning proposal will amend the zoning of the subject site from E3 Productivity Support to MU1 Mixed Use and enable the development of residential uses above non-residential uses (i.e. retail and employment uses). For the purposes of this study, 25,000 sq.m of non-residential floorspace, equivalent to no less than 1.5:1, is assumed to be retained on the subject site. Under the NSW Government's

draft *Statewide Policy for Industrial Land* ("draft policy"), this would be considered the introduction of an "alternative use".

Therefore, in accordance with the draft policy (where the subject site is categorised as "locally significant"), an Alternative Use Assessment must be undertaken to assist in determining whether the planning proposal should be approved. Alternative Use Assessments are required to address the following considerations:

- Strategic alignment
  - Consideration 1 – Alternative use identification
  - Consideration 2 – Alternative use alignment with zoning objectives
- Economic alignment
  - Consideration 3 – Supply and demand of industrial land
  - Consideration 4 – Economic contribution and proximity
- Viability and connectivity
  - Consideration 5 – Viability and connectivity assessment
  - Consideration 6 – Adjoining industrial land impact assessment
- Public benefit
  - Consideration 7 – Public benefit assessment.

As stated in the draft policy, it is not necessary to satisfy all criteria to be considered for an alternative use. Rather, these criteria serve as a guide for planning authorities when determining if the planning proposal should be approved.

Table E.2 summarises the findings of this assessment in relation to each consideration listed above.

Table E.2 – Summary of Alternative Use Assessment Findings

Consideration		Key Findings
Strategic Alignment		
1.	Alternative use identification	The proposed alternative use for the subject site (in particular residential, but also broader range of retail uses) is broadly consistent across a range of objectives outlined in the State's strategic planning framework and associated policies, and with the City of Sydney's local strategic planning framework through its support of housing supply, mixed-use renewal, access to services, and continued economic activity on a well-located urban site.
2.	Alternative use alignment with zoning objectives	A planning proposal is required to facilitate the proposed alternative uses through rezoning the subject site to MU1 Mixed Use.
Economic Alignment		
3.	Supply and demand of industrial land	While there is considered to be moderate underlying demand for industrial uses at the subject site, this demand would likely be better accommodated elsewhere, in areas where there are more convenient and concentrated clusters of light industrial and urban services uses. This is in contrast to the subject site, which does not enjoy agglomeration benefits due to its relative fragmentation. The subject site, as with the other pockets of transitioning employment land along Parramatta Road, are largely no longer fit-for-purpose and do not support the corridor's resident-oriented transformation. Overall, the rezoning will have a limited impact on the broader take-up of industrial land within the local area or wider Sydney LGA.

4.	Economic contribution and proximity	The existing uses at the subject site make a significant economic contribution by: ▪ Directly supporting 573 on-site jobs and indirectly supporting 207 jobs across the Sydney LGA, rest of Greater Sydney and rest of NSW ▪ Playing an important role in supply chains across NSW through supporting employment and economic activity in upstream and downstream industries such as the Professional, Scientific and Technical Services industry and the Financial and Insurance industry. The subject site benefits from close proximity and access to Parramatta Road, however this does not substantially benefit the majority of the existing uses on-site, with new development likely to be more reliant on Arundel Street for vehicular access.
Viability and Connectivity		
5.	Viability and connectivity assessment	The subject site has low to moderate suitability for continued industrial use. Therefore, while the proposed rezoning would enable approximately 25,000 sq.m of non-residential floorspace on-site, broadly consistent with the current provision, this does not represent a like-for-like replacement of existing industrial uses. Retention of employment floorspace does not necessarily equate to the retention of the existing mix of industrial and urban services uses. Rather, the proposed built form is expected to accommodate a different mix of employment uses, predominantly commercial and service-based in nature. Although existing uses may remain permissible under the proposed zoning and controls, their feasibility will be influenced by the design and operational characteristics of the future development.
6.	Adjoining industrial land impact assessment	While there are three industrial precincts within a 1 km radius of the subject site, these precincts are immediately adjacent to and surrounded by existing low, medium and high-density residential uses. As such, there is no risk of operational conflicts or land use interface issues, nor potential for amenity impacts on the proposed residential uses at the subject site.
Public Benefit		
7.	Public benefit assessment	Enabling the development of residential uses at the subject site will deliver a net public benefit as the proposed alternative residential uses would result in the contribution of affordable housing within the City of Sydney.

Source: Urbis

Therefore, while the planning proposal will result in a reduction in the supply of zoned industrial land within the Sydney LGA and a transition away from some existing industrial and urban service functions, the impact should be understood in the context of the subject site's evolving strategic role and the broader transformation of the Parramatta Road corridor. Although a significant quantum of non-residential floorspace will be retained through a requirement for employment-generating uses on the ground and first floors, this is unlikely to represent a like-for-like replacement of existing industrial activities. Rather, future employment outcomes are expected to increasingly comprise commercial, service-based, retail and knowledge-sector uses that are more closely aligned with the surrounding health, education and innovation precinct.

The proposal acknowledges that some existing industrial and urban service businesses may become less feasible within a future mixed-use environment due to building design requirements, servicing constraints, residential interfaces and changes in underlying land values. However, the subject site is no longer part of a cohesive industrial cluster and has limited functional relationships with nearby industrial precincts, many of which are themselves undergoing review, transition or redevelopment. In this context, the planning proposal

is considered to facilitate an appropriate evolution in employment function while delivering substantial housing, place-making and economic benefits, resulting in a more intensive and strategically aligned use of a well-connected inner-city site.

Introduction

This Alternative Use Assessment has been prepared on behalf of the City of Sydney ("The Proponent"). The Proponent is preparing a planning proposal in respect of a site comprising multiple adjoining land parcels along Parramatta Road, Arundel Street and Ross Street, Forest Lodge ("subject site"), in the Sydney local government area ("LGA").

Among other changes, the planning proposal will amend the zoning of the subject site from E3 Productivity Support to MU1 Mixed Use and enable the development of residential uses above non-residential uses (i.e. retail and employment uses). Under the NSW Government's draft *Statewide Policy for Industrial Land* ("draft policy"), this would be considered the introduction of an "alternative use".

Draft Statewide Policy for Industrial Land

The draft policy is a part of a new tranche of key strategic planning documents released by the NSW Government. It sets out how industrial lands will be planned, managed and categorised across the state. The draft policy comes at a time of immediate shortfalls in industrial land which is driving rising costs and low vacancy rates, and prompting some businesses to relocate interstate.

Under the draft policy, the subject site is categorised as Locally Significant industrial land — the most flexible of the policy's three tiers — which is defined as locations with smaller local catchments serving their immediate community and lacking critical mass.

Alternative Use Assessment

As per the draft policy:

> *"An alternative use refers to a development type that is not the primary or intended industrial use for land zoned for industrial purposes under a Local Environmental Plan (LEP) and is generally a prohibited use in the zone. This Policy aims to manage alternative uses to avoid the undue displacement of industrial activities and to maintain the strategic integrity of employment lands, while ensuring alternative uses can be accommodated where appropriate."*[1]

Therefore, in accordance with the draft policy, an Alternative Use Assessment must be undertaken to assist in determining whether the planning proposal should be approved. Alternative Use Assessments are required to address the following considerations:

- Strategic alignment
  - Consideration 1 – Alternative use identification
  - Consideration 2 – Alternative use alignment with zoning objectives
- Economic alignment
  - Consideration 3 – Supply and demand of industrial land
  - Consideration 4 – Economic contribution and proximity
- Viability and connectivity
  - Consideration 5 – Viability and connectivity assessment
  - Consideration 6 – Adjoining industrial land impact assessment

[1] Draft Statewide Policy for Industrial Lands, NSW Department of Planning, Housing and Infrastructure, 2025, p.15

- Public benefit
  - Consideration 7 – Public benefit assessment.

As stated in the draft policy, it is not necessary to satisfy all criteria to be considered for an alternative use. Rather, these criteria serve as a guide for planning authorities when determining if the planning proposal should be approved.

This Alternative Use Assessment addresses the considerations outlined above in accordance with the specific requirements set out in Technical Note 2 ("TN2") of the draft policy and is structured as follows:

- **Introduction:** considers the subject site in its local context and details the alternative land uses being proposed
- **Section 1 – Strategic Alignment:** assesses the alignment of the proposed alternative land uses with relevant City of Sydney and NSW Government strategic planning documents and policies, and determines whether the proposed alternative uses align with the objectives of the current zoning
- **Section 2 – Economic Alignment:** assesses the adequacy of industrial land supply at both a local (i.e. micro) and regional (i.e. macro) level, and determines whether the subject site currently makes a significant economic contribution or enjoys strategic proximity
- **Section 3 – Viability and Connectivity:** assesses the suitability of the subject site for continued industrial use to prevent the premature loss of industrial land, and determines whether the proposed alternative uses at the subject site would significantly impact nearby existing or planned industrial uses
- **Section 4 – Public Benefit:** identifies public benefits that would likely be achieved by the proposed alternative uses at the subject site and determines whether a net material public benefit would likely be achieved
- **Conclusion.**

Subject Site Overview

The subject site comprises multiple adjoining land parcels along Parramatta Road, Arundel Street and Ross Street, Forest Lodge, within the Sydney LGA. The specific land parcels are outlined below in Table I.1.

Table I.1 – Properties Comprising the Subject Site

Address	Lot and DP
64 Parramatta Road, Forest Lodge	▪ Lot 1 DP30884
62 Parramatta Road, Forest Lodge	▪ Lot 2 DP30884
60 Parramatta Rd Road, Forest Lodge	▪ Lot 201 DP746742
58 Parramatta Road, Forest Lodge	▪ Lot C DP438920
56 Parramatta Road, Forest Lodge	▪ Lot 5 DP30884
54 Parramatta Road, Forest Lodge	▪ Lot 6 DP30884
52 Parramatta Road, Forest Lodge	▪ Lot 1 DP60080
50 Parramatta Road, Forest Lodge	▪ Lot 2 DP1275257
40 Parramatta Road, Forest Lodge	▪ Lot 7 DP30884
36 Parramatta Road, Forest Lodge	▪ Lot 8 DP30884
1–3 Ross Street, Forest Lodge	▪ Lot 16 DP447083 ▪ Lot 17 DP447083 ▪ Lot 14A DP447083 ▪ Lot 15A DP447083
50 Arundel Street, Forest Lodge	▪ Lot 1 DP1275257
26 Arundel Street, Forest Lodge	▪ Lot A DP966001 ▪ Lot B DP966001 ▪ Lot C DP966001 ▪ Lot G DP966001 ▪ Lot 2 DP104969 ▪ Lot 1 DP112049 ▪ Lot D DP966001
30 Arundel Street, Forest Lodge	▪ Lot E DP966001 ▪ Lot F DP966001

The 1.8 ha site is bounded by Arundel Street to the north, Parramatta Road to the south, and is bifurcated by Ross Street. A mixed-use development directly abuts the western boundary of the subject site, while a residential apartment complex is located to the subject site's immediate east. By virtue of its location on a major transport corridor and access to public bus services, the subject site is highly connected to surrounding amenity and services, including the Sydney CBD, multiple universities, the Royal Prince Alfred Hospital, and Broadway shopping centre.

The subject site is currently zoned E3 Productivity Support under the *Sydney Local Environmental Plan 2012* ("Sydney LEP"), which permits a range of employment uses and some ancillary retail and commercial uses

but does not permit any type of residential use. However, as the subject site is identified as a "Business Area" on the Locality and Site Identification Map under the Sydney LEP, Clause 7.13A applies and enables residential flat buildings or mixed-use development where the residential component is provided as affordable housing in accordance with the City of Sydney Affordable Housing Program.

While Clause 7.13A provides a limited pathway for residential development, it was not intended to indicate a broader policy acceptance of housing within the E3 Productivity Support zone. Rather, it functions as a tightly controlled exception linked to affordable housing delivery and subject to careful assessment against the objectives of the zone, including the need to protect the primacy of employment and industrial uses. As such, it does not establish a precedent for wider residential development, which remains fundamentally constrained under the current planning framework.

The portion of the subject site located west of Ross Street has a maximum building height of 15 metres, while part of the portion of the subject site located east of Ross Street has a maximum building height of 12 metres and part has a maximum building height of 15 metres. As with maximum building heights, the maximum floorspace ratio ("FSR") varies across the subject site from 1.5:1 to 1.75:1.

At present, the subject site contains a range of land uses that support a diverse mix of businesses. The table below outlines the on-site tenants as of July 2026, grouped by broad land use category.

Table I.1 – Subject Site Tenants, July 2026

Land Use	Tenants	
Large format retail	▪ Officeworks ▪ Austiques ▪ Luxe Fireplaces	▪ Southern Electrical ▪ C Simpson Restorations
Office premises	▪ NSW Health ▪ Diabetes NSW ▪ Macquarie Law Group	▪ Master Builders Association NSW ▪ Status International Auctions ▪ I.S. Wright Coin Dealer
Education	▪ York Business Institute ▪ Signet Institute	▪ Berkeley Business Institute
Car showroom	▪ Toyota	▪ Carmate Motor Group
Food services	▪ Catering Project	
Emergency services	▪ NSW Ambulance	

Source: City of Sydney Floorspace and Employment Survey 2022; Urbis

Map I.1 – Subject Site



Proposed Alternative Land Uses

The subject site has been identified in the City of Sydney's *Housing for All Discussion Paper* as one of 10 key sites for renewal within the Sydney LGA. The discussion paper notes that the subject site has become isolated and underutilised as the former industrial areas along the northern side of Parramatta Road have been progressively redeveloped over the last 20 years. By virtue of its location adjacent to the University of Sydney and close to the Royal Prince Alfred Hospital, the subject site presents an excellent opportunity to accommodate residential uses including housing for students and workers.

The planning proposal seeks to give effect to this opportunity and facilitate the redevelopment of the subject site into a mixed-use development comprising residential, retail and employment (including commercial) uses. It introduces a site-specific framework to enable intensification of development while supporting the retention of employment functions and enhancing the role of the site within the Parramatta Road corridor.

The objectives and intended outcomes of the planning proposal are to:

- Rezone the subject site from E3 Productivity Support to MU1 Mixed Use to enable a broader mix of residential, retail and employment uses
- Support the delivery of affordable housing to meet the needs of low-and-medium income households within the Sydney LGA
- Facilitate the redevelopment of a strategically located site to deliver new housing, including apartment, build to rent and co-living accommodation, in proximity to the Sydney CBD, University of Sydney and Royal Prince Alfred Hospital
- Support a mix of uses that maintains a quantum of floorspace for employment and service functions, including retail, commercial and institutional uses

- Facilitate an increase in development capacity on the subject site consistent with its location on a major transport corridor
- Enable the transition of the subject site from predominantly low-scale commercial and service uses to a higher-density mixed-use precinct
- Ensure built form responds to surrounding heritage conservation areas and nearby heritage items
- Ensure the building design minimises the flood risk to occupants, workers and visitors
- Deliver high-quality residential amenity, active ground floor uses and sustainable urban design outcomes.

Therefore, the alternative use that forms the basis of this assessment is residential, including co-living accommodation, noting a portion of floorspace at the subject site is proposed for employment uses.

Local Context

The subject site is located on Parramatta Road, directly north of the University of Sydney's Camperdown/Darlington campus. The Royal Prince Alfred Hospital, adjacent to the University, is also situated approximately 300 metres south of the subject site. Low-density residential uses are located to the north, while mixed-use development extends along Parramatta Road to both the east and west. Medium and high-density residential development is also evident along Pyrmont Bridge Road to the west, with the Annandale industrial precinct located further west.

The subject site forms part of a broader Parramatta Road corridor that has experienced substantial land use transition over the past two decades. Historically, Parramatta Road functioned as an important freight and employment corridor characterised by a series of industrial, urban services and commercial land holdings. However, progressive redevelopment has increasingly introduced residential, mixed-use, health, education and institutional land uses, resulting in the fragmentation of the corridor's former industrial character.

This transition is continuing within the immediate locality. Most notably, the former 1.1-hectare WestConnex dive site at Annandale has recently been rezoned from industrial land to MU1 Mixed Use, signalling a further shift towards residential and mixed-use outcomes in the surrounding area. There are also several Housing Delivery Authority Expressions of Interest seeking approval to develop high-density residential uses on employment lands around the WestConnex dive site, which have been recommended to proceed. Other employment lands along the corridor are also subject to strategic review and investigation for higher-density urban renewal outcomes. As a result, the subject site no longer forms part of a cohesive industrial cluster and has limited functional relationships with nearby industrial precincts.

The evolving role of the corridor reflects a broader strategic shift from a traditional industrial and freight-network function towards a series of well-connected urban precincts focused on housing, employment, services and public transport accessibility. While Parramatta Road continues to provide an important transport connection, its strategic role is increasingly linked to supporting urban renewal, housing delivery and access to major employment generators, including the University of Sydney, Royal Prince Alfred Hospital and the broader Camperdown Health and Education Precinct.

In this context, the subject site's future role is increasingly defined by its proximity to these major health, education and innovation assets rather than its historic industrial function. This direction is broadly consistent with the NSW Government's contemporary planning framework, including the Ministerial Statement of Expectations, which encourages councils to plan for and update planning controls applying to locally significant industrial land identified within regional strategic plans. The subject site's classification as Locally Significant Industrial Land recognises that such land may require periodic review to ensure planning controls remain aligned with changing strategic priorities, surrounding land use patterns, infrastructure investment and community needs.

By virtue of its inner-city location, the subject site benefits from close proximity to extensive services and amenities, including:

- **Broadway Shopping Centre** – a regional shopping centre located approximately 700 metres east of the subject site, anchored by Kmart, Target, Coles and Hoyts, providing a broad range of convenience and discretionary retail, entertainment and services.
- **Victoria Park** – a major inner-city open space located approximately 650 metres east of the subject site. The park contains a playground, swimming pool and café and provides approximately 8.9 hectares of publicly accessible recreation space.
- **King Street, Newtown** – a major retail high street located approximately 900 metres south of the subject site, providing a diverse range of food and beverage venues, convenience retail and local services.
- **Tramsheds** – a destination food and beverage precinct located approximately 1 kilometre north-west of the subject site, also containing a Supamart IGA supermarket and a range of convenience retail offerings.

These surrounding services, combined with the subject site's proximity to major employment, education and health institutions, reinforce its suitability for a higher-density mixed-use outcome that responds to the ongoing transition of the Parramatta Road corridor and the broader strategic direction for this part of inner Sydney.

Map I.2 – Local Context



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1 Strategic Alignment

This section assesses the alignment of the proposed alternative land uses with relevant NSW Government and City of Sydney strategic planning documents and policies, and determines whether the proposed alternative uses align with the objectives of the current zoning.

1.1 Alternative Use Identification

In accordance with TN2 Consideration 1, this sub-section undertakes a qualitative assessment to examine the extent to which the proposed alternative land uses for the subject site are consistent with relevant City of Sydney and NSW Government strategic planning documents and policies. The following documents are relevant, and key documents are assessed in Table 1.1.1 and Table 1.1.2:

State and Regional Planning

- Greater Sydney Region Plan
- Eastern City District Plan
- Draft Sydney Plan

Local Strategic Planning

- City Plan 2036: Local Strategic Planning Statement (LSPS)
- Housing for All: City of Sydney local housing strategy
- Economic Development Strategy 2025–2035
- Sustainable Sydney 2030–2050: Continuing the Vision and Community Strategic Plan: Delivering Sustainable Sydney 2030–2050: 2025 Update.

While the City of Sydney does not have a current Employment Lands Strategy in effect, noting the strategic approach and key actions are instead contained in the LSPS, the most recent City of Sydney Enterprise Area Review 2019 provided a strong evidence base for strategic decision making at the time.

Importantly, the review distinguished Parramatta Road, Forest Lodge lands from the broader Southern Enterprise Area, recommending that it be planned in accordance with the Camperdown Innovation Precinct and Biotechnology Hub initiatives due to its strategic relationship with surrounding health, education and innovation uses.

However, the review was prepared within a policy context that strongly prioritised the retention and management of industrial land. Since then, the strategic focus along the Parramatta Road corridor has evolved, with increasing emphasis on housing delivery through initiatives such as the Housing Delivery Authority and the redevelopment of government-owned land. As such, the review's findings should be considered alongside the more recent strategic shift towards accommodating housing growth in this part of the corridor.

1.1.1 State and Regional Planning

The following section summarises the alignment of the proposed rezoning of the subject site with the new suite of NSW Government planning policy reforms and key priorities, including housing and affordable housing delivery, employment and job growth, infrastructure alignment, and vibrancy and culture. Overall, the proposed alternative uses for the subject site (i.e. residential) are broadly consistent across a range of objectives outlined in the State's strategic planning framework and associated policies.

1.1.1.1 Greater Sydney Region Plan: A Metropolis of Three Cities and Eastern City District Plan

The *Greater Sydney Region Plan*: *A Metropolis of Three Cities* was released in 2018 and remains the current strategic regional plan for Sydney until it is replaced by the finalised *Sydney Plan*. The framework responds to

significant population growth by reshaping Greater Sydney into three connected city hubs, with the aim of enabling most residents to access jobs, education and health services within 30 minutes.

The three cities comprise the Eastern Harbour City, anchored by the Sydney CBD; the Central River City, centred on Greater Parramatta; and the Western Parkland City, anchored by Western Sydney (Nancy-Bird Walton) Airport and strategic centres including Penrith.

The framework divides Greater Sydney into five subregions, each guided by a 20-year district plan. The Sydney LGA falls within the Eastern City District, with the *Eastern City District Plan* setting planning priorities and actions to guide growth and implement the broader regional strategy. The district plan sought to increase housing supply and affordability by focusing higher-density residential growth near major transport and employment hubs.

The *Greater Sydney Region Plan*: *A Metropolis of Three Cities* and associated *Eastern City District Plan* established the longstanding "retain and manage" approach to industrial and urban services land. Under this framework, industrial lands were generally to be protected from rezoning and alternative uses in order to maintain employment capacity, support urban services and preserve freight and logistics functions. In this regard, the planning proposal is inconsistent with the historical policy position as it seeks to facilitate the transition of land currently zoned E3 Productivity Support to a mixed-use outcome that includes residential uses.

However, the "retain and manage" framework is now being superseded through the NSW Government's strategic planning reforms, including the draft *Statewide Policy for Industrial Lands* and draft *Sydney Plan*. These reforms adopt a more nuanced approach that differentiates industrial land according to its strategic significance and expressly contemplates consideration of alternative uses on Locally Significant Industrial Land where broader strategic, economic and public benefit outcomes can be demonstrated through an Alternative Use Assessment. As the subject site is identified as Locally Significant Industrial Land, the proposal is more appropriately assessed against this emerging strategic framework rather than the former blanket "retain and manage" approach.

1.1.1.2 Draft Sydney Plan

The draft *Sydney Plan* ("draft Plan") is the first of four regional plans to be publicly exhibited as part of the NSW Government's strategic planning reforms. It is established under the *A New Approach to Strategic Planning*: *Discussion Paper* ("Discussion Paper"), which will be formalised in the future *State Land Use Plan*.

These reforms seek to reduce duplication in the planning system by better aligning housing, jobs and infrastructure planning, providing councils with clearer guidance and making planning policies easier to navigate and implement.

A three-tiered structure of state, regional and local plans will be introduced. These are supported by seven statewide priorities to ensure consistent land use planning, including Aboriginal Outcomes, Housed, Prosperous, Connected, Resilient, Liveable, and Coordinated.

A finalised *Sydney Plan* is expected by mid-2026 when it will replace the current *Greater Sydney Region Plan*: *A Metropolis of Three Cities* and associated *Eastern City District Plan*. With Sydney's population projected to grow by 23% to 6.5 million by 2045, the draft Plan establishes a 20-year land use framework to guide future growth.

It translates the priorities established by the *Discussion Paper* into the Sydney context through 12 responses that support the region's growth and development. Rezoning the subject site gives effect to several of the draft Plan's key responses:

Table 1.1.1 – Alignment of the Planning Proposal with the Draft Sydney Plan

Relevant Policy Direction	Proposed Rezoning
Response 1: Implement Sydney Housing Targets	
The draft Plan mandates five-year housing targets for all Sydney LGAs. The City of Sydney is obligated to deliver 18,900 dwellings by 2029 — one of the highest targets in the region. The draft Plan is explicit that the NSW Government will intervene if councils do not provide for housing capacity in renewed local plans.	The housing targets are important for the short-term whereas the subject site represents a key site with longer-term potential to accommodate well-located housing that leverages existing infrastructure; is connected to community, jobs, recreation and services; and provides excellent amenity
Response 2: Increase Housing Diversity and Choice	
Councils must identify areas that can accommodate more diverse housing based on public transport connections and consider high-density options around transit hubs.	The subject site is directly serviced by existing bus routes along Paramatta Road The planning proposal will increase housing diversity and choice by enabling development of a significant quantum of apartments and co-living accommodation (including affordable housing) at the subject site.
Response 3: Secure the supply of affordable housing	
The draft plan notes that DPHI will expedite local strategic planning for affordable housing, increasing certainty and streamlining affordable housing provisions in the medium to long term.	The planning proposal will ensure that any future residential development on the site will include the provision of affordable housing, helping secure future supply.
Response 4: Grow Well-Located Jobs	
The draft Plan observes that centres are evolving from shopping destinations to mixed-use spaces, and supports rezoning consistent with the residential centre typology.	The planning proposal is consistent with the draft Plan's residential centre typology, directly transitioning a E3 Productivity Support site to an MU1 Mixed Use zone that retains lower-level retail and employment uses while adding residential density above.
Response 5: Align Infrastructure to Planned Growth	
Growth must be sequenced where infrastructure already exists, without requiring new State capital investment.	The subject site is already served by existing roads, bus routes, utilities, open space, and community facilities. The planning proposal unlocks density where infrastructure capacity exists without requiring significant new State capital investment.
Responses 6 & 7: Create a More Vibrant and Connected Sydney	
Councils should reimagine employment and mixed-use zones to support vibrant, higher-density communities, and require infill development to improve access to and provision of public open space.	The planning proposal would enable active lower-level uses and residential density, while also creating opportunities for new retail and employment uses that support the surrounding health and education precinct, enabling students and workers to live closer to where they study and work.

Source: NSW DPHI; Urbis

1.1.2 Local Strategic Planning

The proposed rezoning of the subject site has been assessed against a range of relevant City of Sydney local strategic planning documents, including housing, economic, and sustainability strategies. Table 1.1.2 provides a summary of the planning proposal's alignment with local strategic planning policies and documents (further details are provided in Appendix A).

Overall, the planning proposal for the subject site is broadly consistent with the City's local strategic planning framework through its support of housing supply, mixed-use renewal, access to services, and continued economic activity on a well-located urban site. However, it is partially inconsistent with some objectives to increase or protect employment lands and growth across the city.

Table 1.1.2 – Summary of the Planning Proposal's Alignment with Local Strategic Planning

Plan	Key direction	Relevance to site	Alignment
City Plan 2036 (LSPS)	Supports walkable neighbourhoods, aligned infrastructure delivery, active streets, and diverse housing including co-living (I1, I2, L2, L3). Encourages employment growth and economic productivity across the city (P1).	The planning proposal retains non-residential uses on-site, supporting walkability and street activation. It is a mixed-use proposal scaled to infrastructure capacity, with potential to introduce diverse housing, including co-living accommodation. Over time, some existing employment activity on the site may become less feasible as redevelopment occurs. Notwithstanding this, the proposal is expected to enable the site to continue contributing to economic growth and productivity through ongoing non-residential uses. While the mix of business activity may evolve, the site is anticipated to support a range of services and employment that cater to the needs of nearby residents, businesses, students and visitors.	**Partially Supports**
Housing for All Strategy	Locates new homes near infrastructure, jobs and transport; coordinates growth with existing infrastructure; increases housing diversity; increases affordable	The subject site is identified as one of 10 key areas for redevelopment. It is well-located near education and health facilities, transport and	**Supports**

	housing supply for lower-income and key worker households (H1, H2, H3, H4).	services; with the planning proposal intending to add apartments and affordable housing opportunities while retaining lower-level employment uses.	
Economic Development Strategy	Aims to secure Sydney's economic future by enabling business / employment growth and safeguarding land for strategic industrial activities and essential urban services, alongside supporting housing near transport and a vibrant street-level economy. Seeks to protect economic activities including industrial and urban services.	The proposal supports housing near transport and street vibrancy through retained retail / commercial uses. However, the rezoning of an industrial / employment specific site is inconsistent with the strategy's safeguarding objective.	**Partially Supports** — supports housing / place-making priorities, but is inconsistent with industrial land protection objectives.
Sustainable Sydney 2030–2050: Continuing the Vision and 2025 Update	Supports diverse and affordable housing, active street-level economic life, and well-planned intensification of existing sites (D10, D9, D4).	The proposal enables residential apartments and co-living (including an affordable housing component), retains active retail / employment at street level, and intensifies an existing site.	**Supports**

Source: City of Sydney; Urbis

Key findings

- The proposed alternative uses for the subject site (i.e. residential) are broadly consistent across a range of objectives outlined in the State's strategic planning framework and associated policies, and with the City of Sydney's local strategic planning framework through its support of housing supply, mixed-use renewal, access to services, and continued economic activity on a well-located urban site.
- The proposal partially conflicts with some objectives which intend to retain or protect employment and industrial land as rezoning and added residential capacity may reduce the viability of existing business operations at the subject site.

1.2 Alternative Use Alignment with Zoning Objectives

In accordance with TN2 Consideration 2, this sub-section assesses whether the alternative uses proposed at the subject site align with the objectives of the current zoning.

As noted previously, the subject site is zoned E3 Productivity Support under the Sydney LEP. The zone's objectives are:

- To provide a range of facilities and services, light industries, warehouses and offices
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones
- To provide opportunities for new and emerging light industries
- To enable other land uses that provide facilities and services to meet the day-to-day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site
- To encourage employment opportunities
- To promote land uses with active street frontages
- To provide for land uses that support the viability of adjoining industrial land uses.

Residential development is not supported within E3 Productivity Support zoning as its introduction is generally considered to undermine the zone's core purpose of retaining land for employment uses. Permitting housing in the E3 Productivity Support zone may inflate land values and place pressure on the ongoing viability of surrounding non-residential uses. Over time this could displace core employment uses and erode the zone's primary function. Residential occupants are also incompatible with operations typical of E3 Productivity Support uses such as servicing, loading, extended trading hours, and associated noise - which may give rise to conflicts.

Rather than seeking an exception to permit residential uses within the E3 Productivity Support zone, a planning proposal for rezoning will be pursued for the subject site. This would enable residential and non-residential uses to coexist, with appropriate controls to retain employment floors pace and manage interface impacts through a MU1 Mixed Use, a more appropriate zoning.

Key findings

- Residential development is not supported within the E3 Productivity Support zone as it undermines the zone's core purpose of retaining land for employment uses.
- A planning proposal is required to facilitate the proposed alternative uses through rezoning the subject site to MU1 Mixed Use.

2 Economic Alignment

This section assesses the adequacy of industrial land supply at both a local and regional level and determines whether the subject site currently makes a significant economic contribution or enjoys strategic proximity.

2.1 Supply and Demand of Industrial Land

In accordance with TN2 Consideration 3, this sub-section assesses the adequacy of industrial land supply using data and information from the Sydney LEP and the NSW Department of Planning, Housing and Infrastructure's ("DPHI") Employment Lands Development Monitor ("ELDM"). It also qualitatively assesses demand for industrial uses at the subject site based on key success factors for typical industrial uses.

2.1.1 Industrial Land Supply Analysis

In assessing the supply of industrial land at a regional level, the Sydney LGA is adopted as the relevant study area. To assess the supply of industrial land at a local level, areas located within a 1 km radius of the subject site have been considered.

2.1.1.1 Regional Analysis - Sydney LGA

In total, the Sydney LGA provides 206.8 ha of industrial-zoned land, with 200.9 ha developed and 5.9 ha undeveloped as of January 2025. The majority (78%) of this land is zoned E3 Productivity Support (161.1 ha) while the remainder is zoned E4 General Industrial.

As shown in the map overleaf, the vast majority of the LGA's industrial land is concentrated within the Alexandria-Rosebery industrial precinct. However, there is also a small provision at Moore Park, and at the Sydney Fish Market site.

As of January 2025, only 5.9 hectares of industrial-zoned land within the Sydney LGA is still undeveloped, albeit highly fragmented. Only one parcel of undeveloped land has an area exceeding 1 ha, and it is located within the subject site.

Table 2.1.1 – Industrial Land Supply by Zoning, Sydney LGA, January 2025 (ha)

Zone	Developed	Undeveloped	Total
E3	156.7	4.4	**161.1**
E4	44.2	1.5	**45.7**
TOTAL	**200.9**	**5.9**	**206.8**

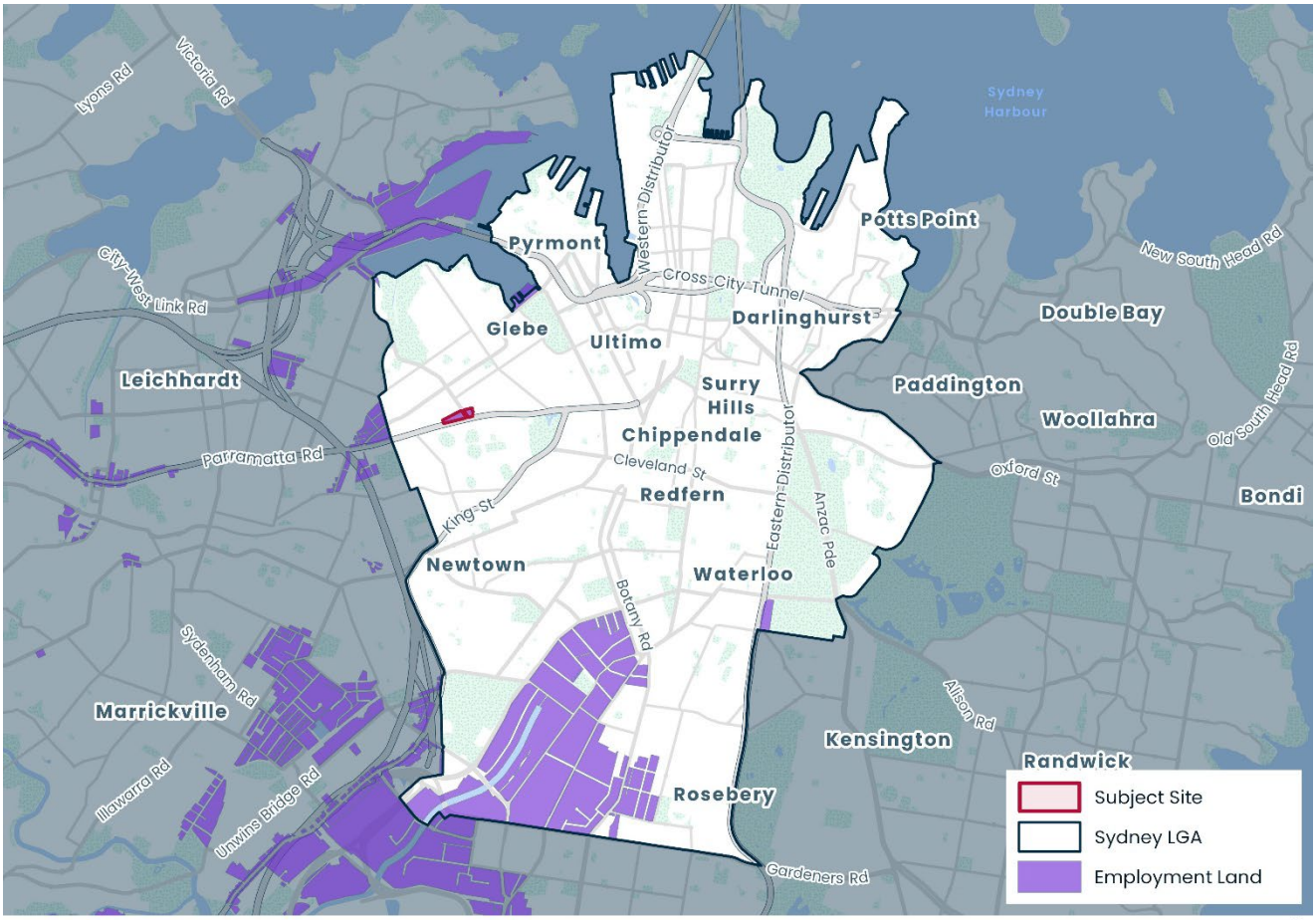
Source: NSW DPHI

Table 2.1.2 – Industrial Land Supply by Lot Size, Sydney LGA, January 2025 (ha)

Lot Size	Undeveloped
<0.1 ha	0.2 ha (2 lots)
0.1 – 0.5 ha	3.0 ha (15 lots)
0.5 – 1 ha	1.2 ha (2 lots)
1 – 5 ha	1.5 ha (1 lot)
TOTAL	**5.9 ha (19 lots)**

Source: NSW DPHI

Map 2.1.1 - Industrial Land, Sydney LGA, 2026



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Impact of Rezoning the Subject Site

While the rezoning would technically result in a 1.1% reduction in the Sydney LGA's total E3 Productivity Support-zoned land and a 0.8% reduction in the LGA's total industrial land supply, the implications extend beyond a simple reduction in zoned land area.

At present, the subject site accommodates a mix of employment-generating uses, including retail, office, education and urban services activities. The planning proposal would require non-residential uses to be retained on the ground and first floors, resulting in the continued provision of a substantial quantum of employment floorspace. However, the retention of employment floorspace may not represent the retention of existing employment functions.

While future redevelopment is likely to accommodate retail, commercial office and other employment-generating uses, it is unlikely to provide a like-for-like replacement of all existing industrial and urban services activities currently operating on the site. Some uses may become less feasible within a predominantly residential mixed-use environment due to building design requirements, servicing constraints, residential interfaces and increased underlying land values. As a result, redevelopment may lead to the displacement of some existing businesses and a transition away from certain industrial and urban services functions.

At the same time, future employment floorspace is expected to support a different mix of activities that are more closely aligned with the subject site's evolving strategic context. In particular, commercial, professional, service-based and knowledge-sector uses are likely to become increasingly prominent, reflecting the site's proximity to the University of Sydney, Royal Prince Alfred Hospital and the broader Camperdown Health and Education Precinct. These uses would continue to generate employment and economic activity while better reflecting the changing character of the Parramatta Road corridor.

Accordingly, while the proposal may result in some loss of industrial function at the subject site, this should be considered in the context of the site's increasing isolation from the broader industrial lands network, the

ongoing transition of surrounding employment lands, and the corridor's shift towards mixed-use, health, education and residential outcomes. In this context, the rezoning is considered unlikely to materially affect the broader industrial land network within the Sydney LGA, with future employment outcomes better aligned to the strategic role of the locality and the wider transformation of the Parramatta Road corridor.

Table 2.1.3 – Impact of Rezoning the Subject Site on Total Industrial Land Supply, Sydney LGA (ha)

	Sydney LGA Including Subject Site	Sydney LGA Excluding Subject Site	*% Reduction*
E3 Productivity Support	161.1	159.4	*1.1%*
Total Industrial Land	206.8	205.1	*0.8%*

Note: The ELDM Supply of Employment Lands includes Employment Land zoned WF4, which has been excluded
Source: City of Sydney; NSW DPHI; Urbis

2.1.1.2 Local Analysis – 1 km Radius from Subject Site

As shown overleaf in Map 2.1.2, there are three industrial precincts located within a 1 km radius of the subject site. These are the Annandale, Camperdown, and Stanmore industrial precincts which are all located within the Inner West LGA.

As of 2025, the majority (79.2% or 9.9 ha) of the industrial land within 1 km radius of the subject site (including the subject site) is zoned E4 General Industrial while the remaining 20.8% (2.6 ha) is zoned E3 Productivity Support. The only undeveloped industrial zoned land in this area is a 0.1-ha parcel zoned E3 Productivity Support which is located within the subject site.

Table 2.1.4 – Industrial Land Supply by Zoning, 1 km Radius from Subject Site (including Subject Site), 2025 (ha)*

Zone	Developed	Undeveloped	Total
E3 Productivity Support	2.5	0.1	**2.6**
E4 General Industrial*	9.9	-	**9.9**
TOTAL	**12.4**	**0.1**	**12.5**

**The former WestConnex dive site at 160-186 Parramatta Road and 79-95 Pyrmont Bridge Road, Annandale was rezoned on 12 December 2025 from E4 General Industrial under the Inner West LEP 2022 to MU1 Mixed Use. Therefore, these have been excluded.*
Source: City of Sydney; NSW DPHI; Urbis

While these precincts are currently zoned as either E3 Productivity Support or E4 General Industrial, and considered as employment land, they are also in the processes of being investigated for redevelopment and rezoning. This includes the former WestConnex dive site in Annandale, which was rezoned to MU1 Mixed Use in December 2025. Additionally, as shown in the table below, a number of other sites in the local area are also currently being investigated for residential development or have received approval for rezoning.

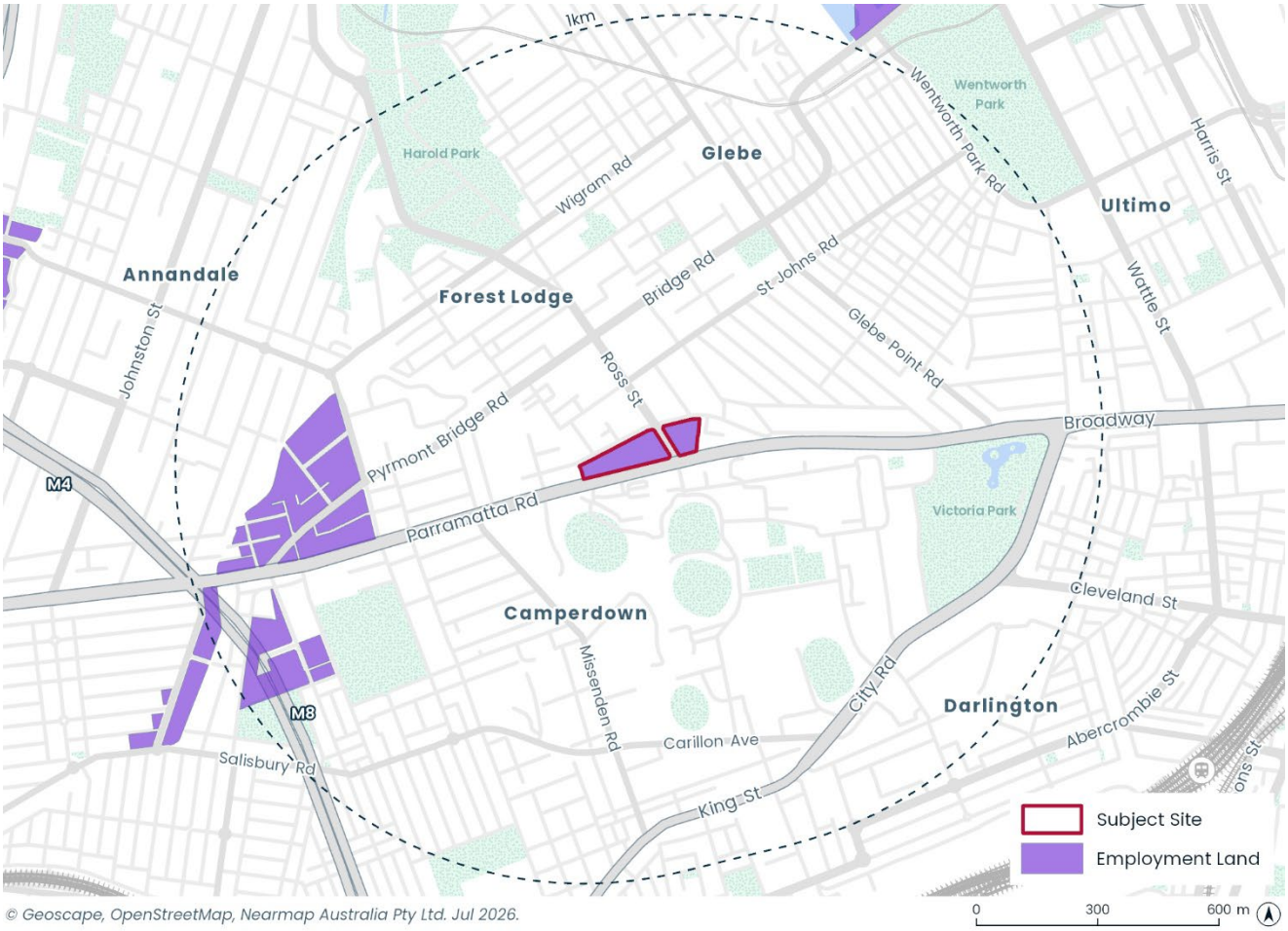
Table 2.1.5 – Proposed/Approved Rezonings of Industrial Land, 1 km Radius from Subject Site

Site	Proposed Uses	Proposed Zoning	Status
52-54 Pyrmont Bridge Road, Annandale	600 residential units. commercial, health	MU1 Mixed Use	Prepare EIS
206 Parramatta Road/130,122-128 Bridge Road, Annandale	281 residential units	MU1 Mixed Use	Under Assessment
WestConnex Dive Site	577 residential units	MU1 Mixed Use	Approved

99-101 Pyrmont Bridge Road, 190-192, 194-196 Parramatta Road	187 residential units, retail, commercial	MU1 Mixed Use	Prepare EIS
63-77 Pyrmont Bridge Road	180 residential units, commercial	MU1 Mixed Use	Prepare EIS

Source: NSW DPHI

Map 2.1.2 - Industrial Land, 1 km Radius from Subject Site, 2026



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Impact of Rezoning the Subject Site

The rezoning of the subject site would technically result in a 69.2% reduction in E3-zoned land supply, a 14.4% reduction in total industrial land supply, and a 100% reduction in undeveloped industrial land supply within a 1 km radius of the subject site (this undeveloped parcel was used for the construction of the NSW Ambulance Station but is now vacant). However, it is critical to recognise that the subject site no longer functions as part of a stable or consolidated industrial cluster. Rather, the surrounding pattern of rezonings and redevelopment outlined above is progressively changing the character and function of the Parramatta Road corridor.

Accordingly, the proposed rezoning of the subject site would not result in the fragmentation or erosion of a viable industrial network, as the broader network is already transitioning away from industrial activities. Retaining the existing industrial zoning in isolation would likely result in the subject site becoming increasingly disconnected from the emerging urban context and less suitable for ongoing industrial operations over time.

Table 2.1.6 – Impact of Rezoning the Subject Site on Total Industrial Land Supply, 1 km Radius from Subject Site (ha)

	1 km Radius Including Subject Site	1 km Radius Excluding Subject Site	*% Reduction*
E3 Productivity Support	2.6	0.8	*69.2%*
Total Industrial Land	12.5	10.7	*14.4%*

Source: NSW DPHI ELDM Supply of Employment Lands

2.1.2 Industrial Land Demand Analysis

The underlying demand for industrial uses at the subject site has been qualitatively assessed based on the subject site's alignment with key success factors and location drivers for typical industrial uses and businesses.

As shown in Table 2.1.7, there is moderate underlying demand for industrial uses at the subject site overall. This reflects the subject site's excellent proximity to potential customers, workers and major arterial roads and motorway networks, and moderate accessibility for heavy vehicles. However, the subject site is not located within an industrial precinct which would provide opportunities for synergies with complementary businesses.

Table 2.1.7 – Subject Site Rating Against Industrial Land Use Success Factors

Success Factor	Rating	Rationale
Location within an industrial precinct	Low	▪ The subject site is not located within an industrial precinct and while there are three industrial precincts located within a 1 km radius of the subject site, these precincts have no relationships or functional connections to the subject site and are also progressively transitioning to mixed-use, commercial and higher-density urban outcomes via rezonings ▪ While this does slightly impede some of the subject site's existing land uses (which include large format retail, emergency services, office premises, car showrooms), it is more restrictive for traditional industrial land uses which generally benefit from co-location with complementary businesses
Proximity to customers and workforce	High	▪ Given its inner-city location surrounded by residential uses and large-scale employment-generating uses (e.g. University of Sydney, Royal Prince Alfred Hospital), the subject site enjoys excellent access to a large pool of potential customers and workers
Proximity to major arterial roads and motorway networks	High	▪ The subject site enjoys a direct frontage to Parramatta Road which is a major arterial road providing access to central and western Sydney and connections to Sydney's motorway network
Accessibility for heavy vehicles	Moderate	▪ Although Parramatta Road is identified as a heavy vehicle route, new development proposals would generally experience difficulty obtaining direct vehicular access from Parramatta Road due to traffic management, safety and road network constraints. Instead, access would be required from Arundel Street. This street is shared with low-density residential land uses, which limits its effectiveness for heavy vehicle movement due to the constrained local street environment and potential amenity impacts on nearby residents
OVERALL	**Moderate**	▪ **The site's existing characteristics, surrounding land uses, emerging development context and access arrangements reduce its suitability for traditional industrial activity, particularly those that rely on co-location with complementary industrial businesses and efficient heavy vehicle access**

Source: Urbis

Key findings

- While there is considered to be moderate underlying demand for industrial uses at the subject site, this demand would likely be better accommodated elsewhere, in areas such as Sydney south where there is a more convenient and concentrated cluster of light industrial and urban services uses. This is in contrast to the subject site, which does not enjoy agglomeration benefits due to its relative fragmentation.
- The subject site, as with the other pockets of employment land along Parramatta Road, is largely no longer fit-for-purpose and does not support the corridor's resident-oriented transformation. Overall, the rezoning will have a limited impact on the broader take-up of industrial land within the local area or wider Sydney LGA.

2.2 Economic Contribution and Proximity

In accordance with TN2 Consideration 4, this sub-section quantitively assesses the current economic function of the subject site through analysis of the following metrics:

- Economic Contribution
  - Contribution to local and regional employment
  - Role in supply chains
- Proximity to key infrastructure.

2.2.1 Economic Contribution

2.2.1.1 Contribution to Local and Regional Employment

In assessing the subject site's contribution to local and regional employment, both the employment directly generated on-site and the employment generated indirectly through supply chains has been analysed (refer Appendix B for further details).

Based on data sourced from the *City of Sydney Floor Space and Employment Survey 2022* and supplemented with an in-person audit, it is estimated there are currently 573 jobs at the subject site. As shown in Table 2.2.1, two industries account for over 70% of these jobs – Professional, Scientific and Technical Services (212 jobs, 37%), and Retail Trade (148 jobs, 26%). The remaining 155 jobs (27%) are spread across five other industries, none of which are traditional industrial industries and therefore are able to be accommodated within an alternative zoning. This includes education providers and other occupants occupying commercial office space such as York Business Institute, Berkeley Business Institute, Diabetes NSW, Master Builders Association NSW, in addition to food services providers such as Catering Project.

Despite this, it is acknowledged that it is not feasible for all tenants currently at the site to be retained within a mixed-use precinct that hosts predominantly residential land uses. This is not necessarily a negative, as the subject site's relative isolation from other industrial areas would suggest that there may be better locations for industrial and urban uses to be consolidated, where agglomeration benefits amongst businesses may be better realised. At the same time, the existence of office-based employment at the subject site is not necessarily critical under the current zoning, with those employed in the Professional, Scientific and Technical, Finance and Insurance Services, and Education and Training industries potentially able to retain their on-site location under an alternative zoning or in other office locations across the Sydney LGA.

Table 2.2.1 – Direct Employment by Industry, Subject Site, 2026

Industry	Number of Jobs	Proportion of Total
Professional, Scientific and Technical Services	212	37%
Retail Trade	206	36%
Education and Training	81	14%
Health Care and Social Assistance	36	6%
Financial and Insurance Services	22	4%
Accommodation and Food Services	11	2%
Arts and Recreation Services	5	1%
TOTAL	**573**	**100%**

Source: City of Sydney Floorspace and Employment Survey 2022; Urbis

In addition to direct on-site employment, the subject site also indirectly generates employment locally and across NSW through supply chains. Based on the estimated number of direct jobs by industry, the indirect employment generated by the subject site has been estimated using the REMPLAN Input-Output model.

As shown in Table 2.2.2, it is estimated the existing uses at the subject site support 207 jobs across NSW. Of the 207 supply chain jobs, 149 jobs (72%) are within the Sydney LGA, a further 47 jobs (23%) are based elsewhere in Greater Sydney, and the remaining 11 jobs (5%) are located outside of Greater Sydney.

Table 2.2.2 – Indirect Employment, Subject Site, 2026

	Number of Jobs	Proportion of Total
Sydney LGA	149	72%
Rest of Greater Sydney	47	23%
Rest of New South Wales	11	5%
TOTAL NEW SOUTH WALES	**207**	**100%**

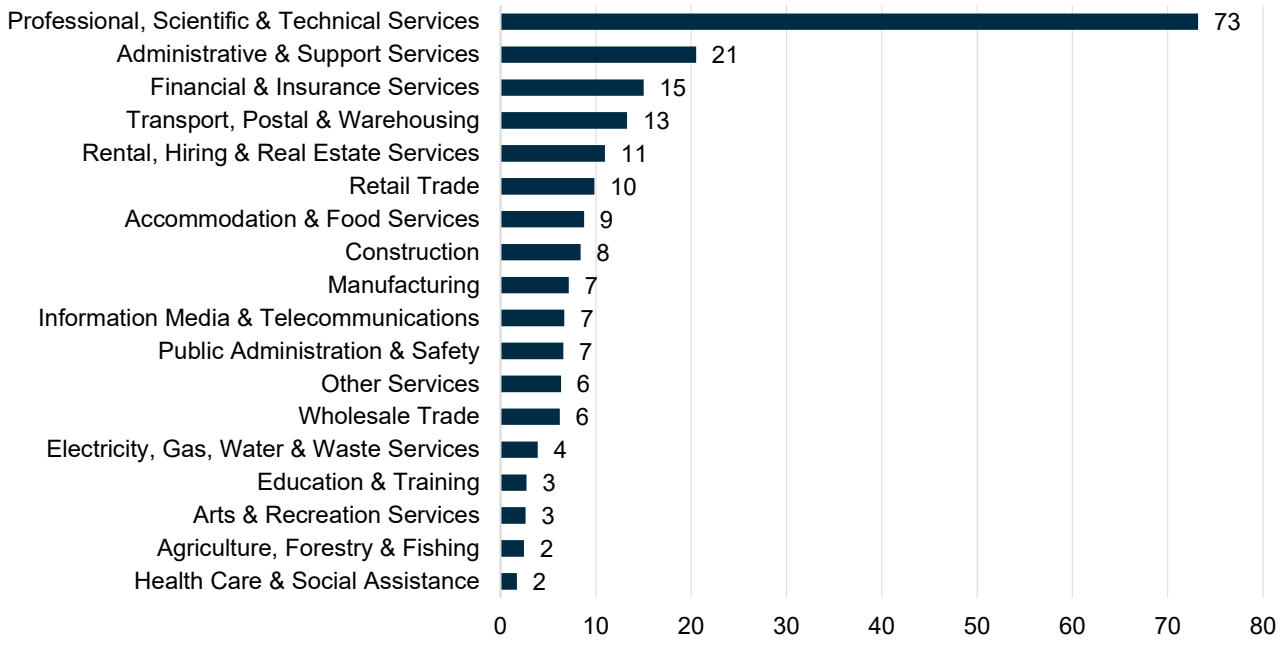
Note: Supply-Chain Effect Only
Source: City of Sydney Floorspace and Employment Survey 2022; REMPLAN; Urbis

2.2.1.2 Role in Supply Chains

The subject site's role in supply chains has been assessed by analysing its indirect employment and gross value added (i.e. economic activity) generation by industry.

As shown in Chart 2.2.1, of the 207 supply chain jobs supported by the array of activities and direct employment at the subject site, over 50% are concentrated within three industries. These comprise the Professional, Scientific and Technical Services industry (73 jobs, 35%), followed by the Administrative and Support Services industry (21 jobs, 10%), and the Financial and Insurance Services industry (15 jobs, 7%).

Chart 2.2.1 – Supply Chain Employment by Industry, NSW, 2026 (No. of Jobs)



Source: City of Sydney Floorspace and Employment Survey 2022; REMPLAN; Urbis

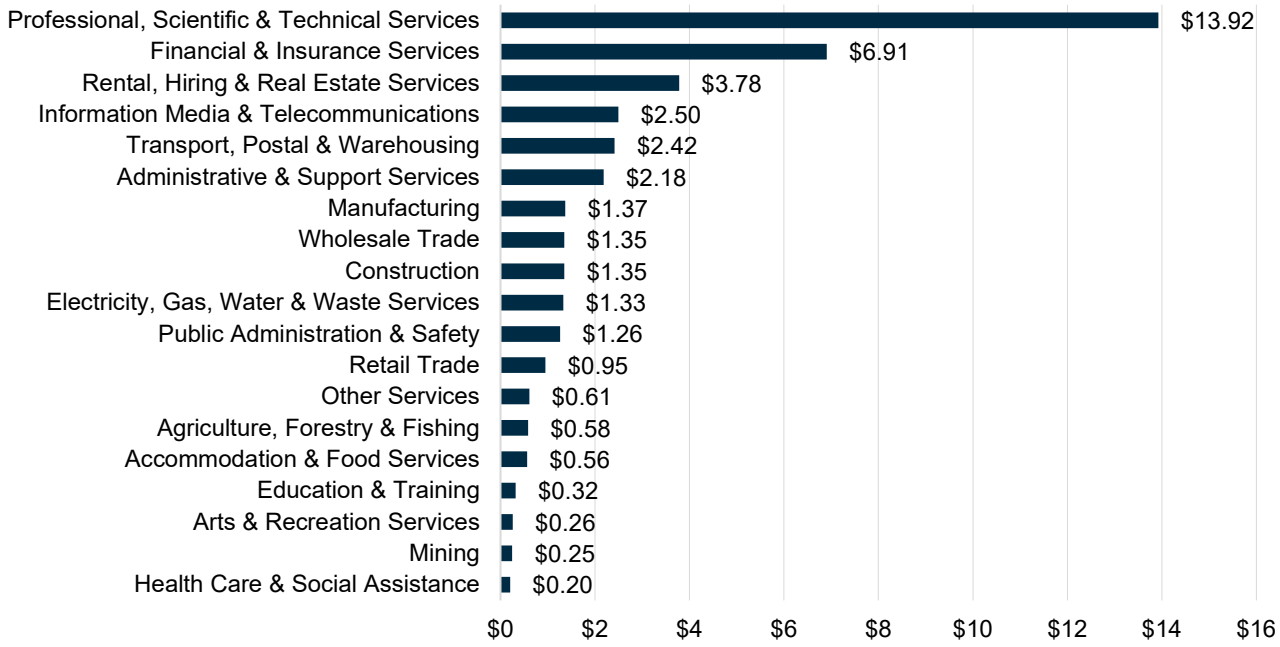
As not all industries are equally productive, the subject site's indirect contribution to gross value added through its supply chains does not mirror its indirect contribution to employment at an industry level.

Chart 2.2.2 shows that 58% of the gross value added indirectly generated by the subject site through its supply chains is concentrated in just three industries, and only two of these industries reflect the top three

industries in terms of supply chain employment. The activities at the subject site indirectly provide the greatest contribution to the Professional, Scientific and Technical Services industry at $13.92 million per annum (33%), followed by the Financial and Insurance Services Industry at $6.91 million per annum (16%). A further $3.78 million per annum is contributed to the Rental, Hiring and Real Estate Services industry (9%).

This analysis demonstrates that the current uses at the subject site are playing an important role in supply chains across NSW. However, as outlined previously, it is likely that any potential future development would support a different mix of land uses and therefore play a different role in supply chains.

Chart 2.2.2 – Supply Chain Gross Value Added by Industry, NSW, 2026 ($M per annum)



Source: City of Sydney Floorspace and Employment Survey 2022; REMPLAN; Urbis

2.2.2 Proximity to Key Infrastructure

As shown in Map 2.2.1, and noted previously, the subject site benefits from close proximity and access to key infrastructure which support its role as industrial land. Most notably, the subject site enjoys a frontage and direct access to Parramatta Road which provides access to central and western Sydney and connections beyond Greater Sydney. However, this connectivity does not substantially benefit the majority of the existing uses on-site, with the exception of emergency services. It is also noted that vehicular access is not guaranteed for new development, with most access expected to be via Arundel Street.

Map 2.2.1 – Key Infrastructure Surrounding Subject Site



© Geoscape, OpenStreetMap, Nearmap Australia Pty Ltd. Jul 2026.

Key findings

- The existing uses at the subject site make a significant economic contribution by:
  - Directly supporting 573 on-site jobs and indirectly supporting 207 jobs across the Sydney LGA, rest of Greater Sydney and rest of NSW
  - Playing an important role in supply chains across NSW through supporting employment and economic activity in upstream and downstream industries such as the Professional, Scientific and Technical Services industry and the Financial and Insurance industry.
- The subject site benefits from close proximity and access to Parramatta Road, however this does not substantially benefit the majority of the existing uses on-site, with new development likely to be more reliant on Arundel Street for vehicular access.

3 Viability and Connectivity

This section assesses the suitability of the subject site for continued industrial use to prevent the premature loss of industrial land, and determines whether the proposed alternative uses at the subject site would significantly impact nearby existing or planned industrial uses.

3.1 Viability and Connectivity Assessment

In accordance with TN2 Consideration 5, the suitability of the subject site for continued industrial use has been qualitatively assessed through consideration of:

- Lot size and fragmentation
- Access to freight routes
- Adjacency to other industrial lands.

As noted by the draft policy, a site that is isolated, constrained or unviable for future industrial development may be suitable for transition.

As shown in Table 3.1.1, the subject site is considered to have moderate suitability for continued industrial use. Although its fragmentation poses issues for larger scale industrial uses that would require lot consolidation, the individual properties are generally of sufficient scale to accommodate many typical light industrial uses. The subject site also currently enjoys access to freight routes; however, this may change in the medium-long term as Parramatta Road shifts to a multi-modal transport corridor which would further limit its potential to accommodate heavy vehicles. Finally, despite being located within 1 km of three industrial precincts, these precincts are investigating or undergoing rezoning themselves, and the subject site is relatively isolated with no relationships or functional connections to them.

The changing role and function of the Parramatta Road corridor, which is coinciding with broader urban renewal across inner-Sydney, is re-shaping the potential for the subject site and other nearby currently zoned industrial lands. As mentioned previously, these precincts are currently in the process of investigations, rezoning proposals and strategic reviews, with the potential to be realised as mixed-use precincts anchored by residential land uses. These broader changes further dilute the subject site's role within Sydney's employment lands network.

However, it must be recognised that the planning proposal will not guarantee the loss of this moderately suitable site from an employment perspective. As noted previously, the planning proposal will require non-residential uses on the ground and first floors, with future redevelopment likely to accommodate retail, commercial office and other employment-generating uses. While many existing uses will remain technically permissible, some industrial and urban service uses may not remain economically or operationally viable within a future mixed-use development.

Table 3.1.1 – Subject Site Rating Against Industrial Land Use Suitability Criteria

Suitability Criteria	Rating	Rationale
Lot size and fragmentation	Moderate	▪ The subject site is highly fragmented, comprising 14 properties in separate ownership, spread across 24 allotments and ranging in size from 119 sq.m to 3,375 sq.m. While the fragmentation poses issues for larger scale industrial uses that would require lot consolidation, the individual properties are generally of sufficient scale to accommodate many typical light industrial uses

Access to freight routes or transport nodes	Moderate	▪ While the subject site enjoys direct frontage to Parramatta Road which is approved for heavy vehicle access and provides access to central and western Sydney, links to Sydney's motorway network (e.g. M4 and M8), and connections beyond Greater Sydney, new development proposals would generally experience difficulty obtaining direct vehicular access from Parramatta Road due to traffic management, safety and road network constraints ▪ Additionally, the NSW Government has a vision for Parramatta Road to shift to a multi-modal transport corridor (potentially including light rail) which would further restrict the already limited freight route's usage
Adjacency to other industrial lands	Low	▪ While there are three industrial precincts located within a 1 km radius of the subject site, these precincts have no relationships or functional connections to the subject site. These sites are also undergoing rezoning investigations, which would further reduce any adjacency to other industrial lands. As such, the subject site is relatively and increasingly isolated.
OVERALL	**Low-Moderate**	▪ **The subject site has both positive and negative attributes in respect of lot size and fragmentation, and access to freight routes. However, there is a high likelihood that the subject site would face further isolation within the Sydney industrial land network, as nearby precincts also respond to the urban renewal of Parramatta Road corridor**

Source: Pricefinder; Nearmap; Urbis

Key findings

- The subject site has low to moderate suitability for continued industrial use. Therefore, while the proposed rezoning would enable approximately 25,000 sq.m of non-residential floorspace on-site, broadly consistent with the current provision, this does not represent a like-for-like replacement of existing industrial uses. Retention of employment floorspace does not necessarily equate to the retention of the existing mix of industrial and urban services uses.
- Rather, the proposed built form is expected to accommodate a different mix of employment uses, predominantly commercial and service-based in nature. Although existing uses may remain permissible under the proposed zoning and controls, their feasibility will be influenced by the design and operational characteristics of the future development.

3.2 Adjoining Industrial Land Impact Assessment

The degree of potential land use conflicts between the proposed alternative land use (i.e. residential) at the subject site and nearby existing or planned industrial uses has been assessed in accordance with TN2 Consideration 6.

While there are three industrial precincts within a 1 km radius of the subject site, these precincts are immediately adjacent to and surrounded by existing low, medium and high-density residential uses. Therefore, the introduction of residential uses at the subject site presents no risk of operational conflicts or land use interface issues with these nearby industrial areas.

For the same reasons, there is also no potential for amenity impacts on the subject site arising from industrial operations, such as noise, odour or heavy vehicle movements. Similarly, the proposed residential uses will not encroach upon freight corridors, operational buffers or other infrastructure associated with industrial precincts.

Additionally, the proposed rezoning to MU1 Mixed Use is consistent with the surrounding land use context, which is characterised by a mix of residential, educational and mixed-use zones. This pattern reflects an established urban environment that has transitioned away from industrial activity toward residential and mixed-use development. MU1 Mixed Use zoning occurs to the west of the subject site along Parramatta Road and to the south-west, while a small pocket of E1 Local Centre zoning is located at the intersection of St Johns Road and Ross Street. A large, consolidated area of R1 General Residential-zoned land is located to the north of the subject site, with SP2 Educational Establishment zoning associated with the University of Sydney to the south.

Therefore, the proposed rezoning is not expected to compromise the function or viability of industrial land, nor generate land use conflicts, and is considered appropriate within the existing and evolving urban context.

Key findings

- While there are three industrial precincts within a 1 km radius of the subject site, these precincts are immediately adjacent to and surrounded by existing low, medium and high-density residential uses. As such, there is no risk of operational conflicts or land use interface issues, nor potential for amenity impacts on the proposed residential uses at the subject site.

4 Public Benefit

This section identifies public benefits that would likely be achieved by the proposed alternative uses at the subject site (beyond what would otherwise be achieved through standard contributions) and determines whether a net material public benefit would likely be achieved.

The proposal will be subject to the City of Sydney's affordable housing contribution framework under the Sydney Local Environmental Plan 2012, including Clauses 7.13 and 7.13B, and the City of Sydney Affordable Housing Program. These provisions require development to contribute to affordable housing through either monetary contributions or dedication as a condition of consent. Contributions are directed to community housing providers to support the delivery and ongoing management of affordable rental housing for very low to moderate income households.

Key findings

- Enabling the development of residential uses at the subject site will deliver a net public benefit as the proposed alternative residential uses would result in the contribution of affordable housing within the Sydney LGA.

Conclusion

Industrial lands are critical to the functioning of the Sydney LGA and the wider Greater Sydney region, providing trade, employment and services for communities, and generating significant economic activity. Therefore, any proposed rezoning of industrial lands needs to be carefully considered in accordance with the requirements of the draft policy.

In assessing the suitability of the subject site for rezoning to enable the development of residential uses above ground and first floor non-residential uses (e.g. retail, commercial and other employment uses), the following has been found:

- The proposed alternative uses for the subject site (i.e. residential) are broadly consistent across a range of objectives outlined in the State's strategic planning framework and associated policies, and with the City of Sydney's local strategic planning framework through its support of housing supply, mixed-use renewal, access to services, and continued economic activity on a well-located urban site.
- A planning proposal is required to facilitate the proposed alternative uses through rezoning the subject site to MU1 Mixed Use.
- The existing uses at the subject site, which will remain permissible under the new zoning and controls implemented by the planning proposal, make a significant economic contribution by:
  - Directly supporting 573 on-site jobs and indirectly supporting 207 jobs across the Sydney LGA, rest of Greater Sydney and rest of NSW
  - Playing an important role in supply chains across NSW through supporting employment and economic activity in upstream and downstream industries such as the Professional, Scientific and Technical Services industry and the Financial and Insurance industry.
- The subject site has close proximity and access to Parramatta Road, however this does not substantially benefit the majority of the existing uses on-site, nor is it likely to materially benefit any future uses.
- The subject site has low to moderate suitability for continued industrial use and there is moderate underlying demand for industrial uses at the subject site. While this demand can still technically be accommodated under the proposed new zoning and controls as all on-site uses will remain permissible, it is acknowledged that there will potentially be a loss or displacement of some of these existing users of the site due to site constraints and rental increases associated with a higher zoning and higher-grade development.
- The introduction of residential uses above non-residential uses at the subject site is not expected to result in operational conflicts or land use interface issues, nor potential for amenity impacts on the proposed residential uses at the subject site as the industrial precincts in the surrounding area are already located immediately adjacent to and surrounded by existing low, medium and high-density residential uses.
- There are other sites and precincts along and near Parramatta Road that are concurrently being assessed or investigated for a rezoning from E3 Productivity Support or E4 General Industrial. The rezoning of the subject site will have a limited impact on the broader take-up of industrial land within the local area or wider Sydney LGA due to the existing lack of interconnection and shifting role and function of the other sites in the short-medium term.
- Enabling the development of residential uses at the subject site will deliver a net public benefit through the contribution to affordable housing.

While the planning proposal would technically reduce the overall supply of industrial land within the Sydney LGA, the existing zoning no longer reflects the evolving role and function of the Parramatta Road corridor as a population-serving precinct. This broader transition is also evident in planning proposals for nearby industrial sites, many of which seek rezoning to MU1 Mixed Use.

Although the proposal may result in the displacement of some existing industrial and urban services occupants of the subject site due to building design requirements, servicing constraints, residential interfaces and increased underlying land values, these businesses may have opportunities to relocate to more suitable industrial locations that are still accessible to their existing markets where necessary.

At the same time, the planning proposal would facilitate the delivery of non-residential floorspace capable of accommodating businesses and occupants that are better aligned with the site's strategic location and the emerging character of the Parramatta Road corridor, including some existing businesses and occupants already occupying commercial office space at the site. Given the site's proximity to the University of Sydney, Royal Prince Alfred Hospital and the broader Camperdown Health and Education Precinct, commercial, professional, service-based and knowledge-sector uses are likely to become increasingly prominent on-site and would continue to generate employment and economic activity.

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Appendices

A Local Strategic Planning Alignment

A.1.1 City Plan 2036: Local Strategic Planning Statement (LSPS)

The *City Plan 2036*: *Local Strategic Planning Statement* (LSPS) is a legislatively mandated local strategic plan required under the *Environmental Planning and Assessment Act 1979* (EP&A Act). It sets out a 20-year planning framework for the Sydney LGA, guiding the vision, priorities and actions regarding land use, development, and infrastructure through to 2036. The LSPS establishes 13 planning priorities grouped into the themes of infrastructure, liveability, productivity, sustainability, and governance and implementation.

The proposed rezoning of the subject site is broadly consistent with the City Plan 2036, particularly around housing diversity, mixed-use activation and design excellence goals. It is noted that under the NSW strategic planning framework reforms, the City of Sydney will be required to update its existing LSPS to better align with new state, regional, and local goals; accordingly, the alignments identified here are subject to change.

Table A.1 – Alignment with City Plan 2036: Local Strategic Planning Statement

LSPS Priority	Strategic Direction	Relevance to the Planning Proposal	Alignment
L3 – New Homes for a Diverse Community)	Facilitate additional housing supply, housing diversity and affordable housing to meet the needs of current and future residents.	The planning proposal would enable a significant amount of new housing on a strategically located site close to jobs, education, health services and public transport. The subject site has also been identified by the Proponent as a potential housing growth opportunity through the Housing for All Discussion Paper.	**Supports**
I2 – Align Development and Growth with Supporting Infrastructure	Direct growth to locations that can be efficiently serviced by existing or planned infrastructure.	The subject site is located within an established urban area serviced by existing transport, utility, open space, community and social infrastructure. The proposal would increase the utilisation of existing infrastructure rather than requiring significant new infrastructure investment.	**Supports**
P1 – Growing a Stronger and More Competitive Economy	Support employment growth and economic productivity across the city.	The proposal would retain employment floorspace and facilitate additional commercial and service-based employment opportunities associated with nearby strategic assets including the University of Sydney and Royal Prince Alfred Hospital. However, some	**Partially Supports**

		existing industrial and urban service activities may become less feasible over time due to redevelopment and land value changes.	
L2 – Creating Great Places	Deliver attractive, vibrant and mixed-use places that support community life and local services.	The proposal would facilitate redevelopment of a prominent Parramatta Road site with active lower-level non-residential uses and residential uses above, contributing to the ongoing transformation of the corridor into a more mixed-use urban environment.	**Supports**

The planning proposal is not uniformly aligned with the LSPS. It strongly supports priorities relating to housing delivery, place-making and infrastructure-supported growth but conflicts with Priority P1, which seeks to expand employment and economic growth across the city. This conflict is a consequence of the proposal's transition of land currently zoned E3 Productivity Support to a mixed-use outcome as residential capacity at the subject site may constrain the growth of existing or new business uses.

Notwithstanding this conflict, the subject site has been identified for investigation as a housing growth opportunity by the City of Sydney and is classified by the NSW Government as Locally Significant industrial land under the draft *Statewide Policy for Industrial Lands*. Unlike State Significant or Regionally Significant industrial land, this classification specifically contemplates consideration of alternative uses through a TN2 assessment where broader strategic outcomes can be demonstrated.

Accordingly, the proposal is considered to present a strategic trade-off rather than a clear case of either alignment or conflict with the LSPS. The principal strategic question is whether the housing, infrastructure and urban renewal benefits outweigh the loss of industrially zoned land and some industrial functionality at the subject site.

A.1.2 Housing For All: City of Sydney Local Housing Strategy

The *Housing for All: City of Sydney Local Housing Strategy* sets the City's 20-year plan for housing delivery to 2036. It seeks to facilitate new homes in the right locations close to infrastructure, jobs and public transport, balance housing growth with the City's economic role, and increase housing diversity, affordability and design quality across all tenures. Seven local housing priorities are identified.

Table A.2 – Housing for All: City of Sydney Local Housing Strategy

Relevant Policy Direction	Planning Proposal
Facilitating more homes in the right locations (H1)	
The Strategy seeks to locate new homes close to infrastructure, jobs, services and reliable public transport, while balancing housing growth with employment, sustainable economic growth and the creation of great places.	The planning proposal will enable new housing in an established inner-city location on Parramatta Road, close to the University of Sydney, Royal Prince Alfred Hospital, Broadway Shopping Centre, and frequent bus services. The planning proposal will retain retail and employment uses on the lower levels, balancing housing delivery with ongoing economic activity.
Coordinating housing growth with infrastructure (H2)	
The Strategy emphasises that housing growth should be supported by transport, walking and cycling connections, open space, community facilities, services and social infrastructure.	The subject site is already served by existing roads, utilities, public transport and nearby retail, education and health infrastructure.

Increasing diversity and choice in housing (H3)	
The Strategy supports a mix of dwelling types, tenures and sizes to meet diverse household needs, noting that most future housing growth in the LGA will be delivered as apartments in medium- to high-density development.	The planning proposal will enable the development of residential apartments and co-living accommodation on-site. This will support housing diversity for students, workers, and smaller households seeking to live close to education, health, jobs and services.
Increasing the diversity and number of homes available for lower-income households (H4)	
The Strategy identifies affordable rental housing as critical social and economic infrastructure and supports using the planning framework to increase affordable housing supply, particularly for lower-income and key worker households.	The planning proposal would create an opportunity to deliver affordable housing in an accessible location close to retail, services and employment opportunities.

A.1.3 Economic Development Strategy 2025-2035

The *Economic Development Strategy 2025–2035* aims to secure Sydney's economic future by enabling new business and industry opportunities, supporting employment across a diverse range of sectors, and safeguarding land for strategic industrial activities and essential urban services. The proposal broadly aligns with the strategy across several of its key outcome areas.

Table A.3 – Alignment with Economic Development Strategy 2025–2035

Relevant Policy Direction	Planning Proposal
Housing and Economic Sustainability	
The Strategy recognises that housing unaffordability is costing Sydney's economy and supports concentrating density near established transport infrastructure.	The planning proposal enables the development of high-density residential uses directly fronting a major transport route frequented by bus services.
Experiential Economy and Vibrant Streets	
The Strategy supports vibrant streets and a 24-hour economy through the retention and expansion of active commercial uses at street level.	The planning proposal will contribute to vibrant streets by retaining retail and employment (including commercial) uses on the lower levels.

A.1.4 Sustainable Sydney 2030–2050: Continuing the Vision and Community Strategic Plan: Delivering Sustainable Sydney 2030–2050: 2025 Update

Sustainable Sydney 2030–2050: *Continuing the Vision* extends the original *Sustainable Sydney 2030* vision through to 2050, building on achievements in emissions reduction, urban greening, public domain improvements, and support for cultural life. The plan includes ten strategic directions focusing on environmental sustainability, economic growth, social equity, and cultural enrichment.

Table A.4 – Alignment with Sustainable Sydney 2030–2050: Continuing the Vision

Relevant Policy Direction	Planning Proposal
Direction 10: Housing for All	
The plan targets at least 156,000 private dwellings by 2036, supporting diverse and affordable housing supply.	The planning proposal directly supports this direction through the permitting a mix of residential apartment and co-living accommodation uses, including affordable housing, on-site.
Direction 9: A Transformed and Innovative Economy	
The direction calls for new business models that diversify the economy and sustain active street-level economic life.	The planning proposal retains active lower-level retail and employment uses below residential uses, thereby sustaining street-level activation

The *Community Strategic Plan*: *Delivering Sustainable Sydney 2030–2050*: *2025 Update* identifies the Sydney LGA community's main priorities and aspirations and includes strategies to achieve these over the next 30 years. Ten strategic directions are outlined.

Table A.5 – Alignment with Community Strategic Plan: Delivering Sustainable Sydney 2030–2050: 2025 Update

Relevant Policy Direction	Planning Proposal
Direction 4: Design Excellence and Sustainable Development	
The plan supports well-planned and designed development that reduces environmental impacts through intensification of existing sites.	The proposal delivers well-planned development through intensification of an existing site.
Direction 10: Housing for All	
The plan sets a target of 173,500 dwellings by 2036 and explicitly calls for diverse housing types including co-living, student accommodation and affordable rental options.	The planning proposal directly addresses this direction through enabling the development of co-living accommodation and residential apartments on-site, contributing to the dwelling target and expanding the diversity of housing types available within the LGA.

B Input-Output Analysis

In this assessment, REMPLAN software has been used to model and quantify the economic contribution associated with the existing uses at the subject site. REMPLAN is an Input-Output model that captures inter-industry relationships within an economy. It can assess the area-specific direct and flow-on implications across industry sectors in terms of employment, wages and salaries, output and gross value added (Gross State Product).

The current economic contribution of the subject site has been quantified in terms of direct and indirect employment generation, and indirect gross value added generation.

Key points regarding the workings and terminology of the model are as follows:

- REMPLAN uses either the value of investment or employment as the primary input. For this analysis, the current on-site employment at the subject site was the input
- Outputs from the model include direct and indirect employment and gross value added (i.e. economic activity) generated by the existing uses on-site
- Employment generated includes all full-time, part-time and casual jobs generated
- Both the direct and indirect contributions were modelled for employment and gross value added
  - Direct refers to the effect felt within the industry where the activity is occurring. For example, for a shopping centre, the majority of the direct effects are felt in the Retail Trade industry
  - Indirect effects are (1) those felt within industries that supply goods to the industries directly affected (supply chain effects) and (2) to industries that benefit from the wages that are earned and spent by those employed within the industries directly affected (consumption-induced effects). For the purposes of this analysis, consumption-induced effects have been excluded. Consumption-induced effects are prone to overstate the benefits of a particular investment as they overestimate the impact of wage and salary increases in the local economy. This is accepted industry practice.

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Attachment A4

Heritage Assessment – Parramatta Road Precinct



Forest Lodge: Parramatta Road, Arundel Street and Ross Street

Heritage assessment of four properties

TKDArchitects
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Prepared for City of Sydney Council

September 2026

TKD Architects acknowledge the Traditional Custodians of the lands where we work and create, recognising their continuing and unbroken connection to the land, water and sky.

We pay our respects to Elders past and present and express our gratitude for their sharing of knowledge and cultures.

Coverd
Parramatta Road at the corner of Ross Street, 1962.
Source: City of Sydney Archives

Image credits
All images are by TKD Architects except where noted.

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Methodology and terminology
This document follows the principles, guidelines and terminology outlined in:

- The Burra Charter – The Australia ICOMOS Charter for Places of Cultural Significance, 2013
- 'Assessing heritage significance,' Department of Climate Change, Energy, the Environment and Water, 2025.
- 'Guidelines for preparing a statement of heritage impact,' Department of Planning and Environment, 2023.
- 'Material Threshold Policy', NSW Heritage Council, 2020.

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Project No: 260065

Document issue

Issue	*Date*	*Purpose*	*Written*	*Reviewed*
P1	30 June 2026	WIP draft for client review	OT	GP
A	30 July 2026	Final report	OT	GP
B	1 September 2026	Revised final report	OT	GP

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1 Aerial photograph showing the approximate study area in Forest Lodge.
Source: Nearmap with TKD Architects overlay.

1 Introduction

1.1 Background

This heritage assessment has been prepared to assess and review four properties within the Hereford and Forest Lodge Heritage Conservation Area (C33), within the City of Sydney Local Government Area (see Figure 1). The City is investigating areas that may be capable of accommodating increased housing capacity in order to meet NSW Government expectations for increased supply. The properties subject to this assessment are within one of the precincts.

The properties are located on or close to Parramatta Road, Forest Lodge and comprise the addresses:

- 1–3 Ross Street, Forest Lodge
- 26 Arundel Street, Forest Lodge (also known as 32 Parramatta Road)
- 28–30 Parramatta Road, Forest Lodge
- 30 Arundel Street, Forest Lodge

Two heritage items overlap or adjoin the study area/properties. This assessment reviews the contribution of the properties to the heritage conservation area, provides a recommendation on their continued inclusion or exclusion, and reviews the curtilage of the two heritage items – Street Trees (I631) and Warehouse (I644).



2 View of the study area on the corner of Parramatta Road and Ross Street including 1-3 Ross Street and 26 Arundel Street (fronting Parramatta Road), and 28-30 Parramatta Road.



3 View of the study area from Arundel Street including 26 Arundel Street (fronting onto Parramatta Road) and the Ross street corner.

1.2 The site

The study area comprises four properties forming the addresses of 1-3 Ross Street, 26 Arundel Street (extending to Parramatta Road), and 28-30 Parramatta Road, Forest Lodge. They are in themselves comprised of multiple cadastral lots:

- 1-3 Ross Street (Lots 14A, 15A, 16 and 17 of DP 447083).
- 26 Arundel Street (Lot 1 of DP112049, Lots A-G of DP966001, and Lot 2 of DP104969)
- 28-30 Parramatta Road (Lots CP and 1-14 of SP12670)

The section of Parramatta Road which the study area adjoins is located opposite the University of Sydney Camperdown Campus. The strip of road is occupied by commercial and retail premises to the west, and predominately residential premises to the north and east. Some small businesses, pubs and restaurants are located in the residential areas. Many buildings in the vicinity are owned or used by the University of Sydney – including 26 Arundel Street, and the Mackie Building (2 Arundel Street) to the east.



4 Annotated view of the approximate location of the three subject properties.

1.3 The buildings

The property at 1-3 Ross Street is occupied by three distinct buildings:

- A 1912 Grace Brothers furniture warehouse, centred on the Ross Street frontage. It is currently used as an office by the Sydney Local Health District.
- A 1940 Grace Brothers service station and carpark, located on the corner of Ross Street and Parramatta Road and extending to Arundel Street at the rear. It currently operates as an Officeworks store with customer parking above.
- A 1998 car lift structure, located on the corner of Ross Street and Arundel Street, linked to the refurbishment of the office/warehouse building.

The property at 26 Arundel Street, also known as 32 Parramatta Road, is occupied by a c.1921 printers' workshop (fronting Parramatta Road) which was extended (to Arundel Street) in 1935. It is currently occupied by Diabetes Australia, with part used by the University of Sydney as an ADP Teaching Studio.

The property at 28-30 Parramatta Road is occupied by a 1968 block of flats. It appears to have been sold by the university in late 2021 but retains signage associated with its operation as 'Selle House' providing post-graduate accommodation. It is unclear if it is occupied.



5 Exterior of the former Grace Brothers service station and carpark building on Parramatta Road. (on 1-3 Ross Street property)



6 Interior of the first floor of the former Grace Brothers service station and carpark building, Arundel Street view. (on 1-3 Ross Street property)



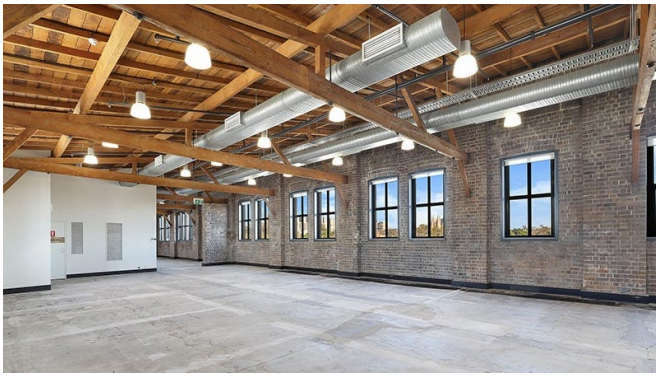
7 Exterior of the former Grace Brothers service station and carpark building on Arundel Street. (on 1-3 Ross Street property)



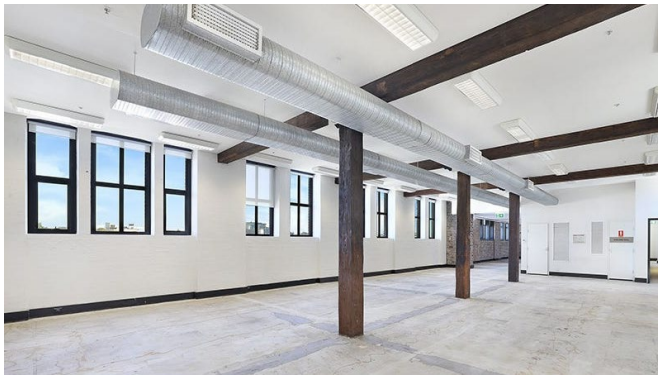
8 Interior of the former Grace Brothers service station and carpark (currently used as an Officeworks store). (on 1-3 Ross Street property)



9 Exterior of the former Grace Brothers furniture repository on Ross Street. (on 1-3 Ross Street property)



10 Interior of the former Grace Brothers furniture repository on Ross Street. (on 1-3 Ross Street property) Source: Real Commercial



11 Interior of the former Grace Brothers furniture repository on Ross Street. (on 1-3 Ross Street property) Source: Real Commercial



12 Exterior of the 1998 car lift structure to the former Grace Brothers furniture repository on Ross Street. (on 1-3 Ross Street property)



13 Exterior of the former printers' workshop on Parramatta Road (1921 building). (on 26 Arundel Street property)



14 Exterior of the former printers' workshop on Arundel Street (1935 addition). (on 26 Arundel Street property)



15 Interior of the former printers' workshop (assumed to be within 1921 section). (on 26 Arundel Street property) Source: onthehouse.com.au



16 Exterior of the former printers' workshop on Arundel Street (1935) showing sawtooth roof and carpark. (on 26 Arundel Street property)



17 Exterior of the 1968 flats as viewed from the right of way access from Arundel Street. (on 28-30 Parramatta Road property)



18 Exterior of the 1968 flats as Parramatta Road. (on 28-30 Parramatta Road property)



19 General interior view of the 1968 flats. (on 28-30 Parramatta Road property) Source: BresicWhitney

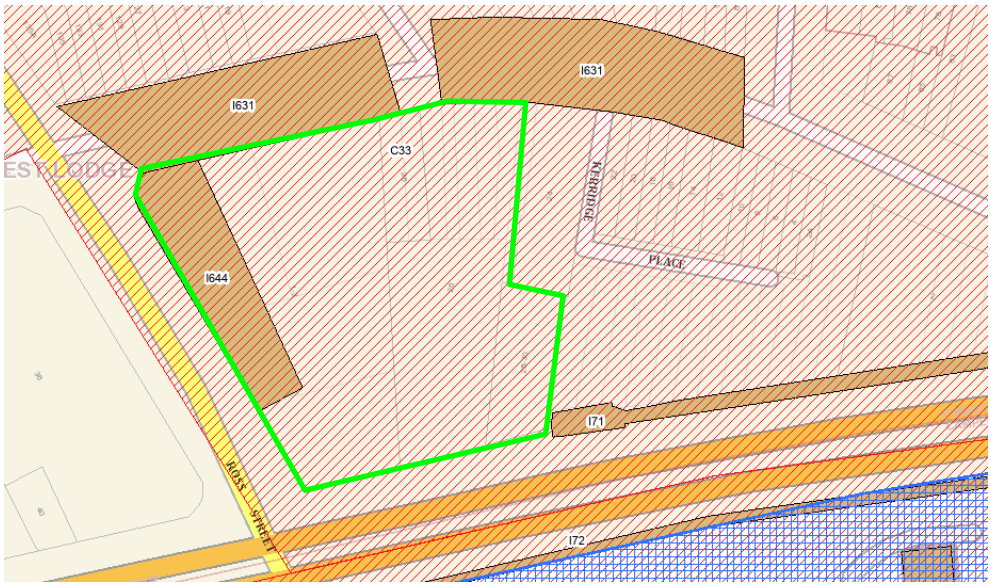


20 View of the right of way access to the 1968 flats and stairs down to Parramatta Road. (on 28-30 Parramatta Road property)

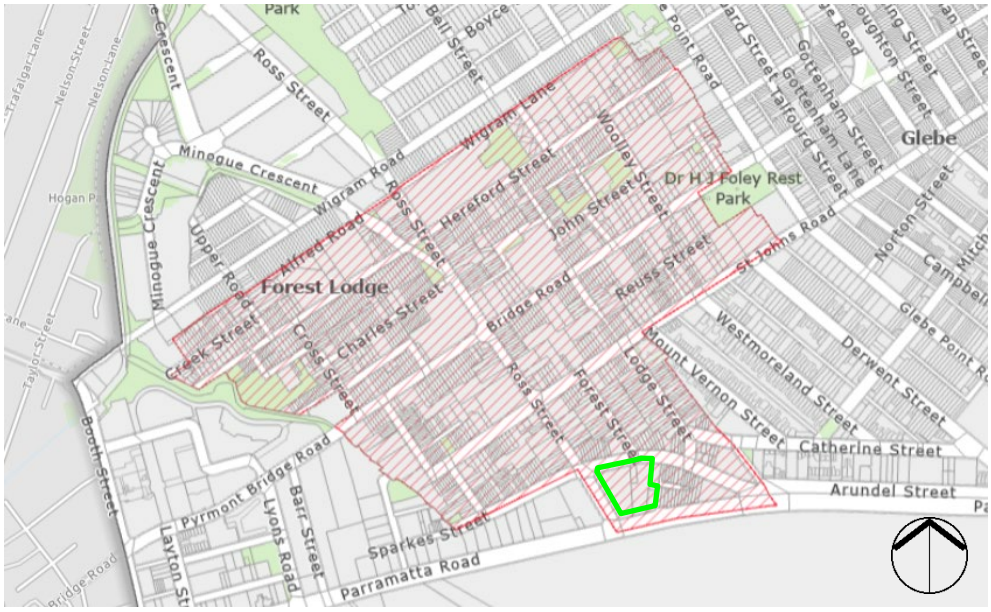
1.4 Heritage management context

The whole of the study area is located within the Hereford and Forest Lodge Conservation Area (C33) included in Schedule 5 of the Sydney Local Environmental Plan 2012. The following heritage items are located within, adjoining or in the vicinity of the study area.

Listing	*Item name*	*Item No.*	*Location*
Sydney LEP 2012	Warehouse	I644	Within study area
Sydney LEP 2012	Street trees	I631	Adjoins study area
Sydney LEP 2012	Stone retaining wall, fence and steps	I71	Adjoins study area
Sydney LEP 2012	Hereford and Forest Lodge Conservation Area	C33	Within study area
State Heritage Register (SHR)	The University of Sydney, University Colleges and Victoria Park	019744	Opposite study area



21 Map showing location of local heritage items (brown), heritage conservation area (red hatch) and state heritage register item in the vicinity (blue hatch) with study area boundary added in green. Source: NSW Government Planning Spatial Viewer.



22 Map showing the extent of the C33 Conservation Area. with study area boundary added in green. Source: City of Sydney

2 Historical background

2.1 Historical summary

Forests and firestick farming: Indigenous occupation



The land now known as Forest Lodge is the traditional land of the Gadigal and Wangal peoples, who occupied this area for many thousands of years before European settlement. The area around Glebe and Forest Lodge was characterised by mudflats, forests, marshes and swamps with freshwater streams connecting to Blackwattle and Rozelle Bays. Local people used firestick farming to control the woodland areas and manage wildlife. Fish and shellfish from the foreshore areas were a plentiful food source, with men spearing from the edge of the bays and women fishing from canoes called 'nawi.' [1]

Evidence of Wangal and Gadigal custodianship of the land survives in the form of middens and stone tool manufacture sites, particularly along waterways. Despite the destructive impact of European settlement, descendants continued to live and work locally and maintain connections to Country today.

The formation of Forest Lodge: genesis of the suburb



European settlement expanded into Forest Lodge during the early decades of the colony, through activities such as timber felling, farming near Orphan School Creek, and quarrying.[2] Permanent settlement and residential development remained scarce, with five residences in the area by 1845, all being villas on large landholdings. These included Ambrose Foss' Forest Lodge' from which the suburb takes its name, designed by Colonial Architect John Verge in 1836, alongside Rose Cottage (1838), Oak Lodge (1836/7), Enfield House (1843) and The Willows (1845).[3] The 1850s and 1860s saw continued residential development in the area of a similar type. The subdivision of the 'Forest Lodge Estate' (45 acres) in 1865 spurred major residential development and subdivision of other large estates. Many terrace buildings were constructed in the area during the 1870s and 1880s. As a result of the growing population, Forest Lodge was recognised as a separate ward within the Glebe Council in 1871.

James Barnet's Braeside: early development in the study area



25 Subdivision plan for 'Braeside House & Grounds,' dated 1909. Source: NLA

The land within the study area was originally set aside for government purposes.[4] The land comprising 26 Arundel Street and the southern end of 1-3 Ross Street was reserved in 1875 for use as a National School, while the remaining land comprising 1-3 Ross Street was set aside for a Council Chambers and School of Arts. These reservations did not proceed, with those institutions instead pursued on other sites. The land was then sold to private owners: the lots comprising 1-3 Ross Street were sold to Colonial Architect James Barnet between 1864 and 1879, and land at 26 Arundel Street was sold to John Lucas in 1866, then on to John H. Seamer (a timber merchant and council alderman) and William Robertson the same year. The land was opposite the University of Sydney, established in 1850.

The earliest clearly documented development in this part of the study area was James Barnet's residence, Braeside, constructed in 1867 on the southern end of the 1-3 Ross Street property. Barnet lived there with his wife and many children, as well as an interesting assortment of pets including a magpie, Italian greyhound, Skye Terrier and kangaroo. Barnet remained at Braeside until his death in 1904.[5] The property was owned by the Barnet family until it was subdivided and offered for sale by his

1 Max Solling and Helen Randerson, 'Forest Lodge,' Entry in the Dictionary of Sydney, 2018.; Glebe Society, 'Aboriginal Land: Glebe & Forest Lodge' (2022). Available online at: https://50years.glebesociety.org.au/exhibition/board-and-wall-displays/aboriginal-land-glebe-forest-lodge.; City of Sydney, 'Blackwattle Creek' (2015) and 'Aboriginal People and Place' (2013) entries in Barani. Accessible online at: https://www.sydneybarani.com.au/sites

2 Solling and Randerson, 'Forest Lodge.'

3 Ibid. Foss' Forest Lodge was demolished in the early twentieth century but located on the approximate site of 208-210 Bridge Road, Glebe.

4 Certificates of Title 239-87, 239-86,3094, 22-218.

5 Certificates of Title 5-222 and 1848-181.

children in 1909. Paine Bros, bamboo and wicker furniture makers, are said to have occupied the property in the intervening years and initially after the site was sold to Grace Bros in 1910. Industrial development began to emerge in the area from the 1880 to the early 1900s, concentrated on the Parramatta Road corridor. It included factories producing steam joinery, coaches, straw hats and foodstuffs including biscuits, jam, macaroni and confectionery.[6] A range of businesses were attracted by the relatively cheap rents and convenient location close to the city. The Melocco Brothers operated premises on Parramatta Road from 1912 producing the fine marble, mosaic and terrazzo work they are known for. From the 1920s a number of other small businesses including mechanical, engineering and printing workshops moved into the suburb. A decline in industrial activity occurred over the latter half of the twentieth century with many businesses closing or relocating by the 1980s.

The terrace housing and semi-detached housing originally located on 26 Arundel Street was also likely built at a similar time to Braeside, during the 1860s or 1870s. A mortgage was taken out on the property in 1867, potentially to finance the residential development, and in 1872 the property was transferred to Seamer's wife Emma.[7] By 1877, Islington Terrace (fronting Parramatta Road) had been constructed.[8] All buildings were certainly extant by 1888, when JJ Byrne & Co undertook a survey of the Glebe municipality. The survey shows the study area and its development, albeit diagrammatically, depicting:

- James Barnet's family residence 'Braeside' (built 1867) at 1-3 Ross Street, alongside a garden and two outbuildings – labelled 'J Barnet.'
- Terraces across the northern half of the 26 Arundel Street property, comprising two sets of three terraces truncated by a narrow right of way – labelled 'Seamer' indicating their owner.
- Houses over two lots or semi-detached housing on the southern half of the 26 Arundel Street property and over 28-30 Parramatta Road – labelled 'J Seamer' and another illegible name.



1-3 Ross Street (approx.) including 'Braeside' and outbuildings.

26 Arundel Street (approx.) Terraced residences.

28-30 Parramatta Road (approx.) Semi-detached residences.

26 Approximate property locations on the 1888 survey of the Municipality of Glebe by JJ Byrne and Co. Note the survey does not appear to show lot alignments, or boundaries accurately.

The title for 28-30 Parramatta is difficult to trace given the property remained on the Old Title System until 1977 when a Torrens title certificate was created.[9] A semi-detached dwelling is shown clearly on the site as mentioned above. It is not known when the semi-detached building on 28-30 Parramatta Road was built but it was present by 1888, and may have been constructed at a similar time to the neighbouring block c. 1860s-1870s.

6 Solling and Randerson, 'Forest Lodge.'
7 Certificates of Title 25-111, 144-100, 888-138, 2762-218.
8 The Sydney Morning Herald, 'Advertising,' 2 Oct 1888, p11; Sydney Morning Herald, 'Advertising,' 28 Jun 1877, p9.
9 Primary Application No. 52558

Warehouses, workshops and wind-swept apartments: construction of extant buildings

1-3 Ross Street



Members of the Grace retailing family – Joseph, Albert and Juliet Grace – acquired all of the land at 1-3 Ross Street, in 1910.[10] The retailing empire of Joseph and Albert Grace began with a small drapery shop on George Street West (now Broadway) in 1885, growing into a major Australian department store chain.[11] Their sister Juliet was one of the first directors and a permanent director until her death.[12]

Nearby, Grace Brothers had constructed their major department store ('Model Store') on the corner of Broadway and Bay Street between 1897 and 1904, and another on the opposing corner of Broadway and Bay Street between 1909 and 1929. The company diversified into furniture removals and storage in the 1910s, after purchasing the company Vinter and Co in 1911. The new warehouse building at 1-3 Ross Street, originally designed as a furniture repository, was built as part of this expansion.


BUILDING MYSTERY.

BULGE IN THE WALL.

UNFORTUNATE DAY LABOUR JOB.

A very fine furniture store, which is being erected for Messrs. Grace Bros. at Forest Lodge, and which was about ready for the roof, is, by order of the Glebe Council, to be pulled down and rebuilt.

The building was in course of erection in January 1912, when described as a 'very fine furniture store.'[13] It encountered early defects including a 'mysterious' bulge of 12 to 24 inches in the front and back walls which had been built to 70 or 80ft, leading to an order from Glebe Council to pull it down and rebuild it. The likely cause given in newspaper accounts was strong winds impacting the long, narrow building before cross walls or roof structure was completed. Despite this, it was substantially completed by the end of that year when it was captured in the survey for the 1913 Sands Directory. The architect of the warehouse building is not known – however, the company commissioned Morrow and De Putron Architects for the Broadway store and other suburban works, making them a possible designer.[14]



Around this time or in the years immediately following, a two-storey caretaker's cottage was constructed by Grace Brothers on the corner of Ross and Arundel Streets related to the furniture repository.[15] Braeside had been demolished to facilitate the warehouse. The first caretaker was Mr John Gates, also referred to as the stableman and watchman, who resided at the house with his wife and daughter from at least 1916.[16] In the vicinity a modest garage (service station) and stables were also located on the corner of Ross Street and Parramatta Road from around 1916 onward, initially housing two horse drawn vehicles and later motor cars.[17] In 1920, Juliet transferred or sold her share in the property to her brothers.

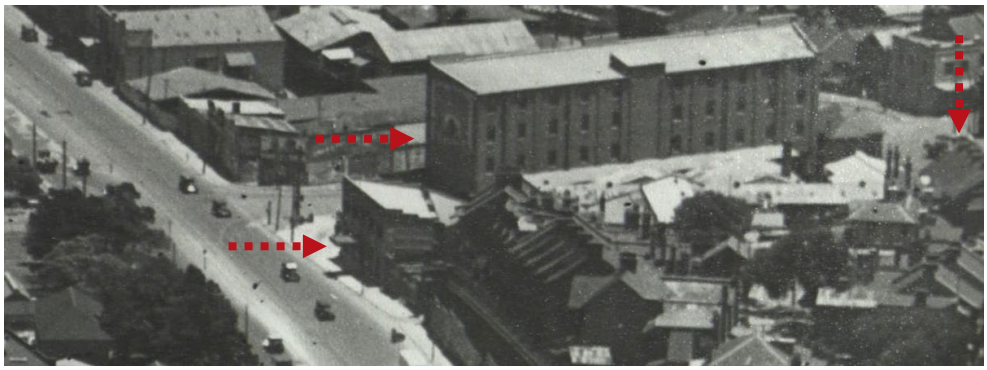


The building was damaged by two substantial fires in 1916 and 1922. The 1916 fire destroyed the third and fourth floors, with the roof and lift wells collapsing. Accounts relayed 'the whole structure seemed likely to be destroyed' and the total damage was estimated at £20,000 to £30,000.[18] Twenty to thirty horses which were housed in the lower portion of the building were luckily saved.

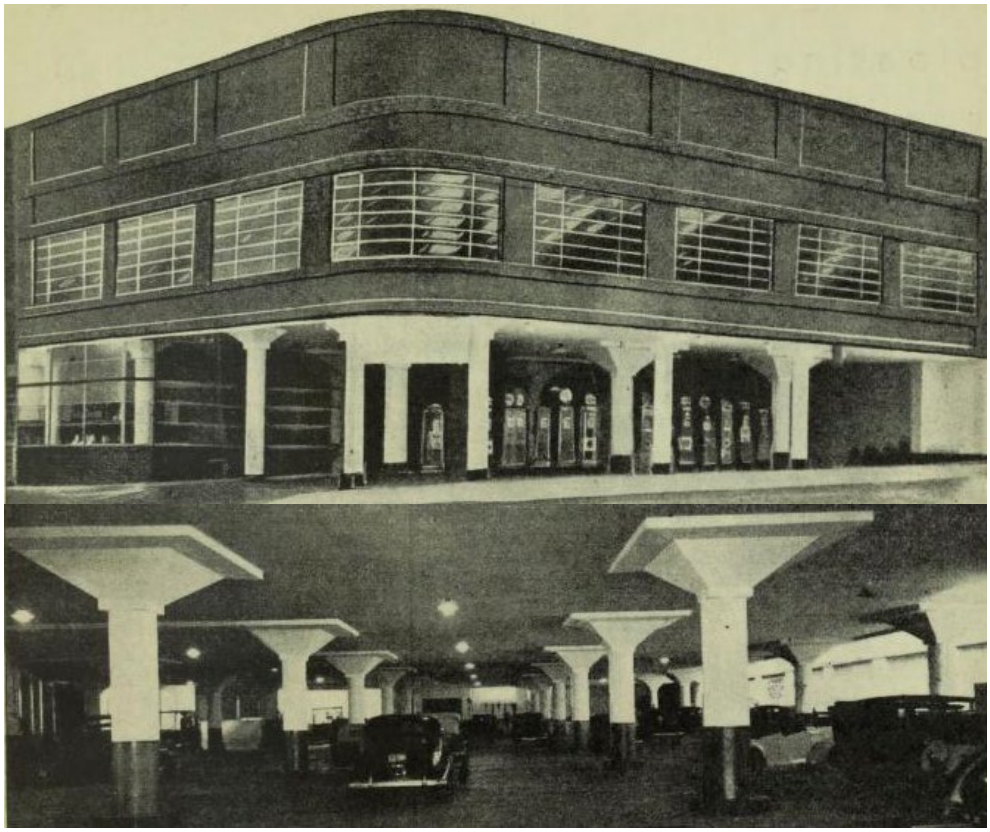
The 1922 fire likewise caused substantial damage to the top two levels of the structure and part of the roof structure, destroying much of the stored furniture. Estimates of the damage varied widely – between £6,500 for building damage and contents insurance combined, up to £100,000. Generally, the accounts paint a picture of damage less severe than the 1916 fire, with one referencing that the building was 'reconstructed' following that previous event.[19] Accounts of the fire mention that the lower levels of

10 Certificates of Title 1848-181 and 2045-208.
11 Michael Lech, 'Grace Brothers' Entry in the Dictionary of Sydney (2011); 'Warehouse' in the State Heritage Inventory, ID 2427849.
12 Daily Mirror, 'Business Woman's Death in England,' 21 Apr 1948, p10.
13 *Sydney Morning Her*ald, 'Building Mystery,' 4 January 1912, p9.
14 *Sydney Morning Herald*, 'Buildings and Works. Progress of the Trade,' 11 November 1913, p7; Lech, 'Grace Brothers.'
15 The Glebe Society Inc., 'James Johnstone Barnet,' (2018). Accessed online at: https://glebesociety.org.au/street/james-johnstone-barnet/
16 Ibid; *Sydney Morning Herald*, 'Theft at Forest Lodge,' 24 November 1924, p10; 'Big Store Ablaze,' 3 October 1916, p8.; 'Big Fire,' 27 January 1922, p5.
17 *Sydney Morning Herald*, 'Advertising,' 27 November 1916, p4.; 'Advertising,' 19 October 1918, p23; Advertising,' 15 April 1925, p5.; *Truth*, 'Sensational Boxing Hoax,' 20 Dec 1936, p17.
18 *The Daily Telegraph*, 'Big Fire at Forest Lodge,' 3 October 1916, p5.; *National Advocate*, 'Grace Bros' Fire.' 4 October 1916, p5.
19 *The Daily Telegraph*, 'Big Fire at Forest Lodge,' 3 October 1916, p5; *Daily Advertiser*, 'City Fires,' 28 Jan 1922, p4.; *Sydney Morning Herald*, 'City Fires,' 28 January 1922, p13.

the warehouse were used to store Grace Bros vehicles and the upper levels to store private furniture.[20] Stables and carparking on the property were also noted. A few years later in 1924, part of the site was leased to WH Paling and Co Limited. This most likely referred to the warehouse building, as the company sold a variety of musical instruments including large pianofortes.[21]



A new service station and carpark were built in 1940 for Grace Brothers on the corner of Ross Street and Parramatta Road. *Building* magazine notes it had an expansive footprint of 63,000 sq. ft, the ground floor alone accounting for 36,345 sq. ft. Access was from Parramatta Road, Ross Street and a double ramp from Arundel Street. The building contained a spare parts showroom, 'Lubritorium,' 'car laundry,' 22 fuel bowsers, and six hoists for servicing with a modern workshop attached. The Sydney Morning Herald described it as *'simple and dignified in design... carried out in red-faced bricks with a contrasting stream-lined band, while the colour scheme within is in ivory with a 4ft facing in red from the floor level upwards, finished with a narrow black band.'* It was designed and built by Mr W. Franklin,[22] who proved a competent builder on other Grace Bros constructions at Broadway (1937) and Parramatta (1939).





31 Left: *Building* magazine images, 24 February 1940, Vol 65 No. 390. Source: National Library of Australia
Above: The Service Station in 1946. Source: Nicholas Brasch, *The Model Store: 1885-1985, Grace Bros: 100 years serving Sydney*, via Glebe Society Inc.

20 *Sydney Morning Herald*, 'City Fires,' 28 January 1922, p13.
21 Certificate of Title 2045-208.
22 *Sydney Morning Herald*, 'Car Service Station,' 13 February 1940, p5.; *Building*, 'New Auditorium, Grace Bros,' Vol 60 No. 360, 24 August 1937, p42.; *Decoration and Glass*, 'Another Outstanding Shopfront,' Vol 5. No. 7, 1 December 1939, p6.

By 1939 the warehouse was occupied by Taylor Brothers, a company who produced cardboard boxes and handkerchiefs.[23] Council Surveys of the area mark it as a cardboard box factory. Taylor Bros were still the occupant in 1962 when the company went into administration. By this time, the service station was operated by Mobil.[24] Grace Bros retained the entire property until at least 1973.[25]



In 1982, a DA lodged by Arredorama International P/L, furniture importers, was approved for use of 1 Ross Street for the '*assembly, manufacture, wholesale, distribution, and storage of furniture, furnishings, bathroom accessories, kitchen cabinets and fittings with ancillary offices.*'[26] They occupied the building until 1997. In 1994, the former caretaker's cottage was in use as a café.[27]

By 1998 the property had been acquired by Toga Group and was refurbished for use as office space. The refurbishment included involved the demolition of the existing internal staircases, amenities and goods lift, and the construction of a new staircase and amenities and installation of a new light-weight lift in a fire rated shaft. It also included changes to the internal planning of the building and entries and openings. The works involved the demolition of the caretaker's cottage on the corner of Ross and Arundel Streets. It was replaced with extant brick car lift structure with 12 bays. Its materials and detailing were informed by feedback from Heritage Architect Brian McDonald, engaged by Council.[28]



In 1998, Officeworks began leasing the corner building. In the same year they lodged a DA with Council for refurbishment and use of the building as bulky goods retailing, ancillary facilities and off-street parking for 55 vehicles. Sometime after 2004, the University of Sydney began leasing part of the old warehouse building. Since at least 2023, the Sydney Local Health District has also been leasing part of the building.





33 1962 photographs of the warehouse building with Taylors signage, and the Grace Bros service station and carpark. Source: City of Sydney Archives

23 *The Daily Telegraph*, 'Company Registrations,' 21 December 1937, Page 16.; The Glebe Society Inc., 'James Johnstone Barnet.'
24 The Glebe Society Inc., 'James Johnstone Barnet.'
25 Certificate of Title 2045-208.
26 DA400/82
27 DA510/94
28 D00848, City of Sydney Archives; DA323/98.

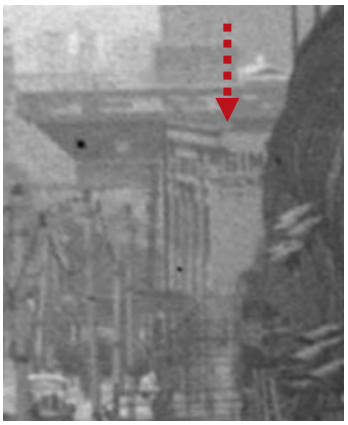
26 Arundel Street (also known as 32 Parramatta Road)

The building comprising two semi-detached dwellings on Parramatta Road was known as Islington Terrace. References to this name extend back to 1877 suggesting it was constructed around this time.[29] An 1880 ad for lease of the property described a seven-roomed house with gas, water, bath, large garden and every convenience.[30] The 1888 Sands directory aligning with the survey indicates the property fronting Parramatta Road was occupied by John H Seamer, timber merchant (husband of the owner of the property Emma Catherine Seamer) and George B Palmer.

When street numbers were added, the property was recorded as No. 23-25 Parramatta Road, with Seamer at No.25. The occupants of the rear terraces fronting Arundel Street (possibly called Arundel Terrace) have not been researched in detail. Given their ownership by Seamer, they were likely let to various occupants. As stated previously, they were likely constructed in the late 1860s or 1870s.

Though the property (in totality) was transferred to timber merchants James Anthony Curtis and James Sinclair Alexander in 1898, John H Seamer and his wife Emma appear to have continued to lease and live in No.25 Parramatta Road according to street directories.[31] John's wife Emma resided with him until her death in 1904, with Seamer passing away in 1914.[32] In her death notice, the property was referred to as 'Islington.' The occupant of No. 23 and the rear terraces changed frequently during the same period. Between the 1914 and 1915 editions of the Sands Directory, the property had been renumbered to 31-33 Parramatta Road.[33] Curtis and Alexander's purchase of the property appears speculative as neither merchant lived at the property, and there is no evidence of them operating a lumber yard in the area.

The occupant from 1916-1920 was recorded as Mrs. Elizabeth Reynolds, assumed to have leased the property. In 1918 and 1920 part of the property was subleased out by Reynolds - with ads for a 'unfurnished, very large balcony room.'[34] In 1921 the property does not appear in the directory, assumed to be in connection with its transfer to Charles Adolphus de Kantzow, Gentleman in April 1920 and subsequent transfer to Percival Stuart Garling, Manager, in August 1921.



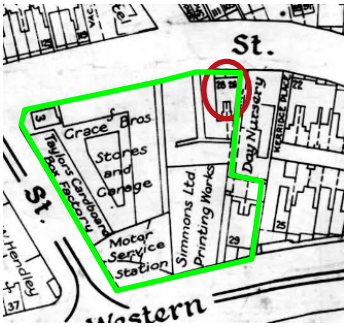
The present building appears to have been constructed under de Kantzow c1921 as a factory, though perhaps speculatively given its sale shortly after completion. Kantzow appears to have engaged Architect A Phipps Coles, who invited tenders for the '*purchase and removal of Islington Terrace, 31 and 33 Parramatta Road, Forest Lodge*' (the previous semi-detached houses on the site) in August 1920.[35] The following month, Phipps Coles invited tenders for the construction of a factory in brick and concrete at Parramatta Road, Forest Lodge – it is assumed this relates to the original, Parramatta Road fronting portion of the building.[36] De Kantzow's occupation is unclear in newspaper articles and society columns, but he is referenced heavily in relation to property matters including primary applications, suggesting he invested heavily in land and property. The next owner, Garling, was in the printing business and it is assumed the property was used briefly for this purpose, however there is little evidence especially in light of his short tenure around sux months.[37]

29 Sydney Morning Herald, 'Advertising,' 2 Oct 1888, p11; Sydney Morning Herald, 'Advertising,' 28 Jun 1877, p9.
30 Sydney Morning Herald, 'Advertising,' 8 May 1880, p16;
31 Sydney Morning Herald, 'Advertising,' 28 April 1884, p2., Certificate of Title 888-138. Note: Melocco Brothers, mosaic workers were located on the opposite side of Ross Street in 1914 according to the Sands Directories, with the address of their showrooms address briefly recorded as 25 Parramatta Road in ads during the late months of 1911 and early months of 1912, the latter number assumed to be erroneously given the description.
32 Sydney Morning Herald, 'Family notices,' 19 February 1904, p4.; Sydney Morning Herald, 'Family notices,' 24 February 1904, p8.
33 City of Sydney, 'John Henry Seamer' Entry in Sydney's Alderman. Accessed online at: https://www.sydneyaldermen.com.au/alderman/john-henry-seamer/
34 Sydney Morning Herald, 'Advertising,' 10 Jul 1918, p4; Sydney Morning Herald, 'Advertising,' 13 Mar 1920, p4.
35 Sydney Morning Herald, 'Advertising,' 4 August 1920, p9.
36 Sydney Morning Herald, 'Tenders,' 22 September 1920, p9.
37 *Orange Leader* (1901-1945) [Title Notes], held online at the National Library of Australia.

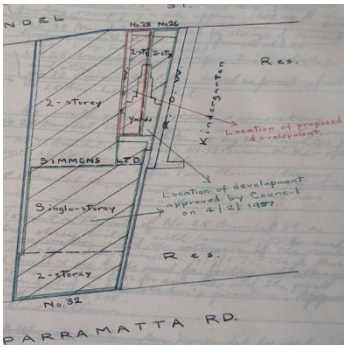
The site was acquired by Syd Day Limited Printers in March 1922, who appear to have undertaken alterations and potentially additions to the property in connection with their continued use of the building as a printing workshop. They called tenders called for bricklayers in August 1922 and six electric motors from 3 to 8 horsepower in March 1923.[38] Syd Day Limited were noted as a major printer of theatrical publications like programmes, though their output was as varied as wartime propaganda posters. [39]

In 1929 the property was acquired by another printing company, Simmons Limited, who specialised in movie posters, government documents and commercial literature and occupied the building for many decades.[40] They purchased four of the rear lots containing terraces, demolishing them and extending the premises to Arundel Street in 1935 (as noted on the rear building façade).[41] The extension was designed by SH Buchanan and Cowper and built by McConnell Building Co Ltd.[42] During the 1940s-50s they acquired the remaining land wedged between the factory and the right of way containing terraces, demolishing them after debates with Council over residential zoning to make way for additions c.1958 designed by Loveridge & McCauley Architects. Expanded amenities were proposed in 1971.[43]

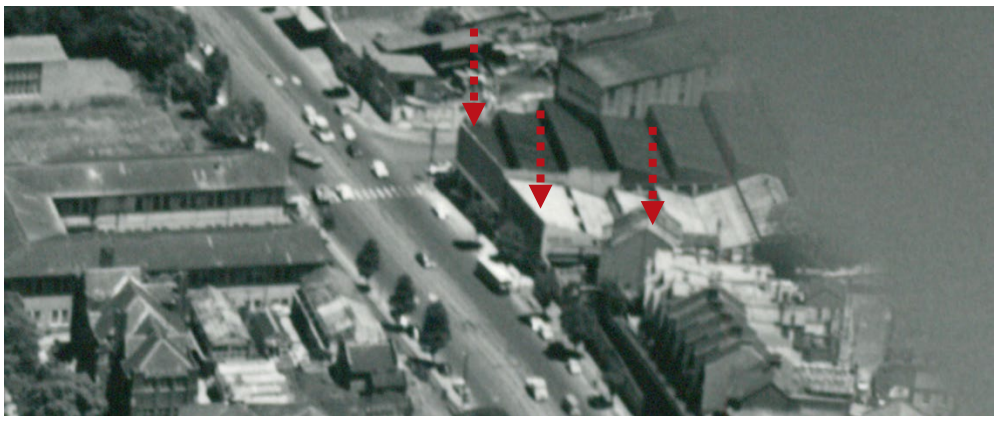
In 1981 the property was transferred to Liverpool Street Nominees Pty Ltd, and in 1989 to Rita Sagrani, a clothing importer and exporter who refurbished the building and used it as a warehouse, showroom and offices.[44] Between 1982 and 1994 based on aerials, a carpark had been created on the roof of the northern extension. In 1995, Diabetes Australia applied to use the premises for wholesale distribution of diabetic health care products and installation of a lift, and undertook associated alterations.[45] In 2005 an unsafe awning was removed from the Parramatta Road façade, and in 2009, the rear (Arundel Street) entry stairs were widened. Since 2017, part of the premises has been leased to USYD.



36 1939 Glebe Municipality survey. Note terraces. Source: City of Sydney Archives.



39 Sketch showing existing workshop in 1957/1958 showing proposed extension. Source: City of Sydney Archives



38 Circa 1960 photograph of Parramatta Road, showing the Simmons Printers workshop, semi-detached dwellings at 28-30 Parramatta Road, and 1940 service station. Source: University of Sydney Archives





37 1995 photographs of the workshop building. Source: City of Sydney Archives

38 Sydney Morning Herald, 'Advertising,' 8 August 1922, p14.; Sydney Morning Herald, 'Advertising,' 1 March 1923, p7.

39 Frank Van Straten for Theatre Heritage Australia Inc, 'Theatre Programmes: Collecting History,' (3 June 2020). Accessed online at: https://theatreheritage.org.au/on-stage-magazine/general-articles/item/635-theatre-programmes-collecting-history; Australian War Memorial, 'Propaganda Posters,' (23 February 2026). Accessed online.; *"Tivoli" souvenir: vaudeville artists and their price* (1929), held in the National Library of Australia, Call No. N 792.2 M111.

40 Geographicus Rare Maps, 'Simmons Ltd,' (2026). Accessed online at: https://www.geographicus.com/P/ctgy&Category_Code=simmonsltd ; Certificate of Title 3221-30

41 Sydney Morning Herald, 'In Equity,' 20 October 1934, p14.

42 Sydney Morning Herald, 'New Works,' 2 April 1935, p6.

43 Certificate of Title 3221-130; BA2339/57. BA File suggests No. 28 Arundel was acquired in 1955 and No. 26 in 1946. A hydraulic lift and car wash were added in 1941 (BA195/41) and an additional storey was also approved to the single storey section in 1957.; DA236/71

44 Certificate of Title 3221-30; Canberra Times, 'Bodyguard for Kidnap Victim,' 18 Jan 1986, p3; Commonwealth of Australia Gazette, 18 Feb 1992 [Issue No. B7], p645.; DA130/89.

45 City of Sydney Archives, BA 89/221; BA95/297.

28-30 Parramatta Road

Prior to construction of the current flats, two semi-detached dwellings were located on the site of 28-30 Parramatta Road. They were still extant in 1927 when advertised for sale under their previous address prior to renumbering, 27-29 Parramatta Road. A detailed description of the property was given, also referencing those other buildings in the study area in its environs:[46]

> *Good prospective value as a Business or Factory Site.*
> *FOREST LODGE. NOS. 27–29 PARRAMATTA-ROAD, adjoining Syd Day, Ltd., Printers, close to Ross-street and Grace Bros.' large Furniture Repository.*
>
> *PAIR OF SEMI-DETACHED 2-STORY HOUSES, brick, main roof slate, each having: — Front Verandah, Balcony, Hall, 5 Rooms, Bathroom, Kitchen, Pantry, Washhouse. No. 29 has a Garage, iron, concrete floor. Total rents £221 per annum.*
>
> *LAND, about 46 feet 3½ inches by about 105 feet 7 inches and 124 feet 7 inches. TITLE TORRENS.*
>
> *HARDIE and GORMAN PROPRIETARY, LTD., will offer the above at Public Auction, in the Rooms, Ocean House, 36 Martin-place, at 11 a.m. on WEDNESDAY, 7th DECEMBER 1927. (500)*

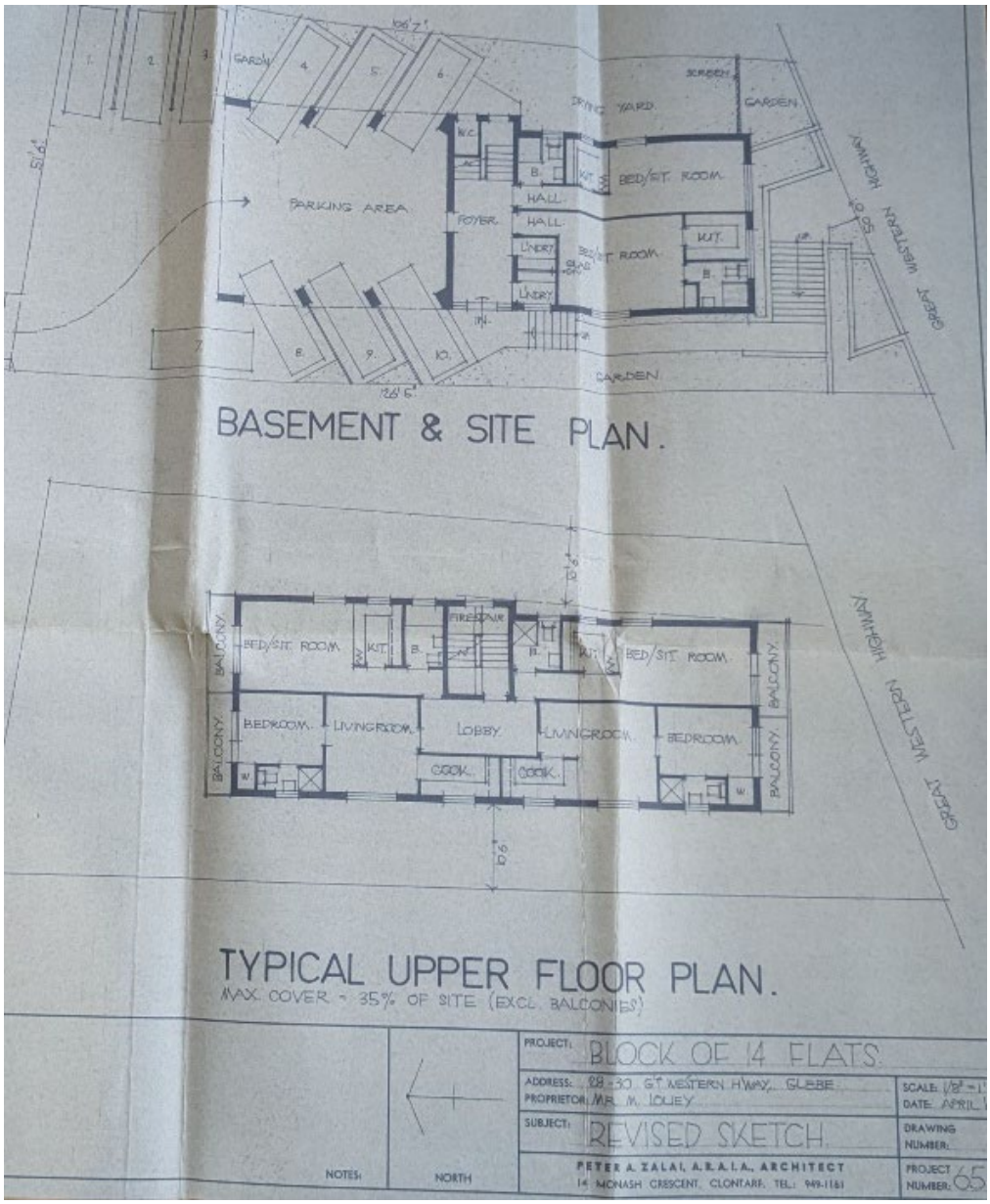
Despite its advertisement as a business or factory site, the semi-detached dwellings remained on the site. They continue to be shown in Council surveys from 1939 and aerial imagery of the area in subsequent decades.

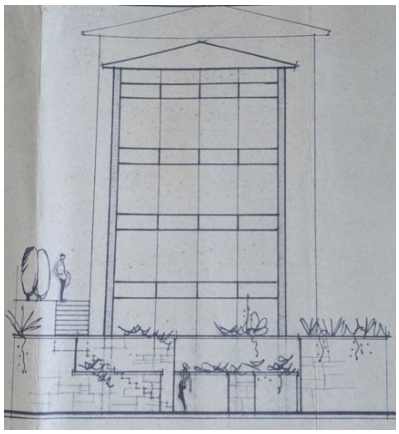
The dwellings were demolished sometime in late 1967 with the new flats in course of erection in early 1968.[47] They were designed by Peter Zalai, a small Clontarf-based architect, who lodged the development application, and built by Fabos & Carr Building.[48] The works were undertaken on behalf of Castlepoint Holdings Ltd. The block was four storeys in height, containing 14 apartments with ground-level carpark under. Apartments were a mix of one-bedroom and studio or 'bed sitting' apartments, offered at a rate of $17 and $13 a week respectively.[49] The complex was constructed of brick with a concrete roof.

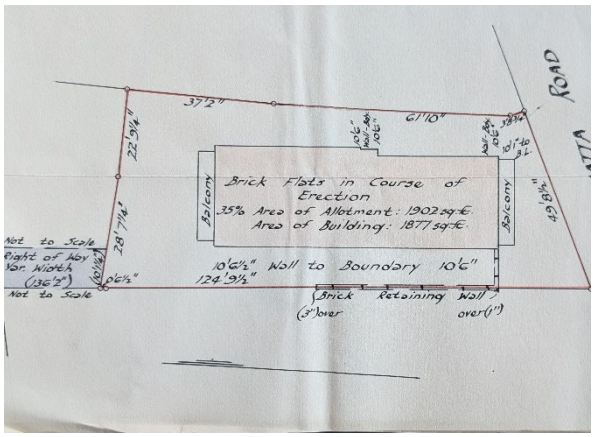
The block appears to have been purchased shortly after construction by Berkelouw Estates, suggesting it may have been a speculative development. An old retaining wall was also noted on the property boundary with No. 32 at this time.[50] A new concrete retaining wall was erected in 1975 to replace the older structure after its collapse due to a storm.[51] In 1978, the owners of the block were recorded as Messrs D.R. Wong and L.F. Lee and Mrs N.H.L Chan.[52]

By 1993, the block had been acquired by the University of Sydney who undertook refurbishment of the block in conjunction with its use as student housing. This included replacement of the roof membrane, repairs to damaged brickwork and upgrades to balustrades, replacing the existing brick balustrades with metal ones.[53] The University advertised the block for sale in 2021. Despite the University and 'Selle House' signage remaining, it no longer appears on the university's website as an accommodation option.

46 Sydney Morning Herald, 'Advertising: Forest Lodge Nos. 27-29 Parramatta Road,' 26 November 1927, p26.
47 BA1738/67.
48 City of Sydney Archives, '28-30 Parramatta Rd Glebe. Proposed erection of residential flats. P. Zalai. Plans.,' (1967), Unique ID A-00241751.; BA3615/68
49 28-30 Parramatta Road Property File, City of Sydney Archives.
50 BA3615/68
51 BA866:26:75
52 28-30 Parramatta Road Property File, City of Sydney Archives.
53 BA92/897





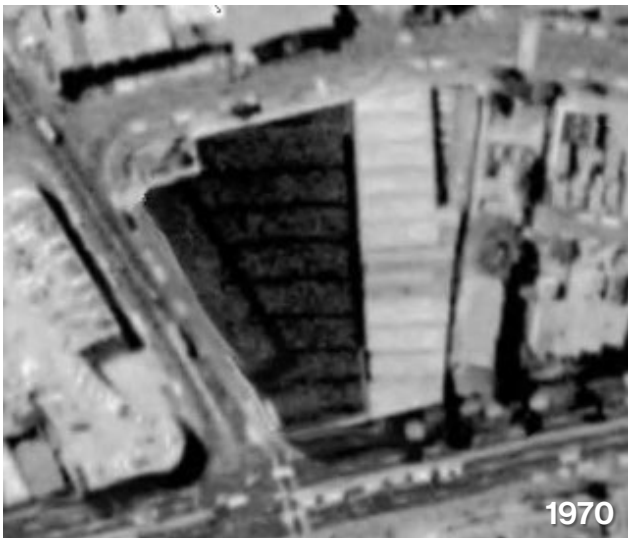


40 1967 Plans by Peter Zalai for the block of flats at 28-30 Parramatta Road. Left: Revised Floorplan. Below: Original preliminary sketches and site plan.
Source: City of Sydney Archives

2.2 Evolution of the study area – aerial imagery













3 Heritage significance and curtilage of existing items

3.1 Statement of heritage significance – 'Street Trees' (I631)

The following statement of significance has been extracted from the State Heritage Inventory:

> *A rare use of Corymbia citriodora for street trees in the local govenment* [sic] *area, which have townscape value.* [date significance updated 09/06/2026]

3.2 Background to listing

The 'Street Trees' heritage item on Arundel Street was identified in the 1990 Heritage Study of the Leichhardt Municipality by Brian McDonald, Craig Burton, Wendy Thorp, Wayne McPhee, and Cathy Macarthur (Item L11-G). The description of the item was '*eucalyptus citriodora plantation in footpath. c1960s*' and the ascribed significance was a *'rare use of these species in Leichhardt municipality'* and '*environmental amenity.'*

The comments on the listing were '*continuation of unique selection of tree species in Arundel St. Further south includes a plantation of Macadamia (1970s) and replacement plants and old plantings of Peppercorns (Schirius aeria) [sic] as well as intermittent placings of brush box*.'

The photograph included with the 1990 listing shows the trees located between the buildings at 71-79 Arundel Street and 2 Arundel Street, rather than those on Arundel Street between Ross and Forest, and Forest and Lodge Streets as is currently mapped.



41 Photograph included with the Street Trees item inventory in the Leichhardt Heritage Study. Dated 27/10/89. Source: Heritage Online Library NSW

3.3 Review of heritage item curtilage

No specimens of Corymbia citriodora exist inside the mapped curtilage of item I631. The original 1990 listing referred to the specimens further east on Arundel Street near the junction with Seamer Street.

Site investigations have confirmed that three mature Corymbia citriodora (lemon-scented gum) specimens survive offset from No. 2 Arundel Street.

These trees could be considered to:

- be representative, generally, of changing species preoccupations from the 1960s to a native plant palette for public landscaping in NSW;
- have a degree of landmark value;
- contribute to the overall aesthetic attributes of the streetscape;
- be esteemed, generally, by the local community; and
- be of some rarity value in terms of selection of street trees in the LGA.

The trees are not included in the City of Sydney Register of Significant Trees.

3.4 Conclusion

Given that the age, nature and significance of the trees relate more to environmental value and amenity than heritage values, it is recommended that the trees be **removed** from Schedule 5 of the LEP, conditional on the inclusion of the trees in the Significant Trees Register.



42 The trees today, near No. 2 Arundel Street at the eastern end of the street near the junction with Seamer Street. Photograph taken at similar location to original 1990 photo.

3.5 Statement of heritage significance – 'Warehouse' (I644)

The following statement of significance has been extracted from the State Heritage Inventory:

> *The building at 1-3 Ross Street, Forest Lodge, was built in 1913 as a furniture repository for Grace Bros. It has historical and aesthetic significance providing evidence of Glebe and Forest Lodge's industrial past. Designed in the Federation warehouse style, the building is a highly prominent and contributory element within the Ross Street streetscape. Typical detailing of the style include face brick finish contrasted with rendered lintels, rectangular massing, emphasised three vertical elements with arches that divide the facade into three bays and brickwork detailing of the parapet.*
>
> *The building is associated with Grace Bros, one of the earliest and major department stores that opened in Sydney in 1885 in George Street established by English immigrant brothers, Joseph Neal Grace and Edward Albert Grace [sic]. As such, it may have social significance for its relationship to Grace Bros, a major employer and highly significant and successful commercial enterprise that began in the late 19th Century and continued throughout the 20th Century.*
>
> *1-3 Ross Street is of local heritage significance in terms of its historical, aesthetic and representative values.* [date significance updated 03/11/2014]

3.6 Background to listing

The 'Warehouse' heritage item comprising the former Grace Brothers furniture repository does not appear in the original 1990 Leichhardt Heritage Study. It appeared on the original iteration of the Leichhardt Local Environmental Plan 2000, so was listed between 1990 and 2000. 1997 and 1998 heritage assessment documents relating to the refurbishment of the warehouse and the demolition of a house at 3 Ross Street note that the item was a 'very fine example of a high-quality brick warehouse structure in Federation Romanesque style' and should be recommended for listing, so it likely occurred around this time. [54]

The item was reviewed as part of the 2014 'City of Sydney Industrial and Warehouse Buildings' study conducted by City Plan Heritage, when the inventory for the item was reviewed and updated. The current curtilage of the item includes the original 1912 warehouse building, alongside a smaller brick building to the corner of Ross and Arundel Streets.

While not referenced in the Statement of Significance, the assessment of the item against Criterion C references the '*Art-Deco single storey addition to Arundel Street*.' The modifications section includes: '*c1930s - Single storey Art Deco style additon at the corner of Arundel Street'* [sic]. The physical description included in the listing mentions:

> *'A later one-storey Art Deco style addition brick wing extends the building to Arundel Street. It has a semi -circular corner emphasised by brick piers and rectangular pediments, and has a decorative parallel line motif.'*

As established in the historical background which precedes this section, the single storey brick building at the corner of Ross and Arundel Streets was constructed in 1998 and not c1930s. It was constructed on the site of a c1910-1920 two-storey caretaker's cottage built for the Grace Brothers, which was demolished to make way for the car lift. It was built to accommodate a car lift as part of the refurbishment of the historic warehouse building by Toga Group for office use.

[54] Building and Development Committee meeting notes from property file for 1-3 Ross Street, dated 27/10/1998, p213 of file D00848.







43 The building around the time it was listed in 1998.
Source: Gary Shiels and Associates Pty Ltd Statement of Environmental Effects, June 1998.

3.7 Review of heritage item curtilage

It is assumed that the current curtilage of the item is meant to relate to the warehouse building. It does not relate to a property boundary or a cadastral lot boundary. There is no mention in available documentation that the new 1998 car lift structure was meant to be included as part of the curtilage of the item. It is assumed this may have occurred during the later review of the heritage item by City Plan in 2014.

3.8 Conclusion

The 1998 car lift structure at the corner of Ross and Arundel Streets relates to the refurbishment of the building by Toga Group. It does not contribute to the significance of the former Grace Brothers furniture repository heritage item titled 'Warehouse.'

Given that the heritage item does not follow the property boundary or a lot boundary, the curtilage of the item should be **amended to exclude** the 1998 building and only cover the footprint of the 1912 building.

4 Assessment of contributory status

4.1 Definition of a contributory building

The latest version of Section 3 of the City of Sydney Development Control Plan 2012 (revised June 2026) contains the following definition of a contributory building:

> *Contributory building means a building and/or site that contributes to the stated heritage significance of a heritage conservation area. Contributing buildings and sites are from a significant historical period and are either:*
>
> - *substantially intact; or*
> - *altered, yet recognisable from the development phase during the significant historical period.*

It also notes: *Significant historic periods for each conservation area include one or more periods of: Colonial, Victorian, Federation, Inter-War, Post-War and Post-1960.* Drawing from the widely acknowledged and accepted reference text on Australian Architecture,[55] the periods can be defined as:

- Colonial (c1788 – c1840)
- Victorian (c1840 – c1890)
- Federation (c1890 – c1915)
- Inter-War (c1915 – c1940)
- Post-War (c1940 – c1960)
- Post-1960 (c1960 onwards)

4.2 Statement of heritage significance – Hereford and Forest Lodge Conservation Area (C33)

The following statement of significance has been extracted from the State Heritage Inventory:

> *Hereford and Forest Lodge Conservation Area has historic significance for its rare surviving early residential development Swiss Cottages (c. 1842) and Glenwood (c. 1837). The area possesses the ability to evidence early villa estates; Hereford (c. 1829), Rosebank (c. 1832) and Forest Lodge (c. 1836) and their incremental subdivision. The conservation area is also of historic significance for a number of important civic and institutional buildings such as St James' Church and School, Forest Lodge Public School, Glebe Fire Station and Glebe Town Hall. Considerable social significance arises out of the presence and use of these buildings for over 100 years. The Town Hall also provides evidence of the incorporation of the Municipality of Glebe in 1859.*
>
> *Hereford and Forest Lodge Conservation Area has aesthetic significance for its ability to illustrate various periods of development and architectural styles and building types (some of a very early date), and its landscape qualities. Residential development, encouraged by the tram extension in Hereford/ Forest Lodge, reflects the varied character of historic subdivisions, divided by the historic and aesthetically important Bridge Road. The predominant Victorian character is supported by several other important historic layers. The diverse social mix that is reflected in the building stock and inherent to the character of the suburb.*
>
> *The area contains a number of aesthetically significant and prominent buildings such as the Glebe Town Hall, Glebe Fire Station, St James' Church, the former Glebe Presbyterian Church as well as a number of villas particularly in Bridge Road such as Reussdale. The area has rarity value for the survival of early pre 1860s residential development so close to the city centre.* [date significance updated 27/05/2021]

[55] Richard Apperly, Robert Irving and Peter Reynolds, 'Identifying Australian Architecture,' (Angus and Robertson: Sydney), updated version 1994.

Discussion of the potential of subject properties to contribute to the HCA

The physical character of the area is strongly residential and late nineteenth century. There is limited non-residential and early or mid-twentieth century development within the HCA. Federation or Interwar (or early to mid-twentieth century) industrial buildings are not explicitly referenced in the statement of significance quoted above.

While the statement of significance focuses on the Victorian character and residential development of the area, it notes it is supported by '*several other important historic layers*.' What these layers are is not specified. The phrase '*other important historic layers'* is taken to be equivalent to *'a significant historical period'* in the DCP definition.

The Federation and Interwar periods are those periods to which most of the properties in the study area relate, comprising the 1912 warehouse, c1921 printing workshop and 1935 addition, and 1940 service station and carparking structure. As substantially later structures, the remaining 1968 apartment block and 1998 car lift structure in the study area are not considered to have potential to contribute.

The early twentieth century is explicitly referenced in the physical description of the area and in the assessment against Criterion G, suggesting it is an important historic layer: '*The conservation area is representative of the expansion of Glebe and Forest Lodge during the 19th and early 20th century as evidenced by residential, commercial, institutional and industrial development*.' Accounts of the history of the suburb by local historians also suggest that the industrial development of the suburb, including both early/initial (late nineteenth century) and later (early to mid-twentieth century) waves, is of interest.[56] Many of the industrial buildings mentioned in these accounts are now demolished, including many of those previously located in the HCA, making surviving industrial buildings from this stage relatively uncommon.[57]

Moreover, the management guidelines for the HCA explicitly note that Inter-war warehouse buildings have the potential to qualify as contributory:

(b) Inter -war Units and Warehouses

- *Buildings of the early twentieth century usually have an appropriate scale and are therefore neutral elements*
- *Some buildings may contribute to the significance of the area and are therefore contributing elements*

On the basis of the above, it seems reasonable to conclude that the early twentieth century and Federation/Interwar periods form one of the 'other' supporting historic layers and comprise a 'significant historical period.' Accordingly, the 1912 and 1921 buildings are considered to have potential to contribute to the area, as they illustrate an important phase of development. The 1940 service station and carpark is considered to be borderline, as it is on the cusp of the Interwar and Post-war (and early/mid twentieth century) time periods. The integrity of these buildings is discussed in the following section which assesses their contributory status.

56 Solling and Randerson, 'Forest Lodge.'

57 Based on 1938-1950 Civic Survey Mapping:
Demolished: Consolidated Neon at 2 Arundel Street built 1941; Lanham's Laundry on Forest and Lodge Streets built 1902-3; Burns Dye Works extant by the mid twentieth century; Woodward & Thurston Pty Ltd Bumper Bar manufacturers at 208 St Johns Road est c1930s; Mackenzie Bros engineers est c1940s at 221 Bridge Road; Abrams Brushes cnr St James Ave and John St est early twentieth century; McGregor and Wiggins Manufacturers at 23-25 Ross Street (façade may have been retained) extant by 1940s/50s; Berkely Knitting Mills and Holeproof Hosiery Factory from 1930s at 208 Bridge Road.
Extant: A building similar to the GE Crane Hardware building survives at 32 Ross Street, which was established in the early twentieth century; Durst Industries at 189 St Johns Road, built 1918; Industrial building at 11 Jarocin Avenue occupied by various companies since the 1920s; Newsletter Press at 21 Ross Street Glebe extant by 1943; Hat Factory at 2-32 Junction Street built c1901.

4.3 Assessment of contribution to the HCA

Building	Significant historical period?	Substantially intact?	Altered, yet recognisable?	Finding and comment
1-3 Ross Street				
1912 warehouse	✓	✓	–	The 1912 warehouse building (already identified as a heritage item) **contributes to the conservation area** as evidence of early twentieth century industrial development.
1940 service station and carpark	✓	×	✓	The 1940 service station and carpark building has been altered with the ground floor enclosed, first floor windows removed and changed, and unsympathetic painting of the originally unpainted brick façade painted blue. These alterations detract from the building and the area. Despite retaining some heritage value and capacity for reconstruction, the extent of alteration means the building no longer contributes positively to the significance of the conservation area in its present form. As it has been substantially altered but dates to the cusp of a significant historical period its contribution is **neutral**.
1998 car lift	×	✓	–	As a 1998 addition to provide carparking to the refurbished 1912 warehouse, it does not contribute to the heritage conservation area. As its brick materiality and simple design are not entirely inappropriate or detracting, its contribution is **neutral**.
26 Arundel Street				
1921 workshop	✓	✓	–	The 1921 workshop building **contributes to the conservation area** as evidence of an early twentieth century industrial development. It illustrates a significant supporting period and historical use in the area's history. It is substantially intact externally retaining its original façade including double height pilasters, moulded parapet and timber-framed windows, and discernible as an early twentieth century industrial building.
1935 extension	✓	×	✓	The 1935 addition provides evidence of the industrial development of Forest Lodge during the inter-war period and retains some historic interest as an extension to the former Simmons printing works. However, substantial structural alterations, including removal of the sawtooth roof, the addition of rooftop parking and changes to openings, has significantly reduced its integrity. While the building remains discernible, it no longer makes a positive contribution to the heritage conservation area and is therefore assessed as a **neutral** element.
28-30 Parramatta Road				
1968 apartment block	×	✓	–	As a later residential development from the late twentieth century, the 1968 apartment block does not contribute to the identified values of the HCA. Due to its size, siting and height exceeding that of both neighbouring industrial and terrace buildings, it is considered to be **intrusive**.

4.4 Assessment of impacts of exclusion

Building	Finding	Impact of exclusion
1-3 Ross Street		
1912 warehouse	**Contributes to HCA**	No impact. The building would still be protected as an individual heritage item, also still affording protection against adverse impacts from development in the vicinity.
1940 service station and carpark	**Neutral**	Minor adverse impact. Exclusion would permit the alteration or demolition of the historic building, which does not currently contribute to the conservation area given its substantial alteration, but which has capacity for reconstruction.
1998 car lift	**Neutral**	Neutral impact. Exclusion would permit the alteration or demolition of a building that has no intrinsic value, but which does not actively detract from the conservation area. Its removal could benefit the presentation of the 1912 warehouse to which it is attached, as it currently presents deceptively as an early addition.
26 Arundel Street		
1921 workshop	**Contributes to HCA**	Moderate adverse impact. Exclusion would permit the alteration or demolition of the building which currently contributes to the HCA and is of historic and aesthetic significance.
1935 extension	**Neutral**	Minor adverse impact. Exclusion would permit the alteration or demolition of the historic building, which does not currently contribute to the conservation area given its modification, but is of some historic and aesthetic significance.
28-30 Parramatta Road		
1968 apartment block	**Intrusive**	Positive impact. Exclusion would permit the alteration or demolition of a building that has no intrinsic value, and which detracts from the HCA due to its height, siting and size. Removal of the building and replacement with a more neutral built form could result in a positive impact.

Overall impact

If the study area was excluded from the Hereford and Forest Lodge Conservation Area, one contributory building (the 1921 workshop portion of the 26 Arundel Street property) would be at risk of alteration and demolition without any heritage protection, representing a moderate adverse impact on the HCA through its exclusion. Generally, the impacts for the other properties would be neutral given that they are either individually heritage listed or are graded as neutral or intrusive.

5 Conclusions

This heritage assessment has examined the study area and the four properties within it, bounded by Parramatta Road, Ross Street and Arundel Street, and established the history and construction date of the present buildings during the twentieth century.

This assessment has found that the mapped curtilages of the two existing heritage items do not accurately reflect the significance of those items. The Street Trees item (I631) is mapped incorrectly as no specimens of *Corymbia citriodora* are located within the defined area. Surviving trees associated with the original listing are located further east on Arundel Street. While they have streetscape, amenity and landscape value, their significance would be more appropriately managed through inclusion on the Significant Trees Register rather than through listing in Schedule 5 of the Sydney LEP 2012.

The Warehouse item (I644) currently includes the 1998 car lift structure at the corner of Ross and Arundel Streets which does not contribute to the significance of the former Grace Brothers furniture repository, and relates instead to its adaptive reuse as modern office accommodation. The curtilage should therefore be amended to include only the 1912 warehouse building.

The Hereford and Forest Lodge Heritage Conservation Area and its values were also examined to establish the contributory status of the buildings within the subject properties, and the impacts if they were to be excluded. Exclusion would have no adverse impact on the 1912 warehouse, as it is listed as an individual item, and would have a neutral impact in relation to the 1998 car lift structure and the 1968 apartment block, as they do not contribute to the conservation area and do not require protection.

Exclusion would have the potential to result in a moderate adverse impact on the 1921 workshop at 26 Arundel Street, which contributes to the HCA as evidence of early twentieth century industrial development. Exclusion of the 1935 workshop extension and 1940 service station and carpark have the potential to result in a minor to adverse impact, as both possess minor historic and aesthetic value as early to mid-twentieth century industrial structures despite their modification.

On this basis, exclusion of the study area from the HCA would place one contributory building (1921 workshop) at risk if no additional heritage controls were placed over the property. The impact could be minimised by reducing the curtilage of the HCA to exclude 1-3 Ross Street, the rear of 26 Arundel Street and 28-30 Parramatta Road, while retaining the contributory (1921) section of 26 Arundel Street within the HCA, together with the remainder of the HCA extending north and east.

5.1 Summary of recommendations

Recommendation	Affected property/area
Include the three Corymbia citriodora on the City of Sydney's Significant Tree Register.	Arundel Street
Remove I631 from Schedule 5 of the Sydney LEP 2012, once the trees have been included on the Significant Tree Register.	Arundel Street
Amend the curtilage of I644 to exclude the 1998 car lift and follow the footprint of the 1912 warehouse building.	1-3 Ross Street
If modification to the Hereford and Forest Lodge Heritage Conservation Area is pursued, retain the contributory (1921) section of 26 Arundel Street within the reduced area.	26 Arundel Street, 1-3 Ross Street, 28-30 Parramatta Road

Appendix A Item and HCA Inventories

Item Details

Name

Hereford & Forest Lodge Heritage Conservation Area

SHR/LEP/S170

LEP #C33

Address

GLEBE NSW 2037

Local Govt Area

Sydney

Local Aboriginal Land Council

Unknown

Item Type	Group/Collection	Category
Conservation Area	Urban Area	Townscape

All Addresses

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
		GLEBE/NSW/2037	Sydney	Unknown			Unknown	Primary Address

Boundary Description

Area generally bounded by rear boundary of properties fronting the western side of Glebe Point Road, Wigram Lane, Orphan School Creek, Arundel Street, Ross Street, Great Western Highway, Seamer Street & St. John's Road.

Significance

Statement Of Significance

Hereford and Forest Lodge Conservation Area has historic significance for its rare surviving early residential development Swiss Cottages (c. 1842) and Glenwood (c. 1837). The area possesses the ability to evidence early villa estates; Hereford (c. 1829), Rosebank (c. 1832) and Forest Lodge (c. 1836) and their incremental subdivision.

The conservation area is also of historic significance for a number of important civic and institutional buildings such as St James' Church and School, Forest Lodge Public School, Glebe Fire Station and Glebe Town Hall. Considerable social significance arises out of the presence and use of these buildings for over 100 years. The Town Hall also provides evidence of the incorporation of the Municipality of Glebe in 1859.

Hereford and Forest Lodge Conservation Area has aesthetic significance for its ability to illustrate various periods of development and architectural styles and building types (some of a very early date), and its landscape qualities. Residential development, encouraged by the tram extension in Hereford/ Forest Lodge, reflects the varied character of historic subdivisions, divided by the historic and aesthetically important Bridge Road. The predominant Victorian character is supported by several other important historic layers. The diverse social mix that is reflected in the building stock and inherent to the character of the suburb.

The area contains a number of aesthetically significant and prominent buildings such as the Glebe Town Hall, Glebe Fire Station, St James' Church, the former Glebe Presbyterian Church as well as a number of villas particularly in Bridge Road such as Reussdale.

The area has rarity value for the survival of early pre 1860s residential development so close to the city centre.

Criteria a)

Historical Significance

Hereford and Forest Lodge Conservation Area has historic significance for its rare surviving early residential development including Swiss Cottages (c. 1842) and Glenwood (c. 1837). It also demonstrates early villa estates including Hereford (c. 1829), Rosebank (c. 1832) and Forest Lodge (c. 1836) and their incremental subdivision and the piecemeal subdivisions following demolition of early residences along Bridge Road (Albion Cottage (c. 1838), Enfield House (c. 1843), Oak Lodge (c. 1837), Willow Lodge (c. 1845), Kayuga (c. 1857)). Residential development in the area was encouraged by the tram extension in Hereford/ Forest Lodge. Many of the historic subdivisions are divided by the historically significant Bridge Road leading to aesthetic variations in predominantly Victorian character which is supported by several other important historic layers. The diverse social mix of the conservation area is reflected in the building stock, which include early surviving working-class cottages, and is inherent to the character of the suburb. The area also includes important civic and institutional buildings such as St James' Church and School, Forest Lodge Public School, and Glebe Town Hall that have been in existence for over 100 years. The Town Hall on St Johns Road Bishopthorpe provides evidences of the incorporation of the Municipality of Glebe in 1859.

Meets criteria at a local level.

Criteria b)

Historical Association
Significance

The conservation area has historic association significance for its association with important local architects Ferdinand H Reuss Snr and Jnr, and GW Durrell.

Meets criteria at a local level.

Criteria c)

Aesthetic/Technical Significance

Hereford and Forest Lodge Conservation Area has aesthetic significance for its landscape qualities, its ability to illustrate various periods of development and architectural styles and building types and for its wide variety of attached and detached housing (some of a very early date).

Meets this criteria at a local level.

The area contains a number of aesthetically significant and prominent buildings such as the Glebe Town Hall, Glebe Fire Station, St James' Church, the former Glebe Presbyterian Church as well as a number of villas particularly in Bridge Road such as Reussdale.

Criteria d)

Social/Cultural Significance

The area is held in high esteem by the local community. Particular sites have high significance for identifiable groups including St James' Church and School, Forest Lodge Public School and Nag's Head Hotel.

Meets this criteria at a local level.

Criteria f)

Rarity

The Hereford and Forest Lodge Conservation Area has rarity significance for its survival of early 1860s residential development so close to the city centre.

Meets this criteria at a local level.

Criteria g)

Representative

The conservation area is representative of the expansion of Glebe and Forest Lodge during the 19th and early 20th century as evidenced by residential, commercial, institutional and industrial development.

Meets this criteria at a local level.

Integrity/Intactness

The area has a moderate degree of integrity. Individual sites have varying degrees of intactness.

Owners

Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer	Builder/Maker
Various	Various

Physical Description **Updated**

The area has undulating topography, sloping steeply to Orphans Creek in the west and Minogue Crescent in the north. The precinct is bounded by the Toxteth Estate to the north, Bishopthorpe Estate and Parramatta Road to the south, Orphans Creek to the west and Glebe Point Road to the east.

The precinct is bisected by Bridge Road and Ross Street, both major traffic thoroughfares. The area has a dense pattern of narrow streets, which align with the Glebe Point Road, and generally disregards the topography.

Redevelopment of the former Childrens Hospital dominates the south - western corner. There are relatively few street trees, with exception of a notable avenue of Water Gums in Woolley Road. The interface with the former Childrens Hospital site has been landscaped.

The irregular grid pattern of streets and irregular subdivisions result in a less consistent housing stock than surrounding precincts. Predominantly two storey terrace housing on relatively small allotments, the area also includes single storey cottages and terraces, grand three storey terraces and fine villas on Bridge Road such as Reussdale. Building setbacks vary greatly, from immediately adjacent to the boundary to 10 metre setbacks, some containing established front gardens.

Enhancing the character of the area are a number of significant institutional/civic buildings. These include the St. James' Group comprising the Church, Presbytery, School and Hall. In St John's Road there is the St John's Village (retirement home), Glebe Fire Station, Glebe Town Hall and the former Rehhoboth Primitive Methodist Church and Hall. In Bridge Road there is the former Glebe Presbyterian Church and Forest Lodge Public School whilst in Ross Street there is the Salvation Army Hall.

Near Glebe Town Hall, in St John's Road and returning into Ross Street, is a small commercial strip which includes a number of Federation era buildings with early shopfronts, and the Victorian Regency style Nag's Head Hotel.

There are several large amalgamated allotments which reflect the layer of industrial development that occurred in the early 20th century.

Many of these have been redeveloped as residential sites in recent times.

The following significant public domain features are located within the Conservation Area
Street Tree Plantings: Woolley Road, Water Gums
Public Park: Kirsova Playground
Public Park: St James Park
Night Soil Lanes: Off Reuss Street
Night Soil Lanes: Off St Johns Road
Sandstone Stairs: Arundel Street
Orphan Creek: Forest Lodge western boundary
Monument: Foley Park
Public Stairs: Arundel Street
Public Stairs: Great Western Highway
Public Stairs: Kerridge Place
Vent shaft M.W.S. & D.B: York Street

Streets and Grading
Catherine Street: B
Bridge Road : A
Charles Street : B
Clare Street : B
Creek Street : B
Cross Street : B
Forest Street : B
Foss Street : B
Hegarty Street : A
Hereford Street : B
Jarocin Avenue : B
John Street : B
Junction Street : B
Lodge Street : B
Rosebank Street B
Ross Street : A
Short Street : C
St James Avenue : B
Walsh Street : C
Wood Street : B
Arundel Street : B
St Johns Road : A,
Upper Road : B

Lane Grading
Charles Lane : B
John Lane : B
St. James Lane : B
Woolley Lane : B
York Lane : B
York Lane Cross : A

Physical Condition **Updated** 10/04/2012

Generally good

Modifications And Dates

Further Comments

The Hereford and Forest Lodge Conservation Area was listed as part of the overall Glebe Conservation Area under Leichhardt LEP 2000 gazetted on 22/12/2000. Under Sydney LEP 2012, gazetted on 14/12/2012, the Hereford and Forest Lodge Conservation Area was listed as a separate conservation area.

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Current Use

Residential, commercial, institutional

Former Use

Residential, commercial, institutional, industrial

Listings

Listings

			Records Retrieved: 2		
Heritage Listing	**Listing Title**	**Listing Number**	**Gazette Date**	**Gazzette Number**	**Gazzette Page**
Local Environmental Plan	Sydney Local Environmental Plan 2012	C33	12/14/2012 12:00:00 AM		
Heritage study					

Procedures/Exemptions

Records Retrieved: 0

Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance **Updated**

The "Eora people" was the name given to the coastal Aborigines around Sydney. Central Sydney is therefore often referred to as "Eora Country". Within the City of Sydney local government area, the traditional owners are the Gadigal and Wangal bands of the Eora. There is no written record of the name of the language spoken and currently there are debates as whether the coastal peoples spoke a separate language "Eora" or whether this was actually a dialect of the Dharug language. Remnant bushland in places like Blackwattle Bay retain elements of traditional plant, bird and animal life, including fish and rock oysters.

With the invasion of the Sydney region, the Gadigal and Wangal people were decimated but there are descendants still living in Sydney today. All cities include many immigrants in their population. Aboriginal people from across the state have been attracted to suburbs such as Pyrmont, Balmain, Rozelle, Glebe and Redfern since the 1930s. Changes in government legislation in the 1960s provided freedom of movement enabling more Aboriginal people to choose to live in Sydney.

(Information sourced from Anita Heiss, "Aboriginal People and Place", Barani: Indigenous History of Sydney City http://www.cityofsydney.nsw.gov.au/barani)

The Sydney Glebe lands were granted to the Church of England in 1789, and in 1828 “to relieve the pressing needs of clergy”, Glebe was

subdivided into 28 allotments and all but four lots (numbers 7,8, 27 and 28) were offered for sale. The Hereford and Forest Lodge Precincts comprise Lots 25, 26 and 28 of this subdivision. Lot 28 'Catherine's Farm', was granted to Catherine King in 1795.

Lot 25 was bid for by AK Mackenzie but not purchased until 1830 by FW Unwin. George Williams purchased lot 26 in 1828 and commissioned Edward Hallen to design Hereford House, named after Williams birthplace. Williams died in 1832, never having lived at Glebe. Hereford House was transferred to Ambrose Foss in 1833. John Verge made improvements to the house in 1832 and 1834. The property did not stay long in any one family, selling to William Hirst in 1837, to George Rogers in 1844, and to Thomas Woolley in1847.

The Forest Lodge estate originally comprised a grant made to Foss of thirty-one acres, two roods and fifteen perches under the hand of Sir George Gipps and dated March 8, 1840. Ambrose Foss, aged twenty-four, arrived with his young wife Louise (nee Fremantle) in the barque Alcrity on October 9, 1827. He set himself up as a Surgeon Dentist, Apothecary, Chemist and Cupper at 104 Pitt Street. By 1833 he was able to buy 'Hereford House' and its grounds for 2000 pounds. By 1836 Foss was 'erecting a handsome house at the Glebe in the immediate vicinity of "Hereford House" lately purchased by him of Mr Williams.' The house was in Bridge Road to the west of 'Hereford House', and between Jarocin Avenue and Ross Street. The approximate site today would be 208 and 210 Bridge Road. Foss gave his new house the name of 'Forest Lodge' because it was surrounded by great trees. A real estate advertisement in 1848 described the house as 'that delightful Residence at the Glebe…consisting of seven rooms, pantry, storeroom, kitchen, coach-house, stable and other detached offices'. 'Forest Lodge' passed into the hands on Dr George Bennett in 1846 and he owned it until 1865. In his time the land was reduced to one acre and twenty-six perches, of which a quarter of a perch was resumed for the making of Bridge Road. George Bennett, naturalist and surgeon became a vice-president of the Zoological Society, a member of the Board of the Australian Museum, a contributor to Lancet and other journals.

An area adjacent to the Hereford House Estate was that portion originally owned by Alex McKenzie, then FW Unwin who subdivided in 1829/30 into 5 blocks. J.W. Wood, T. Wolley, H.B. Bradley, D. Jones and F. Korff. A further subdivision occurred in July 1841 and was known as the Hereford Allotments, the land being cut up into 54' x 100' allotments. A description of the situation of these allotments is given in an advertisement of 4 July, 1841 S.M.H.;
".. opposite the highly cultivated gardens and extensive pleasure gardens of Dr. Bowman peculiarised by a junction with the property of Hereford House and grounds commanding a beautiful peep of Sydney and located in the midst of a cluster of highly respectable residences and tastefully laid out villas . The Road leads to properties of G. Allen, E.D. O'Reilly, Betts, Younger, Foss Esq. and other consequential neighbours. Excellent pump for general use – reserved passage has been kept. Society and neighbourhood of first respectability and stamp. Pleasant walk to town., and more particularly agreeable and pleasant from being that side of Sydney where the pedestrian is not inconvenienced by the Brickfielders, much to the annoyance of newly arrived persons, who are always anxious to avoid the whirlwind of dust prevalent in other situations. A resident in this quarter is particularly recommended to those gentlemen just commencing the honourable occupation of a merchant ' to individuals in office' to persons of moderate income and respectable tradesmen ' not inferior to Woolloomooloo for a quiet retirement after business hours and a delightful spot for rural recreation and good society. The soil has been improved by successive cropping."

A plan dated 1845 of the area indicates besides Hereford House and Forest Lodge, 10 other structures including substantial residences for Mr. Want, Mr. O'Reilly, Mr Wood, Mr Pollard and a Mr. Paverton as well as a double fronted building with out-offices, called "Swiss Cottages" on the corner of Glebe Point Road and Pyrmont Bridge Road. Mr O'Reilly's residence as indicated on the 1845 map was placed on a lot of land at what now is the corner of Hereford Street and Glebe Point Road. A brief description of its extent is given in the Sydney Morning Herald of 1847 as follows: "A detached cottage, 5 rooms, outhouses, servants rooms, etc. with upwards 5 acres grounds in cultivation with fruit trees of all descriptions. A plentiful supply of water."
Mr. Pollard's residence was located on what is now the corner of Pyrmont Bridge Road and Ross Street, the site of the present Forest Lodge Public School.

Between 1856-71 The Forest Lodge Estate was beginning to be built up with the introduction of terrace housing as a popular form of cheap and relatively high density housing. The terrace form became the hallmark of this era through to the mid 1880s.

An important family of two generations of architects that lived and did work in the Forest Lodge/ Hereford area was the Reuss family. This consisted of Ferdinand Hamilton Reuss snr. and jnr. and later joined by Edward Roland Halloran (1844-1919) who married Adeline Burgess Reuss, daughter of F.H. Reuss Snr. Both Reuss Snr. and Jnr. did a reasonable amount of work in Glebe, mainly in the Hereford Estate and at Glebe Point. Reuss snr. had a more formal training in civil engineering, surveying and architecture in England and experience in America. Like many before him he had travelled to Australia to seek his fortune in the Victorian Goldfields and on becoming disillusioned on the easy fortune gained and lost in the goldminer's life, he travelled to Sydney to practice his engineering and building knowledge. He was to be known generally more for his engineering and surveying ability rather than architecture. His contribution to surveying in N.S.W. led him to be called the father of surveying in the city of Sydney. Practice in this profession was established by Reuss snr. in London prior to his travels to Germany, America, Melbourne and finally Sydney in 1853, where he was to stay until his death at his residence "the Hermitage" Pyrmont Bridge Road in 1896. Reuss Snr. had quite an impact on that area of land situated at what is now the junction of Pyrmont Bridge Road and Woolley Streets; roughly corresponding to the original "road to the ponds" of the Hereford Estate in the 1840s. In this area on two parcels of land purchased in 1864 on either side of Bridge Road he constructed six houses all of which were probably designed by him. Between 1865 and 1870 he had invited tenders for a total of two houses and four brick cottages plus "out houses" on Pyrmont Bridge Road and these probably refer to the six he was known to own. These being; "The Hermitage", (his own residence 1866-1896) "Hamilton", "Alma Villa", "Reussdale", on the south side and two single storey cottages on the north side. A street to the south of "Reussdale" and "The Hermitage" was named Reuss Street. F.H. Reuss jnr. was born 1844 and later married at St. Barnabas Church in 1868 and carried on

the profession as established by his father. In 1871 "Alma Cottage" became the residence of F.H. Reuss jnr. until 1876 when he moved into Glebe Point Road. "Alma Villa" was demolished in 1927 when the Presbyterian Church was moved to that site from a site at the junction of Glebe Point Road and Parramatta Road.

Another local association was set up in the form of G.W. Durrell, an architect of Glebe, who designed houses in and around Forest Lodge. A brief reference to him and Thornley is made in the following: ".the youngest associate of the Royal Institute of British Architects recently admitted is Mr. G.W. Durrell, the only son of Mr. G.L. Durrell of Forest Lodge, He is also the second successful associate from N.S.W. Mr. Durrell who serve articles with Mr. Thornley of York Street, returned to the colony by the 'Ormuz' and will practice in Sydney."

In 1875, Hereford House was again sold, and by this time the grounds had been reduced to 1.5 acres. The last private owner of Hereford House was William Wilkinson. Following Wilkinsons death in 1908, the Crown acquired the Estate and established a teachers college. Hereford House was demolished in the mid 1930s when the municipal rest park (now Foley Park) was established.

'Forest Lodge' stood until 1912 when the executors of the estate of Dr William John Munro who died in 1908, demolished the house and built a terrace of houses and a terrace of shops on the site.

Among the later development in the precinct was the Rosebank Estate Subdivision 1899, with lots fronting Rosebank Street and Glebe Point Road, the Benledi Subdivision along Hereford Street and Glebe Point Road, for Auction sale 1900, and Gibson's Subdivision of 1904 lots fronting James Avenue and Hereford Street.

Historic Themes

Records Retrieved: 3

National Theme	State Theme	Local Theme
4. Settlement	Towns, suburbs and villages	Unknown
4. Settlement	Towns, suburbs and villages	Unknown
2. Peopling	Migration	Recreation; European Settlement

Recommended Management

Management Summary

RECOGNITION OF THE FOLLOWING HISTORICAL LAYERS
(a) Victorian / Federation Development
- These form the character of Glebe
- The lack of visible additions provides a high level of integrity
- Single storey weatherboard and stone cottages contribute to an understanding of the history of Glebe
- Remnants of early villas contribute to an understanding of the history of Glebe

(b) Inter -war Units and Warehouses
- Buildings of the early twentieth century usually have an appropriate scale and are therefore neutral elements
- Some buildings may contribute to the significance of the area and are therefore contributing elements
- Inter-war development provides a greater range of finishes, greater extent of solid façade and recessed balconies which provide more wall façade.
- Inter-war development provides hierarchical composition to centre, base, middle and top and a stepped skyline
- Associated planting lessens visual impact of Inter-war development

(c) Post -war Units and Warehouses
- Post-war Units and warehouses have a major impact which needs to be minimised
- The impact results from uncharacteristic scale, large extent of glass, open balconies and face brick finishes
- Minimal setbacks for building height
- Car parking often to the front of the unit
- Lack of trees to lessen visual impact
- Opportunities exist to improve their character during renovations

PROTECTION OF SIGNIFICANCE
(a) Protect Subdivision Pattern
- Retain Victorian and Federation subdivisions
- Do not allow amalgamation of sites within these important subdivisions

(b) Protect Key Period Significant (Contributory) Development and Settings
- Retain early villas
- Retain evidence of early villas
- Retain 1 Storey Cottages
- Retain 1-2-3 Storey Victorian / Federation terraces
- Retain Victorian / Federation Public Buildings
- Retain Victorian / Federation Retail Strip
- Retain Victorian / Federation Shop/Hotel
- Retain rubble retaining wall
- Retain significant corner buildings
- Retain and enhance the collective value of terraces
- Retain Scale
- Maintain building alignments
- Retain pattern of forms
- Retain finishes and details
- Reinstate verandahs, front fences and lost detail

(c) Protect Other Significant Development Overlays
- Retain Inter-war residential development
- Retain Inter-war factories / warehouse
- Retain Inter-war shop / hotel / cinema

ENHANCE SIGNIFICANCE
(a) Redevelopment of Detracting Sites
- Encourage appropriate replacement development on detracting sites
- Encourage screening (landscape and architectural) to flats by appropriate policy
- Respect building line, scale, form and roof pitch of significant development in the vicinity
- Encourage rendered and painted finishes
- Encourage an appropriate level of decorative contemporary detail
- Provide landscape screening

(b) Enhance Significance of Area
- Establish/maintain and enhance street planting to unify streetscapes
- Encourage render/paint finishes to detracting developments
- Remove / discourage reproduction of Victorian detail in contemporary development
- Enhance vistas
- Provide landscape screening to detracting sites
- Promote public buildings
- Promote retail strip
- Promote articles on improvements within Glebe

SPECIFIC POLICIES
(a) Retail Development
- Protect and reveal the history of Glebe Point Road and St Johns Road
- Maintain landscape components
- Reveal original fabric. Remove non original features, particularly if they conceal original detail.
- Restore detail to evidence
- Reconstruct new shopfronts modelled on surviving original shopfronts in the street and derived from on-site evidence. In particular original splayed recessed entrances.
- Retain shopfront prior to 1910 (generally timber) incorporating splayed recessed entrances; shopfronts
- Retain shopfronts c.1910-1940s (generally incorporate use of tiles and metal shopfittings).
- Coordinate signage
- Discourage large retail chains
- Encourage appropriate retail anchors
- Coordinate and promote retail precincts

(b) Residential Development in Intact Streetscapes
- Encourage recovery of the original character during renovations and building upgrade
- No visible additions that impact on the existing character
- No dormers to street frontage
- Original fencing should be retained
- New fencing should be appropriate to the period
- Encourage open palisade and picket fences which reinforce the original character of the house and the streetscape
- Encourage open fences which enhance the garden setting of Glebe.

- Encourage removal of security screens to window which detract from the streetscape

(c) Rear Development
- Identify, retain and protect consistent rear forms
- Retain and protect consistent skillions which provide a rear lane character
- Encourage Victorian style dormers which have less impact to the rear
- Control changes to the established character of a terrace group
- Encourage a new consistent rear layer to reinforce the collective terrace character
- Do not exceed the existing built scale
- Encourage low impact single storey additions
- Discourage visible two-storey additions

(d) Development of Rear Lanes
- Identify and protect surviving stables and early structures which contribute to the historic significance of the area
- Retain the predominant one storey scale
- Retain landscaped character
- Retain small structures, timber paling fences and greenery of rear gardens which contribute to the landscape character
- Retain consistent patterns of lane development comprising original outbuilding and fences
- Do not allow new second storey development to any lanes
- Link lane landscaping within the linear street park network

(e) Car Parking
- Maintain the garden setting to Victorian streetscapes
- No car parking and car parking access from Victorian streetscapes
- Reduce the impact of existing basement garages that have occurred in some streets by consistency of finish and detail and front yard landscaping
- Reduce the impact of below ground garages by narrowing garage door, garage lighting screening, providing appropriate gates and doors and providing landscape screening
- Generally allow parking access from rear lanes.
- No two-storey garages to rear lane boundary alignment
- Encourage lower scale paling fences, carstand and open carport structures

(f) Street Parking
- Incorporate street trees.
- Do not alter street alignment.

(g) Landscaping
- Retain the high percentage of landscaping which contributes to the character of Glebe
- Retain street trees and large front gardens which are important components
- Coordinate all landscaping which will reinforce the garden setting of Glebe
- Coordinate street pocket parks
- Encourage trees at the end of streets to reinforce landscape vistas and frame views
- Encourage trees to screen detracting development, particularly post war units
- Encourage trees to interface with large sites: the former hospital
- Encourage trees to provide visual consistency in inconsistent streetscapes
- Narrow streets could be enhanced by street trees where historically appropriate

(h) View Protection
- Protect the close and distant views which are important to the character of Glebe
- Reinforce street end vistas with street trees
• Screen street end vistas to large development which detract from the character

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Heritage Studies

Records Retrieved: 3

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
Glebe Conservation Area Study			2007		Architectural Projects
Glebe Conservation Area Study			2007		Architectural Projects
Leichhardt Municpal Heritage Study			1990		McDonald McPhee P/L

Reference & Internet Links

References

Records Retrieved: 8

Type	Author	Year	Title	Link
Written	MacDonnell, Freda	1975	The Glebe: Portraits and Places	
Written	MacDonnell, Freda	1975	The Glebe: Portraits and Places	
Written	Smith, Bernard & Kate		The Architectural Character of Glebe, Sydney	
Written	Burton, Craig		Housing The Glebe	
Written	Anita Heiss		Aboriginal People and Place, Barani: Indigenous History of Sydney City	http://www.cityofsydney.nsw.gov.au/barani
Written	Smith, Bernard & Kate		The Architectural Character of Glebe, Sydney	
Written	Burton, Craig		Housing The Glebe	
Written	Anita Heiss		Aboriginal People and Place, Barani: Indigenous History of Sydney City	http://www.cityofsydney.nsw.gov.au/barani

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	City of Sydney Council	2427756

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Item Details

Name

Warehouse including interiors

SHR/LEP/S170

LEP #I644

Address

1-3 Ross Street FOREST LODGE NSW 2037

Local Govt Area

Sydney

Local Aboriginal Land Council

Unknown

Item Type	Group/Collection	Category
Built	Commercial	Warehouse/storage area

All Addresses

Addresses

Records Retrieved: 2

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
1	Ross Street	GLEBE/NSW/2037	Sydney	Unknown			Unknown	Alternate Address
1-3	Ross Street	FOREST LODGE/NSW/2037	Sydney	Unknown			Unknown	Primary Address

Boundary Description

Lot boundaries of the site

Significance

Statement Of Significance

The building at 1-3 Ross Street, Forest Lodge, was built in 1913 as a furniture repository for Grace Bros. It has historical and aesthetic significance providing evidence of Glebe and Forest Lodge's industrial past. Designed in the Federation warehouse style, the building is a highly prominent and contributory element within the Ross Street streetscape. Typical detailing of the style include face brick finish contrasted with rendered lintels, rectangular massing, emphasised three vertical elements with arches that divide the facade into three bays and brickwork detailing of the parapet.

The building is associated with Grace Bros, one of the earliest and major department stores that opened in Sydney in 1885 in George Street established by English immigrant brothers, Joseph Neal Grace and Edward Albert Grace. As such, it may have social significance for its relationship to Grace Bros, a major employer and highly significant and successful commercial enterprise that began in the late 19th Century and continued throughout the 20th Century.

1-3 Ross Street is of local heritage significance in terms of its historical, aesthetic and representative values.

Criteria a)

Historical Significance

Former Grace Bros Repository at 1-3 Ross Street, built in 1913, is a good example of a Federation warehouse with historical significance as a remnant of the expansion of the Grace Bros Retail Empire from the late 19th Century to the mid 20th Century

Criteria b)

Historical Association Significance

The building is associated with Grace Bros, one of the earliest and major department stores that opened in Sydney in 1885 in George Street established by English immigrant brothers, Joseph Neal Grace and Edward Albert Grace.

Criteria c)

Aesthetic/Technical Significance

The former Grace Bros Repository has aesthetic significance as a good example of an early Federation industrial warehouse which makes a strong contibution to the streetscape of Ross Street. The building features a symmetrical facade with finely detailed brickwork and has an Art-Deco single storey addition to Arundel Street.

Criteria d)

Social/Cultural Significance

Social assessment requires further study to ascertain its value for the local community. It can be anticipated that the building's Federation construction period would provide a social connection to Sydney history. It may have social significance for its relationship to Grace Bros, a major employer and highly significant and successful commercial enterprise that began in the late 19th Century and continued throughout the 20th Century.

Criteria e)

Research Potential

The building has research potential for the construction of Federation warehouses. It could yield further information into the structural techniques which were new to Australia for this building and originated from Europe and North America.

Criteria f)

Rarity

A rare intact Federation warehouse in the Forest Lodge/Glebe area.

Criteria g)

Representative

The former Grace Bros Repository at 1-3 Ross Street is a representative example of a Federation warehouse in Sydney.

Integrity/Intactness

Externally intact.

Owners

Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer	Builder/Maker
Unknown	Unknown

Physical Description	Updated

A four-storey brick warehouse located at the corner of Ross and Arundel Streets (Old Parramatta Road) with finely detailed brickwork. It features a symmetrical facade emphasised by three piers terminating with recessed arches that mark the central entrance and the side ends of the building. The three piers incorporate three rectangular windows with double timber window flanked on both sides by narrow single windows. The two recessed bays features double windows, a dentil cornice below the parapet and rendered string courses at the first floor sill level and in line with the window heads at third floor level. At ground floor level there are number of roller doors as well as doors and windows, and the brickwork has been painted.

Some lettering on the facade is evidence of the previous activities undertaken in the building, one being on top of the main entrance ('Taylor's Goods Entrance') and another black one between the third and forth flooring ('Furniture and Box Factory'). The ground floor has currently been painted in blue.

Constructed as a Grace Bros furniture repository in the Federation warehouse style, the building features typical detailing of the style include face brick finish contrasted with rendered lintels, rectangular massing, emphasised three vertical elements with arches that divide the facade into three bays and brickwork detailing of the parapet.

A later one-storey Art Deco style addition brick wing extends the building to Arundel Street. It has a semi -circular corner emphasised by brick piers and rectangular pediments, and has a decorative parallel line motif.

The interior, roof, foundations and floor structures were not inspected by the authors of the Warehouse and Industrial Buildings Heritage Study.

Physical Condition **Updated** 01/30/2012

Modifications And Dates

1916- Building reconstructed after extensice fire damage .

1922 - Fire damage to the top two levels

c 1930s - Single storey Art Deco style additon at the corner of Arundel Street.

At ground floor level, some of the openings have been altered and the brickwork has been painted.

Further Comments

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Current Use

Industrial / Commercial

Former Use

Warehouse / furniture repository

Listings

Listings

			Records Retrieved: 2		
Heritage Listing	**Listing Title**	**Listing Number**	**Gazette Date**	**Gazette Number**	**Gazette Page**
Local Environmental Plan	Sydney Local Environmental Plan 2012	I644	12/14/2012 12:00:00 AM		
Heritage study	City of Sydney Industrial and Warehouse Buildings				

Procedures/Exemptions

Records Retrieved: 0

Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance	Updated

History of locality

The "Eora people" was the name given to the coastal Aborigines around Sydney. Central Sydney is therefore often referred to as "Eora Country". Within the City of Sydney local government area, the traditional owners are the Cadigal and Wangal bands of the Eora.

Forest Lodge is a small residential suburb that took its name from the house of Mr Ambrose Foss, a well-known chemist and druggist in Sydney, built a home here in 18:16. The house known as “Forest Lodge” stood on a site at about the present 208-210 Bridge Road, until it was demolished in 1912.

The land in the area was originally part of the Church Lands reserved in 1789. In 1806, the area west of Orphan School Creek was included in a grant made to William Bligh. Subsequently, a land of 20 acres on the eastern side of the creek and between Bridge and Parramatta Roads were granted to Catherine. King in 1795, and the property was named Catherine Farm.

Forest Lodge was beginning to develop as a residential area by the middle of the nineteenth century, and became one of the popular suburbs where the various scales of grandeur homes of the wealthy were built. Some of the Forest Lodge's street names are historical reminders of people of those times.

Historical development of the site:
The land on which the former Grace Bros stands, was originally part of the Braeside House Estate. Braeside House was a substantial dwelling standing at the corner of Parramatta Road and Ross Street. It was the residence of NSW Colonial Architect James Barnet, where his son Donald McKay Barnet was born and where the Colonial Architect died on 16 December 1904. The land was auctioned twice, in 1907 and 1909 and the house was demolished soon after the 1909 auction. Braeside is shown on both the 1907 and 1909 Richardson & Wrench Auction advertisements.

Grace Bros and the development of site:
Grace Bros grew out of a modest retail drapery venture between two brothers, Joseph and Albert Grace in 1885. In 1887 the brothers purchased the land at 5 and 7 Parramatta Road, Broadway and continued to obtain leasehold land in the area from the City of Sydney and the Glebe Council. Over 25 years, the Grace Brothers expanded their Broadway retailing outlet. Between 1897 and 1904 the Model Store was built on the western corner of Bay Street and Parramatta Road, Between 1909 and 1929 the Moxham Store, directly opposite on the eastern corner of Bay Street and Parramatta Road was built. The twin clock towers with matching globes on top became one of Sydney’s famous landmarks. Grace Bros also purchased other sites or buildings within the area, establishing quite an empire. In 1904 they built an electric power generating station in Grose Street and opened a clothes manufacturing factory in Knox Street. (City Plan Heritage, 2008, p26)

Grace Bros diversified into furniture removals and storage in the 1910s. In 1911 it purchased a furniture and storage company, Vinter and Co in Mallet Street (Brash 1985) It used various buildings in in the vicinity of Mallett Street Camperdown as well as the subject site for furniture repositories.

The Grace Bros retail empire expanded throughout Chippendale, Camperdown, Glebe and the City of Sydney between the late 19th Century and the 1930s.

Grace Bros Furniture stores first appears in the Sands Directories in 1913. In 1916 the building was reconstructed after extensive fire damage. On 27 January 1922 there was another fire, this time to the upper two levels of the repositorycausing £2500 pounds of damage to the building and £4000 for the contents. (SMH 28th January 1922, p 13) The lower level of the building at this time was used to store Grace Bros vehicles and the upper levels used to store private furniture. The article also mentions that there were stables in the vicinity.

In the last edition of Sands the entry for the property is idenitified as being occupied by the Grace Bros Parking Station. In 1950 it appears in the Civic Survey as occupied by Taylor Bros, possibly a cardboard factory.

The removal and transport division of Grace Bros Limited moved to Lidcombe in December 1970.

Historic Themes

Records Retrieved: 2

National Theme	State Theme	Local Theme
3. Economy	Commerce	Wool Store
3. Economy	Commerce	Warehouses

Recommended Management

Management Summary

The building should be retained and conserved. A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan, should be prepared for the building prior to any major works being undertaken.

All conservation, adaptive reuse and future development should be undertaken in accordance with the Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter).

There shall be no vertical additions to the building and no alterations to the façade of the building other than to reinstate original features.

Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.

The face brickwork is not to be rendered, painted or coated. Consideration should be given to removing the paint from the brickwork from the façade at ground floor level.

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 1

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
Statement of Heritage Impact Proposed Change of Use: 413 Bourke Street Surry Hills.			2019		Rappoport Pty Ltd

Reference & Internet Links

References

Records Retrieved: 9

Type	Author	Year	Title	Link
Written	City Plan Heritage	2008	22-24 City Road, Chippendale	
Written	Nicholas Brash	1985	The Model Store 1885-1895, Grace Bros, 100 years serving Sydney	
Written	Sydney Morning Herald	1922	City Fires, Several Floors Gutted - Heavy Damage	
Written	Richardson & Wrench	1909	Forest Lodge: Braeside House and Grounds subdivided	
Written	Richardson & Wrench	1907	Forest Lodge: Braeside House and Grounds subdivided	
Written	Australian Town and Country Journal	1904	Deaths, Wednesday 21 December 1904, p.18	
Photograph	William Henry Schroder	1873	Master Donald McKay Barnet aged 3 years, Sydney N.S.W	
Written	John Sands		Sands Directories	
Written	Anita Heiss		Aboriginal People and Place, Barani: Indigenous History of Sydney City	http://www.cityofsydney.nsw.gov.au/barani

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	City of Sydney Council	2427849

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Item Details

Name

Street Trees

SHR/LEP/S170

LEP #I631

Address

Arundel Street FOREST LODGE NSW 2037

Local Govt Area

Sydney

Local Aboriginal Land Council

Unknown

Item Type	Group/Collection	Category
Landscape	Parks, Gardens and Trees	Tree groups - street

All Addresses

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
	Arundel Street	FOREST LODGE/NSW/2037	Sydney	Unknown			Unknown	Primary Address

Boundary Description

N side

Significance

Statement Of Significance

A rare use of Corymbia citriodora for street trees in the local govenment area, which have townscape value.

Criteria c)

Aesthetic/Technical Significance

A row of Corymbia citriodora street trees that have townscape value.

Criteria f)

Rarity

A rare use of Corymbia citriodora for street trees in the local government area

Owners

Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer **Builder/Maker**

Physical Description **Updated** 06/09/2026

A rare use of lemon-scented gum (Corymbia citriodora) for street trees in the Local Government Area that were planted c1960s.

The trees are a continuation of a unique selection of street species in Arundel Street.

Further south includes a plantation of Macadamia (1970s) and replacement plants and old plantings of Peppercorns (Scirius aeriea) as well as intermittent plantings of brush box.

Corymbia citriodora, commonly known as lemon-scented gum and other common names, is a species of tall tree that is endemic to north-eastern Australia. It has smooth white to pink bark, narrow lance-shaped to curved adult leaves, flower buds in groups of three, white flowers and urn-shaped or barrel-shaped fruit.
Lemon-scented gum was first formally described in 1848 by William Jackson Hooker, who gave it the name Eucalyptus citriodora in Thomas Mitchell's Journal of an Expedition into the Interior of Tropical Australia. In 1995 Ken Hill and Lawrie Johnson changed the name from Eucalyptus citriodora to Corymbia citriodora. The specific epithet (citriodora) is Latin, meaning 'lemon-scented'.
Lemon-scented gum is also commonly known as citron-scented gum, lemon gum, spotted gum and lemon eucalyptus.
Some naturalists and conservationists do not recognise the genus Corymbia and still categorise its species within Eucalyptus.
(Wikipedia)

Physical Condition **Updated**

Modifications And Dates

Further Comments

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Current Use

Former Use

Listings

Listings

			Records Retrieved: 2		
Heritage Listing	**Listing Title**	**Listing Number**	**Gazette Date**	**Gazzette Number**	**Gazzette Page**
Heritage study					
Local Environmental Plan	Sydney Local Environmental Plan 2012	I631			147

Procedures/Exemptions

Records Retrieved: 0

Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance **Updated**

The "Eora people" was the name given to the coastal Aborigines around Sydney. Central Sydney is therefore often referred to as "Eora Country". Within the City of Sydney local government area, the traditional owners are the Cadigal and Wangal bands of the Eora. There is no written record of the name of the language spoken and currently there are debates as whether the coastal peoples spoke a separate language "Eora" or whether this was actually a dialect of the Dharug language. Remnant bushland in places like Blackwattle Bay retain elements of traditional plant, bird and animal life, including fish and rock oysters.

With the invasion of the Sydney region, the Cadigal and Wangal people were decimated but there are descendants still living in Sydney today. All cities include many immigrants in their population. Aboriginal people from across the state have been attracted to suburbs such as Pyrmont, Balmain, Rozelle, Glebe and Redfern since the 1930s. Changes in government legislation in the 1960s provided freedom of movement enabling more Aboriginal people to choose to live in Sydney.

(Information sourced from Anita Heiss, "Aboriginal People and Place", Barani: Indigenous History of Sydney City http://www.cityofsydney.nsw.gov.au/barani)

Historic Themes

Records Retrieved: 0

National Theme	State Theme	Local Theme
No Results Found		

Recommended Management

Management Summary

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 1

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
Leichhardt Municpal Heritage Study			1990		McDonald McPhee P/L

Reference & Internet Links

References

Records Retrieved: 1

Type	Author	Year	Title	Link
Written	Anita Heiss		Aboriginal People and Place, Barani: Indigenous History of Sydney City	

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	City of Sydney Council	2427705

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Attachment A5-1

Preliminary Site Investigation – Parramatta Road Precinct

Parramatta Road, Forest Lodge

City of Sydney

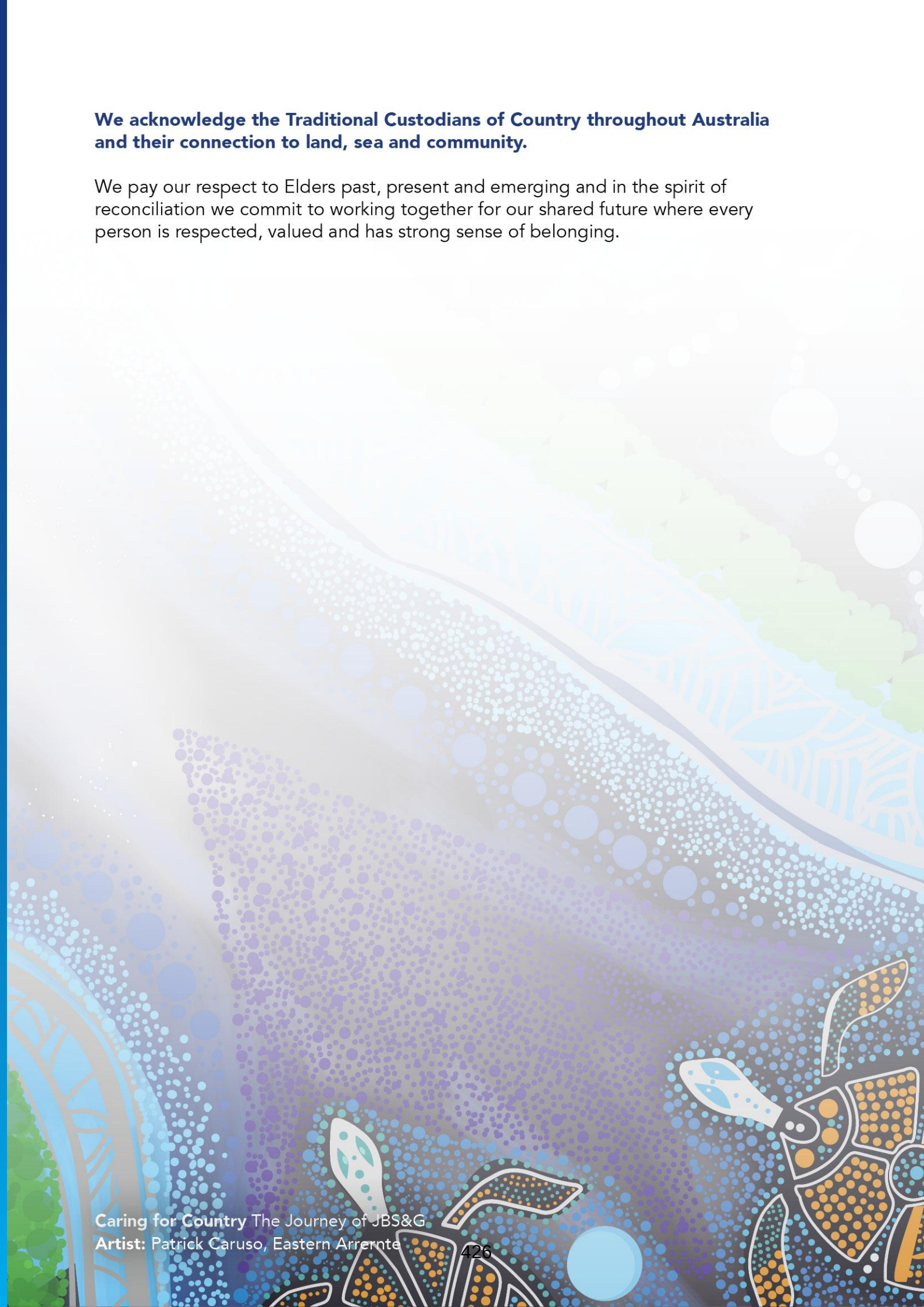
Preliminary Site Investigation

71913 | 175,614 (Rev 0)

4 June 2026

We acknowledge the Traditional Custodians of Country throughout Australia and their connection to land, sea and community.

We pay our respect to Elders past, present and emerging and in the spirit of reconciliation we commit to working together for our shared future where every person is respected, valued and has strong sense of belonging.



Caring for Country The Journey of JBS&G
Artist: Patrick Caruso, Eastern Arrernte

Executive Summary

JBS&G Australia Pty Ltd (JBS&G) was engaged by City of Sydney (CoS, the client) to undertake a preliminary site investigation (PSI) for a group of properties, located along Parramatta Road. The site comprises a total of 13 individual land holdings ranging in area from 980 m^2 to 2,200 m^2. All 13 lots will be referred to collectively as the 'site'. These properties are generally used for commercial / retail, car dealership, with NSW Ambulance occupying two lots. The site location and layout are shown in **Figure 1** and **Figure 2** respectively.

It is understood that CoS is proposing to rezone the site which is currently zoned E3 – Productivity Support, to MU1 – Mixed Use, which includes a range of uses including residential.

Based on the proposed re-zoning of the site and potential for a less sensitive land use, i.e, residential, the objective of the assessment is to draw conclusions and identify potential sources of environmental contamination that may pose a risk to human health or the environment; address risks to current and future receptors; determine whether the land can be made suitable for the proposed re-zoning, MU1 Mixed Use zoning and provide recommendations for future works, if required.

The scope of works completed for this investigation comprised:

- A desktop review of the site history, environmental setting and background information, to identify potential areas of environmental concern (AECs) and associated contaminants of potential concern (COPCs);
- Detailed inspection of site and surrounding areas focussing on the identification of indicators of potential contamination;
- Development and documentation of a preliminary conceptual site model (CSM) based on the available information; and
- Preparation of this PSI report in general accordance with EPA (2020[1]) reporting guidelines reviewed by a Certified Environmental Practitioner with the Site Contamination specialisation under the Environment Institute Australia and New Zealand's (EIANZ) Certified Environmental Practitioner (Site Contamination) Scheme (CEnvP-SC).

Based on the findings of this assessment and subject to the limitations in **Section 7**, the following conclusions are made:

- Based on a review of aerial photographs and other publicly available information, the site has been used for various commercial/industrial uses since at least 1930, with most of the site occupied by warehouses or mixed office buildings. Several potentially contaminating land tenancies have been noted both on and immediately adjacent to the site, including service stations, motor mechanics and panel beaters, dry cleaners, electroplaters and insulation suppliers;
- The EPA searches indicated that no notices are present for the site, and it is not on the published list of NSW contaminated sites. The council certificate for 50 Parramatta Road indicated that the property is subject to a site audit statement;
- Elevated concentrations of heavy metals, TRH and PAHs have been identified in soils, and elevated concentrations of heavy metals and TRH have been reported in groundwater underlying portions of the site. Due to the age of some of the buildings, potentially hazardous building materials including lead and ACM is likely in portions of the site.

[1] *Contaminated Land Guidelines: Consultants reporting on contaminated land* (EPA 2020)

Based on the conclusions presented above, JBS&G consider that this assessment provides sufficient information for the purposes of the proposed rezoning of the site to MU1 Mixed Use zoning. JBS&G recommends intrusive investigation works be undertaken in accordance with NSW EPA endorsed guidelines to confirm site suitability and inform remediation requirements.

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Appendix A **Photographic Log**
Appendix B **LotSearch Reports**
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Appendix D **Historical Title Searches**

Abbreviations

Term	Definition
ACM	Asbestos Containing Material
AEC	Areas of Environmental Concern
AHD	Australian Height Datum
ASC	Assessment of Site Contamination
ASS	Acid Sulfate Soils
bgs	Below Ground Surface
BTEXN	Benzene, Toluene, Ethylbenzene, Xylenes and Naphthalene
bTOC	Below Top of Casing
CEnvP-SC	Certified Environmental Practitioner – Site Contamination
CLM Act	Contaminated Land Management Act 1997
COPC	Contaminants of Potential Concern
CoS	City of Sydney
CSM	Conceptual Site Model
DP	Deposited Plan
EIANZ	Environment Institute Australia and New Zealand
ENM	Excavated Natural Material
EPA	Environmental Protection Agency
GDA	Geocentric Datum of Australia
Ha	Hectares
LEP	Local Environmental Plan
LGA	Local Government Authority
MGA	Map Grid of Australia
NEPC	National Environment Protection Council
NEPM	National Environment Protection Measure
OCP	Organochlorine Pesticides
OPP	Organophosphorus pesticides
PAH	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyls
PFAS	Per- and Poly- Fluoroalkyl Substances
POEO	Protection of the Environment Operations Act 1997
PSI	Preliminary Site Inspection
SPR	Source-Pathway-Receptor
SWL	Standing Water Level
TPH	Total Petroleum Hydrocarbons
TRH	Total Recoverable Hydrocarbons
UXO	Unexploded Ordinance
VOC	Volatile Organic Compounds

1. Introduction and Background

JBS&G Australia Pty Ltd (JBS&G) was engaged by City of Sydney (CoS, the client) to undertake a Preliminary Site Investigation (PSI) for a group of properties, located along Parramatta Road. The site comprises a total of 13 individual land holdings ranging in area from 980 m^2 to 2,200 m^2. All 13 lots will be referred to collectively as the 'site'. These properties are generally currently used for a variety of commercial / retail activities including, car dealership, with NSW Ambulance occupying two lots. The site location and layout are shown in **Figure 1** and **Figure 2** respectively.

It is understood that CoS is proposing to rezone the site which is currently zoned E3 – Productivity Support, to MU1 – Mixed Use, which includes a range of uses including residential.

The PSI was undertaken in general accordance with guidelines made or approved by the NSW Environment Protection Authority (EPA).

1.1 Objectives

The objective of the PSI is to identify potential contamination risks in support of the re-zoning of the site, consistent with the requirements of Ministerial Direction 4.4 – Remediation of Contaminated Land.

1.2 Scope of Works

The scope of works completed comprised:

- A desktop review of readily available the site history, environmental setting and background information, to identify potential areas of environmental concern (AECs) and associated contaminants of potential concern (COPCs);
- Detailed inspection of site and surrounding areas focussing on the identification of indicators of potential contamination;
- Development and documentation of a preliminary conceptual site model (CSM) based on the available information; and
- Preparation of this PSI report in general accordance with EPA (2020[2]) reporting guidelines reviewed by a Certified Environmental Practitioner with the Site Contamination specialisation under the Environment Institute Australia and New Zealand's (EIANZ) Certified Environmental Practitioner (Site Contamination) Scheme (CEnvP-SC).

[2] *Contaminated Land Guidelines: Consultants reporting on contaminated land* (EPA 2020)

2. Site Identification and Environmental Setting

The location and current site layout are shown in **Figures 1** and **2** respectively. As part of the environmental assessment, JBS&G has completed a detailed site inspection and historical desktop review using a combination of available online resources and data provided by LotSearch, with this report included as **Appendix B**.

2.1 Site Identification and Description

The site details of each individual property as well as a description are summarised in **Table 2.1**.

A detailed site inspection was completed on 11 May 2026 by a suitably qualified and experienced JBS&G Environmental Consultant to assess the site condition and identify indicators of potential contamination and/or contaminating activities. The site layout identifying key features are show in in **Figure 2** and a photographic log is presented in **Appendix A.**

The site consisted of 13 properties that were bound by Arundel Street to the north and Parramatta Road to the south. Individual descriptions of each property are provided in **Table 2.1**, with a summary of general features across the site, summarised below:

- Ross Street runs through the centre of the group of properties.
- Arundel Street is several metres below Parramatta Street, and slopes towards the west.
- Most buildings inspected from street level indicated that access to Parramatta Road was made from higher floors of each building. Parramatta Road itself is relatively flat.
- With the exception of 58 Parramatta Road which contained a residential building in the northwest, all properties were occupied by commercial buildings.
- Limited garden beds were noted, with only 62 Parramatta Road having raised garden beds along the property and 58 Parramatta Road having a small garden bed in the parking area.

Table 2.1: Summary of Site Details

Address	Lot / Deposited Plan (DP)	Site Area (m^2)	Approximate Coordinates (GDA 2020 MGA 56)	Local Government Authority (LGA)	Current Zoning	Proposed Zoning	Current Land Use and Description[1]
64 Parramatta Road, Forest Lodge	Lot 1 in DP30884	687	E 331881 N 6249077	City of Sydney	E3 – Productivity Support under the Sydney Local Environmental Plan (LEP) 2012	MU1 – Mixed Use under the Sydney LEP 2012	The property was occupied by a brick building that is occupied by I. S. Wright Group (stamp and coin auctions) with a loading dock in the north (accessed via Sparkes Street). The entirety of the property block was occupied by the building, and no garden beds were present at street level.
62 Parramatta Road, Forest Lodge	Lot 2 in DP30884	771	E 331900 N 6249083				The property was occupied by The Catering Project (caterers) with a loading dock in the north (accessed via Sparkes Street). The entirety of the property block was occupied by the building, with minor raised garden beds present along the northern and southern property extents.
60 Parramatta Road, Forest Lodge	Lot 201 in DP746742	752	E 331917 N 6249090				The property was occupied by SAAP Carmate Motors which is a car dealership and workshop/service centre. A carpark is present in the northern portion of the site with a ramp along the eastern property boundary leading up to a show room level with Parramatta Road. Several hoists were present within the bottom level of the property.

Address	Lot / Deposited Plan (DP)	Site Area (m^2)	Approximate Coordinates (GDA 2020 MGA 56)	Local Government Authority (LGA)	Current Zoning	Proposed Zoning	Current Land Use and Description[1]
58 Parramatta Road, Forest Lodge	Lot C in DP438920	1024	E 331933 N 6249096	City of Sydney	E3 – Productivity Support under the Sydney LEP 2012	MU1 – Mixed Use under the Sydney LEP 2012	The property was occupied by an antiques store, with the shop front facing Parramatta Road and a parking area in the north, accessible via Arundel Street. The northeast portion of the property was occupied a two-storey residential property with access via Arundel Street. No garden beds were visible for the residential property however a small garden bed was present within the carpark of the property.
56 Parramatta Road, Forest Lodge	Lot 5 in DP30884	923	E 331950 N 6249103				The northern portion of the property was occupied by an electrical part wholesaler and associated carpark accessible via Arundel Street. The southern portion of the property was occupied by a fireplace showroom.
54 Parramatta Road, Forest Lodge	Lot 6 in DP30884	885	E 331967 N 6249110				The property was occupied by a commercial building with several tenancies relating to the provision of training. The northern portion of the site also contained an entrance to a private loading dock and car parking area. Based on observation from street level, it didn't appear to contain a carpark which extended beyond the ground level.

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Address	Lot / Deposited Plan (DP)	Site Area (m^2)	Approximate Coordinates (GDA 2020 MGA 56)	Local Government Authority (LGA)	Current Zoning	Proposed Zoning	Current Land Use and Description[1]
52 Parramatta Road, Forest Lodge	Lot 1 in DP60080	910	E 331980 N 6249113	City of Sydney	E3 – Productivity Support under the Sydney LEP 2012	MU1 – Mixed Use under the Sydney LEP 2012	The property was occupied by The Masters Building Association of Australia, with loading dock and parking access via Arundel Street to the north. Access from Parramatta Road is restricted to foot traffic only to the offices.
50 Arundel Street, Forest Lodge	Lot 1 in DP1275257	2090	E 332007 N 6249139				The property is occupied by the NSW Central Sydney Ambulance Station. The northeast portion of the property has a parking bay for ambulances, with additional parking at lower levels accessed from the northwest of the property. High voltage power was present in the northeast corner of the property with two pillar distribution boxes along the footpath.
50 Parramatta Road, Forest Lodge	Lot 2 in DP1275257	1368	E 332019 N 6249104				At the time of the inspection the property was vacant. The property was previously occupied by the Glebe Coroner's Court and Mortuary, part of which was redeveloped recently for the NSW Ambulance Station (50 Arundel Street).
40 Parramatta Road, Forest Lodge	Lot 7 in DP30884	119	E 332053 N 6249108				The property was occupied by a commercial building with a lawyer's office. The southeast of the building housed a roller door with parking which could house two cars.

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Address	Lot / Deposited Plan (DP)	Site Area (m^2)	Approximate Coordinates (GDA 2020 MGA 56)	Local Government Authority (LGA)	Current Zoning	Proposed Zoning	Current Land Use and Description[1]
36 Parramatta Road, Forest Lodge	Lot 8 in DP30884	2973	E 332052 N 6249140	City of Sydney	E3 – Productivity Support under the Sydney LEP 2012	MU1 – Mixed Use under the Sydney LEP 2012	The property was occupied by the Sydney City Toyota Car Dealership and service centre. The service centre occupied the northern portion of the site, with access from Arundale Street. The lower level of the building contained a wash bay and several hoists used during services for the vehicles. The southern portion of the site was occupied by the showroom and dealership, with limited parking available along Ross Street. A pad mounted electrical transformer was also present in the car parking area.
1-3 Ross Street, Forest Lodge	Lots 14A, 15A, 16 & 17 in DP447083	3375	E 332113 N 6249160				The property was occupied by the Officeworks building, with a loading dock and above ground carpark entrance along Arundale Street and the customer entrance along Parramatta Street. The property also contained street level access to the NSW Digital Health and Innovation offices.
26 Arundel Street, Forest Lodge	Lot 1 in DP112049, Lots A, B, C, D, E, F in DP966001	2137	E 332149 N 6249170				The property was occupied by Diabetes NSW with pedestrian entry from Parramatta Road and a loading dock and car parking in the north, accessed via Arundel Street.

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2.2 Surrounding Land Uses

Surrounding land uses at the time of the inspection are as follows:

- North: Arundel Street and Sparkes Street, followed by mostly medium density residential properties. Arundel Street Reserve beyond Sparkes Street to the north of 64 Parramatta Road, and several commercial properties, including a café and Forest Lodge Hotel are located beyond Arundel Street to the north of 1-3 Ross Street and 26 Arundel Street;
- East: medium density residential properties;
- South: Parramatta Road followed by the University of Sydney Camperdown campus, consisting of several ovals/parks, veterinary teaching hospital, several educational and research buildings and car parking areas; and
- West: medium density residential properties and commercial properties (real estate agent, craft shop, equipment supplier).

2.3 Topography

Review of topographic information included in the LotSearch report in **Appendix B**, indicates that the site has an elevation between 20 m Australian Height Datum (AHD) in the northwest to 32 m AHD in the southeast. Street level along Arulan Street and Sparkes Street was 2 – 4 m lower than the street level along Parramatta Road, with many properties having ramps connecting the two elevations. Arundel Street slopes towards the west. Parramatta Road and The University of Sydney to the south of the site was relatively flat. Regional slopes towards Orphan School Creek and Johnstons Creek to the northwest of the site and Sydney Harbour to the north.

2.4 Geology and Soils

Reference to the online ESPADE 2.2 tool hosted by the NSW Department of Planning, Industry and Environment (DPIE 2026[3]), the Australian Soil Classification Soil Type map of NSW (SEED 2026[4]), the *Sydney 1:100,000 Geological Series Sheet 9130* (DMR 1983[5]), and the Lotsearch report (**Appendix B**), indicates the site is present within the following natural geological and soil setting:

- Geology: The site is present within the Wianamatta Group Ashfield Shale, characterised by black to dark grey shale and laminate;
- Landscape: The site is located within the Blacktown soil landscapes group, characterised by gently undulating rises on Wianamatta Group shales and Hawksbury shale. Broad rounded crests and ridges with gently inclined slopes. Cleared eucalypt woodland and tall open forest (wet sclerophyll forests);
- Soils: The site is located within the Blacktown soil landscapes group with soils described as shallow to moderately deep Red and Brown Podzolic Soils on crests, upper slopes and well drained areas, deep Yellow Podzolic Soils and Soloths on lower slopes and areas of poor drainage; and
- Soil Limitations: moderately reactive highly plastic subsoils, low soil fertility, poor soil drainage.

2.5 Hydrology

The nearest surface waterbody to the site is Orphan School Creek, located approximately 300 m to the northwest of the site. Orphan School Creek flows to the northwest and converge with Johnstone Creek

[3] ESPADE 2.2. NSW Department of Planning, Industry and Environment accessed 8 May 2026, (DPIE 2026)
[4] Australian Soil Classification Soil Type map of NSW available online: https://seed.nsw.gov.au, accessed 8 May 2026 (SEED 2026)
[5] Sydney 1:100,000 Geological Series Sheet 9130 (DMR 1983)

approximately 600 m northwest of the site. Johnstone Creek discharges into Rozelle Bay, which is part of Sydney Harbour, approximately 1.4 km to the north of the site.

The site is largely occupied by buildings or otherwise covered in hardstand and, therefore, there is limited potential for infiltration of surface water into site soils. Rainfall runoff is controlled by building/council stormwater infrastructure that is expected to discharge to Johnstone Creek to the northwest of the site.

2.6 Hydrogeology

A search for registered groundwater bore information was undertaken from data sourced from Water NSW. One registered groundwater bore (GW111408) was identified within 36 Parramatta Road (car dealership and service centre). The bore was installed in 2011 to a total depth of 4.4 m below ground surface (bgs) for monitoring purposes.

A total of 11 bores were located within a 1 km radius of the site, with the nearest located approximately 75 m west of the site. A total of 89 bores were located within a 2 km radius of the site, all for monitoring purposes with the exception of GW110247, located approximately 790 m southeast of the site and GW106192, located approximately 1970 m southeast of the site, both of which are registered for water supply use. Relevant information from the closest 12 wells all located within a 1 km radius of the site are summarised in **Table 2.2** below.

Table 2.2: Summary of Registered Groundwater Bores

Well ID	Distance / Direction from Site	Depth	Purpose / Status	Installation Year	Encountered Geology
GW111408	Onsite	4.4	Monitoring/Functional	2011	Concrete slab to 0.22 m, gravel road base to 0.5 m, grey/brown fill silty clay to 1.1 m, underlain by grey clay.
GW109230	75 m W	1.8	Monitoring/Unknown	2008	-
GW109231	85 m W	3.2	Monitoring/Unknown	2008	-
GW116422	110 m SE	5.3	Monitoring/Functioning	2017	-
GW116424	110 m SE	5	Monitoring/Functioning	2017	-
GW116421	115 m SE	5.3	Monitoring/Functioning	2017	-
GW116421	115 m S	5.3	Monitoring/Functioning	2017	-
GW110247	790 m SE	210	Water Supply/Unknown	2009	Clay to 4.5 m, shale to 33 m, underlain by sandstone to 210 m.
GW103261	960 m SW	7.4	Monitoring/Functional	2000	Fill to 7.4 m.
GW103260	960 m SW	10.7	Monitoring/Functional	2000	Fill t o87 m, underlain by shale to 10.2 m.
GW103258	965 m SW	7	Monitoring/Functional	2000	Fill to 6.2 m underlain by shale to 7.0 m.
GW103259	965 m SW	2.5	Monitoring/Functional	2000	-

Groundwater flow direction is estimated to be to the north and north-west towards Orphan School Creek and ultimately Rozelle Bay.

2.7 Acid Sulfate Soils

Review of acid sulfate soil mapping available on Council's website[6] indicates the site is located on land classified as Class 5 with respect to ASS. Review of Sydney Local Environment Plan 2012 identifies Class 5 land as land where development consent is required where: *Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the water table is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.*

2.8 Naturally occurring Asbestos

A review of the Lotsearch Report (**Appendix B**) indicated that the site and the immediate surrounds are not situated in an area of naturally occurring asbestos.

2.9 Meteorology

A review of average climatic data for the nearest Bureau of Meteorology monitoring location (Sydney Observation Hill[7]) indicates the site is located within the following meteorological setting:

- Average minimum temperatures vary from 8.1 ^{o}C in July to 18.9 ^{o}C in January;
- Average maximum temperatures vary from 16.4 ^{o}C in July to 26.0 ^{o}C in January;
- The average annual rainfall is approximately 1211.1.7 mm with rainfall greater than 1 mm occurring on an average of 162 days per year; and
- Monthly rainfall varies from 68.1 mm in September to 133.1 mm in June with the wettest periods occurring on average in February to June.

[6] Sydney Local Environmental Plan 2012 Acid Sulfate Soils Map, Sheet ASS_002, https://www.planningportal.nsw.gov.au/publications/environmental-planning-instruments/sydney-local-environmental-plan-2012

[7] http://www.bom.gov.au/climate/averages/tables/cw_067059.shtml, Commonwealth of Australia, 2013 Bureau of Meteorology, Product IDCJCM0028 accessed by JBS&G on 13 May 2026.

3. Site History

Records of EPA searches, Australian and NSW Heritage Register searches and historic aerial imagery are included in the Lotsearch report, (**Appendix B**)**.** The Section 10.7 (2&5) planning certificates are provided in **Appendix C,** and historical title searches are provided in **Appendix D.**

3.1 Historical Aerial Imagery

Copies of historical aerial photographs taken at approximately 10-year intervals since 1930, were obtained from the NSW Spatial Services. Imagery is presented in relation to the site boundaries in the LotSerach report in **Appendix B**. Relevant information from the aerial imagery review is summarised in **Table 3.1**.

Table 3.1: Historical Areial Imagery

Year	Observations
1930	The earliest available imagery is of relatively low resolution; however, the site appears to contain several buildings and warehouses. Road infrastructure in the area appears unchanged from what was observed onsite. The area to the north, east and west of the site appear to be lightly developed. The University of Sydney Campus, including the sports fields are visible to the south of the site.
1943	Buildings on the site appear to align with the current property boundaries and appear to be mainly warehouses. The broader area also shows to be fully developed with small, medium density residential properties visible to the north and east of the site. The buildings to the west of the site appear larger and potentially contain warehouses similar to those onsite. More buildings have been constructed to the south of the site within the boundary of the University of Sydney.
1951	The site and surrounding area appear largely unchanged from the 1943 imagery. Additional structures have been erected to the south of the site within the boundary of the University of Sydney.
1955–1956	The site and surrounding area appear largely unchanged from the 1951 imagery.
1961	The site and surrounding area appear largely unchanged from the 1955/1956 imagery.
1965	The site and surrounding area appear largely unchanged from the 1961 imagery. The smaller structures at 36 Parramatta Road have been removed and have been replaced with one large building.
1970	The site and surrounding area appear largely unchanged from the 1965 imagery. The smaller structures at 60 Parramatta Road and 50 Arundel Street have been removed and have been replaced with one large building. The building at 64 Parramatta Road has also been expanded.
1978	The site and surrounding area appear largely unchanged from the 1970 imagery. The building at 60 Parramatta Road and 50 Arundel Street have been expanded. The structure at 54 Parramatta Road has been replaced with a new building occupying the entire property footprint.
1982	The site and surrounding area appear largely unchanged from the 1978 imagery. The small structure at 52 Parramatta Road has been replaced with a new building occupying the entire property footprint.
1986	The site and surrounding area appear largely unchanged from the 1982 imagery. The buildings at 56, 58 and 62 Parramatta Road have been extended.
1991	The site and surrounding area appear largely unchanged from the 1986 imagery. The buildings at 26 Arundel Street have been replaced. Individual buildings to the northeast of the site have been replaced with townhouses.
1994	The site and surrounding area appear largely unchanged from the 1991 imagery.
2000	The site and surrounding area appear largely unchanged from the 1994 imagery.
2005	The site and surrounding area appear largely unchanged from the 2000 imagery. The building immediately to the west of the site has been replaced.
2016	The site and surrounding area appear largely unchanged from the 2005 imagery. Some buildings to the south of the site within the boundary of the University of Sydney have been replaced.

Year	Observations
2026	The site and surrounding area appear largely unchanged from the 2016 imagery. The building at 50 Parramatta Road and 50 Arundel Stret have been demolished. 50 Parramatta Road remains vacant, and the NSW Ambulance building has been erected at 50 Arundel Street. Some buildings to the south of the site within the boundary of the University of Sydney have been replaced.

3.2 Historical Land Title Information

Relevant details from a historical review of the land titles for the site are listed in **Table 3.1**. A copy of title search results is provided in **Appendix D**.

Table 3.2: Summary of Historical Land Titles

Date of Acquisition	Term Held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
Ownership History, as regards to Lot 1 D.P. 30884			
22.08.1916	1916 to 1930	Margaret Maria Monk (Widow) (Transmission Application – Not Investigated)	Volume 1266 Folio 115
28.07.1930	1930 to 1931	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Married Woman Now Widow) William Carnegie Celegg (Civil Servant)	Volume 1266 Folio 115
10.09.1931	1931 to 1961	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Widow)	Volume 1266 Folio 115 Now Volume 7037 Folio 146
31.10.1961	1961 to 1963	William Basil Rudd (Builder) Francis Douglas Rudd (Builder)	Volume 7037 Folio 146 Now Volume 9042 Folio 150
09.10.1963	1963 to 1966	Wenzel Batty & McGrath Limited	Volume 9042 Folio 150
07.09.1966	1966 to 1968	Jackson & Spring Pty Limited	Volume 9042 Folio 150
12.08.1968	1968 to 1987	Powell Exports Pty Limited	Volume 9042 Folio 150
10.09.1987	1987 to 1997	Bowvale Pty Limited	Volume 9042 Folio 150 Now 1/30884
17.10.1997	1997 to 2016	Tony Hakim	1/30884
27.08.2016	2016 to Date	# Amyzoa Pty Ltd	1/30884
Ownership History, as regards to Lot 2 D.P. 30884			
22.08.1916	1916 to 1930	Margaret Maria Monk (Widow) (Transmission Application – Not Investigated)	Volume 1266 Folio 115 & Volume 1235 Folio 82
28.07.1930	1930 to 1931	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Married Woman Now Widow) William Carnegie Celegg (Civil Servant)	Volume 1266 Folio 115 & Volume 1235 Folio 82
10.09.1931	1931 to 1961	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Widow)	Volume 1266 Folio 115 & Volume 1235 Folio 82 Now Volume 7037 Folio 146
26.06.1961	1961 to 1986	Norman Charles Ladd (Carrier) George William (Car Repairs) Pty. Limited	Volume 7037 Folio 146 Now Volume 8234 Folios 204 & 205
28.02.1986	1986 to 1988	Elite Wood Products (Australia) Pty. Limited	Volume 8234 Folios 204 & 205 Now Volume 15210 Folio 191
26.09.1988	1988 to 2008	Frederick Spencer Howe Doman Thomas Alastair Doman Elspeth Mary Doman T A Doman & Co Pty Limited	Volume 15210 Folio 191 Now 2/30884

Date of Acquisition	Term Held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
		Vimreach Pty Limited Margaret Campbell Doman	
23.12.2008	2008 to Date	# Thomas Alastair Doman # Elspeth Mary Doman # T A Doman & Co Pty Limited # Vimreach Pty Limited # Margaret Campbell Doman (Transmission Application – Not Investigated)	2/30884
Ownership History, as regards to Lot 5 D.P. 30884			
07.12.1898	1898 to 1916	David Joseph Monk (Vinegar Manufacturer)	Volume 1266 Folio 115
22.08.1916	1916 to 1930	Margaret Maria Monk (Widow) (Transmission Application – Not Investigated)	Volume 1266 Folio 115
28.07.1930	1930 to 1931	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Married Woman Now Widow) William Carnegie Celegg (Civil Servant)	Volume 1266 Folio 115
10.09.1931	1931 to 1961	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Widow)	Volume 1266 Folio 115 Now Volume 7037 Folio 146
09.05.1961	1961 to 1983	P. W. Read Pty. Limited	Volume 7037 Folio 146 Now Volume 8186 Folio 86
07.07.1983	1983 to Date	# United Kitchen Co Pty Limited	Volume 8186 Folio 86 Now 5/30884
Ownership History, as regards to Lot 6 D.P. 30884			
22.08.1916	1916 to 1930	Margaret Hypatia Monk (Widow) (Transmission Application – Not Investigated)	Volume 1235 Folio 81
28.07.1930	1930 to 1931	David Joseph Sesostris Monk (Gentleman) Edna Josephine Mitchell (Married Woman) William Carnegie Celegg (Civil Servant)	Volume 1235 Folio 81
10.09.1931	1931 to 1966	David Joseph Sesostris Monk (Gentleman) Edna Josephine Mitchell (Married Woman)	Volume 1235 Folio 81
26.01.1966	1966 to 1970	David Joseph Sesostris Monk (Gentleman) Edna Josephine Mitchell (Married Woman) Margaret Hypatia Adams (Widow) Margaret Hypatia Monk Kentley (Femme Sole) (Application – Not Investigated)	Volume 1235 Folio 81
26.06.1970	1970 to 1970	David Joseph Sesostris Monk (Gentleman) Edna Josephine Mitchell (Married Woman) Margaret Hypatia Monk Kentley (Femme Sole) (Notice of Death)	Volume 1235 Folio 81 Now Volume 11389 Folio 241
26.06.1970	1970 to 1994	F. B. Distributing Pty Limited Now Ninisia Properties Pty Limited	Volume 11389 Folio 241 Now 6/30884
02.08.1994	1994 to 2009	Baptist Union of New South Wales	6/30884
25.06.2009	2009 to 2022	Baptist Business College Limited	6/30884
27.01.2022	2022 to Date	# The Master Builders' Association of New South Wales	6/30884
Ownership History, as regards to Lot 7 D.P. 30884			
16.01.1926	1926 to 1930	Margaret Maria Monk (Widow)	Volume 3821 Folio 190
28.07.1930	1930 to 1931	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Married Woman) William Carnegie Celegg (Civil Servant)	Volume 3821 Folio 190

Date of Acquisition	Term Held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
10.09.1931	1931 to 1961	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Married Woman)	Volume 3821 Folio 190
09.05.1961	1961 to 1972	Rudolph Courant (Manufacturer)	Volume 3821 Folio 190 Now Volume 8186 Folio 93
06.03.1972	1972 to 1973	Mutual Advance Corporation Pty Limited	Volume 8186 Folio 93
17.01.1973	1973 to 1988	Trams-World Projects Pty. Limited	Volume 8186 Folio 93
24.08.1988	1988 to 1989	Adrian John Firmstone Robert James Miller Rose Burnadette Miller	Volume 8186 Folio 93
22.05.1989	1989 to 2004	Excellence Construction Pty Limited	Volume 8186 Folio 93 Now 7/30884
19.01.2004	2004 to 2009	Tomislav Buntic Jenny Buntic	7/30884
19.06.2009	2009 to 2021	E & B Buntic Holdings Pty Limited	7/30884
10.09.2021	2021 to 2021	Mico Corp Services Pty Ltd	7/30884
20.12.2021	2021 to Date	# G & M Tabchouri Property Pty Ltd	7/30884
Ownership History, as regards to Lot 8 D.P. 30884			
16.01.1926	1926 to 1930	Margaret Maria Monk (Widow)	Volume 3821 Folio 190
28.07.1930	1930 to 1931	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Married Woman) William Carnegie Celegg (Civil Servant)	Volume 3821 Folio 190
10.09.1931	1931 to 1961	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Married Woman)	Volume 3821 Folio 190
25.01.1961	1961 to 1962	Investments and Loans Limited	Volume 3821 Folio 190 Now Volume 8089 Folio 152
07.08.1962	1962 to 1980	John A Gilbert Holdings Limited	Volume 8089 Folio 152 Now Volume 9765 Folio 163
11.12.1980	1980 to 1986	Bresaste Pty Limited	Volume 9765 Folio 163
18.12.1986	1986 to 1990	Kendall Nominees Pty Limited	Volume 9765 Folio 163 Now 8/30884
11.04.1990	1990 to 2001	M.M.A.L. Investments Pty Limited	8/30884
03.07.2001	2001 to Date	# Reil Dealership Bonds Pty Limited	8/30884
Ownership History, as regards to Lot C D.P. 438920			
22.08.1916	1916 to 1930	Margaret Maria Monk (Widow) (Transmission Application – Not Investigated)	Volume 1266 Folio 115
28.07.1930	1930 to 1931	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Married Woman Now Widow) William Carnegie Celegg (Civil Servant)	Volume 1266 Folio 115
10.09.1931	1931 to 1961	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Widow)	Volume 1266 Folio 115
20.05.1955	1955 to 1955	Popolare Metal Stamping Company Pty. Limited	Volume 1266 Folio 115 Now Volume 7037 Folio 147
09.11.1955	1955 to 1974	Robur Tea Company Limited	Volume 7037 Folio 147

Date of Acquisition	Term Held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
08.03.1974	1974 to 1980	Norridy Pty Limited	Volume 7037 Folio 147
05.12.1980	1980 to 1994	The Baptist Union of New South Wales	Volume 7037 Folio 147 Now C/438920
16.09.1994	1994 to 2000	Faramarz Rahmani Latifeh Rahmani	C/438920
03.03.2000	2000 to 2013	Christine Joyce Marks	C/438920
06.03.2013	2013 to Date	# Serenity Australia Pty Limited	C/438920
Ownership History, as regards to Lot 201 D.P. 746742			
22.08.1916	1916 to 1930	Margaret Maria Monk (Widow) (Transmission Application – Not Investigated)	Volume 1235 Folio 82
28.07.1930	1930 to 1931	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Married Woman Now Widow) William Carnegie Celegg (Civil Servant)	Volume 1235 Folio 82
10.09.1931	1931 to 1987	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Widow)	Volume 1235 Folio 82 Now Volume 7037 Folio 146
29.07.1987	1987 to 2006	John David Curtis	Volume 7037 Folio 146 Then Volume 9685 Folios 71 & 72 Now 201/746742
15.12.2006	2006 to 2007	Ronald George Curtis David Lewis Curtis (Transmission Application – Not Investigated)	201/746742
09.01.2007	2007 to Date	# Coolbay Pty Limited	201/746742
Ownership History, as regards to Lot 1 D.P. 60080			
30.09.1920	1920 to 1920	Australian Mattress Mills Limited	Volume 3106 Folio 6
08.10.1920	1920 to 1946	Sarah Elina Grace (Married Woman)	Volume 3106 Folio 6
13.11.1946	1946 to 1964	E. W. Beard & Co. Pty Limited	Volume 3106 Folio 6
10.06.1964	1964 to 1974	Joseph Varga (Company Director) Clara Varga (Married Woman) Julius Varga (Company Director) Heddy Varga (Married Woman)	Volume 3106 Folio 6 Now Volume 12559 Folio 111
31.07.1974	1974 to 1986	Peter Anderson (Master Builder) Kenneth Charles McGregor (Master Builder) Albert Ernest Swane (Master Builder)	Volume 12559 Folio 111
15.04.1986	1986 to 1993	Master Builders' Association of New South Wales	Volume 12559 Folio 111 Now 1/60080
11.11.1993	1993 to 1995	Master Builders Australia Incorporated	1/60080
28.12.1995	1995 to 2000	The Royal Australian College of General Practitioners	1/60080
05.07.2000	2000 to Date	# Master Builders (NSW) Limited	1/60080
Ownership History, as regards to Lots 1 & 2 D.P. 1275257			
As regards to the part tinted green on the attached copy of D.P. 1275257			
07.03.1930	1930 to 1943	Rachel Olding (Married Woman)	Volume 4385 Folio 66

Date of Acquisition	Term Held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
25.03.1943	1943 to 1949	Edwin Andrew Olding (Coachbuilder) George Henry Olding, Junior (Coachbuilder) (Transmission Application – Not Investigated)	Volume 4385 Folio 66 Now Volume 5603 Folios 210 & 211
As regards to the part tinted yellow on the attached copy of D.P. 1275257			
21.02.1930	1930 to 1943	George Henry Olding (Manufacturer)	Volume 4380 Folio 28
16.12.1943	1943 to 1949	Edwin Andrew Olding (Coachbuilder) George Henry Olding, Junior (Coachbuilder)	Volume 4380 Folio 28 Now Volume 5603 Folios 210 & 211
Continued as regards to the whole of the subject land.			
13.07.1949	1949 to 1965	G. H. Olding & Sons Pty. Limited	Volume 5603 Folios 210 & 211
29.10.1965	1965 to 1993	The Minister for Public Works	Volume 5603 Folios 210 & 211 Then Volume 10217 Folio 239
22.10.1993	1993 to 2024	Her Most Gracious Majesty Queen Elizabeth II for and on Behalf of The Minister for Justic for the Department of Courts Administration Health Administration Corporation.	Volume 10217 Folio 239 Then Volume 8646 Folios 92 & 93 Now Auto Consol 20001-196A & Auto Consol 20001-196B
16.07.2024	2024 to Date	# Health Administration Corporation	Auto Consol 20001-196A & Auto Consol 20001-196B Now 1/1275257 & 2/1275257
Ownership History, as regards to Lots 14A, 15A, 16 & 17 D.P. 447083			
30.05.1910	1910 to 1920	Joseph Neal Grace (Merchant) Albert Edward Grace (Merchant) Juliet Grace (Merchant)	Volume 2045 Folio 208
28.10.1920	1920 to 1976	Grace Bros Pty. Limited	Volume 2045 Folio 208 Now Volume 12216 Folio 208
17.12.1976	1976 to 1979	Citroen Cars (Cities) Pty. Ltd.	Volume 12216 Folio 208
22.02.1979	1979 to 1981	Bryson Industries Limited	Volume 12216 Folio 208
10.07.1981	1981 to 2007	Erwin Hugo Vidor Charlotte Vidor	Volume 12216 Folio 208 Now Auto Consol 12216-208
23.10.2007	2007 to 2025	Rodiv (NSW) Pty Ltd	Auto Consol 12216-208
31.10.2025	2025 to Date	# Charlotte Vidor	Auto Consol 12216-208
Ownership History, as regards to Lots C, E & F D.P. 966001			
18.05.1920	1920 to 1921	George William Hean (Chemist)	Volume 3045 Folio 219
02.07.1921	1921 to 1934	Frederick Edward Phillis (Gentleman)	Volume 3045 Folio 219
22.03.1934	1934 to 1981	Simmons Limited	Volume 3045 Folio 219
23.02.1981	1981 to 1989	Liverpool Street Nominees Pty. Limited	Volume 3045 Folio 219
02.05.1989	1989 to 1995	Rita Sagrani	Volume 3045 Folio 219 Now Auto Consol 3045-219
15.02.1995	1995 to Date	# Diabetes Australia New South Wales Now # Diabetes NSW	Auto Consol 3045-219
Ownership History, as regards to Lot A D.P. 966001			

Date of Acquisition	Term Held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
10.01.1920	1920 to 1928	Elizabeth Letitia McConnoll (Married Woman)	Volume 3009 Folio 130
05.07.1928	1928 to 1928	Robert Burns (Council Employee) (Transmission Application – Not Investigated)	Volume 3009 Folio 130
05.07.1928	1928 to 1945	Matilda Lambert (Married Woman)	Volume 3009 Folio 130
21.12.1945	1945 to 1946	Keith Charles Merrin (Bank Manager) (Transmission Application – Not Investigated)	Volume 3009 Folio 130
11.07.1946	1946 to 1981	Simmons Limited	Volume 3009 Folio 130
23.02.1981	1981 to 1989	Liverpool Street Nominees Pty. Limited	Volume 3009 Folio 130
02.05.1989	1989 to 1995	Rita Sagrani	Volume 3009 Folio 130 Now A/966001
15.02.1995	1995 to Date	# Diabetes Australia New South Wales Now # Diabetes NSW	A/966001
Ownership History, as regards to Lot B D.P. 966001			
03.05.1920	1920 to 1934	Catherine Sullivan (Married Woman)	Volume 3046 Folio 112
12.07.1934	1934 to 1955	Eleanor Christina Leahy (Married Woman)	Volume 3046 Folio 112
27.10.1955	1955 to 1981	Simmons Limited	Volume 3046 Folio 112
23.02.1981	1981 to 1989	Liverpool Street Nominees Pty. Limited	Volume 3046 Folio 112
02.05.1989	1989 to 1995	Rita Sagrani	Volume 3046 Folio 112 Now B/966001
15.02.1995	1995 to Date	# Diabetes Australia New South Wales Now # Diabetes NSW	B/966001
Ownership History, as regards to Lot D D.P. 966001			
06.07.1920	1920 to 1921	George William Hean (Chemist)	Volume 3009 Folio 115
02.07.1921	1921 to 1934	Frederick Edward Phillis (Gentleman)	Volume 3009 Folio 115
22.03.1934	1934 to 1981	Simmons Limited	Volume 3009 Folio 115
23.02.1981	1981 to 1989	Liverpool Street Nominees Pty. Limited	Volume 3009 Folio 115
02.05.1989	1989 to 1995	Rita Sagrani	Volume 3009 Folio 115 Now D/966001
15.02.1995	1995 to Date	# Diabetes Australia New South Wales Now # Diabetes NSW	D/966001
Ownership History, as regards to Lot G D.P. 966001			
18.05.1920	1920 to 1921	George William Hean (Chemist)	Volume 3201 Folio 197
02.07.1921	1921 to 1934	Frederick Edward Phillis (Gentleman)	Volume 3045 Folio 220 ow Volume 3201 Folio 197
22.03.1934	1934 to 1981	Simmons Limited	Volume 3201 Folio 197
23.02.1981	1981 to 1989	Liverpool Street Nominees Pty. Limited	Volume 3201 Folio 197
02.05.1989	1989 to 1995	Rita Sagrani	Volume 3201 Folio 197Now G/966001

Date of Acquisition	Term Held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
15.02.1995	1995 to Date	# Diabetes Australia New South Wales Now # Diabetes NSW	G/966001
Ownership History, as regards to Lot 1 D.P. 112049			
29.08.1921	1921 to 1922	Percival Stuart Garling (Manager)	Volume 3221 Folio 30
20.03.1922	1922 to 1929	Syd Day Limited	Volume 3221 Folio 30
25.06.1929	1929 to 1981	Simmons Limited	Volume 3221 Folio 30
23.02.1981	1981 to 1989	Liverpool Street Nominees Pty. Limited	Volume 3221 Folio 30
02.05.1989	1989 to 1995	Rita Sagrani	Volume 3221 Folio 30 Now 1/112049
15.02.1995	1995 to Date	# Diabetes Australia New South Wales Now # Diabetes NSW	1/112049

# Denotes current registered proprietor.

3.3 EPA Records

A search of the NSW EPA database was undertaken for the site and immediate surrounding properties. The search was conducted through the following public registers:

- NSW EPA *Protection of the Environment Operations Act 1997* (POEO Act) public register of licences, applications and notices (maintained under Section 308 of the POEO Act).
    - No prevention, clean-up or penalty notices have been issued under the POEO Act for the site.
    - One current POEO licenses are located within 1 km of the site, summarised as follows:
        - Acciona Infrastructure Projects Australia Pty Ltd located approximately 530 m west of the site for road construction activities.
    - Four former POEO licenses for activities still regulated by the EPA are located within 1 km of the site, summarised as follows:
        - Department of Forensic Medicine located onsite at 50 Parramatta Road for Hazardous, Industrial or Group A Waste Generation or Storage;
        - The University of Sydney located approximately 25 m southeast of the site for Hazardous, Industrial or Group A Waste Generation or Storage;
        - Royal Prince Alfred Hospital located approximately 240 m south of the site for Hazardous, Industrial or Group A Waste Generation or Storage; and
        - Intec Ltd located approximately 930 m southeast of the site for Hazardous, Industrial or Group A Waste Generation or Storage.
    - Six former licensed activities under the POEO Act 1997, now revoked or surrendered are located within 1 km of the site, summarised as follows:
        - Summit Motors Pty Ltd, located onsite at 36 Parramatta Road for Hazardous, Industrial or Group A Waste Generation or Storage;
        - The Preterm Foundation located approximately 210 m west of the site for Hazardous, Industrial or Group A Waste Generation or Storage;

  - Luhrman Environment Management Pty Ltd located approximately 290 m west of the site for other activities/non-scheduled activity- application of herbicide involving waterways throughout NSW;
  - Robert Orchard located approximately 290 m west of the site for other activities/non-scheduled activity- application of herbicide involving waterways throughout NSW;
  - Sydney Weed & Pet Management Pty Ltd located approximately 290 m west of the site for other activities/non-scheduled activity- application of herbicide involving waterways throughout NSW; and
  - John Holland Pty Ltd located approximately 890 m southeast of the site for land based extractive activities.

- NSW EPA contaminated land public register of record of notices (under Section 58 of the *Contaminated Land Management Act 1997* (CLM Act)).
  - No notices have been issued under the CLM Act for the site.
  - One property has formerly been notified and is located within 1 km of the site, summarised as follows:
    - O'Dea Reserve, located approximately 880 m southwest of the site.
- NSW contaminated sites notified to the EPA (under Section 60 of the CLM Act).
  - The site is not listed as notified to the EPA.
  - Four sites, identified as contaminated sites are located within 1.5 km of the site, summarised as follows:
    - The Spruce located approximately 365 m southwest of the site, is listed as other industry which does not require regulation under the CLM Act;
    - Former Gee Graphics located approximately 460 m southwest of the site, is listed as other industry which does not require regulation under the CLM Act;
    - 7-Eleven (former Mobil) Annandale Service Station located approximately 730 m west of the site, is listed as a service station which does not require regulation under the CLM Act; and
    - O'Dea Reserve located approximately 880 m southwest of the site, is listed as a landfill which was formerly regulated under the CLM Act.
- NSW EPA contaminated land public register of record of notices (under Section 91 and Section 92 of the CLM Act).
  - No notices have been issued for the site or immediately surrounding area;
  - The following notices have been issued in the broader the surrounding area:
    - s.91 Clean Up Notice (1003676), issued to NSW Harness Racing Club for the property located 625 m northwest of the site. The notice was issued on 8 January 2001 and related to discharging water containing sediment into a stormwater system.
- One waste management facility is located approximately 680 m east of the site, encompassing a Coles Supermarket (soft plastics drop off facility).
- Two liquid fuel facilities are located within a 1 km radius of the site, with the nearest located approximately 200 m southwest of the site. All liquid fuel facilities are located hydraulically cross gradient or downgradient to the site.

- The site and surrounding area are not listed by EPA on the NSW Government Per- and polyfluoroalkyl substances (PFAS) Investigation Program.

3.4 Historical Business Directory

A review of Business Directory Records for the site and surrounds was completed as part of site specific LotSearch Report (**Appendix B**). More than 40 businesses were identified within 100 m of the site and as such, only businesses with historical potential contaminating land uses of the site have been summarised in **Table 3.3** below. A full list of businesses identified within 100 m of the site have been included in **Appendix B.**

Table 3.3: Historical Business Directories Review

Address	Businesses and Years	Distance and Direction from Site
60 Parramatta Road	Tyre dealer, re-treaders or vulcanisers (1970, 1975, 1978, 1982, 1986, 1991)	Onsite
62 Parramatta Road	Motor panel beaters and spray painters (1970, 1975, 1978, 1982) Motor garages, engineers and service stations (1961 – 1983)	Onsite
56 Parramatta Road	Electroplaters (1950, 1961, 1965, 1970)	Onsite
57a Parramatta Road	Motor panel beaters (1950)	Onsite
54 Parramatta Road	Insulating material suppliers (1961, 1965, 1970)	Onsite
64 Parramatta Road	Motor garages, engineers and service stations (1948 - 49, 1971 - 1984)	Onsite
36 Parramatta Road	Motor service stations (1950 - 1981)	Onsite
52 Parramatta Road	Motor panel beaters/painters (1965)	Onsite
42-50 Parramatta Road	Winch/hoist manufactures and distributors (1961,1965, 1970) Motor panel beaters/painters (1961, 1965, 1970)	Onsite
43A Parramatta Road	Motor garages, engineers and service stations (1950 – 1962)	Onsite
Corner of Parramatta Road and Ross Road	Motor garages and engineers (1948 - 1976) Motor panel beaters (1961)	Onsite
43-47 Parramatta Road	Motor garages and engineers (1953 - 1965)	Onsite
66 Parramatta Road	Motor garages and service stations (1986, 1991) Motor garages and engineers (1961)	Immediately west of site
208 St Johns Road	Electroplaters (1950, 1961, 1965, 970)	51 m northwest
Forest Street	Dry cleaners (1950, 1961, 1970, 1975, 1978, 1982, 1986)	57 m northeast
16 Larkin Street	Dry cleaners (1970)	60 m west
78 Parramatta Road	Ammunitions and explosives distributor (1965, 1975)	60 m west
10-12 Parramatta Road	Ammunitions and explosives manufacturers (1950)	60 m west
80 Parramatta Road	Motor garages and engineers (1948 - 1962)	78 m west
16 Parramatta Road	Motor garages and engineers (1950)	78 m west
24 Ross Street	Drycleaner, preservers and dyers (1948 - 1978)	89 m north

3.5 Section 10.7 Planning Certificates

A Section 10.7 (2) and (5) Planning Certificate was obtained for one lot and DP at each property from City of Sydney Council (**Appendix C**). A summary of the pertinent information in the planning certificate is provided in **Table 3.4**.

Table 3.4: Summary of Planning Certificate Information

Lot/DP	Summary of Information
Lot 1 in DP30884 64 Parramatta Road	• E3 – Productivity Support under the Sydney LEP 2012 • The land is not considered as prone to land slip, bushfire, tidal inundation, subsidence or acid sulfate soils (class 1 or class 2); • The land is subject to flood related development controls; • The land is not biodiversity certified; • The land does not include or comprise a conservation area; • No items of environmental heritage are situated on the land; • The land does not appear on the loose-fill asbestos insulation register; and • The land is not significantly contaminated, subject to a management order, an approved voluntary management proposal, an ongoing maintenance order, or subject of a site audit statement within the meaning of the CLM Act 1997.
Lot 2 in DP30884 62 Parramatta Road	• E3 – Productivity Support under the Sydney LEP 2012 • The land is not considered as prone to land slip, bushfire, tidal inundation, subsidence or acid sulfate soils (class 1 or class 2); • The land is subject to flood related development controls; • The land is not biodiversity certified; • The land does not include or comprise a conservation area; • No items of environmental heritage are situated on the land; • The land does not appear on the loose-fill asbestos insulation register; and • The land is not significantly contaminated, subject to a management order, an approved voluntary management proposal, an ongoing maintenance order, or subject of a site audit statement within the meaning of the CLM Act 1997.
Lot 201 in DP746742 60 Parramatta Road	• E3 – Productivity Support under the Sydney LEP 2012 • The land is not considered as prone to land slip, bushfire, tidal inundation, subsidence or acid sulfate soils (class 1 or class 2); • The land is subject to flood related development controls; • The land is not biodiversity certified; • The land does not include or comprise a conservation area; • No items of environmental heritage are situated on the land; • The land does not appear on the loose-fill asbestos insulation register; and • The land is not significantly contaminated, subject to a management order, an approved voluntary management proposal, an ongoing maintenance order, or subject of a site audit statement within the meaning of the CLM Act 1997.
Lot C in DP438920 58 Parramatta Road	• E3 – Productivity Support under the Sydney LEP 2012 • The land is not considered as prone to land slip, bushfire, tidal inundation, subsidence or acid sulfate soils (class 1 or class 2); • The land is subject to flood related development controls; • The land is not biodiversity certified; • The land does not include or comprise a conservation area; • No items of environmental heritage are situated on the land; • The land does not appear on the loose-fill asbestos insulation register; and

Lot/DP	Summary of Information
	• The land is not significantly contaminated, subject to a management order, an approved voluntary management proposal, an ongoing maintenance order, or subject of a site audit statement within the meaning of the CLM Act 1997.
Lot 5 in DP30884 56 Parramatta Road	• E3 – Productivity Support under the Sydney LEP 2012 • The land is not considered as prone to land slip, bushfire, tidal inundation, subsidence or acid sulfate soils (class 1 or class 2); • The land is not subject to flood related development controls; • The land is not biodiversity certified; • The land does not include or comprise a conservation area; • No items of environmental heritage are situated on the land; • The land does not appear on the loose-fill asbestos insulation register; and • The land is not significantly contaminated, subject to a management order, an approved voluntary management proposal, an ongoing maintenance order, or subject of a site audit statement within the meaning of the CLM Act 1997.
Lot 6 in DP30884 54 Parramatta Road	• E3 – Productivity Support under the Sydney LEP 2012 • The land is not considered as prone to land slip, bushfire, tidal inundation, subsidence or acid sulfate soils (class 1 or class 2); • The land is not subject to flood related development controls; • The land is not biodiversity certified; • The land does not include or comprise a conservation area; • No items of environmental heritage are situated on the land; • The land does not appear on the loose-fill asbestos insulation register; and • The land is not significantly contaminated, subject to a management order, an approved voluntary management proposal, an ongoing maintenance order, or subject of a site audit statement within the meaning of the CLM Act 1997.
Lot 1 in DP60080 52 Parramatta Road	• E3 – Productivity Support under the Sydney LEP 2012 • The land is not considered as prone to land slip, bushfire, tidal inundation, subsidence or acid sulfate soils (class 1 or class 2); • The land is not subject to flood related development controls; • The land is not biodiversity certified; • The land does not include or comprise a conservation area; • No items of environmental heritage are situated on the land; • The land does not appear on the loose-fill asbestos insulation register; and • The land is not significantly contaminated, subject to a management order, an approved voluntary management proposal, an ongoing maintenance order, or subject of a site audit statement within the meaning of the CLM Act 1997.
Lot 1 in DP1275257 50 Arundel Street	• E3 – Productivity Support under the Sydney LEP 2012 • The land is not considered as prone to land slip, bushfire, tidal inundation, subsidence or acid sulfate soils (class 1 or class 2); • The land is not subject to flood related development controls; • The land is not biodiversity certified; • The land does not include or comprise a conservation area; • No items of environmental heritage are situated on the land; • The land does not appear on the loose-fill asbestos insulation register; and • The land is not significantly contaminated, subject to a management order, an approved voluntary management proposal, an ongoing maintenance order, or subject of a site audit statement within the meaning of the CLM Act 1997.

Lot/DP	Summary of Information
Lot 2 in DP1275257 50 Parramatta Road	• E3 – Productivity Support under the Sydney LEP 2012 • The land is not considered as prone to land slip, bushfire, tidal inundation, subsidence or acid sulfate soils (class 1 or class 2); • The land is not subject to flood related development controls; • The land is not biodiversity certified; • The land does not include or comprise a conservation area; • No items of environmental heritage are situated on the land; • The land does not appear on the loose-fill asbestos insulation register; and • The land is not significantly contaminated, subject to a management order, an approved voluntary management proposal, an ongoing maintenance order, within the meaning of the CLM Act 1997. • The land has been identified to contain or has contained contaminants identified in one or more reports or records held by council. Furthermore, the land is subject to a site audit statement, within the meaning of the CLM Act 1997.
Lot 7 in DP30884 40 Parramatta	• E3 – Productivity Support under the Sydney LEP 2012 • The land is not considered as prone to land slip, bushfire, tidal inundation, subsidence or acid sulfate soils (class 1 or class 2); • The land is not subject to flood related development controls; • The land is not biodiversity certified; • The land does not include or comprise a conservation area; • No items of environmental heritage are situated on the land; • The land does not appear on the loose-fill asbestos insulation register; and • The land is not significantly contaminated, subject to a management order, an approved voluntary management proposal, an ongoing maintenance order, or subject of a site audit statement within the meaning of the CLM Act 1997.
Lot 8 in DP30884 36 Parramatta Road	• E3 – Productivity Support under the Sydney LEP 2012 • The land is not considered as prone to land slip, bushfire, tidal inundation, subsidence or acid sulfate soils (class 1 or class 2); • The land is not subject to flood related development controls; • The land is not biodiversity certified; • The land does not include or comprise a conservation area; • No items of environmental heritage are situated on the land; • The land does not appear on the loose-fill asbestos insulation register; and • The land is not significantly contaminated, subject to a management order, an approved voluntary management proposal, an ongoing maintenance order, or subject of a site audit statement within the meaning of the CLM Act 1997.
Lots 14A, 15 A, 16 and 17 in DP447083 1-3 Ross Street	• E3 – Productivity Support under the Sydney LEP 2012 • The land is not considered as prone to land slip, bushfire, tidal inundation, subsidence or acid sulfate soils (class 1 or class 2); • The land is not subject to flood related development controls; • The land is not biodiversity certified; • The land does not include or comprise a conservation area; • The property has been identified as within a Heritage Conservation Area and is listed as an item of environmental heritage; • The land does not appear on the loose-fill asbestos insulation register; and

Lot/DP	Summary of Information
	• The land is not significantly contaminated, subject to a management order, an approved voluntary management proposal, an ongoing maintenance order, or subject of a site audit statement within the meaning of the CLM Act 1997.
Lot 1 in DP112049, Lots A, B, C, D, E, F in DP966001 26 Arundel Street	• E3 – Productivity Support under the Sydney LEP 2012 • The land is not considered as prone to land slip, bushfire, tidal inundation, subsidence or acid sulfate soils (class 1 or class 2); • The land is not subject to flood related development controls; • The land is not biodiversity certified; • The land does not include or comprise a conservation area; • The property has been identified as within a Heritage Conservation Area; • The land does not appear on the loose-fill asbestos insulation register; and • The land is not significantly contaminated, subject to a management order, an approved voluntary management proposal, an ongoing maintenance order, or subject of a site audit statement within the meaning of the CLM Act 1997.

3.6 Australian and NSW Heritage Records

A search of the Australian and NSW Heritage database records was undertaken as presented in the site specific LotSearch Report included in **Appendix B**. The search identified no items listed on the Commonwealth, National heritage lists on or immediately adjacent to the site.

A search of the state heritage list identified no state heritage items onsite. The search identified one State Heritage item in the immediate vicinity of the site; the University of Sydney, University Colleges and Victoria Park, located immediately south and southeast of the site.

Three Environmental Planning Instrument Heritage Items were identified in the City of Sydney LEP (2012)

- Hereford and Forst Lodge was identified as a general conservation area;
- A warehouse including the interior, located at 1-3 Ross Street, was identified as being of local significance; and
- The street trees along Arundel Street were identified as being of local significance.

3.7 Integrity Assessment and Summary of Site History

Based on a review of aerial photographs and other publicly available information, the site has been used for various commercial/industrial uses since at least 1930, with most of the site occupied by warehouses or mixed office buildings. Several potentially contaminating land tenancies have been noted both on and immediately adjacent to the site, including service stations, motor mechanics and panel beaters, dry cleaners, electroplaters and insulation suppliers.

The EPA searches indicated that no notices are present for the site, and it is not on the published list of NSW contaminated sites. The council certificate for 50 Parramatta Road indicated that the property is subject to a site audit statement.

The information obtained from the historical sources review has been found to be in general agreement. It is therefore considered that the information provided in this historical assessment has an acceptable level of accuracy.

4. Previous Investigations

Several investigations have been completed for the wider area as part construction work on individual properties, inclusive of portions of the site that is the subject of this assessment. It is noted that not all reports relate directly to the site as defined in this report as show in in **Figure 2**. The following previous reports have been completed for the site and surrounding area:

- *Detailed Site Investigation – 84-86 Parramatta Road, Camperdown NSW,* SMEC Testing Services Pty Ltd, December 2013 (SMEC 2013);
- *Detailed Site Investigation – 72-76 Parramatta Road, Forest Lodge NSW,* SMEC Testing Services Pty Ltd, February 2014 (SMEC 2014);
- *Statutory Site Audit, 84-86 Parramatta Road, Camperdown,* Douglas Partners Pty Ltd, December 2014 (DP 2014);
- *Preliminary Environmental Site Assessment for Proposed Ambulance Station and Mixed Use Development at 42-50 Parramatta Road, Forest Lodge NSW*, JK Environments, 6 August 2020 (JKE 2020);
- *Detailed Site Investigation – 42-50 Parramatta Road, Forest Lodge NSW,* EI Australia, 29 April 2021 (EI 2021a);
- *Remediation Action Plan – 42-50 Parramatta Road, Forest Lodge NSW,* EI Australia, 29 April 2021 (EI 2021b); and
- *Site Audit Report, 42-50 Parramatta Road, Forest Lodge NSW 2037,* Zoic Environmental Pty Ltd, 3 May 2021 (Zoic 2021).

A summary of each report is provided in **Table 4.1**.

Table 4.1: Previous Investigation Reports and Summaries

Reference	Summary
Detailed Site Investigation – 84-86 Parramatta Road (SMEC 2013)	SMEC completed a detailed site investigation (DSI) for the property located at 84-86 Parramatta Road, Forest Lodge, which is located approximately 120 m to the west of the site. The report found that the property has been used for commercial/industrial purposes since at least the 1930s. The report also noted that the site has been filled for levelling purposes. Six soil bores were advanced to a maximum depth of 2.3 m bgs and reported fill with a thickness up to 4.5 m in thickness in the northern portion of the site, underlain by sandstone and shale. The report noted that no groundwater was encountered during the investigation, however perched water was encountered between 0.8 m to 1.5 m bgs. No laboratory results were provided however the report notes that results from soil sampling showed low concentrations of contaminants and were below the adopted criteria protective of human health and the environment. The report concluded that the site is considered suitable for mixed commercial use and high-density residential use.
Detailed Site Investigation – 72-76 Parramatta Road (SMEC 2014)	SMEC completed a DSI for the property located at 72-76 Parramatta Road, Forest Lodge, which is located approximately 45 m to the west of the site. The report found that the property has been used for commercial/industrial purposes since at least the 1930s, and historical potential contaminating land uses of the property include motor vehicle sales and distribution of motor oils. The report also noted that the site has been filled for levelling purposes. Six soil bores were advanced to a maximum depth of 0.55 m bgs and reported fill with a thickness up to 0.5 m in thickness, underlain by weathered sandstone. Elevated concentrations of petroleum hydrocarbons and Polycyclic Aromatic Hydrocarbons (PAHs) were reported which exceeded the adopted health criteria for residential settings. The

Reference	Summary
	report concluded that the site was suitable for high density residential redevelopment, provided the impacted soils were removed as part of the site development.
Statutory Site Audit, 84-86 Parramatta Road (DP 2014)	A statutory site audit was undertaken for the property located at 84-86 Parramatta Road, Forest Lodge, which is located approximately 120 m to the west of the site. The report noted that based on previous investigations, any future health and environmental risks associated with the site contamination are likely to be negligible both within the site and in terms of any potential off-site risk of harm issues. The report noted that a basement was installed at the site and impacted fill materials were removed from the property. Overall, the property was found to be suitable for the proposed land use of residential apartments with minimal access to soils.
Preliminary Environmental Site Assessment, 45-50 Parramatta Road (JKE 2020)	JKE completed a preliminary site investigation for the property located at 45-50 Parramatta Road. The report noted that the property has historically been used for commercial/industrial purposes, including as a truck/coach builder between the early 1900s to 1966, potentially a service station in 1961, followed by the NSW Coroners Court since the late 1960s. It also noted that a fire occurred at the property in the 1940s and was rebuilt. Potentially contamination sources were identified as fill material, dangerous goods storage (diesel generator), historical use of the site as a truck builder, potential pesticide use, hazardous building materials and general surrounding area use for commercial/industrial land uses.
Detailed Site Investigation – 42-50 Parramatta Road (EI 2021a)	EI completed a DSI for the property located at 42-50 Parramatta Road. The report noted that no evidence of an underground petroleum storage system (UPSS) or underground storage tanks (USTs) were noted during the site inspection or fieldworks. 14 soil bores were advanced to a maximum depth of 8.9 m bgs, and reported fill up to 1.4 m thick, underlain by silty clay and weathered shale. Groundwater was reported at depths between 0.73 m to 2.29 m bgs with groundwater flow inferred to be to the northwest towards Orphan School Creek. Elevated concentrations of petroleum hydrocarbons were reported in fill, and elevated concentrations of petroleum hydrocarbons and heavy metals were reported in groundwater. The report concluded that the site could be made suitable for proposed development for an ambulance station, subject to the implementation of a Remedial Action Plan (RAP).
Remediation Action Plan – 42-50 Parramatta Road (EI 2021b)	EI completed a RAP for the property located at 42-50 Parramatta Road, which outlined the remediation and validation required to make the property suitable for use as an ambulance station. The preferred remedial methodology was the excavation, validation and offsite disposal of the THR impacted soils. The report concluded that the site could be made suitable for proposed development for an ambulance station, subject to the implementation of the RAP.
Site Audit Report, 42-50 Parramatta Road, (Zoic 2021)	A statutory site audit was completed for the property located at 43-50 Parramatta Road, Forest Lodge. The report noted that the findings of JKE (2020) and EI (2021a) were adequate in characterising the site and contamination within the site. The report noted that the heavy metals detected in groundwater were typical of background concentrations in urbanised environments. Furthermore, a detection of F3 TRH in groundwater was found to not pose a risk to future users of the site. As such, further investigation or monitoring of groundwater was not considered necessary. The report further noted that the excavation and offsite disposal of the TRH hotspot in soils as per the RAP (EI 2021b) was required in order make the property suitable for its future land use.

5. Preliminary Conceptual Site Model

The requirements for a conceptual site model (CSM) are provided to *CRCCARE Technical Report No. 11 Characterisation of sites impacted by petroleum hydrocarbons national guideline document*, January 2009, CRCCARE (CRCCARE 2009). Though the subject site is not technically a petroleum site, the adoption of the CRCCARE (2009) guidance has been found to be effective for developing CSM's for a range of a sites and is applied here.

The required components for a CSM on a potentially contaminated site are identified as:

- Potential Contamination Sources;
- Contaminants of Potential Concern;
- Potential Receptors; and
- Potential Source-Pathway-Receptor Linkages.

Each of these is assessed and described in the following sections.

5.1 Potential Contamination Sources and Contaminants of Potential Concern

The site has been used for a variety of industrial and commercial uses since at least the 1930s, with most of the site occupied by warehouses or mixed office buildings. Several potentially contaminating land tenancies have been noted both on and immediately adjacent to the site, including service stations, motor mechanics and panel beaters, dry cleaners, electroplaters and insulation suppliers.

Previous assessments conducted onsite and on adjacent properties noted elevated concentrations of heavy metals, PAHs and petroleum hydrocarbons were noted in site soils which exceeded adopted health and ecological criteria. Potentially contaminated groundwater was also noted underlaying parts of the site with elevated concentrations of heave metals and petroleum hydrocarbons reported.

Based on the site history review and site inspection, potential areas of concern (AEC) have been identified at the site. Potential contamination sources and associated contaminants of potential concern (CoPC) have been summarised in **Table 5.1** below.

Table 5.1: Areas of Environmental Concern and Associated Contaminants of Potential Concern

Areas of Environmental Concern	Source	Primary CoPC[1]
AEC 1 – Former service stations	Historical service stations operated onsite, most notably on the corner of Ross and Parramatta Road, and several potential service stations at 36, 62 and 64 Parramatta Road.	Heavy metals, TRH, BTEXN, Phenols and PFAS
AEC 2 – Mechanical workshops / panel beaters	Several historical and current mechanical workshops and panel beaters operated onsite, most notably at 50, 52, 62 and 64 Parramatta Road.	TRH, BTEX, PAHs, phenols, VOCs and PFAS
AEC 3 – Manufacturing activities	Variety of manufacturing activities have historically been undertaken onsite, inclusive of tyre re-treaders (60 Parramatta Road), the NSW Coroners Court (50 Arundel Street/50 Parramatta Road) and a variety of other manufacturing activities in the wider area.	Heavy metals, TRH, PAHs, VOCs, PFAS

Areas of Environmental Concern	Source	Primary CoPC[1]
AEC 4- Historical use of electroplating	Electroplaters historically operated onsite and in close proximity to the site. Onsite electroplated were previously located at 56 Parramatta Road.	Acid and heavy metals
AEC 5 – Dry cleaners	Dry cleaners historically operated in close proximity to the site, the closest previously located at 208 St Johns Road, located 51 northwest of the site.	VOCs (chlorinated ethenes), TRH
AEC 6 – Insulation suppliers	Historical manufacturing and supply of insulation materials onsite at 54 Parramatta Road.	Asbestos
AEC 7 – Explosives manufacturing	Historical ammunitions and explosives manufacturing and distribution was undertaken in close proximity to site at 78 Parramatta Road/10-12 Parramatta Road, located approximately 60 m west of the site.	Heavy metals, VOCs, ammonia, PFAS and UXO
AEC 8 – Site structures	Structures historically and currently located on and offsite.	Heavy metals (specifically lead) and asbestos
AEC 9 – Electrical transformer	Electrical transformer located 36 Parramatta Road, and high voltage electrical equipment located at 50 Arundel Street.	Heavy metals and PCBs
AEC 10 – Potentially imported materials	Leveling activities undertaken on and offsite.	Heavy metals, TRH, BTEX, PAHs, VOCs, OCPs, OPPs and asbestos

(1) TRH – Total Recoverable Hydrocarbons, BTEXN – Benzene, Toluene, Ethylbenzene and Xylenes, PAHs - Polycyclic Aromatic Hydrocarbons, VOCs - Volatile Organic Compounds, OCPs - Organochlorine Pesticides, OPPs - Organophosphorus Pesticides, PCBs - Polychlorinated Biphenyls, UXO – Unexploded Ordinance

5.2 Potential Receptors

Potential receptors of the CoPCs are identified below:

- Current and future users of the site and within surrounding premises inclusive of potential future residential, commercial or industrial site occupants;
- Current and future construction and maintenance workers at the site;
- Ecological receptors within the site inclusive of flora and fauna; and
- Fresh water species and recreational users within nearby surface water bodies (via discharge of contaminated groundwater into the surface water body and direct contact, ingestion or inhalation of contaminants).

A review of water quality objectives has been undertaken for Sydney Harbour, as per the guidance for the NSW water quality objectives. Water quality objectives are shown in **Diagram 5.1**, following.

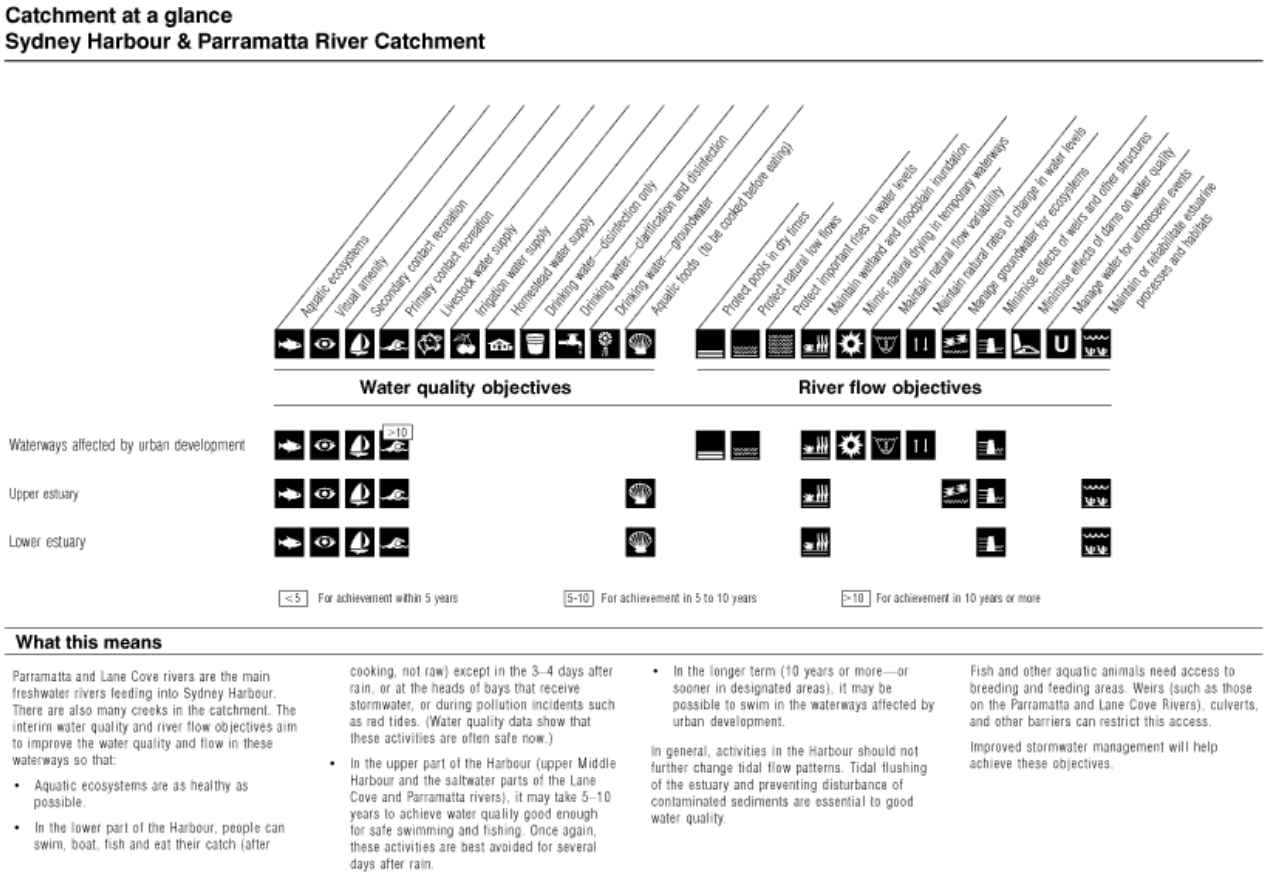


Diagram 5.1: Water Quality Objectives Sydney Harbour Catchment

Water quality objectives for waterways affected by urban development are inclusive of:

- Aquatic ecosystems;
- Visual amenity;
- Secondary contact recreation (5-10 years); and
- Primary contact recreation (>10 years).

An assessment of each of these potential source-pathway-receptor (SPR) linkages has been undertaken and presented in **Table 5.2.**

Table 5.2: Preliminary Assessment of S-P-R Linkages

Receptor	Media	Potential Exposure Pathway	Assessment
On-site, users for residential / commercial / industrial uses	Soil Soil vapour Groundwater	Inhalation of vapour Inhalation of dust / fibres Incidental oral ingestion / dermal contact	Direct exposures to soils are potentially complete as would occur within accessible areas of the site. These exposures are typically limited to near surface soils. Inhalation of particulates is considered to be potentially complete. Similarly this will be restricted to particulates associated with near surface soils. Potential exposures to soil vapour based contaminants is considered to be incomplete. These uses occur outdoors and outdoor ventilation processes are sufficient to dilute any potential volatilising constituents.

Receptor	Media	Potential Exposure Pathway	Assessment
			Potential exposure to groundwater are considered to be incomplete in lieu of any beneficial use of groundwater and the availability of a reticulated supply of potable water in proximity of the site.
Sub-surface maintenance / intrusive workers	Soil Soil vapour Groundwater	Inhalation of vapour Inhalation of dust / fibres Incidental oral ingestion / dermal contact	Potential direct exposures to soils will occur over the depth that future maintenance works occur. This will potentially comprise increased depths where maintenance workers are engaged in excavations, as typically associated with service maintenance / installation. Due to the nature of maintenance / excavation works increased rates of oral and dermal exposure can occur, though this is generally considered with the reduce exposure duration of these activities. Potential inhalation pathways, consisting of particulates and vapours, are considered to be complete. Increased particulate levels can occur within an excavation. Reduced ventilation within an excavation can cause vapour accumulation. Potential exposure to groundwater are considered to be incomplete in lieu of any beneficial use of groundwater. Excavations are not anticipated to extent to the depth of groundwater underlying the site.
Off-site users for residential / commercial / industrial uses	Soil Soil vapour Groundwater	Inhalation of vapour Inhalation of dust / fibres Incidental oral ingestion / dermal contact	Direct exposure pathways are caused to be incomplete due to the receptor being present outside the extent of the site. Inhalation exposures to particulate based contaminants is a potentially complete exposure pathway. However, this is mitigated by the dispersion distance between a potential on-site source and the adjoining receptor. Potential vapour exposures can occur by vapour intrusion to dwellings in proximity of the site where a potentially significant source of soil vapour contamination is present within the site. Potential exposure to groundwater are considered to be incomplete in lieu of any beneficial use of groundwater and the availability of a reticulated supply of potable water in proximity of the site.
On-site ecological fauna	Soil	Direct contact	Potential future direct exposure of site fauna to impacted soils is found to be complete. This is typically assessed with potential human exposures to site soils.
On site ecological, flora	Soil	Direct contact	Potential direct exposure of site flora to site soils is found to be complete. Potential exposures can occur over the depth of the growing zone, which is specific to the potential plants present within the site.
Offsite Ecological receptors, Recreational users, Surface water users	Surface water	Sydney Harbour	This exposure pathway is considered most likely to be incomplete. Sydney Harbour is located a substantial distance from the site (1.4 km). Besides heavy metals, no contaminants have been identified which are considered to be potentially occurring in groundwater. Elevated concentrations of groundwater is considered to be within background concentrations for the setting. This assessment would require revision if a potential for groundwater contamination and/or occurrence of groundwater contamination is identified on the site.

5.3 Data Gaps

The following data gaps have been identified:

- Detailed assessment of soils within the wider extent of the site where no previous assessments have been completed;
- Assessment of soils across the site to assess for asbestos as potentially associated with hazardous building materials;
- Assessment of whether elevated levels of heavy metals, TRH and PAHs identified in soils at the site have caused groundwater contamination; and
- Assessment of site area to determine whether PFAS based contaminants are present.

6. Conclusions and Recommendations

Based on the findings of this assessment and subject to the limitations in **Section 7**, the following conclusions are made:

- Based on a review of aerial photographs and other publicly available information, the site has been used for various commercial/industrial uses since at least 1930, with most of the site occupied by warehouses or mixed office buildings. Several potentially contaminating land tenancies have been noted both on and immediately adjacent to the site, including service stations, motor mechanics and panel beaters, dry cleaners, electroplaters and insulation suppliers;
- The EPA searches indicated that no notices are present for the site, and it is not on the published list of NSW contaminated sites. The council certificate for 50 Parramatta Road indicated that the property is subject to a site audit statement;
- Elevated concentrations of heavy metals, TRH and PAHs have been identified in soils, and elevated concentrations of heavy metals and TRH have been reported in groundwater underlying portions of the site. Due to the age of some of the buildings, potentially hazardous building materials including lead and ACM is likely in portions of the site; and
- Noting the above and review of historical information, a range of additional contaminants have been identified.

Based on the conclusions presented above, JBS&G consider that this assessment provides sufficient information in respect of potentially contaminating industries and associated contaminants for the purposes of the proposed rezoning of the site to MU1 Mixed Use zoning.

JBS&G recommends intrusive investigation works be undertaken in accordance with NSW EPA endorsed guidelines to confirm site suitability and inform remediation requirements, if required.

7. Limitations

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the client and other parties. The report has been prepared specifically for the client for the purposes of the commission, and no warranties, express or implied, are offered to any third parties and no liability will be accepted for use or interpretation of this report by any third party.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose. This report should not be amended in any way without prior approval by JBS&G, or reproduced other than in full including all attachments as originally provided to the client by JBS&G.

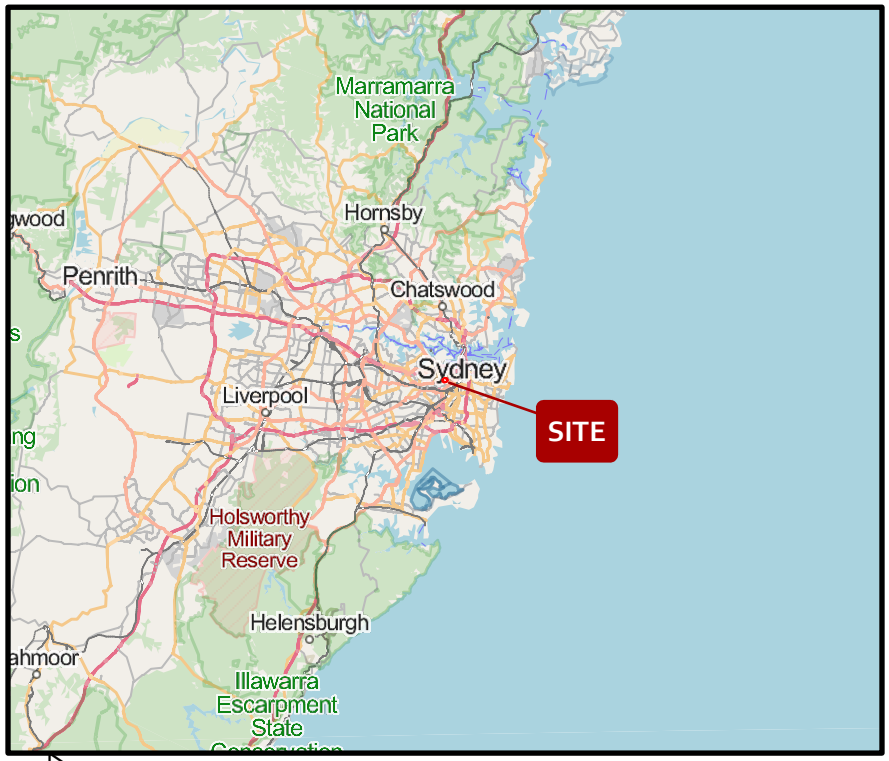
Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements or agreed scope of work.

Limited sampling and laboratory analyses were undertaken as part of the investigations undertaken, as described herein. Conditions between sampling locations and media may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site, which were not identified in the site history and which may not be expected at the site.

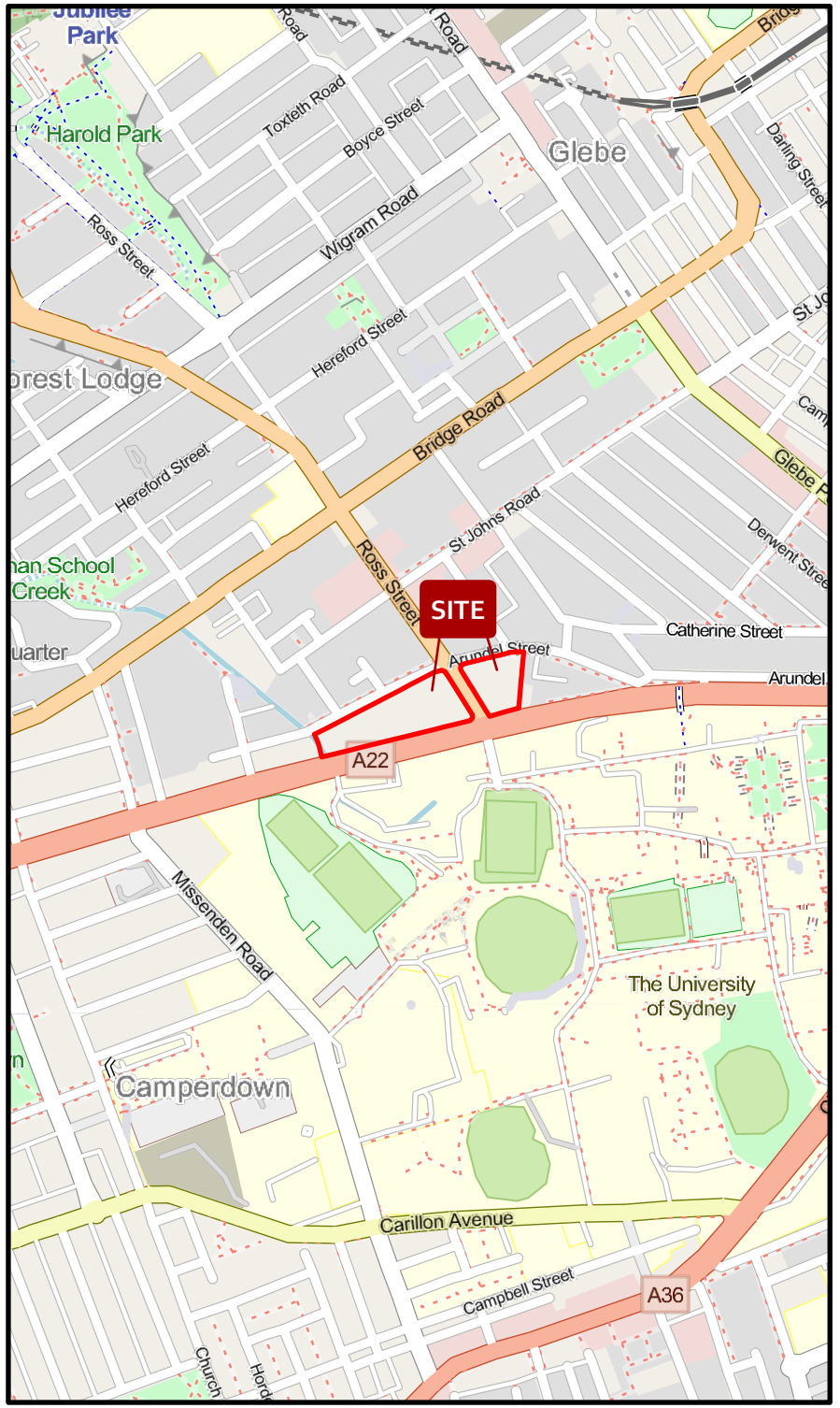
Changes to the conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.

Figures







Legend

Approximate Site Boundary

JBS&G
A Geosyntec Company

Job No: 71923	
Client: City of Sydney	
Version: R01 Rev A	Date: 14-May-2026
Drawn By: MW	Checked By: MD

Scale 1:10,000 at A4

0 100 200
metres

Coord. System: GDA2020 MGA Zone 56

Forest Lodge, NSW

SITE LOCATION

FIGURE 1

File Path: C:\Users\mwest\JBS&G Australia\DCS - Internal - V2\Projects\City of Sydney\71913 - PSI Forest Lodge\GIS\02_MapProjects\71913_PSIForestLodge_R01_RevA.aprx - Layout: 71913_01_SiteLocation
Image Reference: www.nearmap.com© - Imagery Date: 28. May 2022.



Legend

- Approximate Site Boundary
- NSW Cadastre

JBS&G
A Geosyntec Company

Job No: 71923	
Client: City of Sydney	
Version: R01 Rev A	Date: 14-May-2026
Drawn By: MW	Checked By: MD

Scale 1:1,400 at A4

0 25 50
metres

Coord. System: GDA2020 MGA Zone 56

Forest Lodge, NSW

SITE LAYOUT

FIGURE 2

File Path: C:\Users\mwest\JBS&G Australia\DCS - Internal - V2\Projects\City of Sydney\71913 - PSI Forest Lodge\GIS\02_MapProjects\71913_PSIForestLodge_R01_RevA.aprx - Layout: 71913_02_SiteLayout
Image Reference: www.nearmap.com© - Imagery Date: 20260315.



Legend

- Approximate Site Boundary
- NSW Cadastre
- Ambulance NSW
- Ambulance Parking
- Antiques Store
- Catering Project
- Diabetes Australia
- Electrical Wholesale
- Fireplace Show Room
- Loading Dock + Parking
- Master Building Association
- NSW Digital Health and Innovation
- Office
- Office Works
- Parking
- Raised Garden Bed
- Residential
- Service Centre
- Show Area
- Show Room
- Vacant
- Wash Bay
- Hoist
- Loading Dock
- I.S Wright Group

JBS&G
A Geosyntec Company

Job No: 71923	
Client: City of Sydney	
Version: R01 Rev A	Date: 14-May-2026
Drawn By: MW	Checked By: MD

Scale 1:1,400 at A4

0 25 50
metres

Coord. System: GDA2020 MGA Zone 56

Forest Lodge, NSW

SITE FEATURES

FIGURE 3

File Path: C:\Users\mwest\JBS&G Australia\DCS - Internal - V2\Projects\City of Sydney\71913 - PSI Forest Lodge\GIS\02_MapProjects\71913_PSIForestLodge_R01_RevA.aprx - Layout: 71913_03_SiteFeatures
Image Reference: www.nearmap.com© - Imagery Date: 28. May 2022.



Legend

- Approximate Site Boundary
- NSW Cadastre
- AEC 1& 2
- AEC 3
- AEC 4
- AEC 5
- AEC 6
- AEC 7

JBS&G
A Geosyntec Company

Job No: 71923	
Client: City of Sydney	
Version: R01 Rev A	Date: 22-May-2026
Drawn By: MW	Checked By: MD

Scale 1:1,850 at A4

0 25 50
metres

Coord. System: GDA2020 MGA Zone 56

Forest Lodge, NSW

HISTORIC LAND USES

FIGURE 4

File Path: C:\Users\mwest\JBS&G Australia\DCS - Internal - V2\Projects\City of Sydney\71913 - PSI Forest Lodge\GIS\02_MapProjects\71913_PSIForestLodge_R01_RevA.aprx - Layout: 71913_04_HistoricLandUse
Image Reference: www.nearmap.com© - Imagery Date: 28. May 2022.

Appendix A Photographic Log

PHOTO 1: LOADING DOCK OF 64 PARRAMATTA ROAD, ACCESSIBLE FROM SPARKES STREET

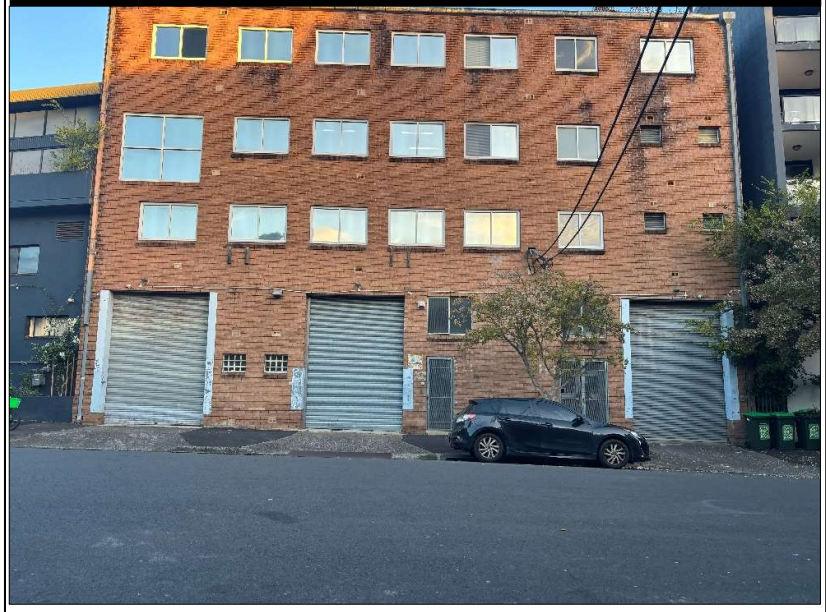


PHOTO 2: LOADING DOCK OF 54 PARRAMATTA ROAD, ACCESSIBLE FROM SPARKES STREET

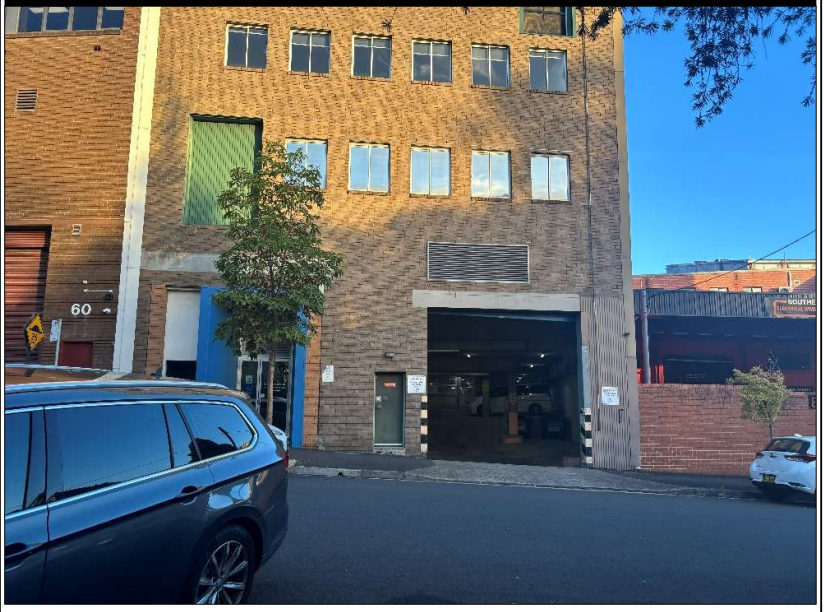


PHOTO 3: 5- PARRAMATTA ROAD, WHICH WAS VACANT AT THE TIME OF THE SITE INSPECTION

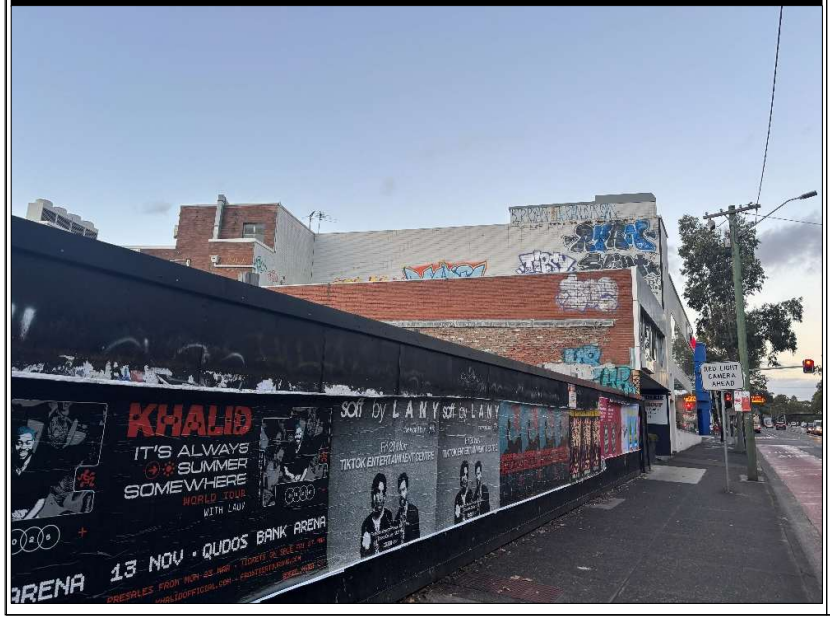


PHOTO 4: PILLAR DISTRIBUTION BOXES ALONG 50 ARUNDEL STREET



JBS&G

Job No: 71913	
Client: City of Sydney	
Version: R01 Rev 0	Date: 13/05/2026
Drawn By: MD	Checked By: RS
Not to Scale	
Coord. Sys n/a	

Parramatta Road, Forest Lodge – Site Inspection

APPENDIX A

PHOTO 1: SYDNEY CITY TOYOTA CAR SERVICE CENTER, LOCATED AT 37 PARRAMATTA ROAD

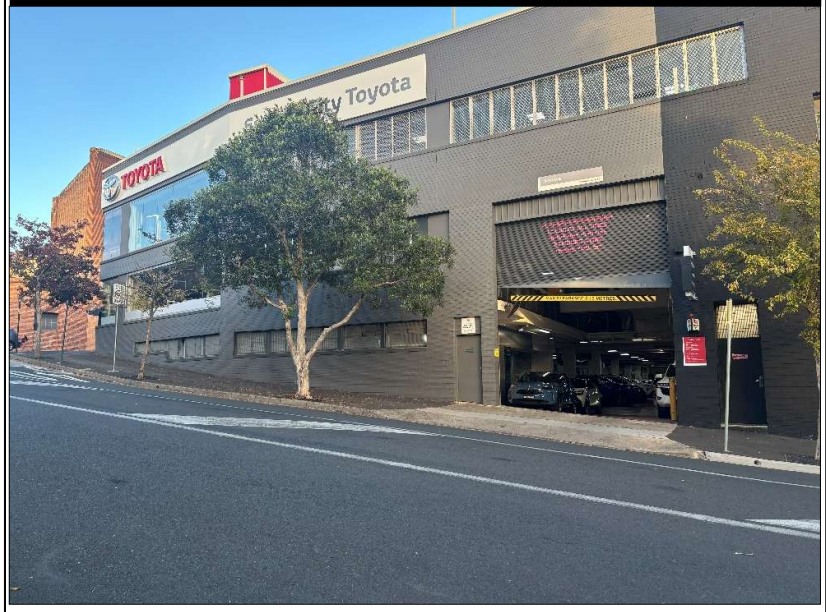


PHOTO 2: SYDNEY CITY TOYOTA CAR DEALERSHIP, LOCATED AT 37 PARRAMATTA ROAD



PHOTO 3: OFFICEWORKS BUILDING LOCATED AT 1-3 ROSS STREET

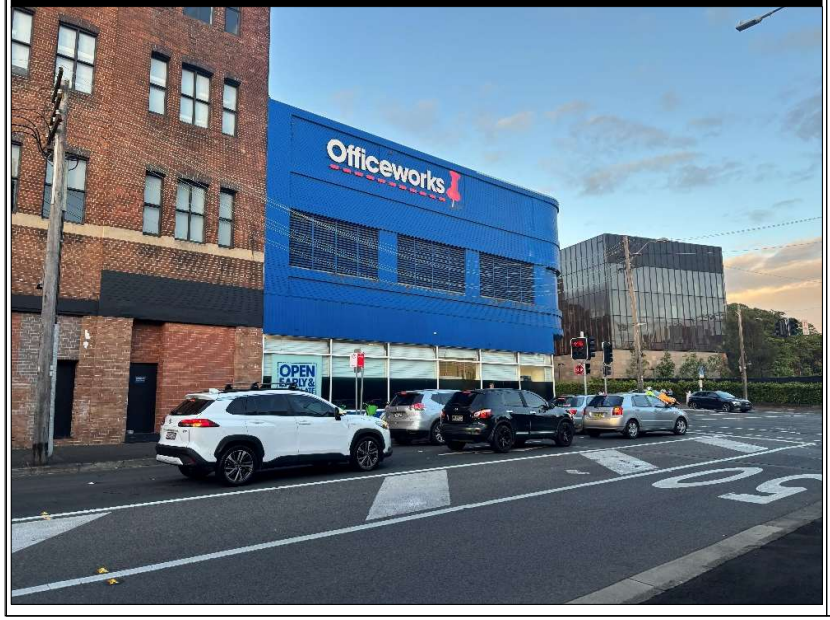


PHOTO 4: HERITAGE LISTED WAREHOUSE, PART OF 1-3 ROSS STREET



JBS&G

Job No: 71913

Client: City of Sydney

Version: R01 Rev 0	Date: 13/05/2026
Drawn By: MD	Checked By: RS

Not to Scale

Coord. Sys n/a

Parramatta Road, Forest Lodge – Site Inspection

APPENDIX A

Appendix B LotSearch Reports

Appendix B LotSearch Reports

LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 04 May 2026 12:14:35

Reference: LS134046 EP

Address: 36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

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

Dataset Listing

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

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Customer Service - Spatial Services	16/04/2026	16/04/2026	Monthly	-	-	-	-
Topographic Data	NSW Department of Customer Service - Spatial Services	20/05/2025	20/05/2025	Annually	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority NSW	21/04/2026	09/04/2026	Monthly	1000m	0	0	4
Contaminated Land Records of Notice	Environment Protection Authority NSW	21/04/2026	21/04/2026	Monthly	1000m	0	0	1
Former Gasworks	Environment Protection Authority NSW	13/02/2026	23/06/2025	Quarterly	1000m	0	0	0
Notices under the POEO Act 1997	Environment Protection Authority NSW	28/04/2026	24/04/2026	Monthly	1000m	0	0	1
National Waste Management Facilities Database	Geoscience Australia	30/05/2025	19/01/2023	Annually	1000m	0	0	1
National Liquid Fuel Facilities	Geoscience Australia	28/10/2025	30/11/2022	Annually	1000m	0	0	2
EPA PFAS Investigation Program	Environment Protection Authority NSW	13/04/2026	15/11/2024	Monthly	2000m	0	0	0
Rural Fire Service PFAS Environmental Investigations	NSW Rural Fire Service	09/04/2026	10/03/2026	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Australian Department of Defence	10/04/2026	10/04/2026	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Australian Department of Defence	10/04/2026	10/04/2026	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	10/04/2026	21/05/2025	Monthly	2000m	0	0	0
Defence Controlled Areas	Australian Department of Defence	13/01/2026	13/01/2026	Quarterly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Australian Department of Defence	11/02/2026	02/09/2022	Quarterly	2000m	0	0	0
National Unexploded Ordnance (UXO)	Australian Department of Defence	13/01/2026	13/01/2026	Quarterly	2000m	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority NSW	03/12/2025	13/10/2025	Annually	1000m	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority NSW	10/04/2026	10/04/2026	Monthly	1000m	0	0	1
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority NSW	10/04/2026	10/04/2026	Monthly	1000m	1	2	4
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority NSW	10/04/2026	10/04/2026	Monthly	1000m	1	1	6
Lotsearch Research	Lotsearch Pty Ltd			As required	1000m	0	0	1
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	100m	320	613	613
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	100m	-	25	25
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	250m	98	186	293
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	250m	-	18	24
Points of Interest	NSW Department of Customer Service - Spatial Services	18/02/2026	18/02/2026	Quarterly	1000m	1	4	118
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	18/02/2026	18/02/2026	Quarterly	1000m	0	0	0
Tanks (Points)	NSW Department of Customer Service - Spatial Services	18/02/2026	18/02/2026	Quarterly	1000m	0	0	0
Major Easements	NSW Department of Customer Service - Spatial Services	17/02/2026	17/02/2026	Quarterly	1000m	0	0	6

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
State Forest	Forestry Corporation of NSW	17/12/2025	14/12/2025	Annually	1000m	0	0	0
Hydrogeology Map of Australia	Geoscience Australia	22/04/2026	19/08/2019	Annually	1000m	1	1	1
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2024	NSW Department of Climate Change, Energy, the Environment and Water	11/02/2026	28/06/2024	Quarterly	1000m	0	0	0
National Groundwater Information System (NGIS) Boreholes	Bureau of Meteorology; Water NSW	30/05/2025	04/03/2025	Annually	2000m	1	3	90
NSW Seamless Geology Single Layer: Rock Units	NSW Department of Primary Industries and Regional Development	19/05/2025	16/04/2024	Annually	1000m	1	2	4
NSW Seamless Geology Single Layer: Geological Boundaries and Faults	NSW Department of Primary Industries and Regional Development	19/05/2025	16/04/2024	Annually	1000m	0	0	0
NSW Seamless Geology Single Layer: Trendlines	NSW Department of Primary Industries and Regional Development	19/05/2025	16/04/2024	Annually	1000m	0	0	2
NSW Seamless Geology Single Layer: Fold Axes	NSW Department of Primary Industries and Regional Development	19/05/2025	16/04/2024	Annually	1000m	0	0	0
Naturally Occurring Asbestos Potential	NSW Department of Primary Industries and Regional Development	05/05/2025	30/09/2015	Annually	1000m	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	13/01/2026	17/02/2011	Annually	1000m	2	2	2
Soil Landscapes of Central and Eastern NSW	NSW Department of Climate Change, Energy, the Environment and Water	17/12/2025	27/07/2020	Annually	1000m	1	1	3
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Housing and Infrastructure	10/04/2026	27/02/2026	Monthly	500m	1	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	13/01/2026	21/02/2013	Annually	1000m	2	2	3
Dryland Salinity - National Assessment	Australian Bureau of Agricultural and Resource Economics and Sciences	03/06/2025	15/04/2025	Annually	1000m	0	0	0
Mining Subsidence Districts	NSW Department of Customer Service	18/02/2026	18/02/2026	Quarterly	1000m	0	0	0
Current Mining Titles	NSW Department of Primary Industries and Regional Development	13/04/2026	13/04/2026	Monthly	1000m	0	0	0
Mining Title Applications	NSW Department of Primary Industries and Regional Development	13/04/2026	13/04/2026	Monthly	1000m	0	0	0
Historic Mining Titles	NSW Department of Primary Industries and Regional Development	13/04/2026	13/04/2026	Monthly	1000m	12	12	12
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Housing and Infrastructure	10/04/2026	08/09/2023	Monthly	1000m	0	0	2
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Housing and Infrastructure	10/03/2026	27/02/2026	Monthly	1000m	2	10	140
Commonwealth Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	28/10/2025	04/12/2014	Annually	500m	0	0	0
National Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	28/10/2025	04/12/2014	Annually	500m	0	0	0
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	17/02/2026	12/12/2025	Quarterly	500m	0	1	6
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Housing and Infrastructure	10/04/2026	02/04/2026	Monthly	500m	2	13	119
Bush Fire Prone Land	NSW Rural Fire Service	04/05/2026	01/05/2026	Monthly	1000m	0	0	0
NSW Native Vegetation Type Map	NSW Department of Climate Change, Energy, the Environment and Water	13/03/2026	18/11/2025	Quarterly	1000m	1	1	1
Ramsar Wetlands of Australia	Australian Department of Climate Change, Energy, the Environment and Water	19/05/2025	05/03/2025	Annually	1000m	0	0	0

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Terrestrial	Australian Department of Climate Change, Energy, The Environment and Water	20/03/2026	21/11/2025	Annually	1000m	0	0	0
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Marine	Australian Department of Climate Change, Energy, The Environment and Water	20/03/2026	02/12/2025	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	30/05/2025	07/05/2020	Annually	1000m	0	0	0
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	30/05/2025	07/05/2020	Annually	1000m	0	0	0
NSW BioNet Species Sightings	NSW Department of Climate Change, Energy, the Environment and Water	13/04/2026	13/04/2026	Monthly	10000m	-	-	-

Site Diagram

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Legend

Site Boundary

Internal Parcel Boundary

Total Area: 19674m²

Total Perimeter: 723m

Coordinate System:
GDA 1994 MGA Zone 56

Sources:
Aerial Imagery:© Metromap

N

Scale (m)

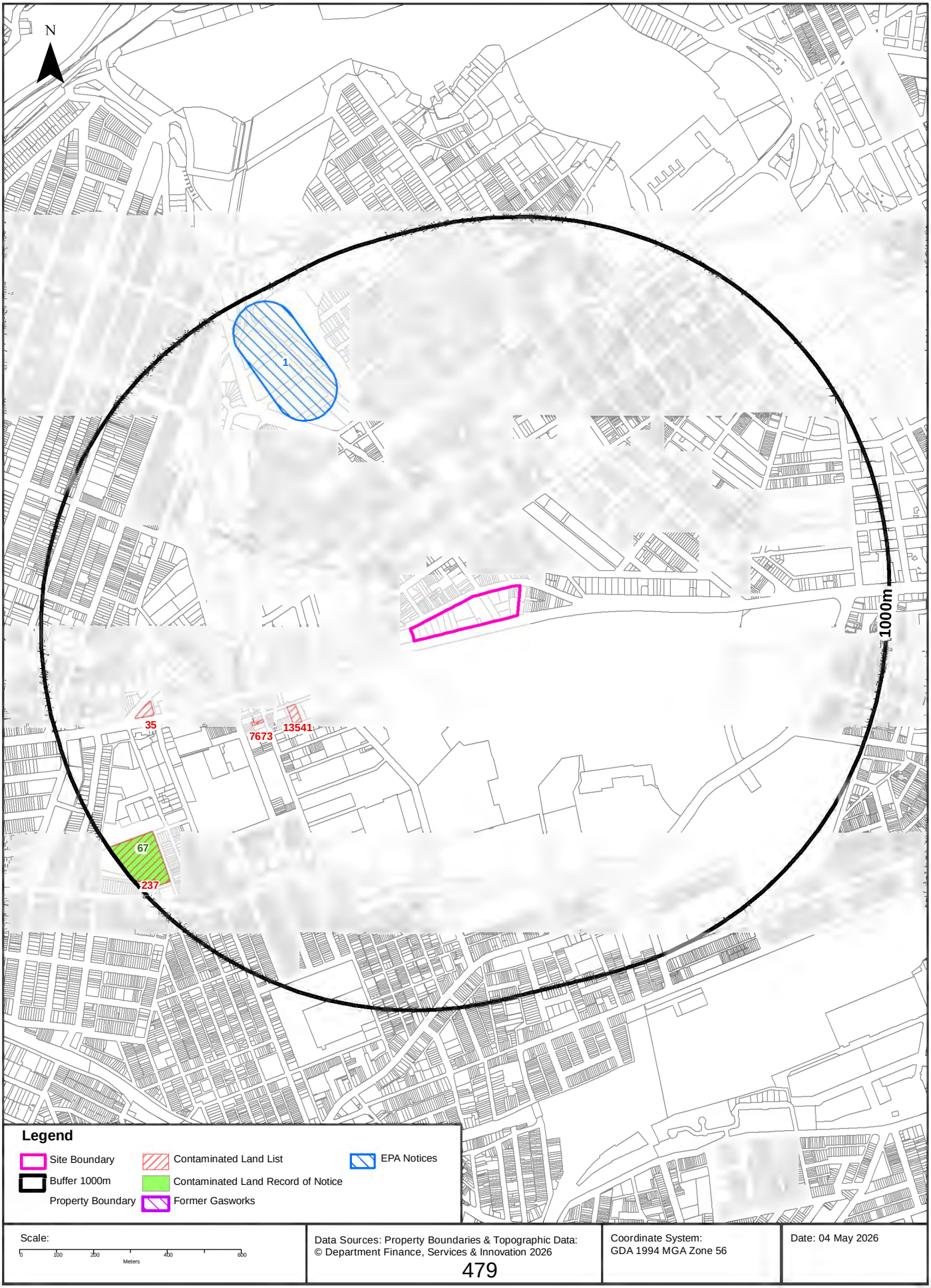
0 160

478

Disclaimer:
Measurements are approximate only and may have been simplified or smaller lengths removed for readability. Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.

Contaminated Land

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Contaminated Land

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

List of NSW contaminated sites notified to EPA

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

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist	Direction
13541	The Spruce	12-14 Marsden Street	Camperdown	Other Industry	Regulation under CLM Act not required	Current EPA List	Premise Match	366m	South West
7673	Former Gee Graphics	27 Church Street	Camperdown	Other Industry	Regulation under CLM Act not required	Current EPA List	Premise Match	462m	South West
35	7-Eleven (former Mobil) Annandale Service Station	198 Parramatta Road	Annandale	Service Station	Regulation under CLM Act not required	Current EPA List	Premise Match	732m	West
237	O'Dea Reserve	Salisbury Lane	Camperdown	Landfill	Contamination formerly regulated under the CLM Act	Current EPA List	Premise Match	878m	South West

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

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

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

Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

Map Id	Name	Address	Suburb	Notices	Area No	Location Confidence	Distance	Direction
67	O'Dea Reserve	Salisbury Lane	Camperdown	1 former	3342	Premise Match	878m	South West

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

Former Gasworks

Former Gasworks within the dataset buffer:

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

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

EPA Notices

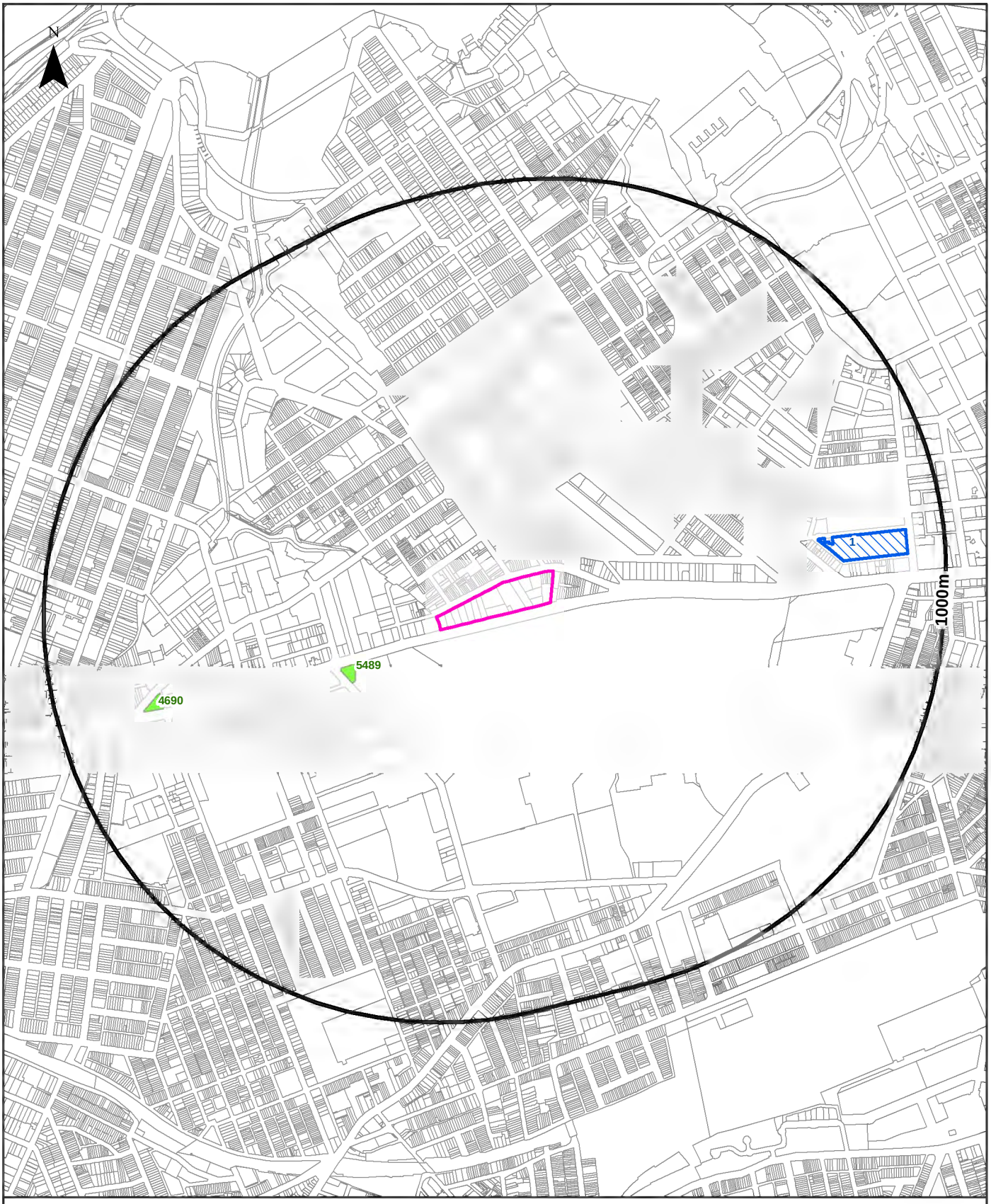
Penalty Notices, s.91 & s.92 Clean up Notices and s.96 Prevention Notices within the dataset buffer:

Map ID	Number	Type	Name	Address	Status	Issued Date	Act	Offence	Offence Date	Loc Conf	Dist	Dir
1	1003676	s.91 Clean Up Notice	NEW SOUTH WALES HARNESS RACING CLUB		Issued	08/01/2001				Premise Match	625m	North West

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

Waste Management & Liquid Fuel Facilities

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Legend

- Site Boundary
- Buffer 1000m
- Property Boundary
- Waste Management Facilities
- National Liquid Fuel Facilities

Scale: 0 100 200 400 600 Meters

Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2026

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Coordinate System: GDA 1994 MGA Zone 56

Date: 04 May 2026

Waste Management & Liquid Fuel Facilities

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

National Waste Management Facilities Database

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

Map ID	Owner	Name	Address	Management Type	Facility Type	Status	Loc Conf	Dist	Dir
1	COLES	COLES SUPERMARKET	1-21 BAY STREET, GLEBE	DROP-OFF	SOFT PLASTICS DROP-OFF FACILITY	OPERATIONAL	Premise Match	681m	East

Source: Waste Management Facilities Database

Creative Commons 4.0 © Commonwealth of Australia (Geoscience Australia) 2022

National Liquid Fuel Facilities

National Liquid Fuel Facilties within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Direction
5489	BP	BP CAMPERDOWN	CORNER PARRAMATTA AND MISSENDEN ROAD	CAMPERDOWN	PETROL STATION	OPERATIONAL			Premise Match	199m	South West
4690	7-ELEVEN	7-ELEVEN CAMPERDOWN	198 PARRAMATTA ROAD	CAMPERDOWN	PETROL STATION	Operational		13/07/2012	Premise Match	732m	West

National Liquid Fuel Facilities Data Source: Geoscience Australia

Creative Commons 4.0 © Commonwealth of Australia

PFAS Investigation & Management Programs

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

EPA PFAS Investigation Program

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

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

EPA PFAS Investigation Program: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

RFS PFAS Environmental Investigations

Sites that are part of the RFS PFAS Environmental Investigations within the dataset buffer:

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

NSW RFS PFAS Environmental Investigations Custodian: NSW Rural Fire Service

Defence PFAS Investigation Program

Sites being investigated by the Department of Defence for PFAS contamination within the dataset buffer:

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

Defence PFAS Investigation Program Data Custodian: Department of Defence, Australian Government

Defence PFAS Management Program

Sites being managed by the Department of Defence for PFAS contamination within the dataset buffer:

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

Defence PFAS Management Program Data Custodian: Department of Defence, Australian Government

Airservices Australia National PFAS Management Program

Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

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

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites and Unexploded Ordnance

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Defence Controlled Areas (DCA)

Defence Controlled Areas provided by the Department of Defence within the dataset buffer:

Site ID	Location Name	Loc Conf	Dist	Dir
N/A	No records in buffer			

Defence Controlled Areas, Data Custodian: Department of Defence, Australian Government

Defence 3 Year Regional Contamination Investigation Program (RCIP)

Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

Property ID	Base Name	Address	Known Contamination	Loc Conf	Dist	Dir
N/A	No records in buffer					

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

National Unexploded Ordnance (UXO)

Sites which have been assessed by the Department of Defence for the potential presence of unexploded ordnance within the dataset buffer:

Site ID	Location Name	Category	Area Description	Additional Information	Commonwealth	Loc Conf	Dist	Dir
N/A	No records in buffer							

National Unexploded Ordnance (UXO), Data Custodian: Department of Defence, Australian Government

EPA Other Sites with Contamination Issues

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

EPA Other Sites with Contamination Issues

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

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

Sites within the dataset buffer:

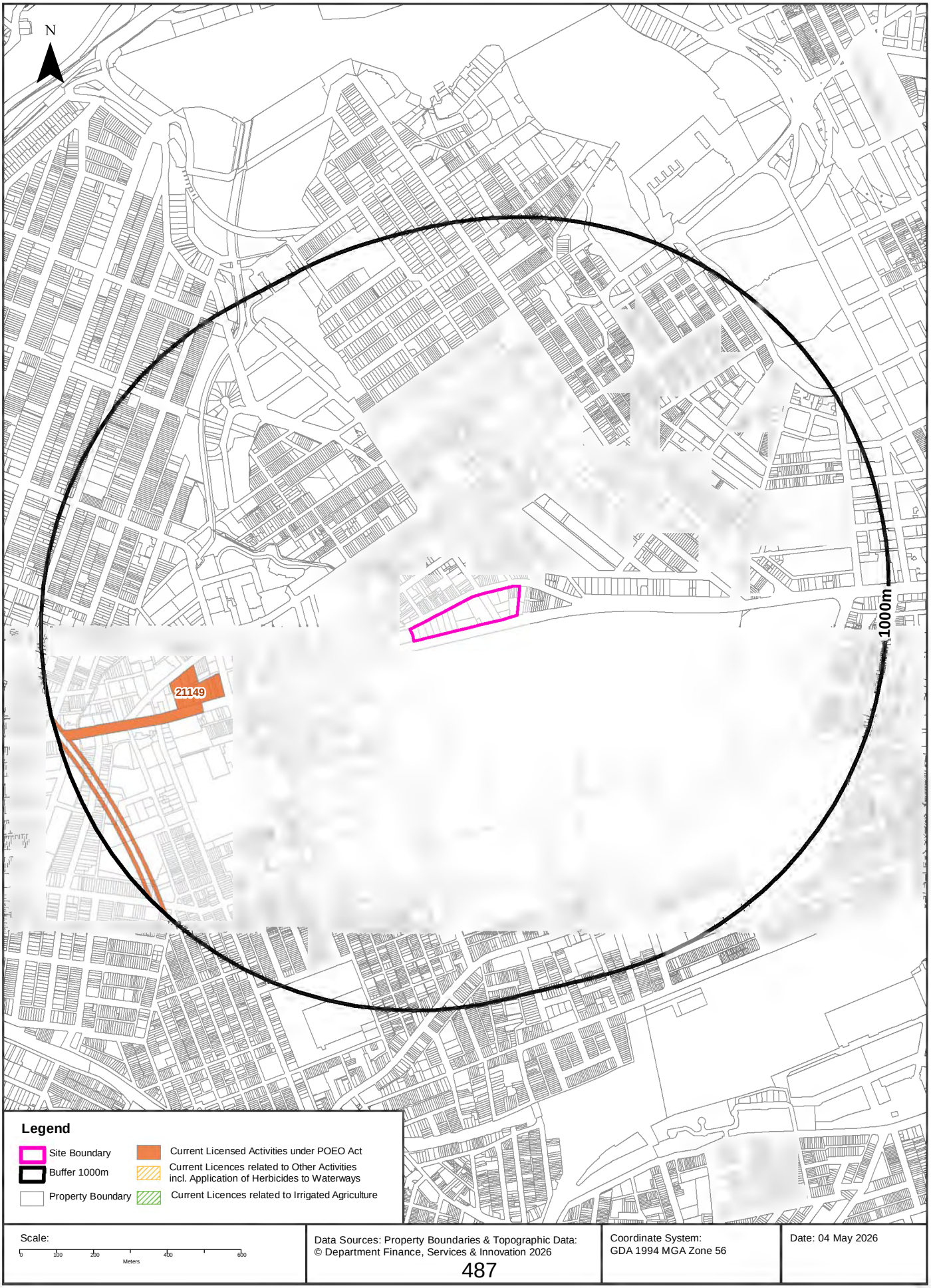
Site Id	Site Name	Site Address	Dataset	Comments	Location Confidence	Distance	Direction
N/A	No records in buffer						

EPA Other Sites with Contamination Issues: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Current EPA Licensed Activities

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



EPA Activities

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Licensed Activities under the POEO Act 1997

Licensed activities under the Protection of the Environment Operations Act 1997, within the dataset buffer:

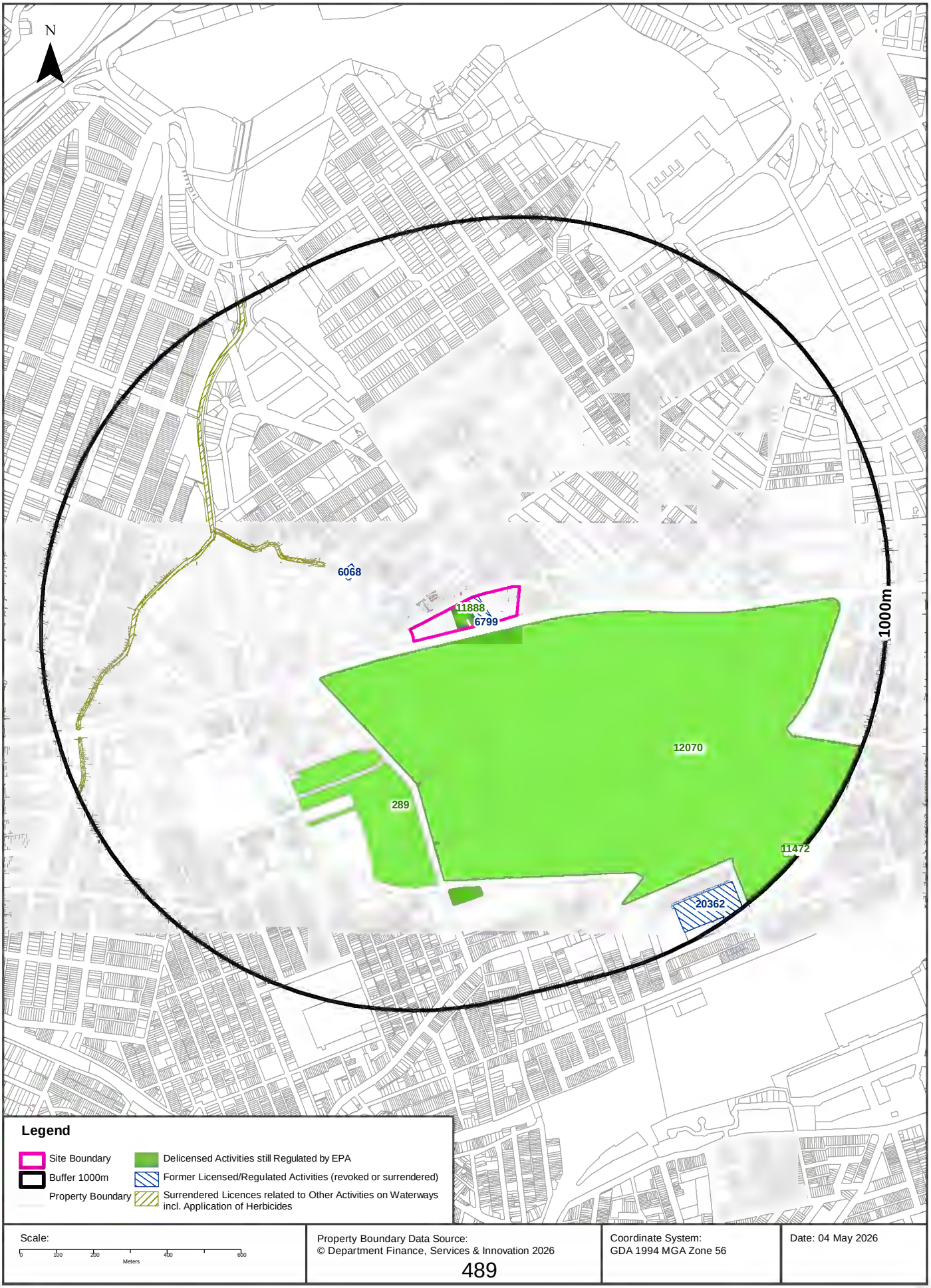
EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
21149	ACCIONA INFRASTRUCTURE PROJECTS AUSTRALIA PTY LTD		WestConnex between M4 East at Haberfield and the New M5 at St. Peters, MARRICKVILLE, NSW 2204		Road Construction	Premise Match	532m	West

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Delicensed & Former Licensed EPA Activities

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



EPA Activities

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Delicensed Activities still regulated by the EPA

Delicensed activities still regulated by the EPA, within the dataset buffer:

Licence No	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
11888	SYDNEY SOUTH WEST AREA HEALTH SERVICE	DEPARTMENT OF FORENSIC MEDICINE	50 PARRAMATTA ROAD	GLEBE	Hazardous, Industrial or Group A Waste Generation or Storage	Premise Match	0m	On-site
12070	THE UNIVERSITY OF SYDNEY	The University of Sydney	Camperdown & Darlington Campuses	SYDNEY UNIVERSITY	Hazardous, Industrial or Group A Waste Generation or Storage	Premise Match	26m	South East
289	SYDNEY SOUTH WEST AREA HEALTH SERVICE	ROYAL PRINCE ALFRED HOSPITAL	MISSENDEN ROAD	CAMPERDOWN	Hazardous, Industrial or Group A Waste Generation or Storage	Premise Match	240m	South
11472	INTEC LTD	INTEC LTD	Room 427, Building J01, Maze Crescent, the University of Sydney	DARLINGTON	Hazardous, Industrial or Group A Waste Generation or Storage	Premise Match	931m	South East

Delicensed Activities Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Former Licensed Activities under the POEO Act 1997, now revoked or surrendered

Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the dataset buffer:

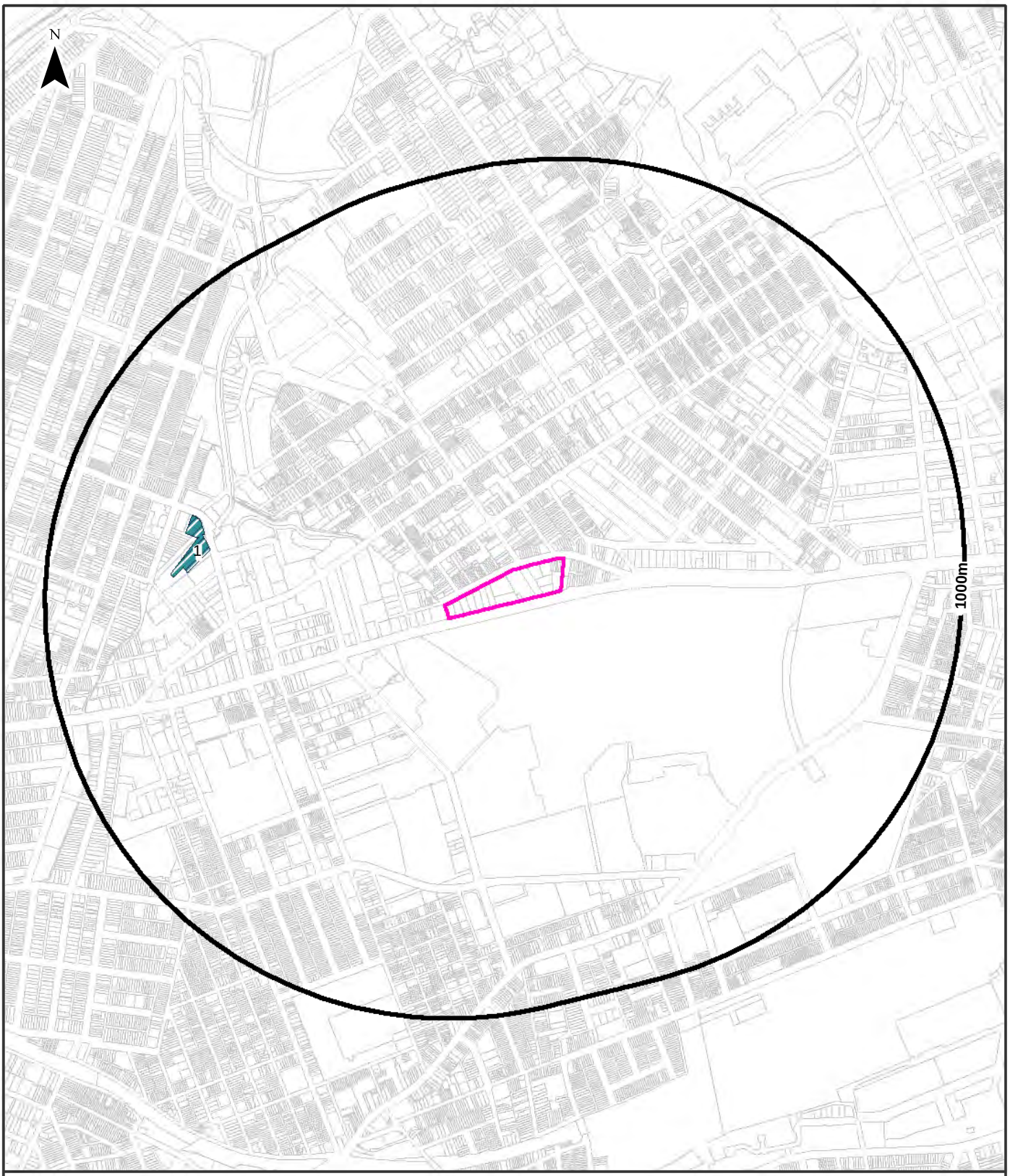
Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
6799	SUMMIT MOTORS PTY LIMITED	36 PARRAMATTA ROAD, GLEBE, NSW 2037	Surrendered	02/08/2000	Hazardous, Industrial or Group A Waste Generation or Storage	Premise Match	0m	On-site
6068	THE PRETERM FOUNDATION	300 BRIDGE ROAD, CAMPERDOWN, NSW 2050	Surrendered	09/05/2000	Hazardous, Industrial or Group A Waste Generation or Storage	Premise Match	207m	West
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	291m	West
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered	07/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	291m	West
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered	09/11/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	291m	West
20362	JOHN HOLLAND PTY LTD	University of Sydney Darlington Campus, Corner Codrington and Abercrombie Streets, DARLINGTON	Surrendered	20/01/2014	Land-based extractive activity	Premise Match	891m	South East

Former Licensed Activities Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Lotsearch Research

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Legend

Site Boundary
Report Buffer
Property Boundary

Contamination Sources

Potential Landfills

Scale (m)

0 200 400 600 800 1000 1200

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Coordinate System:
GDA 1994 MGA Zone 56

Property Boundaries & Topographic Data Source:
© Department Finance, Services & Innovation 2025

Disclaimer:
The data provided is not exhaustive, and areas without mapped information do not imply the absence of activities. Some sites may no longer exist or be operational. Mapped boundaries may not represent the full extent of past or current activities.

Lotsearch Research

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

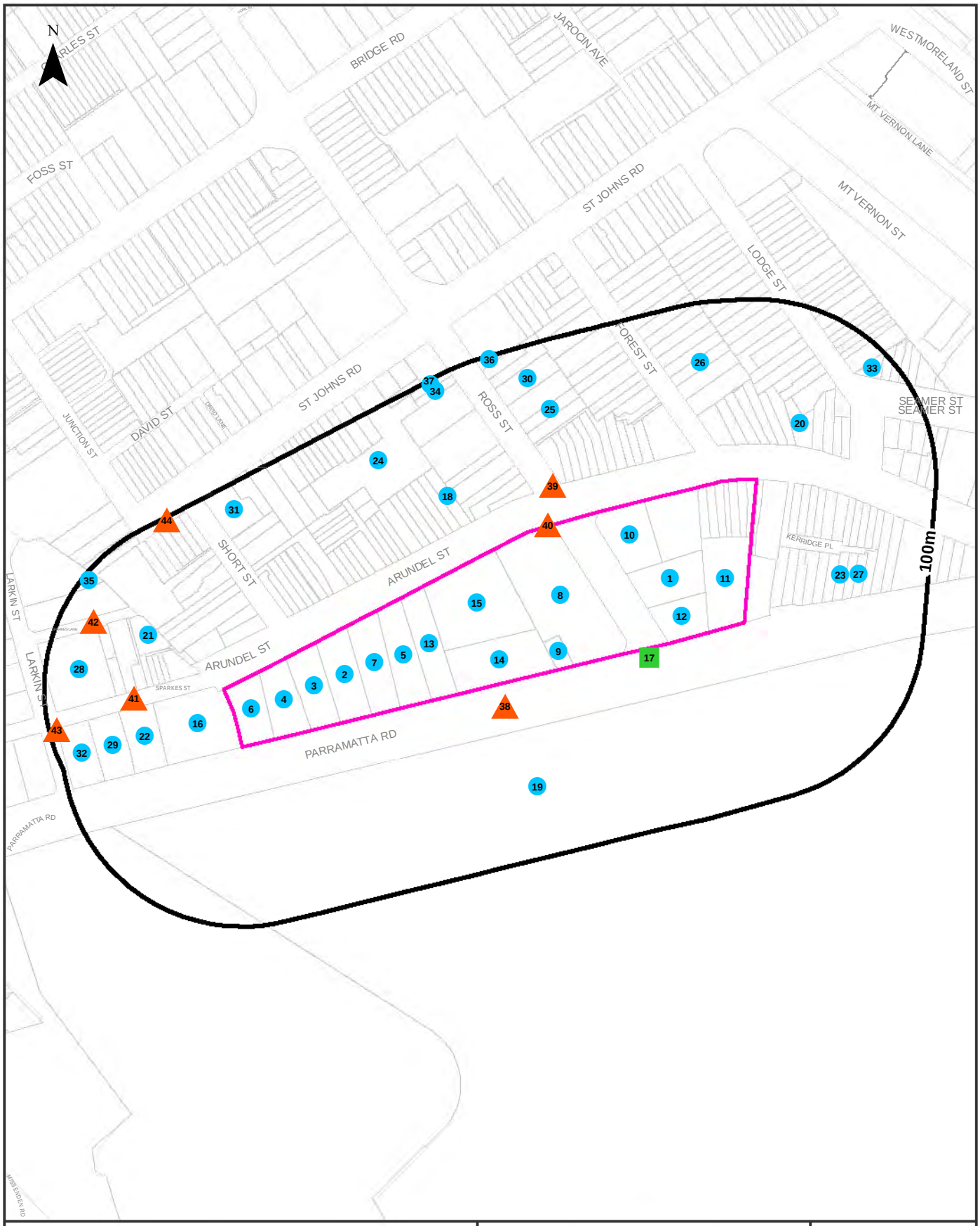
Contamination Sources

Features identified by proprietary research undertaken by Lotsearch within the dataset buffer: **Potential Landfills**. The listed sites may be historical, and the land use in the indicated area may have changed since the identification period. The identification period reflects when the site was identified in source materials and does not indicate the period of operation of the activity.

Map ID	Research Category	Activity	Earliest Source	Latest Source	Existence Confidence	Boundary Confidence	Dist	Dir
1	Potential Landfills	Landfill	1901	1907	Low	Mapped Feature	606m	West

Historical Business Directories

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Legend

- Site Boundary
- Buffer 100m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale: 0 40 80 120 160 Meters

Coordinate System: GDA 1994 MGA Zone 56

Date: 04 May 2026

Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018
Property Boundaries © NSW Department Finance, Services & Innovation 2026

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Historical Business Directories

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Business Directory Records 1950-1991
Premise or Road Intersection Matches

Potentially contaminative business activities extracted from Universal Business Directories from years 1991, 1986, 1982, 1978, 1975, 1970, 1965, 1961 & 1950, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	Furniture Mfrs &/or W/salers General	Artes Internaional., 1 Ross St., Glebe. 2037	47024	1991	Premise Match	0m	On-site
	Furniture Importers	Artes International, 1 Ross St., Glebe 2037	46859	1991	Premise Match	0m	On-site
	CARRIERS & CARTAGE CONTRACTORS (MASTER)	Hickey, F. J., 3 Ross St., Forest Lodge	20209	1950	Premise Match	0m	On-site
	HAULAGE CONTRACTORS-HEAVY	Hickey, F. J., 3 Ross St., Forest Lodge	61871	1950	Premise Match	0m	On-site
	TRANSPORT SERVICES-INTERSTATE	Hickey, F. J., 3 Ross St., Forest Lodge	110239	1950	Premise Match	0m	On-site
2	Publishers	Australian Baptis Publishing House, 68 Arundel St Glebe 2037	59799	1991	Premise Match	0m	On-site
	Printers General	Green Wood Press, 68 Arundel St., Glebe. 2037	58760	1991	Premise Match	0m	On-site
	Printers Lithographic (Offset)	Greenwood Press., 68 ArundelSt., Glebe 2037	59150	1991	Premise Match	0m	On-site
	PUBLISHERS.	Australian Baptist Publishing House, 68 Arundel St., Glebe. 2037	78176	1986	Premise Match	0m	On-site
	PRINTERS - LETTERPRESS.	Greenwood Press, 68 Arundel St., Glebe. 2037	76202	1986	Premise Match	0m	On-site
	PRINTERS - LITHOGRAPHIC.	Greenwood Press, 68 Arundel St., Glebe. 2037	76662	1986	Premise Match	0m	On-site
	PUBLISHERS. (P9240)	Australian Baptist Publishing House, 58 Parramatta Rd., Glebe. 2037.	67761	1982	Premise Match	0m	On-site
	KITCHEN UNIT MANUFACTURERS.(K0500)	United Kitchen Co. Pty. Ltd., 68 Arundel St., Glebe. 2037.	44275	1982	Premise Match	0m	On-site
	CLOTHING-TIES & SCARF MFRS.	Boston Ties Pty. Ltd., 58 Parramatta Rd., Forest Lodge. 2037	15468	1978	Premise Match	0m	On-site
	BUILDING ALTERATIONS &/OR REPAIRS.	Four Brothers, 68 Arundel St, Glebe. 2037	8398	1978	Premise Match	0m	On-site
	FURNITURE-KITCHEN UNITS &/OR CABINETS MFRS. &/OR W/SALERS.	Four Brothers, 68 Arundel St, Glebe. 2037	31885	1978	Premise Match	0m	On-site
	JOINERY MANUFACTURERS.	Four Brothers, 68 Arundel St, Glebe. 2037	39135	1978	Premise Match	0m	On-site
	SHOP & OFFICE FITTINGS.	Four Brothers, 68 Arundel St., Glebe. 2037	66204	1978	Premise Match	0m	On-site
	TEA MERCHANTS/PACKERS (T125)	Oriental Tea Co. Ltd., 58 Parramatta Rd., Forest Lodge	367535	1970	Premise Match	0m	On-site
	TEA MERCHANTS/PACKERS (T125)	Robur Tea Co. Ltd., 58 Parramatta Rd., Forest Lodge	367537	1970	Premise Match	0m	On-site
	TEA MERCHANTS/PACKERS	Oriental Tea Co. Ltd., 58 Parramatta Rd., Forest Lodge	150412	1965	Premise Match	0m	On-site
	TEA MERCHANTS/PACKERS	Robur Tea Coa. Ltd., 58 Parramatta Rd., Forest Lodge	150414	1965	Premise Match	0m	On-site
	TEA MERCHANTS/PACKERS	Robur Tea Co., 58 Parramatta Rd., Forest Lodge	255809	1961	Premise Match	0m	On-site
3	Tyre Dealers &/or Retreaders &/or Vulcanisers	Curtis Bros Pty Ltd, 60 Parramatta Rd Glebe 2037	65258	1991	Premise Match	0m	On-site
	TYRE DEALERS &/OR RETREADERS &/OR VULCANISERS.	Curtis Bros. Pty. Ltd., 60 Parramatta Rd., Glebe. 2037	96326	1986	Premise Match	0m	On-site

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
3	TYRE DEALERS &/ORRETREADERS &/OR VULCANISERS. (T8830)	Curtis Bros., 60 Parramatta Rd., Glebe. 2037.	82613	1982	Premise Match	0m	On-site
	TYRE DEALERS &/OR RETREADERS &/OR VULCANISERS	Curtis Bros., 60 Parramatta Rd., Glebe. 2037	72891	1978	Premise Match	0m	On-site
	TYRE DEALERS, RETREADERS &/OR VULCANIZERS.	Curtis Bros., 60 Parramatta Rd., Glebe. 2037	85538	1975	Premise Match	0m	On-site
	TYRE DEALERS, RETREADERS & VULCANIZERS	Curtis Bros., 60 Parramatta Rd., Glebe	371686	1970	Premise Match	0m	On-site
	TYRE/TUBE DEALERS (T760)	Curtis Bros., 60 Parramatta Rd., Glebe	371849	1970	Premise Match	0m	On-site
	Tyre Dealers, Retreaders & Vulcanizers	Curtis Bros., 60 Parramatta Rd., Glebe	154685	1965	Premise Match	0m	On-site
	Tyre/Tube Dealers	Curtis Bros., 60 Parramatta Rd., Glebe	154481	1965	Premise Match	0m	On-site
	TYRE RETREAD./VULCANIZERS	Curtis Bros., 60 Parramatta Rd., Glebe	260031	1961	Premise Match	0m	On-site
	TYRE/TUBE DEALERS	Curtis Bros., 60 Parramatta Rd., Glebe	260206	1961	Premise Match	0m	On-site
	TYRE & TUBE DEALERS	Curtis Bros. (Repairers and Vulcanizers), 55 Parramatta Rd., Glebe	110819	1950	Premise Match	0m	On-site
	TYRE RETREADERS & VULCAN ISERS	Curtis Bros., 55 Parramatta Rd., Glebe	110968	1950	Premise Match	0m	On-site
	WELDERS-ELECTRIC &/OR OXY	Mar-Mill Drum Works, 55 Parramatta Rd., Glebe	112926	1950	Premise Match	0m	On-site
4	Timber Merchants &/or Sawmillers	Elite Wood Products Pty Ltd, 62 Parramatta Rd Camperdown 2050	64360	1991	Premise Match	0m	On-site
	Plywood Mfrs &/or Dists &/or Merchants	Elite Wood Products Pty. Ltd., 62 Parramatta Rd., Camperdown. 2050	58357	1991	Premise Match	0m	On-site
	Kitchen Units Mfrs &/or Dists &/or Installers	Kitchen Elite Pty Ltd, 62 Parramatta Rd., Camperdown. 2050	50216	1991	Premise Match	0m	On-site
	PLYWOOD MFRS. &/OR DISTS. &/OR MERCHANTS.	Elite Wood Products Pty. Ltd., 1 Sparkes St., Forest Lodge. 2037	75264	1986	Premise Match	0m	On-site
	TIMBER MERCHANTS.	Elite Wood Products Pty. Ltd., 1 Sparkes St., Forest Lodge. 2037	93543	1986	Premise Match	0m	On-site
	PLYWOOD MFRS. &/OR DISTS. &/OR MERCHANTS.	Elite Wood Products Pty. Ltd., 62 Parramatta Rd., Camperdown. 2050	75263	1986	Premise Match	0m	On-site
	TIMBER MERCHANTS.	Elite Wood Products Pty. Ltd., 62 Parramatta Rd., Camperdown. 2050	93544	1986	Premise Match	0m	On-site
	KITCHEN UNITS MFRS. &/OR DISTS. &/OR INSTALLERS.	Kitchen Elite Pty. Ltd., 62 Parramatta Rd., Camperdown. 2050	50445	1986	Premise Match	0m	On-site
	CARRIERS &/OR CARTAGE CONTRACTORS. (C2115)	Ladd, N. C. Pty. Ltd., 74 Arundel St., Forest Lodge. 2037.	13728	1982	Premise Match	0m	On-site
	MOTOR BODY REPAIRS &/OR CONVERTERS. (M5140)	Williams, G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd., Glebe. 2037.	54341	1982	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Williams, G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd., Glebe. 2037.	57850	1982	Premise Match	0m	On-site
	MOTOR PANEL BEATERS &/OR SPRAY PAINTERS. (M7360)	Williams, G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd., Glebe. 2037.	58839	1982	Premise Match	0m	On-site
	CARRIERS &/OR CARTAGE CONTRACTORS - MASTER.	Ladd. N. C. Pty. Ltd., 74 Arundel St., Forest Lodge. 2037	12010	1978	Premise Match	0m	On-site
	MOTOR BODY REPAIRS &/OR CONVERTERS.	Williams, G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd., Glebe. 2037	47879	1978	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Williams, G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd., Glebe. 2037	51115	1978	Premise Match	0m	On-site
	MOTOR PAINTERS.	Williams, G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd., Glebe. 2037	51763	1978	Premise Match	0m	On-site
	MOTOR PANEL BEATERS	Williams, G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd., Glebe. 2037	52467	1978	Premise Match	0m	On-site
	CARRIERS &/OR CARTAGE CONTRACTORS - MASTER.	Ladd, N. C., 74 Arundel St., Forest Lodge. 2037.	13862	1975	Premise Match	0m	On-site

Lotsearch Pty Ltd ABN 89 600 168 018

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
4	MOTOR PAINTERS.	Williams, G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd., Glebe.	60514	1975	Premise Match	0m	On-site
	MOTOR PANEL BEATERS.	Williams, G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd., Glebe. 2037	61214	1975	Premise Match	0m	On-site
	MOTOR BODY REPAIRS &/OR CONVERTERS.	Williams. G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd., Glebe. 2037	56716	1975	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS.	Williams. G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd., Glebe. 2037	59788	1975	Premise Match	0m	On-site
	CARRIERS & CARTAGE CONTRACTORS (C150)	Ladd, N.C Pty. Ltd., 74 Arundel St., Forest Lodge	278161	1970	Premise Match	0m	On-site
	CARRIERS & CARTAGE CONTRACTORS-MASTER (C147)	Ladd, N.C., 74 Arundel St., Forest Lodge	278498	1970	Premise Match	0m	On-site
	MOTOR BODY REPAIRS/CONVERTERS (M496)	Williams, G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd., Glebe	335431	1970	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS(M6S6)	Williams, G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd., GLEBE	338891	1970	Premise Match	0m	On-site
	MOTOR PAINTERS (M672)	Williams, G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd., Glebe	339745	1970	Premise Match	0m	On-site
	MOTOR PANEL BEATERS (M680)	Williams, G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd., Glebe	340538	1970	Premise Match	0m	On-site
	Carriers & Cartage Contractors	Ladd, N. C. Pty. Ltd., 74 Arundel St., Glebe	63116	1965	Premise Match	0m	On-site
	Carriers & Cartage Contractors - Master	Ladd, N. C., 74 Arundel St., Forest Lodge	62730	1965	Premise Match	0m	On-site
	Motor Garages & Engineers	Williams, G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd. Glebe	122701	1965	Premise Match	0m	On-site
	Motor Body Repairs/Converters	Williams, G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd., Glebe	120252	1965	Premise Match	0m	On-site
	Motor Painters	Williams, G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd., Glebe	124348	1965	Premise Match	0m	On-site
	Motor Panel Beaters	Williams, G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd., Glebe	125124	1965	Premise Match	0m	On-site
	MOTOR PAINTERS	Kay, O. V. Pty. Ltd., 62 Parramatta Rd., Glebe	348934	1961	Premise Match	0m	On-site
	MOTOR PANEL BEATERS	Kay, O. V. Pty. Ltd., 62 Parramatta Rd., Glebe	349687	1961	Premise Match	0m	On-site
	MOTOR TRIMMERS	Kay, O. V. Pty. Ltd., 62 Parramatta Rd., Glebe	352291	1961	Premise Match	0m	On-site
	CARRIERS & CARTAGE CONTRACTORS	Laid, W. C., 76 Arundel St., Forrest Lodge	284973	1961	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS	Williams, G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd., GLEBE	348457	1961	Premise Match	0m	On-site
	MOTOR PAINTERS	Williams, G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd., Glebe	349278	1961	Premise Match	0m	On-site
	MOTOR PANEL BEATERS	Williams, G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd., Glebe	350080	1961	Premise Match	0m	On-site
	MOTOR ELECTRICIANS	B. and M. Motors, 57a Parramatta Rd., Forest Lodge	83070	1950	Premise Match	0m	On-site
	MOTOR PAINTERS	B. and M. Motors, 57a Parramatta Rd., Forest Lodge	84696	1950	Premise Match	0m	On-site
	MOTOR PANEL BEATERS	B. and M. Motors, 57a Parramatta Rd., Forest Lodge	85155	1950	Premise Match	0m	On-site
	MOTOR RADIATOR SPECIALISTS & REPAIRERS	Holloway, E., Rear 57a Parramatta Rd., Forest Lodge	85692	1950	Premise Match	0m	On-site
	DRIVE YOURSELF CAR SERVICES	Kays Drive Yourself Service, 57 Parramatta Rd., Forest Lodge	34953	1950	Premise Match	0m	On-site
5	Cosmetic Mfrs &/or W/Salers	Frost Bland Mantons, 54 Parramatta Rd., Glebe 2037	40894	1991	Premise Match	0m	On-site
	Perfume &/or Toilet Preparation Mfrs &/or Imps &/or W/Salers	Frost Bland Mantons, 54 Parramatta Rd., Glebe. 2037	56973	1991	Premise Match	0m	On-site
	TOILET PREPARATION MFRS. &/OR W/SALERS.	Frost Bland International 54 Parramatta Rd Glebe.2037	100235	1986	Premise Match	0m	On-site
	COSMETIC MFRS. &/OR W/SALERS.	Frost Bland International, 54 Parramatta Rd., Glebe. 2037	20522	1986	Premise Match	0m	On-site

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Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
5	PERFUME MFRS. &/OR IMPS. &/OR W/SALERS.	Frost Bland International, 54 Parramatta Rd., Glebe. 2037	72460	1986	Premise Match	0m	On-site
	TOILET PREPARATION MFRS. &/OR W/SALERS. (T5230)	Frost Bland International, 54 Parramatta Rd., Camperdown. 2050	80570	1982	Premise Match	0m	On-site
	COSMETIC MFRS. &/OR W/SALERS. (C8415)	Frost Bland International, 54 Parramatta Rd., Camperdown. 2050.	18224	1982	Premise Match	0m	On-site
	TOILET PREPARATION MFRS. &/OR W/SALERS.	Frost Bland International, 54 Parramatta Rd, Camperdown.2050	71141	1978	Premise Match	0m	On-site
	COSMETIC MFRS. &/OR W/SALERS.	Frost Bland International, 54 Parramatta Rd., Camperdown. 2050	16483	1978	Premise Match	0m	On-site
	COSMETIC MFRS. &/OR W/SALERS.	Frost Bland International, 54 Parramatta Rd., Camperdown. 2050	19083	1975	Premise Match	0m	On-site
	CABLE, FLEX & WIRE MFRS. (C012)	Nylex Corporation Ltd., 54 Parramatta Rd., Glebe	275201	1970	Premise Match	0m	On-site
	ELECTRIC CABLE,FLEX & WIRE MFRS.&/OR DISTS. (E055)	Nylex Corporation Ltd., 54 Parramatta Rd., Glebe	293398	1970	Premise Match	0m	On-site
	INSULATING MATERIAL SUPPLIERS(I480)	Nylex Corporation Ltd., 54 Parramatta Rd., Glebe	319872	1970	Premise Match	0m	On-site
	Electric Cable, Flex & Wire Mfrs. &/or Dists.	A.P.I. Cables & Insulation Pty. Ltd., 54 Parramatta Rd., Glebe	77138	1965	Premise Match	0m	On-site
	Electrical Supplies/Appliances - Wholesale	A.P.I. Cables & Insulation Pty. Ltd., 54 Parramatta Rd., Glebe	79742	1965	Premise Match	0m	On-site
	Cable, Flex & Wire Mfrs.	A.P.I. Cables & Insulations Pty. Ltd., 54 Parramatta Rd., Glebe	59962	1965	Premise Match	0m	On-site
	Plastic Goods Manufacturers	A.P.I. Cables & Insulations Pty. Ltd., 54 Parramatta Rd., Glebe	133858	1965	Premise Match	0m	On-site
	Plastic Laminated Products Manufacturers	A.P.I. Cables & Insulations Pty. Ltd., 54 Parramatta Rd., Glebe	133992	1965	Premise Match	0m	On-site
	Insulating Material Suppliers	A.P.I. Cables & Insutation Pty. Ltd., 54 Parramatta Rd., Glebe	103983	1965	Premise Match	0m	On-site
	ELECTRIC CABLE, FLEX & WIRE MFRS. &/OR DISTS.	A.P.I. Cables & Insulation Pty Ltd 54 Parramatta Rd., Glebe	300101	1961	Premise Match	0m	On-site
	ELECTRIC CABLE, FLEX & WIRE MFRS. &/OR DISTS.	A.P.I. Cables & Insulation Pty. Ltd., 54 Parramatta Rd., Glebe	300102	1961	Premise Match	0m	On-site
	ELECTRICAL SUPPLIES/APPLIANCES-WHOLESALE	A.P.I. Cables & Insulation Pty. Ltd., 54 Parramatta Rd., Glebe	303495	1961	Premise Match	0m	On-site
	INSULATING MATERIAL SUPPLIERS	A.P.I. Cables & Insulation Pty. Ltd., 54 Parramatta Rd., Glebe	327578	1961	Premise Match	0m	On-site
	CABLE, FLEX & WIRE MFRS.	A.P.I. Cables & Insulations Pty. Ltd., 54 Parramatta Rd., Glebe	281823	1961	Premise Match	0m	On-site
	PLASTIC GOODS MFRS.	A.P.I. Cables & Insulations Pty. Ltd., 54 Parramatta Rd., Glebe	359205	1961	Premise Match	0m	On-site
	PLASTIC LAMINATED PRODUCTS MANUFACTURERS	A.P.I. Cables & Insulations Pty. Ltd., 54 Parramatta Rd., Glebe	359320	1961	Premise Match	0m	On-site
	FURNACE MANUFACTURERS	Birlec Ltd. (Smelting), 51 Parramatta Rd., Glebe	52105	1950	Premise Match	0m	On-site
	ELECTRIC FURNACE MFRS. &/OR DISTRIBUTORS	Birlec Ltd., 51 Parramatta Rd., Glebe	36516	1950	Premise Match	0m	On-site
	ENGINEERS-FURNACE & COMBUSTION	Birlec Ltd., 51 Parramatta Rd., Glebe	40326	1950	Premise Match	0m	On-site
	DRYING SERVICES-TRADE	Birlec. Ltd., 51 Parramatta Rd., Glebe	35864	1950	Premise Match	0m	On-site
	ELECTRIC FURNACE MFRS. &/OR DISTRIBUTORS	Birmingham Elect. Furnaces Ltd., 51 Parramatta Rd., Glebe	36515	1950	Premise Match	0m	On-site
	FURNACE MANUFACTURERS	Birmingham Electric Furnaces Ltd., 51 Parramatta Rd., Glebe	52106	1950	Premise Match	0m	On-site
6	Laser Printing	Hermes Precise Australia, 64 Parramatta Rd., Glebe. 2037	50615	1991	Premise Match	0m	On-site
	Computer Software	Hermes Precise Australia., 64 Parramatta Rd., Glebe 2037	40315	1991	Premise Match	0m	On-site
	OFFICE EQUIPMENT &/OR SUPPLIES MFRS. &/OR IMPS. &/OR W/SALERS.	Burroughs Education Centre, 64 Parramatta Rd., Camperdown. 2050	70206	1986	Premise Match	0m	On-site

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6	MICROFILM SERVICES.	Cas Graphics, A Computer Service of Mayne Nickless Limited (Inv. in Vic.), 64 Parramatta Rd., Glebe. 2037	59006	1986	Premise Match	0m	On-site
	TYPESETTING SPECIALISTS.	Cas Graphics, A Computer Service of Mayne Nickless Limited (Inv. In Vic.), 64 Parramatta Rd., Glebe. 2037	96095	1986	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Broad Drive Auto Port, 64 Parramatta Rd., Camperdown. 2050.	56340	1982	Premise Match	0m	On-site
	OFFICE EQUIPMENT MFRS.&/OR DISTS. (O0400)	Burroughs Pty. Ltd., 64 Parramatta Rd., Camperdown. 2050	61304	1982	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Broad Drive Auto Port, 64 Parramatta Rd., Camperdown. 2050	49460	1978	Premise Match	0m	On-site
	MOTOR SERVICE STATIONS - PETROL, OIL	Broad Drive Auto Port., 64 Parramatta Rd., Camperdown. 2050	61453	1975	Premise Match	0m	On-site
	BUILDERS & CONTRACTORS-(M.M.B.A.)	Rudd, W. B. & F. D 64 Parramatta Rd GLEBE	277580	1961	Premise Match	0m	On-site
7	Bathroom Equipment &/or Fittings Mfrs &/or Dists	United Kitchen Co Pty Ltd, 66A Arundel St, Glebe 2037	35741	1991	Premise Match	0m	On-site
	Kitchen Units Mfrs &/or Dists &/or Installers	United Kitchen Co. Pty. Ltd., 66A Arundel St., Glebe. 2037	50335	1991	Premise Match	0m	On-site
	FURNITURE-GENERAL-MFRS. &/OR W/SALERS.	Furniture Warehouse, 56 Parramatta Rd., Glebe 2037	37472	1986	Premise Match	0m	On-site
	KITCHEN UNITS MFRS. &/OR DISTS. &/OR INSTALLERS.	United Kitchen Co. Pty. Ltd., 66 Arundel St., Glebe. 2037	50544	1986	Premise Match	0m	On-site
	TIMBER MERCHANTS. (T4625)	Cedar Wholesalers Pty. Ltd., 64 Arundel St., Glebe. 2037.	80280	1982	Premise Match	0m	On-site
	FURNITURE-GENERAL-MFRS.&/OR W/SALERS. (F7675)	Furniture Warehouse, 56 Parramatta Rd., Camperdown. 2050.	35000	1982	Premise Match	0m	On-site
	KITCHEN RENOVATIONS.	Four Brothers 66 Arundell Street, Glebe 2037	39289	1978	Premise Match	0m	On-site
	BEDSTEAD MANUFACTURERS (B280)	Read P. W. Pty. Ltd., 56 Parramatta Rd., Glebe	266872	1970	Premise Match	0m	On-site
	BEDDING MANUFACTURERS (B270)	Read, P. W Pty. Ltd., 56 Parramatta Rd., Glebe	266857	1970	Premise Match	0m	On-site
	ELECTROPLATERS (E370)	Read, P. W. Pty. Ltd., 56 Parramatta Rd., Glebe	296653	1970	Premise Match	0m	On-site
	FURNITURE-TUBULAR STEEL-MFRS.&/OR W'SALERS (F800)	Read, P. W. Pty. Ltd., 56 Parramatta Rd., Glebe	310102	1970	Premise Match	0m	On-site
	TUBE BENDERS (T695)	Read, P.W.Pty. Ltd., 56 Parramatta Rd., Glebe	371418	1970	Premise Match	0m	On-site
	Bedding Mfrs.	Read, P. W. Pty. Ltd., 56 Parramatta Rd., Glebe	51380	1965	Premise Match	0m	On-site
	Bedstead Mfrs.	Read, P. W. Pty. Ltd., 56 Parramatta Rd., Glebe	51396	1965	Premise Match	0m	On-site
	Electroplaters	Read, P. W. Pty. Ltd., 56 Parramatta Rd., Glebe	80235	1965	Premise Match	0m	On-site
	Furniture - Tubular Steel - Mfrs. &/or W'Salers	Read, P. W. Pty. Ltd., 56 Parramatta Rd., Glebe	94283	1965	Premise Match	0m	On-site
	Tube Benders	Read, P. W. Pty. Ltd., 56 Parramatta Rd., Glebe	154223	1965	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS	Auto Steering Service, 53a Parramatta Rd. GLEBE	346566	1961	Premise Match	0m	On-site
	ELECTROPLATERS	Read, P. W. Pty. Ltd., 56 Parramatta Rd. Glebe	303952	1961	Premise Match	0m	On-site
	BEDDING MANUFACTURERS	Read, P. W. Pty. Ltd., 56 Parramatta Rd., Glebe	272939	1961	Premise Match	0m	On-site
	BEDSTEAD MANUFACTURERS	Read, P. W. Pty. Ltd., 56 Parramatta Rd., Glebe	272958	1961	Premise Match	0m	On-site
	FURNITURE-TUBULAR STEEL-MFRS. &/OR W'SALERS	Read, P. W. Pty. Ltd., 56 Parramatta Rd., Glebe	318329	1961	Premise Match	0m	On-site
	TUBE BENDERS	Read, P. W. Pty. Ltd., 56 Parramatta Rd., Glebe	259772	1961	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS	Auto Steering Service, 53a Parramatta Rd., Glebe	83399	1950	Premise Match	0m	On-site

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7	TRAVEL GOODS MANUFACTURERS	Herfords Pty. Ltd., 53 Parramatta Rd., Glebe	110430	1950	Premise Match	0m	On-site
	FURNITURE MANUFACTURERS-TUBULAR STEEL	Read, P. W. Pty. Ltd. Rear 53a Parramatta Rd., Glebe	53121	1950	Premise Match	0m	On-site
	ELECTROPLATERS	Read, P. W. Pty. Ltd., 53a Parramatta Rd., Glebe	39255	1950	Premise Match	0m	On-site
8	ARTISTS-COMMERCIAL & INDUSTRIAL.	Dynamic Graphics, 36 Parramatta Rd., Glebe. 2037	3860	1986	Premise Match	0m	On-site
	PRINTERS - LETTERPRESS.	Pink Panther Instant Printing, 36 Parramatta Rd., Glebe. 2037	76314	1986	Premise Match	0m	On-site
	PRINTERS - LITHOGRAPHIC.	Pink Panther Instant Printing, 36 Parramatta Rd., Glebe. 2037	76820	1986	Premise Match	0m	On-site
	PUBLISHERS. (P9240)	Sydney Pink Pages, 38 Parramatta Rd., Glebe. 2037.	67916	1982	Premise Match	0m	On-site
	MOTOR CAR &/OR TRUCK DEALERS-NEW &/OR USED.	Gilbert, J. A. Pty. Ltd., 36 Parramatta Rd., Camperdown. 2050	48306	1978	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Gilbert, J. A. Pty. Ltd., 36 Parramatta Rd., Camperdown. 2050	50096	1978	Premise Match	0m	On-site
	MOTOR SPARE PARTS MFRS.&/OR W/SALERS.	Gilbert, John A Pty Ltd, 36 Parramatta Rd, Camperdown 2050	52917	1978	Premise Match	0m	On-site
	MOTOR SPARE PARTS DEALERS-RETAIL.	Gilbert, John A. Pty. Ltd., 36 Parramatta Rd., Camperdown. 2050	52713	1978	Premise Match	0m	On-site
	MOTOR ACCESSORIES DEALERS.	Gilbert. John A. Pty. Ltd., 36 Parramatta Rd., Camperdown. 2050	47380	1978	Premise Match	0m	On-site
	MOTOR ACCESSORY MFRS. &/OR WHOLESALERS.	Gilbert. John A. Pty. Ltd., 36 Parramatta Rd., Camperdown. 2050	47604	1978	Premise Match	0m	On-site
	MOTOR SERVICE STATIONS - PETROL, OIL	Gilbert, J. A. Pty. Ltd., 36 Parramatta Rd., Camperdown. 2050	61764	1975	Premise Match	0m	On-site
	MOTOR CAR &/OR TRUCK DEALERS- NEW &/OR USED.	Gilbert, J. A. Pty. Ltd., 36 Parramatta Rd., Camperdown. 2050.	57172	1975	Premise Match	0m	On-site
	MOTOR ACCESSORIES-W/SALE	Gilbert, John A. Pty. Ltd., 36 Parramatta Rd., Camperdown. 2050	56447	1975	Premise Match	0m	On-site
	MOTOR SPARE PARTS DEALERS- RETAIL	Gilbert, John A. Pty. Ltd., 36 Parramatta Rd., Camperdown. 2050	62210	1975	Premise Match	0m	On-site
	MOTOR SPARE PARTS MFRS. &/OR W/SALERS.	Gilbert, John A. Pty. Ltd., 36 Parramatta Rd., Camperdown. 2050	62437	1975	Premise Match	0m	On-site
	MOTOR ACCESSORIES DEALERS.	Gilbert. John A. Pty. Ltd., 36 Parramatta Rd, Camperdown. 2050	56168	1975	Premise Match	0m	On-site
	BUILDERS' SUPPLIERS	Australian Timber Co. Pty. Ltd., 36-38 Parramatta Rd., Glebe	278045	1961	Premise Match	0m	On-site
	MOULDING MANUFACTURERS	Australian Timber Co. Pty. Ltd., 36-38 Parramatta Rd., Glebe	352547	1961	Premise Match	0m	On-site
	TIMBER MERCHANTS	Australian Timber Co. Pty. Ltd., 36-38 Parramatta Rd., Glebe	257240	1961	Premise Match	0m	On-site
	LIVERY STABLES	Forest Lodge Livery Stable, 38-40 Arundel St., Forest Lodge	332094	1961	Premise Match	0m	On-site
	FUEL MERCHANTS-COAL/COKE, WOOD	Forest Lodge Livery Yards, 38 Arundel St. (Cnr. Ross St.), Forest Lodge	316541	1961	Premise Match	0m	On-site
	TIMBER MERCHANTS	Australian Timber Co., 37-39 Parramatta Rd., Glebe	78100	1950	Premise Match	0m	On-site
	LIVERY STABLES	Forest Lodge Livery Stable, 38-40 Arundel St., Forest Lodge	69664	1950	Premise Match	0m	On-site
9	PRINTERS - LETTERPRESS.	Metro Press Pty. Ltd., 40 Parramatta Rd., Forest Lodge. 2037	76273	1986	Premise Match	0m	On-site
	PRINTERS - LETTERPRESS. (P8420)	Metro Press Pty. Ltd., 40 Parramatta Rd., Camperdown. 2050.	66188	1982	Premise Match	0m	On-site
	PRINTERS-LETTERPRESS.	Metro Press Pty. Ltd., 40 Parramatta Rd., Camperdown. 2050	59118	1978	Premise Match	0m	On-site
	PRINTERS-LETTERPRESS.	Metro Press Pty. Ltd., 40 Parramatta Rd., Camperdown. 2050	69548	1975	Premise Match	0m	On-site
	LABORATORY APPARATUS MFRS.	OXFORD ENGINEERING PTY LTD., 40 PARRAMATTA RD., GLEBE	322310	1970	Premise Match	0m	On-site
	ENGINEERS-REPETITION (E735)	Oxford Engineering Pty. Ltd., 40 Parramatta Rd., Glebe	300856	1970	Premise Match	0m	On-site

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9	ENGINEERS-GENERAL &/OR MFRG.&/OR MECHANICAL (E615)	Oxford Engineering Pty. Ltd., 40 Parramatta Rd., Glebe.	299456	1970	Premise Match	0m	On-site
	SCIENTIFIC APPARATUS MFRS. &/OR DISTRIBUTORS (S155)	Oxford Engineering Pty. Ltd., 40 Parramatta Rd., Glebe.	359796	1970	Premise Match	0m	On-site
	Engineers - Repetition	Oxford Engineering Pty. Ltd., 40 Parramatta Rd., Glebe	84059	1965	Premise Match	0m	On-site
	Engineers General &/or Mfrg. &/or Mechanical	Oxford Engineering Pty. Ltd., 40 Parramatta Rd., Glebe	82719	1965	Premise Match	0m	On-site
	Laboratory Apparatus Mfrs.	Oxford Engineering Pty. Ltd., 40 Parramatta Rd., Glebe	106892	1965	Premise Match	0m	On-site
	Scientific Apparatus Mfrs. &/or Distributors	Oxford Engineering Pty. Ltd., 40 Parramatta Rd., Glebe	143172	1965	Premise Match	0m	On-site
	LABORATORY APPARATUS MFRS.	Oxford Engineering Co 40 Parramatta Rd., Glebe	330418	1961	Premise Match	0m	On-site
	ENGINEERS-GENERAL/MFRG./ MECHANICAL	Oxford Engineering Co., 40 Parramatta Rd., Glebe	306861	1961	Premise Match	0m	On-site
	ENGINEERS-REPETITION	Oxford Engineering Co., 40 Parramatta Rd., Glebe	308289	1961	Premise Match	0m	On-site
	SCIENTIFIC APPARATUS MFRS. &/OR DISTRIBUTORS	Oxford Engineering Co., 40 Parramatta Rd., Glebe	248608	1961	Premise Match	0m	On-site
	INK MANUFACTURERS	Blckford, C. F. and Son (Also Stamp Pads), 41 Parramatta Rd., Glebe	64313	1950	Premise Match	0m	On-site
	ENGINEERS-MARINE	Whibley, G. Engineering Co., 41 Parramatta Rd., Glebe	41737	1950	Premise Match	0m	On-site
10	CARDBOARD BOX &/OR CARTONMFRS. (C1530)	Taylor Bros. Pty. Ltd., 1 Ross St., Glebe. 2037.	13180	1982	Premise Match	0m	On-site
	CARDBOARD BOX &/OR CARTON MFRS.	Taylor Bros. Pty. Ltd., 1 Ross St., Glebe. 2037	11341	1978	Premise Match	0m	On-site
	CARDBOARD BOX &/OR CARTON MFRS.	Taylor Bros. (Boxes) Pty. Ltd., 1 Ross St., Glebe 2037	13256	1975	Premise Match	0m	On-site
	CARDBOARD BOX & CARTON MANUFACTURERS (C111)	Taylor Bros. (Boxes) Pty. Ltd., 1 Ross St., Glebe	277503	1970	Premise Match	0m	On-site
	Cardboard Box & Carton Mfrs.	Taylor Bros. (Boxes) Pty. Ltd., 1 Ross St., Glebe	62221	1965	Premise Match	0m	On-site
	CARDBOARD BOX & CARTON MANUFACTURERS	Taylor Bros. (Boxes) Pty. Ltd., 1 Ross St., Glebe	284036	1961	Premise Match	0m	On-site
	CARDBOARD BOX & CARTON MANUFACTURERS	Taylor Bros. (Boxes) Pty., Ltd., Ross St., Glebe	17791	1950	Premise Match	0m	On-site
11	NEWSPAPERS &/OR PERIODICALS.	Simmons Ltd, 32 Parramatta Rd, Glebe 2037	54304	1978	Premise Match	0m	On-site
	BOOKBINDERS.	Simmons Ltd., 32 Parramatta Rd., Glebe. 2037	6717	1978	Premise Match	0m	On-site
	CARDBOARD BOX &/OR CARTON MFRS.	Simmons Ltd., 32 Parramatta Rd., Glebe. 2037	11338	1978	Premise Match	0m	On-site
	PRINTERS-LETTERPRESS.	Simmons Ltd., 32 Parramatta Rd., Glebe. 2037	59221	1978	Premise Match	0m	On-site
	PRINTERS-LITHOGRAPHIC	Simmons Ltd., 32 Parramatta Rd., Glebe. 2037	59641	1978	Premise Match	0m	On-site
	PUBLISHERS.	Simmons Ltd., 32 Parramatta Rd., Glebe. 2037	60671	1978	Premise Match	0m	On-site
	BOOKBINDERS.	Simmons Ltd., 32 Parramatta Rd., Glebe. 2037	7191	1975	Premise Match	0m	On-site
	CARDBOARD BOX &/OR CARTON MFRS.	Simmons Ltd., 32 Parramatta Rd., Glebe. 2037	13252	1975	Premise Match	0m	On-site
	NEWSPAPERS &/OR PERIODICALS.	Simmons Ltd., 32 Parramatta Rd., Glebe. 2037	64089	1975	Premise Match	0m	On-site
	PRINTERS-LETTERPRESS.	Simmons Ltd., 32 Parramatta Rd., Glebe. 2037	69659	1975	Premise Match	0m	On-site
	PRINTERS-LITHOGRAPHIC (OFFSET).	Simmons Ltd., 32 Parramatta Rd., Glebe. 2037	70080	1975	Premise Match	0m	On-site
	PUBLISHERS	Simmons Ltd., 32 Parramatta Rd., Glebe. 2037	71119	1975	Premise Match	0m	On-site
	BOOKBINDERS (B527)	Simmons Limited., 32 Parramatta Rd., Glebe	268231	1970	Premise Match	0m	On-site

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11	CARDBOARD BOX & CARTON MANUFACTURERS (C111)	Simmons Limited., 32 Parramatta Rd., Glebe	277496	1970	Premise Match	0m	On-site
	PRINTERS-LETTERPRESS (P806)	Simmons Limited., 32 Parramatta Rd., Glebe	352343	1970	Premise Match	0m	On-site
	PRINTERS-LITHOGRAPHIC (OFFSET)(P810)	Simmons Limited., 32 Parramatta Rd., Glebe	352728	1970	Premise Match	0m	On-site
	PUBLISHERS (P886)	Simmons Limited., 32 Parramatta Rd., Glebe	353554	1970	Premise Match	0m	On-site
	NEWSPAPERS/PERIODICALS (N130)	Simmons Ltd., 32 Parramatta Rd., Glebe	344273	1970	Premise Match	0m	On-site
	BOOKBINDERS	Simmons Limited, 32 Parramatta Rd., Glebe	52645	1965	Premise Match	0m	On-site
	Cardboard Box & Carton Mfrs.	Simmons Limited, 32 Parramatta Rd., Glebe	62216	1965	Premise Match	0m	On-site
	Printers - Letterpress	Simmons Limited, 32 Parramatta Rd., Glebe	136305	1965	Premise Match	0m	On-site
	Printers - Lithographic	Simmons Limited, 32 Parramatta Rd., Glebe	136542	1965	Premise Match	0m	On-site
	Publishers	Simmons Limited, 32 Parramatta Rd., Glebe	137336	1965	Premise Match	0m	On-site
	Newspapers/Periodicals	Simmons Ltd., 32 Parramatta Rd., Glebe	128889	1965	Premise Match	0m	On-site
	BOOKBINDERS	Simmons Limited, 32 Parramatta Rd., Glebe	274256	1961	Premise Match	0m	On-site
	CARDBOARD BOX & CARTON MANUFACTURERS	Simmons Limited, 32 Parramatta Rd., Glebe	284028	1961	Premise Match	0m	On-site
	PRINTERS-LETTERPRESS	Simmons Limited, 32 Parramatta Rd., Glebe	362432	1961	Premise Match	0m	On-site
	PRINTERS-LITHOGRAPHIC	Simmons Limited, 32 Parramatta Rd., Glebe	362606	1961	Premise Match	0m	On-site
	PUBLISHERS	Simmons Limited, 32 Parramatta Rd., Glebe	363345	1961	Premise Match	0m	On-site
	NEWSPAPERS/PERIODICALS	Simmons Ltd., 32 Parramatta Rd., Glebe	353848	1961	Premise Match	0m	On-site
	BOOKBINDERS	Simmons Limited, 31-33 Parramatta Rd., Glebe	9273	1950	Premise Match	0m	On-site
	PRINTERS-GENERAL	Simmons Limited, 31-33 Parramatta Rd., Glebe	95170	1950	Premise Match	0m	On-site
	PRINTERS-LITHOGRAPHIC	Simmons Limited, 31-33 Parramatta Rd., Glebe	95316	1950	Premise Match	0m	On-site
12	MOTOR GARAGES &/OR ENGINEERS.	Grace Bros. Service & Parking Station., Parramatta Rd., Forest Lodge. 2037	58981	1975	Premise Match	0m	On-site
	MOTOR PARKING STATIONS.	Grace Bros. Service & Parking Station., Parramatta Rd., Forest Lodge. 2037	61248	1975	Premise Match	0m	On-site
	MOTOR SERVICE STATIONS - PETROL, OIL	Grace Bros. Service & Parking Station., Parramatta Rd., Forest Lodge. 2037	61805	1975	Premise Match	0m	On-site
	MOTOR SPARE PARTS DEALERS- RETAIL	Grace Bros. Service & Parking Station., Parramatta Rd., Forest Lodge. 2037	62216	1975	Premise Match	0m	On-site
	MOTOR STEERING SPECIALISTS.	Grace Bros. Service & Parking Station., Parramatta Rd., Forest Lodge. 2037	62572	1975	Premise Match	0m	On-site
	MOTOR STEERING SPECIALISTS (M736)	Grace Bros. Service & Parking Station., Cnr. Parramatta Rd. & Ross St., Forest Lodge	342303	1970	Premise Match	0m	On-site
	MOTOR PARKING STATIONS (M688)	Grace Bros. Service & Parking Station., Cnr. Ross St & Parramatta Rd., Forest Lodge	340588	1970	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS(M6S6)	Grace Bros. Service & Parking Station., Cnr. Ross St. & Parramatta Rd., FOREST LODGE	337920	1970	Premise Match	0m	On-site
	MOTOR SERVICE STATIONS-PETROL,OIL,Etc.	Grace Bros. Service & Parking Station., Cnr. Ross St. & Parramatta Rd., FOREST LODGE	341183	1970	Premise Match	0m	On-site

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Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
12	MOTOR SPARE PARTS DEALERS-RETAIL (M728)	Grace Bros. Service & Parking Station., Cnr. Ross St. & Parramatta Rd., Forest Lodge	341837	1970	Premise Match	0m	On-site
	Motor Steering Specialists	Grace Bros. Service & Parking Station, Cnr. Parramatta Rd. & Ross St., Forest Lodge	126889	1965	Premise Match	0m	On-site
	Motor Garages & Engineers	Grace Bros. Service & Parking Station, Cnr. Ross St. & Parramatta Rd. Forest Lodge	122669	1965	Premise Match	0m	On-site
	Motor Service Stations - Petrol, Oil, Etc.	Grace Bros. Service & Parking Station, Cnr. Ross St. & Parramatta Rd. Forest Lodge	125710	1965	Premise Match	0m	On-site
	Motor Parking Stations	Grace Bros. Service & Parking Station, Cnr. Ross St. & Parramatta Rd., Forest Lodge	125179	1965	Premise Match	0m	On-site
	Motor Spare Parts Dealers - Retail	Grace Bros. Service & Parking Station, Cnr. Ross St. & Parramatta Rd., Forest Lodge	126460	1965	Premise Match	0m	On-site
	MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Grace Bros. Service & Parking Station, Cnr. Ross St. & Parramatta Rd. Forest Lodge	350641	1961	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS	Grace Bros. Service & Parking Station, Cnr. Ross St. & Parramatta Rd., FOREST LODGE	347265	1961	Premise Match	0m	On-site
	MOTOR PARKING STATIONS	Grace Bros. Service & Parking Station, Cnr. Ross St. & Parramatta Rd., Forest Lodge	350128	1961	Premise Match	0m	On-site
	MOTOR SPARE PARTS DEALERS—RETAIL	Grace Bros. Service & Parking Station, Cnr. Ross St. & Parramatta Rd., Forest Lodge	351525	1961	Premise Match	0m	On-site
	MOTOR STEERING SPECIALISTS	Grace Bros. Service Station, Parramatta Rd., Forest Lodge	351986	1961	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS	Grace Bros. Service Station, Cnr. Parramatta Rd. and Ross St., Forest Lodge	83816	1950	Premise Match	0m	On-site
	MOTOR PARKING STATIONS	Grace Bros. Service Station, Cnr. Parramatta Rd. and Ross St., Forest Lodge	85623	1950	Premise Match	0m	On-site
	MOTOR SERVICE STATIONS-PETROL, Etc.	Grace Bros. Service Station, Cnr. Parramatta Rd. and Ross St., Forest Lodge	86003	1950	Premise Match	0m	On-site
	MOTOR SPARE PARTS DEALERS-RETAIL	Grace Bros. Service Station, Cnr. Parramatta Rd. and Ross St., Forest Lodge	86677	1950	Premise Match	0m	On-site
13	WINE/SPIRIT MERCHANTS-RETAIL	Allied Wines & Spirits (Aust.) Pty. Ltd., 52 Parramatta Rd., Glebe	374453	1970	Premise Match	0m	On-site
	WINE/SPIRIT MERCHANTS-WHOLESALE	Allied Wines & Spirits (Aust.) Pty. Ltd., 52 Parramatta Rd., Glebe	374636	1970	Premise Match	0m	On-site
	CLOTHING MFRS. &/OR W'SALERS-GENERAL (C438)	Amorett Clothing Manufacturing., 52 Parramatta Rd., Glebe	282375	1970	Premise Match	0m	On-site
	CLOTHING MFRS. &/OR W/SALERS. - LADIES FROCKS &/OR SUITS.	Birds Garments., 60 Arundel St., Glebe	282867	1970	Premise Match	0m	On-site
	SHOP/OFFICE FITTERS (S276)	Fatseas, P. & Son, 60 Arundel St., Glebe	361324	1970	Premise Match	0m	On-site
	CURTAIN MANUFACTURERS (C771)	Haas Curtain Manufacturing Co. Pty. Ltd., 60 Arundel St., Glebe	286443	1970	Premise Match	0m	On-site
	MANCHESTER MANUFACTURERS/WHOLESALERS (M080)	Haas Curtain Manufacturing Co. Pty. Ltd., 60 Arundel St., Glebe	324508	1970	Premise Match	0m	On-site
	PLASTIC GOODS MFRS. (P564)	Plastobar Pty. Ltd., 60 Arundel St., Glebe	349724	1970	Premise Match	0m	On-site
	CLOTHING MFRS. &/OR W'SALERS-UNDERWEAR	True, B., 52 Parramatta Rd., Glebe	283843	1970	Premise Match	0m	On-site
	Motor Body Repairs/Converters	Car Body Industries, 52 Parramatta Rd., Glebe	120107	1965	Premise Match	0m	On-site
	Motor Painters	Car Body Industries, 52 Parramatta Rd., Glebe	123770	1965	Premise Match	0m	On-site

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Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
13	Motor Panel Beaters	Car Body Industries., 52 Parramatta Rd., Glebe	124505	1965	Premise Match	0m	On-site
	Manchester Manufacturers/Wholesalers	Haas, J. & E., 60 Arundel St., Glebe	109051	1965	Premise Match	0m	On-site
	Curtain Manufacturers	Haas, J. E., 60 Arundel St., Glebe	71184	1965	Premise Match	0m	On-site
	Instrument Case Mfrs.	Paramount Leather Industries Pty. Ltd., 52 Parramatta Rd., Glebe	103537	1965	Premise Match	0m	On-site
	Leather Goods Mfrs. &/or Wholesalers	Paramount Leather Industries Pty. Ltd., 52 Parramatta Rd., Glebe	107544	1965	Premise Match	0m	On-site
	Plastic Goods Manufacturers	Paramount Leather industries Pty. Ltd., 52 Parramatta Rd., Glebe	133943	1965	Premise Match	0m	On-site
	Travel Goods Mfrs.	Paramount Leather Industries Pty. Ltd., 52 Parramatta Rd., Glebe	154012	1965	Premise Match	0m	On-site
	Plastic Goods Manufacturers	Plastobar Pty. Ltd., 60 Arundel St., Glebe	133952	1965	Premise Match	0m	On-site
	Toy Mfrs.	Plastobar Pty. Ltd., 60 Arundel St., Glebe	153298	1965	Premise Match	0m	On-site
	Clothing Mfrs. &/or W'salers - Underwear	True, B., 52 Parramatta Rd., Glebe	68573	1965	Premise Match	0m	On-site
	BEDDING MANUFACTURERS	Beard, E. W. & Co. Pty. Ltd., 52 Parramatta Rd., Glebe	272902	1961	Premise Match	0m	On-site
	BEDSTEAD MANUFACTURERS	Beard, E. W. & Co. Pty. Ltd., 52 Parramatta Rd., Glebe	272952	1961	Premise Match	0m	On-site
	FURNITURE-GENERAL-MFRS. &/OR WHOLESALERS	Beard, E. W. & Co. Pty. Ltd., 52 Parramatta Rd., Glebe	317428	1961	Premise Match	0m	On-site
	WIRE MATTRESS MFRS.	Beard, E. W. & Co. Pty. Ltd., 52 Parramatta Rd., Glebe	263302	1961	Premise Match	0m	On-site
	TEXTILE WASTE MERCHANTS	Fenson Robert H & Sons 60 Arundel St., Glebe	256722	1961	Premise Match	0m	On-site
	TEXTILE WASTE MERCHANTS	Fenson, Robert H. & Sons, 60 Arundel St., Glebe	256723	1961	Premise Match	0m	On-site
	WASTE PRODUCT MERCHANTS	Fenson, Robert H. & Sons, 60 Arundel St., Glebe	261566	1961	Premise Match	0m	On-site
	CHURCH MARBLE WORKERS	Fenson, Robert II. & Sons, 60 Arundel St., Glebe	288749	1961	Premise Match	0m	On-site
	SECOND-HAND DEALERS	Gair, R. W. Pty. Ltd., 52 Parramatta Rd., Glebe	248803	1961	Premise Match	0m	On-site
	LEATHER GOODS MFRS. &/OR WHOLESALERS	Paramount Leather Industries Pty. Ltd., 52 Parramatta Rd., Glebe	331127	1961	Premise Match	0m	On-site
	PLASTIC GOODS MFRS.	Paramount Leather Industries Pty. Ltd., 52 Parramatta Rd., Glebe	359283	1961	Premise Match	0m	On-site
	BEDDING MANUFACTURERS	Beard, E. W. and Co. Pty. Ltd., 49 Parramatta Rd., Glebe	8001	1950	Premise Match	0m	On-site
	BEDSTEAD MANUFACTURERS	Beard, E. W. and Co. Pty. Ltd., 49 Parramatta Rd., Glebe	8055	1950	Premise Match	0m	On-site
	FURNITURE MANUFACTURERS-NURSERY	Beard, E. W. and Co. Pty. Ltd., 49 Parramatta Rd., Glebe	53010	1950	Premise Match	0m	On-site
	MATTRESS MANUFACTURERS	Beard, E. W. Co. Pty. Ltd. (Wire), 49 Parramatta Rd., Glebe	72188	1950	Premise Match	0m	On-site
14	MOTOR BODY REPAIRS/CONVERTERS (M496)	Olding, G. H. & Sons Pty. Ltd., 42-50 Parramatta Rd., Glebe	335377	1970	Premise Match	0m	On-site
	MOTOR TRIMMERS (M748)	Olding, G. H. & SONs Pty. Ltd., 42-50 Parramatta Rd., Glebe	342673	1970	Premise Match	0m	On-site
	Motor Body Builders' Supplies	Olding, G. H. & Sons Pty. Ltd., 42 Parramatta Rd., Glebe	120058	1965	Premise Match	0m	On-site
	Earth Moving Equipment - Mfrs., Importers &/or Dists.	Olding, G. H. & Sons Pty. Ltd., 42-50 Parramatta Rd., Glebe	76931	1965	Premise Match	0m	On-site
	Hoist Manufacturers &/or Distributors	Olding, G. H. & Sons Pty. Ltd., 42-50 Parramatta Rd., Glebe	100385	1965	Premise Match	0m	On-site
	Manufacturers' Agents	Olding, G. H. & Sons Pty. Ltd., 42-50 Parramatta Rd., Glebe	109822	1965	Premise Match	0m	On-site
	Motor Body Builders	Olding, G. H. & Sons Pty. Ltd., 42-50 Parramatta Rd., Glebe	120001	1965	Premise Match	0m	On-site
	Motor Body Repairs/Converters	Olding, G. H. & Sons Pty. Ltd., 42-50 Parramatta Rd., Glebe	120200	1965	Premise Match	0m	On-site

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14	Motor Painters	Olding, G. H. & Sons Pty. Ltd., 42-50 Parramatta Rd., Glebe	124134	1965	Premise Match	0m	On-site
	Motor Panel Beaters	Olding, G. H. & Sons Pty. Ltd., 42-50 Parramatta Rd., Glebe	124894	1965	Premise Match	0m	On-site
	Motor Trimmers	Olding, G. H. & Sons Pty. Ltd., 42-50 Parramatta Rd., Glebe	127269	1965	Premise Match	0m	On-site
	Winch Manufacturers &/or Distributors	Olding, G. H. & Sons Pty. Ltd., 42-50 Parramatta Rd., Glebe	157109	1965	Premise Match	0m	On-site
	EARTH-MOVING CONTRACTORS	Olding, G. H. & Sons Pty. Ltd., 42-50 Parramatta Rd., Glebe	299837	1961	Premise Match	0m	On-site
	EARTH-MOVING EQUIPMENT MFRS., IMPORTERS	Olding, G. H. & Sons Pty. Ltd., 42-50 Parramatta Rd., Glebe	299948	1961	Premise Match	0m	On-site
	HOIST MFRS. &/OR D1STS.	Olding, G. H. & Sons Pty. Ltd., 42-50 Parramatta Rd., Glebe	324347	1961	Premise Match	0m	On-site
	MANUFACTURERS' AGENTS	Olding, G. H. & Sons Pty. Ltd., 42-50 Parramatta Rd., Glebe	333677	1961	Premise Match	0m	On-site
	MOTOR BODY BUILDERS	Olding, G. H. & Sons Pty. Ltd., 42-50 Parramatta Rd., Glebe	344190	1961	Premise Match	0m	On-site
	MOTOR BODY REPAIRS/CONVERTERS	Olding, G. H. & Sons Pty. Ltd., 42-50 Parramatta Rd., Glebe	344407	1961	Premise Match	0m	On-site
	MOTOR CAR/TRUCK IMPORTERS/DISTRIBUTORS	Olding, G. H. & Sons Pty. Ltd., 42-50 Parramatta Rd., Glebe	345541	1961	Premise Match	0m	On-site
	MOTOR PAINTERS	Olding, G. H. & Sons Pty. Ltd., 42-50 Parramatta Rd., Glebe	349052	1961	Premise Match	0m	On-site
	MOTOR PANEL BEATERS	Olding, G. H. & Sons Pty. Ltd., 42-50 Parramatta Rd., Glebe	349825	1961	Premise Match	0m	On-site
	MOTOR TRIMMERS	Olding, G. H. & Sons Pty. Ltd., 42-50 Parramatta Rd., Glebe	352328	1961	Premise Match	0m	On-site
	WINCH MANUFACTURERS &/OR DISTRIBUTORS	Olding, G. H. & Sons Pty. Ltd., 42-50 Parramatta Rd., Glebe	262761	1961	Premise Match	0m	On-site
	TRAILER & SEMI-TRAILER MFRS. &/OR DISTRIBUTORS	Olding, G. H. and Sons Pty. Ltd., 47 Parramatta Rd., Glebe	110121	1950	Premise Match	0m	On-site
15	Motor Garages & Engineers	Olding, G. H. & Sons Pty. Ltd., 43-47 Parramatta Rd. Glebe	122697	1965	Premise Match	0m	On-site
	MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Olding, G. H. & Sons Pty. Ltd., 42-50 Parramatta Rd. GLEBE	350923	1961	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS	Olding, G. H. & Sons Pty. Ltd., 43-47 Parramatta Rd. GLEBE	347820	1961	Premise Match	0m	On-site
16	Motor Garages & Service Stations	Camperdown Auto Port, 66 Parramatta Rd., Camperdown 2050	97443	1991	Premise Match	0m	West
	MOTOR GARAGES & SERVICE STATIONS.	Camperdown Auto Port, 66 Parramatta Rd., Camperdown. 2050	64423	1986	Premise Match	0m	West
	SHIPPING &/OR FORWARDING AGENTS.	Ferns, R. S. Pty. Ltd., 25 Sparks St., Camperdown. 2050	77137	1975	Premise Match	0m	West
	CARRIERS &/OR CARTAGE CONTRACTORS - MASTER.	Ferns, R. S. Pty. Ltd., 25 Sparks St., Camperdown. 2050.	13842	1975	Premise Match	0m	West
	SHIPPING & FORWARDING AGENTS(S264)	Ferns, R. S. Pty. Ltd., 25 Sparks St., Camperdown	361013	1970	Premise Match	0m	West
	CARRIERS & CARTAGE CONTRACTORS-MASTER (C147)	Ferns, R.S. Pty. Ltd., 25 Sparks St., Camperdown	278471	1970	Premise Match	0m	West
	Condiment Mfrs. &/or Dists.	Lackersteen & Co. Pty. Ltd., 66-68 Parramatta Rd., Camperdown	70004	1965	Premise Match	0m	West
	Jam Manufacturers	Lackersteen & Co. Pty. Ltd., 66-68 Parramatta Rd., Camperdown	105491	1965	Premise Match	0m	West
	MOTOR GARAGES & ENGINEERS	Ezzy, K., 66 Parramatta Rd. CAMPERDOWN	347115	1961	Premise Match	0m	West
	MOTOR SPARE PARTS DEALERS—RETAIL	General Rubber Co. (Spare Parts), 68 Parramatta Rd., Camperdown	351514	1961	Premise Match	0m	West
	CONDIMENT MFRS. &/OR DISTS.	Lackersteen & Co. Pty. Ltd., 66-68 Parramatta Rd., Camperdown	292545	1961	Premise Match	0m	West
	JAM MANUFACTURERS	Lackersteen & Co. Pty. Ltd., 66-68 Parramatta Rd., Camperdown	328857	1961	Premise Match	0m	West
	FLUORESCENT LIGHTING SPECIALISTS	Australian White-Light Co. Pty. Ltd., 6 Parramatta Rd., Camperdown	46364	1950	Premise Match	0m	West

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16	MOTOR SPARE PARTS DEALERS-RETAIL	General Rubber Co. (Spare Parts), 68 Parramatta Rd., Camperdown	86672	1950	Premise Match	0m	West
	CANNERS & CANNED FOOD SPECIALISTS	Lackersteen and Co. Ltd., 2 Parramatta Rd., Camperdown	17516	1950	Premise Match	0m	West
	CONDIMENT MANUFACTURERS &/OR DISTRIBUTORS	Lackersteen and Co. Pty. Ltd., 2 Parramatta Rd., Camperdown	28482	1950	Premise Match	0m	West
	JAM MANUFACTURERS	Lackersteen and Co. Pty. Ltd., 2 Parramatta Rd., Camperdown	65520	1950	Premise Match	0m	West
17	FURNITURE IMPORTERS.	Arredorama International Pty Ltd Cnr Parramatta Road & Ross Street, Glebe 2037	37616	1986	Road Intersection	6m	East
	FURNITURE MFRS. &/OR W/SALERS.-OFFICE.	Arredorama International Pty Ltd., Parramatta Rd., Glebe 2037	37795	1986	Road Intersection	6m	East
	FURNITURE-GENERAL-MFRS. &/OR W/SALERS.	Arredorama International Pty Ltd., Parramatta Rd., Glebe 2037	37407	1986	Road Intersection	6m	East
	INTERIOR DECORATORS.	Arredorama International Pty. Ltd., Parramatta Rd., Glebe. 2037	49113	1986	Road Intersection	6m	East
	OFFICE EQUIPMENT &/OR SUPPLIES MFRS. &/OR IMPS. &/OR W/SALERS.	Arredorama International Pty. Ltd., Parramatta Rd., Glebe. 2037	70194	1986	Road Intersection	6m	East
	MOTOR PANEL BEATERS	Broadway Motors (Service) Pty. Ltd., (Rear) Cnr. Parramatta Rd. & Ross St., Glebe	349419	1961	Road Intersection	6m	East
	MOTOR PAINTERS	Broadway Motors (Service) Pty. Ltd., (Rear), Cnr. Parramatta Rd. & Ross St., Glebe	348684	1961	Road Intersection	6m	East
	MOTOR ENGINE RECONDITIONERS	Broadway Motors (Service) Pty. Ltd., Cnr. Parramatta & Ross Sts., Forest Lodge	346219	1961	Road Intersection	6m	East
	MOTOR GARAGES & ENGINEERS	Broadway Motors (Service) Pty. Ltd., Cnr. Parramatta Rd. & Ross St. FOREST LODGE	346740	1961	Road Intersection	6m	East
	MOTOR ELECTRICIANS	Broadway Motors (Service) Pty. Ltd., Cnr. Parramatta Rd. & Ross St., Forest Lodge	346000	1961	Road Intersection	6m	East
	MOTOR GARAGES & ENGINEERS	Broadway Motors (Service) Pty. Ltd., Rear Cnr. Parramatta Rd. & Ross St., GLEBE	346741	1961	Road Intersection	6m	East
18	BASKET & SEAGRASS WARE MANUFACTURERS	Deger, H., 137a Arundel St., Forest Lodge	6380	1950	Premise Match	19m	North West
19	VETERINARY SURGEONS (V150)	Gordon, H.M., McMaster Laboratory, University of Sydney	372720	1970	Premise Match	26m	South
	VETERINARY SURGEONS (V150)	Keep, J.M., Veterinary School, University of Sydney	372732	1970	Premise Match	26m	South
	VETERINARY SURGEONS (V150)	Osborne, Virginia E., School of Veterinary Science, University of Sydney	372746	1970	Premise Match	26m	South
	VETERINARY SURGEONS (V150)	Sapsford, C.S., Faculty of Veterinary Science, University of Sydney	372759	1970	Premise Match	26m	South
	VETERINARY SURGEONS (V150)	Webb, R.M., Veterinary School, University of Sydney	372780	1970	Premise Match	26m	South
	Veterinary Surgeons	Blackshaw, A. W, Faculty of Veterinary Science, University of Sydney	155488	1965	Premise Match	26m	South
	Veterinary Surgeons	Gordon, H. M., McMaster Laboratory, University of Sydney	155506	1965	Premise Match	26m	South
	Veterinary Surgeons	Keep, J. M., Veterinary School, University of Sydney	155513	1965	Premise Match	26m	South
	Veterinary Surgeons	Osborne, Virginia E., School of Veterinary Science, University of Sydney	155525	1965	Premise Match	26m	South
	Veterinary Surgeons	Roberts, D. S., McMaster Lab., University of Sydney	155532	1965	Premise Match	26m	South
	Veterinary Surgeons	Sapsford, C. S., Faculty of Veterinary Science, University of Sydney	155536	1965	Premise Match	26m	South
	Veterinary Surgeons	Steel, J. D., Veterinary School, University of Sydney	155542	1965	Premise Match	26m	South

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19	Veterinary Surgeons	Webb, R. M., Veterinary School, University of Sydney	155555	1965	Premise Match	26m	South
	VETERINARY SURGEONS	Blackshaw, A. W., Faculty of Veterinary Science, University of Sydney	261050	1961	Premise Match	26m	South
	VETERINARY SURGEONS	Gordon, H. M., McMaster Laboratory, University of Sydney	261080	1961	Premise Match	26m	South
	VETERINARY SURGEONS	Keep, J. M., Veterinary School, University of Syaney	261092	1961	Premise Match	26m	South
	VETERINARY SURGEONS	Lascelles, A. K., Veterinary School, University of Sydney	261098	1961	Premise Match	26m	South
	VETERINARY SURGEONS	Osborne, Virginia E., School of Veterinary Science, University of Sydney	261107	1961	Premise Match	26m	South
	VETERINARY SURGEONS	Roberts, D. S., Veterinary School, University of Sydney	261115	1961	Premise Match	26m	South
	VETERINARY SURGEONS	Sapsford, C. S., Faculty of Veterinary Science, University of Sydney	261119	1961	Premise Match	26m	South
	VETERINARY SURGEONS	Steel, J. D., Veterinary School, University of Sydney	261124	1961	Premise Match	26m	South
	VETERINARY SURGEONS	Webb, R. M., Veterinary School, University of Sydney	261139	1961	Premise Match	26m	South
20	BROOM & BRUSH-SWEEPING-WHOLESALERS	Wills, J., 99 Arundel St., Forest Lodge	11533	1950	Premise Match	29m	North East
21	STEEL FABRICATORS.	Fivos Metal craft, 1 Sparkes La, Camperdown. 2050	68105	1978	Premise Match	38m	West
	WROUGHT IRON WORKERS.	Fivos Metalcraft, 1 Sparkes La., Camperdown. 2050	75340	1978	Premise Match	38m	West
22	CHEMISTS-PHARMACEUTICAL -MFRS. &/OR IMPS. &/OR W/SALERS.	Alphapharm Pty Ltd., 72 Parramatta Rd., Camperdown. 2050	13784	1986	Premise Match	40m	West
	SURGICAL APPLIANCE MFRS.&/OR DISTS. (S7890)	Promedica Pty. Ltd, 72 Parramatta Rd., Camperdown. 2050.	77625	1982	Premise Match	40m	West
	MEDICAL SUPPLIES. (M2040)	Promedica Pty. Ltd., 72 Parramatta Rd., Camperdown. 2050.	51000	1982	Premise Match	40m	West
	INSTRUMENTS - SCIENTIFIC MFRS.&/OR DISTS. &/OR IMPS. (I3350)	Protea Medical & Scientific Services Pty. Ltd., 72 Parramatta Rd., Camperdown. 2050.	42405	1982	Premise Match	40m	West
	SURGICAL INSTRUMENTS MFRS.&/OR SPECIALISTS. (S8025)	Stenning Sinclair Pty. Ltd., 76 Parramatta Rd., Camperdown. 2050	77687	1982	Premise Match	40m	West
	INSTRUMENTS - SCIENTIFIC MFRS.&/OR DISTS. &/OR IMPS. (I3350)	Stenning Sinclair Pty. Ltd., 76 Parramatta Rd., Camperdown. 2050.	42414	1982	Premise Match	40m	West
	VETERINARY SUPPLIES &/OR INSTRUMENTS - RETAIL	V.S. Supplies, 72 Parramatta Rd., Camperdown.2050	73540	1978	Premise Match	40m	West
	VETERINARY SUPPLIES &/OR INSTRUMENTS-MFRS. &/OR DISTS.	V.S. Supplies, 72 Parramatta Rd., Camperdown.2050	73531	1978	Premise Match	40m	West
	NEWSPAPERS &/OR PERIODICALS.	Australian Veterinary Journal., 76 Parramatta Rd., Camperdown. 2050	64037	1975	Premise Match	40m	West
	PUBLISHERS	Australian Veterinary Journal., 76 Parramatta Rd., Camperdown. 2050	70966	1975	Premise Match	40m	West
	VETERINARY SUPPLIES &/OR INSTRUMENTS.,RETAIL	V.S. Supplies, 72 Parramatta Rd., Camperdown. 2050	86245	1975	Premise Match	40m	West
	VETERINARY SUPPLIES &/OR INSTRUMENTS., MFRS. &/OR DISTS.	V.S. Supplies., 72 Parramatta Rd., Camperdown. 2050	86233	1975	Premise Match	40m	West
	VETERINARY SUPPLIES/INSTRUMENTS-RETAIL	V.S. Supplies Ltd., 76 Parramatta Rd., Camperdown, 2050	372683	1970	Premise Match	40m	West
	VETERINARY SUPPLIES & INSTRUMENTS-MFRS. &/OR DISTRIBUTORS	V.S.Supplies Ltd., 76 Parramatta Rd., Camperdown, 2050	372658	1970	Premise Match	40m	West
	TEXTILE COATERS &/OR TREATERS	Brella (N.S.W.) Pty. Ltd., 72 Parramatta Rd., Camperdown	150808	1965	Premise Match	40m	West
	Canvas Goods Mfrs. &/or Wholesalers	Brella (N.S.W.) Pty. Ltd., 72-76 Parramatta Rd., Camperdown	61877	1965	Premise Match	40m	West

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22	TEXTILE COATERS &/OR TREATERS	Brella (N.S.W.) Pty. Ltd., 72 Parramatta Rd., Camperdown	256235	1961	Premise Match	40m	West
	CANVAS GOODS MFRS. &/OR W'SALERS	Brella (N.S.W.) Pty. Ltd., 72-76 Parramatta Rd., Camperdown	283635	1961	Premise Match	40m	West
	TEXTILE COATERS &/OR TREATERS	Brella (NSW) Pty Ltd 72 Parramatta Rd., Camperdown	256236	1961	Premise Match	40m	West
	ACOUSTICAL CONTRACTORS	Pyrok Contractors Surface Treatment (N.S.W.) Pty. Ltd., 72 Parramatta Rd., Camperdown	266076	1961	Premise Match	40m	West
	PLASTER MANUFACTURERS	Pyrok Contractors Surface Treatment (N.S.W.) Pty. Ltd., 72 Parramatta Rd., Camperdown	358864	1961	Premise Match	40m	West
	PLASTERERS—SOLID—PLASTERING CONTRACTORS	Pyrok Contractors Surface Treatment (N.S.W.) Pty. Ltd., 72 Parramatta Rd., Camperdown	358948	1961	Premise Match	40m	West
	ACOUSTICAL CONTRACTORS	Pyrok Contractors Surface Treatment (NSW) Pty Ltd 72 Parramatta Rd., Camperdown	266077	1961	Premise Match	40m	West
	PLASTERERS—SOLID—PLASTERING CONTRACTORS	Pyrok Contractors Surface Treatment (NSW) Pty Ltd 72 Parramatta Rd., Camperdown	358949	1961	Premise Match	40m	West
	CANVAS MANUFACTURERS	Brella Fabric Finishing Co. Pty. Ltd., 4-8 Parramatta Rd., Camperdown	17614	1950	Premise Match	40m	West
	FABRIC MFRS. & PROCESSING SPECIALJSTS	Brella Fabric Finishing Co. Pty. Ltd., 4-8 Parramatta Rd., Camperdown	43233	1950	Premise Match	40m	West
23	ENGINE MFRS. &/OR IMPS. &/OR DISTS.	A.N.I. Perkins Division, 16 Parramatta Rd., Lidcombe. 2141	23589	1978	Premise Match	48m	East
	STEEL MERCHANTS &/OR MFRS.-BRIGHT BARS & SECTIONS	Perkins Steel & Engineering Pty. Ltd., 16 Parramatta Rd.	253643	1961	Premise Match	48m	East
24	ELECTROPLATERS (E370)	Woodward & Thurston Pty. Ltd., 208 St. Johns Rd., Glebe	296681	1970	Premise Match	51m	North West
	ELECTROPLATERS-MFRG. (E375)	Woodward & Thurston Pty. Ltd., 208 St. Johns Rd., Glebe	296715	1970	Premise Match	51m	North West
	MOTOR ACCESSORIES-MFRS. (M456)	Woodward & Thurston Pty. Ltd., 208 St. Johns Rd., Glebe	334993	1970	Premise Match	51m	North West
	Electroplaters	Woodward & Thurston Pty. Ltd., 208 St. Johns Rd., Glebe	80269	1965	Premise Match	51m	North West
	Electroplaters - Mfg.	Woodward & Thurston Pty. Ltd., 208 St. Johns Rd., Glebe	80287	1965	Premise Match	51m	North West
	Motor Accessories - Mfrs.	Woodward & Thurston Pty. Ltd., 208 St. Johns Rd., Glebe	119795	1965	Premise Match	51m	North West
	MOTOR ACCESSORIES—MFRS.	Woodward & Thurston Pty. Ltd., 208 St. Johns Rd., Glebe	343943	1961	Premise Match	51m	North West
	ELECTROPLATERS-MFRG.	Woodward and Thurston, 208 St. Johns Rd., Glebe	304043	1961	Premise Match	51m	North West
	ELECTROPLATERS	Woodward and Thurston Pty. Ltd., 208 St. Johns Rd., Glebe	39314	1950	Premise Match	51m	North West
	STEEL FURNITURE MANUFACTURERS	Woodward and Thurston Pty. Ltd., 208 St. Johns Rd., Glebe	105197	1950	Premise Match	51m	North West
	ELECTROPLATERS-MANUFACTURING	Woodward and Thurston, 208 St. Johns Rd., Glebe	39340	1950	Premise Match	51m	North West
	ELECTROPLATERS	Wooward & Thurston Pty. Ltd., 208 St. Johns Rd., Glebe	39315	1950	Premise Match	51m	North West
25	BASKET &/OR SEAGRASSWARE MFRS. (B1240)	Deger, A. & Sons, 7 Ross St., Forest Lodge. 2037.	4835	1982	Premise Match	53m	North
	BASKET &/OR SEAGRASSWARE MFRS.	Deger, A. & Sons, 7 Ross St., Forest Lodge. 2037	4408	1978	Premise Match	53m	North
	BASKET &/OR SEAGRASSWARE MFRS.	Deger, A. & Sons, 7 Ross St., Forest Lodge. 2037	4602	1975	Premise Match	53m	North
	BASKET & SEAGRASS WARE MANUFACTURERS	Deger and Sons, 7 Ross St., Forest Lodge	6379	1950	Premise Match	53m	North
	WICKERWORKERS	Deger and Sons, 7 Ross St., Forest Lodge	113296	1950	Premise Match	53m	North
26	CARPET CLEANERS &/OR SHAMPOOERS.	Lanham's Laundry Pty. Ltd., Forest St., Forest Lodge. 2037	12337	1986	Premise Match	57m	North East

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26	DRY CLEANERS & PRESSERS.	Lanham's Laundry Pty. Ltd., Forest St., Forest Lodge. 2037	25363	1986	Premise Match	57m	North East
	LAUNDRIES &/OR LAUNDRETTES.	Lanham's Laundry Pty. Ltd., Forest St., Forest Lodge. 2037	51184	1986	Premise Match	57m	North East
	CARPET CLEANERS &/OR SHAMPOOERS. (C1725)	Lanham's Laundry Pty. Ltd., Forest St., Forest Lodge. 2037.	13220	1982	Premise Match	57m	North East
	DRY CLEANERS & PRESSERS.(D8500)	Lanham's Laundry Pty. Ltd., Forest St., Forest Lodge. 2037.	23891	1982	Premise Match	57m	North East
	LAUNDRIES &/OR LAUNDRETTES.(L1850)	Lanham's Laundry Pty. Ltd., Forest St., Forest Lodge. 2037.	44820	1982	Premise Match	57m	North East
	CARPET CLEANERS &/OR SHAMPOOERS.	Lanhams Carpet Cleaners Forest St., Forest Lodge 2037	11369	1978	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS &/OR DYERS	Lanhams Dry Cleaners, Forest St., Forest Lodge. 2037	20679	1978	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS &/OR DYERS	Lanhams Laundry Pty. Ltd, Forest St, Forest Lodge. 2037	20825	1978	Premise Match	57m	North East
	LAUNDRIES &/OR LAUNDRETTES.	Lanham's Laundry Pty. Ltd. Forest Street. Forest Lodge. 2037	39734	1978	Premise Match	57m	North East
	CARPET CLEANERS &/OR SHAMPOOERS.	Lanhams Laundry Pty. Ltd., Forest St, Forest Lodge. 2037	11385	1978	Premise Match	57m	North East
	LAUNDRIES &/OR LAUNDRETTES.	Lanhams Laundry Pty. Ltd., Forest St, Forest Lodge. 2037	39798	1978	Premise Match	57m	North East
	CURTAIN CLEANERS	Lanhams-Curtain & Drapery Cleaners, Forest St., Forest Lodge. 2037	16734	1978	Premise Match	57m	North East
	CURTAIN CLEANERS.	Lanhams - Curtain & Drapery Cleaners, Forest St., Forest Lodge. 2037	19365	1975	Premise Match	57m	North East
	CARPET CLEANERS &/OR SHAMPOOERS.	Lanhams Carpet Cleaners Forest St., Forest Lodge, 2037	13276	1975	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS &/OR DYERS.	Lanhams Dry Cleaners Pty. Ltd. Forest St., Forest Lodge, Sydney, 2037	23902	1975	Premise Match	57m	North East
	CARPET CLEANERS &/OR SHAMPOOERS.	Lanham's Laundry Pty. Ltd., Forest St, Forest Lodge. 2037	13295	1975	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS &/OR DYERS.	Lanhams Laundry Pty. Ltd., Forest St., Forest Lodge. 2037	24110	1975	Premise Match	57m	North East
	LAUNDRIES &/OR LAUNDRETTES.	Lanham's Laundry Pty. Ltd., Forest St., Forest Lodge. 2037	46953	1975	Premise Match	57m	North East
	DRY CLEANERS,PRESSERS/DYERS (D710)	Lanham Laundry Pty. Ltd., Forest St., Forest Lodge.	292368	1970	Premise Match	57m	North East
	CURTAIN CLEANERS	Lanhams Curtain & Drapery Cleaners., Forest St., Forest Lodge., 2037	286432	1970	Premise Match	57m	North East
	CARPET CLEANERS & SHAMPOOERS (C120)	Lanhams Laundry Pty. Ltd., Forest St., Forest Lodge	277868	1970	Premise Match	57m	North East
	LAUNDRIES &/OR LAUNDRETTES(L250)	Lanhams Laundry Pty. Ltd., Forest St., Forest Lodge	322606	1970	Premise Match	57m	North East
	Dry Cleaners, Pressers/Dyers	Lanhams Dry Cleaners Pty. Ltd., Forest St., Forest Lodge	76219	1965	Premise Match	57m	North East
	Laundries	Lanhams Laundry Pty. Ltd., Forest St., Forest Lodge	107125	1965	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS / DYERS	Lanham's Laundry Pty. Ltd., Forest St., Forest Lodge	299157	1961	Premise Match	57m	North East
	LAUNDRIES	Lanham's Laundry Pty. Ltd., Forest St., Forest Lodge	330683	1961	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS & DYERS	Lanham's Laundry Pty. Ltd., Forest St., Forest Lodge	35387	1950	Premise Match	57m	North East
	LAUNDRIES	Lanham's Laundry Pty. Ltd., Forest St., Forest Lodge	67652	1950	Premise Match	57m	North East
27	ENGINEERS-MINING	Guthridge Pty. Ltd., 10-12 Parramatta Rd., Camperdown	41754	1950	Premise Match	58m	East
28	CARPET CLEANERS &/OR SHAMPOOERS.	Carpet Dry Cleaning & Shampooing Co., 16 Larkin St., Camperdown. 2050	11376	1978	Premise Match	60m	West
	CARPET &/OR FLOOR COVERING PLANNERS &/OR LAYERS.	Singleton, G. C. & Co. Pty. Ltd., 16 Larkin St, Camperdown. 2050	11518	1978	Premise Match	60m	West

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28	CARPET CLEANERS &/OR SHAMPOOERS.	Singleton, G. C. & Co. Pty. Ltd., 16 Larkin St, Camperdown. 2050	11390	1978	Premise Match	60m	West
	CLEANERS-GENERAL.	Singleton, G. C. & Co. Pty. Ltd., 16 Larkin St, Camperdown. 2050	14321	1978	Premise Match	60m	West
	CARPET CLEANERS &/OR SHAMPOOERS.	Carpet Dry Cleaning & Shampooing Co., 16 Larkin St., Camperdown. 2050	13283	1975	Premise Match	60m	West
	CLEANERS-GENERAL	Singleton, a C. & Co. Pty. Ltd., 16 Larkin St., Camperdown. 2050	16475	1975	Premise Match	60m	West
	CARPET &/OR FLOOR COVERING PLANNERS &/OR LAYERS.	Singleton, G. C. & Co. Pty. Ltd., 16 Larkin St, Camperdown. 2050	13442	1975	Premise Match	60m	West
	CARPET CLEANERS &/OR SHAMPOOERS.	Singleton, G. C. & Co. Pty. Ltd., 16 Larkin St, Camperdown. 2050	13303	1975	Premise Match	60m	West
	CARPET CLEANERS & SHAMPOOERS (C120)	Carpet Dry Cleaning A Shampooing Co., 16 Larkin St., Camperdown	277861	1970	Premise Match	60m	West
	PACKAGING/PACKING SPEC. (P 004)	General Plastics (Injection Moulding) Pty. Ltd., 16 LarkinSt., Camperdown	345749	1970	Premise Match	60m	West
	CARPET & FLOOR COVERING PLANNERS & LAYERS (C132)	Singleton, G.C & Co. Pty. Ltd., 16 Larkin St., Camperdown	277686	1970	Premise Match	60m	West
	CARPET & FLOOR COVERING RETAILERS &/OR SPECIALISTS(C135)	Singleton, G.C & Co. Pty. Ltd., 16 Larkin St., Camperdown	277822	1970	Premise Match	60m	West
	DRY CLEANERS,PRESSERS/DYERS (D710)	Singleton, G.C. & Co. Pty. Ltd., 16 Larkin St., Camperdown	292507	1970	Premise Match	60m	West
	CLEANERS-GENERAL (C380)	Singleton, G.C. & Co. Pty. Ltd., 16 Larkin St., Camperdown.	281842	1970	Premise Match	60m	West
	CARPET CLEANERS & SHAMPOOERS (C120)	Singleton, G.C.A Co. Pty. Ltd., 16 Larkin St., Camperdown	277877	1970	Premise Match	60m	West
	Plastic Manufacturers &/or Moulders	General Plastics (Injection Moulding) Pty. Ltd., Cnr. Sparkes & Larins Sts., Camperdown	134081	1965	Premise Match	60m	West
	Cosmetic Container Mfrs.	General Plastics (Infection Moulding) Pty. Ltd., 16 Larkin St., Camperdown	70689	1965	Premise Match	60m	West
	Button & Buckle Covering Equipment Mfrs.	General Plastics (Injection Moulding) Pty, Ltd., 16 Larkin St., Camperdown	59729	1965	Premise Match	60m	West
	Packaging/Packing Specialist	General Plastics (Injection Moulding) Pty. Ltd, 16 Larkin St, Camperdown	130287	1965	Premise Match	60m	West
	Plastic Manufacturers/Moulders' Mach. Mfrs./Dist.	General Plastics (Injection Moulding) Pty. Ltd., Cnr. Sparkes & Larkin Sts., Camperdown	134197	1965	Premise Match	60m	West
	Plastic Fabricators & Vacuum Formers	General Plastics (Injection Moulding) Pty. Ltd., Cnr Sparkes & Larkins Sts., Camperdown	133786	1965	Premise Match	60m	West
	Button & Buckle Mfrs. &/or Wholesalers	General Plastics (Injection Moulding) Pty. Ltd., Cnr. Sparkes & Larkin Sts., Camperdown	59761	1965	Premise Match	60m	West
	Metal Fittings Mfrs.	General Plastics (Injection Moulding) Pty. Ltd., Cnr. Sparkes & Larkin Sts., Camperdown	114221	1965	Premise Match	60m	West
	Metal Pressers/Stampers	General Plastics (Injection Moulding) Pty. Ltd., Cnr. Sparkes & Larkin Sts., Camperdown	114431	1965	Premise Match	60m	West
	Plastic Goods Manufacturers	General Plastics (Injection Moulding) Pty. Ltd.,Cnr. Sparkes & Larkin Sts., Camperdown	133911	1965	Premise Match	60m	West
	Clothing Mfrs. Machinery & Accessories - Manufacturers &/or Distributors	Panky's Pty. Ltd., 16 Larkin St., Camperdown	66666	1965	Premise Match	60m	West
	Carpet Cleaners & Shampooers	Singleton & Co. Pty. Ltd., 16-20 Larkin St., Camperdown	62318	1965	Premise Match	60m	West
	Carpet & Floor Covering Planners & Layers	Singleton, G. C. & Co. Pty. Ltd., 16-20 Larkin St., Camper-down	62430	1965	Premise Match	60m	West
	BUTTON & BUCKLE MFRS. &/OR WHOLESALERS	General Plastics Ltd., 16 Larkin St., Camperdown	281584	1961	Premise Match	60m	West
	COSMETIC CONTAINER MFRS.	General Plastics Ltd., 16 Larkin St., Camperdown	293333	1961	Premise Match	60m	West

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28	METAL PRESSERS/STAMPERS	General Plastics Ltd., 16 Larkin St., Camperdown	338221	1961	Premise Match	60m	West
	PACKAGING/PACKING SPEC.	General Plastics Ltd., 16 Larkin St., Camperdown	355294	1961	Premise Match	60m	West
	PLASTIC MFRS. &/OR MOULDERS	General Plastics Ltd., 16 Larkin St., Camperdown	359393	1961	Premise Match	60m	West
	METAL FITTINGS MFRS.	General Plastics Ltd., 16-20 Larkin St., Camperdown	338007	1961	Premise Match	60m	West
	PLASTIC FABRICATORS	General Plastics Ltd., 16-20 Larkin St., Camperdown	359133	1961	Premise Match	60m	West
	PLASTIC GOODS MFRS.	General Plastics Ltd., 16-20 Larkin St., Camperdown	359252	1961	Premise Match	60m	West
	PLASTIC MFRS./MOULDERS' MACH. MFRS./DISTRIBUTORS	General Plastics Ltd., 16-20 Larkin St., Camperdown	359487	1961	Premise Match	60m	West
	ENGINEERS-PRECISION	General Plastics Ltd, Larkin St, Camperdown	41854	1950	Premise Match	60m	West
	FURNITURE & CABINETMAKERS' HARDWARE MANUFACTURERS	General Plastics Ltd. (Metal and Plastic Handles), Larkin St., Camperdown	52435	1950	Premise Match	60m	West
	PLASTIC MANUFACTURERS &/OR MOULDERS	General Plastics Ltd., 16 Larkin St., Camperdown	99945	1950	Premise Match	60m	West
	BUTTON & BUCKLE MFRS. &/OR WHOLESALERS	General Plastics Ltd., Larkin St., Camperdown	70688	1950	Premise Match	60m	West
	PLASTIC GOODS MANUFACTURERS-HANDBAGS	General Plastics Ltd., Larkin St., Camperdown	93255	1950	Premise Match	60m	West
	BUTTON & BUCKLE COVERING EQUIPMENT MANUFACTURERS	General Plastics Ltd., Larking St., Camperdown	14694	1950	Premise Match	60m	West
	HANDLE MANUFACTURERS &/OR WHOLESALERS	General Plastics Ltd., Sparkes St., Camperdown	60790	1950	Premise Match	60m	West
29	GAS CONTROL EQUIPMENT	Gurnet & Wallis., 78 Parramatta Rd., Camperdown. 2050	37727	1975	Premise Match	60m	West
	GAS BURNERS-INDUSTRIAL-MFRS. &/OR DISTS.	Gurnett & Wallis., 78 Parramatta Rd., Camperdown. 2050	37718	1975	Premise Match	60m	West
	GAS WORKS EQUIPMENT MFRS. &/OR DISTS.	Gurnett & Wallis., 78 Parramatta Rd., Camperdown. 2050	37764	1975	Premise Match	60m	West
	EXPLOSIVES.	Guthridge Pty. Limited 78 Parramatta Rd., Camperdown. 2050	30917	1975	Premise Match	60m	West
	HARDWARE MERCHANTS-W/SALE	Guthridge Pty. Limited 78 Parramatta Rd., Camperdown. 2050	41429	1975	Premise Match	60m	West
	MINING MACHINERY &/OR EQUIPMENT IMPS. &/OR DISTS. &/OR MFRS.	Guthridge Pty. Limited., 78 Parramatta Road, Camperdown. 2050	54227	1975	Premise Match	60m	West
	MINING MACHINERY &/OR EQUIPMENT IMPS. &/OR DISTS. &/OR MFRS.	Guthridge Pty. Limited., 78 Parramatta Road., Camperdown. 2050	54229	1975	Premise Match	60m	West
	BUILDERS SUPPLIERS.	Guthridge Pty. Ltd., 78 Parramatta Rd, Camperdown. 2050	9252	1975	Premise Match	60m	West
	HARDWARE MERCHANTS-W/SALE	Guthridge Pty. Ltd., 78 Parramatta Rd, Camperdown. 2050	41459	1975	Premise Match	60m	West
	FILTER MFRS. &/OR DISTS.	Guthridge Pty. Ltd., 78 Parramatta Rd, Camperdown. 2050.	31824	1975	Premise Match	60m	West
	AMMUNITION & EXPLOSIVES DISTS.	Guthridge Pty. Ltd., 78 Parramatta Rd., Camperdown. 2050	2247	1975	Premise Match	60m	West
	MINING MACHINERY &/OR EQUIPMENT IMPS. &/OR DISTS. &/OR MFRS.	Guthridge Pty. Ltd., 78 Parramatta Rd., Camperdown. 2050	54261	1975	Premise Match	60m	West
	QUARRYING MACHINERY &/OR EQUIPMENT MFRS. &/OR DISTS.	Guthridge Pty. Ltd., 78 Parramatta Rd., Camperdown. 2050	71362	1975	Premise Match	60m	West
	VALVES &/OR COCKS.,STEAM, FLUID, ETC..,MFRS. &/OR DISTS.	Guthridge Pty. Ltd., 78 Parramatta Rd., Camperdown. 2050	85996	1975	Premise Match	60m	West

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29	MINING MACHINERY & EQUIPMENT IMPORTERS, DISTRIBUTORS &/OR MANUFACTURERS	Gutheridge Pty. Ltd., 78 Parramatta Rd., Camperdown	331778	1970	Premise Match	60m	West
	OFFICE COMMUNICATION MFRS.(O 020)	Gutheridge Pty. Ltd., 78 Parramatta Rd., Camperdown	344635	1970	Premise Match	60m	West
	VALVES/COCKS (STEAM/LIQUID,Etc.) MFRS./DISTS.(V065)	Gutheridge Pty. Ltd., 78 Parramatta Rd., Camperdown	372372	1970	Premise Match	60m	West
	AMMUNITION & EXPLOSIVES DISTS.(A350)	Guthridge Pty. Ltd., 78 Parramatta Rd., Camperdown	261365	1970	Premise Match	60m	West
	BUILDERS' SUPPLIERS (B814)	Guthridge Pty. Ltd., 78 Parramatta Rd., Camperdown	271373	1970	Premise Match	60m	West
	ELECTRIC SWITCH & CONTROL GEAR MFRS.&/OR DISTS.(E260)	Guthridge Pty. Ltd., 78 Parramatta Rd., Camperdown	294417	1970	Premise Match	60m	West
	FILTER MFRS. & DISTS. (F170)	Guthridge Pty. Ltd., 78 Parramatta Rd., Camperdown	302764	1970	Premise Match	60m	West
	HARDWARE MERCHANTS-WHOLESALE (H260)	Guthridge Pty. Ltd., 78 Parramatta Rd., Camperdown	315488	1970	Premise Match	60m	West
	Filter Mfrs. & Dists.	Guthridge Pty. Ltd., 78 Parramatta Rd., Camperdown	86144	1965	Premise Match	60m	West
	Hardware Merchants - Wholesale	Guthridge Pty. Ltd., 78 Parramatta Rd., Camperdown	99625	1965	Premise Match	60m	West
	Mining Machinery & Equipment Importers, Distributors &/or Manufacturers	Gutridge Pty. Ltd., 76 Parramatta Rd., Camperdown	116361	1965	Premise Match	60m	West
	Electric Switch & Control Gear Mfrs. &/or Dists.	Gutridge Pty. Ltd., 78 Parramatta Rd., Camperdown	78275	1965	Premise Match	60m	West
	Merchants/Importers	Gutridge Pty. Ltd., 78 Parramatta Rd., Camperdown	113765	1965	Premise Match	60m	West
	Valves - Steam, Water - Mfrs./Dists.	Gutridge Pty. Ltd., 78 Parramatta Rd., Camperdown	155246	1965	Premise Match	60m	West
	Ammunition & Explosives Dists.	Gutridge, Pty. Ltd., 78 Parramatta Rd., Camperdown	46123	1965	Premise Match	60m	West
	FILTER MFRS. & DISTS.	Guthridge Pty. Ltd., 78 Parramatta Rd., Camperdown	310388	1961	Premise Match	60m	West
	HARDWARE MERCHANTS-WHOLESALE	Guthridge Pty. Ltd., 78 Parramatta Rd., Camperdown	323703	1961	Premise Match	60m	West
	MERCHANTS/IMPORTERS	Gutridge Pty. Ltd, 78 Parramatta Rd., Camperdown	337440	1961	Premise Match	60m	West
	ELECTRIC SWITCH & CONTROL GEAR MFRS. &/OR DISTS.	Gutridge Pty. Ltd., 78 Parramatta Rd., Camperdown	301322	1961	Premise Match	60m	West
	MINING MACHINERY & EQUIPMENT IMPORTERS, DISTRIBUTORS &/OR MANUFACTURERS	Gutridge Pty. Ltd., 78 Parramatta Rd., Camperdown	340281	1961	Premise Match	60m	West
	VALVES-STEAM, WATER-MFRS./DISTS.	Gutridge Pty. Ltd., 78 Parramatta Rd., Camperdown	260801	1961	Premise Match	60m	West
	AMMUNITION & EXPLOSIVES DISTS.	Gutrldge, Pty. Ltd., 78 Parramatta Rd., Camperdown	267760	1961	Premise Match	60m	West
	VALVES (STEAM, WATER, Etc.) MFRS. &/OR DISTRIBUTORS	Gutheridge Pty. Ltd., 10 Parramatta Rd., Camperdown	111795	1950	Premise Match	60m	West
	MINING MACHINERY & EQUIPMENT IMPORTERS &/OR DISTRIBUTORS &/OR MFRS.	Gutherldge Pty. Ltd., 10 Parramatta Rd., Camperdown	79118	1950	Premise Match	60m	West
	MERCHANTS & IMPORTERS	Guthridge Ptv. Ltd., 10-12 Parramatta Rd., Camperdown	75136	1950	Premise Match	60m	West
	AMMUNITION & EXPLOSIVES MANUFACTURERS	Guthridge Pty. Ltd., 10-12 Parramatta Rd., Camperdown	1730	1950	Premise Match	60m	West
	ELECTRIC SWITCH & CONTROL GEAR MANUFACTURERS &/OR DISTRIBUTORS	Guthridge Pty. Ltd., 10-12 Parramatta Rd., Camperdown	37197	1950	Premise Match	60m	West
	FILTER MANUFACTURERS	Guthridge Pty. Ltd., 10-12 Parramatta Rd., Camperdown	43936	1950	Premise Match	60m	West

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Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
29	INCINERATOR BUILDERS & MANUFACTURERS	Guthridge Pty. Ltd., 10-12 Parramatta Rd., Camperdown	64073	1950	Premise Match	60m	West
	WASTE PRODUCT MERCHANTS	Guthridge Pty. Ltd., 10-12 Parramatta Rd., Camperdown	112417	1950	Premise Match	60m	West
30	Yarn Manufacturers	Burns Distributors Pty. Ltd., 9-15 Ross St., Forest Lodge	158560	1965	Premise Match	70m	North
	DYERS/BLEACHERS-TRADE	Burns Consolidated Ltd., 11-15 Ross St., Forest Lodge	299631	1961	Premise Match	70m	North
	YARN MANUFACTURERS	Burns Distributors Pty. Ltd., 9-15 Ross St., Forest Lodge	264408	1961	Premise Match	70m	North
31	CARPET CLEANERS &/OR SHAMPOOERS.	Maintenance Cleaning Service Pty. Ltd., 242 St. Johns Rd., Forest Lodge. 2037	11387	1978	Premise Match	72m	West
	CLEANERS-GENERAL.	Maintenance Cleaning Service Pty. Ltd., 242 St. Johns Rd., Forest Lodge. 2037	14315	1978	Premise Match	72m	West
	CLEANERS-INDUSTRIAL	Maintenance Cleaning Service Pty. Ltd., 242 St. Johns Rd., Forest Lodge. 2037	14349	1978	Premise Match	72m	West
	CLEANERS-GENERAL.	Maintenance Cleaning Services., 242 St. Johns Road, Forest Lodge. 2037	14290	1978	Premise Match	72m	West
	CARRIERS &/OR CARTAGE CONTRACTORS	J.J. Woods & Sons Pty. Ltd. 242 St Johns Road, Forest Lodge	13665	1975	Premise Match	72m	West
	CRANES-MOBILE-PROPRIETORS &/OR HIRERS.	Woods J. J. & Sons Pty. Ltd., 242 St. Johns Rd., Forest Lodge. 2037	19340	1975	Premise Match	72m	West
	CARRIERS &/OR CARTAGE CONTRACTORS - MASTER.	Woods, J. J. & Sons Pty. Ltd., 242 St Johns Rd., Forest Lodge 2037	13921	1975	Premise Match	72m	West
	BOND &/OR FREE STORES.	Woods, J. J. & Sons Pty. Ltd., 242 St. Johns Rd., Forest Lodge. 2037	7130	1975	Premise Match	72m	West
	PARCEL DELIVERY SPECIALISTS.	Woods, J. J. & Sons Pty. Ltd., 242 St. Johns Rd., Forest Lodge. 2037	66135	1975	Premise Match	72m	West
	FURNITURE REMOVALS &/OR STORAGE	Woods. J. J. & Sons Pty. Ltd., 242 St. Johns Rd., Forest Lodge. 2037	37417	1975	Premise Match	72m	West
	PARCEL DELIVERY SPECIALISTS (P166)	Woods, J. J. & Sons Pty. Ltd., 242 St. John's Rd., Forest Lodge	347292	1970	Premise Match	72m	West
	BOND & FREE STORES (B525)	Woods, JJ & Sons Pty. Ltd., 242 StJohns Rd., ForestLodge	268148	1970	Premise Match	72m	West
	BOND & FREE STORES	Woods J. J. & Sons Pty. Ltd., 242 St. Johns Rd., Forest Lodge	52568	1965	Premise Match	72m	West
	Carriers & Cartage Contractors - Master	Woods, J. J. & Sons Pty. Ltd., 242 St. Johns Rd., Forest Lodge	62822	1965	Premise Match	72m	West
	Cranes - Mobile - Proprietors & Hirers	Woods, J. J. & Sons Pty. Ltd., 242 St. Johns Rd., Forest Lodge	71125	1965	Premise Match	72m	West
	Parcel Delivery Specialists	Woods, J. J. & Sorts Pty. Ltd., 242 St. John's Rd., Forest Lodge	131780	1965	Premise Match	72m	West
	CRANES-MOBILE-PROPRIETORS & HIRERS	Woods, J. J. & Sons Pty. Ltd, 242 St. Johns Rd, Forest Lodge	293789	1961	Premise Match	72m	West
	PARCEL DELIVERY SPECIALISTS	Woods, J. J. & Sons Pty. Ltd., 242 St. John's Rd., Forest Lodge	357028	1961	Premise Match	72m	West
	CARRIERS & CARTAGE CONTRACTORS-MASTER	Woods, J. J. & Sons Pty. Ltd., 242 St. Johns Rd., Forest Lodge	285825	1961	Premise Match	72m	West
	FURNITURE REMOVALISTS/STORAGE	Woods, J. J. & Sons Pty. Ltd., 242 St. Johns Rd., Forest Lodge	317163	1961	Premise Match	72m	West
32	Importers	Nirex Pty Ltd, 80 Parramatta Rd., Camperdown. 2050	49011	1991	Premise Match	78m	West
	IMPORTERS.	Nirex Pty. Ltd., 80 Parramatta Rd., Camperdown. 2050	47806	1986	Premise Match	78m	West
	NOVELTY GOODS MFRS. &/OR IMPS. &/OR W/SALERS. (N1310)	Ellis Lederman Co., 80 Parramatta Rd., Camperdown. 2050.	61064	1982	Premise Match	78m	West
	IMPORTERS. (I0750)	Nirex Pty. Ltd., 80 Parramatta Rd., Camperdown. 2050.	41712	1982	Premise Match	78m	West
	NOVELTY GOODS MFRS.&/OR IMPS. &/OR W/SALERS.	Ellis Lederman Co, 80 Parramatta Rd, Camperdown 2050	54335	1978	Premise Match	78m	West
	IMPORTERS.	Nirex Pty. Ltd. 80 Parramatta Rd.	37041	1978	Premise Match	78m	West

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Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
32	NOVELTY GOODS MFRS. &/OR IMPS. &/OR W/SALERS.	Ellis Lederman Co., 80 Parramatta Rd., Camperdown. 2050	64116	1975	Premise Match	78m	West
	IMPORTERS.	Nirex Pty. Ltd., 80 Parramatta Rd., Camperdown. 2050	43847	1975	Premise Match	78m	West
	CLOTHING MFRS. &/OR W/SALERS. - WATERPROOF	Bramac Plastalon Ltd., 80 Parramatta Rd., Camperdown	283876	1970	Premise Match	78m	West
	DOOR MANUFACTURERS (D480)	Bramac Plastalon Ltd., 80 Parramatta Rd., Camperdown	290105	1970	Premise Match	78m	West
	CLOTHING MFRS. &/OR W'SALERS-PLASTIC (C464)	Bramac-Plastalon Ltd., 80 Parramatta Rd., Camperdown	283410	1970	Premise Match	78m	West
	BOAT, LAUNCH & YACHT ACCESSORIES MFRS&/OR DISTS.(B444)	Plastalon Pty. Ltd., 80 Parramatta Rd., Camperdown	267450	1970	Premise Match	78m	West
	CLOTHING MFRS. &/OR W/SALERS. - WATERPROOF	Plastalon Pty. Ltd., 80 Parramatta Rd., Camperdown	283902	1970	Premise Match	78m	West
	DOOR MANUFACTURERS (D480)	Plastalon Pty. Ltd., 80 Parramatta Rd., Camperdown	290157	1970	Premise Match	78m	West
	MOTOR GARAGES & ENGINEERS	Turner, J. R. & Co. Pty. Ltd., 80 Parramatta Rd. CAMPERDOWN	348333	1961	Premise Match	78m	West
	MOTOR ACCESSORIES/DEALERS	Turner, J. R. & Co. Pty. Ltd., 80 Parramatta Rd., Camperdown	343825	1961	Premise Match	78m	West
	MOTOR ACCESSORIES—W'SALE	Turner, J. R. & Co. Pty. Ltd., 80 Parramatta Rd., Camperdown	344026	1961	Premise Match	78m	West
	MOTOR CAR/TRUCK IMPORTERS/DISTRIBUTORS	Turner, J. R. & Co. Pty. Ltd., 80 Parramatta Rd., Camperdown	345556	1961	Premise Match	78m	West
	MOTOR GARAGES &/OR ENGINEERS	Turner, J. R. and Co., 16 Parramatta Rd., Camperdown	84488	1950	Premise Match	78m	West
	MOTOR SERVICE STATIONS-PETROL, Etc.	Turner, J. R. and Co., 16 Parramatta Rd., Camperdown	86470	1950	Premise Match	78m	West
	MOTOR SPARE PARTS DEALERS-RETAIL	Turner, J. R. and Co., 16 Parramatta Rd., Camperdown	86822	1950	Premise Match	78m	West
	TRAILER & SEMI-TRAILER MFRS. &/OR DISTRIBUTORS	Turner, J. R. and Co., 16 Parramatta Rd., Camperdown	110130	1950	Premise Match	78m	West
33	INSTRUMENTS-SCIENTIFIC-MFRS.	Associated Scientific Services, 33 Catherine St., Glebe	64438	1950	Premise Match	80m	North East
34	DRY CLEANERS, PRESSERS &/OR DYERS	Selwyn, Dry Cleaning Services, 24 Ross St., Forest Lodge. 2037	20947	1978	Premise Match	89m	North
	DRY CLEANERS, PRESSERS &/OR DYERS.	Selwyn, Dry Cleaning Services, 24 Ross St., Forest Lodge. 2037	24322	1975	Premise Match	89m	North
	DRY CLEANERS,PRESSERS/DYERS (D710)	Selwyn Dry Cleaning Services., 24 Ross St., Forest Lodge	292497	1970	Premise Match	89m	North
	DRY CLEANERS, PRESSERS / DYERS	Selwyn Dry Cleaners, 24 Ross St., Forest Lodge	299260	1961	Premise Match	89m	North
	DRY CLEANERS, PRESSERS & DYERS	“Selwyn” (The), 24 Ross St., Forest Lodge	35037	1950	Premise Match	89m	North
35	ENGINEERS - DESIGNING. (E6690)	Hopman, H. E. Pty. Ltd., 6 Larkin St., Camperdown. 2050.	27165	1982	Premise Match	90m	West
	CARRIERS & CARTAGE CONTRACTORS	Lawson Bros., 10 Larkin St., Camperdown	284991	1961	Premise Match	90m	West
	CARRIERS & CARTAGE CONTRACTORS	Lawson Bros., 10 Larkin St., Camperdown	19210	1950	Premise Match	90m	West
36	MOTOR PANEL BEATERS (M680)	Auto Smash Repairs Pty. Ltd., 206 St. Johns Rd., Glebe	339819	1970	Premise Match	93m	North
	CLOTHING MFRS. &/OR W/SALERS. - SHIRT &/OR PYJAMA	Gala Knitwear., 206a St Johns Rd., Glebe	283483	1970	Premise Match	93m	North
	KNITTING MILLS (K095)	Gala Knitwear., 206a St. Johns Rd., Glebe	322174	1970	Premise Match	93m	North
	Refrigerator Equipment/Parts Manufacturers (R2601)	"A.T." Thermostat Co., 206a St. Johns Rd., Glebe	140139	1965	Premise Match	93m	North
	Engineers - Refrigeration	"A.T." Thermostat Co., 206a St. John's Rd., Glebe	83804	1965	Premise Match	93m	North
	Motor Panel Beaters	Auto Smash Repairs Pty. Ltd., 206 St. Johns Rd,. Glebe	124410	1965	Premise Match	93m	North
	Clothing Mfrs. &/or W'salers - Knitted Goods	Gala Knitwear, 206a St. Johns Rd., Glebe	67262	1965	Premise Match	93m	North

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Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
36	Clothing Mfrs. &/or W'salers - Shirt & Pyjama	Gala Knitwear, 206a St. Johns Rd., Glebe	68179	1965	Premise Match	93m	North
	ENGINEERS-REFRIGERATION	"A.T." Thermostat Co., 206a St. John's Rd., Glebe	308012	1961	Premise Match	93m	North
	REFRIGERATOR EQUIPMENT/PARTS MANUFACTURERS	A.T. Thermostat Co., 206a St. Johns Rd., Glebe	245724	1961	Premise Match	93m	North
	MOTOR PANEL BEATERS	Auto Smash Repairs Pty. Ltd., 206 St. Johns Rd., Glebe	349352	1961	Premise Match	93m	North
	CLOTHING MFRS. &/OR W'SALERS-KNITTED GOODS	Gala Knitwear, 206a St. Johns Rd., Glebe	289696	1961	Premise Match	93m	North
	CLOTHING MFRS. &/OR W'SALERS-SHIRT & PYJAMA	Gala Knitwear, 206a St. Johns Rd., Glebe	290757	1961	Premise Match	93m	North
	REFRIGERATOR EQUIPMENT & PARTS MFRS.	"A.T." Thermostat Co., 206a St. Johns Rd., Glebe	98986	1950	Premise Match	93m	North
	VALVES (STEAM, WATER, Etc.) MFRS. &/OR DISTRIBUTORS	"A.T." Thermostat Co., 206a St. Johns Rd., Glebe	111781	1950	Premise Match	93m	North
	ENGINEERS-REFRIGERATION	"A.T.". Thermostat Co., 206a St. Johns Rd., Glebe	42006	1950	Premise Match	93m	North
	THERMOSTAT MANUFACTURERS	A.T. Thermostat Co., 206a St. Johns Rd., Glebe	108244	1950	Premise Match	93m	North
	REFRIGERATOR MFRS.-DOMESTIC-ELECTRIC	Perfection Coil Company, 206a St. Johns Rd., Glebe	99065	1950	Premise Match	93m	North
37	RADIO &/OR TELEVISION SALES & SERVICEMEN (R090)	Lawrence Radio & T. V. Service., 26 Ross St., Forest Lodge	354382	1970	Premise Match	94m	North
	RADIO &/OR TELEVISION SALES & SERVICEMEN (R090)	Lawrence Radio & Television Service., 26 Ross St., Glebe	354383	1970	Premise Match	94m	North
	Radio &/Or Television Sales & Servicemen	Lawrence Radio & Television Service., 26 Ross St. Glebe	138205	1965	Premise Match	94m	North
	RADIO &/OR TELEVISION SALES & SERVICEMEN	Lawrence Radio & Television Service, 26 Ross St. GLEBE	364223	1961	Premise Match	94m	North

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Business Directory Records 1950-1991
Road or Area Matches

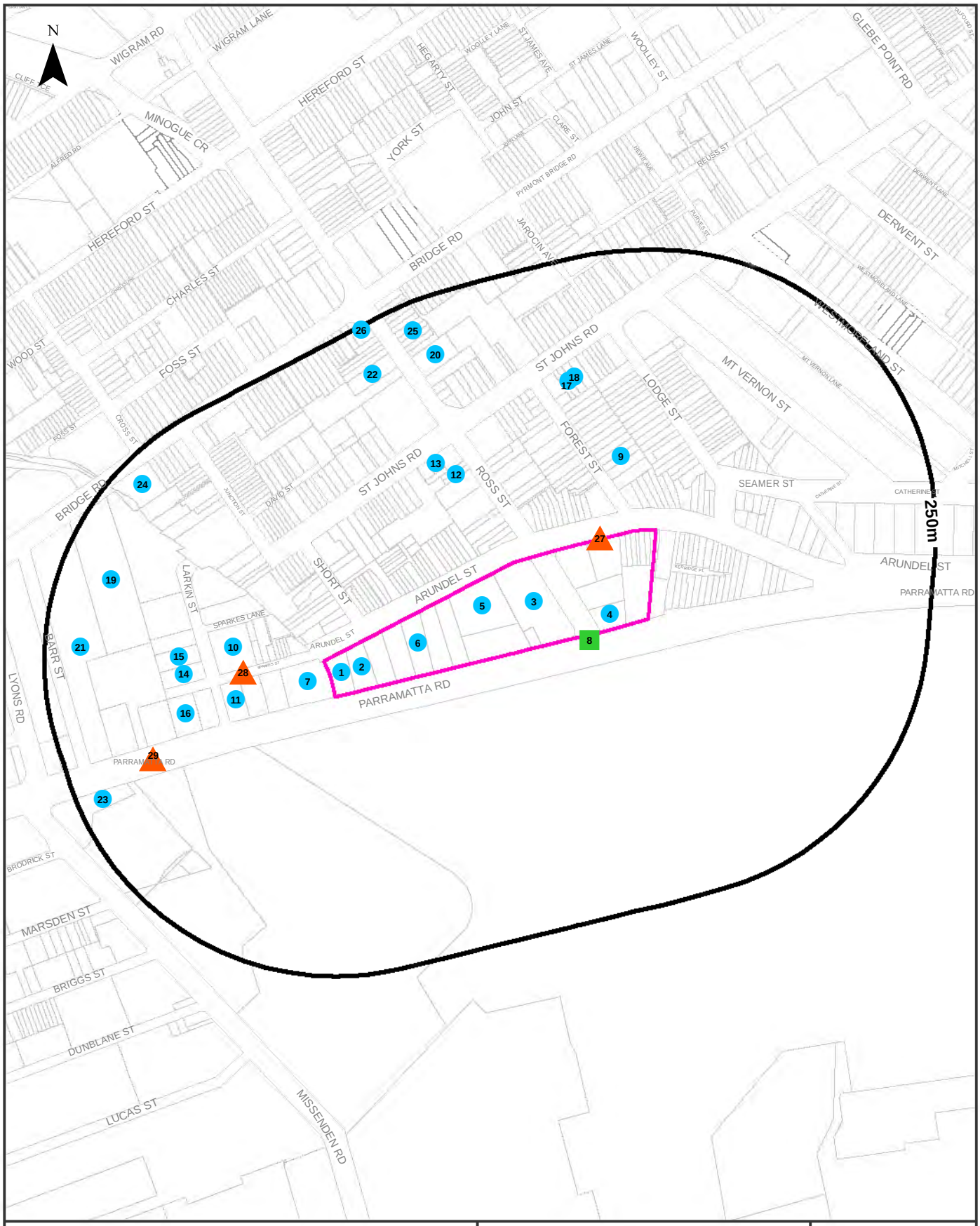
Potentially contaminative business activities extracted from Universal Business Directories from years 1991, 1986, 1982, 1978, 1975, 1970, 1965, 1961 & 1950, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
38	FURNITURE-CONTEMPORARY MFRS. &/OR W/SALERS.	Arredorama International Pty Ltd., Parramatta Rd., Glebe 2037	36885	1986	Road Match	0m
	FURNITURE IMPORTERS.	Arredorame International Pty Ltd., Parramatta Rd., Glebe 2037	37619	1986	Road Match	0m
39	ARTISTS - COMMERCIAL &INDUSTRIAL. (A7385)	Dynamic Graphics, Ross St., Glebe. 2037.	3435	1982	Road Match	0m
	PRINTERS - LETTERPRESS. (P8420)	Pink Panther Instant Printing, Ross St., Glebe. 2037.	66230	1982	Road Match	0m
	PRINTERS - LITHOGRAPHIC (OFFSET). (P8440)	Pink Panther Instant Printing, Ross St., Glebe. 2037.	66668	1982	Road Match	0m
	CLOTHING - SPORTSWEAR MFRS.&/OR W/SALERS. (C5701)	Sussan Corp. Ltd., Ross St., Glebe. 2037.	17142	1982	Road Match	0m
	CLOTHING - UNDERWEAR MFRS.&/OR W/SALERS. (C5703)	Sussan Corp. Ltd., Ross St., Glebe. 2037.	17176	1982	Road Match	0m
	CLOTHING - FROCKS & SUITS MFRS. &/OR W/SALERS.	Spiritual Sky, Ross St., Glebe. 2037	17127	1975	Road Match	0m
	PERFUME MFRS. &/OR DISTS. &/OR W/SALERS.	Spiritual Sky., Ross St., Glebe. 2037	66388	1975	Road Match	0m
	AUTOMATIC SLOT MACHINE MANUFACTURERS	Middlehurst & Sons Pty. Ltd., Ross St., Forest Lodge	270254	1961	Road Match	0m
	BOND & FREE STORES	Vernon, B. E., Ross St., Forest Lodge	274176	1961	Road Match	0m
	HANDKERCHIEF MANUFACTURERS	Taylor, G. B. and Co., Ross St., Glebe	60775	1950	Road Match	0m
40	ROAD TRANSPORT SERVICES-N.S.W.(R385)	Rex Trucking Co. Pty. Ltd., Arundel St., Glebe	357654	1970	Road Match	0m
	MOTOR GARAGES & ENGINEERS(M6S6)	Schofield Bros., Arundel St., GLEBE	338579	1970	Road Match	0m
	Motor Garages & Engineers	Schofield Bros., Arundel St. Glebe	122699	1965	Road Match	0m
	MOTOR GARAGES & ENGINEERS	Schofield Bros., Arundel St. GLEBE	348101	1961	Road Match	0m
	MOTOR PAINTERS	Schofield Bros., Arundel St., Glebe	349162	1961	Road Match	0m
	MOTOR PANEL BEATERS	Schofield Bros., Arundel St., Glebe	349943	1961	Road Match	0m
	WELDERS-ELECTRIC &/OR OXY	Schofield Bros., Arundel St., Glebe	262430	1961	Road Match	0m
41	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Ruslans Service Centre, Sparkes St., Camperdown. 2050.	57508	1982	Road Match	5m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Ruslans Service Centre, Sparkes St., Camperdown. 2050	50786	1978	Road Match	5m
42	MOTOR BODY REPAIRS &/OR CONVERTERS. (M5140)	Olympic Bumper Bar Service, 2 Sparkes La., Camperdown. 2050.	54299	1982	Road Match	63m
	MOTOR BODY REPAIRS &/OR CONVERTERS.	Olympic Bumper Bar Service, 2 Sparkes La., Camperdown. 2050	47847	1978	Road Match	63m
43	MOTOR PANEL BEATERS &/OR SPRAY PAINTERS. (M7360)	Larkin Repairs, Larkin St., Camperdown. 2050.	58465	1982	Road Match	94m
44	BAKERS-BREAD	King's Bakery, St. Johns Rd., Glebe	5337	1950	Road Match	95m

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Dry Cleaners, Motor Garages & Service Stations

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Legend

- Site Boundary
- Buffer 250m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale: 0 60 120 180 240 Meters

Coordinate System: GDA 1994 MGA Zone 56

Date: 04 May 2026

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Property Boundaries © NSW Department Finance, Services & Innovation 2026

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Historical Business Directories

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Dry Cleaners, Motor Garages & Service Stations 1948-1993 Premise or Road Intersection Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a premise or road intersection, within the dataset buffer.

Note: The Universal Business Directories were published between 1948 and 1993. Dry Cleaners, Motor Garages & Service Stations have been extracted from all of these directories except the following years 1951, 1955, 1957, 1960, 1963, 1973, 1974, 1977, 1987.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Broad Drive Auto Port, 64 Parramatta Rd., Camperdown. 2050	27875	1984	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Broad Drive Auto Port, 64 Parramatta Rd., Camperdown. 2050	65771	1983	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Broad Drive Auto Port, 64 Parramatta Rd., Camperdown. 2050.	56340	1982	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Broad Drive Auto Port., 64 Parramatta Rd., Camperdown. 2050	64019	1981	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Broad Drive Auto Port., 64 Parramatta Rd., Camperdown. 2050	51523	1980	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Broad Drive Auto Port., 64 Parramatta Rd., Camperdown. 2050.	40917	1979	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Broad Drive Auto Port, 64 Parramatta Rd., Camperdown. 2050	49460	1978	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Broad Drive Auto Port., 64 Parramatta Rd., Camperdown 2050	25177	1976	Premise Match	0m	On-site
	MOTOR SERVICE STATIONS - PETROL, OIL	Broad Drive Auto Port., 64 Parramatta Rd., Camperdown. 2050	61453	1975	Premise Match	0m	On-site
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Broad Drive Auto Port., 64 Parramatta Rd Camperdown	16514	1972	Premise Match	0m	On-site
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Broad Drive Auto Port., 64 Parramatta Rd Camperdown	63104	1971	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS.	B. And M. Motors., 57A Parramatta Rd Forest Lodge	17750	1948-49	Premise Match	0m	On-site
2	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Williams G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd., Glebe 2037	21845	1983	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Williams, G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd., Glebe. 2037.	57850	1982	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Williams G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd., Glebe 2037	8431	1981	Premise Match	0m	On-site

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
2	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Williams G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd., Glebe. 2037	63187	1980	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Williams G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd., Glebe. 2037.	46624	1979	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Williams, G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd., Glebe. 2037	51115	1978	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Williams G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd., Glebe 2037	35221	1976	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS.	Williams. G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd., Glebe. 2037	59788	1975	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS.	Williams G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd Glebe	12228	1972	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS.	Williams G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd Glebe	56839	1971	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS(M6S6)	Williams, G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd., GLEBE	338891	1970	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS.	Williams G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd., Glebe	42253	1969	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS	Williams G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd Glebe	25775	1968	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS.	Williams G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd., Glebe	10278	1967	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS.	Williams G. Repairs) Pty. Ltd., 62 Parramatta Rd Glebe	56168	1966	Premise Match	0m	On-site
	Motor Garages & Engineers	Williams, G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd. Glebe	122701	1965	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS	Williams G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd Glebe	47967	1964	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS.	Williams G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd Glebe	29487	1962	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS	Williams, G. (Car Repairs) Pty. Ltd., 62 Parramatta Rd., GLEBE	348457	1961	Premise Match	0m	On-site
3	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Gilbert, John A. Pty. Ltd., 36 Parramatta Rd., Camperdown. 2050	3363	1981	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Gilbert John A. Pty. Ltd., 36 Parramatta Rd., Camperdown. 2050	58098	1980	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Gilbert J. A. Pty. Ltd., 36 Parramatta Rd Camperdown 2050	41559	1979	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Gilbert, J. A. Pty. Ltd., 36 Parramatta Rd., Camperdown. 2050	50096	1978	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Gilbert J. A. Pty. Ltd., 36 Parramatta Rd., Camperdown 2050	30081	1976	Premise Match	0m	On-site
	MOTOR SERVICE STATIONS - PETROL, OIL	Gilbert, J. A. Pty. Ltd., 36 Parramatta Rd., Camperdown. 2050	61764	1975	Premise Match	0m	On-site
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Gilbert J. A. Pty. Ltd., 36 Parramatta Rd Camperdown	16516	1972	Premise Match	0m	On-site
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Gilbert J. A. Pty. Ltd., 36 Parramatta Rd Camperdown	63106	1971	Premise Match	0m	On-site

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Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
3	MOTOR GARAGES & ENGINEERS	Gilbert J. A. Pty. Ltd., Cnr Parramatta Rd & Ross St Camperdown	43545	1964	Premise Match	0m	On-site
4	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Grace Bros. Service & Parking Station., Parramatta Rd., Forest Lodge 2037	30181	1976	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS.	Grace Bros. Service & Parking Station., Parramatta Rd., Forest Lodge. 2037	58981	1975	Premise Match	0m	On-site
	MOTOR SERVICE STATIONS - PETROL, OIL	Grace Bros. Service & Parking Station., Parramatta Rd., Forest Lodge. 2037	61805	1975	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS.	Grace Bros. Service & Parking Station., Cnr Ross St & Parramatta Rd Forest Lodge	8122	1972	Premise Match	0m	On-site
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Grace Bros. Service & Parking Station., Cnr Ross St & Parramatta Rd Forest Lodge	16707	1972	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS.	Grace Bros. Service & Parking Station., Cnr Ross St & Parramatta Rd Forest Lodge	56799	1971	Premise Match	0m	On-site
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Grace Bros. Service & Parking Station., Cnr Ross St & Parramatta Rd Forest Lodge	2175	1971	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS(M6S6)	Grace Bros. Service & Parking Station., Cnr. Ross St. & Parramatta Rd., FOREST LODGE	337920	1970	Premise Match	0m	On-site
	MOTOR SERVICE STATIONS-PETROL,OIL,Etc.	Grace Bros. Service & Parking Station., Cnr. Ross St. & Parramatta Rd., FOREST LODGE	341183	1970	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS.	Grace Bros. Service & Parking Station., Cnr Ross St & Parramatta Rd Forest Lodge	42215	1969	Premise Match	0m	On-site
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Grace Bros. Service & Parking Station., Cnr Ross St & Parramatta Rd Forest Lodge	47811	1969	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS	Grace Bros. Service & Parking Station., Cnr Ross St & Parramatta Rd Forest Lodge	25742	1968	Premise Match	0m	On-site
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Grace Bros. Service & Parking Station., Cnr Ross St & Parramatta Rd Forest Lodge	31244	1968	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS.	Grace Bros. Service & Parking Station., Cnr Ross St & Parramatta Rd Forest Lodge	10244	1967	Premise Match	0m	On-site
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Grace Bros. Service & Parking Station., Cnr Ross St & Parramatta Rd Forest Lodge	15719	1967	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS.	Grace Bros. Service & Parking Station., Cnr Ross St & Parramatta Rd Forest Lodge	56134	1966	Premise Match	0m	On-site
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Grace Bros. Service & Parking Station., Cnr Ross St & Parramatta Rd Forest Lodge	1292	1966	Premise Match	0m	On-site
	Motor Garages & Engineers	Grace Bros. Service & Parking Station, Cnr. Ross St. & Parramatta Rd. Forest Lodge	122669	1965	Premise Match	0m	On-site
	Motor Service Stations - Petrol, Oil, Etc.	Grace Bros. Service & Parking Station, Cnr. Ross St. & Parramatta Rd. Forest Lodge	125710	1965	Premise Match	0m	On-site
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Grace Bros. Service & Parking Station., Cnr Ross St & Parramatta Rd Forest Lodge	51998	1964	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS	Grace Bros. Service & Parking Station., Cnr. Ross St & Parramatta Rd., Forest Lodge	47935	1964	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS.	Grace Bros. Service & Parking Station., Cnr Ross St & Parramatta Rd Forest Lodge	29454	1962	Premise Match	0m	On-site
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Grace Bros. Service & Parking Station., Cnr Ross St & Parramatta Rd Forest Lodge	38199	1962	Premise Match	0m	On-site
	MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Grace Bros. Service & Parking Station, Cnr. Ross St. & Parramatta Rd. Forest Lodge	350641	1961	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS	Grace Bros. Service & Parking Station, Cnr. Ross St. & Parramatta Rd., FOREST LODGE	347265	1961	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS.	Grace Bros Service & Parking Station., Cnr Ross St & Parramatta Rd Forest Lodge	14116	1959	Premise Match	0m	On-site

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4	MOTOR SERVICE STATIONS-PETROL,. OIL, ETC.	Grace Bros. Service & Parking Station., Cnr Ross St. & Parramatta Rd., Forest Lodge	24190	1959	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS.	Grace Bros. Service Station., Cnr Parramatta Rd. & Ross St., Forest Lodge	14118	1959	Premise Match	0m	On-site
	MOTOR GARAGE/ENGINEERS.	Grace Bros. Service Station., Cnr Parramatta Rd & Ross St Forest Lodge	4194	1958	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS.	Grace Bros. Service Station., Cnr Parramatta Rd & Ross St Forest Lodge	57725	1956	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS.	Grace Bros. Service Station., Cnr Parramatta Rd & Ross St Forest Lodge	49333	1954	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS.	Grace Bros. Service Station., Cnr Parramatta Rd & Ross St Forest Lodge	40060	1953	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS.	Grace Bros. Service Station., Cnr Parramatta Rd & Ross St Forest Lodge	31697	1952	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS	Grace Bros. Service Station, Cnr. Parramatta Rd. and Ross St., Forest Lodge	83816	1950	Premise Match	0m	On-site
	MOTOR SERVICE STATIONS-PETROL, Etc.	Grace Bros. Service Station, Cnr. Parramatta Rd. and Ross St., Forest Lodge	86003	1950	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS.	Grace Bros. Service Station., Cnr Parramatta Rd And Ross St Forest Lodge	22395	1948-49	Premise Match	0m	On-site
	MOTOR SERVICE STATIONS-PETROL, ETC.	Grace Bros. Service Station., Cnr Parramatta Rd And Ross St Forest Lodge	23287	1948-49	Premise Match	0m	On-site
5	Motor Garages & Engineers	Olding, G. H. & Sons Pty. Ltd., 43-47 Parramatta Rd. Glebe	122697	1965	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS	Olding G. H. & Sons Pty. Ltd., 43-47 Parramatta Rd Glebe	47963	1964	Premise Match	0m	On-site
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Olding G. H. & Sons Pty. Ltd., 42-50 Parramatta Rd Glebe	38215	1962	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS.	Olding G. H. & Sons Pty. Ltd., 43-47 Parramatta Rd Glebe	29479	1962	Premise Match	0m	On-site
	MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Olding, G. H. & Sons Pty. Ltd., 42-50 Parramatta Rd. GLEBE	350923	1961	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS	Olding, G. H. & Sons Pty. Ltd., 43-47 Parramatta Rd. GLEBE	347820	1961	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS.	Olding, G. H. & Sons Pty. Ltd., 43-47 Parramatta Rd., Glebe	14147	1959	Premise Match	0m	On-site
	MOTOR GARAGE/ENGINEERS.	Olding G. H. & Sons Pty. Ltd., 43-47 Parramatta Rd Glebe	4679	1958	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS.	Olding G. H. & Sons Pty. Ltd., 43-47 Parramatta Rd Glebe	61218	1956	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS.	Olding G. H. & Sons Pty. Ltd., 43-47 Parramatta Rd Glebe	49782	1954	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS.	Olding G. H. & Sons Pty Ltd., 43-47 Parramatta Rd., Glebe	40447	1953	Premise Match	0m	On-site
6	MOTOR GARAGES & ENGINEERS.	Auto Steering Service., 53A Parramatta Rd Glebe	29477	1962	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS	Auto Steering Service, 53a Parramatta Rd. GLEBE	346566	1961	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS.	Auto Steering Service, 53a Parramatta Rd. Glebe	14141	1959	Premise Match	0m	On-site
	MOTOR GARAGE/ENGINEERS.	Auto Steering Service., 53A Parramatta Rd Glebe	570	1958	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS.	Auto Steering Service., 53A Parramatta Rd Glebe	57191	1956	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS.	Auto Steering Service., 53A Parramatta Rd., Glebe	44759	1954	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS.	Auto Steering Service., 53A Parramatta Rd Glebe	36552	1953	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS.	Auto Steering Service., 53A Parramatta Rd Glebe	27469	1952	Premise Match	0m	On-site
	MOTOR GARAGES &/OR ENGINEERS	Auto Steering Service, 53a Parramatta Rd., Glebe	83399	1950	Premise Match	0m	On-site

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6	MOTOR GARAGES &/OR ENGINEERS.	Auto Steering Service., 53A Parramatta Rd Glebe	17736	1948-49	Premise Match	0m	On-site
7	MOTOR GARAGES & SERVICE STATIONS.	Camperdown Auto Port, 66 Parramatta Rd., Camperdown. 2050	18843	1993	Premise Match	0m	West
	Motor Garages & Service Stations	Camperdown Auto Port, 66 Parramatta Rd., Camperdown 2050	97443	1991	Premise Match	0m	West
	MOTOR GARAGES & SERVICE STATIONS.	Camperdown Auto Port, 66 Parramatta Rd., Camperdown. 2050	11399	1990	Premise Match	0m	West
	MOTOR GARAGE & SERVICE STATIONS.	Camperdown Auto Port, 66 Parramatta Rd., Camperdown. 2050	64840	1989	Premise Match	0m	West
	MOTOR GARAGES & SERVICE STATIONS.	Camperdown Auto Port, 66 Parramatta Rd., Camperdown. 2050	53958	1988	Premise Match	0m	West
	MOTOR GARAGES & SERVICE STATIONS.	Camperdown Auto Port, 66 Parramatta Rd., Camperdown. 2050	64423	1986	Premise Match	0m	West
	MOTOR GARAGES & SERVICE STATIONS.	Camperdown Auto Port, 66 Parramatta Rd., Camperdown. 2050	39412	1985	Premise Match	0m	West
	MOTOR GARAGES & ENGINEERS.	Ezzy K., 66 Parramatta Rd Camperdown	29048	1962	Premise Match	0m	West
	MOTOR GARAGES & ENGINEERS	Ezzy, K., 66 Parramatta Rd. CAMPERDOWN	347115	1961	Premise Match	0m	West
8	MOTOR GARAGES & ENGINEERS.	Broadway Motors (Service) Pty. Ltd., Cnr Parramatta Rd & Ross St Forest Lodge	29453	1962	Road Intersection	6m	East
	MOTOR GARAGES & ENGINEERS	Broadway Motors (Service) Pty. Ltd., Cnr. Parramatta Rd. & Ross St. FOREST LODGE	346740	1961	Road Intersection	6m	East
	MOTOR GARAGES & ENGINEERS	Broadway Motors (Service) Pty. Ltd., Rear Cnr. Parramatta Rd. & Ross St., GLEBE	346741	1961	Road Intersection	6m	East
	MOTOR GARAGES & ENGINEERS.	Broadway Motors (Service) Pty. Ltd., Cnr Parramatta Rd. & Ross St., Forest Lodge	14117	1959	Road Intersection	6m	East
9	DRY CLEANERS & PRESSERS.	Lanham's Laundry Pty. Ltd., Forest St., Forest Lodge. 2037	25363	1986	Premise Match	57m	North East
	DRY CLEANERS & PRESSERS.	Lanham's Laundry Pty. Ltd., Forest St., Forest Lodge. 2037	34581	1985	Premise Match	57m	North East
	DRY CLEANERS & PRESSERS.	Lanham's Laundry Pty. Ltd., Forest St., Forest Lodge. 2037	22031	1984	Premise Match	57m	North East
	DRY CLEANERS & PRESSERS.	Lanham's Laundry Pty. Ltd., Forest St., Forest Lodge 2037	8620	1983	Premise Match	57m	North East
	DRY CLEANERS & PRESSERS.(D8500)	Lanham's Laundry Pty. Ltd., Forest St., Forest Lodge. 2037.	23891	1982	Premise Match	57m	North East
	DRY CLEANERS & PRESSERS.	Lanham's Laundry Pty. Ltd., Forest St., Forest Lodge. 2037	63376	1981	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS &/OR DYERS.	Lanham's Dry Cleaners., Forest St., Forest Lodge. 2037	46655	1980	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS &/OR DYERS.	Lanham's Laundry Pty. Ltd., Forest St., Forest Lodge. 2037	46807	1980	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS &/OR DYERS.	Lanham's Dry Cleaners., Forest St., Forest Lodge. 2037	35255	1979	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS &/OR DYERS.	Lanham's Laundry Pty. Ltd., Forest St., Forest Lodge. 2037.	35404	1979	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS &/OR DYERS	Lanhams Dry Cleaners, Forest St., Forest Lodge. 2037	20679	1978	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS &/OR DYERS	Lanhams Laundry Pty. Ltd, Forest St, Forest Lodge. 2037	20825	1978	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS &/OR DYERS.	Lanhams Laundry Pty. Ltd., Forest St., Forest Lodge 2037	23585	1976	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS &/OR DYERS.	Lanhams Dry Cleaners Pty. Ltd. Forest St., Forest Lodge, Sydney, 2037	23902	1975	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS &/OR DYERS.	Lanhams Laundry Pty. Ltd., Forest St., Forest Lodge. 2037	24110	1975	Premise Match	57m	North East

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9	DRY CLEANERS, PRESSERS &/OR DYERS.	Lanhams Dry Cleaners Pty Ltd., Head Office Forest St., Forest Lodge 2037	2749	1972	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS &/OR DYERS.	Lanhams Dry Cleaners Pty. Ltd., Forest St., Forest Lodge. 2037	2976	1972	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS &/OR DYERS	Lanham Laundry Pty. Ltd., Forest St Forest Lodge	51125	1971	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS &/OR DYERS	Lanhams Dry Cleaners Pty Ltd., Head Office, Forest St., Forest Lodge 2037	50894	1971	Premise Match	57m	North East
	DRY CLEANERS,PRESSERS /DYERS (D710)	Lanham Laundry Pty. Ltd., Forest St., Forest Lodge.	292368	1970	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS/ DYERS	Lanham Laundry Pty. Ltd., Forest St Forest Lodge	37176	1969	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS/ DYERS	Lanhams Dry Cleaners Pty Ltd., Forest St Forest Lodge	36975	1969	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS/DYERS	Lanham Laundry Pty. Ltd., Forest St Forest Lodge	20635	1968	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS/DYERS	Lanhams Dry Cleaners Pty Ltd., Forest St., Forest Lodge	20439	1968	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS/ DYERS	Lanhams Dry Cleaners Pty Ltd. Head Office., Forest St., Forest Lodge	1945	1967	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS/ DYERS	Lanhams Dry Cleaners Pty. Ltd., Forest St., Forest Lodge	6192	1967	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS/ DYERS	Lanhams Dry Cleaners Pty Ltd. Forest St Forest Lodge	52530	1966	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS/ DYERS	Lanhams Dry Cleaners Pty. Ltd., Forest St., Forest Lodge	55246	1966	Premise Match	57m	North East
	Dry Cleaners, Pressers/Dyers	Lanhams Dry Cleaners Pty. Ltd., Forest St., Forest Lodge	76219	1965	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS/ DYERS.	Lanhams Dry Cleaners Pty. Ltd., Forest St Forest Lodge	43063	1964	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS/DYERS.	Lanham's Laundry Pty. Ltd., Forest St., Forest Lodge	24810	1962	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS / DYERS	Lanham’s Laundry Pty. Ltd., Forest St., Forest Lodge	299157	1961	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS & DYERS	Lanham's Laundry Pty. Ltd., 3 Forest St Forest Lodge	288	1958	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS & DYERS.	Lanham's Laundry Pty. Ltd., 3 Forest St Forest Lodge	54878	1956	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS & DYERS.	Lanham's Laundry Pty. Ltd., 3 Forest St Forest Lodge	44416	1954	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS & DYERS.	Lanham's Laundry Pty. Ltd., 3 Forest St Forest Lodge	36236	1953	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS & DYERS	Lanham’s Laundry Pty. Ltd., Forest St., Forest Lodge	35387	1950	Premise Match	57m	North East
	DRY CLEANERS, PRESSERS & DYERS.	Lanham's Laundry Pty. Ltd., Forest St Forest Lodge	17257	1948-49	Premise Match	57m	North East
10	DRY CLEANERS, PRESSERS &/OR DYERS.	Singleton G. C. & Co. Pty. Ltd., 16 Larkin St Camperdown	7252	1972	Premise Match	60m	West
	DRY CLEANERS, PRESSERS &/OR DYERS	Singleton G. C. & Co. Pty. Ltd., 16 Larkin St Camperdown	51327	1971	Premise Match	60m	West
	DRY CLEANERS,PRESSERS /DYERS (D710)	Singleton, G.C. & Co. Pty. Ltd., 16 Larkin St., Camperdown	292507	1970	Premise Match	60m	West
	DRY CLEANERS, PRESSERS/ DYERS	Singleton G. C. & Co. Pty. Ltd., 16 Larkin St Camperdown	37316	1969	Premise Match	60m	West
	DRY CLEANERS, PRESSERS/DYERS	Singleton G. C. & Co. Pty. Ltd., 16 Larkin St Camperdown	20774	1968	Premise Match	60m	West
	DRY CLEANERS, PRESSERS/ DYERS	Singleton G. C. & Co. Pty. Ltd., 16 Larkin St Camperdown	6329	1967	Premise Match	60m	West
	DRY CLEANERS, PRESSERS/ DYERS	Singleton G. C. & Co. Pty. Ltd., 16 Larkin St Camperdown	55377	1966	Premise Match	60m	West

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11	MOTOR GARAGES & ENGINEERS.	Turner J. R. & Co. Pty. Ltd., 80 Parramatta Rd Camperdown	29064	1962	Premise Match	78m	West
	MOTOR GARAGES & ENGINEERS	Turner, J. R. & Co. Pty. Ltd., 80 Parramatta Rd. CAMPERDOWN	348333	1961	Premise Match	78m	West
	MOTOR GARAGES & ENGINEERS	Turner J. R. & Co. Pty. Ltd., 80 Parramatta Rd Camperdown	13776	1959	Premise Match	78m	West
	MOTOR GARAGE/ENGINEERS.	Turner J. R. & Co., Rear 80 Parramatta Rd Camperdown	9185	1958	Premise Match	78m	West
	MOTOR GARAGES &/OR ENGINEERS.	Turner J. R. & Co. Pty. Ltd., 16-18 Parramatta Rd Camperdown	61601	1956	Premise Match	78m	West
	MOTOR GARAGES &/OR ENGINEERS.	Turner J. R. & Co. Pty. Ltd., 16-18 Parramatta Rd Camperdown	54230	1954	Premise Match	78m	West
	MOTOR GARAGES &/OR ENGINEERS.	Turner J. R. & Co. Pty. Ltd., 80 Parramatta Rd Camperdown	54231	1954	Premise Match	78m	West
	MOTOR GARAGES &/OR ENGINEERS.	Turner J. R. & Co. Pty. Ltd., 16-18 Parramatta Rd Camperdown	43852	1953	Premise Match	78m	West
	MOTOR GARAGES &/OR ENGINEERS.	Turner J. R. And Co., 16 Parramatta Rd Camperdown	32353	1952	Premise Match	78m	West
	MOTOR GARAGES &/OR ENGINEERS	Turner, J. R. and Co., 16 Parramatta Rd., Camperdown	84488	1950	Premise Match	78m	West
	MOTOR SERVICE STATIONS-PETROL, Etc.	Turner, J. R. and Co., 16 Parramatta Rd., Camperdown	86470	1950	Premise Match	78m	West
	MOTOR SERVICE STATIONS-PETROL, ETC.	Turner J. R. And Co., 16 Parramatta Rd Camperdown	26842	1948-49	Premise Match	78m	West
	MOTOR GARAGES &/OR ENGINEERS.	Turner, J. R. And Co., 16 Parramatta Rd., Camperdown	22967	1948-49	Premise Match	78m	West
12	DRY CLEANERS, PRESSERS &/OR DYERS	Selwyn, Dry Cleaning Services, 24 Ross St., Forest Lodge. 2037	20947	1978	Premise Match	89m	North
	DRY CLEANERS, PRESSERS &/OR DYERS.	Selwyn Dry Cleaning Services., 24 Ross St., Forest Lodge 2037	23798	1976	Premise Match	89m	North
	DRY CLEANERS, PRESSERS &/OR DYERS.	Selwyn, Dry Cleaning Services, 24 Ross St., Forest Lodge. 2037	24322	1975	Premise Match	89m	North
	DRY CLEANERS, PRESSERS &/OR DYERS.	Selwyn Dry-Cleaning Services., 24 Ross St Forest Lodge	7240	1972	Premise Match	89m	North
	DRY CLEANERS, PRESSERS &/OR DYERS	Selwyn Dry Cleaning Services., 24 Ross St Forest Lodge	51316	1971	Premise Match	89m	North
	DRY CLEANERS,PRESSERS /DYERS (D710)	Selwyn Dry Cleaning Services., 24 Ross St., Forest Lodge	292497	1970	Premise Match	89m	North
	DRY CLEANERS, PRESSERS/ DYERS	Selwyn Dry Cleaning Services., 24 Ross St Forest Lodge	37306	1969	Premise Match	89m	North
	DRY CLEANERS, PRESSERS/DYERS	Selwyn Dry Cleaning Services., 24 Ross St Forest Lodge	20764	1968	Premise Match	89m	North
	DRY CLEANERS, PRESSERS/ DYERS	Selwyn Dry Cleaning Services., 24 Ross St Forest Lodge	6319	1967	Premise Match	89m	North
	DRY CLEANERS, PRESSERS/ DYERS	Selwyn Dry Cleaning Services., 24 Ross St Forest Lodge	55367	1966	Premise Match	89m	North
	DRY CLEANERS, PRESSERS/DYERS.	Selwyn Dry Cleaners., 24 Ross St Forest Lodge	24903	1962	Premise Match	89m	North
	DRY CLEANERS, PRESSERS / DYERS	Selwyn Dry Cleaners, 24 Ross St., Forest Lodge	299260	1961	Premise Match	89m	North
	DRY CLEANERS, PRESSERS & DYERS.	Selwyn Dry Cleaning Services (The)., 24 Ross St., Frst Ldge	44523	1954	Premise Match	89m	North
	DRY CLEANERS, PRESSERS & DYERS.	Selwyn Dry Cleaning Services., 24 Ross St Frst Ldge	36349	1953	Premise Match	89m	North
	DRY CLEANERS, PRESSERS & DYERS.	Selwyn (The)., 24 Ross St Forest Lodge	27274	1952	Premise Match	89m	North
	DRY CLEANERS, PRESSERS & DYERS	“Selwyn” (The), 24 Ross St., Forest Lodge	35037	1950	Premise Match	89m	North
	DRY CLEANERS, PRESSERS & DYERS.	Selwyn (The)., 24 Ross St Forest Lodge	17468	1948-49	Premise Match	89m	North

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Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
13	MOTOR GARAGES & ENGINEERS.	St. Johns Motor Engineering., 206A St Johns Rd Forest Lodge	29455	1962	Premise Match	103m	North West
	MOTOR GARAGES & ENGINEERS	St. Johns Motor Engineering, 206a St. Johns Rd. FOREST LODGE	348186	1961	Premise Match	103m	North West
	MOTOR GARAGES & ENGINEERS.	St. Johns Motor Engineering., 206a St. Johns Rd., Forest Lodge	14119	1959	Premise Match	103m	North West
	MOTOR GARAGE/ENGINEERS.	St. Johns Motor Engineering., 206A St Johns Rd Forest Lodge	4924	1958	Premise Match	103m	North West
14	MOTOR GARAGES & SERVICE STATIONS.	Waynes 1 Stop Mufflers/Workshop, 23 Larkin St., Camperdown. 2050	18384	1990	Premise Match	107m	West
	MOTOR GARAGE & SERVICE STATIONS.	Waynes 1 Stop Mufflers/Workshop, 23 Larkin St., Camperdown. 2050	5720	1989	Premise Match	107m	West
	MOTOR GARAGES & SERVICE STATIONS.	Waynes, 1 Stop Mufflers/Workshop, 23 Larkin St., Camperdown. 2050	64198	1988	Premise Match	107m	West
	MOTOR GARAGES & SERVICE STATIONS.	T.K. Foster Motors Pty. Ltd., 23 Larkin St., Camperdown. 2050	65553	1986	Premise Match	107m	West
	MOTOR GARAGES & SERVICE STATIONS.	T.K. Foster Motors Pty. Ltd., 23 Larkin St., Camperdown. 2050	45674	1985	Premise Match	107m	West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	T.K. Foster Motors, 23 Larkin St., Camperdown. 2050	34234	1984	Premise Match	107m	West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	T.K. Foster Motors., 23 Larkin St., Camperdown 2050	21682	1983	Premise Match	107m	West
15	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Barry Motors Pty. Ltd., Larkin St., Camperdown 2050	25096	1976	Premise Match	110m	West
	MOTOR GARAGES &/OR ENGINEERS.	Barry Motors Pty. Ltd., Larkin St., Camperdown. 2050	58413	1975	Premise Match	110m	West
16	MOTOR GARAGES & SERVICE STATIONS.	Central Autohaus Pty Ltd., 84 Parramatta Rd., Camperdown. 2050	18857	1993	Premise Match	121m	West
	MOTOR GARAGES & SERVICE STATIONS.	Central Autohaus Pty. Ltd, 84 Parramatta Rd., Camperdown. 2050	11418	1990	Premise Match	121m	West
	MOTOR GARAGE & SERVICE STATIONS.	Central Autohaus Pty. Ltd., 84 Parramatta Rd., Camperdown. 2050	64861	1989	Premise Match	121m	West
	MOTOR GARAGES & SERVICE STATIONS.	Central Autohaus Pty. Ltd., 84 Parramatta Rd., Camperdown. 2050	53981	1988	Premise Match	121m	West
	MOTOR GARAGES & SERVICE STATIONS.	Central Autohaus, 84 Parramatta Rd., Camperdown. 2050	64448	1986	Premise Match	121m	West
	MOTOR GARAGES & SERVICE STATIONS.	Central Autohaus., 84 Parramatta Rd., Camperdown. 2050	39442	1985	Premise Match	121m	West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Central Autohaus, 84 Parramatta Rd., Camperdown. 2050	28031	1984	Premise Match	121m	West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	H.K. Motors., 84 Parramatta Rd., Camperdown. 2050	14863	1983	Premise Match	121m	West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	H.K. Motors, 84 Parramatta Rd., Camperdown. 2050.	56929	1982	Premise Match	121m	West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	H.K. Motors., 84 Parramatta Rd., Camperdown 2050	3485	1981	Premise Match	121m	West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	H.K. Motors., 84 Parramatta Rd., Camperdown. 2050	58218	1980	Premise Match	121m	West
	MOTOR GARAGES &/OR ENGINEERS.	Barry's Motors Pty. Ltd., 84 Parramatta Rd Camperdown	7718	1972	Premise Match	121m	West
	MOTOR GARAGES &/OR ENGINEERS.	Barry's Motors Pty. Ltd., 84 Parramatta Rd Camperdown	56477	1971	Premise Match	121m	West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
16	MOTOR GARAGES & ENGINEERS(M6S6)	Barry's Motors Pty. Ltd., 84 Parramatta Rd. CAMPERDOWN	337268	1970	Premise Match	121m	West
	MOTOR GARAGES & ENGINEERS.	Barry's Motors Pty. Ltd., 84 Parramatta Rd Camperdown	37739	1969	Premise Match	121m	West
	MOTOR GARAGES & ENGINEERS	Barry's Motors Pty. Ltd., 84 Parramatta Rd Camperdown	21169	1968	Premise Match	121m	West
	MOTOR GARAGES & ENGINEERS.	Barry's Motors Pty. Ltd., 84 Parramatta Rd Camperdown	6820	1967	Premise Match	121m	West
	MOTOR GARAGES & ENGINEERS.	Barry's Motors Pty. Ltd., 84 Parramatta Rd Camperdown	29041	1962	Premise Match	121m	West
	MOTOR GARAGES & ENGINEERS	Barry's Motors Pty. Ltd., 84 Parramatta Rd. Camperdown	346608	1961	Premise Match	121m	West
	MOTOR GARAGES & ENGINEERS	Barry's Motors., 26-30 Parramatta Rd Camperdown	13758	1959	Premise Match	121m	West
	MOTOR GARAGE/ENGINEERS.	Barrys Motors., 26-30 Parramatta Rd Camperdown	608	1958	Premise Match	121m	West
	MOTOR GARAGES &/OR ENGINEERS.	Barrys Motors., 26-30 Parramatta Rd Camperdown	57230	1956	Premise Match	121m	West
	MOTOR GARAGES &/OR ENGINEERS.	Barrys Motors., 26-30 Parramatta Rd Camperdown	44792	1954	Premise Match	121m	West
	MOTOR GARAGES &/OR ENGINEERS.	Barry's Motors, 26-30 Parramatta Rd., Camperdown	36581	1953	Premise Match	121m	West
	MOTOR GARAGES &/OR ENGINEERS.	Barrys Motors., 26-30 Parramatta Rd Camperdown	27494	1952	Premise Match	121m	West
	MOTOR GARAGES &/OR ENGINEERS	Barrys Motors, 26-30 Parramatta Rd., Camperdown	83425	1950	Premise Match	121m	West
	MOTOR GARAGES &/OR ENGINEERS.	Barrys Motors., 26-30 Parramatta Rd Camperdown	17757	1948-49	Premise Match	121m	West
17	DRY CLEANERS, PRESSERS &/OR DYERS	Tasman Dry Cleaners Pty. Ltd., 178 St., Johns Rd., Forest Lodge 2037	55063	1971	Premise Match	128m	North
	DRY CLEANERS, PRESSERS & DYERS.	Masons Dry Cleaners., 178 St Johns Rd Glebe	27174	1952	Premise Match	128m	North
	DRY CLEANERS, PRESSERS & DYERS	Lyke-Nu Dry Cleaning Co. Ltd. 178 St. Johns Rd., Forest Lodge	35466	1950	Premise Match	128m	North
	DRY CLEANERS, PRESSERS & DYERS	Masons Dry Cleaners, 178 St. Johns Rd., Glebe	35510	1950	Premise Match	128m	North
	DRY CLEANERS, PRESSERS & DYERS.	Lyke-Nu Dry Cleaning Co. Ltd., 178 St Johns Rd Forest Lodge	17328	1948-49	Premise Match	128m	North
18	DRY CLEANERS & PRESSERS.	Mounzer Laundromat, 176 St Johns Rd., Forest Lodge. 2037	53220	1988	Premise Match	130m	North
	DRY CLEANERS & PRESSERS.	Mounzer Laundromat, 176 St. Johns Rd., Forest Lodge. 2037	25448	1986	Premise Match	130m	North
	DRY CLEANERS & PRESSERS.	Mounzer Laundromat, 176 St.Johns Rd., Forest Lodge. 2037	34666	1985	Premise Match	130m	North
	DRY CLEANERS & PRESSERS.	Mounzer Laundromat, 176 St. Johns Rd., Forest Lodge. 2037	22117	1984	Premise Match	130m	North
	DRY CLEANERS & PRESSERS.	Mounzer Laundromat., 176 St., Johns Rd., Forest Lodge 2037	8712	1983	Premise Match	130m	North
	DRY CLEANERS & PRESSERS.(D8500)	Mounzer Laundromat, 176 St. Johns Rd., Forest Lodge. 2037.	23982	1982	Premise Match	130m	North
	DRY CLEANERS & PRESSERS.	Mounzer Laundromat., 176 St Johns Rd., Forest Lodge. 2037	63469	1981	Premise Match	130m	North
	DRY CLEANERS, PRESSERS &/OR DYERS.	Mounzer Laundromat., 176 St. Johns Rd., Forest Lodge. 2037	49947	1980	Premise Match	130m	North
	DRY CLEANERS, PRESSERS &/OR DYERS.	Mounzer Laundromat., 176 St Johns Rd., Forest Lodge. 2037	35480	1979	Premise Match	130m	North
19	MOTOR GARAGE/ENGINEERS.	International Harvester Co. Of Aust. Pty. Ltd., 5-11 Pyrmont Bridge Rd Camperdown	4338	1958	Premise Match	156m	West
20	MOTOR GARAGES & SERVICE STATIONS.	Chapman Ron Motor Services, 25 Ross St., Glebe. 2037	18858	1993	Premise Match	183m	North
	Motor Garages & Service Stations	Chapman, Ron Motor Services, 25 Ross St., Glebe 2037	97412	1991	Premise Match	183m	North
	MOTOR GARAGES & SERVICE STATIONS.	Chapman, Ron Motor Services, 25 Ross St., Glebe. 2037	11421	1990	Premise Match	183m	North

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
20	MOTOR GARAGE & SERVICE STATIONS.	Chapman Ron Motor Services, 25 Ross St., Glebe. 2037	64863	1989	Premise Match	183m	North
	MOTOR GARAGES & SERVICE STATIONS.	Chapman Ron Motor Services, 25 Ross St., Glebe. 2037	53987	1988	Premise Match	183m	North
	MOTOR GARAGES & SERVICE STATIONS.	Chapman, Ron Motor Services, 25 Ross St., Glebe. 2037	64456	1986	Premise Match	183m	North
	MOTOR GARAGES & SERVICE STATIONS.	Chapman Ron Motor Services, 25 Ross St., Glebe. 2037	39451	1985	Premise Match	183m	North
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Chapman Ron Motor Services, 25 Ross St., Glebe. 2037	28038	1984	Premise Match	183m	North
21	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Wawns Service Station., 13 Pyrmont Bridge Rd., Camperdown 2050	35175	1976	Premise Match	194m	West
	MOTOR GARAGES &/OR ENGINEERS.	Wawns Service Station, 13 Pyrmont Bridge Rd., Camperdown.	59753	1975	Premise Match	194m	West
	MOTOR GARAGES &/OR ENGINEERS.	Wawns Service Station., 13-15 Pyrmont Bridge Rd Camperdown	7734	1972	Premise Match	194m	West
	MOTOR GARAGES &/OR ENGINEERS.	Wawns Service Station., 13-15 Pyrmont Bridge Rd Camperdown	56492	1971	Premise Match	194m	West
	MOTOR GARAGES & ENGINEERS(M6S6)	Wawns Service Station, 13-15 Pyrmont Bridge Rd. CAMPERDOWN	338852	1970	Premise Match	194m	West
	MOTOR GARAGES & ENGINEERS.	Wawns Service Station., 13-15 Pyrmont Bridge Rd Camperdown	41816	1969	Premise Match	194m	West
	MOTOR GARAGES & ENGINEERS	Wawns Service Station., 13-15 Pyrmont Bridge Rd Camperdown	21181	1968	Premise Match	194m	West
	MOTOR GARAGES & ENGINEERS.	Wawns Service Station., 13-15 Pyrmont Bridge Rd Camperdown	6833	1967	Premise Match	194m	West
	MOTOR GARAGES & ENGINEERS.	Wawns Service Station., 13-15 Pyrmont Bridge Rd., Camperdown	55791	1966	Premise Match	194m	West
	Motor Garages & Engineers	Wawns Service Station, 13-15 Pyrmont Bridge Rd. Camperdown	122355	1965	Premise Match	194m	West
	MOTOR GARAGES & ENGINEERS	Wawns Service Station., 13-15 Pyrmont Bridge Rd Camperdown	43554	1964	Premise Match	194m	West
	MOTOR GARAGES & ENGINEERS.	Wawns Service Station., 13-15 Pyrmont Bridge Rd Camperdown	29065	1962	Premise Match	194m	West
	MOTOR GARAGES & ENGINEERS	Wawns Service Station, 13-15 Pyrmont Bridge Rd. Camperdown	348413	1961	Premise Match	194m	West
	MOTOR GARAGES & ENGINEERS	Wawns Service Station., 13-15 Bridge Rd Camperdown	13777	1959	Premise Match	194m	West
22	DRY CLEANERS, PRESSERS &/OR DYERS.	Tip Top., 34a Ross St Glebe	7319	1972	Premise Match	197m	North West
	DRY CLEANERS, PRESSERS &/OR DYERS	De Luxe., 34 Ross St., Forest Lodge 2037	51004	1971	Premise Match	197m	North West
	DRY CLEANERS, PRESSERS &/OR DYERS	Tip Top., 34a Ross St Glebe	55072	1971	Premise Match	197m	North West
	DRY CLEANERS,PRESSERS /DYERS (D710)	Tip Top, 34a Ross St., Glebe	292549	1970	Premise Match	197m	North West
	DRY CLEANERS, PRESSERS/ DYERS	Tip Top., 34a Ross St Glebe	37355	1969	Premise Match	197m	North West
	DRY CLEANERS, PRESSERS/DYERS	Tip Top., 34a Ross St., Glebe	65492	1968	Premise Match	197m	North West
	DRY CLEANERS, PRESSERS/ DYERS	Tip Top., 34a Ross St Glebe	6365	1967	Premise Match	197m	North West
23	MOTOR SERVICE STATIONS-PETROL, Etc.	Red, White and Blue Service Station, 15 Parramatta Rd., Camperdown	86321	1950	Premise Match	199m	South West
	MOTOR SERVICE STATIONS-PETROL, ETC.	Red White And Blue Service Station., 15 Parramatta Rd Camperdown	26727	1948-49	Premise Match	199m	South West
24	MOTOR GARAGES & ENGINEERS.	Roberts' Service Station., 304 Bridge Rd Glebe	29483	1962	Premise Match	207m	West

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Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
24	MOTOR GARAGES & ENGINEERS	Roberts' Service Station, 304 Bridge Rd. Glebe	348038	1961	Premise Match	207m	West
	MOTOR GARAGES & ENGINEERS.	Roberts' Service Station, 304 Bridge Rd., Glebe	14148	1959	Premise Match	207m	West
	MOTOR GARAGE/ENGINEERS.	Roberts Service Station., 304 Bridge Rd Glebe	4872	1958	Premise Match	207m	West
	MOTOR GARAGES &/OR ENGINEERS.	Roberts Service Station., 304 Bridge Rd Glebe	61398	1956	Premise Match	207m	West
	MOTOR GARAGES &/OR ENGINEERS.	Roberts Service Station., 304 Bridge Rd Glebe	54016	1954	Premise Match	207m	West
	MOTOR GARAGES &/OR ENGINEERS.	Roberts Service Station., 304 Bridge Rd Glebe	40599	1953	Premise Match	207m	West
	MOTOR GARAGES &/OR ENGINEERS.	Roberts Service Station., 304 Bridge Rd Glebe	32169	1952	Premise Match	207m	West
	MOTOR GARAGES &/OR ENGINEERS	Roberts Service Station, 304 Bridge Rd., Glebe	84297	1950	Premise Match	207m	West
	MOTOR SERVICE STATIONS-PETROL, Etc.	Roberts Service Station, 304 Bridge Rd., Glebe	86348	1950	Premise Match	207m	West
	MOTOR GARAGES &/OR ENGINEERS.	Roberts Service Station., 304 Bridge Rd Glebe	22808	1948-49	Premise Match	207m	West
	MOTOR SERVICE STATIONS-PETROL, ETC.	Roberts Service Station., 304 Bridge Rd Glebe	26744	1948-49	Premise Match	207m	West
25	DRY CLEANERS, PRESSERS &/OR DYERS.	Lawrence Dry Cleaning., 33 Ross St., Forest Lodge 2037	23632	1976	Premise Match	220m	North
	DRY CLEANERS, PRESSERS &/OR DYERS.	Lawrence Dry Cleaning, 33 Ross St., Forest Lodge. 2037	24157	1975	Premise Match	220m	North
	DRY CLEANERS, PRESSERS &/OR DYERS.	Lawrence Dry Cleaning., 33 Ross St., Forest Lodge 2037	3022	1972	Premise Match	220m	North
	DRY CLEANERS, PRESSERS &/OR DYERS	Lawrence Dry Cleaning., 33 Ross St., Forest Lodge 2037	51156	1971	Premise Match	220m	North
26	DRY CLEANERS, PRESSERS/DYERS	Dependable Dry Cleaners., 48 Ross St Forest Lodge	20539	1968	Premise Match	242m	North West
	DRY CLEANERS, PRESSERS/ DYERS	Dependable Dry Cleaners., 48 Ross St Forest Lodge	6095	1967	Premise Match	242m	North West
	DRY CLEANERS, PRESSERS/ DYERS	Dependae Dry Cleaners., 48 Ross St., Forest Lodge	52627	1966	Premise Match	242m	North West
	Dry Cleaners, Pressers/Dyers	Dependable Dry Cleaners, 48 Ross St., Forest Lodge	76140	1965	Premise Match	242m	North West
	DRY CLEANERS, PRESSERS/ DYERS.	Dependable Dry Cleaners., 48 Ross St Forest Lodge	42990	1964	Premise Match	242m	North West

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Dry Cleaners, Motor Garages & Service Stations 1948-1993 Road or Area Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

Note: The Universal Business Directories were published between 1948 and 1993. Dry Cleaners, Motor Garages & Service Stations have been extracted from all of these directories except the following years 1951, 1955, 1957, 1960, 1963, 1973, 1974, 1977, 1987.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
27	MOTOR GARAGES &/OR ENGINEERS.	Schofield Bros., Arundel St Glebe	12226	1972	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS.	Schofield Bros., Arundel St Glebe	56837	1971	Road Match	0m
	MOTOR GARAGES & ENGINEERS(M6S6)	Schofield Bros., Arundel St., GLEBE	338579	1970	Road Match	0m
	MOTOR GARAGES & ENGINEERS.	Schofield Bros., Arundel St Glebe	42251	1969	Road Match	0m
	MOTOR GARAGES & ENGINEERS	Schofield Bros., Arundel St Glebe	25773	1968	Road Match	0m
	MOTOR GARAGES & ENGINEERS.	Schofield Bros., Arundel St Glebe	10276	1967	Road Match	0m
	MOTOR GARAGES & ENGINEERS.	Schofield Bros., Arundel St Glebe	56166	1966	Road Match	0m
	Motor Garages & Engineers	Schofield Bros., Arundel St. Glebe	122699	1965	Road Match	0m
	MOTOR GARAGES & ENGINEERS	Schofield Bros., Arundel St Glebe	47965	1964	Road Match	0m
	MOTOR GARAGES & ENGINEERS.	Schofield Bros., Arundel St Glebe	29484	1962	Road Match	0m
	MOTOR GARAGES & ENGINEERS	Schofield Bros., Arundel St. GLEBE	348101	1961	Road Match	0m
	MOTOR GARAGES & ENGINEERS.	Schofield Bros, Arundel St., Glebe	14149	1959	Road Match	0m
	MOTOR GARAGE/ENGINEERS.	Schofield Bros., Arundel St Glebe	4934	1958	Road Match	0m
28	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Ruslans Service Centre, Sparkes St., Camperdown. 2050.	57508	1982	Road Match	5m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Ruslans Service Centre., Sparkes St., Camperdown 2050	4046	1981	Road Match	5m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Ruslans Service Centre., Sparkes St., Camperdown. 2050	58786	1980	Road Match	5m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Ruslans Service Centre., Sparkes St., Camperdown. 2050.	46286	1979	Road Match	5m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Ruslans Service Centre, Sparkes St., Camperdown. 2050	50786	1978	Road Match	5m
29	MOTOR GARAGES &/OR ENGINEERS.	Esso Servicenter., Parramatta Rd, Camperdown	7722	1972	Road Match	108m
	MOTOR GARAGES &/OR ENGINEERS.	Esso Servicenter., Parramatta Rd Camperdown	56482	1971	Road Match	108m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Esso Servicenter., Parramatta Rd Camperdown	47607	1969	Road Match	108m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Esso Servicenter., Parramatta Rd Camperdown	31029	1968	Road Match	108m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Esso Servicenter., Parramatta Rd Camperdown	15510	1967	Road Match	108m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
29	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Esso Servicenter., Parramatta Rd Camperdown	1086	1966	Road Match	108m

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Topographic Features

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
2835799	Community Facility	GLEBE MORGUE	0m	On-site
2837693	Park	ST JOHNS OVAL	25m	West
2807956	Place Of Worship	SALVATION ARMY CHURCH	69m	North
2822149	Embassy	CONSULATE-GENERAL OF THE REPUBLIC OF SLOVENIA	70m	West
2706185	Sports Field	ST JOHNS OVAL	152m	South West
2728408	Sports Field	UNIVERSITY OVAL NUMBER TWO	172m	South East
2827860	Community Facility	GLEBE NEIGHBOURHOOD SERVICE CENTRE	179m	North East
2770661	Community Facility	GLEBE TOWN HALL	182m	North East
2754533	Urban Place	THE UNIVERSITY OF SYDNEY	194m	South East
2728406	Child Care Centre	CAMPERDOWN CHILD CARE CENTRE	237m	South West
2728405	Place Of Worship	CATHOLIC CHURCH	237m	South West
2728417	Post Office	SYDNEY UNIVERSITY POST OFFICE	254m	East
2705765	Park	RESIDENTS PARK	289m	East
2814825	Primary School	FOREST LODGE PUBLIC SCHOOL	319m	North West
2706188	University	THE UNIVERSITY OF SYDNEY CAMPERDOWN CAMPUS	326m	South
2728409	Sports Field	UNIVERSITY OVAL NUMBER ONE	329m	South
2827838	Community Facility	BOOLER COMMUNITY CENTRE	335m	West
2829370	General Hospital	ROYAL PRINCE ALFRED INSTITUTE OF RHEUMATOLOGY & ORTHOPAEDICS	352m	South West
2728300	Fire Station	GLEBE FIRE STATION	354m	North East
2770895	Community Facility	ST JOHNS CHURCH HALL	366m	North East
2845606	Park	CALDWELL PLAYGROUND	378m	West
2808809	Retirement Village	ST JOHN'S VILLAGE	391m	North East
2753824	Suburb	CAMPERDOWN	396m	South
2728410	Sports Court	TENNIS COURTS	397m	South East
2835218	Psychiatric Hospital	PROFESSOR MARIE BASHIR CENTRE	403m	South West
2807961	Place Of Worship	ANGLICAN CHURCH	436m	North East
2706184	Park	DR H J FOLEY PARK	441m	North East
2728299	Sports Court	TENNIS COURTS	448m	North
2834550	Helipad	Helipad	452m	South
2728412	General Hospital	ROYAL PRINCE ALFRED HOSPITAL	457m	South
2826172	Community Medical Centre	ROYAL PRINCE ALFRED HOSPITAL KGV BUILDING	462m	South
2705702	Park	ST JAMES PARK	462m	North

Map Id	Feature Type	Label	Distance	Direction
2728298	Place Of Worship	CATHOLIC CHURCH	478m	North
2814653	Primary School	ST JAMES' PRIMARY SCHOOL	485m	North
2815021	Special School	ROYAL PRINCE ALFRED HOSPITAL SCHOOL	494m	South West
2730661	Park	BOOLER MEMORIAL PLAYGROUND	500m	North
2728407	Sports Court	TENNIS COURTS	502m	East
2810847	Court House	GLEBE COURT HOUSE	511m	North East
2753822	Suburb	FOREST LODGE	513m	North West
2728418	Post Office	MISSENDEN ROAD POST OFFICE	517m	South
2808356	University	THE UNIVERSITY OF SYDNEY MALLETT ST CAMPUS	520m	South West
2706189	Library	FISHER LIBRARY SYDNEY UNIVERSITY	529m	East
2728297	Park	ARTHUR GRAY RESERVE	531m	North
2814669	Primary School	GLEBE PUBLIC SCHOOL	535m	East
2844890	Police Station	GLEBE POLICE STATION	539m	North East
2770730	Community Facility	PAGE CHEST CLINIC	559m	South
2753821	Suburb	GLEBE	575m	North
2829378	General Hospital	CHRIS O'BRIEN LIFEHOUSE	578m	South
2826171	Community Medical Centre	YOUTHBLOCK HEALTH AND RESOURCE BUILDING	584m	South West
2831229	Art Gallery	CHRISSIE COTTER GALLERY	592m	South West
2728391	Community Facility	CAMPERDOWN BOWLING AND RECREATION CLUB	595m	South West
2728411	Sports Field	ST ANDREWS OVAL	607m	South
2845612	Sports Field	BOWLING GREENS	619m	South West
2705764	Place Of Worship	UNITING CHURCH	626m	North East
2728389	Sports Centre	SYDNEY CENTRE FOR TENNIS	628m	South West
2706187	Sports Field	ST PAULS OVAL	634m	South East
2730681	Park	MINOGUE RESERVE	649m	North West
2815007	Special School	BRIDGE ROAD SCHOOL	658m	West
2813330	Park	BADU PARK	661m	West
2826174	Community Medical Centre	GLEBE EARLY CHILDHOOD HEALTH CENTRE	670m	North
2829435	Community Medical Centre	CAMPERDOWN EARLY CHILDHOOD HEALTH CENTRE	673m	South West
2829436	Community Medical Centre	CAMPERDOWN CHILD ADOLESCENT FAMILY HEALTH CENTRE	673m	South West
2728390	Sports Court	BASKETBALL COURTS	673m	South West
2820974	Library	GLEBE LIBRARY	684m	North
2845798	Swimming Pool Facility	VICTORIA PARK POOL	688m	East
2845613	Sports Field	CAMPERDOWN PARK	692m	South West
2835267	Park	ROBYN KEMMIS RESERVE	693m	East
2728416	Park	VICTORIA PARK	693m	East
2837825	General Hospital	SYDNEY DAY SURGERY PRINCE ALFRED	702m	South

Map Id	Feature Type	Label	Distance	Direction
2728292	Community Facility	GLEBE PCYC	704m	North West
2848866	Park	DAMUN INCLUSIVE PLAYGROUND	707m	South West
2827859	Community Facility	PETER FORSYTH AUDITORIUM	713m	East
2831843	Park	PLAYGROUND	728m	North West
2814834	Primary School	NEWTOWN NORTH PUBLIC SCHOOL	734m	South
2728293	Park	LEWIS HOAD RESERVE	743m	North West
2834576	Park	DOUGLAS GRANT PARK	744m	West
2727729	Manmade Waterbody	LAKE NORTHAM	755m	East
2705762	Park	Park	763m	North
2806921	High School	AUSTRALIAN PERFORMING ARTS GRAMMAR SCHOOL	790m	East
2813231	Railway Station	GLEBE SLR STOP	801m	North
2706190	Place Of Worship	CHURCH OF SCIENTOLOGY	801m	East
2741406	Park	SPINDERS PARK	811m	North West
2835642	Shopping Centre	BROADWAY SHOPPING CENTRE	817m	East
2847492	Special School	WARANARA SCHOOL	853m	West
2728420	Post Office	BROADWAY POST OFFICE	864m	East
2705763	Park	DOUGHERTY RESERVE	868m	North East
2753820	Urban Place	BROADWAY	890m	East
2831846	Park	DOG OFF LEASH AREA	898m	North West
2810232	Court House	BIDURA CHILDRENS COURT	898m	North
2834911	Park	TRAMSHEDS HAROLD PARK	905m	North West
2835423	Park	HAROLD PARK	919m	North West
2728415	Sports Centre	UNIVERSITY OF SYDNEY SPORTS AQUATIC CENTRE	926m	South East
2844367	Roadside Emergency Telephone	EXP21138	928m	South West
2728295	Place Of Worship	CATHOLIC CHURCH	930m	North
2728302	Park	MILLARD RESERVE	930m	North East
2706195	Park	SMITH HOGAN PARK	934m	North West
2844433	Roadside Emergency Telephone	VXP21102	935m	South West
2836346	Nursing Home	THE BENEVOLENT SOCIETY	938m	North East
2844369	Roadside Emergency Telephone	EXP21139	939m	South West
2844432	Roadside Emergency Telephone	VXP21102	942m	South West
2844365	Roadside Emergency Telephone	EXP21137	942m	South West
2844366	Roadside Emergency Telephone	EXP21138	944m	South West
2728392	Park	PETER COTTER RESERVE	947m	South West
2844368	Roadside Emergency Telephone	EXP21139	957m	South West
2706183	Park	O'DEA RESERVE	959m	South West
2844364	Roadside Emergency Telephone	EXP21137	959m	South West

Map Id	Feature Type	Label	Distance	Direction
2845683	Park	W J THURBON PLAYGROUND	959m	South
2814652	Primary School	DARLINGTON PUBLIC SCHOOL	961m	South East
2808060	Place Of Worship	SYNAGOGUE	961m	South
2807614	Place Of Worship	BUDDHIST TEMPLE	962m	West
2728294	High School	ST SCHOLASTICA'S COLLEGE GLEBE POINT	963m	North
2844363	Roadside Emergency Telephone	EXP21136	964m	West
2844371	Roadside Emergency Telephone	EXP21140	978m	South West
2844362	Roadside Emergency Telephone	EXP21136	979m	West
2844370	Roadside Emergency Telephone	EXP21140	991m	South West
2828580	Preschool	DARLINGTON PUBLIC SCHOOL PRESCHOOL	994m	South East
2845682	Park	W J THURBON PLAYGROUND	997m	South
2728414	Sports Court	TENNIS COURTS	998m	South East

Topographic Data Source: © Land and Property Information (2015)
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Tanks (Areas)

What are the Tank Areas located within the dataset buffer?
Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
N/A	No records in buffer					

Tanks (Points)

What are the Tank Points located within the dataset buffer?
Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
N/A	No records in buffer					

Tanks Data Source: © Land and Property Information (2015)
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Major Easements

What Major Easements exist within the dataset buffer?
Note. Easements provided by LPI are not at the detail of local governments. They are limited to major easements such as Right of Carriageway, Electrical Lines (66kVa etc.), Easement to drain water & Significant subterranean pipelines (gas, water etc.).

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
179470178	Primary	Right of way	VAR	201m	North West
120112032	Primary	Undefined		447m	North
153878235	Primary	Right of way		787m	South West
158250264	Primary	Right of way	3.5 Wide	802m	West
120114031	Primary	Undefined		804m	North East
120112391	Primary	Undefined		909m	East

Easements Data Source: © Land and Property Information (2015)
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State Forest

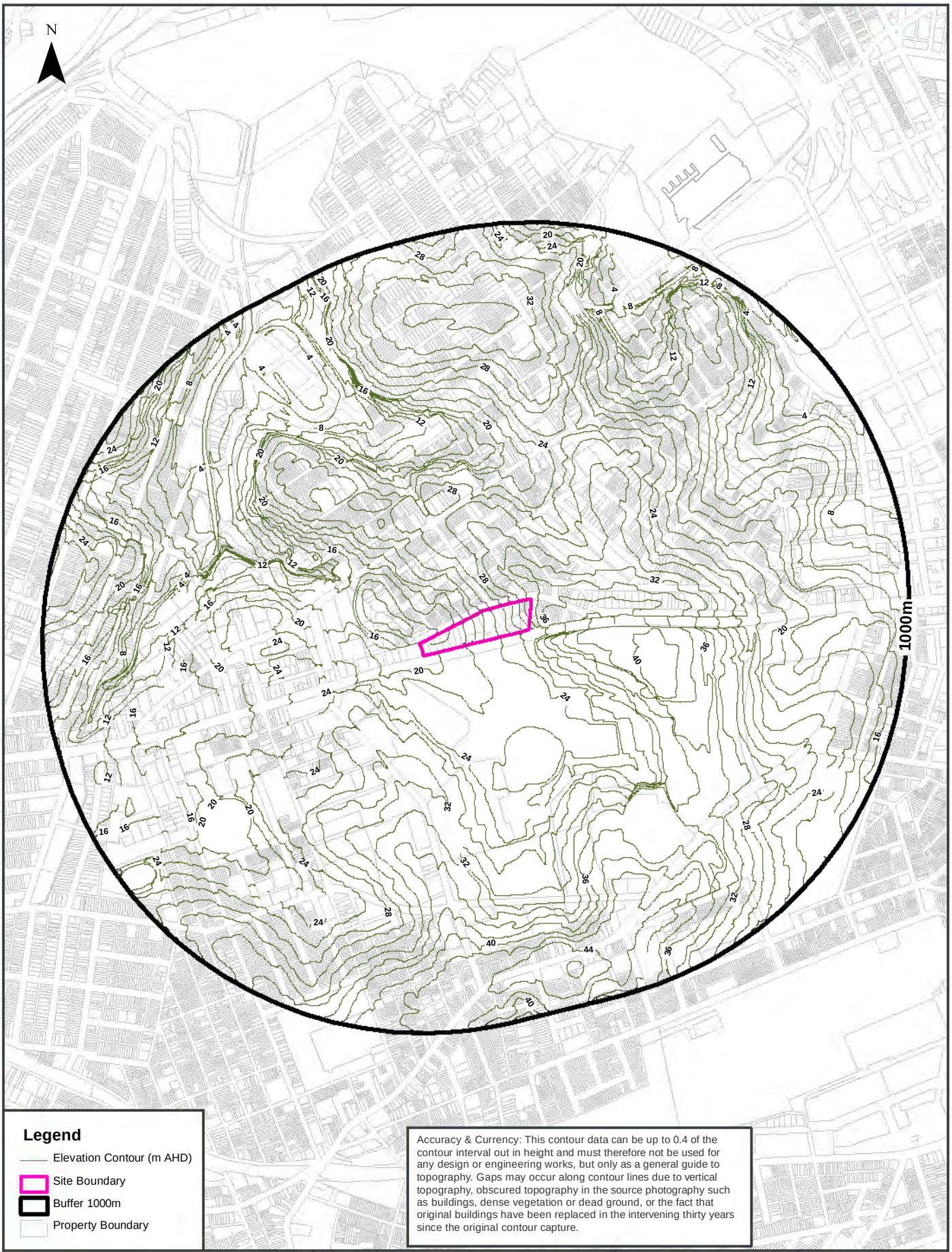
What State Forest exist within the dataset buffer?

State Forest Number	State Forest Name	Distance	Direction
N/A	No records in buffer		

State Forest Data Source: © NSW Department of Finance, Services & Innovation (2018)
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Elevation Contours (m AHD)

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Legend

- Elevation Contour (m AHD)
- Site Boundary
- Buffer 1000m
- Property Boundary

Accuracy & Currency: This contour data can be up to 0.4 of the contour interval out in height and must therefore not be used for any design or engineering works, but only as a general guide to topography. Gaps may occur along contour lines due to vertical topography, obscured topography in the source photography such as buildings, dense vegetation or dead ground, or the fact that original buildings have been replaced in the intervening thirty years since the original contour capture.

Scale: 0 100 200 400 Meters

Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2026

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Coordinate System: GDA 1994 MGA Zone 56

Date: 04 May 2026

Hydrogeology & Groundwater

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Porous, extensive highly productive aquifers	0m	On-site

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)
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Temporary Water Restriction (Botany Sands Groundwater Source) Order 2024

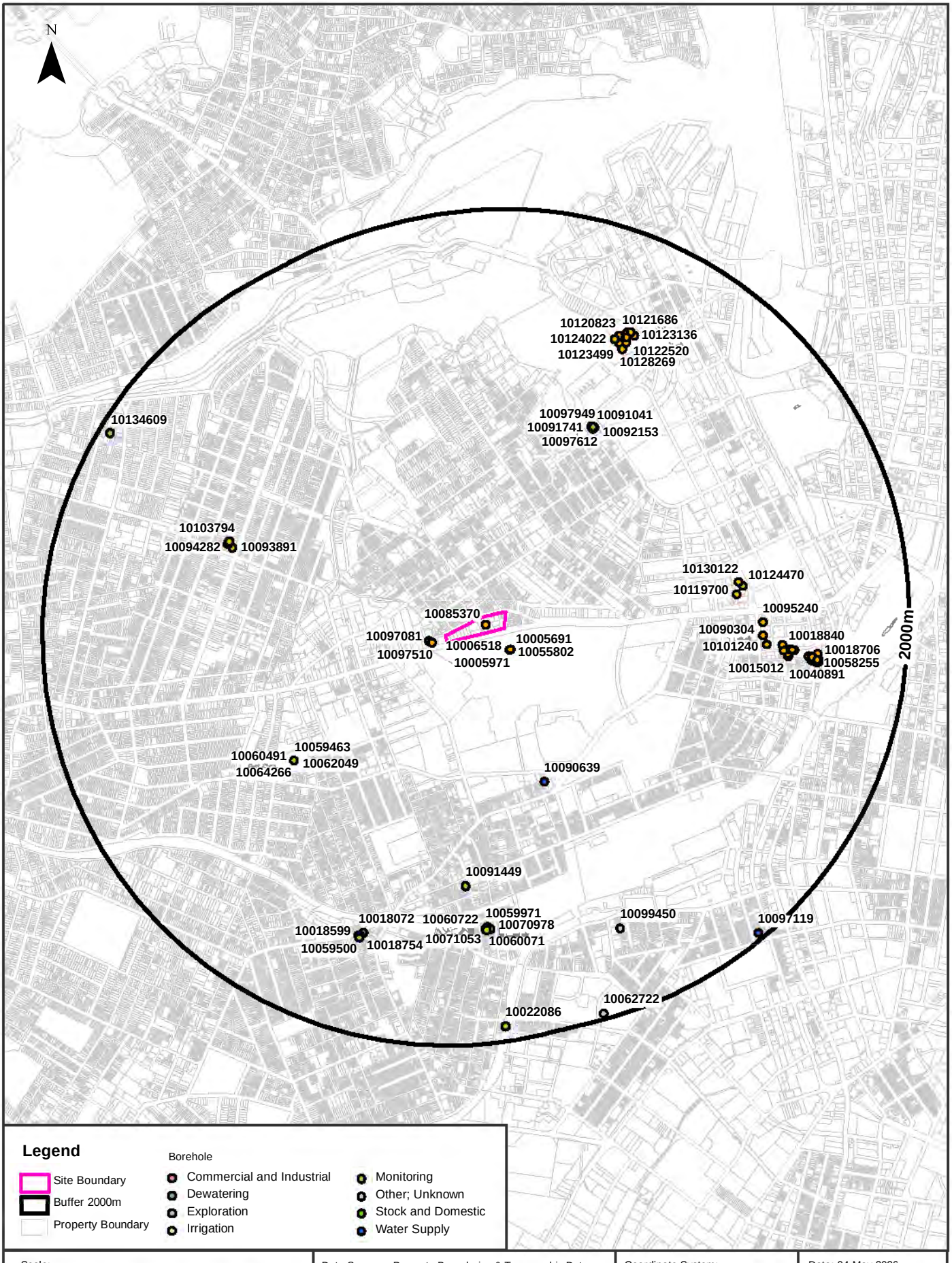
Temporary water restrictions relating to the Botany Sands aquifer within the dataset buffer:

Prohibition Area No.	Prohibition	Distance	Direction
N/A	No records in buffer		

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2024 Data Source : NSW Department of Primary Industries

Groundwater Boreholes

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Hydrogeology & Groundwater

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Groundwater Boreholes

Boreholes within the dataset buffer:

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10085370	GW111408	Monitoring	Functional	05/02/2011	4.40		AHD			2.07	0m	On-site
10097510	GW109230	Monitoring	Unknown	18/08/2008	1.80		AHD				73m	West
10097081	GW109231	Monitoring	Unknown	18/08/2008	3.20		AHD				83m	West
10055802	GW116422	Monitoring	Functioning	22/09/2017	5.30		AHD				110m	South East
10006518	GW116424	Monitoring	Functioning	22/09/2017	5.00		AHD				112m	South East
10005691	GW116421	Monitoring	Functioning	22/09/2017	5.30		AHD				114m	South East
10005971	GW116421	Monitoring	Functioning	22/09/2017	5.30		AHD				114m	South East
10090639	GW110247	Water Supply	Unknown	16/07/2009	210.00		AHD	4400	0.130	31.00	789m	South East
10060491	GW103261	Monitoring	Functional	20/01/2000	7.40		AHD	972			962m	South West
10064266	GW103260	Monitoring	Functional	18/01/2000	10.70		AHD				962m	South West
10059463	GW103258	Monitoring	Functional	18/01/2000	7.00		AHD	795			963m	South West
10062049	GW103259	Monitoring	Functional	11/12/2000	2.50		AHD				963m	South West
10097612	GW110371	Monitoring	Unknown	24/04/2001	4.00		AHD			0.70	1009m	North East
10091741	GW110373	Monitoring	Unknown	24/04/2001	4.00		AHD			0.60	1015m	North East
10097949	GW110370	Monitoring	Unknown	24/04/2001	4.00		AHD			0.60	1016m	North East
10091041	GW110374	Monitoring	Unknown	24/04/2001	4.00		AHD				1017m	North East
10092153	GW110372	Monitoring	Unknown	24/04/2001	4.00		AHD			0.60	1017m	North East
10093891	GW110496	Monitoring	Unknown	16/06/2009	4.00		AHD			1.75	1145m	West
10119700	GW109646	Monitoring	Unknown	03/05/2008	8.20		AHD	1258	1.000	5.93	1153m	East
10130122	GW109649	Monitoring	Unknown	03/05/2008	7.20		AHD	869	1.000	2.95	1167m	East
10103794	GW110498	Monitoring	Unknown	17/06/2009	4.00		AHD			2.30	1168m	West
10094282	GW110497	Monitoring	Unknown	17/06/2009	4.00		AHD			2.40	1171m	West
10124470	GW109648	Monitoring	Unknown	03/05/2008	6.20		AHD	1302	0.500	5.23	1187m	East
10091449	GW105317	Monitoring	Unknown	21/03/2003	6.50		AHD			1.70	1214m	South
10095240	GW109501	Monitoring	Unknown	01/03/2007	6.00		AHD			2.30	1280m	East
10090304	GW109502	Monitoring	Unknown	01/03/2007	6.40		AHD			2.18	1285m	East
10101240	GW109503	Monitoring	Unknown	01/03/2007	5.20		AHD			2.24	1307m	East
10021162	GW113861	Monitoring	Functional	30/07/2003	6.50		AHD				1384m	East
10043749	GW113880	Monitoring	Functional	20/08/2004	5.00		AHD				1393m	East
10018940	GW113871	Monitoring	Functional	08/11/2003	6.00		AHD				1409m	East

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10019726	GW113870	Monitoring	Functional	07/11/2003	4.80		AHD				1410m	East
10014393	GW113869	Monitoring	Functional	29/07/2003	6.00		AHD				1411m	East
10016953	GW113868	Monitoring	Functional	18/02/2014	3.70		AHD				1411m	East
10015013	GW113866	Monitoring	Functional	18/02/2014	3.00		AHD				1412m	East
10018321	GW113867	Monitoring	Functional	22/07/2003	3.50		AHD				1412m	East
10021163	GW113865	Monitoring	Functional	21/07/2003	6.50		AHD				1413m	East
10018320	GW113863	Monitoring	Functional	16/09/2003	4.60		AHD				1414m	East
10018707	GW113864	Monitoring	Functional	22/07/2003	4.50		AHD				1414m	East
10015012	GW113862	Monitoring	Functional	28/07/2003	3.80		AHD				1415m	East
10018840	GW113872	Monitoring	Functional	16/09/2003	8.00		AHD				1420m	East
10046818	GW113876	Monitoring	Functional	25/07/2003	7.80		AHD				1426m	East
10128269	GW111331	Monitoring	Functional	20/07/2010	6.00		AHD				1427m	North East
10059971	GW109729	Monitoring	Unknown	02/09/2003	6.00		AHD	1000		1.40	1429m	South
10052854	GW113877	Monitoring	Functional	28/07/2003	5.50		AHD				1435m	East
10060722	GW109731	Monitoring	Unknown	28/08/2003	6.00		AHD	1000		1.10	1435m	South
10070978	GW109730	Monitoring	Unknown	28/08/2003	6.50		AHD	1000		1.00	1438m	South
10060071	GW109733	Monitoring	Unknown	05/09/2003	2.40		AHD	1000		1.40	1440m	South
10071053	GW109732	Monitoring	Unknown	02/09/2003	4.30		AHD	1000		1.50	1440m	South
10041126	GW113878	Monitoring	Functional	07/11/2003	7.00		AHD				1445m	East
10123499	GW111330	Monitoring	Functional	20/07/2010	4.00		AHD				1448m	North East
10124022	GW111329	Monitoring	Functional	20/07/2010	6.00		AHD				1459m	North East
10122520	GW114187	Monitoring	Functional	04/07/2013	6.00		AHD				1464m	North East
10120823	GW114185	Monitoring	Functional	04/07/2013	3.00		AHD				1483m	North East
10123076	GW114182	Monitoring	Functional	04/07/2013	11.55		AHD				1489m	North East
10018072	GW111350	Monitoring	Unknown	23/10/2007	7.50		AHD				1502m	South
10121686	GW114183	Monitoring	Functional	04/07/2013	9.35		AHD				1511m	North East
10123136	GW114184	Monitoring	Functional	04/07/2013	6.00		AHD				1512m	North East
10067967	GW113887	Monitoring	Functional	05/10/2004	5.70		AHD				1515m	East
10018754	GW111352	Monitoring	Unknown	24/10/2007	8.00		AHD			7.70	1519m	South
10058307	GW113888	Monitoring	Functional	05/10/2004	5.50		AHD				1519m	East
10018599	GW111351	Monitoring	Unknown	23/10/2007	9.00		AHD				1521m	South
10123892	GW114186	Monitoring	Functional	04/07/2013	3.00		AHD				1523m	North East
10021854	GW113859	Monitoring	Functional	15/09/2003	6.10		AHD				1529m	East
10059500	GW111353	Monitoring	Unknown	24/10/2007	7.00		AHD			2.50	1530m	South
10047496	GW113886	Monitoring	Functional	01/10/2004	5.80		AHD				1532m	East
10117564	GW113858	Monitoring	Functional	19/09/2003	6.30		AHD				1533m	East

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10124855	GW113857	Monitoring	Functional	23/07/2003	6.00		AHD				1536m	East
10058087	GW113889	Monitoring	Functional	05/10/2004	6.70		AHD				1537m	East
10041504	GW113881	Monitoring	Functional	20/08/2004	6.10		AHD				1544m	East
10043353	GW113873	Monitoring	Functional	26/07/2003	6.00		AHD				1549m	East
10047495	GW113882	Monitoring	Functional	20/08/2004	6.10		AHD				1549m	East
10043750	GW113884	Monitoring	Functional	20/08/2004	6.80		AHD				1550m	East
10044808	GW113875	Monitoring	Functional	30/07/2003	7.50		AHD				1550m	East
10100495	GW109500	Monitoring	Unknown	01/03/2007	4.80		AHD			2.30	1550m	East
10047011	GW113874	Monitoring	Functional	19/09/2003	7.00		AHD				1551m	East
10068400	GW113890	Monitoring	Functional	09/10/2005	6.00		AHD				1553m	East
10058255	GW113891	Monitoring	Functional	09/10/2005	6.80		AHD				1558m	East
10124948	GW113856	Monitoring	Functional	23/07/2003	6.20		AHD				1560m	East
10047494	GW113879	Monitoring	Functional	25/07/2003	5.30		AHD				1561m	East
10067968	GW113892	Monitoring	Functional	09/10/2005	7.00		AHD				1561m	East
10120160	GW113855	Monitoring	Functional	22/07/2003	5.00		AHD				1562m	East
10018706	GW113860	Monitoring	Functional	16/09/2003	6.50		AHD				1564m	East
10041505	GW113885	Monitoring	Functional	20/08/2004	7.00		AHD				1564m	East
10065448	GW113893	Monitoring	Functional	11/10/2005	8.50		AHD				1564m	East
10040891	GW113883	Monitoring	Functional	20/08/2004	6.10		AHD				1565m	East
10099450	GW105938	Unknown	Unknown	20/05/2005			AHD				1596m	South East
10022086	GW114919	Monitoring	Functional	11/01/2012	3.00		AHD				1929m	South
10134609	GW109651	Monitoring	Unknown	27/05/2008	2.50		AHD	690	0.500	0.42	1943m	North West
10097119	GW106192	Water Supply	Functioning	10/12/2004	6.00		AHD	Good	0.500	4.00	1972m	South East
10062722	GW110351	Other	Unknown	01/01/1975	60.00		AHD		1.000	25.00	1974m	South

Borehole Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

Driller's Logs

Drill log data relevant to the boreholes within the dataset buffer:

NGIS Bore ID	Drillers Log	Distance	Direction
10085370	0.00m-0.22m CONCRETE SLAB 0.22m-0.50m GRAVEL ROADBASE 0.50m-1.10m FILLING,GREY BROWN AND GREY,SILTY CLAY 1.10m-4.40m CLAY,GREY,SILTY WITH TRACE OF IRONSTONE,GRAVEL,DAMP	0m	On-site

NGIS Bore ID	Drillers Log	Distance	Direction
10090639	0.00m-2.00m CLAY BROWN 2.00m-4.50m CLAY GREY 4.50m-22.00m SHALE GREY 22.00m-23.00m SHALE SOFT 23.00m-33.00m SHALE HARD 33.00m-74.00m SANDSTONE GREY 74.00m-76.00m SANDSTONE AND QUARTZ FINE 76.00m-134.00m SANDSTONE GREY 134.00m-135.50m SANDSTONE QUARTZ FINE 135.50m-153.50m SANDSTONE GREY 153.50m-154.00m SANDSTONE QUARTZ FINE 154.00m-168.00m SANDSTONE GREY 168.00m-170.00m SANDSTONE SHALE BEDDING 170.00m-188.00m SANDSTONE GREY 188.00m-188.50m SANDSTONE QUARTZ 188.50m-210.00m SANDSTONE GREY	789m	South East
10060491	0.00m-7.40m FILL	962m	South West
10064266	0.00m-8.70m FILL 8.70m-10.20m SHALE	962m	South West
10059463	0.00m-6.20m FILL 6.20m-7.00m SHALE	963m	South West
10097612	0.00m-2.50m FILL,SANDY CLAY 2.50m-3.10m SILT,SATURATED BLACK 3.10m-4.00m SILTY SAND	1009m	North East
10091741	0.00m-1.60m FILL,SANDY CLAY 1.60m-3.40m SILT,SATURATED BLACK 3.40m-3.70m SILTY SAND 3.70m-4.00m SANDY CLAY	1015m	North East
10097949	0.00m-2.10m FILL,SANDY CLAY 2.10m-3.30m SILT,BLACK 3.30m-3.50m SAND CLAYEY 3.50m-4.00m CLAY SANDY	1016m	North East
10091041	0.00m-0.80m SILTY SAND WITH MINOR CLAY 0.80m-2.80m CLAYEY SAND,WITH MINOR GRAVEL 2.80m-4.00m SANDY CLAY WITH MINOR SHELLS	1017m	North East
10092153	0.00m-2.20m FILL,SILTY CLAY 2.20m-2.70m SANDY CLAY 2.70m-3.30m SILT,SOFT BLACK 3.30m-4.00m SILTY SAND	1017m	North East
10093891	0.00m-0.15m CONCRETE 0.15m-0.90m FILL,SAND 0.90m-1.75m CLAY WITH SOME SILT 1.75m-4.00m BEDROCK WEATHERED,SANDSTONE,FINE GRAINED	1145m	West
10119700	0.00m-0.80m FILL,LT GREY,SAND,CONCRETE,BRICK,METAL FRAG. 0.80m-2.80m SILTY CLAY,BROWN,GREY,MED PLASTICITY 2.80m-5.00m CLAYEY SAND,GREY/DARK GREY 5.00m-8.00m SILTY SAND,LT GREY/RED 8.00m-8.20m SANDSTONE,RED,BROWN,WEATHERED,CLAY BANDS	1153m	East
10130122	0.00m-4.80m FILL,GREY,BROWN,GRAVEL,CLAY,SILT 4.80m-5.90m SILTY SAND,LT GREY,RED,MED COARSE GRAINED 5.90m-7.20m SANDSTONE RED BROWN,WEATHERED WITH CLAY BANDS	1167m	East
10103794	0.00m-0.20m CONCRETE 0.20m-0.80m FILL,SAND,WITH COBBLES AND BRICKS 0.80m-1.70m FILL,CRUSHED SANDSTONE 1.70m-3.30m CLAY,L/PLASTICITY,BROWN AND GREY 3.30m-4.00m WEATHERED BEDROCK,SANDSTONE,GREY	1168m	West
10094282	0.00m-0.10m CONCRETE 0.10m-0.35m FILL,SAND,FINE GRINED,L/BROWN 0.35m-1.50m FILL,COBBLY SAND,FINE TO COARSE GRAINED 1.50m-2.70m CLAY, LOW PLASTICITY 2.70m-4.00m WEATHERED BEDROCK,SANDSTONE GREY/BROWN	1171m	West
10124470	0.00m-2.90m FILL,BROWN/GREY,LOOSE GRAVEL,CONCRETE,SAND 2.90m-4.90m SILTY CLAY,LT GREY,MOTT.BROWN HIGH PLASTICITY 4.90m-5.80m SILTY SAND,LT GREY,MED COURSE GRAINED 5.80m-6.20m SANDSTONE,RED,BROWN,WEATHERED,CLAY BANDS	1187m	East
10091449	0.00m-1.10m FILL,SILTY, SANDY CLAY 1.10m-6.50m SILTY CLAY,HIGH PLASTICITY	1214m	South
10128269	0.00m-0.29m CONCRETE PAVEMENT 0.29m-2.20m FILL.SILTY SAND,SILTY GRAVEL 2.20m-5.30m SILTY SAND,SHELL FRAGMENTS 5.30m-6.00m SILTY CLAY,ORANGE BROWN	1427m	North East

NGIS Bore ID	Drillers Log	Distance	Direction
10059971	0.00m-0.20m PAVERS,CONCRETE 0.20m-0.70m FILL,CLAY,SILTY SOIL, BROWN,BLACK,HARD IN GROUND,DRY,NO ODOUR 0.70m-1.80m CLAY,TIGHT,LIGHT BROWN,HIGH PLASTICITY,DRY,NO ODOUR 1.80m-3.00m CLAY,RED COLOUR,NO ODOUR,DRY 3.00m-4.00m CLAY,NO ODOUR,DRY 4.00m-6.00m CLAY,VERY HOMOGENEOUS	1429m	South
10060722	0.00m-0.50m TOPSOIL,BROWN,DRY,HETEROGENOUS 0.50m-1.00m FILL.SLAG,BLACK,RESIDUAL WHITE CLAY. 1.00m-1.50m CLAY,BROWN,RED,STIFF,NON PLASTIC,DAMP 1.50m-2.00m CLAY, RED/BROWN,STIFF,;NON PLASTIC 2.00m-2.50m CLAY,RED/GREY,STIFF,PLASTIC, DAMP 2.50m-3.00m CLAY,RED/GREY,STIFF,NON PLASTIC 3.00m-4.00m CLAY,RED/GREY,STIFF,NON PLASTIC 4.00m-5.00m CLAY,RED/GREY,STIFF,ON PLASTIC 5.00m-5.50m CLAY,VERY STIFF,NON PLASTIC. 5.50m-6.00m CLAY,BROWN,LOOSE,SOFT,MOIST	1435m	South
10070978	0.00m-0.50m TOPSOIL 0.50m-1.00m CLAY ORANGE,MOIST,FIRM, MODERATE PLASTICITY 1.00m-1.50m CLAY,ORANGE/GREY,VERY STIFF,MODERATE PLASTICITY 1.50m-2.00m CLAY,ORANGE/GREY,VERY STIFF,MODERATE PLASTICITY3 2.00m-3.00m CLAY,GREY,RED,VRY STIFF,NON PLASTIC,DAMP 3.00m-4.00m CLAY,GREY,RED,VRY STIFF,NON PLASTIC 4.00m-4.50m CLAY,GREY/RED,SOME GRAVEL,NON PLASTIC,DAMP 4.50m-5.00m CLAY,WATER AT 4.5m 5.00m-5.50m CLAY,GRAVELLY,GREY/RED,WET,NON PLASTIC,HETEROGENOUS,STIFF 5.50m-6.50m CLAY,BROWN,GREY,WET,HOMOGENOUS	1438m	South
10060071	0.00m-0.80m FILL,CLAY,SILTY SOIL,CEMENT,GRAVELS,HARD IN GROUND,DRY,NO ODOUR 0.80m-1.50m CLAY,BLACK/GREY SMEARING AND STAINING IN SOIL,HIGH PLASTICITY 1.50m-2.00m CLAY,NATURAL RED COLOURING BECOMING APPARAENT IN SOIL,DRY 2.00m-2.40m CLAY,RED SOIL COLOURING,NO ODOUR	1440m	South
10071053	0.00m-0.10m TOPSOIL,SILTY,BLACK,LOOSE,FINE GRAIN,DRY,NO ODOUR 0.10m-1.20m CLAY,LIGHT BROWN,STICKY,STIFF,HIGH PLASTICITY,NO ODOUR 1.20m-2.00m CLAY,RED,ORANGE,STIFF,MODERATE PLASTICITY,DRY,NO ODOUR 2.00m-3.30m CLAY BECOMING LESS PLASTIC,BRITTLE AND DRY WITH DEPTH 3.30m-4.30m CLAY,GREY,WITH IRONSTONE BANDS, SOFT, STIFF,HIGH PLASTICITY,GREY CLAY	1440m	South
10123499	0.00m-0.19m CONCRETE PAVEMENT ALL OVER 0.19m-2.50m FILL.CLAYEY SAND,GRAVELLY 2.50m-4.00m SANDSTONE,LIGHT GREY	1448m	North East
10124022	0.00m-0.15m (UNKNOWN) 0.15m-1.50m FILL,SILTY SAND 1.50m-6.00m SANDSTONE	1459m	North East
10018072	0.00m-0.10m CONCRETE 0.10m-0.50m SAND FINE TO MEDIUM 0.50m-3.00m CLAY BROWN MOTTLED 3.00m-4.00m SHALE,WEATHERED,DRY,FIRM 4.00m-5.00m SHALE EXTREM.WEATHERED,GREY 5.00m-7.50m SHALE, WEATHERED,.GREY,RED COLOURED	1502m	South
10018754	0.00m-0.10m CONCRETE 0.10m-4.00m CLAY,BRICKS,GRAVELS,FINE SAND,SHALE 4.00m-8.00m SHALE,DARK BROWN,WEATHERED,MOIST	1519m	South
10018599	0.00m-0.10m CONCRETE 0.10m-3.50m CLAY MOTTLED WITH GREY,BRICK RED COLOURED 3.50m-7.50m SHALE GREY,LIGHT BROWN,SEMI WEATHERED 7.50m-9.00m SHALE,HIGHLY WEATHERED,CLAYEY,DARK BROWN	1521m	South
10059500	0.00m-0.10m CONCRETE 0.10m-4.00m CLAY,BROWN,RED,GREY,HARD, MOIST 4.00m-7.00m SHALE,GREY ,DARK BROWN,WEATHERED,NO COLOUR	1530m	South
10134609	0.00m-1.00m FILL.YELLOW ORANGE,SANDSTONE 1.00m-1.70m CLAY,YELLOW,WEATHERED,MED.PLASTICITY 1.70m-2.20m SHALE,RED GREY,WEATHERED,DRY 2.20m-2.55m SANDSTONE L/GREY,HIGHLY WEATHERED	1943m	North West
10097119	0.00m-0.30m topsoil 0.30m-2.20m sand, yellow 2.20m-2.30m rock, coffee 2.30m-4.50m sand, brown 4.50m-6.00m sand, grey	1972m	South East

Drill Log Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

Geology

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Legend

Linear Geological Structures and Boundaries

Site Boundary	Trendline	Marker Bed	Miscellaneous Boundary
Report Buffer	Fold Axis	Faulted Boundary	Water/Coastline Boundary
Property Boundary	Geological Boundary	Shear Zone or Schist Zone Boundary	State/Territory Border

Scale: 0 100 200 400 600 Meters

Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2026

543

Coordinate System: GDA 1994 MGA Zone 56

Date: 04 May 2026

Geology

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Geological Units

Geological units within the dataset buffer:

Code	Unit Name	Description	Stratigraphy	Age Range	Dominant Lithology	Dist	Dir
Twia	Ashfield Shale	Black to light grey shale and laminite.	/Wianamatta Group//Ashfield Shale//	Middle Triassic (base) to Middle Triassic (top)	Shale	0m	On-site
Q_h	Anthropogenic deposits	Anthropocene deposits varying from large man-made clasts (concrete blocks to building demolition rubble) to quarried natural boulders, with interstitial sand-sized to clay matrix.	/Anthropogenic deposits////	Quaternary (base) to Now (top)	Anthropogenic material	87m	North West
Tuth	Hawkesbury Sandstone	Medium- to coarse-grained quartz sandstone displaying small- to large-scale, high-angle cross-bedding; minor shale and laminite lenses.	/Ungrouped Triassic units//Hawkesbury Sandstone//	Anisian (base) to Anisian (top)	Sandstone	225m	North West
QH_hr	Anthropogenic deposits - reclaimed estuarine areas	Natural surface elevation raised by placement of fill over former estuarine swamps and subaqueous estuarine margins (supratidal to subtidal zone); estuarine banks and islands formed from dredge spoil.	/Anthropogenic deposits//Anthropogenic deposits - reclaimed estuarine areas//	Holocene (base) to Now (top)	Anthropogenic material	884m	North East

Linear Geological Structures

Fault and shear or schist zone boundaries within the dataset buffer:

Map ID	Boundary Type	Feature Description	Fault Dip Angle	Fault Dip Direction	Dist	Dir
NA	No records in buffer					

Trendlines within the dataset buffer:

Map ID	Feature Description	Observation Method	Structure Name	Dist	Dir
11673	Dyke or vein	Unknown		830m	North East
11665	Dyke or vein	Unknown		837m	North

Fold axes within the dataset buffer:

Map ID	Feature Description	Observation Method	Structure Name	Dist	Dir
NA	No records in buffer				

Marker beds within the dataset buffer:

Map ID	Feature Description	Rock Unit Description	Dist	Dir
NA	No records in buffer			

Geological Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development
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Naturally Occurring Asbestos Potential

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Naturally Occurring Asbestos Potential

Naturally Occurring Asbestos Potential within the dataset buffer:

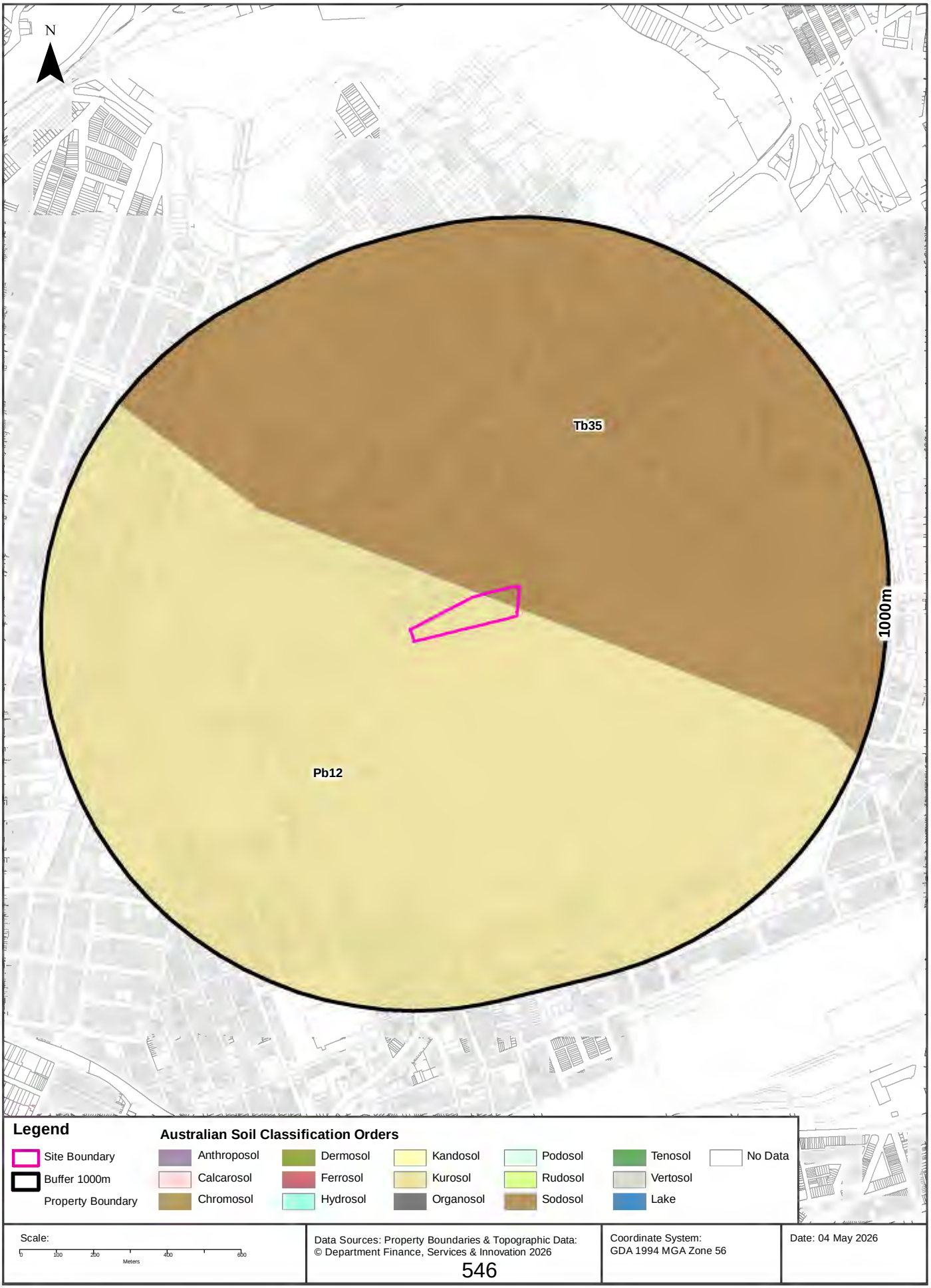
Potential	Sym	Strat Name	Group	Formation	Scale	Min Age	Max Age	Rock Type	Dom Lith	Description	Dist	Dir
No records in buffer												

Naturally Occurring Asbestos Potential Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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Atlas of Australian Soils

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Soils

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Atlas of Australian Soils

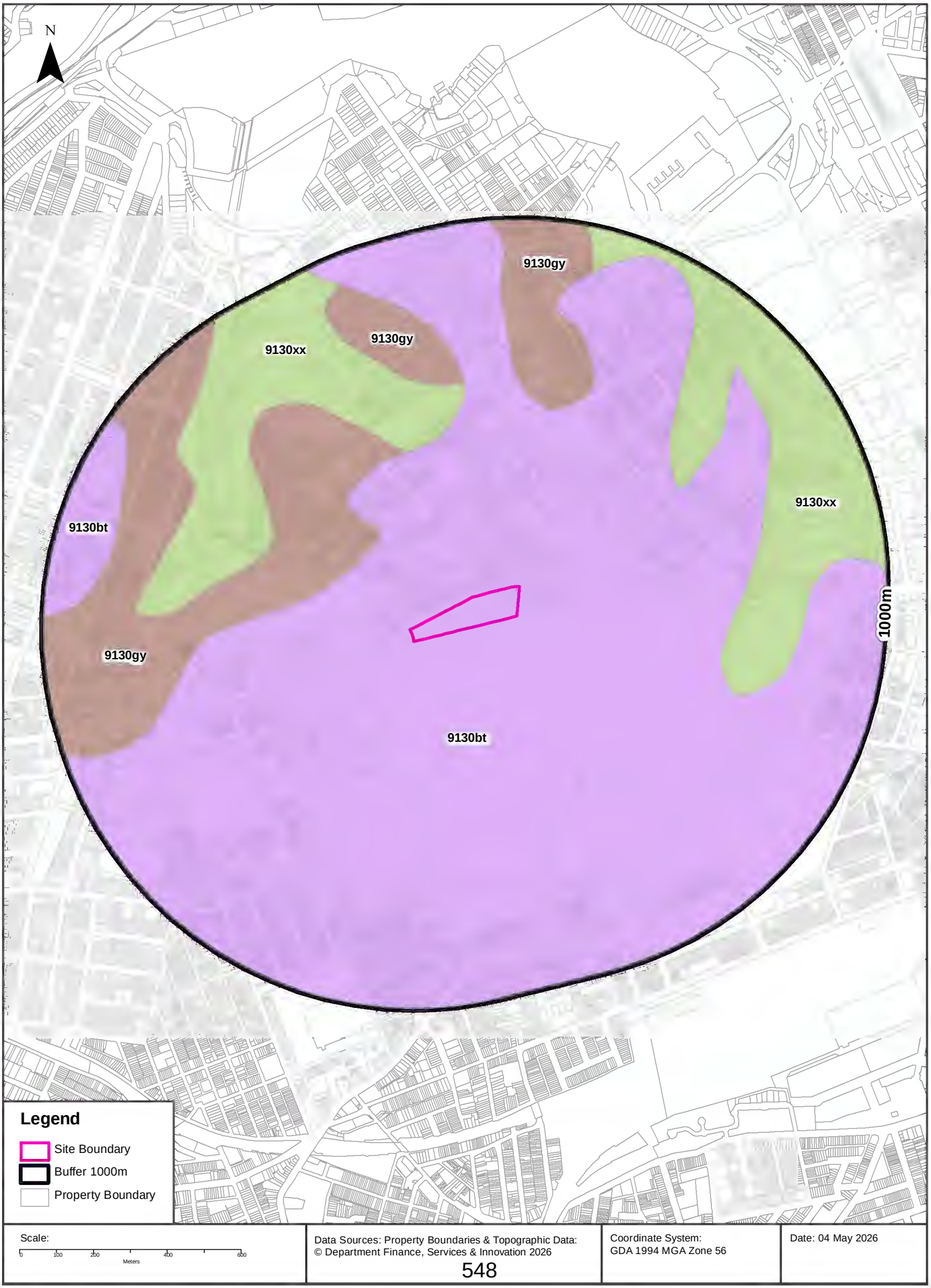
Soil mapping units and Australian Soil Classification orders within the dataset buffer:

Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Pb12	Kurosol	Gently rolling to rounded hilly country with some steep slopes and broad valleys: chief soils are hard acidic red soils (Dr2.21) with hard neutral and acidic yellow mottled soils (Dy3.42 and Dy3.41) on lower slopes and in valleys. Associated are small areas of various soils including (Gn3.54) on some ridges, (Dr3.31) on some slopes; (Dr2.23) in saddles and some mid-slope positions, and some low- lying swampy areas of (Uf6) soils and (Uc1.2) soils with peaty surfaces. Small areas of other soils such as (Db1.2) are likely throughout.	0m	On-site
Tb35	Sodosol	Dissected plateau remnants--flat to undulating ridge tops with moderate to steep side slopes: chief soils are hard acidic yellow and yellow mottled soils (Dy3.41), (Dy2.21), and (Dy2.41) and hard acidic red soils (Dr2.21); many shallow profiles occur and profile thickness varies considerably over short distances. Associated are: (Gn3.54), (Gn3.14), and possibly other (Gn3) soils; (Db1.2) soils on some ridges; (Dy5.81) soils in areas transitional to unit Mb2; soils common to unit Mb2; and eroded lateritic remnants. Small areas of other soils are likely. Flat ferruginous shale or sandstone fragments are common on and/or in and/or below the soils of this unit.	0m	On-site

Atlas of Australian Soils Data Source: CSIRO
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Soil Landscapes of Central and Eastern NSW

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Soil Landscapes of Central and Eastern NSW

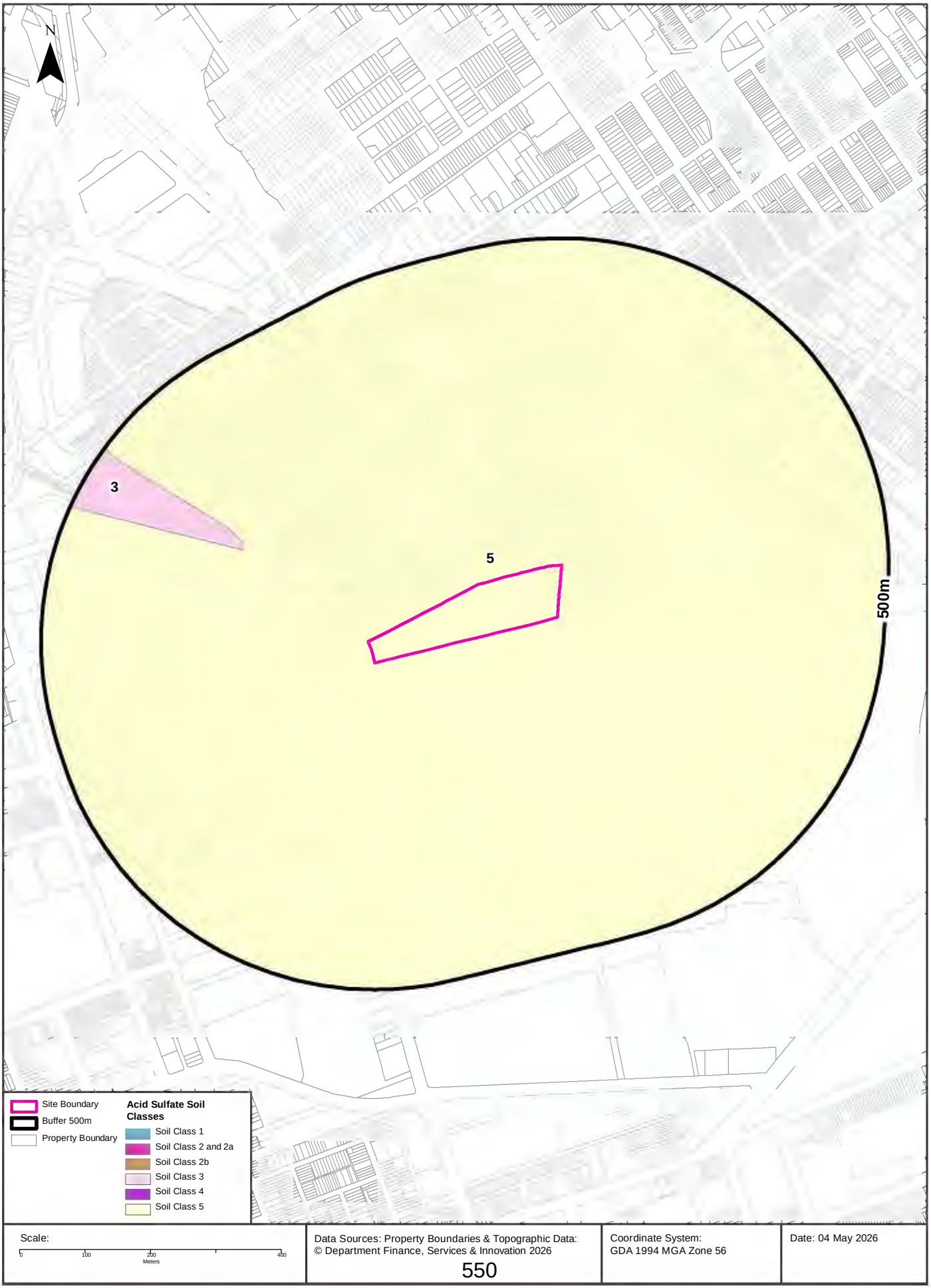
Soil Landscapes of Central and Eastern NSW within the dataset buffer:

Soil Code	Name	Distance	Direction
9130bt	Blacktown	0m	On-site
9130gy	Gymea	228m	West
9130xx	Disturbed Terrain	430m	North West

Soil Landscapes of Central and Eastern NSW: NSW Department of Planning, Industry and Environment
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Acid Sulfate Soils

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Acid Sulfate Soils

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Environmental Planning Instrument - Acid Sulfate Soils

What is the on-site Acid Sulfate Soil Plan Class that presents the largest environmental risk?

Soil Class	Description	EPI Name
5	Works within 500 metres of adjacent Class 1, 2, 3, or 4 land that is below 5 metres AHD and by which the watertable is likely to be lowered below 1 metre AHD on adjacent Class 1, 2, 3 or 4 land, present an environmental risk	Sydney Local Environmental Plan 2012

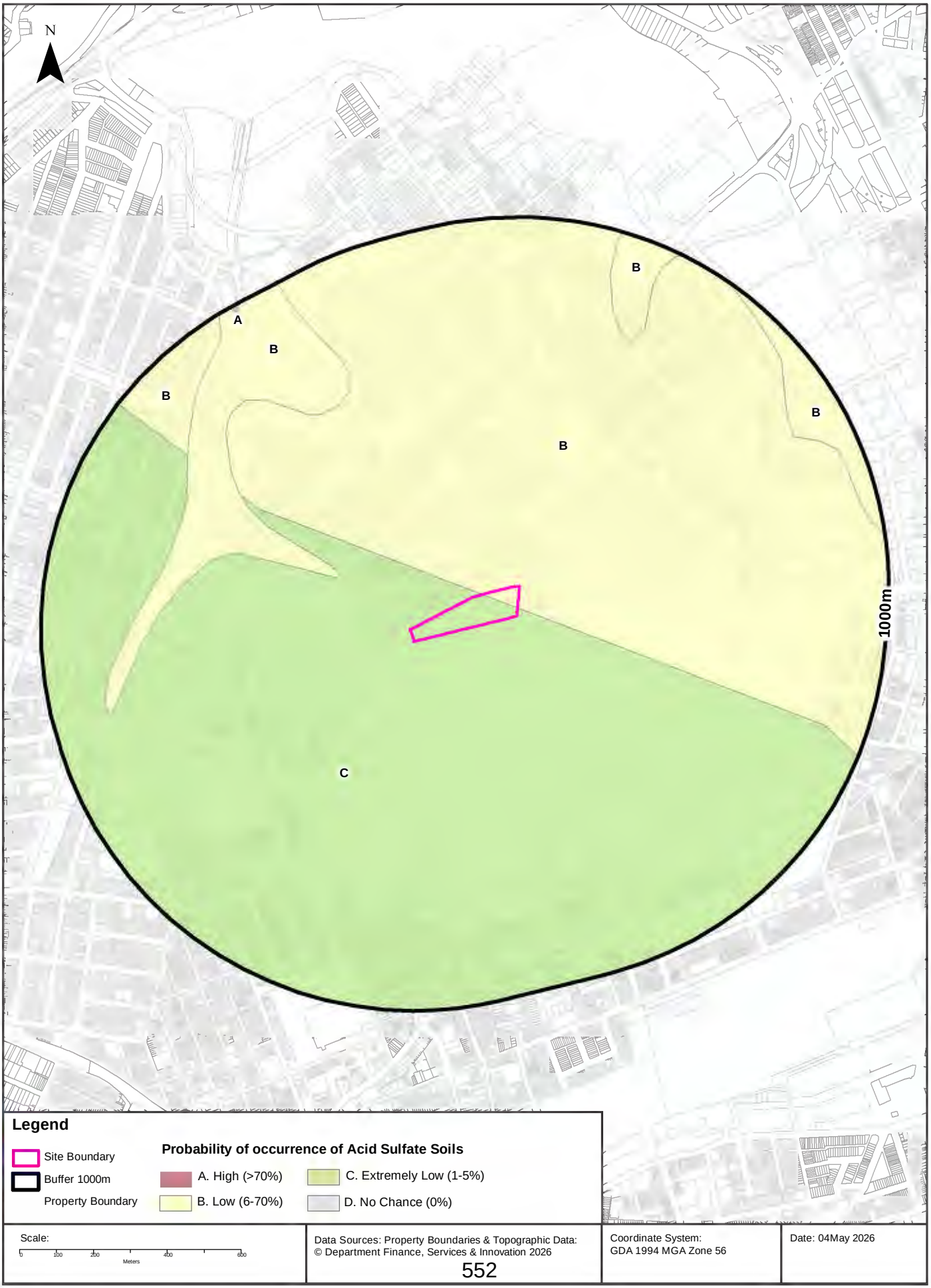
If the on-site Soil Class is 5, what other soil classes exist within 500m?

Soil Class	Description	EPI Name	Distance	Direction
3	Works more than 1 metre below natural ground surface present an environmental risk; Works by which the watertable is likely to be lowered more than 1 metre below natural ground surface, present an environmental risk	Sydney Local Environmental Plan 2012	238m	West

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Atlas of Australian Acid Sulfate Soils

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Acid Sulfate Soils

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Atlas of Australian Acid Sulfate Soils

Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

Class	Description	Distance	Direction
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m	On-site
B	Low Probability of occurrence. 6-70% chance of occurrence.	0m	On-site
A	High Probability of occurrence. >70% chance of occurrence.	956m	North West

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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Dryland Salinity

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

No

Is there Dryland Salinity - National Assessment data within the dataset buffer?

No

What Dryland Salinity assessments are given?

Assessment 2000	Assessment 2020	Assessment 2050	Distance	Direction
N/A	N/A	N/A		

Dryland Salinity Data Source : National Land and Water Resources Audit
The Commonwealth and all suppliers of source data used to derive the maps of "Australia, Forecast Areas Containing Land of High Hazard or Risk of Dryland Salinity from 2000 to 2050" do not warrant the accuracy or completeness of information in this product. Any person using or relying upon such information does so on the basis that the Commonwealth and data suppliers shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Any persons using this information do so at their own risk.
In many cases where a high risk is indicated, less than 100% of the area will have a high hazard or risk.

Mining

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Mining Subsidence Districts

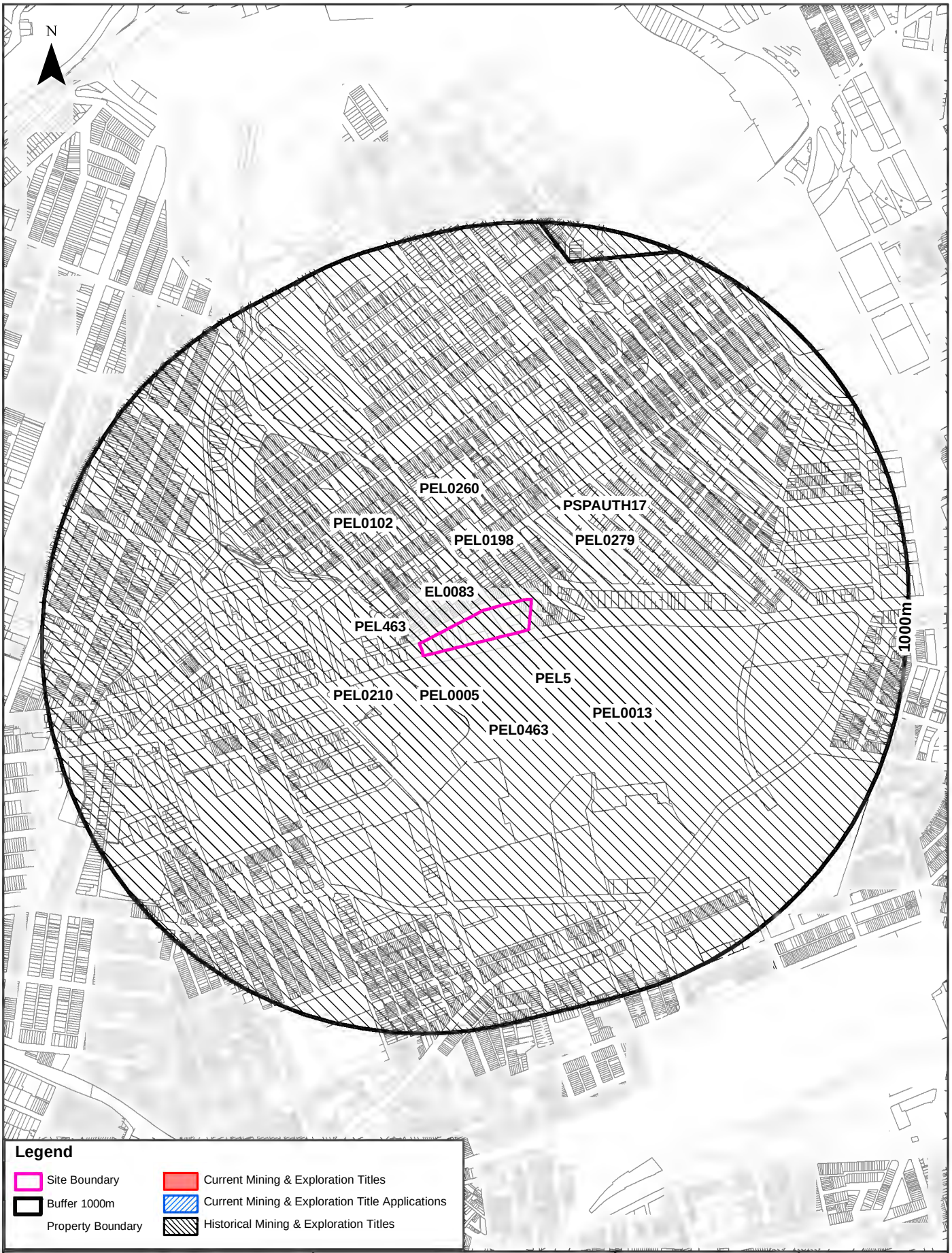
Mining Subsidence Districts within the dataset buffer:

District	Distance	Direction
There are no Mining Subsidence Districts within the report buffer		

Mining Subsidence District Data Source: © Land and Property Information (2016)
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Mining & Exploration Titles

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Mining

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Current Mining & Exploration Titles

Current Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Grant Date	Expiry Date	Last Renewed	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer								

Current Mining & Exploration Titles Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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Current Mining & Exploration Title Applications

Current Mining & Exploration Title Applications within the dataset buffer:

Application Ref	Applicant	Application Date	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer						

Current Mining & Exploration Title Applications Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

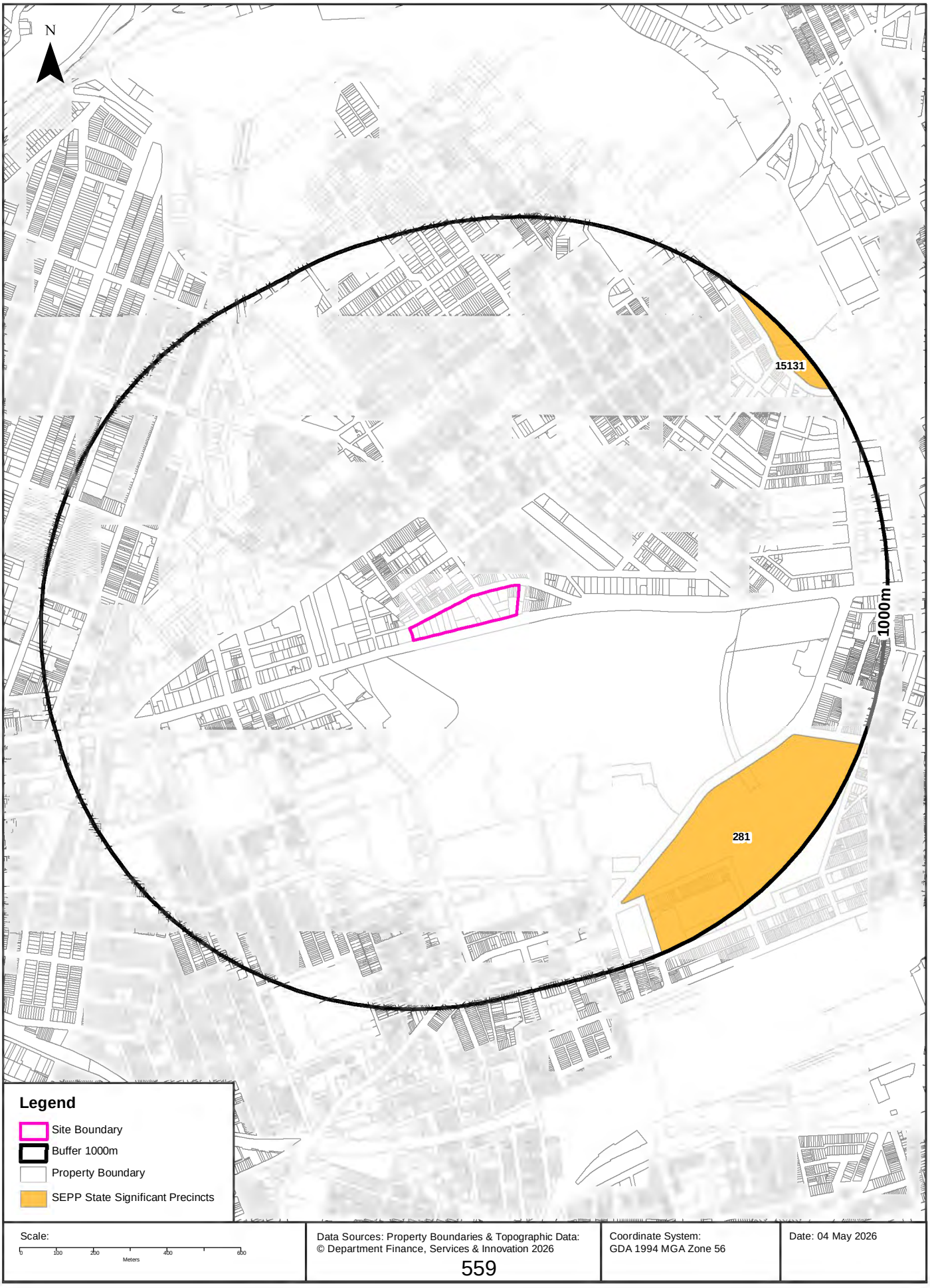
Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist	Dir
PEL0005	AGL UPSTREAM INVESTMENTS PTY LIMITED	19931111	20150403	PETROLEUM	Petroleum	0m	On-site
PEL0279	THE ELECTRICITY COMMISSION OF NSW (TRADING AS PACIFIC POWER)	19910504	19931111	PETROLEUM	Petroleum	0m	On-site
PSPAUTH17	MACQUARIE ENERGY PTY LTD	20070803	20080703	PETROLEUM	Petroleum	0m	On-site
PEL0198	JOHN STREVENS (TERRIGAL) NL			PETROLEUM	Petroleum	0m	On-site
PEL0210	THE AUSTRALIAN GAS LIGHT COMPANY (AGL), NORTH BULLI COLLIERIES PTY LTD			PETROLEUM	Petroleum	0m	On-site
EL0083	CONTINENTAL OIL CO OF AUSTRALIA LIMITED	19670201	19680201	MINERALS		0m	On-site
PEL463	DART ENERGY (APOLLO) PTY LTD	20081022	20130227	PETROLEUM		0m	On-site
PEL5	AGL UPSTREAM INVESTMENTS PTY LIMITED	19931111	20011210	PETROLEUM		0m	On-site
PEL0102	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	On-site
PEL0260	NORTH BULLI COLLIERIES PTY LTD, AGL PETROLEUM OPERATIONS PTY LTD, THE AUSTRALIAN GAS LIGHT CO.	19810909	19930803	PETROLEUM	Petroleum	0m	On-site
PEL0013	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	On-site
PEL0463	DART ENERGY (APOLLO) PTY LTD	20091010	20150603	PETROLEUM	Petroleum	0m	On-site

Historical Mining & Exploration Titles Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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SEPP State Significant Precincts

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



State Environmental Planning Policy

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

State Significant Precincts

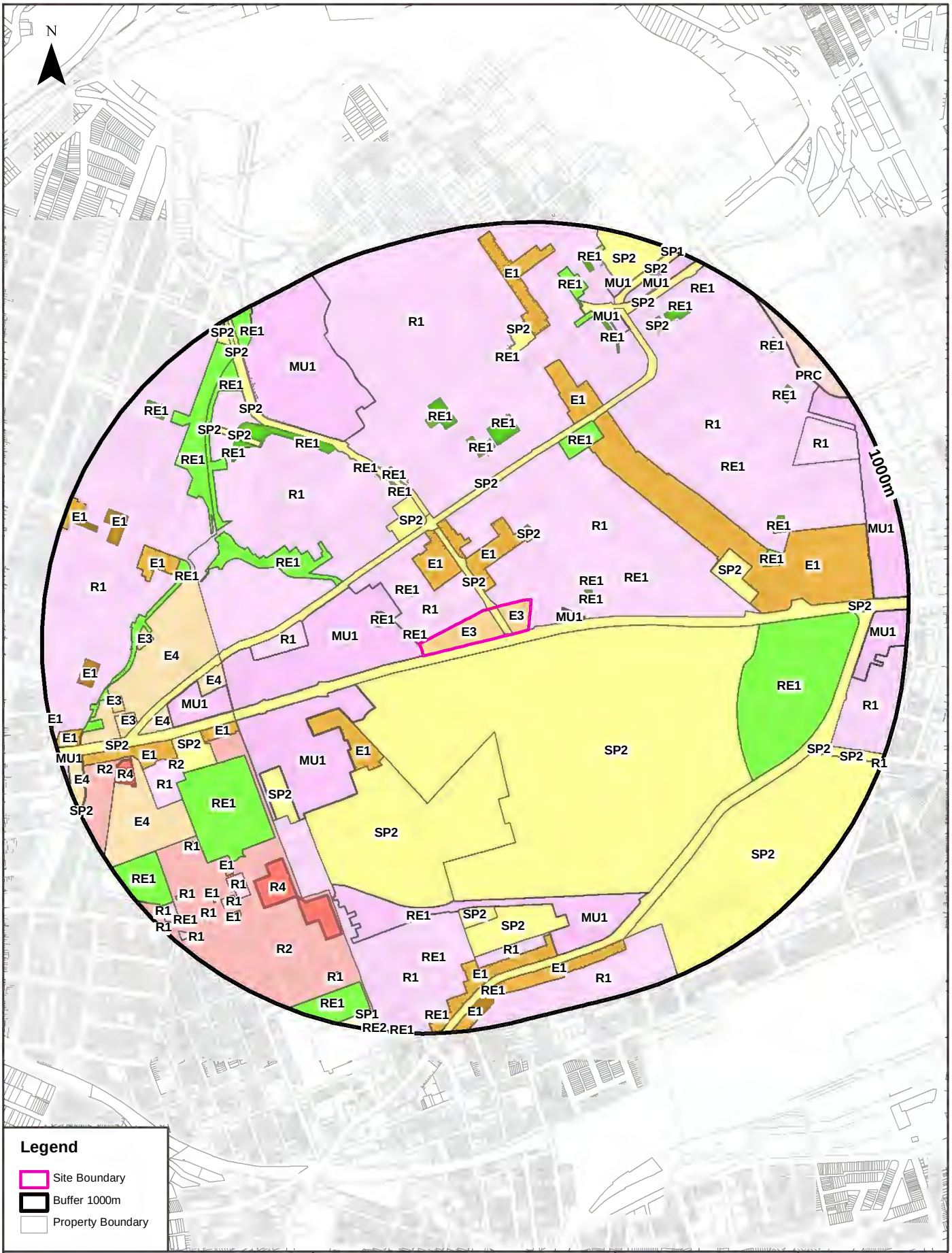
What SEPP State Significant Precincts exist within the dataset buffer?

Map Id	Precinct	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
281		State Environmental Planning Policy (Precincts - Central River City) 2021	02/12/2021	01/03/2022	01/03/2022		709m	South East
15131	Bays Precinct	State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021	16/12/2022	08/09/2023	08/09/2023	State Environmental Planning Policy Amendment (Blackwattle Bay Precinct) 2022	938m	North East

State Environment Planning Policy Data Source: NSW Crown Copyright - Planning & Environment
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EPI Planning Zones

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Environmental Planning Instrument

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Land Zoning

What EPI Land Zones exist within the dataset buffer?

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
SP2	Infrastructure	Classified Road	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		0m	On-site
E3	Productivity Support		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	0m	On-site
MU1	Mixed Use		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	0m	West
R1	General Residential		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		0m	North West
R1	General Residential		Sydney Local Environmental Plan 2012	12/01/2024	12/01/2024	17/10/2025	Map Amendment No 8	0m	North East
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		20m	West
SP2	Infrastructure	Educational Establishment	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		26m	South East
E1	Local Centre		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	46m	North
MU1	Mixed Use		Sydney Local Environmental Plan 2012	12/01/2024	12/01/2024	17/10/2025	Map Amendment No 8	80m	East
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		90m	West
E1	Local Centre		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	107m	North West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		119m	North West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		143m	East
SP2	Infrastructure	Community Facility	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		152m	North East
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		156m	North East
MU1	Mixed Use		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	186m	South West
SP2	Infrastructure	Classified Road	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		236m	North
SP2	Infrastructure	Health Services Facilities	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		240m	South

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R1	General Residential		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		252m	North West
E1	Local Centre		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	258m	South West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		261m	West
SP2	Infrastructure	Educational Establishment	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		265m	North West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		267m	East
R1	General Residential		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		278m	North
SP2	Infrastructure	Classified Road	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		291m	North West
R1	General Residential		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		295m	West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		367m	North West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		384m	North East
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		396m	North
E1	Local Centre		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	398m	East
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		402m	North West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		416m	North
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		476m	North West
E1	Local Centre		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	478m	North
R1	General Residential		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		479m	North East
SP2	Infrastructure	Educational Establishment	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		480m	South West
SP2	Infrastructure	Educational Establishment	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		481m	East
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		490m	North
MU1	Mixed Use		Inner West Local Environmental Plan 2022	12/12/2025	12/12/2025	27/02/2026	State Environmental Planning Policy Amendment (WestConnex Dive Site) 2025	522m	West
E4	General Industrial		Inner West Local Environmental Plan 2022	12/12/2025	12/12/2025	27/02/2026	State Environmental Planning Policy Amendment (WestConnex Dive Site) 2025	523m	West
SP2	Infrastructure	Classified Road	Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	524m	West

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R2	Low Density Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	526m	South West
E1	Local Centre		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	526m	West
R1	General Residential		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		532m	South
E4	General Industrial		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	533m	West
RE1	Public Recreation		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	542m	South West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		559m	North West
MU1	Mixed Use		Sydney Local Environmental Plan (Harold Park) 2011	24/02/2023	26/04/2023	26/04/2023	State Environmental Planning Policy Amendment (Land Use Zones) 2023	568m	North West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		575m	East
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		594m	North West
R1	General Residential		Inner West Local Environmental Plan 2022	27/02/2026	27/02/2026	27/02/2026	Map Amendment No 4	611m	West
SP2	Infrastructure	Educational Establishments	Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	612m	South West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		620m	East
RE1	Public Recreation		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	621m	North West
RE1	Public Recreation		Inner West Local Environmental Plan 2022	27/02/2026	27/02/2026	27/02/2026	Map Amendment No 4	629m	West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		633m	North
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		636m	North East
MU1	Mixed Use		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	643m	South
R4	High Density Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	651m	South West
SP2	Infrastructure	Community Facility	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		654m	North
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		663m	East
E1	Local Centre		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	672m	West
SP2	Infrastructure	Water Supply System	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		673m	North West
SP2	Infrastructure	Health Services Facilities	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		678m	South
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		679m	North West
SP2	Infrastructure	Classified Road	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		683m	South East
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		685m	South

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
E4	General Industrial		Inner West Local Environmental Plan 2022	12/12/2025	12/12/2025	27/02/2026	State Environmental Planning Policy Amendment (WestConnex Dive Site) 2025	688m	West
SP2	Infrastructure	Educational Establishment	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		690m	South
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		692m	North East
E1	Local Centre		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	698m	North
E1	Local Centre		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	704m	West
R2	Low Density Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	704m	South West
E3	Productivity Support		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	705m	West
R1	General Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	705m	South West
SP2	Infrastructure	Educational Establishment	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		709m	South East
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		731m	North
MU1	Mixed Use		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	736m	North East
E4	General Industrial		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	742m	South West
SP2	Infrastructure	Water Supply System	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		747m	North West
R1	General Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	749m	South West
E1	Local Centre		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	750m	South West
SP2	Infrastructure	Railways	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		769m	North East
E3	Productivity Support		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	776m	West
R1	General Residential		Sydney Local Environmental Plan (Glebe Affordable Housing Project) 2011	01/07/2011	01/07/2011	01/07/2011		777m	North East
SP2	Infrastructure	Community Facility	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		783m	North East
R1	General Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	784m	South West
R1	General Residential		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		790m	South
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		795m	South
E1	Local Centre		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	796m	South
E3	Productivity Support		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	800m	West
R1	General Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	809m	South West

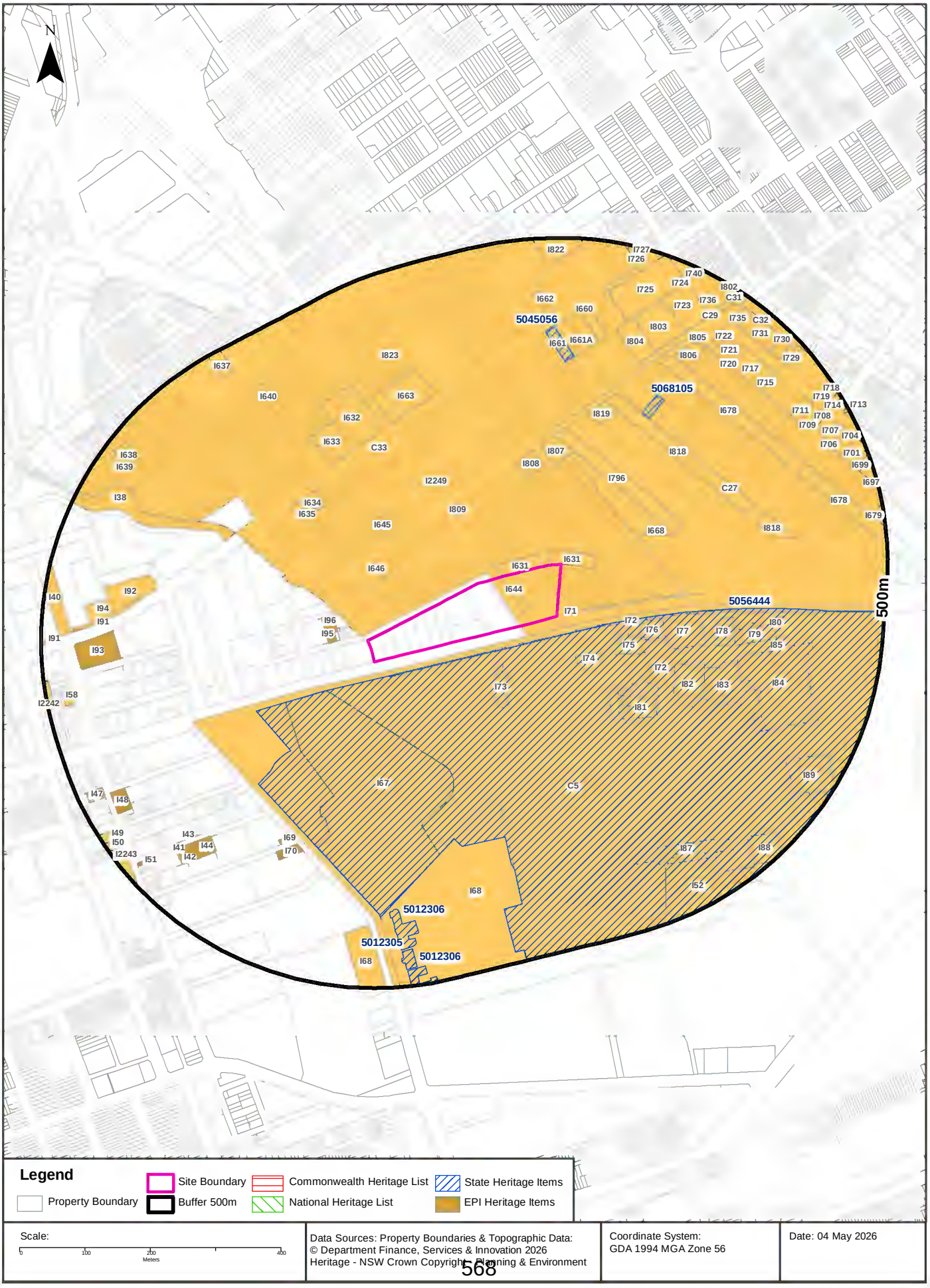
Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
SP2	Infrastructure	Classified Road	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		812m	North East
R4	High Density Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	820m	West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		821m	North East
MU1	Mixed Use		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	822m	North East
MU1	Mixed Use		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	829m	North
E1	Local Centre		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	831m	South West
E1	Local Centre		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	840m	West
E1	Local Centre		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	840m	South West
E1	Local Centre		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	848m	West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		849m	North East
R1	General Residential		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		851m	South
R1	General Residential		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		854m	East
SP2	Infrastructure	Classified Road	Sydney Local Environmental Plan 2012	15/08/2025	15/08/2025	17/10/2025	State Environmental Planning Policy Amendment (Central Precinct) 2025	855m	East
E1	Local Centre		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	857m	South
MU1	Mixed Use		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	865m	East
R1	General Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	866m	South West
SP2	Infrastructure	Educational Establishment	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		871m	North
RE1	Public Recreation		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	878m	South West
RE1	Public Recreation		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	880m	South
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		883m	North
R1	General Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	884m	South West
MU1	Mixed Use		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	886m	East

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R1	General Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	888m	South West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		894m	South
E1	Local Centre		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	899m	South
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		899m	North West
RE1	Public Recreation		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	902m	North West
E1	Local Centre		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	906m	West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		915m	North East
E1	Local Centre		Inner West Local Environmental Plan 2022	27/02/2026	27/02/2026	27/02/2026	Map Amendment No 4	919m	West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		927m	North East
R1	General Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	928m	South West
SP2	Infrastructure	Sewerage Systems	Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	933m	North West
RE1	Public Recreation		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	937m	South West
PRC	Public Recreation		State Environmental Planning Policy (Precincts?Eastern Harbour City) 2021	09/12/2022	09/12/2022	08/09/2023	State Environmental Planning Policy Amendment (Stage 1 Bays West Precinct) 2022	938m	North East
SP2	Infrastructure	Stormwater Management Systems	Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	941m	West
R1	General Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	943m	South West
E4	General Industrial		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	944m	West
SP1	Special Activities	Cemetery	Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	947m	South
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		948m	South
R1	General Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	960m	South West
RE1	Public Recreation		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	968m	North West
E1	Local Centre		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	974m	West
MU1	Mixed Use		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	977m	West
RE2	Private Recreation		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	983m	South
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		989m	South
R1	General Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	999m	South West
SP1	Special Activities	Sydney Fish Market	Sydney Local Environmental Plan 2012	08/09/2023	08/09/2023	17/10/2025	Map Amendment No 6	1000m	North East

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Heritage Items

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Legend

Property Boundary	Site Boundary	Commonwealth Heritage List	State Heritage Items
	Buffer 500m	National Heritage List	EPI Heritage Items

Scale: 0 100 200 400 Meters

Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2026
Heritage - NSW Crown Copyright, Planning & Environment

Coordinate System: GDA 1994 MGA Zone 56

Date: 04 May 2026

Heritage

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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National Heritage List

What are the National Heritage List Items located within the dataset buffer?
Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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State Heritage Register - Curtilages

What are the State Heritage Register Items located within the dataset buffer?

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
5056444	The University of Sydney, University Colleges and Victoria Park	Corner of Parramatta and City Roads, Camperdown	SYDNEY	24/08/2018	01974	2734	26m	South East
5068105	Elsie Refuge (former)	73-75 West Moreland Street, Glebe	SYDNEY	06/09/2024	02094	3328	260m	North East
5045056	Reussdale	160 Bridge Road Glebe	SYDNEY	02/04/1999	00292	716	311m	North
5012306	Royal Prince Alfred Hospital - Victoria & Albert Pavilions	Missenden Road, Camperdown	SYDNEY	02/04/1999	00829	1981	380m	South
5012305	Royal Prince Alfred Hospital - Admission Block	Missenden Road, Camperdown	SYDNEY	02/04/1999	00830	1981	443m	South
5012306	Royal Prince Alfred Hospital - Victoria & Albert Pavilions	Missenden Road, Camperdown	SYDNEY	02/04/1999	00829	1981	472m	South

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Environmental Planning Instrument - Heritage

What are the EPI Heritage Items located within the dataset buffer?

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I644	Warehouse	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	0m	On-site
C33	Hereford and Forest Lodge	Conservation Area - General	Local	Sydney Local Environmental Plan 2012	23/01/2026	23/01/2026	23/01/2026	0m	On-site
I631	Street trees	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	0m	North East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I71	Stone retaining wall, fence & steps	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	15m	East
C5	Sydney University	Conservation Area - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	17m	South East
I72	Site landscaping, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	26m	East
I73	JD Stewart Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	46m	South
I96	Terrace house	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	48m	West
I95	Terrace house	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	54m	West
I74	RD Watt Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	68m	East
I646	House	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	75m	North West
I67	St John's College, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	77m	South West
I75	Heydan Laurence Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	93m	East
I809	Shop & residence group (204-206 St Johns Road)	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	108m	North
C27	Bishopthorpe	Conservation Area - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	115m	North East
I645	Former Rehoboth Primitive Methodist Church & Hall	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	127m	North West
I76	Refectory Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	127m	East
I668	Two mature Moreton Bay fig trees	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	131m	North East
I81	John Woolley Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	137m	South East
I808	Nag's Head Hotel & terrace group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	138m	North
I796	Street trees	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	146m	North East
I807	Glebe Town Hall	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	152m	North East
I77	Holme Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	163m	East
I72	Site landscaping, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	164m	East
I2249	Electricity Substation No. 267	Item - General	Local	Sydney Local Environmental Plan 2012	22/01/2016	22/01/2016	23/01/2026	165m	North
I82	Badham Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	196m	East
I634	Terrace group 'Magnolia Terrace'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	213m	North West

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I635	Bridge Hotel & terrace group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	214m	North West
I819	House 'Aysleigh House'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	222m	North East
I818	Street trees	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	238m	North East
I83	Former CBC Bank, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	239m	East
I68	Royal Prince Alfred Hospital group	Item - General	State	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	240m	South
I78	Old Geology Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	242m	East
I38	Orphan Creek Public Reserve	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	261m	West
I633	Former house 'Briarbank'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	265m	North West
I632	Forest Lodge Public School	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	269m	North West
I79	Macleay Museum Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	271m	East
I663	House group 'Killara', 'Morocco', 'Hillston' & 'Strathmore'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	278m	North
I84	Main Building & Quadrangle group, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	282m	East
I69	Shop & residence	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	297m	South West
I70	Alfred Hotel	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	304m	South West
I818	Street trees	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	305m	East
I661A	The Abbey	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	309m	North
I661	Reussdale	Item - General	State	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	311m	North
I804	Glebe Fire Station	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	330m	North East
I80	Botany Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	330m	East
I92	Former Alexandra Hospital Venables House	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	333m	West
I678	Street trees	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	336m	North East
I85	Science Road Bridge, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	337m	East
I660	House 'The Hermitage'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	346m	North
I91	Former Alexandra Hospital boundary landscaping	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	352m	West

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I803	House group 'St John's Village'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	357m	North East
I806	St John's Parish Hall	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	358m	North East
I44	Terrace group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	366m	South West
I823	MWS&DB vent stack	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	372m	North
I93	Housing development 'Alexandra Dwellings'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	379m	West
I662	House	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	379m	North
I87	Physics Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	382m	South East
I725	Foley Park	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	384m	North East
I640	House 'Penharwood'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	384m	North West
C29	Glebe Point Road	Conservation Area - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	384m	North East
I678	Street trees	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	387m	East
I43	Terrace group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	387m	South West
I94	Former Alexandra Hospital Administration Building	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	393m	West
I717	House group 'City View Cottages'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	398m	North East
I721	House 'Leamington House'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	398m	North East
I720	House 'Calmar'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	398m	North East
I722	House	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	399m	North East
I805	Horse trough	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	402m	North East
I42	Terrace house	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	402m	South West
I715	House 'Dalston House'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	403m	North East
I723	St John's Bishopsthorpe	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	404m	North East
I68	Royal Prince Alfred Hospital group	Item - General	State	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	404m	South
I41	Terrace house	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	409m	South West
I89	Anderson Stuart Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	414m	South East

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Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I52	St Paul's College group, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	415m	South East
I711	House 'Alishan Guest House'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	419m	North East
I709	Shop & residence	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	429m	North East
I48	Terrace group 'York Terrace'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	429m	South West
I708	Former Waratah Hotel	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	440m	North East
I707	Former Currency Lass Hotel	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	441m	North East
I88	Edward Ford Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	446m	South East
I706	Terrace house 'Brewongle'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	447m	North East
I638	House	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	447m	North West
I40	Former Alexandra Hospital palm trees	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	452m	West
I704	Commercial building	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	453m	North East
I735	Glebe Post Office	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	453m	North East
I731	Terrace group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	453m	North East
I51	Former corner shop & residence	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	454m	South West
I639	House	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	455m	North West
I730	Terrace group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	455m	North East
I736	Terrace group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	456m	North East
I822	St James Catholic Church group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	457m	North
I58	Warehouse	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	457m	West
I701	Terrace group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	458m	North East
I729	Former Hand & Heart Hotel	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	459m	North East
I47	St Andrew's Greek Orthodox Church	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	459m	South West
I637	House	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	460m	North West
I724	Glebe War Memorial	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	463m	North East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I49	Terrace group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	469m	South West
I91	Former Alexandra Hospital boundary landscaping	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	472m	West
I50	Terrace group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	473m	South West
I699	Retail terrace	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	475m	East
I719	Shop & residence (123 Glebe Point Road)	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	476m	North East
C31	Lyndhurst	Conservation Area - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	477m	North East
I718	Shop & residence	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	478m	North East
I726	Commercial building	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	478m	North East
C32	St Phillips	Conservation Area - General	Local	Sydney Local Environmental Plan 2012	10/09/2021	10/09/2021	23/01/2026	479m	North East
I716	Shop & residence	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	479m	North East
I2243	Former Bonds Industries & Electricity Substation No. 181	Item - General	Local	Sydney Local Environmental Plan 2012	22/01/2016	22/01/2016	23/01/2026	480m	South West
I679	Glebe Public School & Anzac Memorial	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	481m	East
I714	Commercial building 'Fascination House'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	482m	North East
I727	Shop & residence 'Swiss Cottages'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	482m	North East
I740	Terrace group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	489m	North East
I2242	Former Grace Brothers Repository	Item - General	Local	Sydney Local Environmental Plan 2012	22/01/2016	22/01/2016	23/01/2026	490m	West
I713	Shop & residence	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	491m	North East
I697	Former bakery 'Raiths'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	492m	East
I802	Courthouse & cottage group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	498m	North East
I2250	Former Glebe Volunteer Fire Station	Item - General	Local	Sydney Local Environmental Plan 2012	22/01/2016	22/01/2016	23/01/2026	499m	North East

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Natural Hazards

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Bush Fire Prone Land

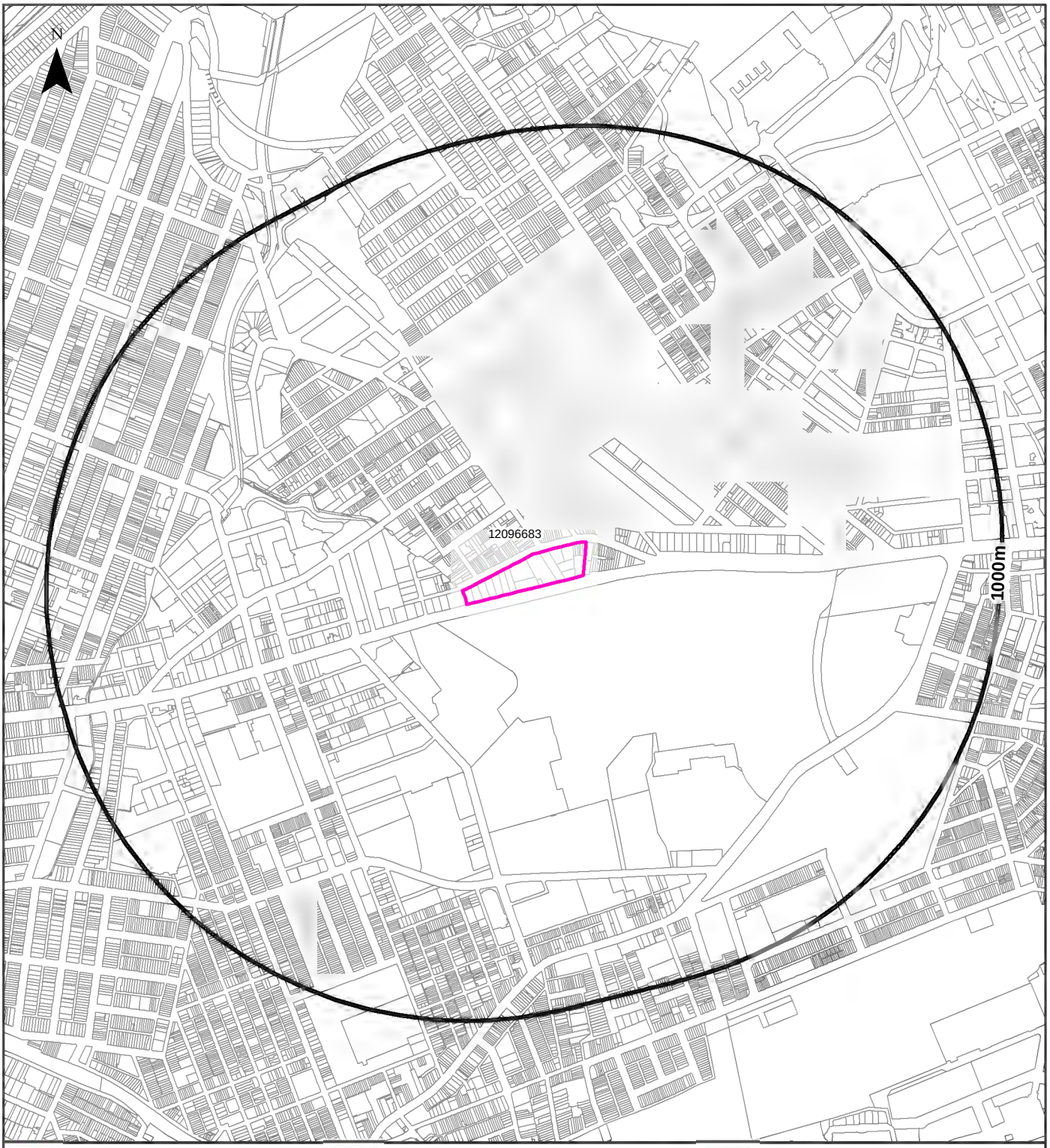
What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
No records in buffer		

NSW Bush Fire Prone Land - © NSW Rural Fire Service under Creative Commons 4.0 International Licence

Ecological Constraints - Vegetation & Ramsar Wetlands

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



- Site Boundary
- ReportBuffer
- Property Boundary
- Ramsar Wetland

Native Vegetation

- Alpine Complex
- Arid Shrublands (Acacia sub-formation)
- Arid Shrublands (Chenopod sub-formation)
- Dry Sclerophyll Forests (Shrub/grass sub-formation)
- Dry Sclerophyll Forests (Shrubby sub-formation)
- Forested Wetlands
- Freshwater Wetlands
- Grasslands
- Grassy Woodlands
- Heathlands
- Rainforests
- Saline Wetlands
- Semi-arid Woodlands (Grassy sub-formation)
- Semi-arid Woodlands (Shrubby sub-formation)
- Wet Sclerophyll Forests (Grassy sub-formation)
- Wet Sclerophyll Forests (Shrubby sub-formation)
- Non vegetated
- Unattributed
- Not classified
- Other

Scale: 0 100 200 400 600 Meters

Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2026

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Coordinate System: GDA 1994 MGA Zone 56

Date: 04 May 2026

Ecological Constraints

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Native Vegetation

What native vegetation exists within the dataset buffer?

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
12096683	Not classified	(Not classified) Not classified	Not classified	0m	On-site

Native Vegetation Type Map : NSW Department of Planning and Environment 2022
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Ramsar Wetlands

What Ramsar Wetland areas exist within the dataset buffer?

Map ID	Ramsar Name	Wetland Name	Designation Date	Source	Distance	Direction
N/A	No records in buffer					

Ramsar Wetlands Data Source: © Commonwealth of Australia - Department of Agriculture, Water and the Environment

Ecological Constraints

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Collaborative Australian Protected Areas Database - Terrestrial

Protected areas in terrestrial environments identified by the CAPAD within the dataset buffer:

Map ID	Area Name	Area Details	Management Category	Authority	Jurisdiction	Dist	Dir
N/A	No records in buffer						

Collaborative Australian Protected Areas Database - Marine

Protected areas in marine environments identified by the CAPAD within the dataset buffer:

Map ID	Area Name	Area Details	Management Category	Authority	Jurisdiction	Dist	Dir
N/A	No records in buffer						

Source: Collaborative Australian Protected Areas Database (CAPAD) 2022

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Ecological Constraints

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Groundwater Dependent Ecosystems Atlas

Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
N/A	No records in buffer					

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology
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Ecological Constraints

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
N/A	No records in buffer					

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology
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Ecological Constraints

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

NSW BioNet Species Sightings

Species sightings from the NSW BioNet Repository that have either a state or federal conservation status, or a sensitivity status, and are within 10 km of the site:
Note: This data does not include NSW Category 1 sensitive species.

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	Crinia tinnula	Wallum Froglet	Not Sensitive	Vulnerable	Not Listed	
Animalia	Amphibia	Litoria aurea	Green and Golden Bell Frog	Not Sensitive	Endangered	Vulnerable	
Animalia	Amphibia	Pseudophryne australis	Red-crowned Toadlet	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Actitis hypoleucos	Common Sandpiper	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Amaurornis moluccana	Pale-vented Bush-hen	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Anous albivitta	Grey Ternlet	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Anous stolidus	Common Noddy	Not Sensitive	Not Listed	Not Listed	CAMBA;JAMBA
Animalia	Aves	Anseranas semipalmata	Magpie Goose	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Category 2	Critically Endangered	Critically Endangered	
Animalia	Aves	Apus pacificus	Fork-tailed Swift	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Ardenna carneipes	Flesh-footed Shearwater	Not Sensitive	Vulnerable	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Ardenna grisea	Sooty Shearwater	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	Ardenna pacifica	Wedge-tailed Shearwater	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	Ardenna tenuirostris	Short-tailed Shearwater	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Arenaria interpres	Ruddy Turnstone	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Botaurus poiciloptilus	Australasian Bittern	Not Sensitive	Endangered	Endangered	
Animalia	Aves	Burhinus grallarius	Bush Stone-curlew	Not Sensitive	Endangered	Not Listed	
Animalia	Aves	Calidris acuminata	Sharp-tailed Sandpiper	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris alba	Sanderling	Not Sensitive	Vulnerable	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris canutus	Red Knot	Not Sensitive	Vulnerable	Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris falcinellus	Broad-billed Sandpiper	Not Sensitive	Vulnerable	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris ferruginea	Curlew Sandpiper	Not Sensitive	Critically Endangered	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris melanotos	Pectoral Sandpiper	Not Sensitive	Not Listed	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Calidris ruficollis	Red-necked Stint	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris tenuirostris	Great Knot	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Category 3	Endangered	Endangered	
Animalia	Aves	Calonectris leucomelas	Streaked Shearwater	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Calyptorhynchus banksii samueli	Red-tailed Black-Cockatoo (inland subspecies)	Category 2	Vulnerable	Not Listed	
Animalia	Aves	Calyptorhynchus lathami lathami	South-eastern Glossy Black-Cockatoo	Category 2	Vulnerable	Vulnerable	
Animalia	Aves	Certhionyx variegatus	Pied Honeyeater	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Charadrius leschenaultii	Greater Sand-plover	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Charadrius mongolus	Lesser Sand-plover	Not Sensitive	Vulnerable	Endangered	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Charadrius veredus	Oriental Plover	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Chlidonias leucopterus	White-winged Black Tern	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Circus assimilis	Spotted Harrier	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Coracina lineata	Barred Cuckoo-shrike	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Cuculus optatus	Oriental Cuckoo	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Diomedea exulans	Wandering Albatross	Not Sensitive	Endangered	Vulnerable	
Animalia	Aves	Epthianura albifrons	White-fronted Chat	Not Sensitive	Endangered Population, Vulnerable	Not Listed	
Animalia	Aves	Erythrotriorchis radiatus	Red Goshawk	Category 2	Endangered	Endangered	
Animalia	Aves	Esacus magnirostris	Beach Stone-curlew	Not Sensitive	Critically Endangered	Not Listed	
Animalia	Aves	Falco subniger	Black Falcon	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Fregata ariel	Lesser Frigatebird	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;JAMBA
Animalia	Aves	Grantiella picta	Painted Honeyeater	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Gygis alba	White Tern	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Haematopus fuliginosus	Sooty Oystercatcher	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Haematopus longirostris	Pied Oystercatcher	Not Sensitive	Endangered	Not Listed	
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needletail	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Hydroprogne caspia	Caspian Tern	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	Ixobrychus flavicollis	Black Bittern	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Lathamus discolor	Swift Parrot	Not Sensitive	Endangered	Critically Endangered	
Animalia	Aves	Limosa lapponica	Bar-tailed Godwit	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Limosa limosa	Black-tailed Godwit	Not Sensitive	Endangered	Endangered	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Lophochroa leadbeateri	Pink Cockatoo	Category 2	Vulnerable	Endangered	

Lotsearch Pty Ltd ABN 89 600 168 018

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Lophoictinia isura	Square-tailed Kite	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Macronectes giganteus	Southern Giant Petrel	Not Sensitive	Endangered	Endangered	
Animalia	Aves	Macronectes halli	Northern Giant-Petrel	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Manorina melanotis	Black-eared Miner	Not Sensitive	Critically Endangered	Endangered	
Animalia	Aves	Melithreptus gularis gularis	Black-chinned Honeyeater (eastern subspecies)	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Menura alberti	Albert's Lyrebird	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Motacilla flava	Yellow Wagtail	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Neophema chrysostoma	Blue-winged Parrot	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Neophema pulchella	Turquoise Parrot	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Neophema splendida	Scarlet-chested Parrot	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Nettapus coromandelianus	Cotton Pygmy-Goose	Not Sensitive	Endangered	Not Listed	
Animalia	Aves	Ninox connivens	Barking Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Ninox strenua	Powerful Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Numenius madagascariensis	Eastern Curlew	Not Sensitive	Critically Endangered	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Numenius minutus	Little Curlew	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Numenius phaeopus	Whimbrel	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Onychoprion fuscatus	Sooty Tern	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Oxyura australis	Blue-billed Duck	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Pandion cristatus	Eastern Osprey	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Parvipsitta pusilla	Little Lorikeet	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Petroica boodang	Scarlet Robin	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Petroica phoenicea	Flame Robin	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Phaethon lepturus	White-tailed Tropicbird	Not Sensitive	Not Listed	Not Listed	CAMBA;JAMBA
Animalia	Aves	Phaethon rubricauda	Red-tailed Tropicbird	Not Sensitive	Vulnerable	Not Listed	CAMBA;JAMBA
Animalia	Aves	Philomachus pugnax	Ruff	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Pluvialis fulva	Pacific Golden Plover	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Pluvialis squatarola	Grey Plover	Not Sensitive	Vulnerable	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Polytelis anthopeplus monarchoides	Regent Parrot (eastern subspecies)	Category 3	Endangered	Vulnerable	
Animalia	Aves	Polytelis swainsonii	Superb Parrot	Category 3	Vulnerable	Vulnerable	
Animalia	Aves	Pterodroma leucoptera leucoptera	Gould's Petrel	Not Sensitive	Vulnerable	Endangered	
Animalia	Aves	Pterodroma neglecta neglecta	Kermadec Petrel (west Pacific subspecies)	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Pterodroma nigripennis	Black-winged Petrel	Not Sensitive	Vulnerable	Not Listed	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Pterodroma solandri	Providence Petrel	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Ptilinopus magnificus	Wompoo Fruit-Dove	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Ptilinopus regina	Rose-crowned Fruit-Dove	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Ptilinopus superbus	Superb Fruit-Dove	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Puffinus assimilis	Little Shearwater	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Pyrrholaemus sagittatus	Speckled Warbler	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Rostratula australis	Australian Painted Snipe	Not Sensitive	Endangered	Endangered	
Animalia	Aves	Stagonopleura guttata	Diamond Firetail	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Stercorarius longicaudus	Long-tailed Jaeger	Not Sensitive	Not Listed	Not Listed	CAMBA;JAMBA
Animalia	Aves	Stercorarius maccormicki	South Polar Skua	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	Stercorarius parasiticus	Arctic Jaeger	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Stercorarius pomarinus	Pomarine Jaeger	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Sterna hirundo	Common Tern	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Sternula albifrons	Little Tern	Not Sensitive	Endangered	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Stictonetta naevosa	Freckled Duck	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Sula dactylatra	Masked Booby	Not Sensitive	Vulnerable	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Sula leucogaster	Brown Booby	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Sula sula	Red-footed Booby	Not Sensitive	Not Listed	Not Listed	CAMBA;JAMBA
Animalia	Aves	Thalassarche bulleri	Buller's Albatross	Not Sensitive	Not Listed	Vulnerable	
Animalia	Aves	Thalassarche cauta	Shy Albatross	Not Sensitive	Endangered	Endangered	
Animalia	Aves	Thalassarche chrysostoma	Grey-headed Albatross	Not Sensitive	Not Listed	Endangered	
Animalia	Aves	Thalassarche melanophris	Black-browed Albatross	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Thalasseus bergii	Crested Tern	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	Thinornis cucullatus cucullatus	Eastern Hooded Dotterel	Not Sensitive	Critically Endangered	Vulnerable	
Animalia	Aves	Todiramphus chloris	Collared Kingfisher	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Tringa brevipes	Grey-tailed Tattler	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tringa glareola	Wood Sandpiper	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tringa incana	Wandering Tattler	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	Tringa nebularia	Common Greenshank	Not Sensitive	Endangered	Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tringa stagnatilis	Marsh Sandpiper	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Turnix maculosus	Red-backed Button-quail	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Turnix melanogaster	Black-breasted Button-quail	Not Sensitive	Critically Endangered	Vulnerable	
Animalia	Aves	Tyto novaehollandiae	Masked Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Tyto tenebricosa	Sooty Owl	Category 3	Vulnerable	Not Listed	

Lotsearch Pty Ltd ABN 89 600 168 018

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Xenus cinereus	Terek Sandpiper	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Gastropoda	Meridolum maryae	Maroubra Woodland Snail	Not Sensitive	Endangered	Endangered	
Animalia	Insecta	Petalura gigantea	Giant Dragonfly	Not Sensitive	Endangered	Not Listed	
Animalia	Mammalia	Aepyprymnus rufescens	Rufous Bettong	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Arctocephalus forsteri	New Zealand Fur-seal	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Arctocephalus pusillus doriferus	Australian Fur-seal	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Balaenoptera musculus	Blue Whale	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Cercartetus nanus	Eastern Pygmy-possum	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Chalinolobus dwyeri	Large-eared Pied Bat	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Dasyurus maculatus	Spotted-tailed Quoll	Not Sensitive	Vulnerable	Endangered	
Animalia	Mammalia	Dasyurus viverrinus	Eastern Quoll	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Dugong dugon	Dugong	Not Sensitive	Endangered	Not Listed	
Animalia	Mammalia	Eubalaena australis	Southern Right Whale	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Falsistrellus tasmaniensis	Eastern False Pipistrelle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Macrotis lagotis	Bilby	Not Sensitive	Extinct	Vulnerable	
Animalia	Mammalia	Micronomus norfolkensis	Eastern Coastal Free-tailed Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Miniopterus australis	Little Bent-winged Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Miniopterus orianae oceanensis	Large Bent-winged Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Myotis macropus	Southern Myotis	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Notomys cervinus	Fawn Hopping-mouse	Not Sensitive	Extinct	Not Listed	
Animalia	Mammalia	Notomys mitchellii	Mitchell's Hopping-mouse	Not Sensitive	Extinct	Not Listed	
Animalia	Mammalia	Perameles nasuta	Long-nosed Bandicoot	Not Sensitive	Endangered Population	Not Listed	
Animalia	Mammalia	Petaurus norfolcensis	Squirrel Glider	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Phascolarctos cinereus	Koala	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Physeter macrocephalus	Sperm Whale	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Pseudomys gracilicaudatus	Eastern Chestnut Mouse	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Pseudomys novaehollandiae	New Holland Mouse	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheathtail-bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad-nosed Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Vespadelus troughtoni	Eastern Cave Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Antaresia childreni	Children's Python	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Aspidites ramsayi	Woma	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Caretta caretta	Loggerhead Turtle	Not Sensitive	Endangered	Endangered	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Reptilia	Chelonia mydas	Green Turtle	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Reptilia	Cyclodomorphus melanops elongatus	Mallee Slender Blue-tongue Lizard	Not Sensitive	Endangered	Not Listed	
Animalia	Reptilia	Dermochelys coriacea	Leatherback Turtle	Not Sensitive	Endangered	Endangered	
Animalia	Reptilia	Diplodactylus platyurus	Eastern Fat-tailed Gecko	Not Sensitive	Endangered	Not Listed	
Animalia	Reptilia	Eretmochelys imbricata	Hawksbill Turtle	Not Sensitive	Not Listed	Vulnerable	
Animalia	Reptilia	Eulamprus kosciuskoi	Alpine Water Skink	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Reptilia	Pseudonaja modesta	Ringed Brown Snake	Not Sensitive	Endangered	Not Listed	
Animalia	Reptilia	Tiliqua multifasciata	Centralian Blue-tongued Lizard	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Tiliqua occipitalis	Western Blue-tongued Lizard	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Uvidicolus sphyrurus	Border Thick-tailed Gecko	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Reptilia	Varanus rosenbergi	Rosenberg's Goanna	Not Sensitive	Vulnerable	Not Listed	
Fungi	Flora	Camarophyllopsis kearneyi		Not Sensitive	Endangered	Not Listed	
Fungi	Flora	Hygrocybe anomala var. ianthinomarginata		Not Sensitive	Vulnerable	Not Listed	
Fungi	Flora	Hygrocybe aurantipes		Not Sensitive	Vulnerable	Not Listed	
Fungi	Flora	Hygrocybe austropratensis		Not Sensitive	Endangered	Not Listed	
Fungi	Flora	Hygrocybe collucera		Not Sensitive	Endangered	Not Listed	
Fungi	Flora	Hygrocybe griseoramosa		Not Sensitive	Endangered	Not Listed	
Fungi	Flora	Hygrocybe lanecovensis		Not Sensitive	Endangered	Not Listed	
Fungi	Flora	Hygrocybe reesiae		Not Sensitive	Vulnerable	Not Listed	
Fungi	Flora	Hygrocybe rubronivea		Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Acacia bynoeana	Bynoe's Wattle	Not Sensitive	Endangered	Vulnerable	
Plantae	Flora	Acacia gordonii		Not Sensitive	Endangered	Endangered	
Plantae	Flora	Acacia pubescens	Downy Wattle	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Acacia terminalis subsp. Eastern Sydney	Sunshine wattle	Not Sensitive	Endangered	Endangered	
Plantae	Flora	Allocasuarina portuensis	Nielsen Park She-oak	Category 3	Endangered	Endangered	
Plantae	Flora	Amperea xiphoclada var. pedicellata		Not Sensitive	Extinct	Extinct	
Plantae	Flora	Asterolasia buxifolia		Not Sensitive	Critically Endangered	Critically Endangered	
Plantae	Flora	Caladenia tessellata	Thick Lip Spider Orchid	Category 2	Vulnerable	Vulnerable	
Plantae	Flora	Callistemon linearifolius	Netted Bottle Brush	Category 3	Vulnerable	Not Listed	
Plantae	Flora	Darwinia biflora		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Dichanthium setosum	Bluegrass	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Doryanthes palmeri	Giant Spear Lily	Not Sensitive	Vulnerable	Not Listed	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	Epacris purpurascens var. purpurascens		Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Eucalyptus camfieldii	Camfield's Stringybark	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Eucalyptus fracta	Broken Back Ironbark	Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Eucalyptus leucoxylon subsp. pruinosa	Yellow Gum	Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Eucalyptus nicholii	Narrow-leaved Black Peppermint	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Eucalyptus pulverulenta	Silver-leafed Gum	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Eucalyptus scoparia	Wallangarra White Gum	Not Sensitive	Endangered	Vulnerable	
Plantae	Flora	Gaudium deanei		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Genoplesium baueri	Bauer's Midge Orchid	Category 2	Endangered	Endangered	
Plantae	Flora	Grammitis stenophylla	Narrow-leaf Finger Fern	Category 3	Endangered	Not Listed	
Plantae	Flora	Grevillea caleyi	Caley's Grevillea	Category 3	Critically Endangered	Critically Endangered	
Plantae	Flora	Hibbertia puberula		Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Macadamia integrifolia	Macadamia Nut	Not Sensitive	Not Listed	Vulnerable	
Plantae	Flora	Macadamia tetraphylla	Rough-shelled Bush Nut	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Melaleuca biconvexa	Biconvex Paperbark	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Melaleuca deanei	Deane's Paperbark	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Persoonia hirsuta	Hairy Geebung	Category 3	Endangered	Endangered	
Plantae	Flora	Pimelea curviflora var. curviflora		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Pomaderris prunifolia	Plum-leaf Pomaderris	Not Sensitive	Endangered Population	Not Listed	
Plantae	Flora	Prasophyllum fuscum	Slaty Leek Orchid	Category 2	Critically Endangered	Vulnerable	
Plantae	Flora	Prostanthera marifolia	Seaforth Mintbush	Category 3	Critically Endangered	Critically Endangered	
Plantae	Flora	Rhodamnia rubescens	Scrub Turpentine	Not Sensitive	Critically Endangered	Critically Endangered	
Plantae	Flora	Sarcochilus hartmannii	Hartman's Sarcochilus	Category 2	Vulnerable	Vulnerable	
Plantae	Flora	Senecio spathulatus	Coast Groundsel	Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Senna acclinis	Rainforest Cassia	Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Syzygium paniculatum	Magenta Lilly Pilly	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Tetratheca glandulosa		Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Tetratheca juncea	Black-eyed Susan	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Thesium australe	Austral Toadflax	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Triplarina imbricata	Creek Triplarina	Not Sensitive	Endangered	Endangered	
Plantae	Flora	Wilsonia backhousei	Narrow-leafed Wilsonia	Not Sensitive	Vulnerable	Not Listed	

Source: NSW BioNet Species Sightings

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Location Confidences

Where Lotsearch has had to georeference features from supplied addresses, a location confidence has been assigned to the data record. This indicates a confidence to the positional accuracy of the feature. Where applicable, a code is given under the field heading “LC” or “LocConf”. These codes lookup to the following location confidences:

LC Code	Location Confidence
Premise Match	Georeferenced to the site location / premise or part of site
Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered to x metres
Adjacent Match	Land adjacent to a georeferenced feature
Network of Features	Georeferenced to a network of features
Suburb Match	Georeferenced to a suburb boundary
As Supplied	Spatial data supplied by provider

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Aerial Imagery 2026

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Legend

- Site Boundary
- Report Buffer

Coordinate System:
GDA 1994 MGA Zone 56

Sources:
Aerial Imagery:© Metromap

N

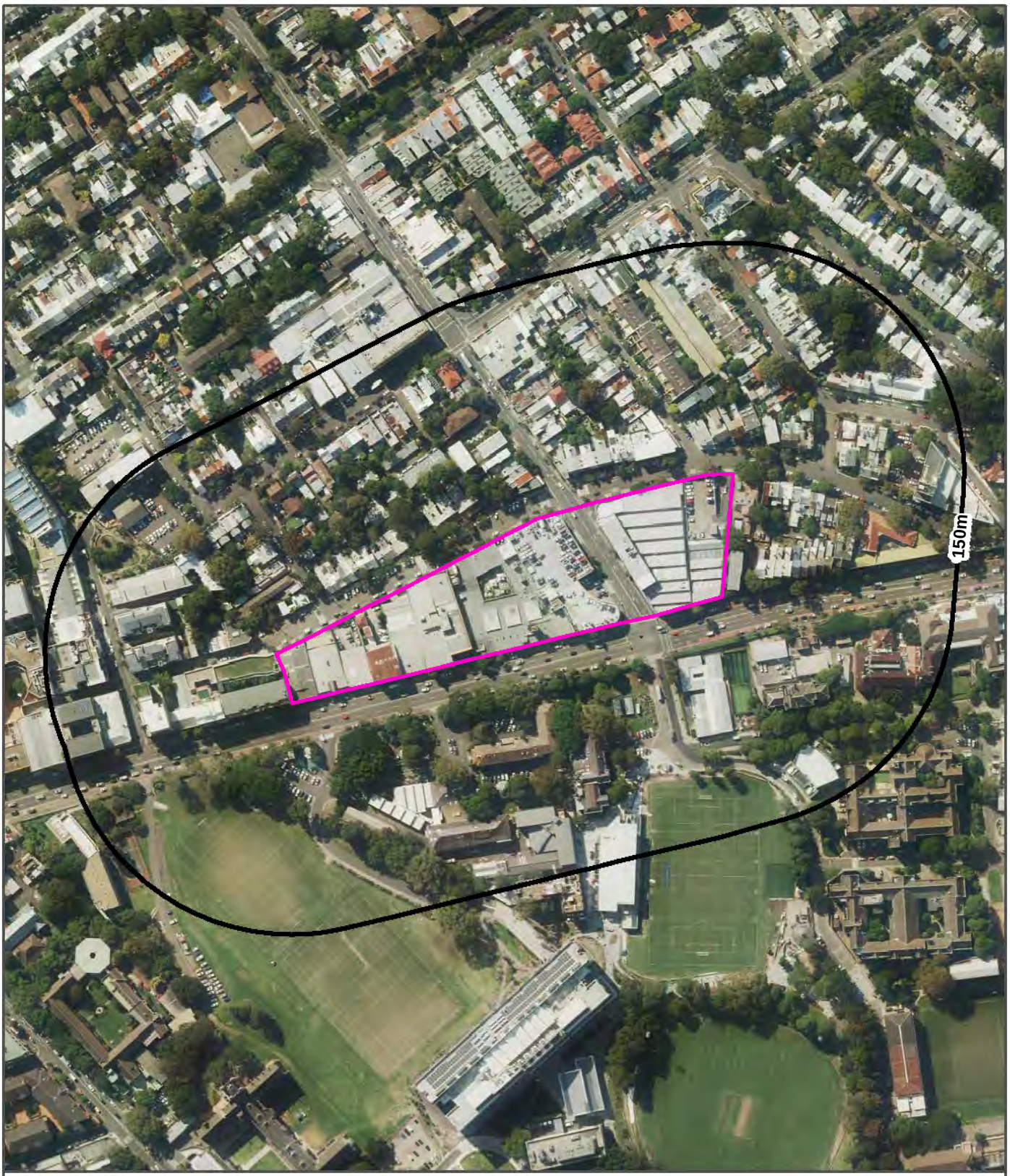
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589

Aerial Imagery 2016

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Legend

- Site Boundary
- Report Buffer

Coordinate System:
GDA 1994 MGA Zone 56

Sources:
Aerial Imagery:© Metromap

N

Scale (m)

0 60 120 180 240 300

590

Aerial Imagery 2005

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Legend

- Site Boundary
- Report Buffer

Coordinate System:
GDA 1994 MGA Zone 56

Sources:
Aerial Imagery:© Metromap

N

Scale (m)

0 60 120 180 240 300

591

Aerial Imagery 2000

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Legend

- Site Boundary
- Report Buffer

Coordinate System:
GDA 1994 MGA Zone 56

Sources:
Aerial Imagery:© Metromap

N

Scale (m)

0 60 120 180 240 300

592

Aerial Imagery 1994

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Legend

- Site Boundary
- Report Buffer

Coordinate System:
GDA 1994 MGA Zone 56

Sources:
Aerial Imagery:© NSW Department of Customer Service

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Scale (m)

0 60 120 180 240 300

593

Aerial Imagery 1991

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Legend

- Site Boundary
- Report Buffer

Coordinate System:
GDA 1994 MGA Zone 56

Sources:
Aerial Imagery:© NSW Department of Customer Service

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Scale (m)

0 60 120 180 240 300

594

Aerial Imagery 1986

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Legend

- Site Boundary
- Report Buffer

Coordinate System:
GDA 1994 MGA Zone 56

Sources:
Aerial Imagery:© NSW Department of Customer Service

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Scale (m)

0 60 120 180 240 300

595

Aerial Imagery 1982

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Legend

- Site Boundary
- Report Buffer

Coordinate System:
GDA 1994 MGA Zone 56

Sources:
Aerial Imagery:© NSW Department of Customer Service

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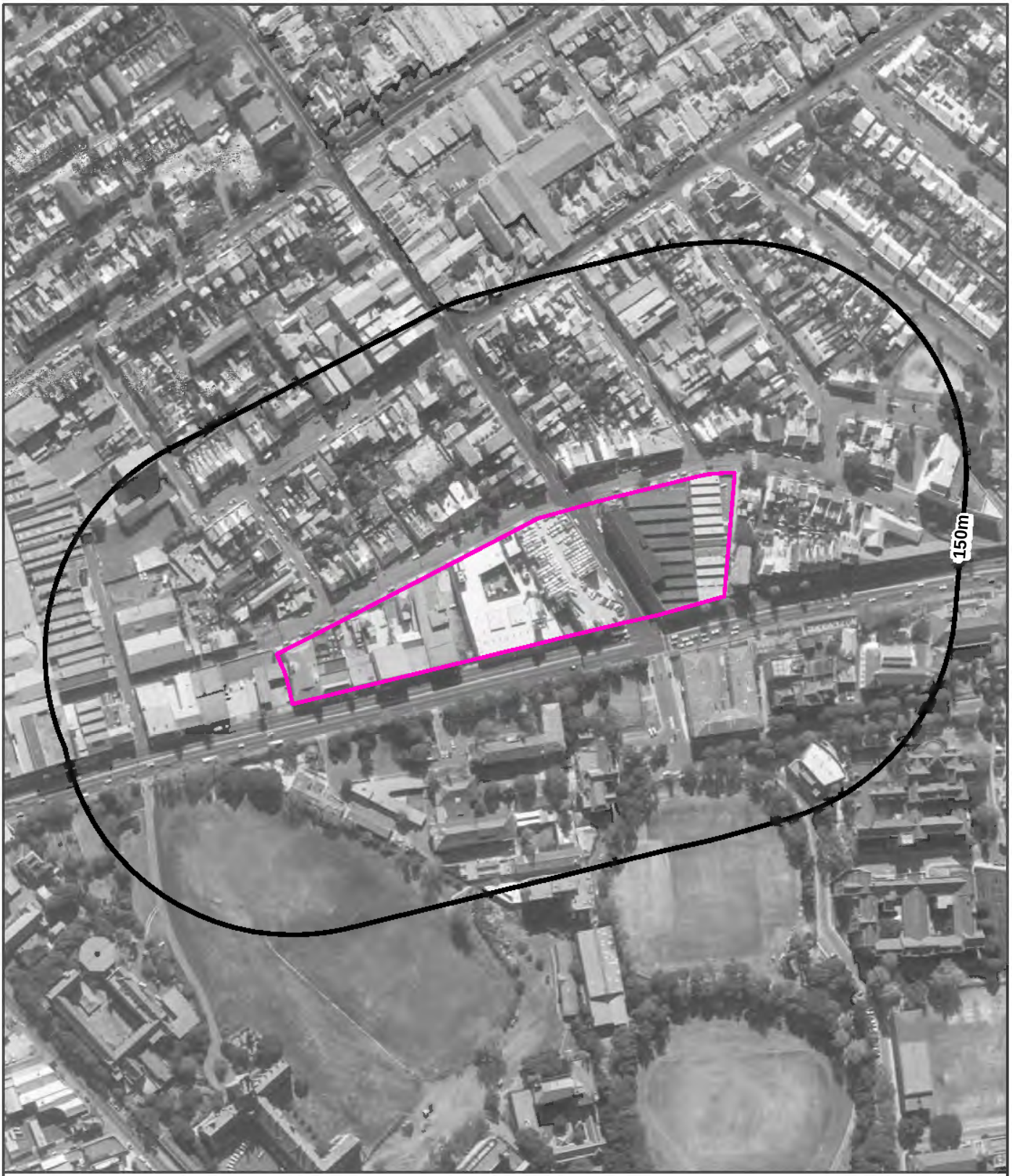
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596

Aerial Imagery 1978

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Legend

- Site Boundary
- Report Buffer

Coordinate System:
GDA 1994 MGA Zone 56

Sources:
Aerial Imagery:© NSW Department of Customer Service

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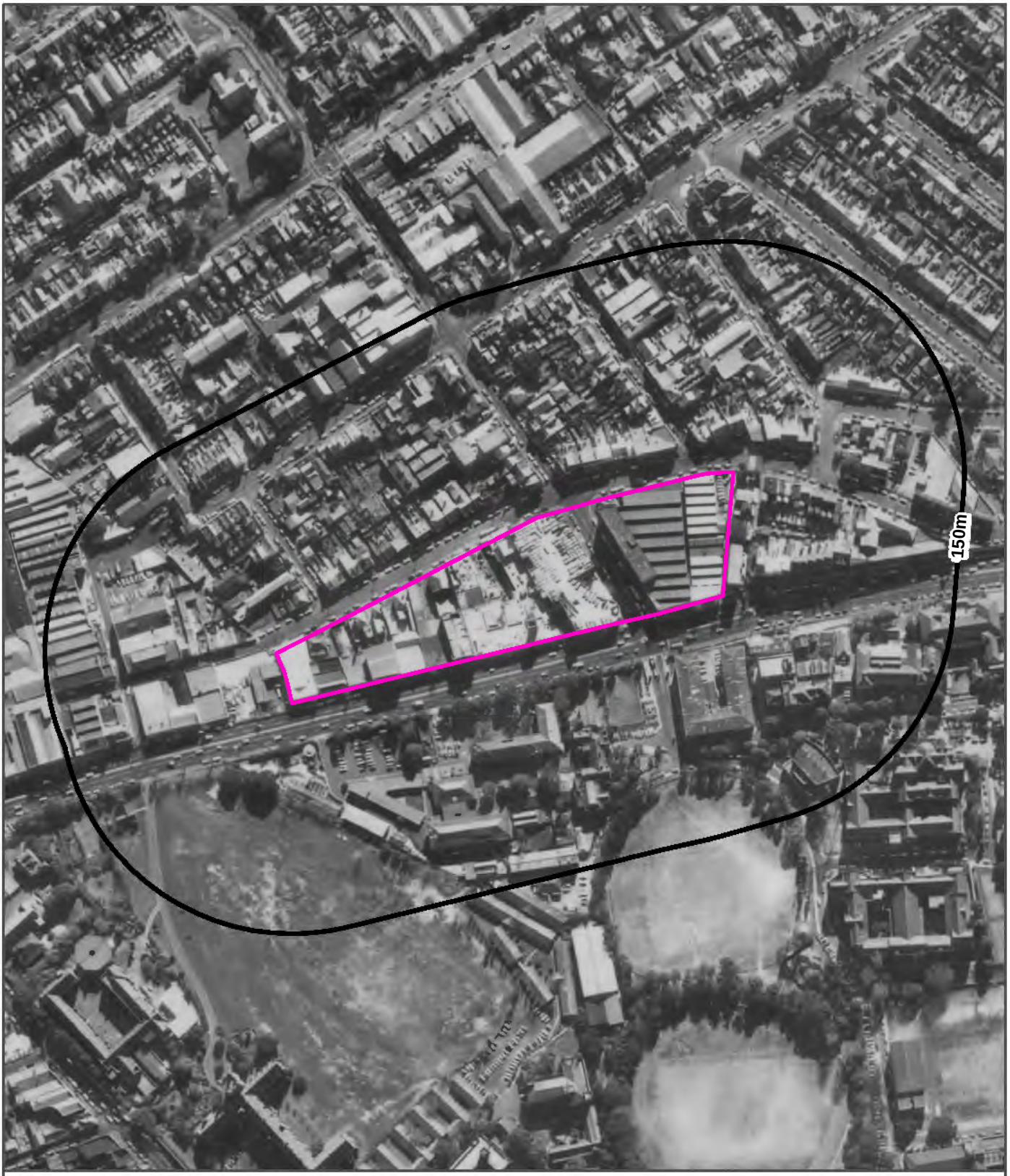
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597

Aerial Imagery 1970

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Legend

- Site Boundary
- Report Buffer

Coordinate System:
GDA 1994 MGA Zone 56

Sources:
Aerial Imagery:© NSW Department of Customer Service

N

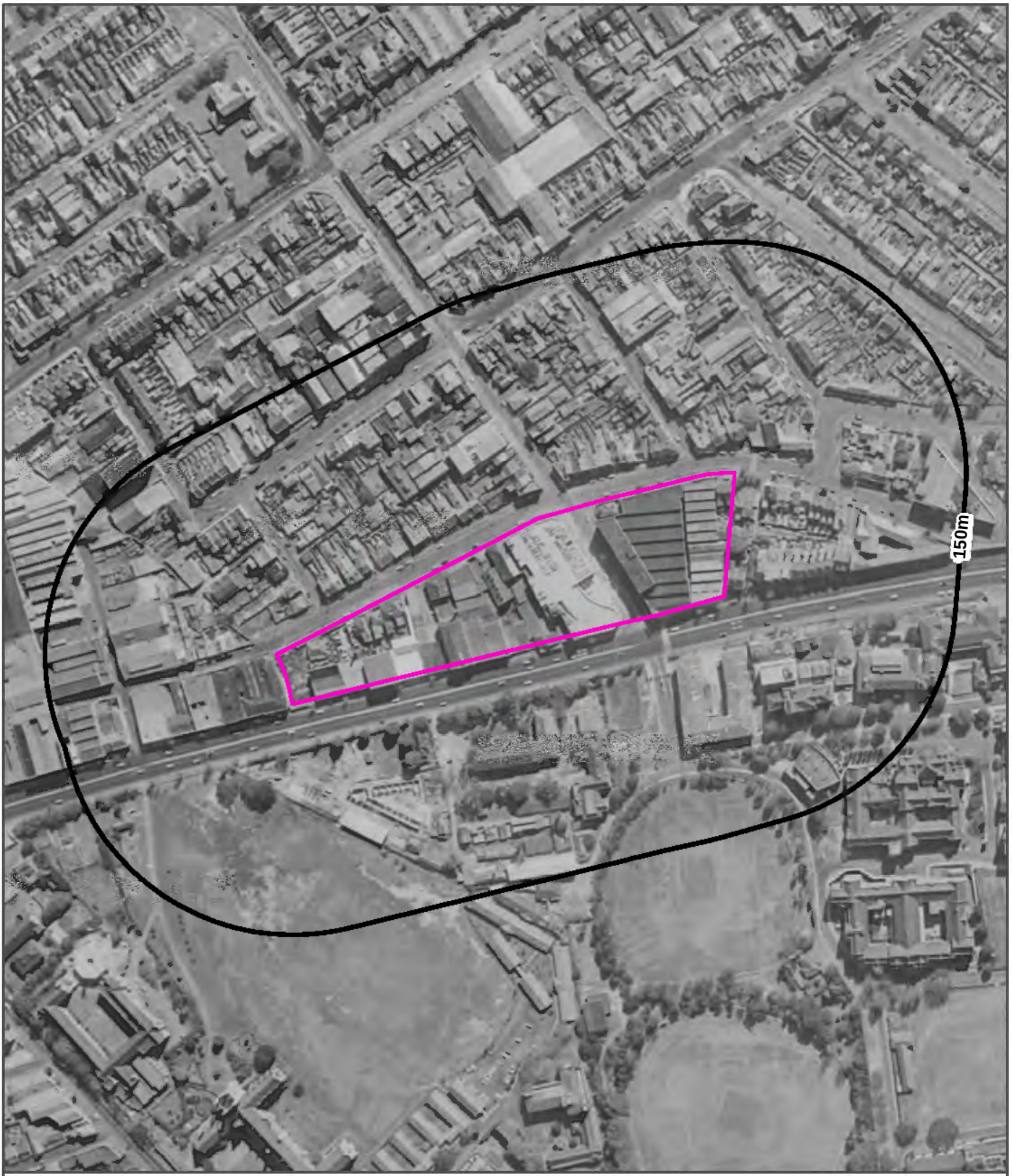
Scale (m)

0 60 120 180 240 300

598

Aerial Imagery 1965

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Legend

- Site Boundary
- Report Buffer

Coordinate System:
GDA 1994 MGA Zone 56

Sources:
Aerial Imagery:© NSW Department of Customer Service

N

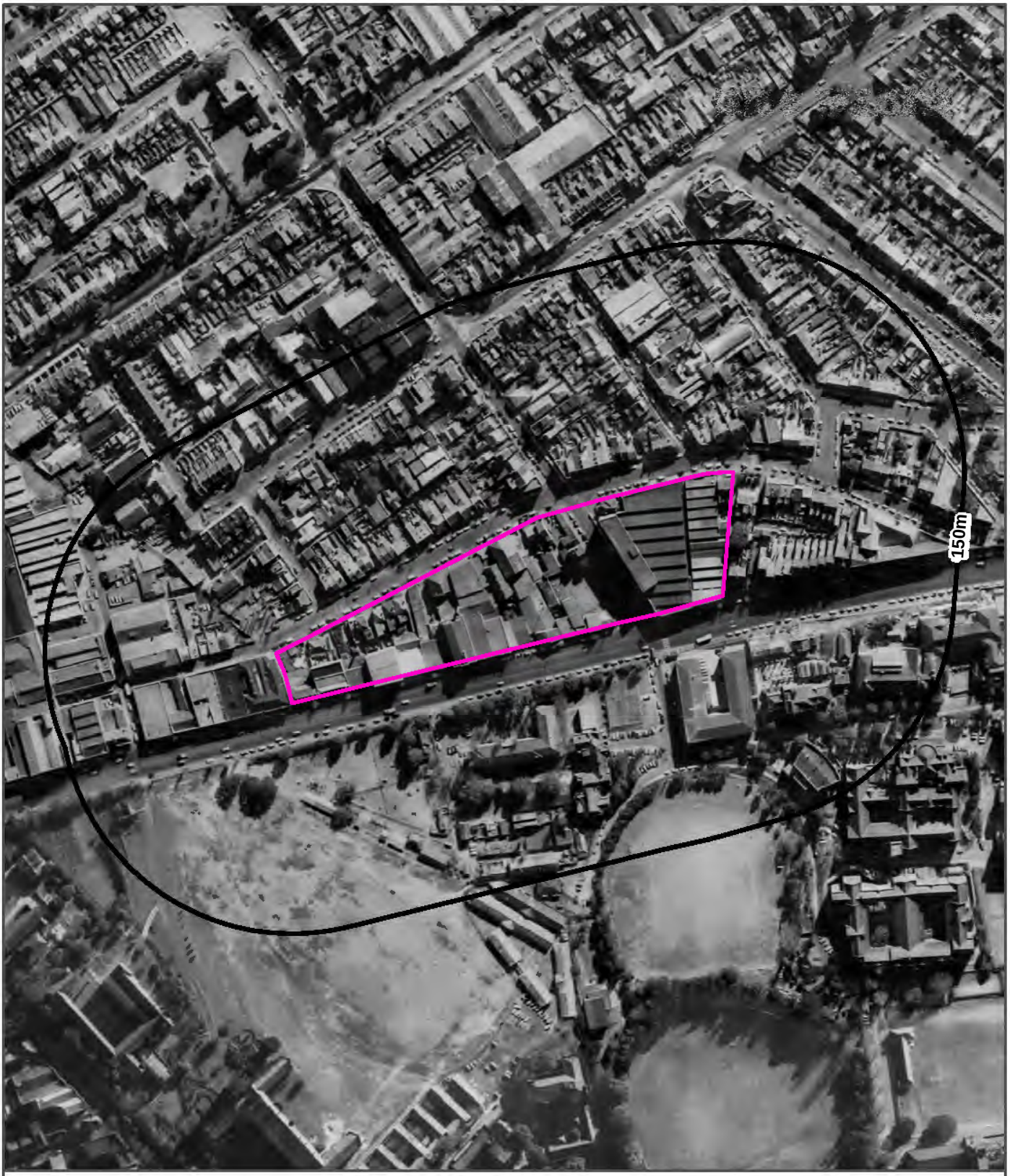
Scale (m)

0 60 120 180 240 300

599

Aerial Imagery 1961

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Legend

- Site Boundary
- Report Buffer

Coordinate System:
GDA 1994 MGA Zone 56

Sources:
Aerial Imagery:© NSW Department of Customer Service

N

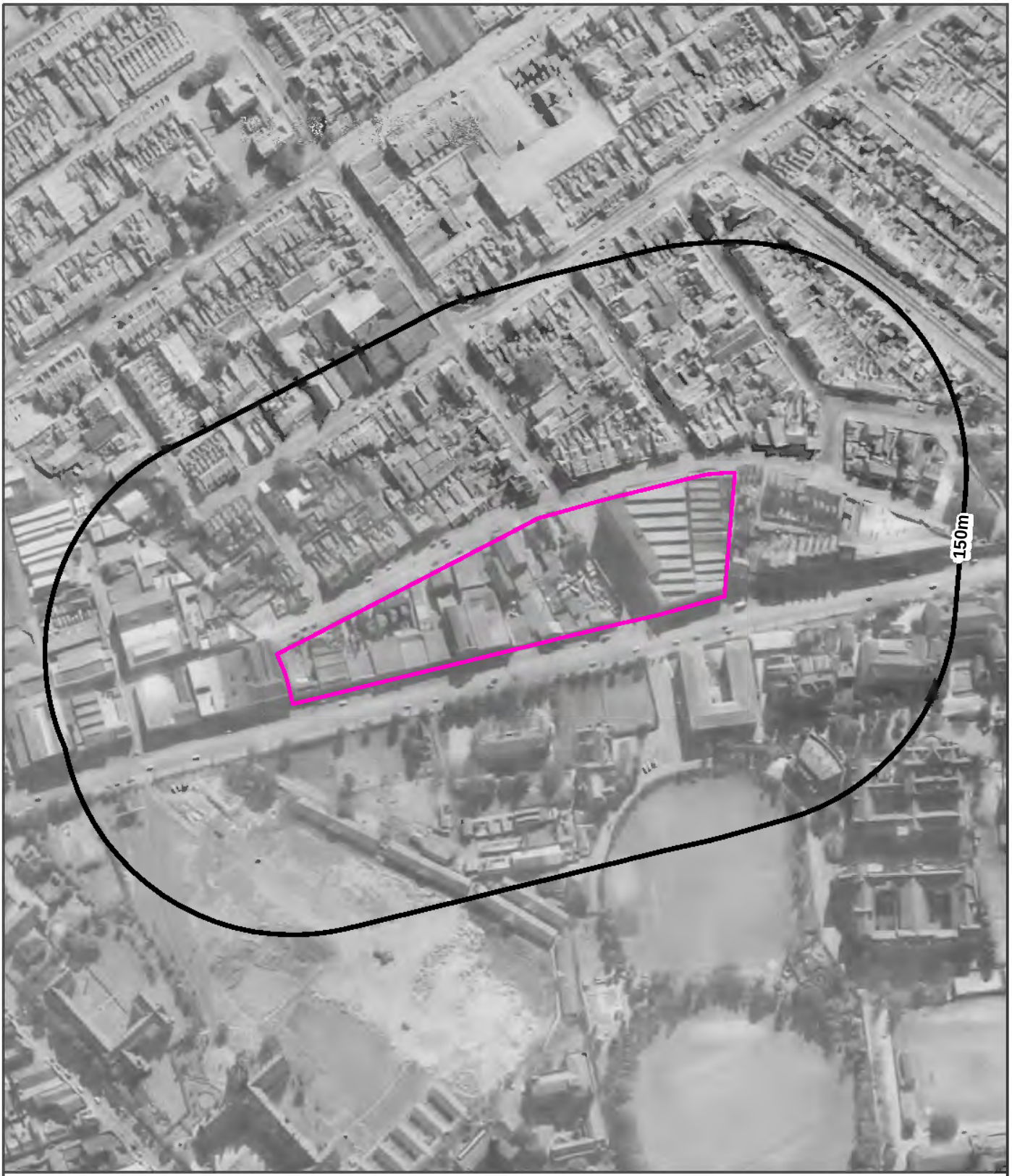
Scale (m)

0 60 120 180 240 300

600

Aerial Imagery 1955-1956

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Legend

- Site Boundary
- Report Buffer

Coordinate System:
GDA 1994 MGA Zone 56

Sources:
Aerial Imagery:© NSW Department of Customer Service

N

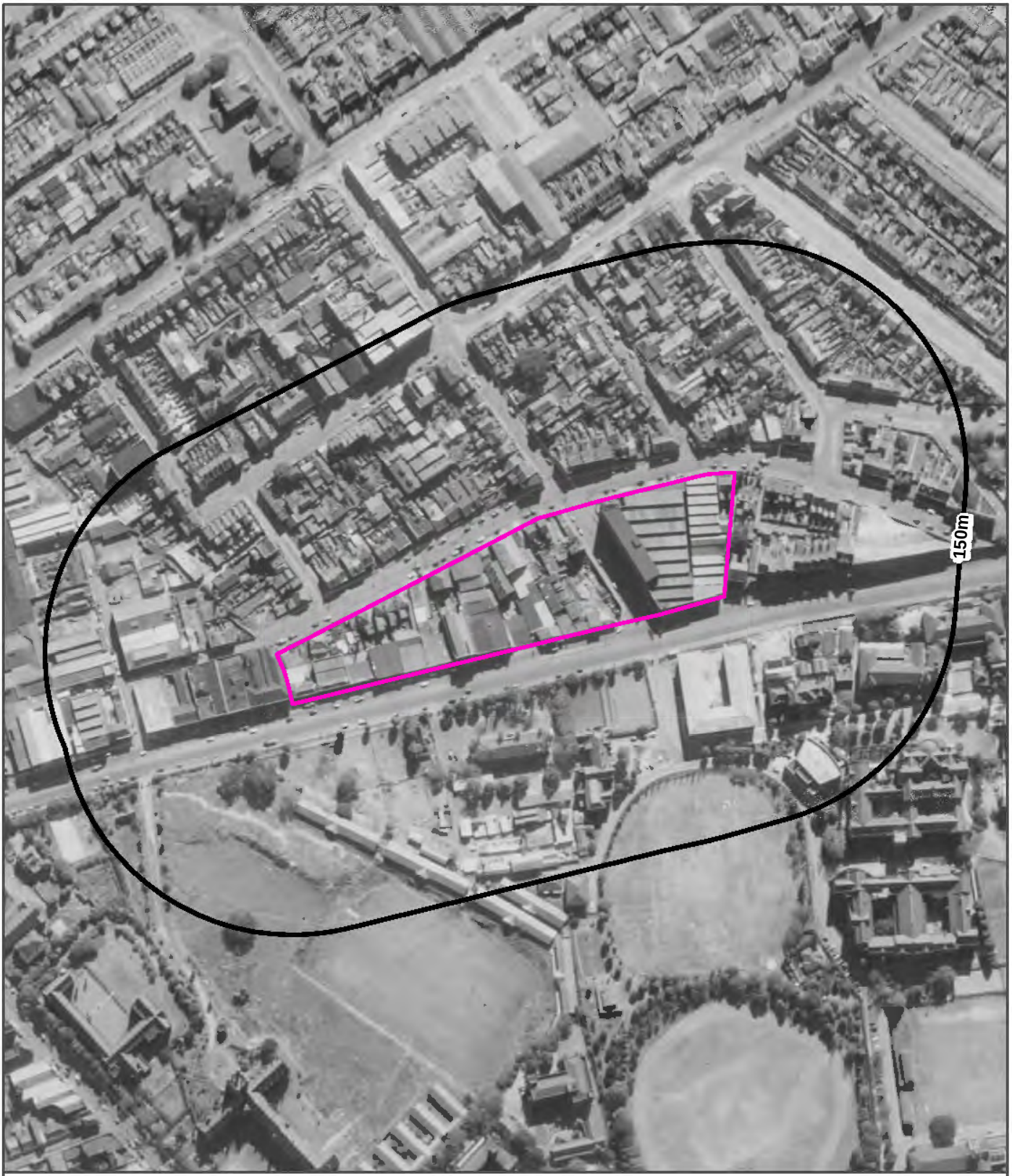
Scale (m)

0 60 120 180 240 300

601

Aerial Imagery 1951

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Legend

- Site Boundary
- Report Buffer

Coordinate System:
GDA 1994 MGA Zone 56

Sources:
Aerial Imagery:© NSW Department of Customer Service

N

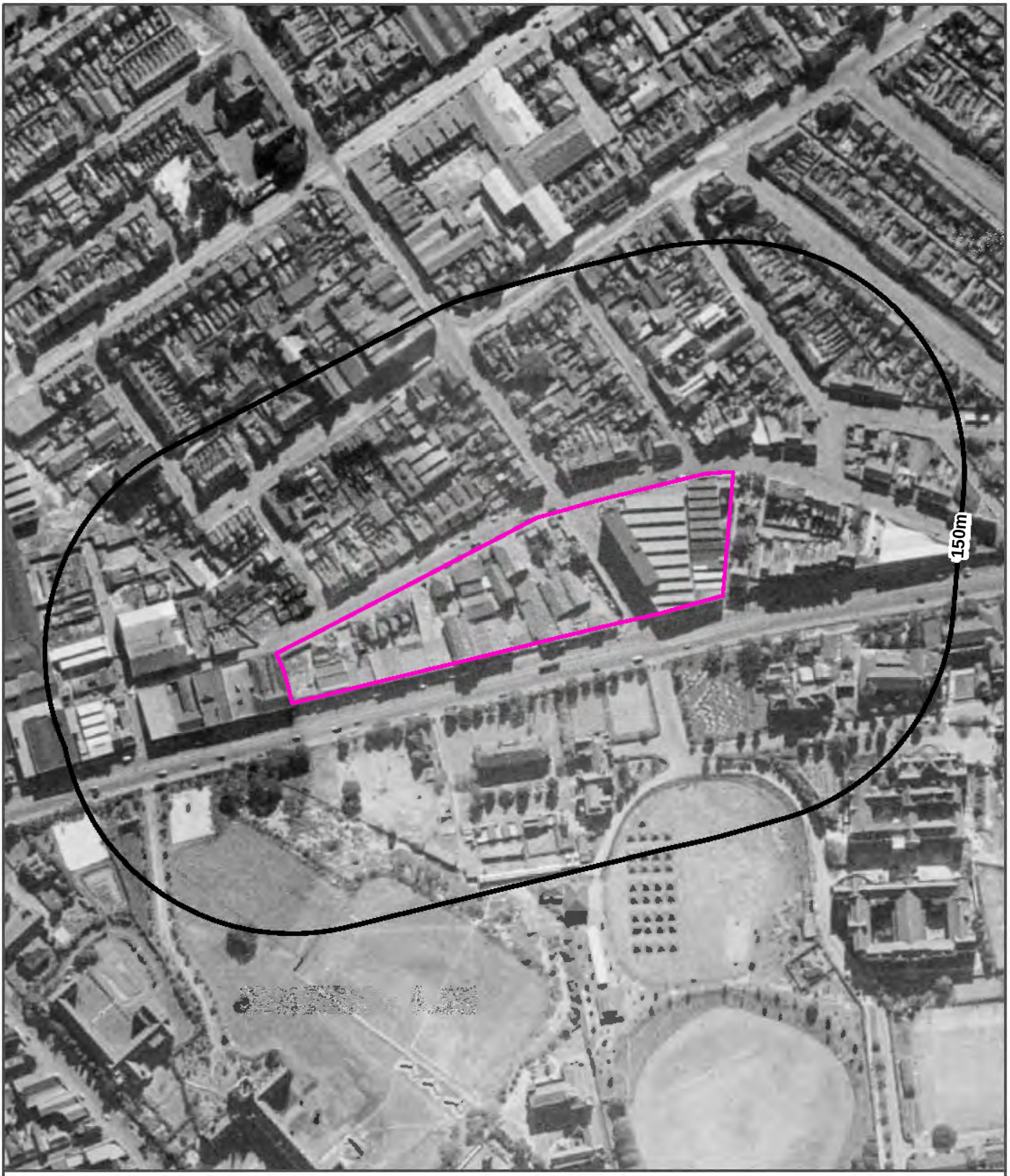
Scale (m)

0 60 120 180 240 300

602

Aerial Imagery 1943

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Legend

- Site Boundary
- Report Buffer

Coordinate System:
GDA 1994 MGA Zone 56

Sources:
Aerial Imagery:© NSW Department of Customer Service

N

Scale (m)

0 60 120 180 240 300

603

Aerial Imagery 1930

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Legend

- Site Boundary
- Report Buffer

Coordinate System:
GDA 1994 MGA Zone 56

Sources:
Aerial Imagery:© Geoscience Australia

N

Scale (m)

0 60 120 180 240 300

604

Historical Map 1975

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Legend

- Site Boundary
- Report Buffer

Common Map Features

- Building
- Yard
- Oil Tank
- Tank/Tower/Mast
- Well
- Spring
- Small Dam
- Mine
- Windmill
- Quarry
- Drive in Theatre

N

Scale (m)

0 510 1020 1530 2040 2550

605

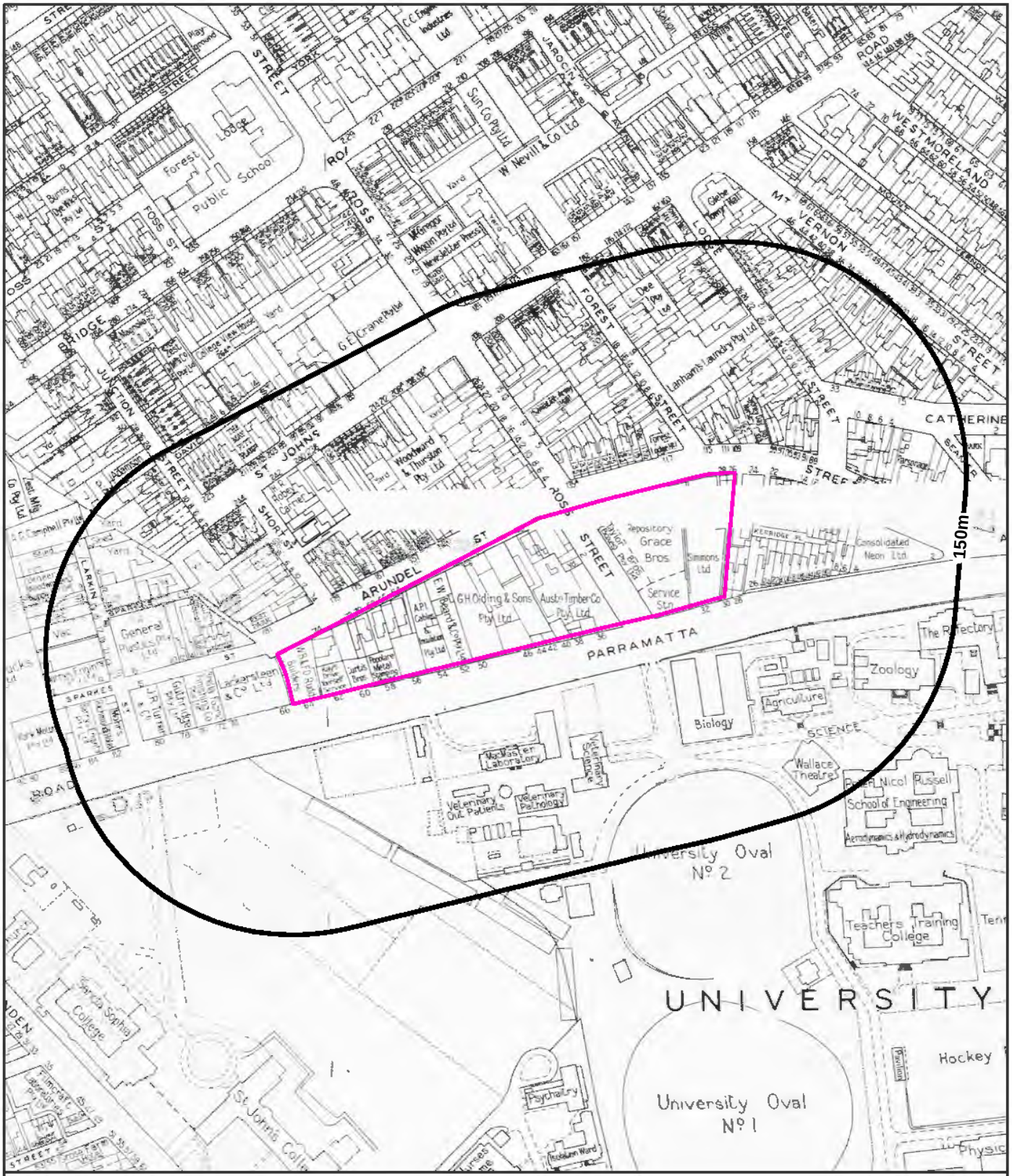
Coordinate System:
GDA 1994 MGA Zone 56

Sources:
NATMAP 1:100,000 Topographic Maps
Geoscience Australia

Disclaimer
Please note that due to the inaccuracies in the original maps, the site may not align to the map correctly.

Historical Map 1956

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Legend

- Site Boundary
- Report Buffer

N

Scale (m)

0 60 120 180 240 300

606

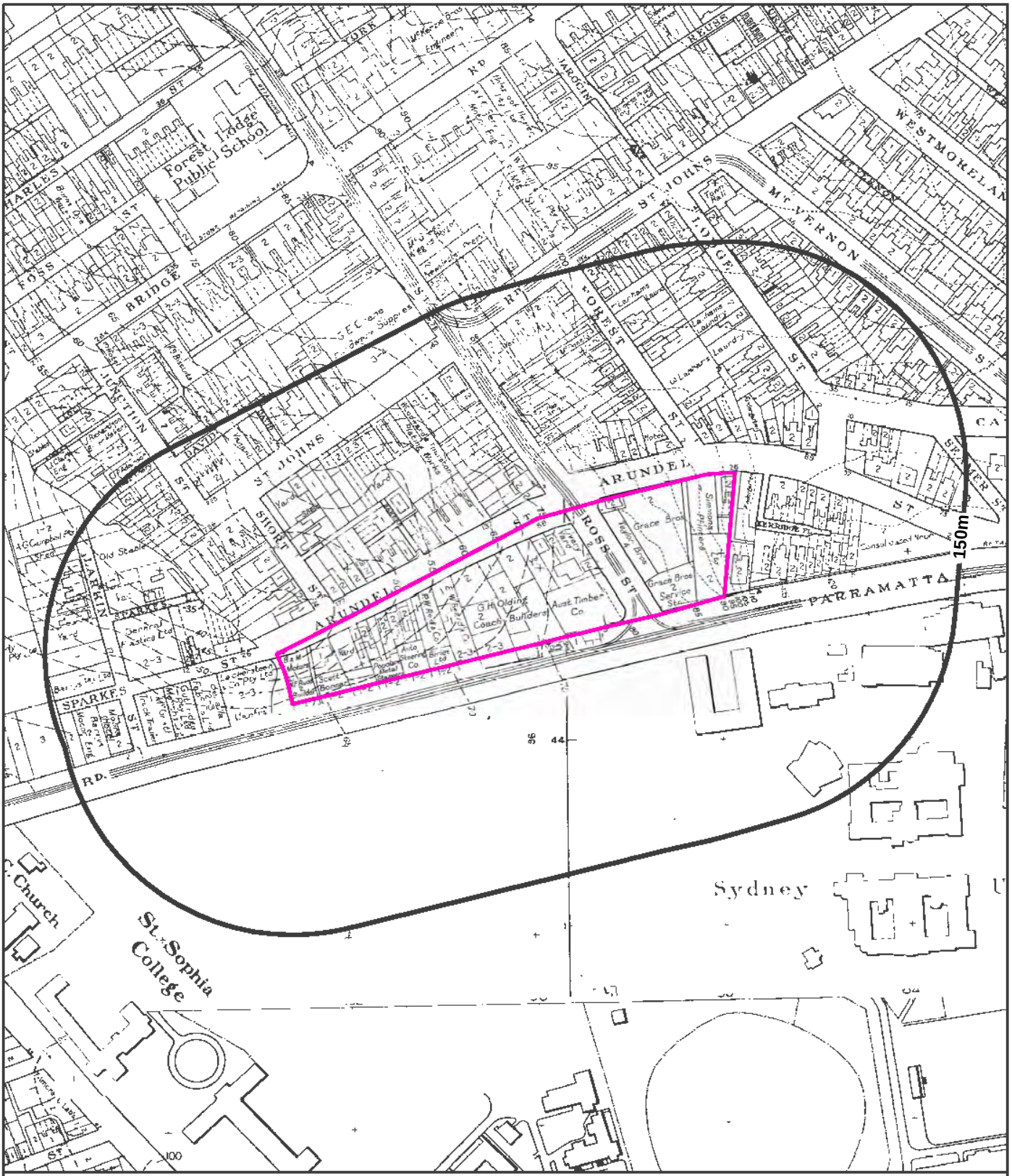
Coordinate System:
GDA 1994 MGA Zone 56

Sources:
City Building Surveyor Sheets Building Regulation Branch - City Building Surveyor's Department, Council of the

Disclaimer
Please note that due to the inaccuracies in the original maps, the site may not align to the map correctly.

Historical Map 1938 - 1950

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Legend

- Site Boundary
- Report Buffer

N

Scale (m)

0 60 120 180 240 300

607

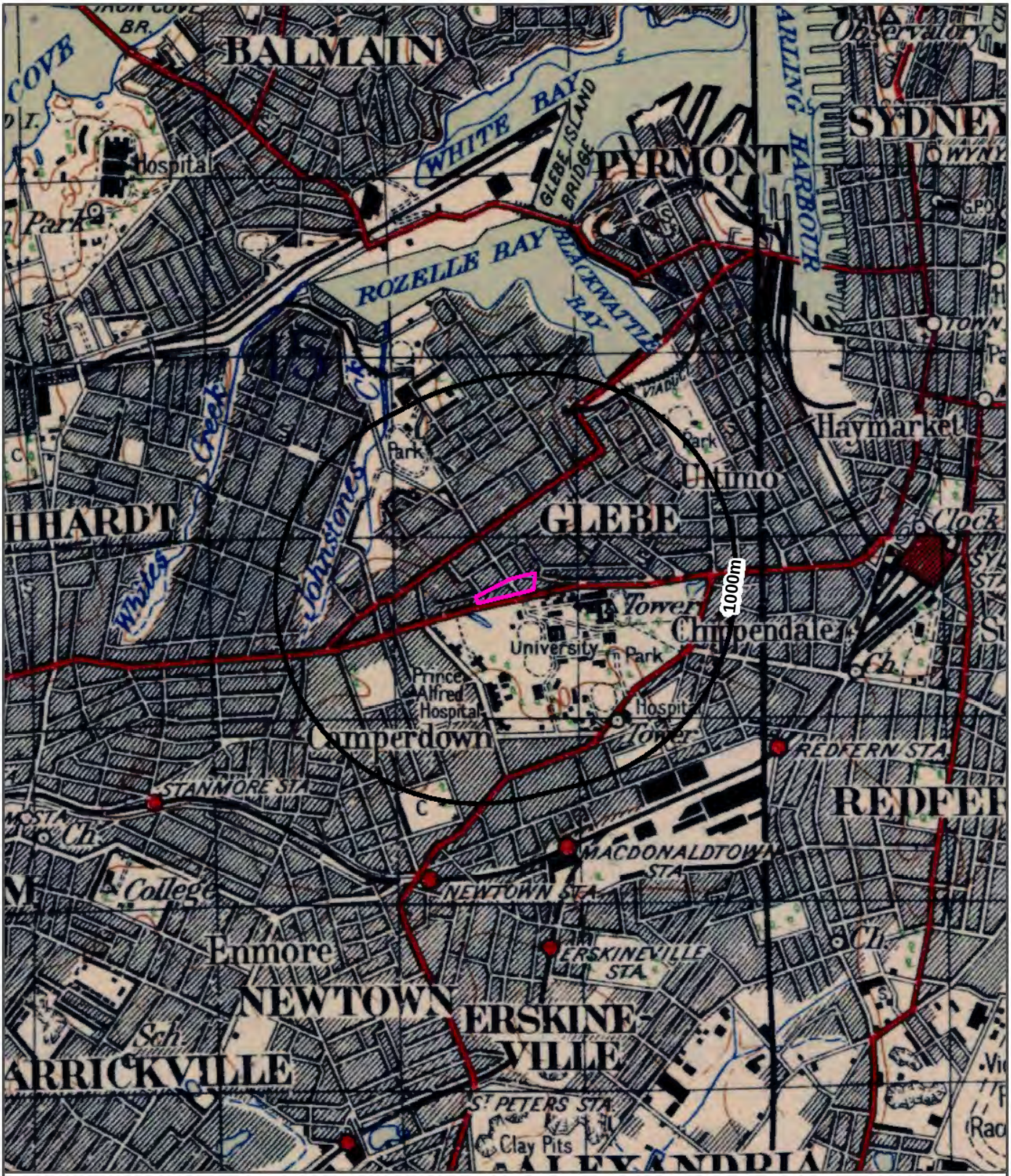
Coordinate System:
GDA 1994 MGA Zone 56

Sources:
Sydney City Civic Survey 1938 - 1950
Town Planning Branch - City Engineers
Department Council of the City of Sydney

Disclaimer
Please note that due to the inaccuracies in the original maps, the site may not align to the map correctly.

Historical Map c.1936

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Legend

- Site Boundary
- Report Buffer

Common Map Features

- Building
- Cemetery
- Well
- Dam
- Timber
- School, Hotel, Post Office, Forge, Garage
- Waterhole
- Windmill/ Windpump
- Quarry
- Spring
- Mine

N

Scale (m)

0 500 1000 1500 2000 2500

608

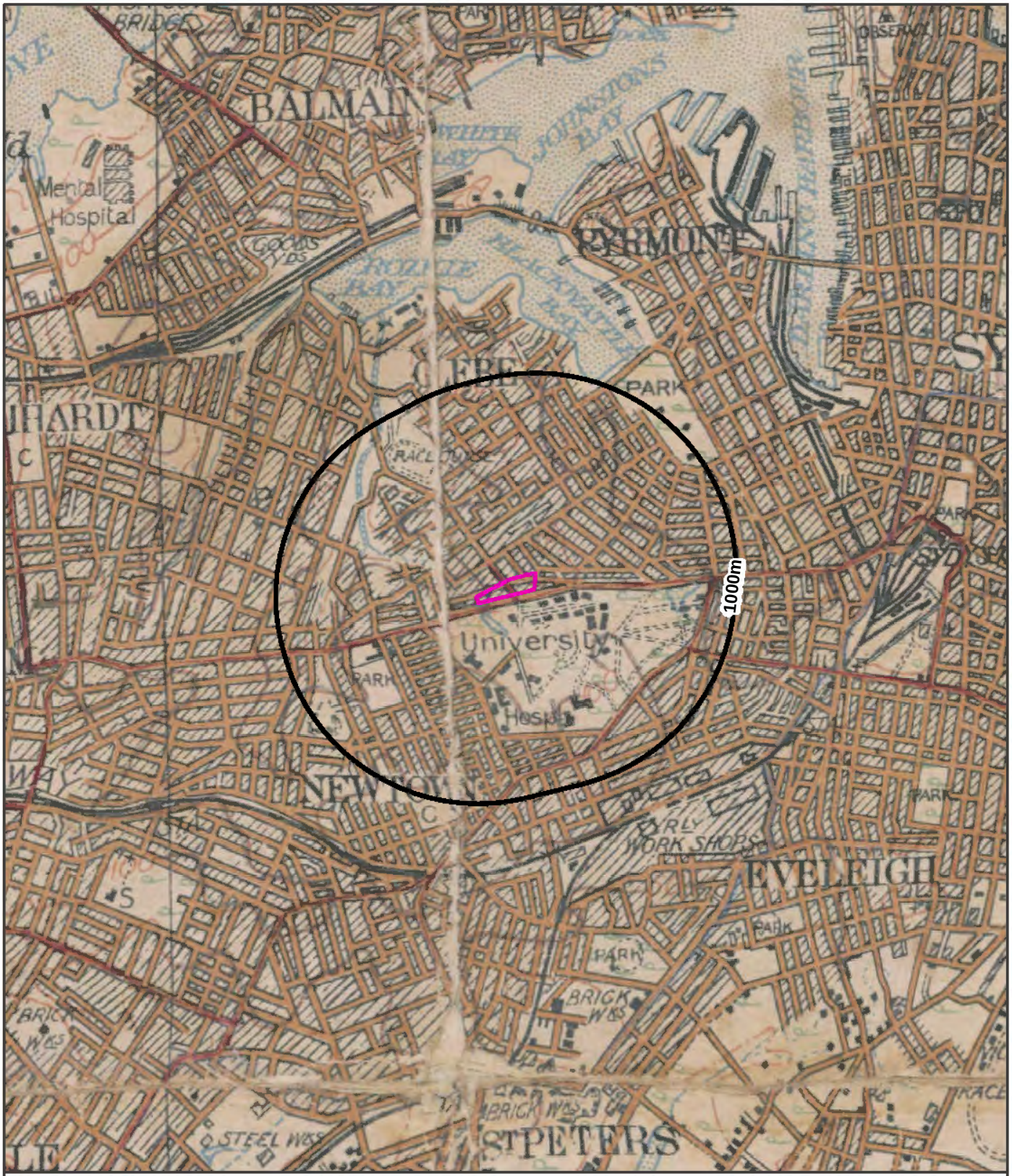
Coordinate System:
GDA 1994 MGA Zone 56

Sources:
Australia 1:63360 Prepared by Commonwealth Section Imperial General Staff

Disclaimer
Please note that due to the inaccuracies in the original maps, the site may not align to the map correctly.

Historical Map c.1917

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Legend

- Site Boundary
- Report Buffer

Common Map Features

- Building
- Cemetery
- Well
- Dam
- Timber
- School, Hotel, Post Office, Forge, Garage
- Waterhole
- Windmill/ Windpump
- Quarry
- Spring
- Mine

N

Scale (m)

0 500 1000 1500 2000 2500

609

Coordinate System:
GDA 1994 MGA Zone 56

Sources:
Australia 1:63360 Prepared by Commonwealth Section Imperial General Staff

Disclaimer
Please note that due to the inaccuracies in the original maps, the site may not align to the map correctly.

Topographic Features

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Site Boundary | Buffer 1000m | Property Boundary | Place Name | Point of Interest | Tank Point

Easement | NPWS Reserves | State Forest | Tank Area | State Park

Watercourse | Pipeline | Major Road | Road | Railway/Track Line

Heavy Rail | Light Rail | Underground Rail | Runway | Major Electricity Transmission Line

Scale: 0 100 200 400 600 Meters

Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2026

610

Coordinate System: GDA 1994 MGA Zone 56

Date: 04 May 2026

Attachment A5-2

Preliminary Site Investigation – Parramatta Road Precinct

Topographic Features

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
2835799	Community Facility	GLEBE MORGUE	0m	On-site
2837693	Park	ST JOHNS OVAL	25m	West
2807956	Place Of Worship	SALVATION ARMY CHURCH	69m	North
2822149	Embassy	CONSULATE-GENERAL OF THE REPUBLIC OF SLOVENIA	70m	West
2706185	Sports Field	ST JOHNS OVAL	152m	South West
2728408	Sports Field	UNIVERSITY OVAL NUMBER TWO	172m	South East
2827860	Community Facility	GLEBE NEIGHBOURHOOD SERVICE CENTRE	179m	North East
2770661	Community Facility	GLEBE TOWN HALL	182m	North East
2754533	Urban Place	THE UNIVERSITY OF SYDNEY	194m	South East
2728406	Child Care Centre	CAMPERDOWN CHILD CARE CENTRE	237m	South West
2728405	Place Of Worship	CATHOLIC CHURCH	237m	South West
2728417	Post Office	SYDNEY UNIVERSITY POST OFFICE	254m	East
2705765	Park	RESIDENTS PARK	289m	East
2814825	Primary School	FOREST LODGE PUBLIC SCHOOL	319m	North West
2706188	University	THE UNIVERSITY OF SYDNEY CAMPERDOWN CAMPUS	326m	South
2728409	Sports Field	UNIVERSITY OVAL NUMBER ONE	329m	South
2827838	Community Facility	BOOLER COMMUNITY CENTRE	335m	West
2829370	General Hospital	ROYAL PRINCE ALFRED INSTITUTE OF RHEUMATOLOGY & ORTHOPAEDICS	352m	South West
2728300	Fire Station	GLEBE FIRE STATION	354m	North East
2770895	Community Facility	ST JOHNS CHURCH HALL	366m	North East
2845606	Park	CALDWELL PLAYGROUND	378m	West
2808809	Retirement Village	ST JOHN'S VILLAGE	391m	North East
2753824	Suburb	CAMPERDOWN	396m	South
2728410	Sports Court	TENNIS COURTS	397m	South East
2835218	Psychiatric Hospital	PROFESSOR MARIE BASHIR CENTRE	403m	South West
2807961	Place Of Worship	ANGLICAN CHURCH	436m	North East
2706184	Park	DR H J FOLEY PARK	441m	North East
2728299	Sports Court	TENNIS COURTS	448m	North
2834550	Helipad	Helipad	452m	South
2728412	General Hospital	ROYAL PRINCE ALFRED HOSPITAL	457m	South
2826172	Community Medical Centre	ROYAL PRINCE ALFRED HOSPITAL KGV BUILDING	462m	South
2705702	Park	ST JAMES PARK	462m	North

Map Id	Feature Type	Label	Distance	Direction
2728298	Place Of Worship	CATHOLIC CHURCH	478m	North
2814653	Primary School	ST JAMES' PRIMARY SCHOOL	485m	North
2815021	Special School	ROYAL PRINCE ALFRED HOSPITAL SCHOOL	494m	South West
2730661	Park	BOOLER MEMORIAL PLAYGROUND	500m	North
2728407	Sports Court	TENNIS COURTS	502m	East
2810847	Court House	GLEBE COURT HOUSE	511m	North East
2753822	Suburb	FOREST LODGE	513m	North West
2728418	Post Office	MISSENDEN ROAD POST OFFICE	517m	South
2808356	University	THE UNIVERSITY OF SYDNEY MALLETT ST CAMPUS	520m	South West
2706189	Library	FISHER LIBRARY SYDNEY UNIVERSITY	529m	East
2728297	Park	ARTHUR GRAY RESERVE	531m	North
2814669	Primary School	GLEBE PUBLIC SCHOOL	535m	East
2844890	Police Station	GLEBE POLICE STATION	539m	North East
2770730	Community Facility	PAGE CHEST CLINIC	559m	South
2753821	Suburb	GLEBE	575m	North
2829378	General Hospital	CHRIS O'BRIEN LIFEHOUSE	578m	South
2826171	Community Medical Centre	YOUTHBLOCK HEALTH AND RESOURCE BUILDING	584m	South West
2831229	Art Gallery	CHRISSIE COTTER GALLERY	592m	South West
2728391	Community Facility	CAMPERDOWN BOWLING AND RECREATION CLUB	595m	South West
2728411	Sports Field	ST ANDREWS OVAL	607m	South
2845612	Sports Field	BOWLING GREENS	619m	South West
2705764	Place Of Worship	UNITING CHURCH	626m	North East
2728389	Sports Centre	SYDNEY CENTRE FOR TENNIS	628m	South West
2706187	Sports Field	ST PAULS OVAL	634m	South East
2730681	Park	MINOGUE RESERVE	649m	North West
2815007	Special School	BRIDGE ROAD SCHOOL	658m	West
2813330	Park	BADU PARK	661m	West
2826174	Community Medical Centre	GLEBE EARLY CHILDHOOD HEALTH CENTRE	670m	North
2829435	Community Medical Centre	CAMPERDOWN EARLY CHILDHOOD HEALTH CENTRE	673m	South West
2829436	Community Medical Centre	CAMPERDOWN CHILD ADOLESCENT FAMILY HEALTH CENTRE	673m	South West
2728390	Sports Court	BASKETBALL COURTS	673m	South West
2820974	Library	GLEBE LIBRARY	684m	North
2845798	Swimming Pool Facility	VICTORIA PARK POOL	688m	East
2845613	Sports Field	CAMPERDOWN PARK	692m	South West
2835267	Park	ROBYN KEMMIS RESERVE	693m	East
2728416	Park	VICTORIA PARK	693m	East
2837825	General Hospital	SYDNEY DAY SURGERY PRINCE ALFRED	702m	South

Map Id	Feature Type	Label	Distance	Direction
2728292	Community Facility	GLEBE PCYC	704m	North West
2848866	Park	DAMUN INCLUSIVE PLAYGROUND	707m	South West
2827859	Community Facility	PETER FORSYTH AUDITORIUM	713m	East
2831843	Park	PLAYGROUND	728m	North West
2814834	Primary School	NEWTOWN NORTH PUBLIC SCHOOL	734m	South
2728293	Park	LEWIS HOAD RESERVE	743m	North West
2834576	Park	DOUGLAS GRANT PARK	744m	West
2727729	Manmade Waterbody	LAKE NORTHAM	755m	East
2705762	Park	Park	763m	North
2806921	High School	AUSTRALIAN PERFORMING ARTS GRAMMAR SCHOOL	790m	East
2813231	Railway Station	GLEBE SLR STOP	801m	North
2706190	Place Of Worship	CHURCH OF SCIENTOLOGY	801m	East
2741406	Park	SPINDERS PARK	811m	North West
2835642	Shopping Centre	BROADWAY SHOPPING CENTRE	817m	East
2847492	Special School	WARANARA SCHOOL	853m	West
2728420	Post Office	BROADWAY POST OFFICE	864m	East
2705763	Park	DOUGHERTY RESERVE	868m	North East
2753820	Urban Place	BROADWAY	890m	East
2831846	Park	DOG OFF LEASH AREA	898m	North West
2810232	Court House	BIDURA CHILDRENS COURT	898m	North
2834911	Park	TRAMSHEDS HAROLD PARK	905m	North West
2835423	Park	HAROLD PARK	919m	North West
2728415	Sports Centre	UNIVERSITY OF SYDNEY SPORTS AQUATIC CENTRE	926m	South East
2844367	Roadside Emergency Telephone	EXP21138	928m	South West
2728295	Place Of Worship	CATHOLIC CHURCH	930m	North
2728302	Park	MILLARD RESERVE	930m	North East
2706195	Park	SMITH HOGAN PARK	934m	North West
2844433	Roadside Emergency Telephone	VXP21102	935m	South West
2836346	Nursing Home	THE BENEVOLENT SOCIETY	938m	North East
2844369	Roadside Emergency Telephone	EXP21139	939m	South West
2844432	Roadside Emergency Telephone	VXP21102	942m	South West
2844365	Roadside Emergency Telephone	EXP21137	942m	South West
2844366	Roadside Emergency Telephone	EXP21138	944m	South West
2728392	Park	PETER COTTER RESERVE	947m	South West
2844368	Roadside Emergency Telephone	EXP21139	957m	South West
2706183	Park	O'DEA RESERVE	959m	South West
2844364	Roadside Emergency Telephone	EXP21137	959m	South West

Map Id	Feature Type	Label	Distance	Direction
2845683	Park	W J THURBON PLAYGROUND	959m	South
2814652	Primary School	DARLINGTON PUBLIC SCHOOL	961m	South East
2808060	Place Of Worship	SYNAGOGUE	961m	South
2807614	Place Of Worship	BUDDHIST TEMPLE	962m	West
2728294	High School	ST SCHOLASTICA'S COLLEGE GLEBE POINT	963m	North
2844363	Roadside Emergency Telephone	EXP21136	964m	West
2844371	Roadside Emergency Telephone	EXP21140	978m	South West
2844362	Roadside Emergency Telephone	EXP21136	979m	West
2844370	Roadside Emergency Telephone	EXP21140	991m	South West
2828580	Preschool	DARLINGTON PUBLIC SCHOOL PRESCHOOL	994m	South East
2845682	Park	W J THURBON PLAYGROUND	997m	South
2728414	Sports Court	TENNIS COURTS	998m	South East

Topographic Data Source: © Land and Property Information (2015)
Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

Tanks (Areas)

What are the Tank Areas located within the dataset buffer?
Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
N/A	No records in buffer					

Tanks (Points)

What are the Tank Points located within the dataset buffer?
Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
N/A	No records in buffer					

Tanks Data Source: © Land and Property Information (2015)
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Major Easements

What Major Easements exist within the dataset buffer?
Note. Easements provided by LPI are not at the detail of local governments. They are limited to major easements such as Right of Carriageway, Electrical Lines (66kVa etc.), Easement to drain water & Significant subterranean pipelines (gas, water etc.).

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
179470178	Primary	Right of way	VAR	201m	North West
120112032	Primary	Undefined		447m	North
153878235	Primary	Right of way		787m	South West
158250264	Primary	Right of way	3.5 Wide	802m	West
120114031	Primary	Undefined		804m	North East
120112391	Primary	Undefined		909m	East

Easements Data Source: © Land and Property Information (2015)
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State Forest

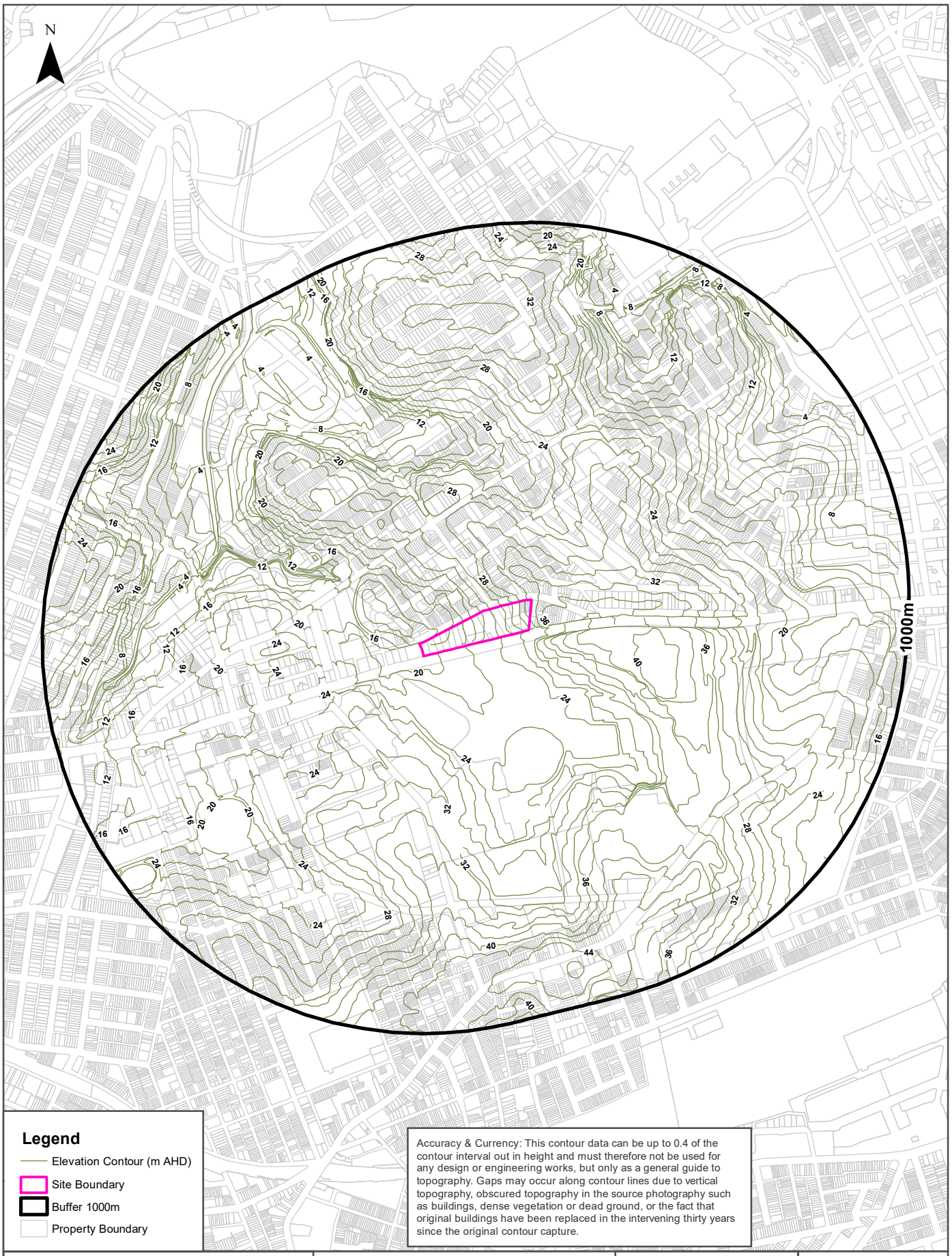
What State Forest exist within the dataset buffer?

State Forest Number	State Forest Name	Distance	Direction
N/A	No records in buffer		

State Forest Data Source: © NSW Department of Finance, Services & Innovation (2018)
Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

Elevation Contours (m AHD)

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Hydrogeology & Groundwater

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Porous, extensive highly productive aquifers	0m	On-site

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)
Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2024

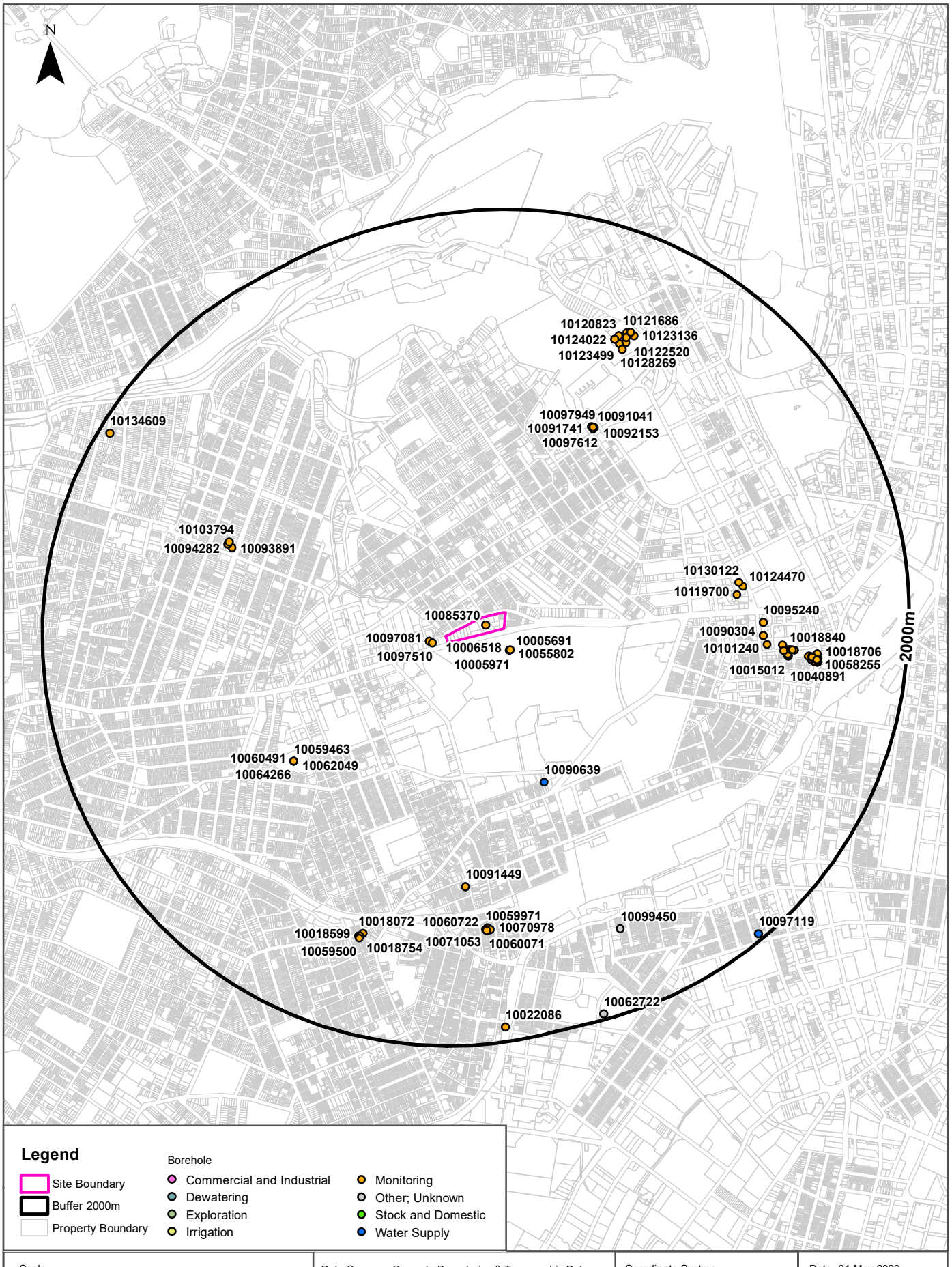
Temporary water restrictions relating to the Botany Sands aquifer within the dataset buffer:

Prohibition Area No.	Prohibition	Distance	Direction
N/A	No records in buffer		

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2024 Data Source : NSW Department of Primary Industries

Groundwater Boreholes

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Hydrogeology & Groundwater

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Groundwater Boreholes

Boreholes within the dataset buffer:

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10085370	GW111408	Monitoring	Functional	05/02/2011	4.40		AHD			2.07	0m	On-site
10097510	GW109230	Monitoring	Unknown	18/08/2008	1.80		AHD				73m	West
10097081	GW109231	Monitoring	Unknown	18/08/2008	3.20		AHD				83m	West
10055802	GW116422	Monitoring	Functioning	22/09/2017	5.30		AHD				110m	South East
10006518	GW116424	Monitoring	Functioning	22/09/2017	5.00		AHD				112m	South East
10005691	GW116421	Monitoring	Functioning	22/09/2017	5.30		AHD				114m	South East
10005971	GW116421	Monitoring	Functioning	22/09/2017	5.30		AHD				114m	South East
10090639	GW110247	Water Supply	Unknown	16/07/2009	210.00		AHD	4400	0.130	31.00	789m	South East
10060491	GW103261	Monitoring	Functional	20/01/2000	7.40		AHD	972			962m	South West
10064266	GW103260	Monitoring	Functional	18/01/2000	10.70		AHD				962m	South West
10059463	GW103258	Monitoring	Functional	18/01/2000	7.00		AHD	795			963m	South West
10062049	GW103259	Monitoring	Functional	11/12/2000	2.50		AHD				963m	South West
10097612	GW110371	Monitoring	Unknown	24/04/2001	4.00		AHD			0.70	1009m	North East
10091741	GW110373	Monitoring	Unknown	24/04/2001	4.00		AHD			0.60	1015m	North East
10097949	GW110370	Monitoring	Unknown	24/04/2001	4.00		AHD			0.60	1016m	North East
10091041	GW110374	Monitoring	Unknown	24/04/2001	4.00		AHD				1017m	North East
10092153	GW110372	Monitoring	Unknown	24/04/2001	4.00		AHD			0.60	1017m	North East
10093891	GW110496	Monitoring	Unknown	16/06/2009	4.00		AHD			1.75	1145m	West
10119700	GW109646	Monitoring	Unknown	03/05/2008	8.20		AHD	1258	1.000	5.93	1153m	East
10130122	GW109649	Monitoring	Unknown	03/05/2008	7.20		AHD	869	1.000	2.95	1167m	East
10103794	GW110498	Monitoring	Unknown	17/06/2009	4.00		AHD			2.30	1168m	West
10094282	GW110497	Monitoring	Unknown	17/06/2009	4.00		AHD			2.40	1171m	West
10124470	GW109648	Monitoring	Unknown	03/05/2008	6.20		AHD	1302	0.500	5.23	1187m	East
10091449	GW105317	Monitoring	Unknown	21/03/2003	6.50		AHD			1.70	1214m	South
10095240	GW109501	Monitoring	Unknown	01/03/2007	6.00		AHD			2.30	1280m	East
10090304	GW109502	Monitoring	Unknown	01/03/2007	6.40		AHD			2.18	1285m	East
10101240	GW109503	Monitoring	Unknown	01/03/2007	5.20		AHD			2.24	1307m	East
10021162	GW113861	Monitoring	Functional	30/07/2003	6.50		AHD				1384m	East
10043749	GW113880	Monitoring	Functional	20/08/2004	5.00		AHD				1393m	East
10018940	GW113871	Monitoring	Functional	08/11/2003	6.00		AHD				1409m	East

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10019726	GW113870	Monitoring	Functional	07/11/2003	4.80		AHD				1410m	East
10014393	GW113869	Monitoring	Functional	29/07/2003	6.00		AHD				1411m	East
10016953	GW113868	Monitoring	Functional	18/02/2014	3.70		AHD				1411m	East
10015013	GW113866	Monitoring	Functional	18/02/2014	3.00		AHD				1412m	East
10018321	GW113867	Monitoring	Functional	22/07/2003	3.50		AHD				1412m	East
10021163	GW113865	Monitoring	Functional	21/07/2003	6.50		AHD				1413m	East
10018320	GW113863	Monitoring	Functional	16/09/2003	4.60		AHD				1414m	East
10018707	GW113864	Monitoring	Functional	22/07/2003	4.50		AHD				1414m	East
10015012	GW113862	Monitoring	Functional	28/07/2003	3.80		AHD				1415m	East
10018840	GW113872	Monitoring	Functional	16/09/2003	8.00		AHD				1420m	East
10046818	GW113876	Monitoring	Functional	25/07/2003	7.80		AHD				1426m	East
10128269	GW111331	Monitoring	Functional	20/07/2010	6.00		AHD				1427m	North East
10059971	GW109729	Monitoring	Unknown	02/09/2003	6.00		AHD	1000		1.40	1429m	South
10052854	GW113877	Monitoring	Functional	28/07/2003	5.50		AHD				1435m	East
10060722	GW109731	Monitoring	Unknown	28/08/2003	6.00		AHD	1000		1.10	1435m	South
10070978	GW109730	Monitoring	Unknown	28/08/2003	6.50		AHD	1000		1.00	1438m	South
10060071	GW109733	Monitoring	Unknown	05/09/2003	2.40		AHD	1000		1.40	1440m	South
10071053	GW109732	Monitoring	Unknown	02/09/2003	4.30		AHD	1000		1.50	1440m	South
10041126	GW113878	Monitoring	Functional	07/11/2003	7.00		AHD				1445m	East
10123499	GW111330	Monitoring	Functional	20/07/2010	4.00		AHD				1448m	North East
10124022	GW111329	Monitoring	Functional	20/07/2010	6.00		AHD				1459m	North East
10122520	GW114187	Monitoring	Functional	04/07/2013	6.00		AHD				1464m	North East
10120823	GW114185	Monitoring	Functional	04/07/2013	3.00		AHD				1483m	North East
10123076	GW114182	Monitoring	Functional	04/07/2013	11.55		AHD				1489m	North East
10018072	GW111350	Monitoring	Unknown	23/10/2007	7.50		AHD				1502m	South
10121686	GW114183	Monitoring	Functional	04/07/2013	9.35		AHD				1511m	North East
10123136	GW114184	Monitoring	Functional	04/07/2013	6.00		AHD				1512m	North East
10067967	GW113887	Monitoring	Functional	05/10/2004	5.70		AHD				1515m	East
10018754	GW111352	Monitoring	Unknown	24/10/2007	8.00		AHD			7.70	1519m	South
10058307	GW113888	Monitoring	Functional	05/10/2004	5.50		AHD				1519m	East
10018599	GW111351	Monitoring	Unknown	23/10/2007	9.00		AHD				1521m	South
10123892	GW114186	Monitoring	Functional	04/07/2013	3.00		AHD				1523m	North East
10021854	GW113859	Monitoring	Functional	15/09/2003	6.10		AHD				1529m	East
10059500	GW111353	Monitoring	Unknown	24/10/2007	7.00		AHD			2.50	1530m	South
10047496	GW113886	Monitoring	Functional	01/10/2004	5.80		AHD				1532m	East
10117564	GW113858	Monitoring	Functional	19/09/2003	6.30		AHD				1533m	East

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10124855	GW113857	Monitoring	Functional	23/07/2003	6.00		AHD				1536m	East
10058087	GW113889	Monitoring	Functional	05/10/2004	6.70		AHD				1537m	East
10041504	GW113881	Monitoring	Functional	20/08/2004	6.10		AHD				1544m	East
10043353	GW113873	Monitoring	Functional	26/07/2003	6.00		AHD				1549m	East
10047495	GW113882	Monitoring	Functional	20/08/2004	6.10		AHD				1549m	East
10043750	GW113884	Monitoring	Functional	20/08/2004	6.80		AHD				1550m	East
10044808	GW113875	Monitoring	Functional	30/07/2003	7.50		AHD				1550m	East
10100495	GW109500	Monitoring	Unknown	01/03/2007	4.80		AHD			2.30	1550m	East
10047011	GW113874	Monitoring	Functional	19/09/2003	7.00		AHD				1551m	East
10068400	GW113890	Monitoring	Functional	09/10/2005	6.00		AHD				1553m	East
10058255	GW113891	Monitoring	Functional	09/10/2005	6.80		AHD				1558m	East
10124948	GW113856	Monitoring	Functional	23/07/2003	6.20		AHD				1560m	East
10047494	GW113879	Monitoring	Functional	25/07/2003	5.30		AHD				1561m	East
10067968	GW113892	Monitoring	Functional	09/10/2005	7.00		AHD				1561m	East
10120160	GW113855	Monitoring	Functional	22/07/2003	5.00		AHD				1562m	East
10018706	GW113860	Monitoring	Functional	16/09/2003	6.50		AHD				1564m	East
10041505	GW113885	Monitoring	Functional	20/08/2004	7.00		AHD				1564m	East
10065448	GW113893	Monitoring	Functional	11/10/2005	8.50		AHD				1564m	East
10040891	GW113883	Monitoring	Functional	20/08/2004	6.10		AHD				1565m	East
10099450	GW105938	Unknown	Unknown	20/05/2005			AHD				1596m	South East
10022086	GW114919	Monitoring	Functional	11/01/2012	3.00		AHD				1929m	South
10134609	GW109651	Monitoring	Unknown	27/05/2008	2.50		AHD	690	0.500	0.42	1943m	North West
10097119	GW106192	Water Supply	Functioning	10/12/2004	6.00		AHD	Good	0.500	4.00	1972m	South East
10062722	GW110351	Other	Unknown	01/01/1975	60.00		AHD		1.000	25.00	1974m	South

Borehole Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

Driller's Logs

Drill log data relevant to the boreholes within the dataset buffer:

NGIS Bore ID	Drillers Log	Distance	Direction
10085370	0.00m-0.22m CONCRETE SLAB 0.22m-0.50m GRAVEL ROADBASE 0.50m-1.10m FILLING,GREY BROWN AND GREY,SILTY CLAY 1.10m-4.40m CLAY,GREY,SILTY WITH TRACE OF IRONSTONE,GRAVEL,DAMP	0m	On-site

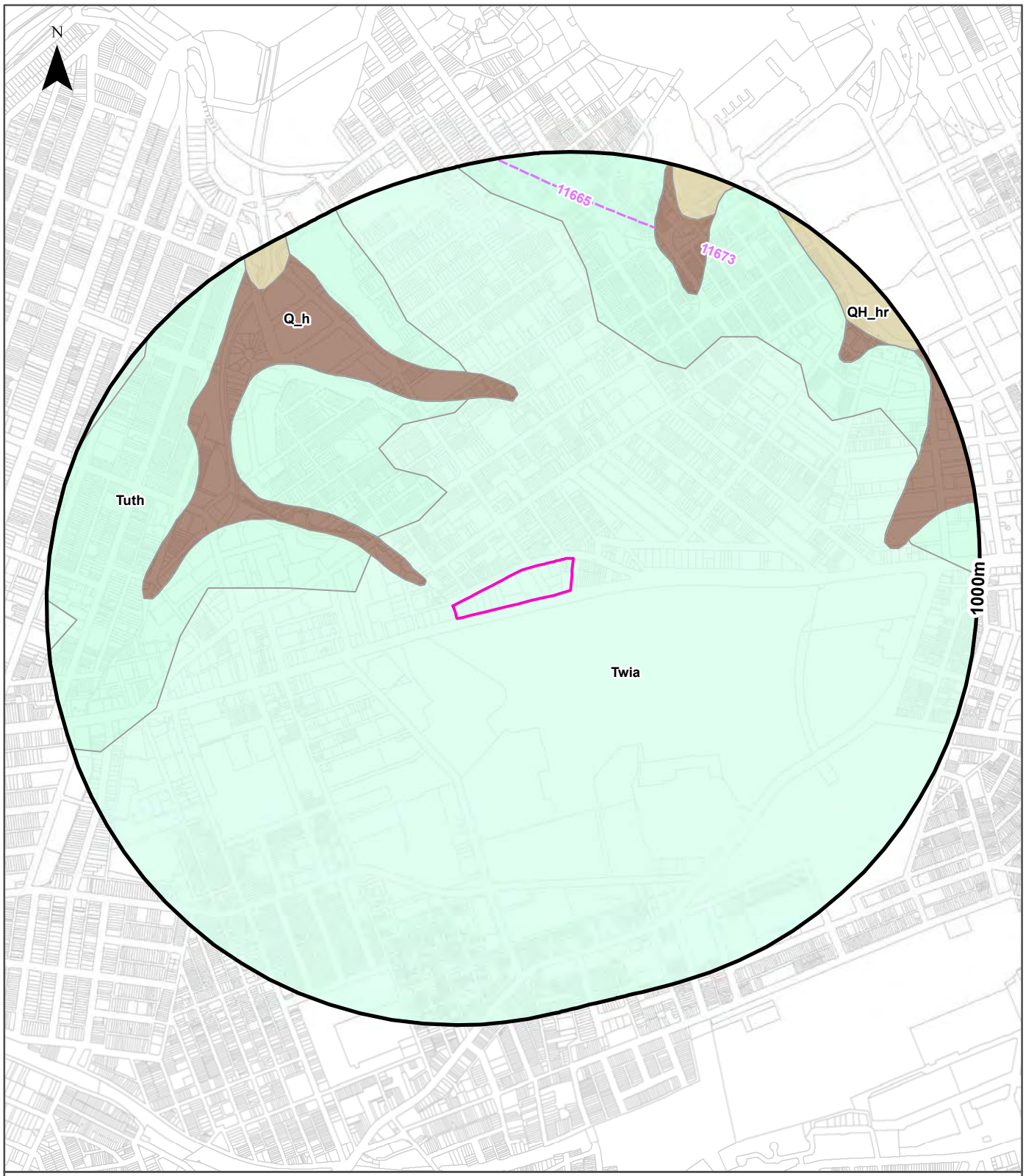
NGIS Bore ID	Drillers Log	Distance	Direction
10090639	0.00m-2.00m CLAY BROWN 2.00m-4.50m CLAY GREY 4.50m-22.00m SHALE GREY 22.00m-23.00m SHALE SOFT 23.00m-33.00m SHALE HARD 33.00m-74.00m SANDSTONE GREY 74.00m-76.00m SANDSTONE AND QUARTZ FINE 76.00m-134.00m SANDSTONE GREY 134.00m-135.50m SANDSTONE QUARTZ FINE 135.50m-153.50m SANDSTONE GREY 153.50m-154.00m SANDSTONE QUARTZ FINE 154.00m-168.00m SANDSTONE GREY 168.00m-170.00m SANDSTONE SHALE BEDDING 170.00m-188.00m SANDSTONE GREY 188.00m-188.50m SANDSTONE QUARTZ 188.50m-210.00m SANDSTONE GREY	789m	South East
10060491	0.00m-7.40m FILL	962m	South West
10064266	0.00m-8.70m FILL 8.70m-10.20m SHALE	962m	South West
10059463	0.00m-6.20m FILL 6.20m-7.00m SHALE	963m	South West
10097612	0.00m-2.50m FILL,SANDY CLAY 2.50m-3.10m SILT,SATURATED BLACK 3.10m-4.00m SILTY SAND	1009m	North East
10091741	0.00m-1.60m FILL,SANDY CLAY 1.60m-3.40m SILT,SATURATED BLACK 3.40m-3.70m SILTY SAND 3.70m-4.00m SANDY CLAY	1015m	North East
10097949	0.00m-2.10m FILL,SANDY CLAY 2.10m-3.30m SILT,BLACK 3.30m-3.50m SAND CLAYEY 3.50m-4.00m CLAY SANDY	1016m	North East
10091041	0.00m-0.80m SILTY SAND WITH MINOR CLAY 0.80m-2.80m CLAYEY SAND,WITH MINOR GRAVEL 2.80m-4.00m SANDY CLAY WITH MINOR SHELLS	1017m	North East
10092153	0.00m-2.20m FILL,SILTY CLAY 2.20m-2.70m SANDY CLAY 2.70m-3.30m SILT,SOFT BLACK 3.30m-4.00m SILTY SAND	1017m	North East
10093891	0.00m-0.15m CONCRETE 0.15m-0.90m FILL,SAND 0.90m-1.75m CLAY WITH SOME SILT 1.75m-4.00m BEDROCK WEATHERED,SANDSTONE,FINE GRAINED	1145m	West
10119700	0.00m-0.80m FILL,LT GREY,SAND,CONCRETE,BRICK,METAL FRAG. 0.80m-2.80m SILTY CLAY,BROWN,GREY,MED PLASTICITY 2.80m-5.00m CLAYEY SAND,GREY/DARK GREY 5.00m-8.00m SILTY SAND,LT GREY/RED 8.00m-8.20m SANDSTONE,RED,BROWN,WEATHERED,CLAY BANDS	1153m	East
10130122	0.00m-4.80m FILL,GREY,BROWN,GRAVEL,CLAY,SILT 4.80m-5.90m SILTY SAND,LT GREY,RED,MED COARSE GRAINED 5.90m-7.20m SANDSTONE RED BROWN,WEATHERED WITH CLAY BANDS	1167m	East
10103794	0.00m-0.20m CONCRETE 0.20m-0.80m FILL,SAND,WITH COBBLES AND BRICKS 0.80m-1.70m FILL,CRUSHED SANDSTONE 1.70m-3.30m CLAY,L/PLASTICITY,BROWN AND GREY 3.30m-4.00m WEATHERED BEDROCK,SANDSTONE,GREY	1168m	West
10094282	0.00m-0.10m CONCRETE 0.10m-0.35m FILL,SAND,FINE GRINED,L/BROWN 0.35m-1.50m FILL,COBBLY SAND,FINE TO COARSE GRAINED 1.50m-2.70m CLAY, LOW PLASTICITY 2.70m-4.00m WEATHERED BEDROCK,SANDSTONE GREY/BROWN	1171m	West
10124470	0.00m-2.90m FILL,BROWN/GREY,LOOSE GRAVEL,CONCRETE,SAND 2.90m-4.90m SILTY CLAY,LT GREY,MOTT.BROWN HIGH PLASTICITY 4.90m-5.80m SILTY SAND,LT GREY,MED COURSE GRAINED 5.80m-6.20m SANDSTONE,RED,BROWN,WEATHERED,CLAY BANDS	1187m	East
10091449	0.00m-1.10m FILL,SILTY, SANDY CLAY 1.10m-6.50m SILTY CLAY,HIGH PLASTICITY	1214m	South
10128269	0.00m-0.29m CONCRETE PAVEMENT 0.29m-2.20m FILL.SILTY SAND,SILTY GRAVEL 2.20m-5.30m SILTY SAND,SHELL FRAGMENTS 5.30m-6.00m SILTY CLAY,ORANGE BROWN	1427m	North East

NGIS Bore ID	Drillers Log	Distance	Direction
10059971	0.00m-0.20m PAVERS,CONCRETE 0.20m-0.70m FILL,CLAY,SILTY SOIL, BROWN,BLACK,HARD IN GROUND,DRY,NO ODOUR 0.70m-1.80m CLAY,TIGHT,LIGHT BROWN,HIGH PLASTICITY,DRY,NO ODOUR 1.80m-3.00m CLAY,RED COLOUR,NO ODOUR,DRY 3.00m-4.00m CLAY,NO ODOUR,DRY 4.00m-6.00m CLAY,VERY HOMOGENEOUS	1429m	South
10060722	0.00m-0.50m TOPSOIL,BROWN,DRY,HETEROGENOUS 0.50m-1.00m FILL.SLAG,BLACK,RESIDUAL WHITE CLAY. 1.00m-1.50m CLAY,BROWN,RED,STIFF,NON PLASTIC,DAMP 1.50m-2.00m CLAY, RED/BROWN,STIFF,;NON PLASTIC 2.00m-2.50m CLAY,RED/GREY,STIFF,PLASTIC, DAMP 2.50m-3.00m CLAY,RED/GREY,STIFF,NON PLASTIC 3.00m-4.00m CLAY,RED/GREY,STIFF,NON PLASTIC 4.00m-5.00m CLAY,RED/GREY,STIFF,ON PLASTIC 5.00m-5.50m CLAY,VERY STIFF,NON PLASTIC. 5.50m-6.00m CLAY,BROWN,LOOSE,SOFT,MOIST	1435m	South
10070978	0.00m-0.50m TOPSOIL 0.50m-1.00m CLAY ORANGE,MOIST,FIRM, MODERATE PLASTICITY 1.00m-1.50m CLAY,ORANGE/GREY,VERY STIFF,MODERATE PLASTICITY 1.50m-2.00m CLAY,ORANGE/GREY,VERY STIFF,MODERATE PLASTICITY3 2.00m-3.00m CLAY,GREY,RED,VRY STIFF,NON PLASTIC,DAMP 3.00m-4.00m CLAY,GREY,RED,VRY STIFF,NON PLASTIC 4.00m-4.50m CLAY,GREY/RED,SOME GRAVEL,NON PLASTIC,DAMP 4.50m-5.00m CLAY,WATER AT 4.5m 5.00m-5.50m CLAY,GRAVELLY,GREY/RED,WET,NON PLASTIC,HETEROGENOUS,STIFF 5.50m-6.50m CLAY,BROWN,GREY,WET,HOMOGENOUS	1438m	South
10060071	0.00m-0.80m FILL,CLAY,SILTY SOIL,CEMENT,GRAVELS,HARD IN GROUND,DRY,NO ODOUR 0.80m-1.50m CLAY,BLACK/GREY SMEARING AND STAINING IN SOIL,HIGH PLASTICITY 1.50m-2.00m CLAY,NATURAL RED COLOURING BECOMING APPARAENT IN SOIL,DRY 2.00m-2.40m CLAY,RED SOIL COLOURING,NO ODOUR	1440m	South
10071053	0.00m-0.10m TOPSOIL,SILTY,BLACK,LOOSE,FINE GRAIN,DRY,NO ODOUR 0.10m-1.20m CLAY,LIGHT BROWN,STICKY,STIFF,HIGH PLASTICITY,NO ODOUR 1.20m-2.00m CLAY,RED,ORANGE,STIFF,MODERATE PLASTICITY,DRY,NO ODOUR 2.00m-3.30m CLAY BECOMING LESS PLASTIC,BRITTLE AND DRY WITH DEPTH 3.30m-4.30m CLAY,GREY,WITH IRONSTONE BANDS, SOFT, STIFF,HIGH PLASTICITY,GREY CLAY	1440m	South
10123499	0.00m-0.19m CONCRETE PAVEMENT ALL OVER 0.19m-2.50m FILL.CLAYEY SAND,GRAVELLY 2.50m-4.00m SANDSTONE,LIGHT GREY	1448m	North East
10124022	0.00m-0.15m (UNKNOWN) 0.15m-1.50m FILL,SILTY SAND 1.50m-6.00m SANDSTONE	1459m	North East
10018072	0.00m-0.10m CONCRETE 0.10m-0.50m SAND FINE TO MEDIUM 0.50m-3.00m CLAY BROWN MOTTLED 3.00m-4.00m SHALE,WEATHERED,DRY,FIRM 4.00m-5.00m SHALE EXTREM.WEATHERED,GREY 5.00m-7.50m SHALE, WEATHERED,.GREY,RED COLOURED	1502m	South
10018754	0.00m-0.10m CONCRETE 0.10m-4.00m CLAY,BRICKS,GRAVELS,FINE SAND,SHALE 4.00m-8.00m SHALE,DARK BROWN,WEATHERED,MOIST	1519m	South
10018599	0.00m-0.10m CONCRETE 0.10m-3.50m CLAY MOTTLED WITH GREY,BRICK RED COLOURED 3.50m-7.50m SHALE GREY,LIGHT BROWN,SEMI WEATHERED 7.50m-9.00m SHALE,HIGHLY WEATHERED,CLAYEY,DARK BROWN	1521m	South
10059500	0.00m-0.10m CONCRETE 0.10m-4.00m CLAY,BROWN,RED,GREY,HARD, MOIST 4.00m-7.00m SHALE,GREY ,DARK BROWN,WEATHERED,NO COLOUR	1530m	South
10134609	0.00m-1.00m FILL.YELLOW ORANGE,SANDSTONE 1.00m-1.70m CLAY,YELLOW,WEATHERED,MED.PLASTICITY 1.70m-2.20m SHALE,RED GREY,WEATHERED,DRY 2.20m-2.55m SANDSTONE L/GREY,HIGHLY WEATHERED	1943m	North West
10097119	0.00m-0.30m topsoil 0.30m-2.20m sand, yellow 2.20m-2.30m rock, coffee 2.30m-4.50m sand, brown 4.50m-6.00m sand, grey	1972m	South East

Drill Log Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

Geology

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Legend

Linear Geological Structures and Boundaries

- Site Boundary
- Report Buffer
- Property Boundary
- Trendline
- Fold Axis
- Geological Boundary
- Marker Bed
- Faulted Boundary
- Shear Zone or Schist Zone Boundary
- Miscellaneous Boundary
- Water/Coastline Boundary
- State/Territory Border

Scale: 0 100 200 400 600 Meters

Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2026

Coordinate System: GDA 1994 MGA Zone 56

Date: 04 May 2026

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Geology

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Geological Units

Geological units within the dataset buffer:

Code	Unit Name	Description	Stratigraphy	Age Range	Dominant Lithology	Dist	Dir
Twia	Ashfield Shale	Black to light grey shale and laminite.	/Wianamatta Group//Ashfield Shale//	Middle Triassic (base) to Middle Triassic (top)	Shale	0m	On-site
Q_h	Anthropogenic deposits	Anthropocene deposits varying from large man-made clasts (concrete blocks to building demolition rubble) to quarried natural boulders, with interstitial sand-sized to clay matrix.	/Anthropogenic deposits////	Quaternary (base) to Now (top)	Anthropogenic material	87m	North West
Tuth	Hawkesbury Sandstone	Medium- to coarse-grained quartz sandstone displaying small- to large-scale, high-angle cross-bedding; minor shale and laminite lenses.	/Ungrouped Triassic units//Hawkesbury Sandstone//	Anisian (base) to Anisian (top)	Sandstone	225m	North West
QH_hr	Anthropogenic deposits - reclaimed estuarine areas	Natural surface elevation raised by placement of fill over former estuarine swamps and subaqueous estuarine margins (supratidal to subtidal zone); estuarine banks and islands formed from dredge spoil.	/Anthropogenic deposits//Anthropogenic deposits - reclaimed estuarine areas//	Holocene (base) to Now (top)	Anthropogenic material	884m	North East

Linear Geological Structures

Fault and shear or schist zone boundaries within the dataset buffer:

Map ID	Boundary Type	Feature Description	Fault Dip Angle	Fault Dip Direction	Dist	Dir
NA	No records in buffer					

Trendlines within the dataset buffer:

Map ID	Feature Description	Observation Method	Structure Name	Dist	Dir
11673	Dyke or vein	Unknown		830m	North East
11665	Dyke or vein	Unknown		837m	North

Fold axes within the dataset buffer:

Map ID	Feature Description	Observation Method	Structure Name	Dist	Dir
NA	No records in buffer				

Marker beds within the dataset buffer:

Map ID	Feature Description	Rock Unit Description	Dist	Dir
NA	No records in buffer			

Geological Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development
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Naturally Occurring Asbestos Potential

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Naturally Occurring Asbestos Potential

Naturally Occurring Asbestos Potential within the dataset buffer:

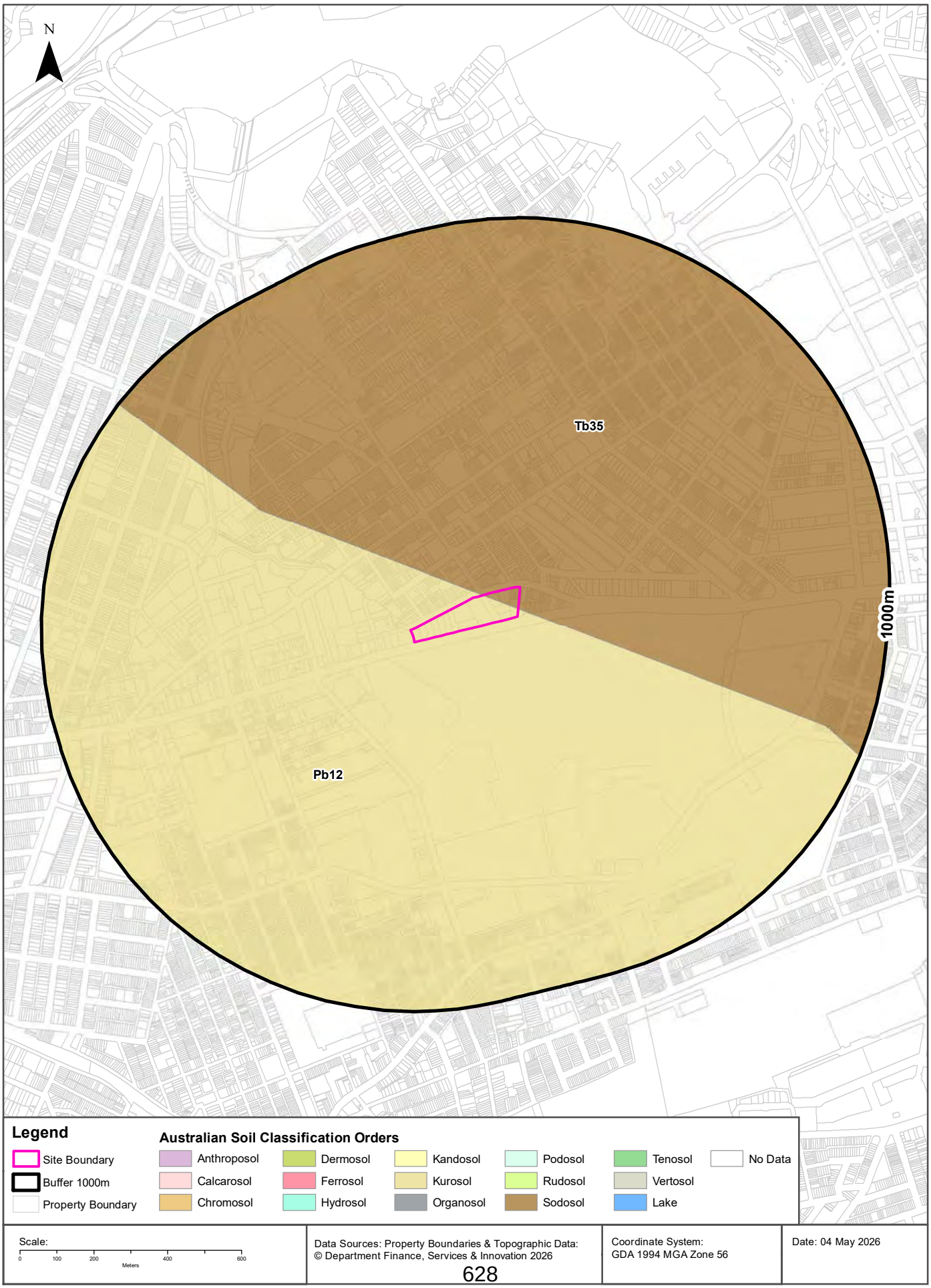
Potential	Sym	Strat Name	Group	Formation	Scale	Min Age	Max Age	Rock Type	Dom Lith	Description	Dist	Dir
No records in buffer												

Naturally Occurring Asbestos Potential Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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Atlas of Australian Soils

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Soils

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Atlas of Australian Soils

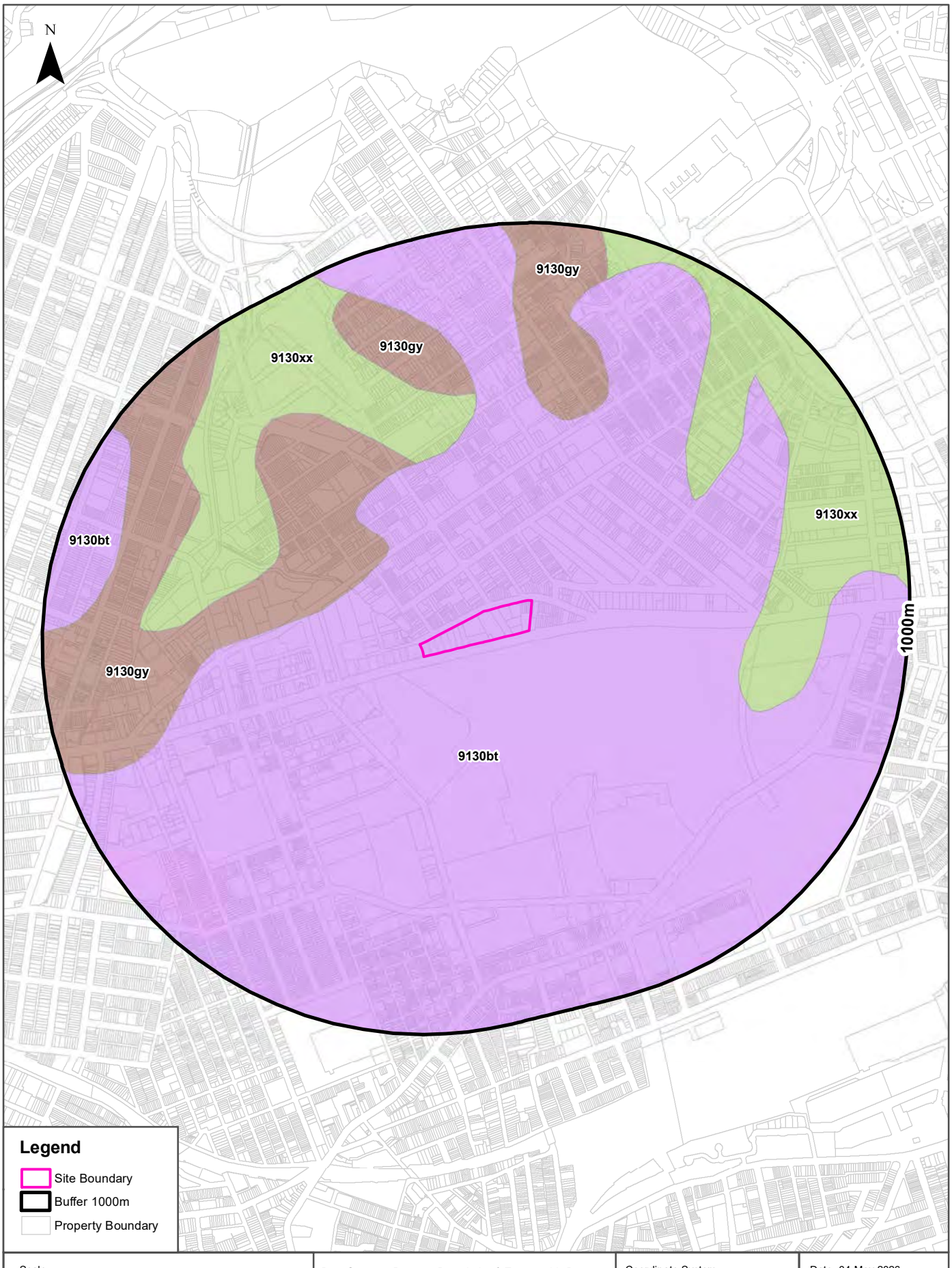
Soil mapping units and Australian Soil Classification orders within the dataset buffer:

Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Pb12	Kurosol	Gently rolling to rounded hilly country with some steep slopes and broad valleys: chief soils are hard acidic red soils (Dr2.21) with hard neutral and acidic yellow mottled soils (Dy3.42 and Dy3.41) on lower slopes and in valleys. Associated are small areas of various soils including (Gn3.54) on some ridges, (Dr3.31) on some slopes; (Dr2.23) in saddles and some mid-slope positions, and some low- lying swampy areas of (Uf6) soils and (Uc1.2) soils with peaty surfaces. Small areas of other soils such as (Db1.2) are likely throughout.	0m	On-site
Tb35	Sodosol	Dissected plateau remnants--flat to undulating ridge tops with moderate to steep side slopes: chief soils are hard acidic yellow and yellow mottled soils (Dy3.41), (Dy2.21), and (Dy2.41) and hard acidic red soils (Dr2.21); many shallow profiles occur and profile thickness varies considerably over short distances. Associated are: (Gn3.54), (Gn3.14), and possibly other (Gn3) soils; (Db1.2) soils on some ridges; (Dy5.81) soils in areas transitional to unit Mb2; soils common to unit Mb2; and eroded lateritic remnants. Small areas of other soils are likely. Flat ferruginous shale or sandstone fragments are common on and/or in and/or below the soils of this unit.	0m	On-site

Atlas of Australian Soils Data Source: CSIRO
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Soil Landscapes of Central and Eastern NSW

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Soil Landscapes of Central and Eastern NSW

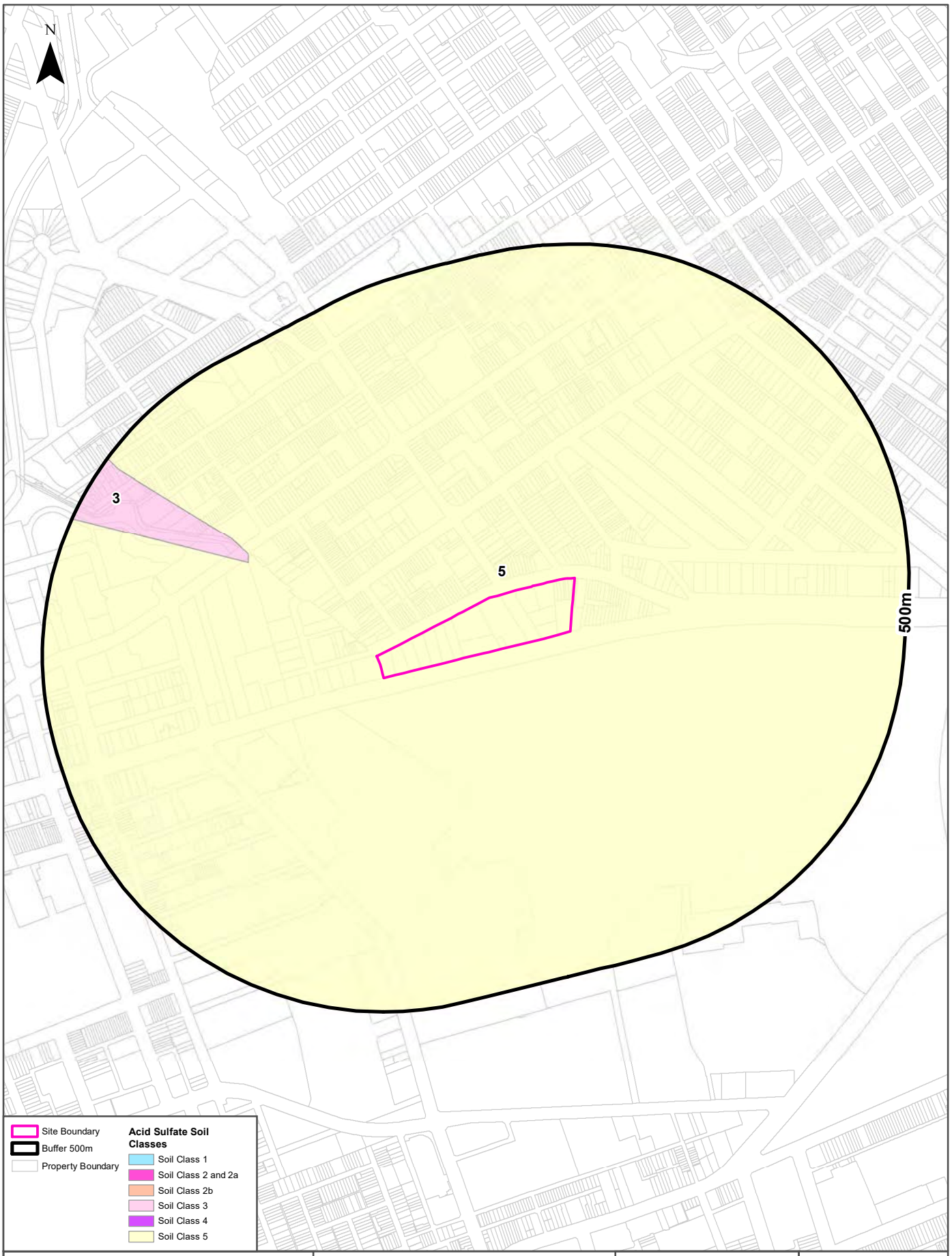
Soil Landscapes of Central and Eastern NSW within the dataset buffer:

Soil Code	Name	Distance	Direction
9130bt	Blacktown	0m	On-site
9130gy	Gymea	228m	West
9130xx	Disturbed Terrain	430m	North West

Soil Landscapes of Central and Eastern NSW: NSW Department of Planning, Industry and Environment
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Acid Sulfate Soils

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Acid Sulfate Soils

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Environmental Planning Instrument - Acid Sulfate Soils

What is the on-site Acid Sulfate Soil Plan Class that presents the largest environmental risk?

Soil Class	Description	EPI Name
5	Works within 500 metres of adjacent Class 1, 2, 3, or 4 land that is below 5 metres AHD and by which the watertable is likely to be lowered below 1 metre AHD on adjacent Class 1, 2, 3 or 4 land, present an environmental risk	Sydney Local Environmental Plan 2012

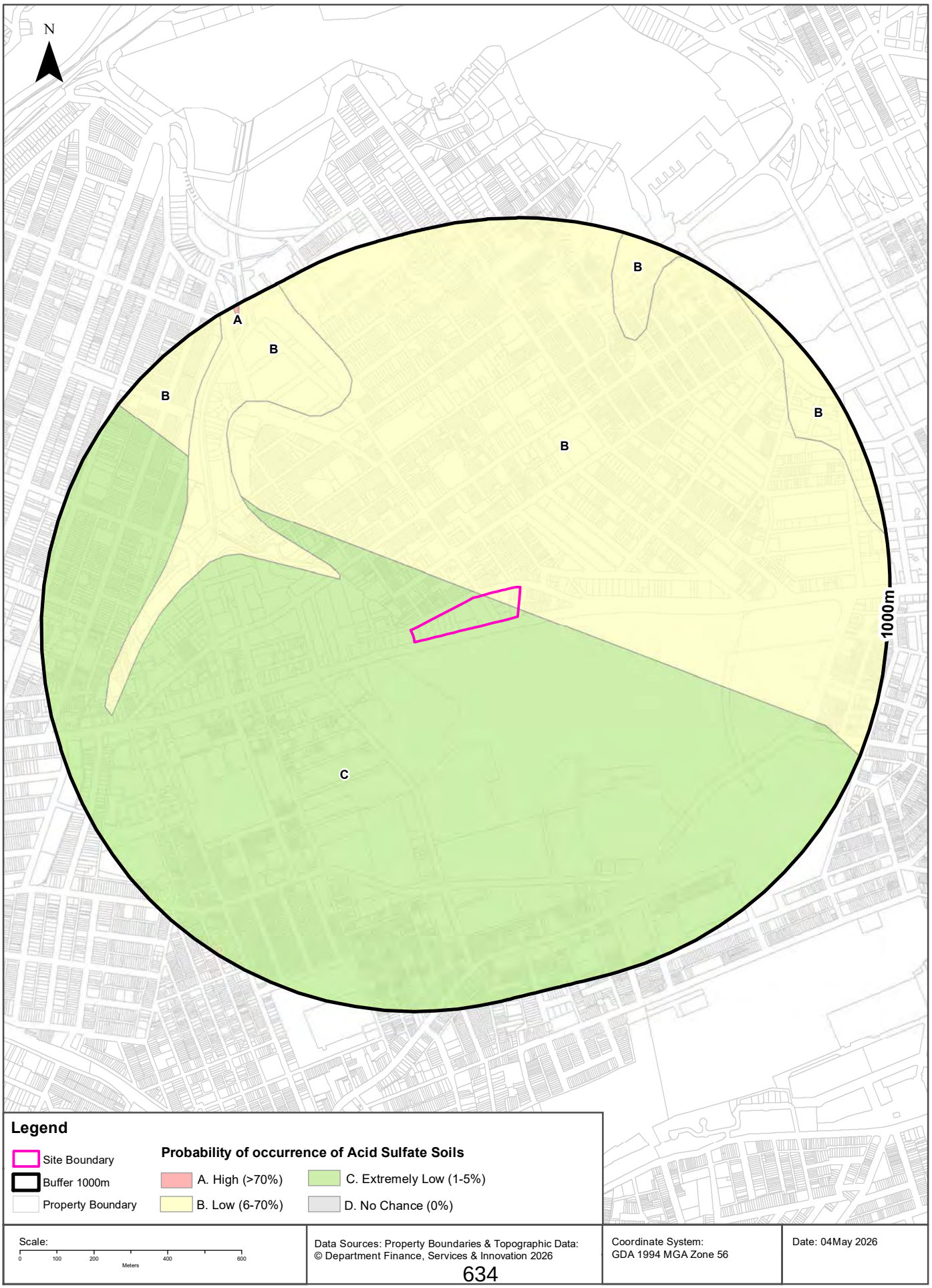
If the on-site Soil Class is 5, what other soil classes exist within 500m?

Soil Class	Description	EPI Name	Distance	Direction
3	Works more than 1 metre below natural ground surface present an environmental risk; Works by which the watertable is likely to be lowered more than 1 metre below natural ground surface, present an environmental risk	Sydney Local Environmental Plan 2012	238m	West

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Atlas of Australian Acid Sulfate Soils

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Acid Sulfate Soils

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Atlas of Australian Acid Sulfate Soils

Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

Class	Description	Distance	Direction
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m	On-site
B	Low Probability of occurrence. 6-70% chance of occurrence.	0m	On-site
A	High Probability of occurrence. >70% chance of occurrence.	956m	North West

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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Dryland Salinity

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

No

Is there Dryland Salinity - National Assessment data within the dataset buffer?

No

What Dryland Salinity assessments are given?

Assessment 2000	Assessment 2020	Assessment 2050	Distance	Direction
N/A	N/A	N/A		

Dryland Salinity Data Source : National Land and Water Resources Audit
The Commonwealth and all suppliers of source data used to derive the maps of "Australia, Forecast Areas Containing Land of High Hazard or Risk of Dryland Salinity from 2000 to 2050" do not warrant the accuracy or completeness of information in this product. Any person using or relying upon such information does so on the basis that the Commonwealth and data suppliers shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Any persons using this information do so at their own risk.
In many cases where a high risk is indicated, less than 100% of the area will have a high hazard or risk.

Mining

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Mining Subsidence Districts

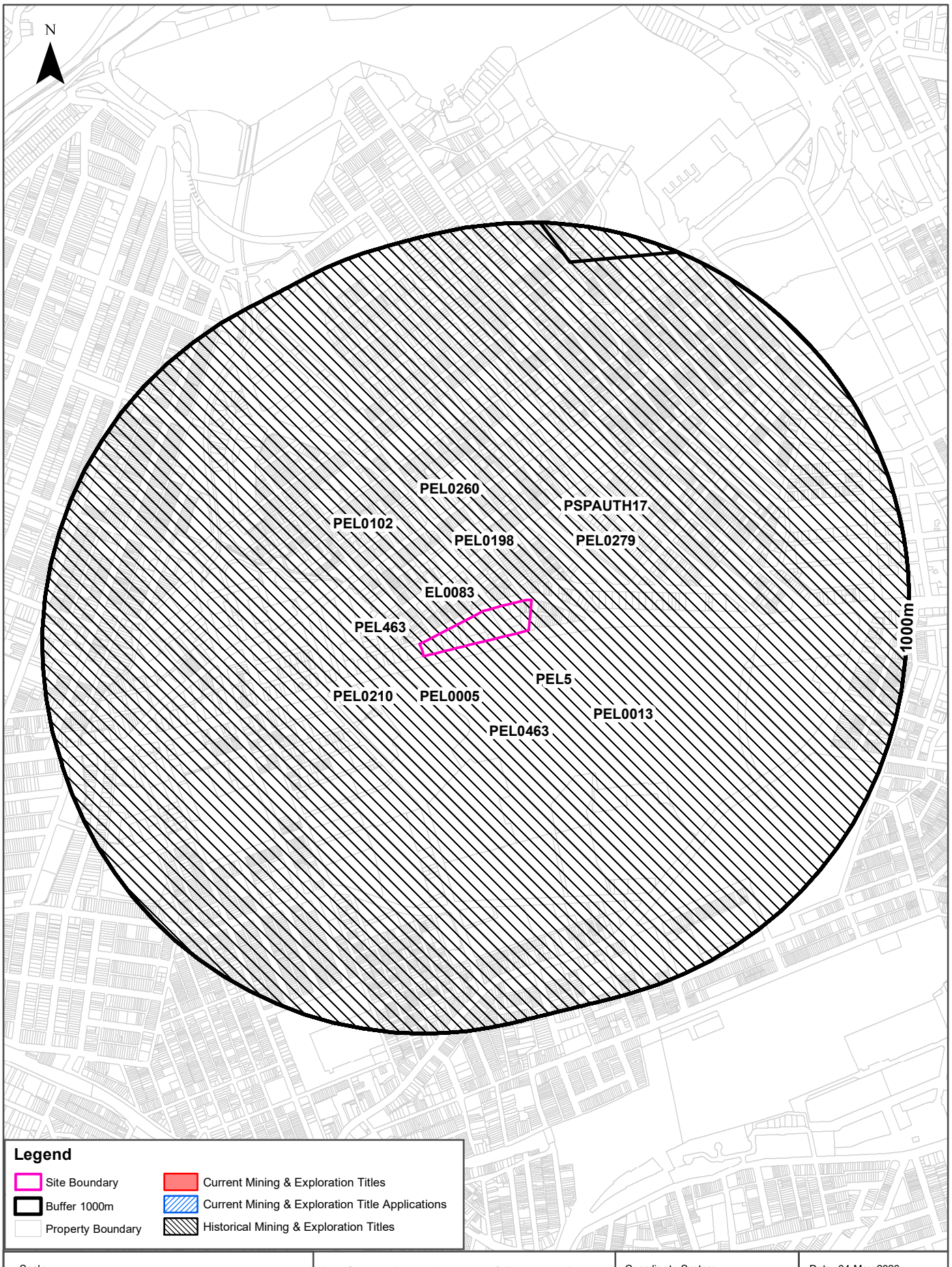
Mining Subsidence Districts within the dataset buffer:

District	Distance	Direction
There are no Mining Subsidence Districts within the report buffer		

Mining Subsidence District Data Source: © Land and Property Information (2016)
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Mining & Exploration Titles

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Mining

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Current Mining & Exploration Titles

Current Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Grant Date	Expiry Date	Last Renewed	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer								

Current Mining & Exploration Titles Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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Current Mining & Exploration Title Applications

Current Mining & Exploration Title Applications within the dataset buffer:

Application Ref	Applicant	Application Date	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer						

Current Mining & Exploration Title Applications Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

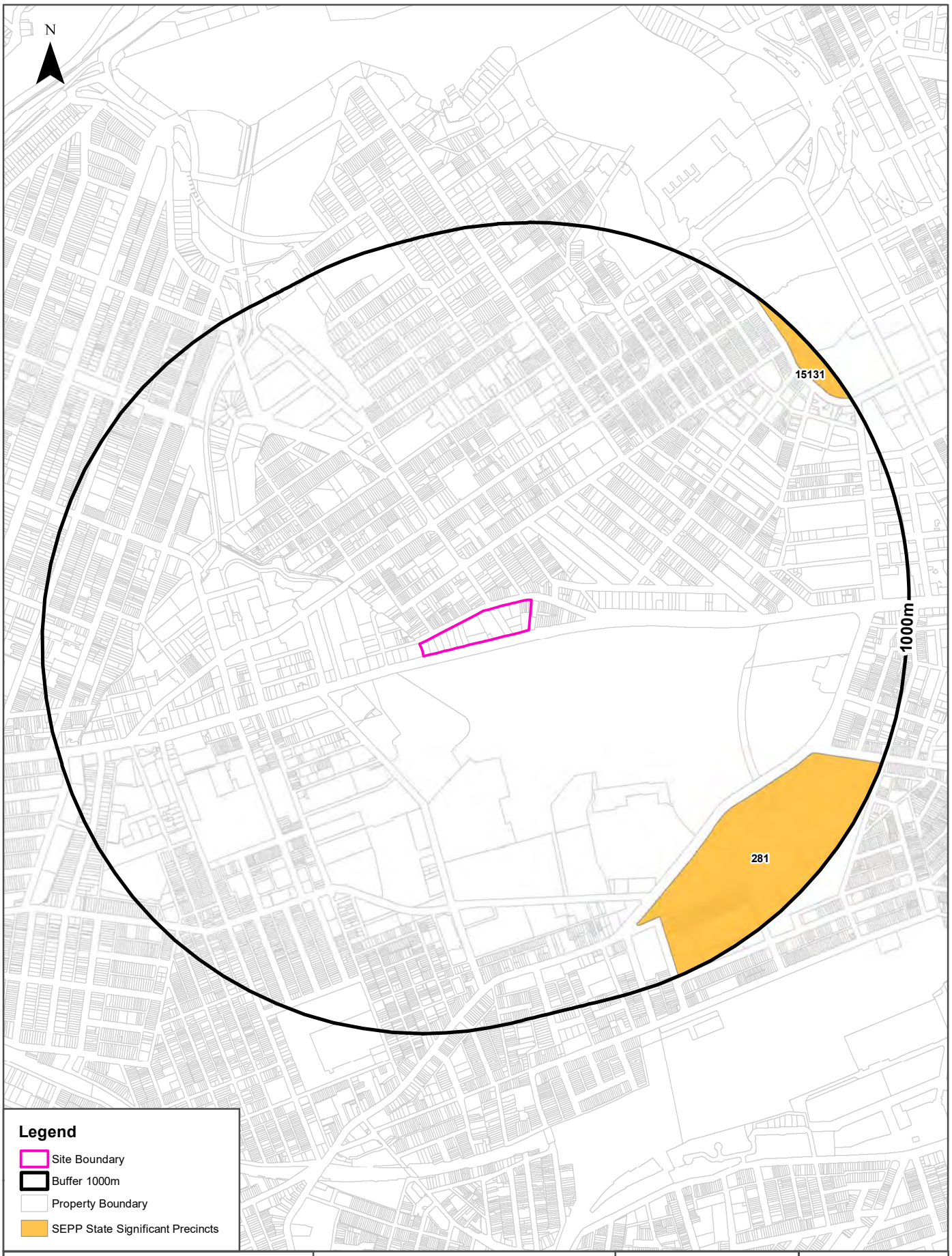
Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist	Dir
PEL0005	AGL UPSTREAM INVESTMENTS PTY LIMITED	19931111	20150403	PETROLEUM	Petroleum	0m	On-site
PEL0279	THE ELECTRICITY COMMISSION OF NSW (TRADING AS PACIFIC POWER)	19910504	19931111	PETROLEUM	Petroleum	0m	On-site
PSPAUTH17	MACQUARIE ENERGY PTY LTD	20070803	20080703	PETROLEUM	Petroleum	0m	On-site
PEL0198	JOHN STREVENS (TERRIGAL) NL			PETROLEUM	Petroleum	0m	On-site
PEL0210	THE AUSTRALIAN GAS LIGHT COMPANY (AGL), NORTH BULLI COLLIERIES PTY LTD			PETROLEUM	Petroleum	0m	On-site
EL0083	CONTINENTAL OIL CO OF AUSTRALIA LIMITED	19670201	19680201	MINERALS		0m	On-site
PEL463	DART ENERGY (APOLLO) PTY LTD	20081022	20130227	PETROLEUM		0m	On-site
PEL5	AGL UPSTREAM INVESTMENTS PTY LIMITED	19931111	20011210	PETROLEUM		0m	On-site
PEL0102	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	On-site
PEL0260	NORTH BULLI COLLIERIES PTY LTD, AGL PETROLEUM OPERATIONS PTY LTD, THE AUSTRALIAN GAS LIGHT CO.	19810909	19930803	PETROLEUM	Petroleum	0m	On-site
PEL0013	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	On-site
PEL0463	DART ENERGY (APOLLO) PTY LTD	20091010	20150603	PETROLEUM	Petroleum	0m	On-site

Historical Mining & Exploration Titles Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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SEPP State Significant Precincts

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Data Sources: Property Boundaries & Topographic Data:
© Department Finance, Services & Innovation 2026

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Coordinate System:
GDA 1994 MGA Zone 56

Date: 04 May 2026

State Environmental Planning Policy

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

State Significant Precincts

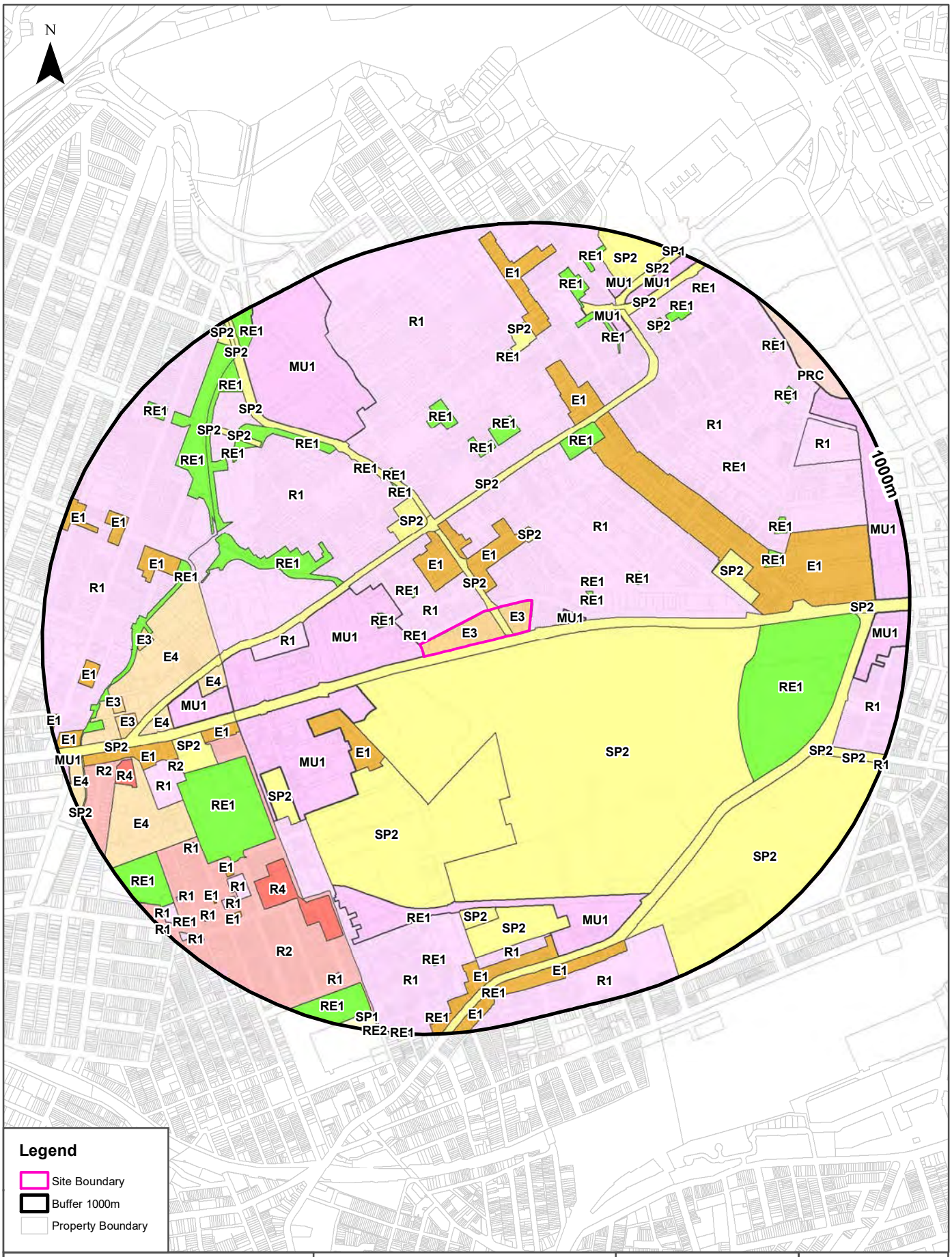
What SEPP State Significant Precincts exist within the dataset buffer?

Map Id	Precinct	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
281		State Environmental Planning Policy (Precincts - Central River City) 2021	02/12/2021	01/03/2022	01/03/2022		709m	South East
15131	Bays Precinct	State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021	16/12/2022	08/09/2023	08/09/2023	State Environmental Planning Policy Amendment (Blackwattle Bay Precinct) 2022	938m	North East

State Environment Planning Policy Data Source: NSW Crown Copyright - Planning & Environment
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EPI Planning Zones

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Environmental Planning Instrument

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Land Zoning

What EPI Land Zones exist within the dataset buffer?

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
SP2	Infrastructure	Classified Road	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		0m	On-site
E3	Productivity Support		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	0m	On-site
MU1	Mixed Use		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	0m	West
R1	General Residential		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		0m	North West
R1	General Residential		Sydney Local Environmental Plan 2012	12/01/2024	12/01/2024	17/10/2025	Map Amendment No 8	0m	North East
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		20m	West
SP2	Infrastructure	Educational Establishment	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		26m	South East
E1	Local Centre		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	46m	North
MU1	Mixed Use		Sydney Local Environmental Plan 2012	12/01/2024	12/01/2024	17/10/2025	Map Amendment No 8	80m	East
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		90m	West
E1	Local Centre		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	107m	North West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		119m	North West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		143m	East
SP2	Infrastructure	Community Facility	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		152m	North East
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		156m	North East
MU1	Mixed Use		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	186m	South West
SP2	Infrastructure	Classified Road	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		236m	North
SP2	Infrastructure	Health Services Facilities	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		240m	South

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R1	General Residential		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		252m	North West
E1	Local Centre		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	258m	South West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		261m	West
SP2	Infrastructure	Educational Establishment	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		265m	North West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		267m	East
R1	General Residential		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		278m	North
SP2	Infrastructure	Classified Road	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		291m	North West
R1	General Residential		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		295m	West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		367m	North West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		384m	North East
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		396m	North
E1	Local Centre		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	398m	East
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		402m	North West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		416m	North
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		476m	North West
E1	Local Centre		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	478m	North
R1	General Residential		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		479m	North East
SP2	Infrastructure	Educational Establishment	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		480m	South West
SP2	Infrastructure	Educational Establishment	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		481m	East
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		490m	North
MU1	Mixed Use		Inner West Local Environmental Plan 2022	12/12/2025	12/12/2025	27/02/2026	State Environmental Planning Policy Amendment (WestConnex Dive Site) 2025	522m	West
E4	General Industrial		Inner West Local Environmental Plan 2022	12/12/2025	12/12/2025	27/02/2026	State Environmental Planning Policy Amendment (WestConnex Dive Site) 2025	523m	West
SP2	Infrastructure	Classified Road	Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	524m	West

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R2	Low Density Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	526m	South West
E1	Local Centre		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	526m	West
R1	General Residential		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		532m	South
E4	General Industrial		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	533m	West
RE1	Public Recreation		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	542m	South West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		559m	North West
MU1	Mixed Use		Sydney Local Environmental Plan (Harold Park) 2011	24/02/2023	26/04/2023	26/04/2023	State Environmental Planning Policy Amendment (Land Use Zones) 2023	568m	North West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		575m	East
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		594m	North West
R1	General Residential		Inner West Local Environmental Plan 2022	27/02/2026	27/02/2026	27/02/2026	Map Amendment No 4	611m	West
SP2	Infrastructure	Educational Establishments	Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	612m	South West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		620m	East
RE1	Public Recreation		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	621m	North West
RE1	Public Recreation		Inner West Local Environmental Plan 2022	27/02/2026	27/02/2026	27/02/2026	Map Amendment No 4	629m	West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		633m	North
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		636m	North East
MU1	Mixed Use		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	643m	South
R4	High Density Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	651m	South West
SP2	Infrastructure	Community Facility	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		654m	North
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		663m	East
E1	Local Centre		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	672m	West
SP2	Infrastructure	Water Supply System	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		673m	North West
SP2	Infrastructure	Health Services Facilities	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		678m	South
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		679m	North West
SP2	Infrastructure	Classified Road	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		683m	South East
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		685m	South

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
E4	General Industrial		Inner West Local Environmental Plan 2022	12/12/2025	12/12/2025	27/02/2026	State Environmental Planning Policy Amendment (WestConnex Dive Site) 2025	688m	West
SP2	Infrastructure	Educational Establishment	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		690m	South
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		692m	North East
E1	Local Centre		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	698m	North
E1	Local Centre		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	704m	West
R2	Low Density Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	704m	South West
E3	Productivity Support		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	705m	West
R1	General Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	705m	South West
SP2	Infrastructure	Educational Establishment	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		709m	South East
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		731m	North
MU1	Mixed Use		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	736m	North East
E4	General Industrial		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	742m	South West
SP2	Infrastructure	Water Supply System	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		747m	North West
R1	General Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	749m	South West
E1	Local Centre		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	750m	South West
SP2	Infrastructure	Railways	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		769m	North East
E3	Productivity Support		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	776m	West
R1	General Residential		Sydney Local Environmental Plan (Glebe Affordable Housing Project) 2011	01/07/2011	01/07/2011	01/07/2011		777m	North East
SP2	Infrastructure	Community Facility	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		783m	North East
R1	General Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	784m	South West
R1	General Residential		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		790m	South
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		795m	South
E1	Local Centre		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	796m	South
E3	Productivity Support		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	800m	West
R1	General Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	809m	South West

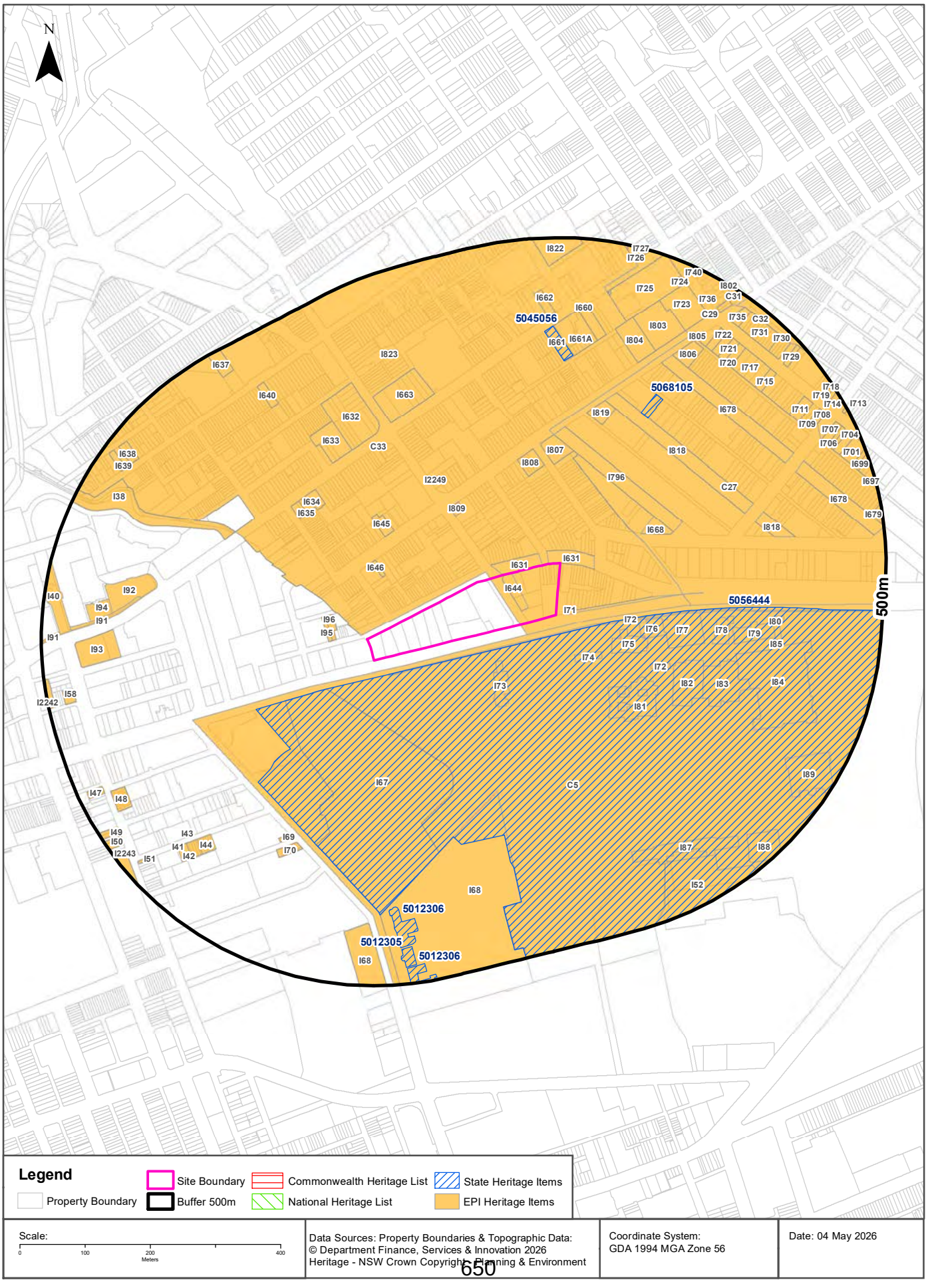
Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
SP2	Infrastructure	Classified Road	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		812m	North East
R4	High Density Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	820m	West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		821m	North East
MU1	Mixed Use		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	822m	North East
MU1	Mixed Use		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	829m	North
E1	Local Centre		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	831m	South West
E1	Local Centre		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	840m	West
E1	Local Centre		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	840m	South West
E1	Local Centre		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	848m	West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		849m	North East
R1	General Residential		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		851m	South
R1	General Residential		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		854m	East
SP2	Infrastructure	Classified Road	Sydney Local Environmental Plan 2012	15/08/2025	15/08/2025	17/10/2025	State Environmental Planning Policy Amendment (Central Precinct) 2025	855m	East
E1	Local Centre		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	857m	South
MU1	Mixed Use		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	865m	East
R1	General Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	866m	South West
SP2	Infrastructure	Educational Establishment	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		871m	North
RE1	Public Recreation		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	878m	South West
RE1	Public Recreation		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	880m	South
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		883m	North
R1	General Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	884m	South West
MU1	Mixed Use		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	886m	East

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R1	General Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	888m	South West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		894m	South
E1	Local Centre		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	899m	South
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		899m	North West
RE1	Public Recreation		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	902m	North West
E1	Local Centre		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	906m	West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		915m	North East
E1	Local Centre		Inner West Local Environmental Plan 2022	27/02/2026	27/02/2026	27/02/2026	Map Amendment No 4	919m	West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		927m	North East
R1	General Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	928m	South West
SP2	Infrastructure	Sewerage Systems	Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	933m	North West
RE1	Public Recreation		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	937m	South West
PRC	Public Recreation		State Environmental Planning Policy (Precincts?Eastern Harbour City) 2021	09/12/2022	09/12/2022	08/09/2023	State Environmental Planning Policy Amendment (Stage 1 Bays West Precinct) 2022	938m	North East
SP2	Infrastructure	Stormwater Management Systems	Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	941m	West
R1	General Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	943m	South West
E4	General Industrial		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	944m	West
SP1	Special Activities	Cemetery	Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	947m	South
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		948m	South
R1	General Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	960m	South West
RE1	Public Recreation		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	968m	North West
E1	Local Centre		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	974m	West
MU1	Mixed Use		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	977m	West
RE2	Private Recreation		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	983m	South
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		989m	South
R1	General Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	999m	South West
SP1	Special Activities	Sydney Fish Market	Sydney Local Environmental Plan 2012	08/09/2023	08/09/2023	17/10/2025	Map Amendment No 6	1000m	North East

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Heritage Items

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Legend

Property Boundary	Site Boundary	Commonwealth Heritage List	State Heritage Items
	Buffer 500m	National Heritage List	EPI Heritage Items

Scale: 0 100 200 400 Meters	Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2026 Heritage - NSW Crown Copyright, Planning & Environment	Coordinate System: GDA 1994 MGA Zone 56	Date: 04 May 2026

Heritage

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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National Heritage List

What are the National Heritage List Items located within the dataset buffer?
Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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State Heritage Register - Curtilages

What are the State Heritage Register Items located within the dataset buffer?

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
5056444	The University of Sydney, University Colleges and Victoria Park	Corner of Parramatta and City Roads, Camperdown	SYDNEY	24/08/2018	01974	2734	26m	South East
5068105	Elsie Refuge (former)	73-75 West Moreland Street, Glebe	SYDNEY	06/09/2024	02094	3328	260m	North East
5045056	Reussdale	160 Bridge Road Glebe	SYDNEY	02/04/1999	00292	716	311m	North
5012306	Royal Prince Alfred Hospital - Victoria & Albert Pavilions	Missenden Road, Camperdown	SYDNEY	02/04/1999	00829	1981	380m	South
5012305	Royal Prince Alfred Hospital - Admission Block	Missenden Road, Camperdown	SYDNEY	02/04/1999	00830	1981	443m	South
5012306	Royal Prince Alfred Hospital - Victoria & Albert Pavilions	Missenden Road, Camperdown	SYDNEY	02/04/1999	00829	1981	472m	South

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Environmental Planning Instrument - Heritage

What are the EPI Heritage Items located within the dataset buffer?

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I644	Warehouse	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	0m	On-site
C33	Hereford and Forest Lodge	Conservation Area - General	Local	Sydney Local Environmental Plan 2012	23/01/2026	23/01/2026	23/01/2026	0m	On-site
I631	Street trees	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	0m	North East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I71	Stone retaining wall, fence & steps	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	15m	East
C5	Sydney University	Conservation Area - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	17m	South East
I72	Site landscaping, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	26m	East
I73	JD Stewart Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	46m	South
I96	Terrace house	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	48m	West
I95	Terrace house	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	54m	West
I74	RD Watt Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	68m	East
I646	House	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	75m	North West
I67	St John's College, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	77m	South West
I75	Heydan Laurence Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	93m	East
I809	Shop & residence group (204-206 St Johns Road)	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	108m	North
C27	Bishopthorpe	Conservation Area - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	115m	North East
I645	Former Rehoboth Primitive Methodist Church & Hall	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	127m	North West
I76	Refectory Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	127m	East
I668	Two mature Moreton Bay fig trees	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	131m	North East
I81	John Woolley Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	137m	South East
I808	Nag's Head Hotel & terrace group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	138m	North
I796	Street trees	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	146m	North East
I807	Glebe Town Hall	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	152m	North East
I77	Holme Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	163m	East
I72	Site landscaping, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	164m	East
I2249	Electricity Substation No. 267	Item - General	Local	Sydney Local Environmental Plan 2012	22/01/2016	22/01/2016	23/01/2026	165m	North
I82	Badham Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	196m	East
I634	Terrace group 'Magnolia Terrace'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	213m	North West

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I635	Bridge Hotel & terrace group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	214m	North West
I819	House 'Aysleigh House'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	222m	North East
I818	Street trees	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	238m	North East
I83	Former CBC Bank, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	239m	East
I68	Royal Prince Alfred Hospital group	Item - General	State	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	240m	South
I78	Old Geology Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	242m	East
I38	Orphan Creek Public Reserve	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	261m	West
I633	Former house 'Briarbank'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	265m	North West
I632	Forest Lodge Public School	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	269m	North West
I79	Macleay Museum Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	271m	East
I663	House group 'Killara', 'Morocco', 'Hillston' & 'Strathmore'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	278m	North
I84	Main Building & Quadrangle group, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	282m	East
I69	Shop & residence	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	297m	South West
I70	Alfred Hotel	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	304m	South West
I818	Street trees	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	305m	East
I661A	The Abbey	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	309m	North
I661	Reussdale	Item - General	State	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	311m	North
I804	Glebe Fire Station	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	330m	North East
I80	Botany Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	330m	East
I92	Former Alexandra Hospital Venables House	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	333m	West
I678	Street trees	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	336m	North East
I85	Science Road Bridge, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	337m	East
I660	House 'The Hermitage'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	346m	North
I91	Former Alexandra Hospital boundary landscaping	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	352m	West

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I803	House group 'St John's Village'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	357m	North East
I806	St John's Parish Hall	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	358m	North East
I44	Terrace group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	366m	South West
I823	MWS&DB vent stack	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	372m	North
I93	Housing development 'Alexandra Dwellings'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	379m	West
I662	House	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	379m	North
I87	Physics Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	382m	South East
I725	Foley Park	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	384m	North East
I640	House 'Penharwood'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	384m	North West
C29	Glebe Point Road	Conservation Area - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	384m	North East
I678	Street trees	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	387m	East
I43	Terrace group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	387m	South West
I94	Former Alexandra Hospital Administration Building	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	393m	West
I717	House group 'City View Cottages'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	398m	North East
I721	House 'Leamington House'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	398m	North East
I720	House 'Calmar'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	398m	North East
I722	House	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	399m	North East
I805	Horse trough	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	402m	North East
I42	Terrace house	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	402m	South West
I715	House 'Dalston House'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	403m	North East
I723	St John's Bishopsthorpe	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	404m	North East
I68	Royal Prince Alfred Hospital group	Item - General	State	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	404m	South
I41	Terrace house	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	409m	South West
I89	Anderson Stuart Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	414m	South East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I52	St Paul's College group, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	415m	South East
I711	House 'Alishan Guest House'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	419m	North East
I709	Shop & residence	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	429m	North East
I48	Terrace group 'York Terrace'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	429m	South West
I708	Former Waratah Hotel	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	440m	North East
I707	Former Currency Lass Hotel	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	441m	North East
I88	Edward Ford Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	446m	South East
I706	Terrace house 'Brewongle'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	447m	North East
I638	House	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	447m	North West
I40	Former Alexandra Hospital palm trees	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	452m	West
I704	Commercial building	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	453m	North East
I735	Glebe Post Office	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	453m	North East
I731	Terrace group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	453m	North East
I51	Former corner shop & residence	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	454m	South West
I639	House	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	455m	North West
I730	Terrace group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	455m	North East
I736	Terrace group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	456m	North East
I822	St James Catholic Church group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	457m	North
I58	Warehouse	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	457m	West
I701	Terrace group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	458m	North East
I729	Former Hand & Heart Hotel	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	459m	North East
I47	St Andrew's Greek Orthodox Church	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	459m	South West
I637	House	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	460m	North West
I724	Glebe War Memorial	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	463m	North East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I49	Terrace group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	469m	South West
I91	Former Alexandra Hospital boundary landscaping	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	472m	West
I50	Terrace group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	473m	South West
I699	Retail terrace	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	475m	East
I719	Shop & residence (123 Glebe Point Road)	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	476m	North East
C31	Lyndhurst	Conservation Area - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	477m	North East
I718	Shop & residence	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	478m	North East
I726	Commercial building	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	478m	North East
C32	St Phillips	Conservation Area - General	Local	Sydney Local Environmental Plan 2012	10/09/2021	10/09/2021	23/01/2026	479m	North East
I716	Shop & residence	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	479m	North East
I2243	Former Bonds Industries & Electricity Substation No. 181	Item - General	Local	Sydney Local Environmental Plan 2012	22/01/2016	22/01/2016	23/01/2026	480m	South West
I679	Glebe Public School & Anzac Memorial	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	481m	East
I714	Commercial building 'Fascination House'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	482m	North East
I727	Shop & residence 'Swiss Cottages'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	482m	North East
I740	Terrace group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	489m	North East
I2242	Former Grace Brothers Repository	Item - General	Local	Sydney Local Environmental Plan 2012	22/01/2016	22/01/2016	23/01/2026	490m	West
I713	Shop & residence	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	491m	North East
I697	Former bakery 'Raiths'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	492m	East
I802	Courthouse & cottage group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	498m	North East
I2250	Former Glebe Volunteer Fire Station	Item - General	Local	Sydney Local Environmental Plan 2012	22/01/2016	22/01/2016	23/01/2026	499m	North East

Heritage Data Source: NSW Crown Copyright - Planning & Environment
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Natural Hazards

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Bush Fire Prone Land

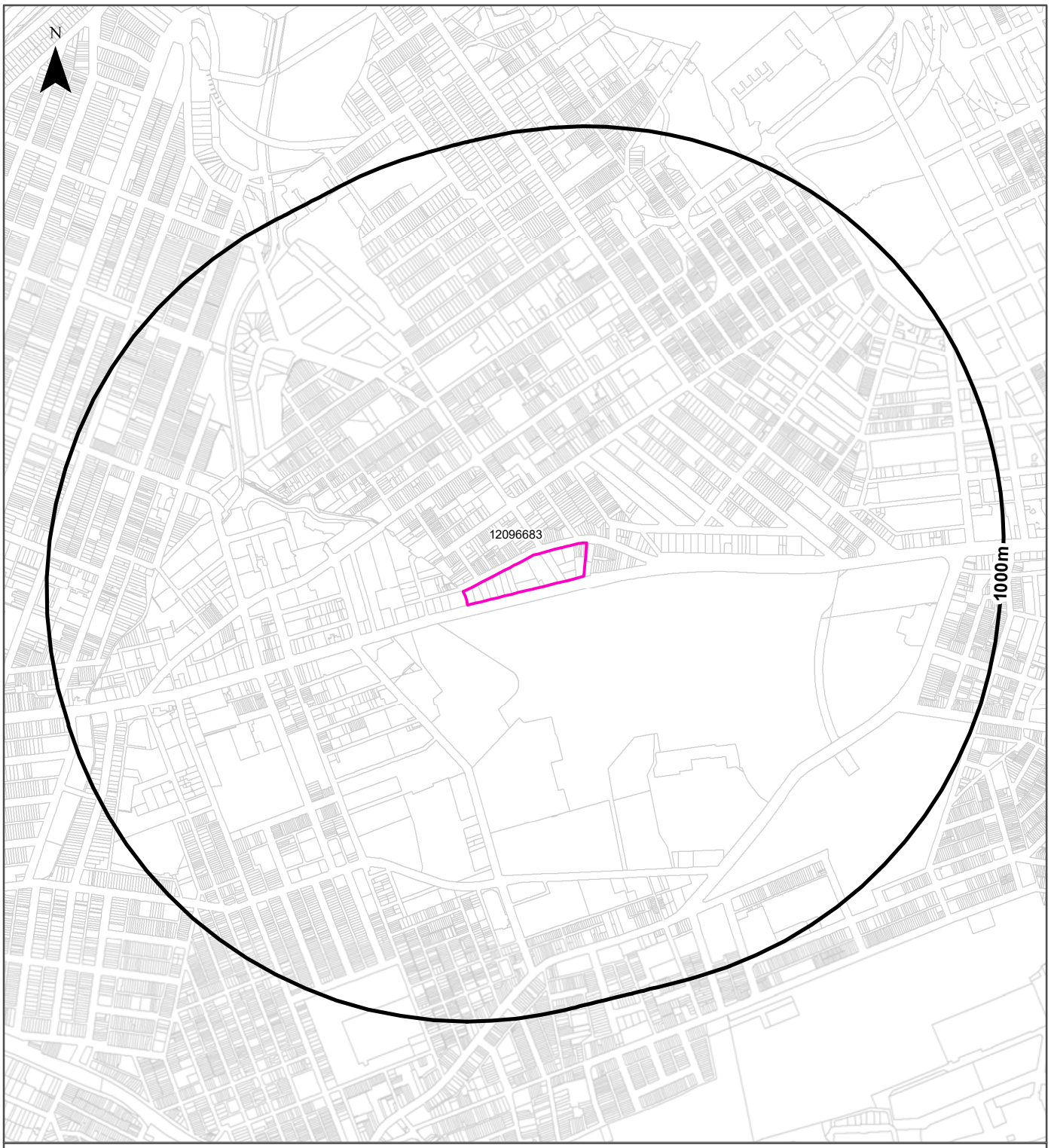
What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
No records in buffer		

NSW Bush Fire Prone Land - © NSW Rural Fire Service under Creative Commons 4.0 International Licence

Ecological Constraints - Vegetation & Ramsar Wetlands

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



- Site Boundary
- ReportBuffer
- Property Boundary
- Ramsar Wetland

Native Vegetation

- Alpine Complex
- Arid Shrublands (Acacia sub-formation)
- Arid Shrublands (Chenopod sub-formation)
- Dry Sclerophyll Forests (Shrub/grass sub-formation)
- Dry Sclerophyll Forests (Shrubby sub-formation)
- Forested Wetlands
- Freshwater Wetlands
- Grasslands
- Grassy Woodlands
- Heathlands
- Rainforests
- Saline Wetlands
- Semi-arid Woodlands (Grassy sub-formation)
- Semi-arid Woodlands (Shrubby sub-formation)
- Wet Sclerophyll Forests (Grassy sub-formation)
- Wet Sclerophyll Forests (Shrubby sub-formation)
- Non vegetated
- Unattributed
- Not classified
- Other

Scale: 0 100 200 400 600 Meters

Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2026

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Coordinate System: GDA 1994 MGA Zone 56

Date: 04 May 2026

Ecological Constraints

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Native Vegetation

What native vegetation exists within the dataset buffer?

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
12096683	Not classified	(Not classified) Not classified	Not classified	0m	On-site

Native Vegetation Type Map : NSW Department of Planning and Environment 2022
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Ramsar Wetlands

What Ramsar Wetland areas exist within the dataset buffer?

Map ID	Ramsar Name	Wetland Name	Designation Date	Source	Distance	Direction
N/A	No records in buffer					

Ramsar Wetlands Data Source: © Commonwealth of Australia - Department of Agriculture, Water and the Environment

Ecological Constraints

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Collaborative Australian Protected Areas Database - Terrestrial

Protected areas in terrestrial environments identified by the CAPAD within the dataset buffer:

Map ID	Area Name	Area Details	Management Category	Authority	Jurisdiction	Dist	Dir
N/A	No records in buffer						

Collaborative Australian Protected Areas Database - Marine

Protected areas in marine environments identified by the CAPAD within the dataset buffer:

Map ID	Area Name	Area Details	Management Category	Authority	Jurisdiction	Dist	Dir
N/A	No records in buffer						

Source: Collaborative Australian Protected Areas Database (CAPAD) 2022
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Ecological Constraints

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Groundwater Dependent Ecosystems Atlas

Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
N/A	No records in buffer					

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology
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Ecological Constraints

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
N/A	No records in buffer					

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology
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Ecological Constraints

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

NSW BioNet Species Sightings

Species sightings from the NSW BioNet Repository that have either a state or federal conservation status, or a sensitivity status, and are within 10 km of the site:
Note: This data does not include NSW Category 1 sensitive species.

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	Crinia tinnula	Wallum Froglet	Not Sensitive	Vulnerable	Not Listed	
Animalia	Amphibia	Litoria aurea	Green and Golden Bell Frog	Not Sensitive	Endangered	Vulnerable	
Animalia	Amphibia	Pseudophryne australis	Red-crowned Toadlet	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Actitis hypoleucos	Common Sandpiper	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Amaurornis moluccana	Pale-vented Bush-hen	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Anous albivitta	Grey Ternlet	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Anous stolidus	Common Noddy	Not Sensitive	Not Listed	Not Listed	CAMBA;JAMBA
Animalia	Aves	Anseranas semipalmata	Magpie Goose	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Category 2	Critically Endangered	Critically Endangered	
Animalia	Aves	Apus pacificus	Fork-tailed Swift	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Ardenna carneipes	Flesh-footed Shearwater	Not Sensitive	Vulnerable	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Ardenna grisea	Sooty Shearwater	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	Ardenna pacifica	Wedge-tailed Shearwater	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	Ardenna tenuirostris	Short-tailed Shearwater	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Arenaria interpres	Ruddy Turnstone	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Botaurus poiciloptilus	Australasian Bittern	Not Sensitive	Endangered	Endangered	
Animalia	Aves	Burhinus grallarius	Bush Stone-curlew	Not Sensitive	Endangered	Not Listed	
Animalia	Aves	Calidris acuminata	Sharp-tailed Sandpiper	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris alba	Sanderling	Not Sensitive	Vulnerable	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris canutus	Red Knot	Not Sensitive	Vulnerable	Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris falcinellus	Broad-billed Sandpiper	Not Sensitive	Vulnerable	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris ferruginea	Curlew Sandpiper	Not Sensitive	Critically Endangered	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris melanotos	Pectoral Sandpiper	Not Sensitive	Not Listed	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Calidris ruficollis	Red-necked Stint	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris tenuirostris	Great Knot	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Category 3	Endangered	Endangered	
Animalia	Aves	Calonectris leucomelas	Streaked Shearwater	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Calyptorhynchus banksii samueli	Red-tailed Black-Cockatoo (inland subspecies)	Category 2	Vulnerable	Not Listed	
Animalia	Aves	Calyptorhynchus lathami lathami	South-eastern Glossy Black-Cockatoo	Category 2	Vulnerable	Vulnerable	
Animalia	Aves	Certhionyx variegatus	Pied Honeyeater	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Charadrius leschenaultii	Greater Sand-plover	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Charadrius mongolus	Lesser Sand-plover	Not Sensitive	Vulnerable	Endangered	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Charadrius veredus	Oriental Plover	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Chlidonias leucopterus	White-winged Black Tern	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Circus assimilis	Spotted Harrier	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Coracina lineata	Barred Cuckoo-shrike	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Cuculus optatus	Oriental Cuckoo	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Diomedea exulans	Wandering Albatross	Not Sensitive	Endangered	Vulnerable	
Animalia	Aves	Epthianura albifrons	White-fronted Chat	Not Sensitive	Endangered Population, Vulnerable	Not Listed	
Animalia	Aves	Erythrotriorchis radiatus	Red Goshawk	Category 2	Endangered	Endangered	
Animalia	Aves	Esacus magnirostris	Beach Stone-curlew	Not Sensitive	Critically Endangered	Not Listed	
Animalia	Aves	Falco subniger	Black Falcon	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Fregata ariel	Lesser Frigatebird	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;JAMBA
Animalia	Aves	Grantiella picta	Painted Honeyeater	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Gygis alba	White Tern	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Haematopus fuliginosus	Sooty Oystercatcher	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Haematopus longirostris	Pied Oystercatcher	Not Sensitive	Endangered	Not Listed	
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needletail	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Hydroprogne caspia	Caspian Tern	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	Ixobrychus flavicollis	Black Bittern	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Lathamus discolor	Swift Parrot	Not Sensitive	Endangered	Critically Endangered	
Animalia	Aves	Limosa lapponica	Bar-tailed Godwit	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Limosa limosa	Black-tailed Godwit	Not Sensitive	Endangered	Endangered	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Lophochroa leadbeateri	Pink Cockatoo	Category 2	Vulnerable	Endangered	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Lophoictinia isura	Square-tailed Kite	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Macronectes giganteus	Southern Giant Petrel	Not Sensitive	Endangered	Endangered	
Animalia	Aves	Macronectes halli	Northern Giant-Petrel	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Manorina melanotis	Black-eared Miner	Not Sensitive	Critically Endangered	Endangered	
Animalia	Aves	Melithreptus gularis gularis	Black-chinned Honeyeater (eastern subspecies)	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Menura alberti	Albert's Lyrebird	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Motacilla flava	Yellow Wagtail	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Neophema chrysostoma	Blue-winged Parrot	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Neophema pulchella	Turquoise Parrot	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Neophema splendida	Scarlet-chested Parrot	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Nettapus coromandelianus	Cotton Pygmy-Goose	Not Sensitive	Endangered	Not Listed	
Animalia	Aves	Ninox connivens	Barking Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Ninox strenua	Powerful Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Numenius madagascariensis	Eastern Curlew	Not Sensitive	Critically Endangered	Critically Endangered	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Numenius minutus	Little Curlew	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Numenius phaeopus	Whimbrel	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Onychoprion fuscatus	Sooty Tern	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Oxyura australis	Blue-billed Duck	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Pandion cristatus	Eastern Osprey	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Parvipsitta pusilla	Little Lorikeet	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Petroica boodang	Scarlet Robin	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Petroica phoenicea	Flame Robin	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Phaethon lepturus	White-tailed Tropicbird	Not Sensitive	Not Listed	Not Listed	CAMBA;JAMBA
Animalia	Aves	Phaethon rubricauda	Red-tailed Tropicbird	Not Sensitive	Vulnerable	Not Listed	CAMBA;JAMBA
Animalia	Aves	Philomachus pugnax	Ruff	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Pluvialis fulva	Pacific Golden Plover	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Pluvialis squatarola	Grey Plover	Not Sensitive	Vulnerable	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Polytelis anthopeplus monarchoides	Regent Parrot (eastern subspecies)	Category 3	Endangered	Vulnerable	
Animalia	Aves	Polytelis swainsonii	Superb Parrot	Category 3	Vulnerable	Vulnerable	
Animalia	Aves	Pterodroma leucoptera leucoptera	Gould's Petrel	Not Sensitive	Vulnerable	Endangered	
Animalia	Aves	Pterodroma neglecta neglecta	Kermadec Petrel (west Pacific subspecies)	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Pterodroma nigripennis	Black-winged Petrel	Not Sensitive	Vulnerable	Not Listed	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Pterodroma solandri	Providence Petrel	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Ptilinopus magnificus	Wompoo Fruit-Dove	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Ptilinopus regina	Rose-crowned Fruit-Dove	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Ptilinopus superbus	Superb Fruit-Dove	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Puffinus assimilis	Little Shearwater	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Pyrrholaemus sagittatus	Speckled Warbler	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Rostratula australis	Australian Painted Snipe	Not Sensitive	Endangered	Endangered	
Animalia	Aves	Stagonopleura guttata	Diamond Firetail	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Stercorarius longicaudus	Long-tailed Jaeger	Not Sensitive	Not Listed	Not Listed	CAMBA;JAMBA
Animalia	Aves	Stercorarius maccormicki	South Polar Skua	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	Stercorarius parasiticus	Arctic Jaeger	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Stercorarius pomarinus	Pomarine Jaeger	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Sterna hirundo	Common Tern	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Sternula albifrons	Little Tern	Not Sensitive	Endangered	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Stictonetta naevosa	Freckled Duck	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Sula dactylatra	Masked Booby	Not Sensitive	Vulnerable	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Sula leucogaster	Brown Booby	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Sula sula	Red-footed Booby	Not Sensitive	Not Listed	Not Listed	CAMBA;JAMBA
Animalia	Aves	Thalassarche bulleri	Buller's Albatross	Not Sensitive	Not Listed	Vulnerable	
Animalia	Aves	Thalassarche cauta	Shy Albatross	Not Sensitive	Endangered	Endangered	
Animalia	Aves	Thalassarche chrysostoma	Grey-headed Albatross	Not Sensitive	Not Listed	Endangered	
Animalia	Aves	Thalassarche melanophris	Black-browed Albatross	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Thalasseus bergii	Crested Tern	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	Thinornis cucullatus cucullatus	Eastern Hooded Dotterel	Not Sensitive	Critically Endangered	Vulnerable	
Animalia	Aves	Todiramphus chloris	Collared Kingfisher	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Tringa brevipes	Grey-tailed Tattler	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tringa glareola	Wood Sandpiper	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tringa incana	Wandering Tattler	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	Tringa nebularia	Common Greenshank	Not Sensitive	Endangered	Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tringa stagnatilis	Marsh Sandpiper	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Turnix maculosus	Red-backed Button-quail	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Turnix melanogaster	Black-breasted Button-quail	Not Sensitive	Critically Endangered	Vulnerable	
Animalia	Aves	Tyto novaehollandiae	Masked Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Tyto tenebricosa	Sooty Owl	Category 3	Vulnerable	Not Listed	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Xenus cinereus	Terek Sandpiper	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Gastropoda	Meridolum maryae	Maroubra Woodland Snail	Not Sensitive	Endangered	Endangered	
Animalia	Insecta	Petalura gigantea	Giant Dragonfly	Not Sensitive	Endangered	Not Listed	
Animalia	Mammalia	Aepyprymnus rufescens	Rufous Bettong	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Arctocephalus forsteri	New Zealand Fur-seal	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Arctocephalus pusillus doriferus	Australian Fur-seal	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Balaenoptera musculus	Blue Whale	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Cercartetus nanus	Eastern Pygmy-possum	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Chalinolobus dwyeri	Large-eared Pied Bat	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Dasyurus maculatus	Spotted-tailed Quoll	Not Sensitive	Vulnerable	Endangered	
Animalia	Mammalia	Dasyurus viverrinus	Eastern Quoll	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Dugong dugon	Dugong	Not Sensitive	Endangered	Not Listed	
Animalia	Mammalia	Eubalaena australis	Southern Right Whale	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Falsistrellus tasmaniensis	Eastern False Pipistrelle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Macrotis lagotis	Bilby	Not Sensitive	Extinct	Vulnerable	
Animalia	Mammalia	Micronomus norfolkensis	Eastern Coastal Free-tailed Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Miniopterus australis	Little Bent-winged Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Miniopterus orianae oceanensis	Large Bent-winged Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Myotis macropus	Southern Myotis	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Notomys cervinus	Fawn Hopping-mouse	Not Sensitive	Extinct	Not Listed	
Animalia	Mammalia	Notomys mitchellii	Mitchell's Hopping-mouse	Not Sensitive	Extinct	Not Listed	
Animalia	Mammalia	Perameles nasuta	Long-nosed Bandicoot	Not Sensitive	Endangered Population	Not Listed	
Animalia	Mammalia	Petaurus norfolcensis	Squirrel Glider	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Phascolarctos cinereus	Koala	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Physeter macrocephalus	Sperm Whale	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Pseudomys gracilicaudatus	Eastern Chestnut Mouse	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Pseudomys novaehollandiae	New Holland Mouse	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheathtail-bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad-nosed Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Vespadelus troughtoni	Eastern Cave Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Antaresia childreni	Children's Python	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Aspidites ramsayi	Woma	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Caretta caretta	Loggerhead Turtle	Not Sensitive	Endangered	Endangered	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Reptilia	Chelonia mydas	Green Turtle	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Reptilia	Cyclodomorphus melanops elongatus	Mallee Slender Blue-tongue Lizard	Not Sensitive	Endangered	Not Listed	
Animalia	Reptilia	Dermochelys coriacea	Leatherback Turtle	Not Sensitive	Endangered	Endangered	
Animalia	Reptilia	Diplodactylus platyurus	Eastern Fat-tailed Gecko	Not Sensitive	Endangered	Not Listed	
Animalia	Reptilia	Eretmochelys imbricata	Hawksbill Turtle	Not Sensitive	Not Listed	Vulnerable	
Animalia	Reptilia	Eulamprus kosciuskoi	Alpine Water Skink	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Reptilia	Pseudonaja modesta	Ringed Brown Snake	Not Sensitive	Endangered	Not Listed	
Animalia	Reptilia	Tiliqua multifasciata	Centralian Blue-tongued Lizard	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Tiliqua occipitalis	Western Blue-tongued Lizard	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Uvidicolus sphyrurus	Border Thick-tailed Gecko	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Reptilia	Varanus rosenbergi	Rosenberg's Goanna	Not Sensitive	Vulnerable	Not Listed	
Fungi	Flora	Camarophyllopsis kearneyi		Not Sensitive	Endangered	Not Listed	
Fungi	Flora	Hygrocybe anomala var. ianthinomarginata		Not Sensitive	Vulnerable	Not Listed	
Fungi	Flora	Hygrocybe aurantipes		Not Sensitive	Vulnerable	Not Listed	
Fungi	Flora	Hygrocybe austropratensis		Not Sensitive	Endangered	Not Listed	
Fungi	Flora	Hygrocybe collucera		Not Sensitive	Endangered	Not Listed	
Fungi	Flora	Hygrocybe griseoramosa		Not Sensitive	Endangered	Not Listed	
Fungi	Flora	Hygrocybe lanecovensis		Not Sensitive	Endangered	Not Listed	
Fungi	Flora	Hygrocybe reesiae		Not Sensitive	Vulnerable	Not Listed	
Fungi	Flora	Hygrocybe rubronivea		Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Acacia bynoeana	Bynoe's Wattle	Not Sensitive	Endangered	Vulnerable	
Plantae	Flora	Acacia gordonii		Not Sensitive	Endangered	Endangered	
Plantae	Flora	Acacia pubescens	Downy Wattle	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Acacia terminalis subsp. Eastern Sydney	Sunshine wattle	Not Sensitive	Endangered	Endangered	
Plantae	Flora	Allocasuarina portuensis	Nielsen Park She-oak	Category 3	Endangered	Endangered	
Plantae	Flora	Amperea xiphoclada var. pedicellata		Not Sensitive	Extinct	Extinct	
Plantae	Flora	Asterolasia buxifolia		Not Sensitive	Critically Endangered	Critically Endangered	
Plantae	Flora	Caladenia tessellata	Thick Lip Spider Orchid	Category 2	Vulnerable	Vulnerable	
Plantae	Flora	Callistemon linearifolius	Netted Bottle Brush	Category 3	Vulnerable	Not Listed	
Plantae	Flora	Darwinia biflora		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Dichanthium setosum	Bluegrass	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Doryanthes palmeri	Giant Spear Lily	Not Sensitive	Vulnerable	Not Listed	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	Epacris purpurascens var. purpurascens		Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Eucalyptus camfieldii	Camfield's Stringybark	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Eucalyptus fracta	Broken Back Ironbark	Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Eucalyptus leucoxylon subsp. pruinosa	Yellow Gum	Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Eucalyptus nicholii	Narrow-leaved Black Peppermint	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Eucalyptus pulverulenta	Silver-leafed Gum	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Eucalyptus scoparia	Wallangarra White Gum	Not Sensitive	Endangered	Vulnerable	
Plantae	Flora	Gaudium deanei		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Genoplesium baueri	Bauer's Midge Orchid	Category 2	Endangered	Endangered	
Plantae	Flora	Grammitis stenophylla	Narrow-leaf Finger Fern	Category 3	Endangered	Not Listed	
Plantae	Flora	Grevillea caleyi	Caley's Grevillea	Category 3	Critically Endangered	Critically Endangered	
Plantae	Flora	Hibbertia puberula		Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Macadamia integrifolia	Macadamia Nut	Not Sensitive	Not Listed	Vulnerable	
Plantae	Flora	Macadamia tetraphylla	Rough-shelled Bush Nut	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Melaleuca biconvexa	Biconvex Paperbark	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Melaleuca deanei	Deane's Paperbark	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Persoonia hirsuta	Hairy Geebung	Category 3	Endangered	Endangered	
Plantae	Flora	Pimelea curviflora var. curviflora		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Pomaderris prunifolia	Plum-leaf Pomaderris	Not Sensitive	Endangered Population	Not Listed	
Plantae	Flora	Prasophyllum fuscum	Slaty Leek Orchid	Category 2	Critically Endangered	Vulnerable	
Plantae	Flora	Prostanthera marifolia	Seaforth Mintbush	Category 3	Critically Endangered	Critically Endangered	
Plantae	Flora	Rhodamnia rubescens	Scrub Turpentine	Not Sensitive	Critically Endangered	Critically Endangered	
Plantae	Flora	Sarcochilus hartmannii	Hartman's Sarcochilus	Category 2	Vulnerable	Vulnerable	
Plantae	Flora	Senecio spathulatus	Coast Groundsel	Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Senna acclinis	Rainforest Cassia	Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Syzygium paniculatum	Magenta Lilly Pilly	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Tetratheca glandulosa		Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Tetratheca juncea	Black-eyed Susan	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Thesium australe	Austral Toadflax	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Triplarina imbricata	Creek Triplarina	Not Sensitive	Endangered	Endangered	
Plantae	Flora	Wilsonia backhousei	Narrow-leafed Wilsonia	Not Sensitive	Vulnerable	Not Listed	

Source: NSW BioNet Species Sightings

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Location Confidences

Where Lotsearch has had to georeference features from supplied addresses, a location confidence has been assigned to the data record. This indicates a confidence to the positional accuracy of the feature. Where applicable, a code is given under the field heading “LC” or “LocConf”. These codes lookup to the following location confidences:

LC Code	Location Confidence
Premise Match	Georeferenced to the site location / premise or part of site
Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered to x metres
Adjacent Match	Land adjacent to a georeferenced feature
Network of Features	Georeferenced to a network of features
Suburb Match	Georeferenced to a suburb boundary
As Supplied	Spatial data supplied by provider

Click for Use of Report - Applicable Terms

Appendix C Planning Certificates

CITY OF SYDNEY

City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000

+61 2 9265 9333
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au

JBS&G AUSTRALIA PTY LTD
Level 8 179 Elizabeth St

SYDNEY NSW 2000

PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Applicant:	JBS&G AUSTRALIA PTY LTD
Your reference:	
Address of property:	36 Parramatta Road , FOREST LODGE NSW 2037
Owner:	REIL DEALERSHIP BONDS PTY LIMITED
Description of land:	Lot 8 DP 30884
Certificate No.:	2024323736
Certificate Date:	7/05/26
Receipt No:	APC-630801
Fee:	$174.00
Paid:	6/05/26

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

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

CERTIFICATE ENQUIRIES:
Ph: 9265 9333

PLANNING CERTIFICATE UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021, CLAUSES (1) - (2).

DEVELOPMENT CONTROLS

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

ZONING

Zone E3 Productivity Support (Sydney Local Environmental Plan 2012)

1 Objectives of zone
• To provide a range of facilities and services, light industries, warehouses and offices.
• To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
• To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
• To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
• To provide opportunities for new and emerging light industries.
• To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
• To encourage employment opportunities.
• To promote land uses with active street frontages.
• To provide for land uses that support the viability of adjoining industrial land uses.

2 Permitted without consent
Nil

3 Permitted with consent
Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; General industries; Hardware and building supplies; Horticulture; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Roadside stalls; Rural supplies; Service stations; Shops; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Heavy industrial storage establishments; Helipads; Industries; Residential accommodation; Retail premises; Rural industries; Tourist and visitor accommodation; Truck depots

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

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

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

Planning Proposal: Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023

This Planning Proposal – Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023 (planning proposal) details the intent and justification for the proposed amendments to Sydney LEP 2012 and Sydney Local Environmental Plan 2013 (Green Square Town Centre) 2013 and Sydney Local Environmental Plan (Green Square Town Centre – Stage 2) 2013 (Green Square Town Centre LEPs).

Sydney Development Control Plan 2012: Policy and Housekeeping - Amendments

The purpose of this draft development control plan (DCP) is to amend the Sydney Development Control Plan 2012 with updates to better support the City's strategic priorities of housing, greening, parking, sustainability and amenity.

Draft Sydney Development Control Plan 2012: All-electric development

The purpose of this Development Control Plan (DCP) is to amend the Sydney Development Control Plan 2012 to insert new provisions that:

(a) continue to restrict the use of indoor gas appliances (cooktops, ovens and space heaters) in new residential accommodation for applications lodged after 31 December 2025;

(b) require the erection of new prescribed office premises, residential accommodation, prescribed hotel or motel accommodation and prescribed serviced apartments to be fully electric for applications lodged after 31 December 2026;

(c) clarify how the all-electric requirement applies to food and drink premises within affected development; and

(d) clarify how development applications can demonstrate that a building is designed to support all-electric appliances and systems.

Planning Proposal - Affordable Housing Contributions Review - Sydney Local Environmental Plan 2012, Sydney Local Environmental Plan (Green Square Town Centre) 2013, Sydney Local Environmental Plan (Green Square Town Centre - Stage 2) 2013 and Draft City of Sydney Affordable Housing Program 2024

The City is proposing changes to the City of Sydney affordable housing program which applies to all development applications in our local area. The proposed changes will:

- increase the equivalent cash contribution rates (dollar rates);
- require the local government area wide contribution to be a cash contribution, and remove the option to dedicate built dwellings
- simplify the rezoning contribution requirement and require the dedication of built dwellings where appropriate.

HERITAGE

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

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

To confirm whether the site is listed under the Heritage Act 1977 a Section 167 Certificate should be obtained from the NSW Heritage Office by contacting the NSW Heritage office on

(02) 9873 8500 for an application from or by downloading the application form from www.heritage.nsw.gov.au

STATE PLANNING INSTRUMENTS

Full copies of State Environmental Planning Policies are available online at www.planning.nsw.gov.au. Or https://legislation.nsw.gov.au/browse/inforce

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

This state-wide Policy outlines development standards for exempt and complying development codes in New South Wales. Exempt development is a type of development which is of minimal environmental impact that may be carried out without the need for development consent. Complying development is a type of development that may be carried out in accordance with a complying development certificate.

State Environmental Planning Policy (Housing) 2021

This state-wide Policy provides additional planning provisions for types of residential development including:
- affordable and diverse housing such as boarding houses, co-living housing, build-to-rent, housing for seniors and people with a disability, caravan parks, and temporary emergency accommodation
- design of residential apartment development
- transport oriented development
- low and mid rise housing

State Environmental Planning Policy (Planning Systems) 2021

This state-wide Policy provides pathways for the declaration of:
- State significant development
- State significant infrastructure
- critical State significant infrastructure
- regionally significant development.

It also provides controls for development carried out on land owned by Aboriginal Land Councils.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

This state-wide Policy provides additional planning provisions for the clearing of vegetation in non-rural areas, protection for bushland in public open space zones, and for development within the Sydney Harbour Catchment

State Environmental Planning Policy (Resilience and Hazards) 2021

This state-wide Policy provides additional planning provisions for hazardous and offensive industries, and for development within the coastal zone, including coastal wetlands, the coastal environment area and the coastal use area.

State Environmental Planning Policy (Transport and Infrastructure) 2021

This state-wide Policy provides additional planning provisions for infrastructure in New South Wales, including:
- cemeteries
- data centres
- educational establishments and child care facilities
- electricity generation, transmission or distribution
- emergency services
- flood mitigation and waterway management
- health services
- parks
- government buildings
- roads, railways and ports
- sewerage
- waste management
- water supply

State Environmental Planning Policy (Industry and Employment) 2021

This state-wide Policy provides additional planning provisions for advertising and signage.

State Environmental Planning Policy (Resources and Energy) 2021

This state-wide Policy provides additional planning provisions for mining, petroleum and other extractive industries (including sand, gravel, clay, turf, soil, rock, stone or similar).

State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021

This state-wide Policy provides additional planning provisions for State Significant Precincts within the City of Sydney including Darling Harbour, Walsh Bay, Redfern-Waterloo-Eveleigh, Moore Park, Sydney Opera House, Barangaroo and the Sirius building in the Rocks.

State Environmental Planning Policy (Sustainable Buildings) 2022

This state-wide Policy establishes minimum energy use and water performance standards performance standards for residential and non-residential buildings.

OTHER MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - E. P. & A. REGULATION, 2021. SECTIONS (3) - (22)

(3) Contribution plans

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

▪ Central Sydney Development Contributions Plan 2020 – in operation 26th November 2021	**NO**
▪ City of Sydney Development Contributions Plan 2015 – in operation 1st July 2016	**YES**
▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16th May 2007	**NO**

Notes:

- An affordable housing contribution may be payable as part of a development application or planning proposal under The City of Sydney Affordable Housing Program (Program) – Adopted 26 June 2023.

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 and/or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024 applies. A Housing and Productivity Contribution may be payable to the NSW Government for certain new development. Details of this contribution are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

- Certain sites in Ultimo-Pyrmont may be subject to the:
- - Pyrmont Peninsula Metro Special Infrastructure Contribution (SIC)
- - The Transport Project Component of the Housing and Productivity Contribution.
- - The Draft City of Sydney Ultimo Pyrmont Local Infrastructure Contributions Plan 2023, which was approved by Council on 27 October 2025 and is expected to come into force in 2026.
- For any information on whether additional contributions are payable on the site to which this planning certificate refers, please contact us through the City of Sydney website – www.cityofsydney.nsw.gov.au

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 applies. Housing and Productivity Contributions may be payable to the NSW Government for certain new development. Details of these contributions are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-

contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

(4) Complying Development

(1) If the land is land on which complying development may be carried out under each of the complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.17A (1) (c) to (e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on that land because of 1 of those clauses, the reasons why it may not be carried out under those clauses.

(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of complying development. Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

Housing Code, Industrial and Business Buildings Code and Low Rise Housing Diversity Code

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

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

Housing Alterations Code

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

Industrial and Business Alterations Code

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

Subdivisions Code

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

Rural Housing Code

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

General Development Code

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

Demolition Code

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

(5) Exempt Development

(1) If the land is land on which exempt development may be carried out under each of the exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.

(2) If exempt development may not be carried out on that land because of 1 of those clauses, the reasons why it may not be carried out under those clauses.

(3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of exempt development. Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

All Exempt and Complying Development Codes

Exempt development under each of the exempt development codes **may** be carried out on the land.

(6) Affected building notices and building product rectification orders

(1)

(a) The land to which the certificate relates is not subject to any affected building notice of which Council is aware.

(b) The land to which the certificate relates is not subject to any building product rectification order of which Council is aware and has not been fully complied with.

(c) The land to which the certificate relates is not subject to any notice of intention to make a building product rectification order of which Council is aware and is outstanding.

(2) In this clause:

affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

(7) Land reserved for acquisition

No environmental planning instrument, or proposed environmental planning instrument applying to the land, provides for the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

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

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

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

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

(9) Flood related development controls information.

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

UNKNOWN

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

YES

(3) In this section:

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Flood Risk Management Manual* (ISBN 978-1-923076-17-4) published 30 June 2023 by the NSW Government.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

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

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

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

(11) Bush fire prone land

This land has not been identified as bush fire prone land under the Environmental Planning and Assessment Act 1979. If you would like further information visit https://datasets.seed.nsw.gov.au/dataset/bush-fire-prone-land. .

(12) Loose-fill asbestos insulation

This land is not listed on the Loose-fill Asbestos Insulation register. If you would like further information visit https://www.nsw.gov.au/housing-and-construction/safety-home/loose-fill-asbestos-insulation/loose-fill-asbestos-insulation-register.

(13) Mine Subsidence District

No land in the City of Sydney LGA is declared to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 2017. If you would like further information visit https://www.nsw.gov.au/departments-and-agencies/subsidence-advisory/mine-subsidence-districts.

(14) Paper subdivision information

Not Applicable.

(15) Property vegetation plans

There are no property vegetation plans approved and in force within the City of Sydney LGA, under the Native Vegetation Act 2003, Part 4.

(16) Biodiversity stewardship sites

There are no biodiversity stewardship sites located within the City of Sydney LGA under the Biodiversity Conservation Act 2016, Part 5. If you would like further information visit https://www.bct.nsw.gov.au/resources/public-register-private-land-conservation-agreements.

(17) Biodiversity certified land

There are no biodiversity certification orders applying to the City of Sydney LGA. If you would like further information visit https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/biodiversity-certification/register-of-biodiversity-certification-orders.

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

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

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

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

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before 1 January 2011.

(20) Western Sydney Aerotropolis

The State Environmental Planning Policy (Precincts—Western Parkland City) 2021 does not apply to the City of Sydney LGA.

(21) Development consent conditions for seniors housing

State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

(22) Site compatibility certificates and development conditions for affordable rental housing

(1) The land to which the certificate relates is not subject to a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, and is not subject to a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land.

(2) *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 does not apply to the land which the certificate relates.

(3) The land to which the certificate relates is not subject to any conditions of development consent in relation to land of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

(4) In this section:

former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*

(23) Water or sewerage services

Water or sewerage services are not provided to the land under the Water Industry Competition Act 2006

Note—

A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

(24) Special entertainment precincts

The land to which the certificate relates is not located within a Special Entertainment Precinct within the meaning of the Local Government Act 1993. If you would like more information visit https://www.planning.nsw.gov.au/policy-and-legislation/night-time-economy/special-entertainment-precincts

(25) Interim development in future infrastructure corridors

Section 4.7A of the State Environmental Planning Policy (Transport and Infrastructure) 2021 does not apply to any land within the City of Sydney.

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

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

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

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

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

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

PLANNING CERTIFICATE SECTION 10.7 (2) INFORMATION:

Information provided in accordance with planning certificate section 10.7 (2) has been taken from council's records and advice from other authorities but council disclaims all liability for any omission or inaccuracy in the information. Specific inquiry should be made where doubt exists.

PLANNING CERTIFICATE UNDER SECTION 10.7 (5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

PLANNING CERTIFICATE SECTION 10.7 (5) ADVICE is current as at 12:00 noon two working days prior to the date of issue of this certificate. The following matters have been considered & details provided where information exists: easements in favour of council; parking permit scheme; heritage floor space restrictions; low-rental residential building; foreshore building line; tree preservation order.

Contaminated Land Potential:

Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of this section 10.7 certificate to confirm that the land has not been used for a purpose which would be likely to have contaminated the land. Parties should make their own enquiries as to whether the land may be contaminated.

Hazard Risk Restriction:

Some City of Sydney Local Environmental Plans incorporate Acid Sulfate soil maps.

Development on the land identified in those maps should have regard to the acid sulfate soil clause within the relevant Local Environmental Plan.

Construction Noise and View Loss Advice:

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

Outstanding Notice & Order information

In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order relating to Fire Safety (being an Order or Notice of Intention to issue an Order under Part 2 of Schedule 5 of the Environmental Planning and Assessment Act, 1979). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under clause 41 of Schedule 5 of the Environmental Planning

and Assessment Act and Section 735A of the Local Government Act.In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order (being an Order or Notice of Intention to issue an Order of a type other than relating to fire safety). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under clause 41 of Schedule 5 of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

Neighbourhood Parking Policy

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

ADVICE FROM OTHER BODIES

Sydney Ports Corporation Advice

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

Advice provided in accordance with planning certificate section 10.7 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 10.7 (6) of the Environmental Planning and Assessment Act, 1979).

Planning certificate section 10.7 (2), local planning controls are available are available online at www.cityofsydney.nsw.gov.au

General Enquiries:
Telephone: 02 9265 9333

Town Hall House
Level 2
Town Hall House
456 Kent Street
Sydney
9am – 5pm Monday - Friday

State planning controls are available online at www.legislation.nsw.gov.au

Where planning certificate section 10.7 (5) matters are supplied, complete details are available by writing to:

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

End of Document

CITY OF SYDNEY

City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000

+61 2 9265 9333
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au

JBS&G AUSTRALIA PTY LTD
Level 8 179 Elizabeth St

SYDNEY NSW 2000

PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Applicant:	JBS&G AUSTRALIA PTY LTD
Your reference:	
Address of property:	1-3 Ross Street , FOREST LODGE NSW 2037
Owner:	Mrs Charlotte Vidor
Description of land:	Lot 16 DP 447083, Lot 17 DP 447083, Lot 14A DP 447083, Lot 15A DP 447083
Certificate No.:	2024323737
Certificate Date:	7/05/26
Receipt No:	APC-630801
Fee:	$174.00
Paid:	6/05/26

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

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

CERTIFICATE ENQUIRIES:
Ph: 9265 9333

PLANNING CERTIFICATE UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021, CLAUSES (1) - (2).

DEVELOPMENT CONTROLS

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

ZONING

Zone E3 Productivity Support (Sydney Local Environmental Plan 2012)

1 Objectives of zone
• To provide a range of facilities and services, light industries, warehouses and offices.
• To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
• To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
• To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
• To provide opportunities for new and emerging light industries.
• To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
• To encourage employment opportunities.
• To promote land uses with active street frontages.
• To provide for land uses that support the viability of adjoining industrial land uses.

2 Permitted without consent
Nil

3 Permitted with consent
Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; General industries; Hardware and building supplies; Horticulture; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Roadside stalls; Rural supplies; Service stations; Shops; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Heavy industrial storage establishments; Helipads; Industries; Residential accommodation; Retail premises; Rural industries; Tourist and visitor accommodation; Truck depots

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

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

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

Planning Proposal: Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023

This Planning Proposal – Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023 (planning proposal) details the intent and justification for the proposed amendments to Sydney LEP 2012 and Sydney Local Environmental Plan 2013 (Green Square Town Centre) 2013 and Sydney Local Environmental Plan (Green Square Town Centre – Stage 2) 2013 (Green Square Town Centre LEPs).

Sydney Development Control Plan 2012: Policy and Housekeeping - Amendments

The purpose of this draft development control plan (DCP) is to amend the Sydney Development Control Plan 2012 with updates to better support the City's strategic priorities of housing, greening, parking, sustainability and amenity.

Draft Sydney Development Control Plan 2012: All-electric development

The purpose of this Development Control Plan (DCP) is to amend the Sydney Development Control Plan 2012 to insert new provisions that:

(a) continue to restrict the use of indoor gas appliances (cooktops, ovens and space heaters) in new residential accommodation for applications lodged after 31 December 2025;

(b) require the erection of new prescribed office premises, residential accommodation, prescribed hotel or motel accommodation and prescribed serviced apartments to be fully electric for applications lodged after 31 December 2026;

(c) clarify how the all-electric requirement applies to food and drink premises within affected development; and

(d) clarify how development applications can demonstrate that a building is designed to support all-electric appliances and systems.

Planning Proposal - Affordable Housing Contributions Review - Sydney Local Environmental Plan 2012, Sydney Local Environmental Plan (Green Square Town Centre) 2013, Sydney Local Environmental Plan (Green Square Town Centre - Stage 2) 2013 and Draft City of Sydney Affordable Housing Program 2024

The City is proposing changes to the City of Sydney affordable housing program which applies to all development applications in our local area. The proposed changes will:

- increase the equivalent cash contribution rates (dollar rates);
- require the local government area wide contribution to be a cash contribution, and remove the option to dedicate built dwellings
- simplify the rezoning contribution requirement and require the dedication of built dwellings where appropriate.

HERITAGE

Conservation Area

(Sydney Local Environmental Plan 2012)

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

Item of Environmental Heritage
(Sydney Local Environmental Plan 2012)
This property has been listed as an Item of Environmental Heritage

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

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

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

STATE PLANNING INSTRUMENTS

Full copies of State Environmental Planning Policies are available online at www.planning.nsw.gov.au. Or https://legislation.nsw.gov.au/browse/inforce

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

This state-wide Policy outlines development standards for exempt and complying development codes in New South Wales. Exempt development is a type of development which is of minimal environmental impact that may be carried out without the need for development consent. Complying development is a type of development that may be carried out in accordance with a complying development certificate.

State Environmental Planning Policy (Housing) 2021

This state-wide Policy provides additional planning provisions for types of residential development including:
- affordable and diverse housing such as boarding houses, co-living housing, build-to-rent, housing for seniors and people with a disability, caravan parks, and temporary emergency accommodation
- design of residential apartment development
- transport oriented development
- low and mid rise housing

State Environmental Planning Policy (Planning Systems) 2021

This state-wide Policy provides pathways for the declaration of:
- State significant development
- State significant infrastructure
- critical State significant infrastructure
- regionally significant development.

It also provides controls for development carried out on land owned by Aboriginal Land Councils.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

This state-wide Policy provides additional planning provisions for the clearing of vegetation in non-rural areas, protection for bushland in public open space zones, and for development within the Sydney Harbour Catchment

State Environmental Planning Policy (Resilience and Hazards) 2021

This state-wide Policy provides additional planning provisions for hazardous and offensive industries, and for development within the coastal zone, including coastal wetlands, the coastal environment area and the coastal use area.

State Environmental Planning Policy (Transport and Infrastructure) 2021

This state-wide Policy provides additional planning provisions for infrastructure in New South Wales, including:
- cemeteries
- data centres
- educational establishments and child care facilities
- electricity generation, transmission or distribution
- emergency services
- flood mitigation and waterway management
- health services
- parks
- government buildings
- roads, railways and ports
- sewerage
- waste management
- water supply

State Environmental Planning Policy (Industry and Employment) 2021

This state-wide Policy provides additional planning provisions for advertising and signage.

State Environmental Planning Policy (Resources and Energy) 2021

This state-wide Policy provides additional planning provisions for mining, petroleum and other extractive industries (including sand, gravel, clay, turf, soil, rock, stone or similar).

State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021

This state-wide Policy provides additional planning provisions for State Significant Precincts within the City of Sydney including Darling Harbour, Walsh Bay, Redfern-Waterloo-Eveleigh, Moore Park, Sydney Opera House, Barangaroo and the Sirius building in the Rocks.

State Environmental Planning Policy (Sustainable Buildings) 2022

This state-wide Policy establishes minimum energy use and water performance standards performance standards for residential and non-residential buildings.

OTHER MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - E. P. & A. REGULATION, 2021. SECTIONS (3) - (22)

(3) Contribution plans

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

▪ Central Sydney Development Contributions Plan 2020 – in operation 26th November 2021	**NO**
▪ City of Sydney Development Contributions Plan 2015 – in operation 1st July 2016	**YES**
▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16th May 2007	**NO**

Notes:

- An affordable housing contribution may be payable as part of a development application or planning proposal under The City of Sydney Affordable Housing Program (Program) – Adopted 26 June 2023.

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 and/or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024 applies. A Housing and Productivity Contribution may be payable to the NSW Government for certain new development. Details of this contribution are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

- Certain sites in Ultimo-Pyrmont may be subject to the:
- - Pyrmont Peninsula Metro Special Infrastructure Contribution (SIC)
- - The Transport Project Component of the Housing and Productivity Contribution.
- - The Draft City of Sydney Ultimo Pyrmont Local Infrastructure Contributions Plan 2023, which was approved by Council on 27 October 2025 and is expected to come into force in 2026.
- For any information on whether additional contributions are payable on the site to which this planning certificate refers, please contact us through the City of Sydney website – www.cityofsydney.nsw.gov.au

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023

applies. Housing and Productivity Contributions may be payable to the NSW Government for certain new development. Details of these contributions are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

(4) Complying Development

(1) If the land is land on which complying development may be carried out under each of the complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.17A (1) (c) to (e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on that land because of 1 of those clauses, the reasons why it may not be carried out under those clauses.

(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of complying development. Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

Housing Code, Industrial and Business Buildings Code and Low Rise Housing Diversity Code

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

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

Housing Alterations Code

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

Reason why:

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

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

Industrial and Business Alterations Code

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

Reason why:

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

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

Subdivisions Code

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

Reason why:

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

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

Rural Housing Code

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

General Development Code

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

Reason why:

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

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

Demolition Code

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

Reason why:

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

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

(5) Exempt Development

(1) If the land is land on which exempt development may be carried out under each of the exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.

(2) If exempt development may not be carried out on that land because of 1 of those clauses, the reasons why it may not be carried out under those clauses.

(3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of exempt development. Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

All Exempt and Complying Development Codes

Exempt development under each of the exempt development codes **may** be carried out on the land.

(6) Affected building notices and building product rectification orders

(1)

(a) The land to which the certificate relates is not subject to any affected building notice of which Council is aware.

(b) The land to which the certificate relates is not subject to any building product rectification order of which Council is aware and has not been fully complied with.

(c) The land to which the certificate relates is not subject to any notice of intention to make a building product rectification order of which Council is aware and is outstanding.

(2) In this clause:

affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

(7) Land reserved for acquisition

No environmental planning instrument, or proposed environmental planning instrument applying to the land, provides for the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

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

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

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

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

(9) Flood related development controls information.

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

NO

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

UNKNOWN

(3) In this section:

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Flood Risk Management Manual* (ISBN 978-1-923076-17-4) published 30 June 2023 by the NSW Government.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

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

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

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

(11) Bush fire prone land

This land has not been identified as bush fire prone land under the Environmental Planning and Assessment Act 1979. If you would like further information visit https://datasets.seed.nsw.gov.au/dataset/bush-fire-prone-land. .

(12) Loose-fill asbestos insulation

This land is not listed on the Loose-fill Asbestos Insulation register. If you would like further information visit https://www.nsw.gov.au/housing-and-construction/safety-home/loose-fill-asbestos-insulation/loose-fill-asbestos-insulation-register.

(13) Mine Subsidence District

No land in the City of Sydney LGA is declared to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 2017. If you would like further information visit https://www.nsw.gov.au/departments-and-agencies/subsidence-advisory/mine-subsidence-districts.

(14) Paper subdivision information

Not Applicable.

(15) Property vegetation plans

There are no property vegetation plans approved and in force within the City of Sydney LGA, under the Native Vegetation Act 2003, Part 4.

(16) Biodiversity stewardship sites

There are no biodiversity stewardship sites located within the City of Sydney LGA under the Biodiversity Conservation Act 2016, Part 5. If you would like further information visit https://www.bct.nsw.gov.au/resources/public-register-private-land-conservation-agreements.

(17) Biodiversity certified land

There are no biodiversity certification orders applying to the City of Sydney LGA. If you would like further information visit https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/biodiversity-certification/register-of-biodiversity-certification-orders.

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

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

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

In relation to a coastal council: The owner (or any previous owner) of the land has not consented in writing to the land being subject to annual charges under section 496B of the

Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before 1 January 2011.

(20) Western Sydney Aerotropolis

The State Environmental Planning Policy (Precincts—Western Parkland City) 2021 does not apply to the City of Sydney LGA.

(21) Development consent conditions for seniors housing

State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

(22) Site compatibility certificates and development conditions for affordable rental housing

(1) The land to which the certificate relates is not subject to a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, and is not subject to a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land.

(2) *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 does not apply to the land which the certificate relates.

(3) The land to which the certificate relates is not subject to any conditions of development consent in relation to land of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

(4) In this section:

former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*

(23) Water or sewerage services

Water or sewerage services are not provided to the land under the Water Industry Competition Act 2006

Note—

A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers

should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

(24) Special entertainment precincts

The land to which the certificate relates is not located within a Special Entertainment Precinct within the meaning of the Local Government Act 1993. If you would like more information visit https://www.planning.nsw.gov.au/policy-and-legislation/night-time-economy/special-entertainment-precincts

(25) Interim development in future infrastructure corridors

Section 4.7A of the State Environmental Planning Policy (Transport and Infrastructure) 2021 does not apply to any land within the City of Sydney.

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

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

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

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

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

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

PLANNING CERTIFICATE SECTION 10.7 (2) INFORMATION:

Information provided in accordance with planning certificate section 10.7 (2) has been taken from council's records and advice from other authorities but council disclaims all liability for any omission or inaccuracy in the information. Specific inquiry should be made where doubt exists.

PLANNING CERTIFICATE UNDER SECTION 10.7 (5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

PLANNING CERTIFICATE SECTION 10.7 (5) ADVICE is current as at 12:00 noon two working days prior to the date of issue of this certificate. The following matters have been considered & details provided where information exists: easements in favour of council; parking permit scheme; heritage floor space restrictions; low-rental residential building; foreshore building line; tree preservation order.

Contaminated Land Potential:

Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of this section 10.7 certificate to confirm that the land has not been used for a purpose which would be likely to have contaminated the land. Parties should make their own enquiries as to whether the land may be contaminated.

Hazard Risk Restriction:

Some City of Sydney Local Environmental Plans incorporate Acid Sulfate soil maps.

Development on the land identified in those maps should have regard to the acid sulfate soil clause within the relevant Local Environmental Plan.

Construction Noise and View Loss Advice:

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

Outstanding Notice & Order information

In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order relating to Fire Safety (being an Order or Notice of Intention to issue an Order under Part 2 of Schedule 5 of the Environmental Planning and Assessment Act, 1979). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under clause 41 of Schedule 5 of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order (being an Order or Notice of Intention to issue an Order of a type other than relating to fire safety). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under clause 41 of Schedule 5 of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

Neighbourhood Parking Policy

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

ADVICE FROM OTHER BODIES

Sydney Ports Corporation Advice

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

Advice provided in accordance with planning certificate section 10.7 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 10.7 (6) of the Environmental Planning and Assessment Act, 1979).

Planning certificate section 10.7 (2), local planning controls are available are available online at www.cityofsydney.nsw.gov.au

General Enquiries:
Telephone: 02 9265 9333

Town Hall House
Level 2
Town Hall House
456 Kent Street
Sydney
9am – 5pm Monday - Friday

State planning controls are available online at www.legislation.nsw.gov.au

Where planning certificate section 10.7 (5) matters are supplied, complete details are available by writing to:

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

End of Document

CITY OF SYDNEY

City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000

+61 2 9265 9333
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au

JBS&G AUSTRALIA PTY LTD
Level 8 179 Elizabeth St

SYDNEY NSW 2000

PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Applicant:	JBS&G AUSTRALIA PTY LTD
Your reference:	
Address of property:	26 Arundel Street , FOREST LODGE NSW 2037
Owner:	DIABETES NSW
Description of land:	Lot A DP 966001, Lot B DP 966001, Lot C DP 966001, Lot G DP 966001, Lot 2 DP 104969, Lot 1 DP 112049, Lot D DP 966001
Certificate No.:	2024323738
Certificate Date:	7/05/26
Receipt No:	APC-630801
Fee:	$174.00
Paid:	6/05/26

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

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

CERTIFICATE ENQUIRIES:
Ph: 9265 9333

PLANNING CERTIFICATE UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021, CLAUSES (1) - (2).

DEVELOPMENT CONTROLS

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

ZONING

Zone E3 Productivity Support (Sydney Local Environmental Plan 2012)

1 Objectives of zone
• To provide a range of facilities and services, light industries, warehouses and offices.
• To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
• To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
• To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
• To provide opportunities for new and emerging light industries.
• To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
• To encourage employment opportunities.
• To promote land uses with active street frontages.
• To provide for land uses that support the viability of adjoining industrial land uses.

2 Permitted without consent
Nil

3 Permitted with consent
Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; General industries; Hardware and building supplies; Horticulture; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Roadside stalls; Rural supplies; Service stations; Shops; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Heavy industrial storage establishments; Helipads; Industries; Residential accommodation; Retail premises; Rural industries; Tourist and visitor accommodation; Truck depots

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

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

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

Planning Proposal: Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023

This Planning Proposal – Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023 (planning proposal) details the intent and justification for the proposed amendments to Sydney LEP 2012 and Sydney Local Environmental Plan 2013 (Green Square Town Centre) 2013 and Sydney Local Environmental Plan (Green Square Town Centre – Stage 2) 2013 (Green Square Town Centre LEPs).

Sydney Development Control Plan 2012: Policy and Housekeeping - Amendments

The purpose of this draft development control plan (DCP) is to amend the Sydney Development Control Plan 2012 with updates to better support the City's strategic priorities of housing, greening, parking, sustainability and amenity.

Draft Sydney Development Control Plan 2012: All-electric development

The purpose of this Development Control Plan (DCP) is to amend the Sydney Development Control Plan 2012 to insert new provisions that:

(a) continue to restrict the use of indoor gas appliances (cooktops, ovens and space heaters) in new residential accommodation for applications lodged after 31 December 2025;

(b) require the erection of new prescribed office premises, residential accommodation, prescribed hotel or motel accommodation and prescribed serviced apartments to be fully electric for applications lodged after 31 December 2026;

(c) clarify how the all-electric requirement applies to food and drink premises within affected development; and

(d) clarify how development applications can demonstrate that a building is designed to support all-electric appliances and systems.

Planning Proposal - Affordable Housing Contributions Review - Sydney Local Environmental Plan 2012, Sydney Local Environmental Plan (Green Square Town Centre) 2013, Sydney Local Environmental Plan (Green Square Town Centre - Stage 2) 2013 and Draft City of Sydney Affordable Housing Program 2024

The City is proposing changes to the City of Sydney affordable housing program which applies to all development applications in our local area. The proposed changes will:

- increase the equivalent cash contribution rates (dollar rates);
- require the local government area wide contribution to be a cash contribution, and remove the option to dedicate built dwellings
- simplify the rezoning contribution requirement and require the dedication of built dwellings where appropriate.

HERITAGE

Conservation Area

(Sydney Local Environmental Plan 2012)

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

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

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

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

STATE PLANNING INSTRUMENTS

Full copies of State Environmental Planning Policies are available online at www.planning.nsw.gov.au. Or https://legislation.nsw.gov.au/browse/inforce

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

This state-wide Policy outlines development standards for exempt and complying development codes in New South Wales. Exempt development is a type of development which is of minimal environmental impact that may be carried out without the need for development consent. Complying development is a type of development that may be carried out in accordance with a complying development certificate.

State Environmental Planning Policy (Housing) 2021

This state-wide Policy provides additional planning provisions for types of residential development including:
- affordable and diverse housing such as boarding houses, co-living housing, build-to-rent, housing for seniors and people with a disability, caravan parks, and temporary emergency accommodation
- design of residential apartment development
- transport oriented development
- low and mid rise housing

State Environmental Planning Policy (Planning Systems) 2021

This state-wide Policy provides pathways for the declaration of:
- State significant development
- State significant infrastructure
- critical State significant infrastructure
- regionally significant development.

It also provides controls for development carried out on land owned by Aboriginal Land Councils.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

This state-wide Policy provides additional planning provisions for the clearing of vegetation in non-rural areas, protection for bushland in public open space zones, and for development within the Sydney Harbour Catchment

State Environmental Planning Policy (Resilience and Hazards) 2021

This state-wide Policy provides additional planning provisions for hazardous and offensive industries, and for development within the coastal zone, including coastal wetlands, the coastal environment area and the coastal use area.

State Environmental Planning Policy (Transport and Infrastructure) 2021

This state-wide Policy provides additional planning provisions for infrastructure in New South Wales, including:
- cemeteries
- data centres
- educational establishments and child care facilities
- electricity generation, transmission or distribution
- emergency services
- flood mitigation and waterway management
- health services
- parks
- government buildings
- roads, railways and ports
- sewerage
- waste management
- water supply

State Environmental Planning Policy (Industry and Employment) 2021

This state-wide Policy provides additional planning provisions for advertising and signage.

State Environmental Planning Policy (Resources and Energy) 2021

This state-wide Policy provides additional planning provisions for mining, petroleum and other extractive industries (including sand, gravel, clay, turf, soil, rock, stone or similar).

State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021

This state-wide Policy provides additional planning provisions for State Significant Precincts within the City of Sydney including Darling Harbour, Walsh Bay, Redfern-Waterloo-Eveleigh, Moore Park, Sydney Opera House, Barangaroo and the Sirius building in the Rocks.

State Environmental Planning Policy (Sustainable Buildings) 2022

This state-wide Policy establishes minimum energy use and water performance standards performance standards for residential and non-residential buildings.

OTHER MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - E. P. & A. REGULATION, 2021. SECTIONS (3) - (22)

(3) Contribution plans

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

▪ Central Sydney Development Contributions Plan 2020 – in operation 26th November 2021	**NO**
▪ City of Sydney Development Contributions Plan 2015 – in operation 1st July 2016	**YES**
▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16th May 2007	**NO**

Notes:

- An affordable housing contribution may be payable as part of a development application or planning proposal under The City of Sydney Affordable Housing Program (Program) – Adopted 26 June 2023.

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 and/or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024 applies. A Housing and Productivity Contribution may be payable to the NSW Government for certain new development. Details of this contribution are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

- Certain sites in Ultimo-Pyrmont may be subject to the:
- - Pyrmont Peninsula Metro Special Infrastructure Contribution (SIC)
- - The Transport Project Component of the Housing and Productivity Contribution.
- - The Draft City of Sydney Ultimo Pyrmont Local Infrastructure Contributions Plan 2023, which was approved by Council on 27 October 2025 and is expected to come into force in 2026.
- For any information on whether additional contributions are payable on the site to which this planning certificate refers, please contact us through the City of Sydney website – www.cityofsydney.nsw.gov.au

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023

applies. Housing and Productivity Contributions may be payable to the NSW Government for certain new development. Details of these contributions are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

(4) Complying Development

(1) If the land is land on which complying development may be carried out under each of the complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.17A (1) (c) to (e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on that land because of 1 of those clauses, the reasons why it may not be carried out under those clauses.

(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of complying development. Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

Housing Code, Industrial and Business Buildings Code and Low Rise Housing Diversity Code

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

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

Housing Alterations Code

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

Industrial and Business Alterations Code

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

Subdivisions Code

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

Rural Housing Code

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

General Development Code

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

Demolition Code

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

(5) Exempt Development

(1) If the land is land on which exempt development may be carried out under each of the exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.

(2) If exempt development may not be carried out on that land because of 1 of those clauses, the reasons why it may not be carried out under those clauses.

(3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of exempt development. Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

All Exempt and Complying Development Codes

Exempt development under each of the exempt development codes **may** be carried out on the land.

(6) Affected building notices and building product rectification orders

(1)

(a) The land to which the certificate relates is not subject to any affected building notice of which Council is aware.

(b) The land to which the certificate relates is not subject to any building product rectification order of which Council is aware and has not been fully complied with.

(c) The land to which the certificate relates is not subject to any notice of intention to make a building product rectification order of which Council is aware and is outstanding.

(2) In this clause:

affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

(7) Land reserved for acquisition

No environmental planning instrument, or proposed environmental planning instrument applying to the land, provides for the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

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

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

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

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

(9) Flood related development controls information.

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

NO

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

NO

(3) In this section:

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Flood Risk Management Manual* (ISBN 978-1-923076-17-4) published 30 June 2023 by the NSW Government.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

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

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

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

(11) Bush fire prone land

This land has not been identified as bush fire prone land under the Environmental Planning and Assessment Act 1979. If you would like further information visit https://datasets.seed.nsw.gov.au/dataset/bush-fire-prone-land. .

(12) Loose-fill asbestos insulation

This land is not listed on the Loose-fill Asbestos Insulation register. If you would like further information visit https://www.nsw.gov.au/housing-and-construction/safety-home/loose-fill-asbestos-insulation/loose-fill-asbestos-insulation-register.

(13) Mine Subsidence District

No land in the City of Sydney LGA is declared to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 2017. If you would like further information visit https://www.nsw.gov.au/departments-and-agencies/subsidence-advisory/mine-subsidence-districts.

(14) Paper subdivision information

Not Applicable.

(15) Property vegetation plans

There are no property vegetation plans approved and in force within the City of Sydney LGA, under the Native Vegetation Act 2003, Part 4.

(16) Biodiversity stewardship sites

There are no biodiversity stewardship sites located within the City of Sydney LGA under the Biodiversity Conservation Act 2016, Part 5. If you would like further information visit https://www.bct.nsw.gov.au/resources/public-register-private-land-conservation-agreements.

(17) Biodiversity certified land

There are no biodiversity certification orders applying to the City of Sydney LGA. If you would like further information visit https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/biodiversity-certification/register-of-biodiversity-certification-orders.

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

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

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

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

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before 1 January 2011.

(20) Western Sydney Aerotropolis

The State Environmental Planning Policy (Precincts—Western Parkland City) 2021 does not apply to the City of Sydney LGA.

(21) Development consent conditions for seniors housing

State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

(22) Site compatibility certificates and development conditions for affordable rental housing

(1) The land to which the certificate relates is not subject to a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, and is not subject to a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land.

(2) *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 does not apply to the land which the certificate relates.

(3) The land to which the certificate relates is not subject to any conditions of development consent in relation to land of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

(4) In this section:

former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*

(23) Water or sewerage services

Water or sewerage services are not provided to the land under the Water Industry Competition Act 2006

Note—

A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

(24) Special entertainment precincts

The land to which the certificate relates is not located within a Special Entertainment Precinct within the meaning of the Local Government Act 1993. If you would like more information visit https://www.planning.nsw.gov.au/policy-and-legislation/night-time-economy/special-entertainment-precincts

(25) Interim development in future infrastructure corridors

Section 4.7A of the State Environmental Planning Policy (Transport and Infrastructure) 2021 does not apply to any land within the City of Sydney.

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

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

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

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

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

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

PLANNING CERTIFICATE SECTION 10.7 (2) INFORMATION:

Information provided in accordance with planning certificate section 10.7 (2) has been taken from council's records and advice from other authorities but council disclaims all liability for any omission or inaccuracy in the information. Specific inquiry should be made where doubt exists.

PLANNING CERTIFICATE UNDER SECTION 10.7 (5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

PLANNING CERTIFICATE SECTION 10.7 (5) ADVICE is current as at 12:00 noon two working days prior to the date of issue of this certificate. The following matters have been considered & details provided where information exists: easements in favour of council; parking permit scheme; heritage floor space restrictions; low-rental residential building; foreshore building line; tree preservation order.

Contaminated Land Potential:

Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of this section 10.7 certificate to confirm that the land has not been used for a purpose which would be likely to have contaminated the land. Parties should make their own enquiries as to whether the land may be contaminated.

Hazard Risk Restriction:

Some City of Sydney Local Environmental Plans incorporate Acid Sulfate soil maps.

Development on the land identified in those maps should have regard to the acid sulfate soil clause within the relevant Local Environmental Plan.

Construction Noise and View Loss Advice:

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

Outstanding Notice & Order information

In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order relating to Fire Safety (being an Order or Notice of Intention to issue an Order under Part 2 of Schedule 5 of the Environmental Planning and Assessment Act, 1979). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under clause 41 of Schedule 5 of the Environmental Planning

and Assessment Act and Section 735A of the Local Government Act.In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order (being an Order or Notice of Intention to issue an Order of a type other than relating to fire safety). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under clause 41 of Schedule 5 of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

Neighbourhood Parking Policy

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

ADVICE FROM OTHER BODIES

Sydney Ports Corporation Advice

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

Advice provided in accordance with planning certificate section 10.7 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 10.7 (6) of the Environmental Planning and Assessment Act, 1979).

Planning certificate section 10.7 (2), local planning controls are available are available online at www.cityofsydney.nsw.gov.au

General Enquiries:
Telephone: 02 9265 9333

Town Hall House
Level 2
Town Hall House
456 Kent Street
Sydney
9am – 5pm Monday - Friday

State planning controls are available online at www.legislation.nsw.gov.au

Where planning certificate section 10.7 (5) matters are supplied, complete details are available by writing to:

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

End of Document

CITY OF SYDNEY

City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000

+61 2 9265 9333
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au

JBS&G AUSTRALIA PTY LTD
Level 8 179 Elizabeth St

SYDNEY NSW 2000

PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Applicant:	JBS&G AUSTRALIA PTY LTD
Your reference:	
Address of property:	64 Parramatta Road , FOREST LODGE NSW 2037
Owner:	AMYZOA PTY LTD
Description of land:	Lot 1 DP 30884
Certificate No.:	2024323739
Certificate Date:	7/05/26
Receipt No:	APC-630791
Fee:	$174.00
Paid:	6/05/26

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

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

CERTIFICATE ENQUIRIES:
Ph: 9265 9333

PLANNING CERTIFICATE UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021, CLAUSES (1) - (2).

DEVELOPMENT CONTROLS

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

ZONING

Zone E3 Productivity Support (Sydney Local Environmental Plan 2012)

1 Objectives of zone
• To provide a range of facilities and services, light industries, warehouses and offices.
• To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
• To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
• To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
• To provide opportunities for new and emerging light industries.
• To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
• To encourage employment opportunities.
• To promote land uses with active street frontages.
• To provide for land uses that support the viability of adjoining industrial land uses.

2 Permitted without consent
Nil

3 Permitted with consent
Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; General industries; Hardware and building supplies; Horticulture; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Roadside stalls; Rural supplies; Service stations; Shops; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Heavy industrial storage establishments; Helipads; Industries; Residential accommodation; Retail premises; Rural industries; Tourist and visitor accommodation; Truck depots

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

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

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

Planning Proposal: Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023

This Planning Proposal – Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023 (planning proposal) details the intent and justification for the proposed amendments to Sydney LEP 2012 and Sydney Local Environmental Plan 2013 (Green Square Town Centre) 2013 and Sydney Local Environmental Plan (Green Square Town Centre – Stage 2) 2013 (Green Square Town Centre LEPs).

Sydney Development Control Plan 2012: Policy and Housekeeping - Amendments

The purpose of this draft development control plan (DCP) is to amend the Sydney Development Control Plan 2012 with updates to better support the City's strategic priorities of housing, greening, parking, sustainability and amenity.

Draft Sydney Development Control Plan 2012: All-electric development

The purpose of this Development Control Plan (DCP) is to amend the Sydney Development Control Plan 2012 to insert new provisions that:

(a) continue to restrict the use of indoor gas appliances (cooktops, ovens and space heaters) in new residential accommodation for applications lodged after 31 December 2025;

(b) require the erection of new prescribed office premises, residential accommodation, prescribed hotel or motel accommodation and prescribed serviced apartments to be fully electric for applications lodged after 31 December 2026;

(c) clarify how the all-electric requirement applies to food and drink premises within affected development; and

(d) clarify how development applications can demonstrate that a building is designed to support all-electric appliances and systems.

Planning Proposal - Affordable Housing Contributions Review - Sydney Local Environmental Plan 2012, Sydney Local Environmental Plan (Green Square Town Centre) 2013, Sydney Local Environmental Plan (Green Square Town Centre - Stage 2) 2013 and Draft City of Sydney Affordable Housing Program 2024

The City is proposing changes to the City of Sydney affordable housing program which applies to all development applications in our local area. The proposed changes will:

- increase the equivalent cash contribution rates (dollar rates);
- require the local government area wide contribution to be a cash contribution, and remove the option to dedicate built dwellings
- simplify the rezoning contribution requirement and require the dedication of built dwellings where appropriate.

HERITAGE

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

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

To confirm whether the site is listed under the Heritage Act 1977 a Section 167 Certificate should be obtained from the NSW Heritage Office by contacting the NSW Heritage office on

(02) 9873 8500 for an application from or by downloading the application form from www.heritage.nsw.gov.au

STATE PLANNING INSTRUMENTS

Full copies of State Environmental Planning Policies are available online at www.planning.nsw.gov.au. Or https://legislation.nsw.gov.au/browse/inforce

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

This state-wide Policy outlines development standards for exempt and complying development codes in New South Wales. Exempt development is a type of development which is of minimal environmental impact that may be carried out without the need for development consent. Complying development is a type of development that may be carried out in accordance with a complying development certificate.

State Environmental Planning Policy (Housing) 2021

This state-wide Policy provides additional planning provisions for types of residential development including:
- affordable and diverse housing such as boarding houses, co-living housing, build-to-rent, housing for seniors and people with a disability, caravan parks, and temporary emergency accommodation
- design of residential apartment development
- transport oriented development
- low and mid rise housing

State Environmental Planning Policy (Planning Systems) 2021

This state-wide Policy provides pathways for the declaration of:
- State significant development
- State significant infrastructure
- critical State significant infrastructure
- regionally significant development.

It also provides controls for development carried out on land owned by Aboriginal Land Councils.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

This state-wide Policy provides additional planning provisions for the clearing of vegetation in non-rural areas, protection for bushland in public open space zones, and for development within the Sydney Harbour Catchment

State Environmental Planning Policy (Resilience and Hazards) 2021

This state-wide Policy provides additional planning provisions for hazardous and offensive industries, and for development within the coastal zone, including coastal wetlands, the coastal environment area and the coastal use area.

State Environmental Planning Policy (Transport and Infrastructure) 2021

This state-wide Policy provides additional planning provisions for infrastructure in New South Wales, including:
- cemeteries
- data centres
- educational establishments and child care facilities
- electricity generation, transmission or distribution
- emergency services
- flood mitigation and waterway management
- health services
- parks
- government buildings
- roads, railways and ports
- sewerage
- waste management
- water supply

State Environmental Planning Policy (Industry and Employment) 2021

This state-wide Policy provides additional planning provisions for advertising and signage.

State Environmental Planning Policy (Resources and Energy) 2021

This state-wide Policy provides additional planning provisions for mining, petroleum and other extractive industries (including sand, gravel, clay, turf, soil, rock, stone or similar).

State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021

This state-wide Policy provides additional planning provisions for State Significant Precincts within the City of Sydney including Darling Harbour, Walsh Bay, Redfern-Waterloo-Eveleigh, Moore Park, Sydney Opera House, Barangaroo and the Sirius building in the Rocks.

State Environmental Planning Policy (Sustainable Buildings) 2022

This state-wide Policy establishes minimum energy use and water performance standards performance standards for residential and non-residential buildings.

OTHER MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - E. P. & A. REGULATION, 2021. SECTIONS (3) - (22)

(3) Contribution plans

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

▪ Central Sydney Development Contributions Plan 2020 – in operation 26th November 2021	**NO**
▪ City of Sydney Development Contributions Plan 2015 – in operation 1st July 2016	**YES**
▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16th May 2007	**NO**

Notes:

- An affordable housing contribution may be payable as part of a development application or planning proposal under The City of Sydney Affordable Housing Program (Program) – Adopted 26 June 2023.

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 and/or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024 applies. A Housing and Productivity Contribution may be payable to the NSW Government for certain new development. Details of this contribution are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

- Certain sites in Ultimo-Pyrmont may be subject to the:
- - Pyrmont Peninsula Metro Special Infrastructure Contribution (SIC)
- - The Transport Project Component of the Housing and Productivity Contribution.
- - The Draft City of Sydney Ultimo Pyrmont Local Infrastructure Contributions Plan 2023, which was approved by Council on 27 October 2025 and is expected to come into force in 2026.
- For any information on whether additional contributions are payable on the site to which this planning certificate refers, please contact us through the City of Sydney website – www.cityofsydney.nsw.gov.au

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 applies. Housing and Productivity Contributions may be payable to the NSW Government for certain new development. Details of these contributions are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-

contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

(4) Complying Development

(1) If the land is land on which complying development may be carried out under each of the complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.17A (1) (c) to (e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on that land because of 1 of those clauses, the reasons why it may not be carried out under those clauses.

(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of complying development. Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

Housing Code, Industrial and Business Buildings Code and Low Rise Housing Diversity Code

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

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

Housing Alterations Code

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

Industrial and Business Alterations Code

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

Subdivisions Code

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

Rural Housing Code

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

General Development Code

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

Demolition Code

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

(5) Exempt Development

(1) If the land is land on which exempt development may be carried out under each of the exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.

(2) If exempt development may not be carried out on that land because of 1 of those clauses, the reasons why it may not be carried out under those clauses.

(3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of exempt development. Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

All Exempt and Complying Development Codes

Exempt development under each of the exempt development codes **may** be carried out on the land.

(6) Affected building notices and building product rectification orders

(1)

(a) The land to which the certificate relates is not subject to any affected building notice of which Council is aware.

(b) The land to which the certificate relates is not subject to any building product rectification order of which Council is aware and has not been fully complied with.

(c) The land to which the certificate relates is not subject to any notice of intention to make a building product rectification order of which Council is aware and is outstanding.

(2) In this clause:

affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

(7) Land reserved for acquisition

No environmental planning instrument, or proposed environmental planning instrument applying to the land, provides for the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

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

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

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

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

(9) Flood related development controls information.

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

YES

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

YES

(3) In this section:

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Flood Risk Management Manual* (ISBN 978-1-923076-17-4) published 30 June 2023 by the NSW Government.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

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

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

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

(11) Bush fire prone land

This land has not been identified as bush fire prone land under the Environmental Planning and Assessment Act 1979. If you would like further information visit https://datasets.seed.nsw.gov.au/dataset/bush-fire-prone-land. .

(12) Loose-fill asbestos insulation

This land is not listed on the Loose-fill Asbestos Insulation register. If you would like further information visit https://www.nsw.gov.au/housing-and-construction/safety-home/loose-fill-asbestos-insulation/loose-fill-asbestos-insulation-register.

(13) Mine Subsidence District

No land in the City of Sydney LGA is declared to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 2017. If you would like further information visit https://www.nsw.gov.au/departments-and-agencies/subsidence-advisory/mine-subsidence-districts.

(14) Paper subdivision information

Not Applicable.

(15) Property vegetation plans

There are no property vegetation plans approved and in force within the City of Sydney LGA, under the Native Vegetation Act 2003, Part 4.

(16) Biodiversity stewardship sites

There are no biodiversity stewardship sites located within the City of Sydney LGA under the Biodiversity Conservation Act 2016, Part 5. If you would like further information visit https://www.bct.nsw.gov.au/resources/public-register-private-land-conservation-agreements.

(17) Biodiversity certified land

There are no biodiversity certification orders applying to the City of Sydney LGA. If you would like further information visit https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/biodiversity-certification/register-of-biodiversity-certification-orders.

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

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

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

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

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before 1 January 2011.

(20) Western Sydney Aerotropolis

The State Environmental Planning Policy (Precincts—Western Parkland City) 2021 does not apply to the City of Sydney LGA.

(21) Development consent conditions for seniors housing

State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

(22) Site compatibility certificates and development conditions for affordable rental housing

(1) The land to which the certificate relates is not subject to a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, and is not subject to a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land.

(2) *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 does not apply to the land which the certificate relates.

(3) The land to which the certificate relates is not subject to any conditions of development consent in relation to land of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

(4) In this section:

former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*

(23) Water or sewerage services

Water or sewerage services are not provided to the land under the Water Industry Competition Act 2006

Note—

A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

(24) Special entertainment precincts

The land to which the certificate relates is not located within a Special Entertainment Precinct within the meaning of the Local Government Act 1993. If you would like more information visit https://www.planning.nsw.gov.au/policy-and-legislation/night-time-economy/special-entertainment-precincts

(25) Interim development in future infrastructure corridors

Section 4.7A of the State Environmental Planning Policy (Transport and Infrastructure) 2021 does not apply to any land within the City of Sydney.

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

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

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

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

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

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

PLANNING CERTIFICATE SECTION 10.7 (2) INFORMATION:

Information provided in accordance with planning certificate section 10.7 (2) has been taken from council's records and advice from other authorities but council disclaims all liability for any omission or inaccuracy in the information. Specific inquiry should be made where doubt exists.

PLANNING CERTIFICATE UNDER SECTION 10.7 (5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

PLANNING CERTIFICATE SECTION 10.7 (5) ADVICE is current as at 12:00 noon two working days prior to the date of issue of this certificate. The following matters have been considered & details provided where information exists: easements in favour of council; parking permit scheme; heritage floor space restrictions; low-rental residential building; foreshore building line; tree preservation order.

Contaminated Land Potential:

Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of this section 10.7 certificate to confirm that the land has not been used for a purpose which would be likely to have contaminated the land. Parties should make their own enquiries as to whether the land may be contaminated.

Hazard Risk Restriction:

Some City of Sydney Local Environmental Plans incorporate Acid Sulfate soil maps.

Development on the land identified in those maps should have regard to the acid sulfate soil clause within the relevant Local Environmental Plan.

Construction Noise and View Loss Advice:

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

Outstanding Notice & Order information

In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order relating to Fire Safety (being an Order or Notice of Intention to issue an Order under Part 2 of Schedule 5 of the Environmental Planning and Assessment Act, 1979). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under clause 41 of Schedule 5 of the Environmental Planning

and Assessment Act and Section 735A of the Local Government Act.In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order (being an Order or Notice of Intention to issue an Order of a type other than relating to fire safety). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under clause 41 of Schedule 5 of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

Neighbourhood Parking Policy

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

ADVICE FROM OTHER BODIES

Sydney Ports Corporation Advice

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

Advice provided in accordance with planning certificate section 10.7 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 10.7 (6) of the Environmental Planning and Assessment Act, 1979).

Planning certificate section 10.7 (2), local planning controls are available are available online at www.cityofsydney.nsw.gov.au

General Enquiries:
Telephone: 02 9265 9333

Town Hall House
Level 2
Town Hall House
456 Kent Street
Sydney
9am – 5pm Monday - Friday

State planning controls are available online at www.legislation.nsw.gov.au

Where planning certificate section 10.7 (5) matters are supplied, complete details are available by writing to:

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

End of Document

CITY OF SYDNEY

City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000

+61 2 9265 9333
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au

JBS&G AUSTRALIA PTY LTD
Level 8 179 Elizabeth St

SYDNEY NSW 2000

PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Applicant:	JBS&G AUSTRALIA PTY LTD
Your reference:	
Address of property:	62 Parramatta Road , FOREST LODGE NSW 2037
Owner:	Mr Thomas Alastair Doman and T A DOMAN AND CO PTY LTD and Ms Elspeth Mary Doman and Others.
Description of land:	Lot 2 DP 30884
Certificate No.:	2024323740
Certificate Date:	7/05/26
Receipt No:	APC-630791
Fee:	$174.00
Paid:	6/05/26

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

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

CERTIFICATE ENQUIRIES:
Ph: 9265 9333

PLANNING CERTIFICATE UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021, CLAUSES (1) - (2).

DEVELOPMENT CONTROLS

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

ZONING

Zone E3 Productivity Support (Sydney Local Environmental Plan 2012)

1 Objectives of zone
• To provide a range of facilities and services, light industries, warehouses and offices.
• To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
• To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
• To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
• To provide opportunities for new and emerging light industries.
• To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
• To encourage employment opportunities.
• To promote land uses with active street frontages.
• To provide for land uses that support the viability of adjoining industrial land uses.

2 Permitted without consent
Nil

3 Permitted with consent
Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; General industries; Hardware and building supplies; Horticulture; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Roadside stalls; Rural supplies; Service stations; Shops; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Heavy industrial storage establishments; Helipads; Industries; Residential accommodation; Retail premises; Rural industries; Tourist and visitor accommodation; Truck depots

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

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

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

Planning Proposal: Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023

This Planning Proposal – Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023 (planning proposal) details the intent and justification for the proposed amendments to Sydney LEP 2012 and Sydney Local Environmental Plan 2013 (Green Square Town Centre) 2013 and Sydney Local Environmental Plan (Green Square Town Centre – Stage 2) 2013 (Green Square Town Centre LEPs).

Sydney Development Control Plan 2012: Policy and Housekeeping - Amendments

The purpose of this draft development control plan (DCP) is to amend the Sydney Development Control Plan 2012 with updates to better support the City's strategic priorities of housing, greening, parking, sustainability and amenity.

Draft Sydney Development Control Plan 2012: All-electric development

The purpose of this Development Control Plan (DCP) is to amend the Sydney Development Control Plan 2012 to insert new provisions that:

(a) continue to restrict the use of indoor gas appliances (cooktops, ovens and space heaters) in new residential accommodation for applications lodged after 31 December 2025;

(b) require the erection of new prescribed office premises, residential accommodation, prescribed hotel or motel accommodation and prescribed serviced apartments to be fully electric for applications lodged after 31 December 2026;

(c) clarify how the all-electric requirement applies to food and drink premises within affected development; and

(d) clarify how development applications can demonstrate that a building is designed to support all-electric appliances and systems.

Planning Proposal - Affordable Housing Contributions Review - Sydney Local Environmental Plan 2012, Sydney Local Environmental Plan (Green Square Town Centre) 2013, Sydney Local Environmental Plan (Green Square Town Centre - Stage 2) 2013 and Draft City of Sydney Affordable Housing Program 2024

The City is proposing changes to the City of Sydney affordable housing program which applies to all development applications in our local area. The proposed changes will:

- increase the equivalent cash contribution rates (dollar rates);
- require the local government area wide contribution to be a cash contribution, and remove the option to dedicate built dwellings
- simplify the rezoning contribution requirement and require the dedication of built dwellings where appropriate.

HERITAGE

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

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

To confirm whether the site is listed under the Heritage Act 1977 a Section 167 Certificate should be obtained from the NSW Heritage Office by contacting the NSW Heritage office on

(02) 9873 8500 for an application from or by downloading the application form from www.heritage.nsw.gov.au

STATE PLANNING INSTRUMENTS

Full copies of State Environmental Planning Policies are available online at www.planning.nsw.gov.au. Or https://legislation.nsw.gov.au/browse/inforce

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

This state-wide Policy outlines development standards for exempt and complying development codes in New South Wales. Exempt development is a type of development which is of minimal environmental impact that may be carried out without the need for development consent. Complying development is a type of development that may be carried out in accordance with a complying development certificate.

State Environmental Planning Policy (Housing) 2021

This state-wide Policy provides additional planning provisions for types of residential development including:
- affordable and diverse housing such as boarding houses, co-living housing, build-to-rent, housing for seniors and people with a disability, caravan parks, and temporary emergency accommodation
- design of residential apartment development
- transport oriented development
- low and mid rise housing

State Environmental Planning Policy (Planning Systems) 2021

This state-wide Policy provides pathways for the declaration of:
- State significant development
- State significant infrastructure
- critical State significant infrastructure
- regionally significant development.

It also provides controls for development carried out on land owned by Aboriginal Land Councils.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

This state-wide Policy provides additional planning provisions for the clearing of vegetation in non-rural areas, protection for bushland in public open space zones, and for development within the Sydney Harbour Catchment

State Environmental Planning Policy (Resilience and Hazards) 2021

This state-wide Policy provides additional planning provisions for hazardous and offensive industries, and for development within the coastal zone, including coastal wetlands, the coastal environment area and the coastal use area.

State Environmental Planning Policy (Transport and Infrastructure) 2021

This state-wide Policy provides additional planning provisions for infrastructure in New South Wales, including:
- cemeteries
- data centres
- educational establishments and child care facilities
- electricity generation, transmission or distribution
- emergency services
- flood mitigation and waterway management
- health services
- parks
- government buildings
- roads, railways and ports
- sewerage
- waste management
- water supply

State Environmental Planning Policy (Industry and Employment) 2021

This state-wide Policy provides additional planning provisions for advertising and signage.

State Environmental Planning Policy (Resources and Energy) 2021

This state-wide Policy provides additional planning provisions for mining, petroleum and other extractive industries (including sand, gravel, clay, turf, soil, rock, stone or similar).

State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021

This state-wide Policy provides additional planning provisions for State Significant Precincts within the City of Sydney including Darling Harbour, Walsh Bay, Redfern-Waterloo-Eveleigh, Moore Park, Sydney Opera House, Barangaroo and the Sirius building in the Rocks.

State Environmental Planning Policy (Sustainable Buildings) 2022

This state-wide Policy establishes minimum energy use and water performance standards performance standards for residential and non-residential buildings.

OTHER MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - E. P. & A. REGULATION, 2021. SECTIONS (3) - (22)

(3) Contribution plans

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

▪ Central Sydney Development Contributions Plan 2020 – in operation 26th November 2021	**NO**
▪ City of Sydney Development Contributions Plan 2015 – in operation 1st July 2016	**YES**
▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16th May 2007	**NO**

Notes:

- An affordable housing contribution may be payable as part of a development application or planning proposal under The City of Sydney Affordable Housing Program (Program) – Adopted 26 June 2023.

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 and/or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024 applies. A Housing and Productivity Contribution may be payable to the NSW Government for certain new development. Details of this contribution are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

- Certain sites in Ultimo-Pyrmont may be subject to the:
- - Pyrmont Peninsula Metro Special Infrastructure Contribution (SIC)
- - The Transport Project Component of the Housing and Productivity Contribution.
- - The Draft City of Sydney Ultimo Pyrmont Local Infrastructure Contributions Plan 2023, which was approved by Council on 27 October 2025 and is expected to come into force in 2026.
- For any information on whether additional contributions are payable on the site to which this planning certificate refers, please contact us through the City of Sydney website – www.cityofsydney.nsw.gov.au

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 applies. Housing and Productivity Contributions may be payable to the NSW Government for certain new development. Details of these contributions are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-

contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

(4) Complying Development

(1) If the land is land on which complying development may be carried out under each of the complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.17A (1) (c) to (e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on that land because of 1 of those clauses, the reasons why it may not be carried out under those clauses.

(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of complying development. Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

Housing Code, Industrial and Business Buildings Code and Low Rise Housing Diversity Code

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

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

Housing Alterations Code

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

Industrial and Business Alterations Code

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

Subdivisions Code

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

Rural Housing Code

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

General Development Code

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

Demolition Code

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

(5) Exempt Development

(1) If the land is land on which exempt development may be carried out under each of the exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.

(2) If exempt development may not be carried out on that land because of 1 of those clauses, the reasons why it may not be carried out under those clauses.

(3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of exempt development. Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

All Exempt and Complying Development Codes

Exempt development under each of the exempt development codes **may** be carried out on the land.

(6) Affected building notices and building product rectification orders

(1)

(a) The land to which the certificate relates is not subject to any affected building notice of which Council is aware.

(b) The land to which the certificate relates is not subject to any building product rectification order of which Council is aware and has not been fully complied with.

(c) The land to which the certificate relates is not subject to any notice of intention to make a building product rectification order of which Council is aware and is outstanding.

(2) In this clause:

affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

(7) Land reserved for acquisition

No environmental planning instrument, or proposed environmental planning instrument applying to the land, provides for the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

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

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

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

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

(9) Flood related development controls information.

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

YES

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

YES

(3) In this section:

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Flood Risk Management Manual* (ISBN 978-1-923076-17-4) published 30 June 2023 by the NSW Government.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

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

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

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

(11) Bush fire prone land

This land has not been identified as bush fire prone land under the Environmental Planning and Assessment Act 1979. If you would like further information visit https://datasets.seed.nsw.gov.au/dataset/bush-fire-prone-land. .

(12) Loose-fill asbestos insulation

This land is not listed on the Loose-fill Asbestos Insulation register. If you would like further information visit https://www.nsw.gov.au/housing-and-construction/safety-home/loose-fill-asbestos-insulation/loose-fill-asbestos-insulation-register.

(13) Mine Subsidence District

No land in the City of Sydney LGA is declared to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 2017. If you would like further information visit https://www.nsw.gov.au/departments-and-agencies/subsidence-advisory/mine-subsidence-districts.

(14) Paper subdivision information

Not Applicable.

(15) Property vegetation plans

There are no property vegetation plans approved and in force within the City of Sydney LGA, under the Native Vegetation Act 2003, Part 4.

(16) Biodiversity stewardship sites

There are no biodiversity stewardship sites located within the City of Sydney LGA under the Biodiversity Conservation Act 2016, Part 5. If you would like further information visit https://www.bct.nsw.gov.au/resources/public-register-private-land-conservation-agreements.

(17) Biodiversity certified land

There are no biodiversity certification orders applying to the City of Sydney LGA. If you would like further information visit https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/biodiversity-certification/register-of-biodiversity-certification-orders.

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

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

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

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

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before 1 January 2011.

(20) Western Sydney Aerotropolis

The State Environmental Planning Policy (Precincts—Western Parkland City) 2021 does not apply to the City of Sydney LGA.

(21) Development consent conditions for seniors housing

State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

(22) Site compatibility certificates and development conditions for affordable rental housing

(1) The land to which the certificate relates is not subject to a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, and is not subject to a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land.

(2) *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 does not apply to the land which the certificate relates.

(3) The land to which the certificate relates is not subject to any conditions of development consent in relation to land of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

(4) In this section:

former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*

(23) Water or sewerage services

Water or sewerage services are not provided to the land under the Water Industry Competition Act 2006

Note—

A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

(24) Special entertainment precincts

The land to which the certificate relates is not located within a Special Entertainment Precinct within the meaning of the Local Government Act 1993. If you would like more information visit https://www.planning.nsw.gov.au/policy-and-legislation/night-time-economy/special-entertainment-precincts

(25) Interim development in future infrastructure corridors

Section 4.7A of the State Environmental Planning Policy (Transport and Infrastructure) 2021 does not apply to any land within the City of Sydney.

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

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

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

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

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

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

PLANNING CERTIFICATE SECTION 10.7 (2) INFORMATION:

Information provided in accordance with planning certificate section 10.7 (2) has been taken from council's records and advice from other authorities but council disclaims all liability for any omission or inaccuracy in the information. Specific inquiry should be made where doubt exists.

PLANNING CERTIFICATE UNDER SECTION 10.7 (5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

PLANNING CERTIFICATE SECTION 10.7 (5) ADVICE is current as at 12:00 noon two working days prior to the date of issue of this certificate. The following matters have been considered & details provided where information exists: easements in favour of council; parking permit scheme; heritage floor space restrictions; low-rental residential building; foreshore building line; tree preservation order.

Contaminated Land Potential:

Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of this section 10.7 certificate to confirm that the land has not been used for a purpose which would be likely to have contaminated the land. Parties should make their own enquiries as to whether the land may be contaminated.

Hazard Risk Restriction:

Some City of Sydney Local Environmental Plans incorporate Acid Sulfate soil maps.

Development on the land identified in those maps should have regard to the acid sulfate soil clause within the relevant Local Environmental Plan.

Construction Noise and View Loss Advice:

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

Outstanding Notice & Order information

In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order relating to Fire Safety (being an Order or Notice of Intention to issue an Order under Part 2 of Schedule 5 of the Environmental Planning and Assessment Act, 1979). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under clause 41 of Schedule 5 of the Environmental Planning

and Assessment Act and Section 735A of the Local Government Act.In relation to this property, there is an outstanding Order or Notice of Intention to issue an Order (being an Order or Notice of Intention to issue an Order of a type other than relating to fire safety). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under clause 41 of Schedule 5 of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

Neighbourhood Parking Policy

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

ADVICE FROM OTHER BODIES

Sydney Ports Corporation Advice

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

Advice provided in accordance with planning certificate section 10.7 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 10.7 (6) of the Environmental Planning and Assessment Act, 1979).

Planning certificate section 10.7 (2), local planning controls are available are available online at www.cityofsydney.nsw.gov.au

General Enquiries:
Telephone: 02 9265 9333

Town Hall House
Level 2
Town Hall House
456 Kent Street
Sydney
9am – 5pm Monday - Friday

State planning controls are available online at www.legislation.nsw.gov.au

Where planning certificate section 10.7 (5) matters are supplied, complete details are available by writing to:

Chief Executive Officer
City of Sydney

G.P.O. Box 1591
Sydney NSW 2000

End of Document

CITY OF SYDNEY

City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000

+61 2 9265 9333
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au

JBS&G AUSTRALIA PTY LTD
Level 8 179 Elizabeth St

SYDNEY NSW 2000

PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Applicant:	JBS&G AUSTRALIA PTY LTD
Your reference:	
Address of property:	60 Parramatta Road , FOREST LODGE NSW 2037
Owner:	COOLBAY PTY LIMITED
Description of land:	Lot 201 DP 746742
Certificate No.:	2024323741
Certificate Date:	7/05/26
Receipt No:	APC-630791
Fee:	$174.00
Paid:	6/05/26

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

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

CERTIFICATE ENQUIRIES:
Ph: 9265 9333

PLANNING CERTIFICATE UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021, CLAUSES (1) - (2).

DEVELOPMENT CONTROLS

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

ZONING

Zone E3 Productivity Support (Sydney Local Environmental Plan 2012)

1 Objectives of zone
• To provide a range of facilities and services, light industries, warehouses and offices.
• To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
• To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
• To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
• To provide opportunities for new and emerging light industries.
• To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
• To encourage employment opportunities.
• To promote land uses with active street frontages.
• To provide for land uses that support the viability of adjoining industrial land uses.

2 Permitted without consent
Nil

3 Permitted with consent
Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; General industries; Hardware and building supplies; Horticulture; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Roadside stalls; Rural supplies; Service stations; Shops; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Heavy industrial storage establishments; Helipads; Industries; Residential accommodation; Retail premises; Rural industries; Tourist and visitor accommodation; Truck depots

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

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

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

Planning Proposal: Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023

This Planning Proposal – Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023 (planning proposal) details the intent and justification for the proposed amendments to Sydney LEP 2012 and Sydney Local Environmental Plan 2013 (Green Square Town Centre) 2013 and Sydney Local Environmental Plan (Green Square Town Centre – Stage 2) 2013 (Green Square Town Centre LEPs).

Sydney Development Control Plan 2012: Policy and Housekeeping - Amendments

The purpose of this draft development control plan (DCP) is to amend the Sydney Development Control Plan 2012 with updates to better support the City's strategic priorities of housing, greening, parking, sustainability and amenity.

Draft Sydney Development Control Plan 2012: All-electric development

The purpose of this Development Control Plan (DCP) is to amend the Sydney Development Control Plan 2012 to insert new provisions that:

(a) continue to restrict the use of indoor gas appliances (cooktops, ovens and space heaters) in new residential accommodation for applications lodged after 31 December 2025;

(b) require the erection of new prescribed office premises, residential accommodation, prescribed hotel or motel accommodation and prescribed serviced apartments to be fully electric for applications lodged after 31 December 2026;

(c) clarify how the all-electric requirement applies to food and drink premises within affected development; and

(d) clarify how development applications can demonstrate that a building is designed to support all-electric appliances and systems.

Planning Proposal - Affordable Housing Contributions Review - Sydney Local Environmental Plan 2012, Sydney Local Environmental Plan (Green Square Town Centre) 2013, Sydney Local Environmental Plan (Green Square Town Centre - Stage 2) 2013 and Draft City of Sydney Affordable Housing Program 2024

The City is proposing changes to the City of Sydney affordable housing program which applies to all development applications in our local area. The proposed changes will:

- increase the equivalent cash contribution rates (dollar rates);
- require the local government area wide contribution to be a cash contribution, and remove the option to dedicate built dwellings
- simplify the rezoning contribution requirement and require the dedication of built dwellings where appropriate.

HERITAGE

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

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

To confirm whether the site is listed under the Heritage Act 1977 a Section 167 Certificate should be obtained from the NSW Heritage Office by contacting the NSW Heritage office on

(02) 9873 8500 for an application from or by downloading the application form from www.heritage.nsw.gov.au

STATE PLANNING INSTRUMENTS

Full copies of State Environmental Planning Policies are available online at www.planning.nsw.gov.au. Or https://legislation.nsw.gov.au/browse/inforce

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

This state-wide Policy outlines development standards for exempt and complying development codes in New South Wales. Exempt development is a type of development which is of minimal environmental impact that may be carried out without the need for development consent. Complying development is a type of development that may be carried out in accordance with a complying development certificate.

State Environmental Planning Policy (Housing) 2021

This state-wide Policy provides additional planning provisions for types of residential development including:
- affordable and diverse housing such as boarding houses, co-living housing, build-to-rent, housing for seniors and people with a disability, caravan parks, and temporary emergency accommodation
- design of residential apartment development
- transport oriented development
- low and mid rise housing

State Environmental Planning Policy (Planning Systems) 2021

This state-wide Policy provides pathways for the declaration of:
- State significant development
- State significant infrastructure
- critical State significant infrastructure
- regionally significant development.

It also provides controls for development carried out on land owned by Aboriginal Land Councils.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

This state-wide Policy provides additional planning provisions for the clearing of vegetation in non-rural areas, protection for bushland in public open space zones, and for development within the Sydney Harbour Catchment

State Environmental Planning Policy (Resilience and Hazards) 2021

This state-wide Policy provides additional planning provisions for hazardous and offensive industries, and for development within the coastal zone, including coastal wetlands, the coastal environment area and the coastal use area.

State Environmental Planning Policy (Transport and Infrastructure) 2021

This state-wide Policy provides additional planning provisions for infrastructure in New South Wales, including:
- cemeteries
- data centres
- educational establishments and child care facilities
- electricity generation, transmission or distribution
- emergency services
- flood mitigation and waterway management
- health services
- parks
- government buildings
- roads, railways and ports
- sewerage
- waste management
- water supply

State Environmental Planning Policy (Industry and Employment) 2021

This state-wide Policy provides additional planning provisions for advertising and signage.

State Environmental Planning Policy (Resources and Energy) 2021

This state-wide Policy provides additional planning provisions for mining, petroleum and other extractive industries (including sand, gravel, clay, turf, soil, rock, stone or similar).

State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021

This state-wide Policy provides additional planning provisions for State Significant Precincts within the City of Sydney including Darling Harbour, Walsh Bay, Redfern-Waterloo-Eveleigh, Moore Park, Sydney Opera House, Barangaroo and the Sirius building in the Rocks.

State Environmental Planning Policy (Sustainable Buildings) 2022

This state-wide Policy establishes minimum energy use and water performance standards performance standards for residential and non-residential buildings.

OTHER MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - E. P. & A. REGULATION, 2021. SECTIONS (3) - (22)

(3) Contribution plans

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

▪ Central Sydney Development Contributions Plan 2020 – in operation 26th November 2021	**NO**
▪ City of Sydney Development Contributions Plan 2015 – in operation 1st July 2016	**YES**
▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16th May 2007	**NO**

Notes:

- An affordable housing contribution may be payable as part of a development application or planning proposal under The City of Sydney Affordable Housing Program (Program) – Adopted 26 June 2023.

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 and/or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024 applies. A Housing and Productivity Contribution may be payable to the NSW Government for certain new development. Details of this contribution are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

- Certain sites in Ultimo-Pyrmont may be subject to the:
- - Pyrmont Peninsula Metro Special Infrastructure Contribution (SIC)
- - The Transport Project Component of the Housing and Productivity Contribution.
- - The Draft City of Sydney Ultimo Pyrmont Local Infrastructure Contributions Plan 2023, which was approved by Council on 27 October 2025 and is expected to come into force in 2026.
- For any information on whether additional contributions are payable on the site to which this planning certificate refers, please contact us through the City of Sydney website – www.cityofsydney.nsw.gov.au

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 applies. Housing and Productivity Contributions may be payable to the NSW Government for certain new development. Details of these contributions are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-

contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

(4) Complying Development

(1) If the land is land on which complying development may be carried out under each of the complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.17A (1) (c) to (e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on that land because of 1 of those clauses, the reasons why it may not be carried out under those clauses.

(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of complying development. Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

Housing Code, Industrial and Business Buildings Code and Low Rise Housing Diversity Code

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

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

Housing Alterations Code

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

Industrial and Business Alterations Code

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

Subdivisions Code

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

Rural Housing Code

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

General Development Code

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

Demolition Code

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

(5) Exempt Development

(1) If the land is land on which exempt development may be carried out under each of the exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.

(2) If exempt development may not be carried out on that land because of 1 of those clauses, the reasons why it may not be carried out under those clauses.

(3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of exempt development. Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

All Exempt and Complying Development Codes

Exempt development under each of the exempt development codes **may** be carried out on the land.

(6) Affected building notices and building product rectification orders

(1)

(a) The land to which the certificate relates is not subject to any affected building notice of which Council is aware.

(b) The land to which the certificate relates is not subject to any building product rectification order of which Council is aware and has not been fully complied with.

(c) The land to which the certificate relates is not subject to any notice of intention to make a building product rectification order of which Council is aware and is outstanding.

(2) In this clause:

affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

(7) Land reserved for acquisition

No environmental planning instrument, or proposed environmental planning instrument applying to the land, provides for the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

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

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

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

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

(9) Flood related development controls information.

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

YES

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

YES

(3) In this section:

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Flood Risk Management Manual* (ISBN 978-1-923076-17-4) published 30 June 2023 by the NSW Government.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

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

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

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

(11) Bush fire prone land

This land has not been identified as bush fire prone land under the Environmental Planning and Assessment Act 1979. If you would like further information visit https://datasets.seed.nsw.gov.au/dataset/bush-fire-prone-land. .

(12) Loose-fill asbestos insulation

This land is not listed on the Loose-fill Asbestos Insulation register. If you would like further information visit https://www.nsw.gov.au/housing-and-construction/safety-home/loose-fill-asbestos-insulation/loose-fill-asbestos-insulation-register.

(13) Mine Subsidence District

No land in the City of Sydney LGA is declared to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 2017. If you would like further information visit https://www.nsw.gov.au/departments-and-agencies/subsidence-advisory/mine-subsidence-districts.

(14) Paper subdivision information

Not Applicable.

(15) Property vegetation plans

There are no property vegetation plans approved and in force within the City of Sydney LGA, under the Native Vegetation Act 2003, Part 4.

(16) Biodiversity stewardship sites

There are no biodiversity stewardship sites located within the City of Sydney LGA under the Biodiversity Conservation Act 2016, Part 5. If you would like further information visit https://www.bct.nsw.gov.au/resources/public-register-private-land-conservation-agreements.

(17) Biodiversity certified land

There are no biodiversity certification orders applying to the City of Sydney LGA. If you would like further information visit https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/biodiversity-certification/register-of-biodiversity-certification-orders.

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

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

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

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

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before 1 January 2011.

(20) Western Sydney Aerotropolis

The State Environmental Planning Policy (Precincts—Western Parkland City) 2021 does not apply to the City of Sydney LGA.

(21) Development consent conditions for seniors housing

State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

(22) Site compatibility certificates and development conditions for affordable rental housing

(1) The land to which the certificate relates is not subject to a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, and is not subject to a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land.

(2) *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 does not apply to the land which the certificate relates.

(3) The land to which the certificate relates is not subject to any conditions of development consent in relation to land of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

(4) In this section:

former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*

(23) Water or sewerage services

Water or sewerage services are not provided to the land under the Water Industry Competition Act 2006

Note—

A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

(24) Special entertainment precincts

The land to which the certificate relates is not located within a Special Entertainment Precinct within the meaning of the Local Government Act 1993. If you would like more information visit https://www.planning.nsw.gov.au/policy-and-legislation/night-time-economy/special-entertainment-precincts

(25) Interim development in future infrastructure corridors

Section 4.7A of the State Environmental Planning Policy (Transport and Infrastructure) 2021 does not apply to any land within the City of Sydney.

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

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

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

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

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

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

PLANNING CERTIFICATE SECTION 10.7 (2) INFORMATION:

Information provided in accordance with planning certificate section 10.7 (2) has been taken from council's records and advice from other authorities but council disclaims all liability for any omission or inaccuracy in the information. Specific inquiry should be made where doubt exists.

PLANNING CERTIFICATE UNDER SECTION 10.7 (5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

PLANNING CERTIFICATE SECTION 10.7 (5) ADVICE is current as at 12:00 noon two working days prior to the date of issue of this certificate. The following matters have been considered & details provided where information exists: easements in favour of council; parking permit scheme; heritage floor space restrictions; low-rental residential building; foreshore building line; tree preservation order.

Contaminated Land Potential:

Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of this section 10.7 certificate to confirm that the land has not been used for a purpose which would be likely to have contaminated the land. Parties should make their own enquiries as to whether the land may be contaminated.

Hazard Risk Restriction:

Some City of Sydney Local Environmental Plans incorporate Acid Sulfate soil maps.

Development on the land identified in those maps should have regard to the acid sulfate soil clause within the relevant Local Environmental Plan.

Construction Noise and View Loss Advice:

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

Outstanding Notice & Order information

In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order relating to Fire Safety (being an Order or Notice of Intention to issue an Order under Part 2 of Schedule 5 of the Environmental Planning and Assessment Act, 1979). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under clause 41 of Schedule 5 of the Environmental Planning

and Assessment Act and Section 735A of the Local Government Act.In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order (being an Order or Notice of Intention to issue an Order of a type other than relating to fire safety). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under clause 41 of Schedule 5 of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

Neighbourhood Parking Policy

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

ADVICE FROM OTHER BODIES

Sydney Ports Corporation Advice

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

Advice provided in accordance with planning certificate section 10.7 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 10.7 (6) of the Environmental Planning and Assessment Act, 1979).

Planning certificate section 10.7 (2), local planning controls are available are available online at www.cityofsydney.nsw.gov.au

General Enquiries:
Telephone: 02 9265 9333

Town Hall House
Level 2
Town Hall House
456 Kent Street
Sydney
9am – 5pm Monday - Friday

State planning controls are available online at www.legislation.nsw.gov.au

Where planning certificate section 10.7 (5) matters are supplied, complete details are available by writing to:

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

End of Document

CITY OF SYDNEY

City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000

+61 2 9265 9333
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au

JBS&G AUSTRALIA PTY LTD
Level 8 179 Elizabeth St

SYDNEY NSW 2000

PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Applicant:	JBS&G AUSTRALIA PTY LTD
Your reference:	
Address of property:	58 Parramatta Road , FOREST LODGE NSW 2037
Owner:	SERENITY AUSTRALIA PTY LIMITED
Description of land:	Lot C DP 438920
Certificate No.:	2024323742
Certificate Date:	7/05/26
Receipt No:	APC-630791
Fee:	$174.00
Paid:	6/05/26

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

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

CERTIFICATE ENQUIRIES:
Ph: 9265 9333

PLANNING CERTIFICATE UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021, CLAUSES (1) - (2).

DEVELOPMENT CONTROLS

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

ZONING

Zone E3 Productivity Support (Sydney Local Environmental Plan 2012)

1 Objectives of zone
• To provide a range of facilities and services, light industries, warehouses and offices.
• To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
• To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
• To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
• To provide opportunities for new and emerging light industries.
• To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
• To encourage employment opportunities.
• To promote land uses with active street frontages.
• To provide for land uses that support the viability of adjoining industrial land uses.

2 Permitted without consent
Nil

3 Permitted with consent
Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; General industries; Hardware and building supplies; Horticulture; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Roadside stalls; Rural supplies; Service stations; Shops; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Heavy industrial storage establishments; Helipads; Industries; Residential accommodation; Retail premises; Rural industries; Tourist and visitor accommodation; Truck depots

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

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

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

Planning Proposal: Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023

This Planning Proposal – Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023 (planning proposal) details the intent and justification for the proposed amendments to Sydney LEP 2012 and Sydney Local Environmental Plan 2013 (Green Square Town Centre) 2013 and Sydney Local Environmental Plan (Green Square Town Centre – Stage 2) 2013 (Green Square Town Centre LEPs).

Sydney Development Control Plan 2012: Policy and Housekeeping - Amendments

The purpose of this draft development control plan (DCP) is to amend the Sydney Development Control Plan 2012 with updates to better support the City's strategic priorities of housing, greening, parking, sustainability and amenity.

Draft Sydney Development Control Plan 2012: All-electric development

The purpose of this Development Control Plan (DCP) is to amend the Sydney Development Control Plan 2012 to insert new provisions that:

(a) continue to restrict the use of indoor gas appliances (cooktops, ovens and space heaters) in new residential accommodation for applications lodged after 31 December 2025;

(b) require the erection of new prescribed office premises, residential accommodation, prescribed hotel or motel accommodation and prescribed serviced apartments to be fully electric for applications lodged after 31 December 2026;

(c) clarify how the all-electric requirement applies to food and drink premises within affected development; and

(d) clarify how development applications can demonstrate that a building is designed to support all-electric appliances and systems.

Planning Proposal - Affordable Housing Contributions Review - Sydney Local Environmental Plan 2012, Sydney Local Environmental Plan (Green Square Town Centre) 2013, Sydney Local Environmental Plan (Green Square Town Centre - Stage 2) 2013 and Draft City of Sydney Affordable Housing Program 2024

The City is proposing changes to the City of Sydney affordable housing program which applies to all development applications in our local area. The proposed changes will:

- increase the equivalent cash contribution rates (dollar rates);
- require the local government area wide contribution to be a cash contribution, and remove the option to dedicate built dwellings
- simplify the rezoning contribution requirement and require the dedication of built dwellings where appropriate.

HERITAGE

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

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

To confirm whether the site is listed under the Heritage Act 1977 a Section 167 Certificate should be obtained from the NSW Heritage Office by contacting the NSW Heritage office on

(02) 9873 8500 for an application from or by downloading the application form from www.heritage.nsw.gov.au

STATE PLANNING INSTRUMENTS

Full copies of State Environmental Planning Policies are available online at www.planning.nsw.gov.au. Or https://legislation.nsw.gov.au/browse/inforce

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

This state-wide Policy outlines development standards for exempt and complying development codes in New South Wales. Exempt development is a type of development which is of minimal environmental impact that may be carried out without the need for development consent. Complying development is a type of development that may be carried out in accordance with a complying development certificate.

State Environmental Planning Policy (Housing) 2021

This state-wide Policy provides additional planning provisions for types of residential development including:
- affordable and diverse housing such as boarding houses, co-living housing, build-to-rent, housing for seniors and people with a disability, caravan parks, and temporary emergency accommodation
- design of residential apartment development
- transport oriented development
- low and mid rise housing

State Environmental Planning Policy (Planning Systems) 2021

This state-wide Policy provides pathways for the declaration of:
- State significant development
- State significant infrastructure
- critical State significant infrastructure
- regionally significant development.

It also provides controls for development carried out on land owned by Aboriginal Land Councils.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

This state-wide Policy provides additional planning provisions for the clearing of vegetation in non-rural areas, protection for bushland in public open space zones, and for development within the Sydney Harbour Catchment

State Environmental Planning Policy (Resilience and Hazards) 2021

This state-wide Policy provides additional planning provisions for hazardous and offensive industries, and for development within the coastal zone, including coastal wetlands, the coastal environment area and the coastal use area.

State Environmental Planning Policy (Transport and Infrastructure) 2021

This state-wide Policy provides additional planning provisions for infrastructure in New South Wales, including:
- cemeteries
- data centres
- educational establishments and child care facilities
- electricity generation, transmission or distribution
- emergency services
- flood mitigation and waterway management
- health services
- parks
- government buildings
- roads, railways and ports
- sewerage
- waste management
- water supply

State Environmental Planning Policy (Industry and Employment) 2021

This state-wide Policy provides additional planning provisions for advertising and signage.

State Environmental Planning Policy (Resources and Energy) 2021

This state-wide Policy provides additional planning provisions for mining, petroleum and other extractive industries (including sand, gravel, clay, turf, soil, rock, stone or similar).

State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021

This state-wide Policy provides additional planning provisions for State Significant Precincts within the City of Sydney including Darling Harbour, Walsh Bay, Redfern-Waterloo-Eveleigh, Moore Park, Sydney Opera House, Barangaroo and the Sirius building in the Rocks.

State Environmental Planning Policy (Sustainable Buildings) 2022

This state-wide Policy establishes minimum energy use and water performance standards performance standards for residential and non-residential buildings.

OTHER MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - E. P. & A. REGULATION, 2021. SECTIONS (3) - (22)

(3) Contribution plans

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

▪ Central Sydney Development Contributions Plan 2020 – in operation 26th November 2021	**NO**
▪ City of Sydney Development Contributions Plan 2015 – in operation 1st July 2016	**YES**
▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16th May 2007	**NO**

Notes:

- An affordable housing contribution may be payable as part of a development application or planning proposal under The City of Sydney Affordable Housing Program (Program) – Adopted 26 June 2023.

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 and/or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024 applies. A Housing and Productivity Contribution may be payable to the NSW Government for certain new development. Details of this contribution are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

- Certain sites in Ultimo-Pyrmont may be subject to the:
- - Pyrmont Peninsula Metro Special Infrastructure Contribution (SIC)
- - The Transport Project Component of the Housing and Productivity Contribution.
- - The Draft City of Sydney Ultimo Pyrmont Local Infrastructure Contributions Plan 2023, which was approved by Council on 27 October 2025 and is expected to come into force in 2026.
- For any information on whether additional contributions are payable on the site to which this planning certificate refers, please contact us through the City of Sydney website – www.cityofsydney.nsw.gov.au

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 applies. Housing and Productivity Contributions may be payable to the NSW Government for certain new development. Details of these contributions are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-

contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

(4) Complying Development

(1) If the land is land on which complying development may be carried out under each of the complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.17A (1) (c) to (e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on that land because of 1 of those clauses, the reasons why it may not be carried out under those clauses.

(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of complying development. Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

Housing Code, Industrial and Business Buildings Code and Low Rise Housing Diversity Code

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

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

Housing Alterations Code

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

Industrial and Business Alterations Code

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

Subdivisions Code

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

Rural Housing Code

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

General Development Code

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

Demolition Code

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

(5) Exempt Development

(1) If the land is land on which exempt development may be carried out under each of the exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.

(2) If exempt development may not be carried out on that land because of 1 of those clauses, the reasons why it may not be carried out under those clauses.

(3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of exempt development. Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

All Exempt and Complying Development Codes

Exempt development under each of the exempt development codes **may** be carried out on the land.

(6) Affected building notices and building product rectification orders

(1)

(a) The land to which the certificate relates is not subject to any affected building notice of which Council is aware.

(b) The land to which the certificate relates is not subject to any building product rectification order of which Council is aware and has not been fully complied with.

(c) The land to which the certificate relates is not subject to any notice of intention to make a building product rectification order of which Council is aware and is outstanding.

(2) In this clause:

affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

(7) Land reserved for acquisition

No environmental planning instrument, or proposed environmental planning instrument applying to the land, provides for the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

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

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

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

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

(9) Flood related development controls information.

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

YES

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

YES

(3) In this section:

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Flood Risk Management Manual* (ISBN 978-1-923076-17-4) published 30 June 2023 by the NSW Government.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

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

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

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

(11) Bush fire prone land

This land has not been identified as bush fire prone land under the Environmental Planning and Assessment Act 1979. If you would like further information visit https://datasets.seed.nsw.gov.au/dataset/bush-fire-prone-land. .

(12) Loose-fill asbestos insulation

This land is not listed on the Loose-fill Asbestos Insulation register. If you would like further information visit https://www.nsw.gov.au/housing-and-construction/safety-home/loose-fill-asbestos-insulation/loose-fill-asbestos-insulation-register.

(13) Mine Subsidence District

No land in the City of Sydney LGA is declared to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 2017. If you would like further information visit https://www.nsw.gov.au/departments-and-agencies/subsidence-advisory/mine-subsidence-districts.

(14) Paper subdivision information

Not Applicable.

(15) Property vegetation plans

There are no property vegetation plans approved and in force within the City of Sydney LGA, under the Native Vegetation Act 2003, Part 4.

(16) Biodiversity stewardship sites

There are no biodiversity stewardship sites located within the City of Sydney LGA under the Biodiversity Conservation Act 2016, Part 5. If you would like further information visit https://www.bct.nsw.gov.au/resources/public-register-private-land-conservation-agreements.

(17) Biodiversity certified land

There are no biodiversity certification orders applying to the City of Sydney LGA. If you would like further information visit https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/biodiversity-certification/register-of-biodiversity-certification-orders.

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

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

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

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

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before 1 January 2011.

(20) Western Sydney Aerotropolis

The State Environmental Planning Policy (Precincts—Western Parkland City) 2021 does not apply to the City of Sydney LGA.

(21) Development consent conditions for seniors housing

State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

(22) Site compatibility certificates and development conditions for affordable rental housing

(1) The land to which the certificate relates is not subject to a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, and is not subject to a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land.

(2) *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 does not apply to the land which the certificate relates.

(3) The land to which the certificate relates is not subject to any conditions of development consent in relation to land of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

(4) In this section:

former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*

(23) Water or sewerage services

Water or sewerage services are not provided to the land under the Water Industry Competition Act 2006

Note—

A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

(24) Special entertainment precincts

The land to which the certificate relates is not located within a Special Entertainment Precinct within the meaning of the Local Government Act 1993. If you would like more information visit https://www.planning.nsw.gov.au/policy-and-legislation/night-time-economy/special-entertainment-precincts

(25) Interim development in future infrastructure corridors

Section 4.7A of the State Environmental Planning Policy (Transport and Infrastructure) 2021 does not apply to any land within the City of Sydney.

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

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

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

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

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

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

PLANNING CERTIFICATE SECTION 10.7 (2) INFORMATION:

Information provided in accordance with planning certificate section 10.7 (2) has been taken from council's records and advice from other authorities but council disclaims all liability for any omission or inaccuracy in the information. Specific inquiry should be made where doubt exists.

PLANNING CERTIFICATE UNDER SECTION 10.7 (5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

PLANNING CERTIFICATE SECTION 10.7 (5) ADVICE is current as at 12:00 noon two working days prior to the date of issue of this certificate. The following matters have been considered & details provided where information exists: easements in favour of council; parking permit scheme; heritage floor space restrictions; low-rental residential building; foreshore building line; tree preservation order.

Contaminated Land Potential:

Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of this section 10.7 certificate to confirm that the land has not been used for a purpose which would be likely to have contaminated the land. Parties should make their own enquiries as to whether the land may be contaminated.

Hazard Risk Restriction:

Some City of Sydney Local Environmental Plans incorporate Acid Sulfate soil maps.

Development on the land identified in those maps should have regard to the acid sulfate soil clause within the relevant Local Environmental Plan.

Construction Noise and View Loss Advice:

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

Outstanding Notice & Order information

In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order relating to Fire Safety (being an Order or Notice of Intention to issue an Order under Part 2 of Schedule 5 of the Environmental Planning and Assessment Act, 1979). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under clause 41 of Schedule 5 of the Environmental Planning

and Assessment Act and Section 735A of the Local Government Act.In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order (being an Order or Notice of Intention to issue an Order of a type other than relating to fire safety). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under clause 41 of Schedule 5 of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

Neighbourhood Parking Policy

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

ADVICE FROM OTHER BODIES

Sydney Ports Corporation Advice

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

Advice provided in accordance with planning certificate section 10.7 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 10.7 (6) of the Environmental Planning and Assessment Act, 1979).

Planning certificate section 10.7 (2), local planning controls are available are available online at www.cityofsydney.nsw.gov.au

General Enquiries:
Telephone: 02 9265 9333

Town Hall House
Level 2
Town Hall House
456 Kent Street
Sydney
9am – 5pm Monday - Friday

State planning controls are available online at www.legislation.nsw.gov.au

Where planning certificate section 10.7 (5) matters are supplied, complete details are available by writing to:

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

End of Document

CITY OF SYDNEY

City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000

+61 2 9265 9333
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au

JBS&G AUSTRALIA PTY LTD
Level 8 179 Elizabeth St

SYDNEY NSW 2000

PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Applicant:	JBS&G AUSTRALIA PTY LTD
Your reference:	
Address of property:	56 Parramatta Road , FOREST LODGE NSW 2037
Owner:	UNITED KITCHEN CO PTY LTD
Description of land:	Lot 5 DP 30884
Certificate No.:	2024323743
Certificate Date:	7/05/26
Receipt No:	APC-630791
Fee:	$174.00
Paid:	6/05/26

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

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

CERTIFICATE ENQUIRIES:
Ph: 9265 9333

PLANNING CERTIFICATE UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021, CLAUSES (1) - (2).

DEVELOPMENT CONTROLS

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

ZONING

Zone E3 Productivity Support (Sydney Local Environmental Plan 2012)

1 Objectives of zone
• To provide a range of facilities and services, light industries, warehouses and offices.
• To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
• To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
• To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
• To provide opportunities for new and emerging light industries.
• To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
• To encourage employment opportunities.
• To promote land uses with active street frontages.
• To provide for land uses that support the viability of adjoining industrial land uses.

2 Permitted without consent
Nil

3 Permitted with consent
Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; General industries; Hardware and building supplies; Horticulture; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Roadside stalls; Rural supplies; Service stations; Shops; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Heavy industrial storage establishments; Helipads; Industries; Residential accommodation; Retail premises; Rural industries; Tourist and visitor accommodation; Truck depots

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

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

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

Planning Proposal: Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023

This Planning Proposal – Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023 (planning proposal) details the intent and justification for the proposed amendments to Sydney LEP 2012 and Sydney Local Environmental Plan 2013 (Green Square Town Centre) 2013 and Sydney Local Environmental Plan (Green Square Town Centre – Stage 2) 2013 (Green Square Town Centre LEPs).

Sydney Development Control Plan 2012: Policy and Housekeeping - Amendments

The purpose of this draft development control plan (DCP) is to amend the Sydney Development Control Plan 2012 with updates to better support the City's strategic priorities of housing, greening, parking, sustainability and amenity.

Draft Sydney Development Control Plan 2012: All-electric development

The purpose of this Development Control Plan (DCP) is to amend the Sydney Development Control Plan 2012 to insert new provisions that:

(a) continue to restrict the use of indoor gas appliances (cooktops, ovens and space heaters) in new residential accommodation for applications lodged after 31 December 2025;

(b) require the erection of new prescribed office premises, residential accommodation, prescribed hotel or motel accommodation and prescribed serviced apartments to be fully electric for applications lodged after 31 December 2026;

(c) clarify how the all-electric requirement applies to food and drink premises within affected development; and

(d) clarify how development applications can demonstrate that a building is designed to support all-electric appliances and systems.

Planning Proposal - Affordable Housing Contributions Review - Sydney Local Environmental Plan 2012, Sydney Local Environmental Plan (Green Square Town Centre) 2013, Sydney Local Environmental Plan (Green Square Town Centre - Stage 2) 2013 and Draft City of Sydney Affordable Housing Program 2024

The City is proposing changes to the City of Sydney affordable housing program which applies to all development applications in our local area. The proposed changes will:

- increase the equivalent cash contribution rates (dollar rates);
- require the local government area wide contribution to be a cash contribution, and remove the option to dedicate built dwellings
- simplify the rezoning contribution requirement and require the dedication of built dwellings where appropriate.

HERITAGE

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

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

To confirm whether the site is listed under the Heritage Act 1977 a Section 167 Certificate should be obtained from the NSW Heritage Office by contacting the NSW Heritage office on

(02) 9873 8500 for an application from or by downloading the application form from www.heritage.nsw.gov.au

STATE PLANNING INSTRUMENTS

Full copies of State Environmental Planning Policies are available online at www.planning.nsw.gov.au. Or https://legislation.nsw.gov.au/browse/inforce

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

This state-wide Policy outlines development standards for exempt and complying development codes in New South Wales. Exempt development is a type of development which is of minimal environmental impact that may be carried out without the need for development consent. Complying development is a type of development that may be carried out in accordance with a complying development certificate.

State Environmental Planning Policy (Housing) 2021

This state-wide Policy provides additional planning provisions for types of residential development including:
- affordable and diverse housing such as boarding houses, co-living housing, build-to-rent, housing for seniors and people with a disability, caravan parks, and temporary emergency accommodation
- design of residential apartment development
- transport oriented development
- low and mid rise housing

State Environmental Planning Policy (Planning Systems) 2021

This state-wide Policy provides pathways for the declaration of:
- State significant development
- State significant infrastructure
- critical State significant infrastructure
- regionally significant development.

It also provides controls for development carried out on land owned by Aboriginal Land Councils.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

This state-wide Policy provides additional planning provisions for the clearing of vegetation in non-rural areas, protection for bushland in public open space zones, and for development within the Sydney Harbour Catchment

State Environmental Planning Policy (Resilience and Hazards) 2021

This state-wide Policy provides additional planning provisions for hazardous and offensive industries, and for development within the coastal zone, including coastal wetlands, the coastal environment area and the coastal use area.

State Environmental Planning Policy (Transport and Infrastructure) 2021

This state-wide Policy provides additional planning provisions for infrastructure in New South Wales, including:
- cemeteries
- data centres
- educational establishments and child care facilities
- electricity generation, transmission or distribution
- emergency services
- flood mitigation and waterway management
- health services
- parks
- government buildings
- roads, railways and ports
- sewerage
- waste management
- water supply

State Environmental Planning Policy (Industry and Employment) 2021

This state-wide Policy provides additional planning provisions for advertising and signage.

State Environmental Planning Policy (Resources and Energy) 2021

This state-wide Policy provides additional planning provisions for mining, petroleum and other extractive industries (including sand, gravel, clay, turf, soil, rock, stone or similar).

State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021

This state-wide Policy provides additional planning provisions for State Significant Precincts within the City of Sydney including Darling Harbour, Walsh Bay, Redfern-Waterloo-Eveleigh, Moore Park, Sydney Opera House, Barangaroo and the Sirius building in the Rocks.

State Environmental Planning Policy (Sustainable Buildings) 2022

This state-wide Policy establishes minimum energy use and water performance standards performance standards for residential and non-residential buildings.

OTHER MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - E. P. & A. REGULATION, 2021. SECTIONS (3) - (22)

(3) Contribution plans

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

▪ Central Sydney Development Contributions Plan 2020 – in operation 26th November 2021	**NO**
▪ City of Sydney Development Contributions Plan 2015 – in operation 1st July 2016	**YES**
▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16th May 2007	**NO**

Notes:

- An affordable housing contribution may be payable as part of a development application or planning proposal under The City of Sydney Affordable Housing Program (Program) – Adopted 26 June 2023.

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 and/or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024 applies. A Housing and Productivity Contribution may be payable to the NSW Government for certain new development. Details of this contribution are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

- Certain sites in Ultimo-Pyrmont may be subject to the:
- - Pyrmont Peninsula Metro Special Infrastructure Contribution (SIC)
- - The Transport Project Component of the Housing and Productivity Contribution.
- - The Draft City of Sydney Ultimo Pyrmont Local Infrastructure Contributions Plan 2023, which was approved by Council on 27 October 2025 and is expected to come into force in 2026.
- For any information on whether additional contributions are payable on the site to which this planning certificate refers, please contact us through the City of Sydney website – www.cityofsydney.nsw.gov.au

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 applies. Housing and Productivity Contributions may be payable to the NSW Government for certain new development. Details of these contributions are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-

contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

(4) Complying Development

(1) If the land is land on which complying development may be carried out under each of the complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.17A (1) (c) to (e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on that land because of 1 of those clauses, the reasons why it may not be carried out under those clauses.

(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of complying development. Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

Housing Code, Industrial and Business Buildings Code and Low Rise Housing Diversity Code

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

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

Housing Alterations Code

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

Industrial and Business Alterations Code

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

Subdivisions Code

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

Rural Housing Code

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

General Development Code

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

Demolition Code

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

(5) Exempt Development

(1) If the land is land on which exempt development may be carried out under each of the exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.

(2) If exempt development may not be carried out on that land because of 1 of those clauses, the reasons why it may not be carried out under those clauses.

(3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of exempt development. Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

All Exempt and Complying Development Codes

Exempt development under each of the exempt development codes **may** be carried out on the land.

(6) Affected building notices and building product rectification orders

(1)

(a) The land to which the certificate relates is not subject to any affected building notice of which Council is aware.

(b) The land to which the certificate relates is not subject to any building product rectification order of which Council is aware and has not been fully complied with.

(c) The land to which the certificate relates is not subject to any notice of intention to make a building product rectification order of which Council is aware and is outstanding.

(2) In this clause:

affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

(7) Land reserved for acquisition

No environmental planning instrument, or proposed environmental planning instrument applying to the land, provides for the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

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

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

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

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

(9) Flood related development controls information.

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

YES

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

YES

(3) In this section:

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Flood Risk Management Manual* (ISBN 978-1-923076-17-4) published 30 June 2023 by the NSW Government.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

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

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

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

(11) Bush fire prone land

This land has not been identified as bush fire prone land under the Environmental Planning and Assessment Act 1979. If you would like further information visit https://datasets.seed.nsw.gov.au/dataset/bush-fire-prone-land. .

(12) Loose-fill asbestos insulation

This land is not listed on the Loose-fill Asbestos Insulation register. If you would like further information visit https://www.nsw.gov.au/housing-and-construction/safety-home/loose-fill-asbestos-insulation/loose-fill-asbestos-insulation-register.

(13) Mine Subsidence District

No land in the City of Sydney LGA is declared to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 2017. If you would like further information visit https://www.nsw.gov.au/departments-and-agencies/subsidence-advisory/mine-subsidence-districts.

(14) Paper subdivision information

Not Applicable.

(15) Property vegetation plans

There are no property vegetation plans approved and in force within the City of Sydney LGA, under the Native Vegetation Act 2003, Part 4.

(16) Biodiversity stewardship sites

There are no biodiversity stewardship sites located within the City of Sydney LGA under the Biodiversity Conservation Act 2016, Part 5. If you would like further information visit https://www.bct.nsw.gov.au/resources/public-register-private-land-conservation-agreements.

(17) Biodiversity certified land

There are no biodiversity certification orders applying to the City of Sydney LGA. If you would like further information visit https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/biodiversity-certification/register-of-biodiversity-certification-orders.

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

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

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

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

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before 1 January 2011.

(20) Western Sydney Aerotropolis

The State Environmental Planning Policy (Precincts—Western Parkland City) 2021 does not apply to the City of Sydney LGA.

(21) Development consent conditions for seniors housing

State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

(22) Site compatibility certificates and development conditions for affordable rental housing

(1) The land to which the certificate relates is not subject to a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, and is not subject to a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land.

(2) *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 does not apply to the land which the certificate relates.

(3) The land to which the certificate relates is not subject to any conditions of development consent in relation to land of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

(4) In this section:

former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*

(23) Water or sewerage services

Water or sewerage services are not provided to the land under the Water Industry Competition Act 2006

Note—

A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

(24) Special entertainment precincts

The land to which the certificate relates is not located within a Special Entertainment Precinct within the meaning of the Local Government Act 1993. If you would like more information visit https://www.planning.nsw.gov.au/policy-and-legislation/night-time-economy/special-entertainment-precincts

(25) Interim development in future infrastructure corridors

Section 4.7A of the State Environmental Planning Policy (Transport and Infrastructure) 2021 does not apply to any land within the City of Sydney.

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

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

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

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

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

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

PLANNING CERTIFICATE SECTION 10.7 (2) INFORMATION:

Information provided in accordance with planning certificate section 10.7 (2) has been taken from council's records and advice from other authorities but council disclaims all liability for any omission or inaccuracy in the information. Specific inquiry should be made where doubt exists.

PLANNING CERTIFICATE UNDER SECTION 10.7 (5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

PLANNING CERTIFICATE SECTION 10.7 (5) ADVICE is current as at 12:00 noon two working days prior to the date of issue of this certificate. The following matters have been considered & details provided where information exists: easements in favour of council; parking permit scheme; heritage floor space restrictions; low-rental residential building; foreshore building line; tree preservation order.

Contaminated Land Potential:

Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of this section 10.7 certificate to confirm that the land has not been used for a purpose which would be likely to have contaminated the land. Parties should make their own enquiries as to whether the land may be contaminated.

Hazard Risk Restriction:

Some City of Sydney Local Environmental Plans incorporate Acid Sulfate soil maps.

Development on the land identified in those maps should have regard to the acid sulfate soil clause within the relevant Local Environmental Plan.

Construction Noise and View Loss Advice:

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

Outstanding Notice & Order information

In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order relating to Fire Safety (being an Order or Notice of Intention to issue an Order under Part 2 of Schedule 5 of the Environmental Planning and Assessment Act, 1979). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under clause 41 of Schedule 5 of the Environmental Planning

and Assessment Act and Section 735A of the Local Government Act.In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order (being an Order or Notice of Intention to issue an Order of a type other than relating to fire safety). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under clause 41 of Schedule 5 of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

Neighbourhood Parking Policy

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

ADVICE FROM OTHER BODIES

Sydney Ports Corporation Advice

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

Advice provided in accordance with planning certificate section 10.7 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 10.7 (6) of the Environmental Planning and Assessment Act, 1979).

Planning certificate section 10.7 (2), local planning controls are available are available online at www.cityofsydney.nsw.gov.au

General Enquiries:
Telephone: 02 9265 9333

Town Hall House
Level 2
Town Hall House
456 Kent Street
Sydney
9am – 5pm Monday - Friday

State planning controls are available online at www.legislation.nsw.gov.au

Where planning certificate section 10.7 (5) matters are supplied, complete details are available by writing to:

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

End of Document

CITY OF SYDNEY

City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000

+61 2 9265 9333
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au

JBS&G AUSTRALIA PTY LTD
Level 8 179 Elizabeth St

SYDNEY NSW 2000

PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Applicant:	JBS&G AUSTRALIA PTY LTD
Your reference:	
Address of property:	54 Parramatta Road , FOREST LODGE NSW 2037
Owner:	THE MASTER BUILDERS' ASSOCIATION of NSW
Description of land:	Lot 6 DP 30884
Certificate No.:	2024323744
Certificate Date:	7/05/26
Receipt No:	APC-630791
Fee:	$174.00
Paid:	6/05/26

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

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

CERTIFICATE ENQUIRIES:
Ph: 9265 9333

PLANNING CERTIFICATE UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021, CLAUSES (1) - (2).

DEVELOPMENT CONTROLS

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

ZONING

Zone E3 Productivity Support (Sydney Local Environmental Plan 2012)

1 Objectives of zone
• To provide a range of facilities and services, light industries, warehouses and offices.
• To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
• To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
• To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
• To provide opportunities for new and emerging light industries.
• To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
• To encourage employment opportunities.
• To promote land uses with active street frontages.
• To provide for land uses that support the viability of adjoining industrial land uses.

2 Permitted without consent
Nil

3 Permitted with consent
Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; General industries; Hardware and building supplies; Horticulture; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Roadside stalls; Rural supplies; Service stations; Shops; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Heavy industrial storage establishments; Helipads; Industries; Residential accommodation; Retail premises; Rural industries; Tourist and visitor accommodation; Truck depots

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

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

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

Planning Proposal: Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023

This Planning Proposal – Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023 (planning proposal) details the intent and justification for the proposed amendments to Sydney LEP 2012 and Sydney Local Environmental Plan 2013 (Green Square Town Centre) 2013 and Sydney Local Environmental Plan (Green Square Town Centre – Stage 2) 2013 (Green Square Town Centre LEPs).

Sydney Development Control Plan 2012: Policy and Housekeeping - Amendments

The purpose of this draft development control plan (DCP) is to amend the Sydney Development Control Plan 2012 with updates to better support the City's strategic priorities of housing, greening, parking, sustainability and amenity.

Draft Sydney Development Control Plan 2012: All-electric development

The purpose of this Development Control Plan (DCP) is to amend the Sydney Development Control Plan 2012 to insert new provisions that:

(a) continue to restrict the use of indoor gas appliances (cooktops, ovens and space heaters) in new residential accommodation for applications lodged after 31 December 2025;

(b) require the erection of new prescribed office premises, residential accommodation, prescribed hotel or motel accommodation and prescribed serviced apartments to be fully electric for applications lodged after 31 December 2026;

(c) clarify how the all-electric requirement applies to food and drink premises within affected development; and

(d) clarify how development applications can demonstrate that a building is designed to support all-electric appliances and systems.

Planning Proposal - Affordable Housing Contributions Review - Sydney Local Environmental Plan 2012, Sydney Local Environmental Plan (Green Square Town Centre) 2013, Sydney Local Environmental Plan (Green Square Town Centre - Stage 2) 2013 and Draft City of Sydney Affordable Housing Program 2024

The City is proposing changes to the City of Sydney affordable housing program which applies to all development applications in our local area. The proposed changes will:

- increase the equivalent cash contribution rates (dollar rates);
- require the local government area wide contribution to be a cash contribution, and remove the option to dedicate built dwellings
- simplify the rezoning contribution requirement and require the dedication of built dwellings where appropriate.

HERITAGE

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

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

To confirm whether the site is listed under the Heritage Act 1977 a Section 167 Certificate should be obtained from the NSW Heritage Office by contacting the NSW Heritage office on

(02) 9873 8500 for an application from or by downloading the application form from www.heritage.nsw.gov.au

STATE PLANNING INSTRUMENTS

Full copies of State Environmental Planning Policies are available online at www.planning.nsw.gov.au. Or https://legislation.nsw.gov.au/browse/inforce

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

This state-wide Policy outlines development standards for exempt and complying development codes in New South Wales. Exempt development is a type of development which is of minimal environmental impact that may be carried out without the need for development consent. Complying development is a type of development that may be carried out in accordance with a complying development certificate.

State Environmental Planning Policy (Housing) 2021

This state-wide Policy provides additional planning provisions for types of residential development including:
- affordable and diverse housing such as boarding houses, co-living housing, build-to-rent, housing for seniors and people with a disability, caravan parks, and temporary emergency accommodation
- design of residential apartment development
- transport oriented development
- low and mid rise housing

State Environmental Planning Policy (Planning Systems) 2021

This state-wide Policy provides pathways for the declaration of:
- State significant development
- State significant infrastructure
- critical State significant infrastructure
- regionally significant development.

It also provides controls for development carried out on land owned by Aboriginal Land Councils.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

This state-wide Policy provides additional planning provisions for the clearing of vegetation in non-rural areas, protection for bushland in public open space zones, and for development within the Sydney Harbour Catchment

State Environmental Planning Policy (Resilience and Hazards) 2021

This state-wide Policy provides additional planning provisions for hazardous and offensive industries, and for development within the coastal zone, including coastal wetlands, the coastal environment area and the coastal use area.

State Environmental Planning Policy (Transport and Infrastructure) 2021

This state-wide Policy provides additional planning provisions for infrastructure in New South Wales, including:
- cemeteries
- data centres
- educational establishments and child care facilities
- electricity generation, transmission or distribution
- emergency services
- flood mitigation and waterway management
- health services
- parks
- government buildings
- roads, railways and ports
- sewerage
- waste management
- water supply

State Environmental Planning Policy (Industry and Employment) 2021

This state-wide Policy provides additional planning provisions for advertising and signage.

State Environmental Planning Policy (Resources and Energy) 2021

This state-wide Policy provides additional planning provisions for mining, petroleum and other extractive industries (including sand, gravel, clay, turf, soil, rock, stone or similar).

State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021

This state-wide Policy provides additional planning provisions for State Significant Precincts within the City of Sydney including Darling Harbour, Walsh Bay, Redfern-Waterloo-Eveleigh, Moore Park, Sydney Opera House, Barangaroo and the Sirius building in the Rocks.

State Environmental Planning Policy (Sustainable Buildings) 2022

This state-wide Policy establishes minimum energy use and water performance standards performance standards for residential and non-residential buildings.

OTHER MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - E. P. & A. REGULATION, 2021. SECTIONS (3) - (22)

(3) Contribution plans

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

▪ Central Sydney Development Contributions Plan 2020 – in operation 26th November 2021	**NO**
▪ City of Sydney Development Contributions Plan 2015 – in operation 1st July 2016	**YES**
▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16th May 2007	**NO**

Notes:

- An affordable housing contribution may be payable as part of a development application or planning proposal under The City of Sydney Affordable Housing Program (Program) – Adopted 26 June 2023.

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 and/or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024 applies. A Housing and Productivity Contribution may be payable to the NSW Government for certain new development. Details of this contribution are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

- Certain sites in Ultimo-Pyrmont may be subject to the:
- - Pyrmont Peninsula Metro Special Infrastructure Contribution (SIC)
- - The Transport Project Component of the Housing and Productivity Contribution.
- - The Draft City of Sydney Ultimo Pyrmont Local Infrastructure Contributions Plan 2023, which was approved by Council on 27 October 2025 and is expected to come into force in 2026.
- For any information on whether additional contributions are payable on the site to which this planning certificate refers, please contact us through the City of Sydney website – www.cityofsydney.nsw.gov.au

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 applies. Housing and Productivity Contributions may be payable to the NSW Government for certain new development. Details of these contributions are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-

contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

(4) Complying Development

(1) If the land is land on which complying development may be carried out under each of the complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.17A (1) (c) to (e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on that land because of 1 of those clauses, the reasons why it may not be carried out under those clauses.

(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of complying development. Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

Housing Code, Industrial and Business Buildings Code and Low Rise Housing Diversity Code

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

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

Housing Alterations Code

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

Industrial and Business Alterations Code

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

Subdivisions Code

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

Rural Housing Code

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

General Development Code

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

Demolition Code

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

(5) Exempt Development

(1) If the land is land on which exempt development may be carried out under each of the exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.

(2) If exempt development may not be carried out on that land because of 1 of those clauses, the reasons why it may not be carried out under those clauses.

(3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of exempt development. Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

All Exempt and Complying Development Codes

Exempt development under each of the exempt development codes **may** be carried out on the land.

(6) Affected building notices and building product rectification orders

(1)

(a) The land to which the certificate relates is not subject to any affected building notice of which Council is aware.

(b) The land to which the certificate relates is not subject to any building product rectification order of which Council is aware and has not been fully complied with.

(c) The land to which the certificate relates is not subject to any notice of intention to make a building product rectification order of which Council is aware and is outstanding.

(2) In this clause:

affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

(7) Land reserved for acquisition

No environmental planning instrument, or proposed environmental planning instrument applying to the land, provides for the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

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

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

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

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

(9) Flood related development controls information.

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

UNKNOWN

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

YES

(3) In this section:

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Flood Risk Management Manual* (ISBN 978-1-923076-17-4) published 30 June 2023 by the NSW Government.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

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

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

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

(11) Bush fire prone land

This land has not been identified as bush fire prone land under the Environmental Planning and Assessment Act 1979. If you would like further information visit https://datasets.seed.nsw.gov.au/dataset/bush-fire-prone-land. .

(12) Loose-fill asbestos insulation

This land is not listed on the Loose-fill Asbestos Insulation register. If you would like further information visit https://www.nsw.gov.au/housing-and-construction/safety-home/loose-fill-asbestos-insulation/loose-fill-asbestos-insulation-register.

(13) Mine Subsidence District

No land in the City of Sydney LGA is declared to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 2017. If you would like further information visit https://www.nsw.gov.au/departments-and-agencies/subsidence-advisory/mine-subsidence-districts.

(14) Paper subdivision information

Not Applicable.

(15) Property vegetation plans

There are no property vegetation plans approved and in force within the City of Sydney LGA, under the Native Vegetation Act 2003, Part 4.

(16) Biodiversity stewardship sites

There are no biodiversity stewardship sites located within the City of Sydney LGA under the Biodiversity Conservation Act 2016, Part 5. If you would like further information visit https://www.bct.nsw.gov.au/resources/public-register-private-land-conservation-agreements.

(17) Biodiversity certified land

There are no biodiversity certification orders applying to the City of Sydney LGA. If you would like further information visit https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/biodiversity-certification/register-of-biodiversity-certification-orders.

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

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

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

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

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before 1 January 2011.

(20) Western Sydney Aerotropolis

The State Environmental Planning Policy (Precincts—Western Parkland City) 2021 does not apply to the City of Sydney LGA.

(21) Development consent conditions for seniors housing

State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

(22) Site compatibility certificates and development conditions for affordable rental housing

(1) The land to which the certificate relates is not subject to a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, and is not subject to a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land.

(2) *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 does not apply to the land which the certificate relates.

(3) The land to which the certificate relates is not subject to any conditions of development consent in relation to land of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

(4) In this section:

former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*

(23) Water or sewerage services

Water or sewerage services are not provided to the land under the Water Industry Competition Act 2006

Note—

A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

(24) Special entertainment precincts

The land to which the certificate relates is not located within a Special Entertainment Precinct within the meaning of the Local Government Act 1993. If you would like more information visit https://www.planning.nsw.gov.au/policy-and-legislation/night-time-economy/special-entertainment-precincts

(25) Interim development in future infrastructure corridors

Section 4.7A of the State Environmental Planning Policy (Transport and Infrastructure) 2021 does not apply to any land within the City of Sydney.

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

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

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

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

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

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

PLANNING CERTIFICATE SECTION 10.7 (2) INFORMATION:

Information provided in accordance with planning certificate section 10.7 (2) has been taken from council's records and advice from other authorities but council disclaims all liability for any omission or inaccuracy in the information. Specific inquiry should be made where doubt exists.

PLANNING CERTIFICATE UNDER SECTION 10.7 (5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

PLANNING CERTIFICATE SECTION 10.7 (5) ADVICE is current as at 12:00 noon two working days prior to the date of issue of this certificate. The following matters have been considered & details provided where information exists: easements in favour of council; parking permit scheme; heritage floor space restrictions; low-rental residential building; foreshore building line; tree preservation order.

Contaminated Land Potential:

Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of this section 10.7 certificate to confirm that the land has not been used for a purpose which would be likely to have contaminated the land. Parties should make their own enquiries as to whether the land may be contaminated.

Hazard Risk Restriction:

Some City of Sydney Local Environmental Plans incorporate Acid Sulfate soil maps.

Development on the land identified in those maps should have regard to the acid sulfate soil clause within the relevant Local Environmental Plan.

Construction Noise and View Loss Advice:

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

Outstanding Notice & Order information

In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order relating to Fire Safety (being an Order or Notice of Intention to issue an Order under Part 2 of Schedule 5 of the Environmental Planning and Assessment Act, 1979). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under clause 41 of Schedule 5 of the Environmental Planning

and Assessment Act and Section 735A of the Local Government Act.In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order (being an Order or Notice of Intention to issue an Order of a type other than relating to fire safety). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under clause 41 of Schedule 5 of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

Neighbourhood Parking Policy

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

ADVICE FROM OTHER BODIES

Sydney Ports Corporation Advice

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

Advice provided in accordance with planning certificate section 10.7 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 10.7 (6) of the Environmental Planning and Assessment Act, 1979).

Planning certificate section 10.7 (2), local planning controls are available are available online at www.cityofsydney.nsw.gov.au

General Enquiries:
Telephone: 02 9265 9333

Town Hall House
Level 2
Town Hall House
456 Kent Street
Sydney
9am – 5pm Monday - Friday

State planning controls are available online at www.legislation.nsw.gov.au

Where planning certificate section 10.7 (5) matters are supplied, complete details are available by writing to:

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

End of Document

CITY OF SYDNEY

City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000

+61 2 9265 9333
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au

JBS&G AUSTRALIA PTY LTD
Level 8 179 Elizabeth St

SYDNEY NSW 2000

PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Applicant:	JBS&G AUSTRALIA PTY LTD
Your reference:	
Address of property:	52 Parramatta Road , FOREST LODGE NSW 2037
Owner:	MASTER BUILDERS NSW LTD
Description of land:	Lot 1 DP 60080
Certificate No.:	2024323745
Certificate Date:	7/05/26
Receipt No:	APC-630791
Fee:	$174.00
Paid:	6/05/26

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

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

CERTIFICATE ENQUIRIES:
Ph: 9265 9333

PLANNING CERTIFICATE UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021, CLAUSES (1) - (2).

DEVELOPMENT CONTROLS

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

ZONING

Zone E3 Productivity Support (Sydney Local Environmental Plan 2012)

1 Objectives of zone
• To provide a range of facilities and services, light industries, warehouses and offices.
• To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
• To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
• To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
• To provide opportunities for new and emerging light industries.
• To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
• To encourage employment opportunities.
• To promote land uses with active street frontages.
• To provide for land uses that support the viability of adjoining industrial land uses.

2 Permitted without consent
Nil

3 Permitted with consent
Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; General industries; Hardware and building supplies; Horticulture; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Roadside stalls; Rural supplies; Service stations; Shops; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Heavy industrial storage establishments; Helipads; Industries; Residential accommodation; Retail premises; Rural industries; Tourist and visitor accommodation; Truck depots

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

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

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

Planning Proposal: Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023

This Planning Proposal – Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023 (planning proposal) details the intent and justification for the proposed amendments to Sydney LEP 2012 and Sydney Local Environmental Plan 2013 (Green Square Town Centre) 2013 and Sydney Local Environmental Plan (Green Square Town Centre – Stage 2) 2013 (Green Square Town Centre LEPs).

Sydney Development Control Plan 2012: Policy and Housekeeping - Amendments

The purpose of this draft development control plan (DCP) is to amend the Sydney Development Control Plan 2012 with updates to better support the City's strategic priorities of housing, greening, parking, sustainability and amenity.

Draft Sydney Development Control Plan 2012: All-electric development

The purpose of this Development Control Plan (DCP) is to amend the Sydney Development Control Plan 2012 to insert new provisions that:

(a) continue to restrict the use of indoor gas appliances (cooktops, ovens and space heaters) in new residential accommodation for applications lodged after 31 December 2025;

(b) require the erection of new prescribed office premises, residential accommodation, prescribed hotel or motel accommodation and prescribed serviced apartments to be fully electric for applications lodged after 31 December 2026;

(c) clarify how the all-electric requirement applies to food and drink premises within affected development; and

(d) clarify how development applications can demonstrate that a building is designed to support all-electric appliances and systems.

Planning Proposal - Affordable Housing Contributions Review - Sydney Local Environmental Plan 2012, Sydney Local Environmental Plan (Green Square Town Centre) 2013, Sydney Local Environmental Plan (Green Square Town Centre - Stage 2) 2013 and Draft City of Sydney Affordable Housing Program 2024

The City is proposing changes to the City of Sydney affordable housing program which applies to all development applications in our local area. The proposed changes will:

- increase the equivalent cash contribution rates (dollar rates);
- require the local government area wide contribution to be a cash contribution, and remove the option to dedicate built dwellings
- simplify the rezoning contribution requirement and require the dedication of built dwellings where appropriate.

HERITAGE

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

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

To confirm whether the site is listed under the Heritage Act 1977 a Section 167 Certificate should be obtained from the NSW Heritage Office by contacting the NSW Heritage office on

(02) 9873 8500 for an application from or by downloading the application form from www.heritage.nsw.gov.au

STATE PLANNING INSTRUMENTS

Full copies of State Environmental Planning Policies are available online at www.planning.nsw.gov.au. Or https://legislation.nsw.gov.au/browse/inforce

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

This state-wide Policy outlines development standards for exempt and complying development codes in New South Wales. Exempt development is a type of development which is of minimal environmental impact that may be carried out without the need for development consent. Complying development is a type of development that may be carried out in accordance with a complying development certificate.

State Environmental Planning Policy (Housing) 2021

This state-wide Policy provides additional planning provisions for types of residential development including:
- affordable and diverse housing such as boarding houses, co-living housing, build-to-rent, housing for seniors and people with a disability, caravan parks, and temporary emergency accommodation
- design of residential apartment development
- transport oriented development
- low and mid rise housing

State Environmental Planning Policy (Planning Systems) 2021

This state-wide Policy provides pathways for the declaration of:
- State significant development
- State significant infrastructure
- critical State significant infrastructure
- regionally significant development.

It also provides controls for development carried out on land owned by Aboriginal Land Councils.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

This state-wide Policy provides additional planning provisions for the clearing of vegetation in non-rural areas, protection for bushland in public open space zones, and for development within the Sydney Harbour Catchment

State Environmental Planning Policy (Resilience and Hazards) 2021

This state-wide Policy provides additional planning provisions for hazardous and offensive industries, and for development within the coastal zone, including coastal wetlands, the coastal environment area and the coastal use area.

State Environmental Planning Policy (Transport and Infrastructure) 2021

This state-wide Policy provides additional planning provisions for infrastructure in New South Wales, including:
- cemeteries
- data centres
- educational establishments and child care facilities
- electricity generation, transmission or distribution
- emergency services
- flood mitigation and waterway management
- health services
- parks
- government buildings
- roads, railways and ports
- sewerage
- waste management
- water supply

State Environmental Planning Policy (Industry and Employment) 2021

This state-wide Policy provides additional planning provisions for advertising and signage.

State Environmental Planning Policy (Resources and Energy) 2021

This state-wide Policy provides additional planning provisions for mining, petroleum and other extractive industries (including sand, gravel, clay, turf, soil, rock, stone or similar).

State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021

This state-wide Policy provides additional planning provisions for State Significant Precincts within the City of Sydney including Darling Harbour, Walsh Bay, Redfern-Waterloo-Eveleigh, Moore Park, Sydney Opera House, Barangaroo and the Sirius building in the Rocks.

State Environmental Planning Policy (Sustainable Buildings) 2022

This state-wide Policy establishes minimum energy use and water performance standards performance standards for residential and non-residential buildings.

OTHER MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - E. P. & A. REGULATION, 2021. SECTIONS (3) - (22)

(3) Contribution plans

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

▪ Central Sydney Development Contributions Plan 2020 – in operation 26th November 2021	**NO**
▪ City of Sydney Development Contributions Plan 2015 – in operation 1st July 2016	**YES**
▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16th May 2007	**NO**

Notes:

- An affordable housing contribution may be payable as part of a development application or planning proposal under The City of Sydney Affordable Housing Program (Program) – Adopted 26 June 2023.

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 and/or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024 applies. A Housing and Productivity Contribution may be payable to the NSW Government for certain new development. Details of this contribution are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

- Certain sites in Ultimo-Pyrmont may be subject to the:
- - Pyrmont Peninsula Metro Special Infrastructure Contribution (SIC)
- - The Transport Project Component of the Housing and Productivity Contribution.
- - The Draft City of Sydney Ultimo Pyrmont Local Infrastructure Contributions Plan 2023, which was approved by Council on 27 October 2025 and is expected to come into force in 2026.
- For any information on whether additional contributions are payable on the site to which this planning certificate refers, please contact us through the City of Sydney website – www.cityofsydney.nsw.gov.au

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 applies. Housing and Productivity Contributions may be payable to the NSW Government for certain new development. Details of these contributions are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-

contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

(4) Complying Development

(1) If the land is land on which complying development may be carried out under each of the complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.17A (1) (c) to (e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on that land because of 1 of those clauses, the reasons why it may not be carried out under those clauses.

(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of complying development. Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

Housing Code, Industrial and Business Buildings Code and Low Rise Housing Diversity Code

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

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

Housing Alterations Code

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

Industrial and Business Alterations Code

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

Subdivisions Code

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

Rural Housing Code

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

General Development Code

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

Demolition Code

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

(5) Exempt Development

(1) If the land is land on which exempt development may be carried out under each of the exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.

(2) If exempt development may not be carried out on that land because of 1 of those clauses, the reasons why it may not be carried out under those clauses.

(3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of exempt development. Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

All Exempt and Complying Development Codes

Exempt development under each of the exempt development codes **may** be carried out on the land.

(6) Affected building notices and building product rectification orders

(1)

(a) The land to which the certificate relates is not subject to any affected building notice of which Council is aware.

(b) The land to which the certificate relates is not subject to any building product rectification order of which Council is aware and has not been fully complied with.

(c) The land to which the certificate relates is not subject to any notice of intention to make a building product rectification order of which Council is aware and is outstanding.

(2) In this clause:

affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

(7) Land reserved for acquisition

No environmental planning instrument, or proposed environmental planning instrument applying to the land, provides for the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

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

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

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

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

(9) Flood related development controls information.

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

UNKNOWN

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

YES

(3) In this section:

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Flood Risk Management Manual* (ISBN 978-1-923076-17-4) published 30 June 2023 by the NSW Government.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

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

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

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

(11) Bush fire prone land

This land has not been identified as bush fire prone land under the Environmental Planning and Assessment Act 1979. If you would like further information visit https://datasets.seed.nsw.gov.au/dataset/bush-fire-prone-land. .

(12) Loose-fill asbestos insulation

This land is not listed on the Loose-fill Asbestos Insulation register. If you would like further information visit https://www.nsw.gov.au/housing-and-construction/safety-home/loose-fill-asbestos-insulation/loose-fill-asbestos-insulation-register.

(13) Mine Subsidence District

No land in the City of Sydney LGA is declared to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 2017. If you would like further information visit https://www.nsw.gov.au/departments-and-agencies/subsidence-advisory/mine-subsidence-districts.

(14) Paper subdivision information

Not Applicable.

(15) Property vegetation plans

There are no property vegetation plans approved and in force within the City of Sydney LGA, under the Native Vegetation Act 2003, Part 4.

(16) Biodiversity stewardship sites

There are no biodiversity stewardship sites located within the City of Sydney LGA under the Biodiversity Conservation Act 2016, Part 5. If you would like further information visit https://www.bct.nsw.gov.au/resources/public-register-private-land-conservation-agreements.

(17) Biodiversity certified land

There are no biodiversity certification orders applying to the City of Sydney LGA. If you would like further information visit https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/biodiversity-certification/register-of-biodiversity-certification-orders.

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

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

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

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

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before 1 January 2011.

(20) Western Sydney Aerotropolis

The State Environmental Planning Policy (Precincts—Western Parkland City) 2021 does not apply to the City of Sydney LGA.

(21) Development consent conditions for seniors housing

State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

(22) Site compatibility certificates and development conditions for affordable rental housing

(1) The land to which the certificate relates is not subject to a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, and is not subject to a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land.

(2) *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 does not apply to the land which the certificate relates.

(3) The land to which the certificate relates is not subject to any conditions of development consent in relation to land of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

(4) In this section:

former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*

(23) Water or sewerage services

Water or sewerage services are not provided to the land under the Water Industry Competition Act 2006

Note—

A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

(24) Special entertainment precincts

The land to which the certificate relates is not located within a Special Entertainment Precinct within the meaning of the Local Government Act 1993. If you would like more information visit https://www.planning.nsw.gov.au/policy-and-legislation/night-time-economy/special-entertainment-precincts

(25) Interim development in future infrastructure corridors

Section 4.7A of the State Environmental Planning Policy (Transport and Infrastructure) 2021 does not apply to any land within the City of Sydney.

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

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

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

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

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

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

PLANNING CERTIFICATE SECTION 10.7 (2) INFORMATION:

Information provided in accordance with planning certificate section 10.7 (2) has been taken from council's records and advice from other authorities but council disclaims all liability for any omission or inaccuracy in the information. Specific inquiry should be made where doubt exists.

PLANNING CERTIFICATE UNDER SECTION 10.7 (5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

PLANNING CERTIFICATE SECTION 10.7 (5) ADVICE is current as at 12:00 noon two working days prior to the date of issue of this certificate. The following matters have been considered & details provided where information exists: easements in favour of council; parking permit scheme; heritage floor space restrictions; low-rental residential building; foreshore building line; tree preservation order.

Contaminated Land Potential:

Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of this section 10.7 certificate to confirm that the land has not been used for a purpose which would be likely to have contaminated the land. Parties should make their own enquiries as to whether the land may be contaminated.

Hazard Risk Restriction:

Some City of Sydney Local Environmental Plans incorporate Acid Sulfate soil maps.

Development on the land identified in those maps should have regard to the acid sulfate soil clause within the relevant Local Environmental Plan.

Construction Noise and View Loss Advice:

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

Outstanding Notice & Order information

In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order relating to Fire Safety (being an Order or Notice of Intention to issue an Order under Part 2 of Schedule 5 of the Environmental Planning and Assessment Act, 1979). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under clause 41 of Schedule 5 of the Environmental Planning

and Assessment Act and Section 735A of the Local Government Act.In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order (being an Order or Notice of Intention to issue an Order of a type other than relating to fire safety). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under clause 41 of Schedule 5 of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

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

ADVICE FROM OTHER BODIES

Sydney Ports Corporation Advice

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

Advice provided in accordance with planning certificate section 10.7 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 10.7 (6) of the Environmental Planning and Assessment Act, 1979).

Planning certificate section 10.7 (2), local planning controls are available are available online at www.cityofsydney.nsw.gov.au

General Enquiries:
Telephone: 02 9265 9333

Town Hall House
Level 2
Town Hall House
456 Kent Street
Sydney
9am – 5pm Monday - Friday

State planning controls are available online at www.legislation.nsw.gov.au

Where planning certificate section 10.7 (5) matters are supplied, complete details are available by writing to:

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

End of Document

CITY OF SYDNEY

City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000

+61 2 9265 9333
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au

JBS&G AUSTRALIA PTY LTD
Level 8 179 Elizabeth St

SYDNEY NSW 2000

PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Applicant:	JBS&G AUSTRALIA PTY LTD
Your reference:	
Address of property:	50 Arundel Street , FOREST LODGE NSW 2037
Owner:	DEPARTMENT of HEALTH and HER MOST GRACIOUS MAJESTY QUEEN ELIZABETH THE 2ND
Description of land:	Lot 1 DP 1275257
Certificate No.:	2024323746
Certificate Date:	7/05/26
Receipt No:	APC-630791
Fee:	$174.00
Paid:	6/05/26

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

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

CERTIFICATE ENQUIRIES:
Ph: 9265 9333

PLANNING CERTIFICATE UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021, CLAUSES (1) - (2).

DEVELOPMENT CONTROLS

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

ZONING

Zone E3 Productivity Support (Sydney Local Environmental Plan 2012)

1 Objectives of zone
• To provide a range of facilities and services, light industries, warehouses and offices.
• To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
• To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
• To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
• To provide opportunities for new and emerging light industries.
• To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
• To encourage employment opportunities.
• To promote land uses with active street frontages.
• To provide for land uses that support the viability of adjoining industrial land uses.

2 Permitted without consent
Nil

3 Permitted with consent
Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; General industries; Hardware and building supplies; Horticulture; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Roadside stalls; Rural supplies; Service stations; Shops; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Heavy industrial storage establishments; Helipads; Industries; Residential accommodation; Retail premises; Rural industries; Tourist and visitor accommodation; Truck depots

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

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

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

Planning Proposal: Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023

This Planning Proposal – Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023 (planning proposal) details the intent and justification for the proposed amendments to Sydney LEP 2012 and Sydney Local Environmental Plan 2013 (Green Square Town Centre) 2013 and Sydney Local Environmental Plan (Green Square Town Centre – Stage 2) 2013 (Green Square Town Centre LEPs).

Sydney Development Control Plan 2012: Policy and Housekeeping - Amendments

The purpose of this draft development control plan (DCP) is to amend the Sydney Development Control Plan 2012 with updates to better support the City's strategic priorities of housing, greening, parking, sustainability and amenity.

Draft Sydney Development Control Plan 2012: All-electric development

The purpose of this Development Control Plan (DCP) is to amend the Sydney Development Control Plan 2012 to insert new provisions that:

(a) continue to restrict the use of indoor gas appliances (cooktops, ovens and space heaters) in new residential accommodation for applications lodged after 31 December 2025;

(b) require the erection of new prescribed office premises, residential accommodation, prescribed hotel or motel accommodation and prescribed serviced apartments to be fully electric for applications lodged after 31 December 2026;

(c) clarify how the all-electric requirement applies to food and drink premises within affected development; and

(d) clarify how development applications can demonstrate that a building is designed to support all-electric appliances and systems.

Planning Proposal - Affordable Housing Contributions Review - Sydney Local Environmental Plan 2012, Sydney Local Environmental Plan (Green Square Town Centre) 2013, Sydney Local Environmental Plan (Green Square Town Centre - Stage 2) 2013 and Draft City of Sydney Affordable Housing Program 2024

The City is proposing changes to the City of Sydney affordable housing program which applies to all development applications in our local area. The proposed changes will:

- increase the equivalent cash contribution rates (dollar rates);
- require the local government area wide contribution to be a cash contribution, and remove the option to dedicate built dwellings
- simplify the rezoning contribution requirement and require the dedication of built dwellings where appropriate.

HERITAGE

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

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

To confirm whether the site is listed under the Heritage Act 1977 a Section 167 Certificate should be obtained from the NSW Heritage Office by contacting the NSW Heritage office on

(02) 9873 8500 for an application from or by downloading the application form from www.heritage.nsw.gov.au

STATE PLANNING INSTRUMENTS

Full copies of State Environmental Planning Policies are available online at www.planning.nsw.gov.au. Or https://legislation.nsw.gov.au/browse/inforce

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

This state-wide Policy outlines development standards for exempt and complying development codes in New South Wales. Exempt development is a type of development which is of minimal environmental impact that may be carried out without the need for development consent. Complying development is a type of development that may be carried out in accordance with a complying development certificate.

State Environmental Planning Policy (Housing) 2021

This state-wide Policy provides additional planning provisions for types of residential development including:
- affordable and diverse housing such as boarding houses, co-living housing, build-to-rent, housing for seniors and people with a disability, caravan parks, and temporary emergency accommodation
- design of residential apartment development
- transport oriented development
- low and mid rise housing

State Environmental Planning Policy (Planning Systems) 2021

This state-wide Policy provides pathways for the declaration of:
- State significant development
- State significant infrastructure
- critical State significant infrastructure
- regionally significant development.

It also provides controls for development carried out on land owned by Aboriginal Land Councils.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

This state-wide Policy provides additional planning provisions for the clearing of vegetation in non-rural areas, protection for bushland in public open space zones, and for development within the Sydney Harbour Catchment

State Environmental Planning Policy (Resilience and Hazards) 2021

This state-wide Policy provides additional planning provisions for hazardous and offensive industries, and for development within the coastal zone, including coastal wetlands, the coastal environment area and the coastal use area.

State Environmental Planning Policy (Transport and Infrastructure) 2021

This state-wide Policy provides additional planning provisions for infrastructure in New South Wales, including:
- cemeteries
- data centres
- educational establishments and child care facilities
- electricity generation, transmission or distribution
- emergency services
- flood mitigation and waterway management
- health services
- parks
- government buildings
- roads, railways and ports
- sewerage
- waste management
- water supply

State Environmental Planning Policy (Industry and Employment) 2021

This state-wide Policy provides additional planning provisions for advertising and signage.

State Environmental Planning Policy (Resources and Energy) 2021

This state-wide Policy provides additional planning provisions for mining, petroleum and other extractive industries (including sand, gravel, clay, turf, soil, rock, stone or similar).

State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021

This state-wide Policy provides additional planning provisions for State Significant Precincts within the City of Sydney including Darling Harbour, Walsh Bay, Redfern-Waterloo-Eveleigh, Moore Park, Sydney Opera House, Barangaroo and the Sirius building in the Rocks.

State Environmental Planning Policy (Sustainable Buildings) 2022

This state-wide Policy establishes minimum energy use and water performance standards performance standards for residential and non-residential buildings.

OTHER MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - E. P. & A. REGULATION, 2021. SECTIONS (3) - (22)

(3) Contribution plans

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

▪ Central Sydney Development Contributions Plan 2020 – in operation 26th November 2021	**NO**
▪ City of Sydney Development Contributions Plan 2015 – in operation 1st July 2016	**YES**
▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16th May 2007	**NO**

Notes:

- An affordable housing contribution may be payable as part of a development application or planning proposal under The City of Sydney Affordable Housing Program (Program) – Adopted 26 June 2023.

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 and/or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024 applies. A Housing and Productivity Contribution may be payable to the NSW Government for certain new development. Details of this contribution are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

- Certain sites in Ultimo-Pyrmont may be subject to the:
- - Pyrmont Peninsula Metro Special Infrastructure Contribution (SIC)
- - The Transport Project Component of the Housing and Productivity Contribution.
- - The Draft City of Sydney Ultimo Pyrmont Local Infrastructure Contributions Plan 2023, which was approved by Council on 27 October 2025 and is expected to come into force in 2026.
- For any information on whether additional contributions are payable on the site to which this planning certificate refers, please contact us through the City of Sydney website – www.cityofsydney.nsw.gov.au

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 applies. Housing and Productivity Contributions may be payable to the NSW Government for certain new development. Details of these contributions are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-

contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

(4) Complying Development

(1) If the land is land on which complying development may be carried out under each of the complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.17A (1) (c) to (e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on that land because of 1 of those clauses, the reasons why it may not be carried out under those clauses.

(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of complying development. Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

Housing Code, Industrial and Business Buildings Code and Low Rise Housing Diversity Code

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

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

Housing Alterations Code

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

Industrial and Business Alterations Code

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

Subdivisions Code

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

Rural Housing Code

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

General Development Code

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

Demolition Code

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

(5) Exempt Development

(1) If the land is land on which exempt development may be carried out under each of the exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.

(2) If exempt development may not be carried out on that land because of 1 of those clauses, the reasons why it may not be carried out under those clauses.

(3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of exempt development. Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

All Exempt and Complying Development Codes

Exempt development under each of the exempt development codes **may** be carried out on the land.

(6) Affected building notices and building product rectification orders

(1)

(a) The land to which the certificate relates is not subject to any affected building notice of which Council is aware.

(b) The land to which the certificate relates is not subject to any building product rectification order of which Council is aware and has not been fully complied with.

(c) The land to which the certificate relates is not subject to any notice of intention to make a building product rectification order of which Council is aware and is outstanding.

(2) In this clause:

affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

(7) Land reserved for acquisition

No environmental planning instrument, or proposed environmental planning instrument applying to the land, provides for the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

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

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

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

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

(9) Flood related development controls information.

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

UNKNOWN

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

YES

(3) In this section:

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Flood Risk Management Manual* (ISBN 978-1-923076-17-4) published 30 June 2023 by the NSW Government.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

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

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

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

(11) Bush fire prone land

This land has not been identified as bush fire prone land under the Environmental Planning and Assessment Act 1979. If you would like further information visit https://datasets.seed.nsw.gov.au/dataset/bush-fire-prone-land. .

(12) Loose-fill asbestos insulation

This land is not listed on the Loose-fill Asbestos Insulation register. If you would like further information visit https://www.nsw.gov.au/housing-and-construction/safety-home/loose-fill-asbestos-insulation/loose-fill-asbestos-insulation-register.

(13) Mine Subsidence District

No land in the City of Sydney LGA is declared to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 2017. If you would like further information visit https://www.nsw.gov.au/departments-and-agencies/subsidence-advisory/mine-subsidence-districts.

(14) Paper subdivision information

Not Applicable.

(15) Property vegetation plans

There are no property vegetation plans approved and in force within the City of Sydney LGA, under the Native Vegetation Act 2003, Part 4.

(16) Biodiversity stewardship sites

There are no biodiversity stewardship sites located within the City of Sydney LGA under the Biodiversity Conservation Act 2016, Part 5. If you would like further information visit https://www.bct.nsw.gov.au/resources/public-register-private-land-conservation-agreements.

(17) Biodiversity certified land

There are no biodiversity certification orders applying to the City of Sydney LGA. If you would like further information visit https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/biodiversity-certification/register-of-biodiversity-certification-orders.

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

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

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

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

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before 1 January 2011.

(20) Western Sydney Aerotropolis

The State Environmental Planning Policy (Precincts—Western Parkland City) 2021 does not apply to the City of Sydney LGA.

(21) Development consent conditions for seniors housing

State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

(22) Site compatibility certificates and development conditions for affordable rental housing

(1) The land to which the certificate relates is not subject to a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, and is not subject to a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land.

(2) *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 does not apply to the land which the certificate relates.

(3) The land to which the certificate relates is not subject to any conditions of development consent in relation to land of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

(4) In this section:

former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*

(23) Water or sewerage services

Water or sewerage services are not provided to the land under the Water Industry Competition Act 2006

Note—

A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

(24) Special entertainment precincts

The land to which the certificate relates is not located within a Special Entertainment Precinct within the meaning of the Local Government Act 1993. If you would like more information visit https://www.planning.nsw.gov.au/policy-and-legislation/night-time-economy/special-entertainment-precincts

(25) Interim development in future infrastructure corridors

Section 4.7A of the State Environmental Planning Policy (Transport and Infrastructure) 2021 does not apply to any land within the City of Sydney.

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

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

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

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

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

(e) The land to which the certificate relates **is** the subject of a **site audit statement** within the meaning of that act, a copy of which has been provided to Council.

PLANNING CERTIFICATE SECTION 10.7 (2) INFORMATION:

Information provided in accordance with planning certificate section 10.7 (2) has been taken from council's records and advice from other authorities but council disclaims all liability for any omission or inaccuracy in the information. Specific inquiry should be made where doubt exists.

PLANNING CERTIFICATE UNDER SECTION 10.7 (5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

PLANNING CERTIFICATE SECTION 10.7 (5) ADVICE is current as at 12:00 noon two working days prior to the date of issue of this certificate. The following matters have been considered & details provided where information exists: easements in favour of council; parking permit scheme; heritage floor space restrictions; low-rental residential building; foreshore building line; tree preservation order.

Contaminated Land Potential:

The land the subject of this s10.7 (5) Certificate contains, or has contained, contaminants identified in one or more reports or records held by Council. Further information may be sought through the City's document access procedures.

Hazard Risk Restriction:

Some City of Sydney Local Environmental Plans incorporate Acid Sulfate soil maps.

Development on the land identified in those maps should have regard to the acid sulfate soil clause within the relevant Local Environmental Plan.

Construction Noise and View Loss Advice:

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

Outstanding Notice & Order information

In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order relating to Fire Safety (being an Order or Notice of Intention to issue an Order under Part 2 of Schedule 5 of the Environmental Planning and Assessment Act, 1979).

Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under clause 41 of Schedule 5 of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order (being an Order or Notice of Intention to issue an Order of a type other than relating to fire safety). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under clause 41 of Schedule 5 of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

Neighbourhood Parking Policy

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

ADVICE FROM OTHER BODIES

Sydney Ports Corporation Advice

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Chief Executive Officer
City of Sydney

G.P.O. Box 1591
Sydney NSW 2000

End of Document

CITY OF SYDNEY

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JBS&G AUSTRALIA PTY LTD
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PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Applicant:	JBS&G AUSTRALIA PTY LTD
Your reference:	
Address of property:	50 Parramatta Road , FOREST LODGE NSW 2037
Owner:	DEPARTMENT of HEALTH and HER MOST GRACIOUS MAJESTY QUEEN ELIZABETH THE 2ND
Description of land:	Lot 2 DP 1275257
Certificate No.:	2024323747
Certificate Date:	7/05/26
Receipt No:	APC-630791
Fee:	$174.00
Paid:	6/05/26

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

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

CERTIFICATE ENQUIRIES:
Ph: 9265 9333

PLANNING CERTIFICATE UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021, CLAUSES (1) - (2).

DEVELOPMENT CONTROLS

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

ZONING

Zone E3 Productivity Support (Sydney Local Environmental Plan 2012)

1 Objectives of zone
• To provide a range of facilities and services, light industries, warehouses and offices.
• To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
• To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
• To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
• To provide opportunities for new and emerging light industries.
• To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
• To encourage employment opportunities.
• To promote land uses with active street frontages.
• To provide for land uses that support the viability of adjoining industrial land uses.

2 Permitted without consent
Nil

3 Permitted with consent
Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; General industries; Hardware and building supplies; Horticulture; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Roadside stalls; Rural supplies; Service stations; Shops; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Heavy industrial storage establishments; Helipads; Industries; Residential accommodation; Retail premises; Rural industries; Tourist and visitor accommodation; Truck depots

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

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

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

Planning Proposal: Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023

This Planning Proposal – Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023 (planning proposal) details the intent and justification for the proposed amendments to Sydney LEP 2012 and Sydney Local Environmental Plan 2013 (Green Square Town Centre) 2013 and Sydney Local Environmental Plan (Green Square Town Centre – Stage 2) 2013 (Green Square Town Centre LEPs).

Sydney Development Control Plan 2012: Policy and Housekeeping - Amendments

The purpose of this draft development control plan (DCP) is to amend the Sydney Development Control Plan 2012 with updates to better support the City's strategic priorities of housing, greening, parking, sustainability and amenity.

Draft Sydney Development Control Plan 2012: All-electric development

The purpose of this Development Control Plan (DCP) is to amend the Sydney Development Control Plan 2012 to insert new provisions that:

(a) continue to restrict the use of indoor gas appliances (cooktops, ovens and space heaters) in new residential accommodation for applications lodged after 31 December 2025;

(b) require the erection of new prescribed office premises, residential accommodation, prescribed hotel or motel accommodation and prescribed serviced apartments to be fully electric for applications lodged after 31 December 2026;

(c) clarify how the all-electric requirement applies to food and drink premises within affected development; and

(d) clarify how development applications can demonstrate that a building is designed to support all-electric appliances and systems.

Planning Proposal - Affordable Housing Contributions Review - Sydney Local Environmental Plan 2012, Sydney Local Environmental Plan (Green Square Town Centre) 2013, Sydney Local Environmental Plan (Green Square Town Centre - Stage 2) 2013 and Draft City of Sydney Affordable Housing Program 2024

The City is proposing changes to the City of Sydney affordable housing program which applies to all development applications in our local area. The proposed changes will:

- increase the equivalent cash contribution rates (dollar rates);
- require the local government area wide contribution to be a cash contribution, and remove the option to dedicate built dwellings
- simplify the rezoning contribution requirement and require the dedication of built dwellings where appropriate.

HERITAGE

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

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

To confirm whether the site is listed under the Heritage Act 1977 a Section 167 Certificate should be obtained from the NSW Heritage Office by contacting the NSW Heritage office on

(02) 9873 8500 for an application from or by downloading the application form from www.heritage.nsw.gov.au

STATE PLANNING INSTRUMENTS

Full copies of State Environmental Planning Policies are available online at www.planning.nsw.gov.au. Or https://legislation.nsw.gov.au/browse/inforce

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

This state-wide Policy outlines development standards for exempt and complying development codes in New South Wales. Exempt development is a type of development which is of minimal environmental impact that may be carried out without the need for development consent. Complying development is a type of development that may be carried out in accordance with a complying development certificate.

State Environmental Planning Policy (Housing) 2021

This state-wide Policy provides additional planning provisions for types of residential development including:
- affordable and diverse housing such as boarding houses, co-living housing, build-to-rent, housing for seniors and people with a disability, caravan parks, and temporary emergency accommodation
- design of residential apartment development
- transport oriented development
- low and mid rise housing

State Environmental Planning Policy (Planning Systems) 2021

This state-wide Policy provides pathways for the declaration of:
- State significant development
- State significant infrastructure
- critical State significant infrastructure
- regionally significant development.

It also provides controls for development carried out on land owned by Aboriginal Land Councils.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

This state-wide Policy provides additional planning provisions for the clearing of vegetation in non-rural areas, protection for bushland in public open space zones, and for development within the Sydney Harbour Catchment

State Environmental Planning Policy (Resilience and Hazards) 2021

This state-wide Policy provides additional planning provisions for hazardous and offensive industries, and for development within the coastal zone, including coastal wetlands, the coastal environment area and the coastal use area.

State Environmental Planning Policy (Transport and Infrastructure) 2021

This state-wide Policy provides additional planning provisions for infrastructure in New South Wales, including:
- cemeteries
- data centres
- educational establishments and child care facilities
- electricity generation, transmission or distribution
- emergency services
- flood mitigation and waterway management
- health services
- parks
- government buildings
- roads, railways and ports
- sewerage
- waste management
- water supply

State Environmental Planning Policy (Industry and Employment) 2021

This state-wide Policy provides additional planning provisions for advertising and signage.

State Environmental Planning Policy (Resources and Energy) 2021

This state-wide Policy provides additional planning provisions for mining, petroleum and other extractive industries (including sand, gravel, clay, turf, soil, rock, stone or similar).

State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021

This state-wide Policy provides additional planning provisions for State Significant Precincts within the City of Sydney including Darling Harbour, Walsh Bay, Redfern-Waterloo-Eveleigh, Moore Park, Sydney Opera House, Barangaroo and the Sirius building in the Rocks.

State Environmental Planning Policy (Sustainable Buildings) 2022

This state-wide Policy establishes minimum energy use and water performance standards performance standards for residential and non-residential buildings.

OTHER MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - E. P. & A. REGULATION, 2021. SECTIONS (3) - (22)

(3) Contribution plans

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

▪ Central Sydney Development Contributions Plan 2020 – in operation 26th November 2021	**NO**
▪ City of Sydney Development Contributions Plan 2015 – in operation 1st July 2016	**YES**
▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16th May 2007	**NO**

Notes:

- An affordable housing contribution may be payable as part of a development application or planning proposal under The City of Sydney Affordable Housing Program (Program) – Adopted 26 June 2023.

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 and/or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024 applies. A Housing and Productivity Contribution may be payable to the NSW Government for certain new development. Details of this contribution are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

- Certain sites in Ultimo-Pyrmont may be subject to the:
- - Pyrmont Peninsula Metro Special Infrastructure Contribution (SIC)
- - The Transport Project Component of the Housing and Productivity Contribution.
- - The Draft City of Sydney Ultimo Pyrmont Local Infrastructure Contributions Plan 2023, which was approved by Council on 27 October 2025 and is expected to come into force in 2026.
- For any information on whether additional contributions are payable on the site to which this planning certificate refers, please contact us through the City of Sydney website – www.cityofsydney.nsw.gov.au

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 applies. Housing and Productivity Contributions may be payable to the NSW Government for certain new development. Details of these contributions are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-

contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

(4) Complying Development

(1) If the land is land on which complying development may be carried out under each of the complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.17A (1) (c) to (e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on that land because of 1 of those clauses, the reasons why it may not be carried out under those clauses.

(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of complying development. Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

Housing Code, Industrial and Business Buildings Code and Low Rise Housing Diversity Code

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

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

Housing Alterations Code

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

Industrial and Business Alterations Code

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

Subdivisions Code

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

Rural Housing Code

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

General Development Code

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

Demolition Code

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

(5) Exempt Development

(1) If the land is land on which exempt development may be carried out under each of the exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.

(2) If exempt development may not be carried out on that land because of 1 of those clauses, the reasons why it may not be carried out under those clauses.

(3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of exempt development. Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

All Exempt and Complying Development Codes

Exempt development under each of the exempt development codes **may** be carried out on the land.

(6) Affected building notices and building product rectification orders

(1)

(a) The land to which the certificate relates is not subject to any affected building notice of which Council is aware.

(b) The land to which the certificate relates is not subject to any building product rectification order of which Council is aware and has not been fully complied with.

(c) The land to which the certificate relates is not subject to any notice of intention to make a building product rectification order of which Council is aware and is outstanding.

(2) In this clause:

affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

(7) Land reserved for acquisition

No environmental planning instrument, or proposed environmental planning instrument applying to the land, provides for the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

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

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

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

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

(9) Flood related development controls information.

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

UNKNOWN

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

YES

(3) In this section:

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Flood Risk Management Manual* (ISBN 978-1-923076-17-4) published 30 June 2023 by the NSW Government.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

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

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

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

(11) Bush fire prone land

This land has not been identified as bush fire prone land under the Environmental Planning and Assessment Act 1979. If you would like further information visit https://datasets.seed.nsw.gov.au/dataset/bush-fire-prone-land. .

(12) Loose-fill asbestos insulation

This land is not listed on the Loose-fill Asbestos Insulation register. If you would like further information visit https://www.nsw.gov.au/housing-and-construction/safety-home/loose-fill-asbestos-insulation/loose-fill-asbestos-insulation-register.

(13) Mine Subsidence District

No land in the City of Sydney LGA is declared to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 2017. If you would like further information visit https://www.nsw.gov.au/departments-and-agencies/subsidence-advisory/mine-subsidence-districts.

(14) Paper subdivision information

Not Applicable.

(15) Property vegetation plans

There are no property vegetation plans approved and in force within the City of Sydney LGA, under the Native Vegetation Act 2003, Part 4.

(16) Biodiversity stewardship sites

There are no biodiversity stewardship sites located within the City of Sydney LGA under the Biodiversity Conservation Act 2016, Part 5. If you would like further information visit https://www.bct.nsw.gov.au/resources/public-register-private-land-conservation-agreements.

(17) Biodiversity certified land

There are no biodiversity certification orders applying to the City of Sydney LGA. If you would like further information visit https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/biodiversity-certification/register-of-biodiversity-certification-orders.

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

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

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

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

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before 1 January 2011.

(20) Western Sydney Aerotropolis

The State Environmental Planning Policy (Precincts—Western Parkland City) 2021 does not apply to the City of Sydney LGA.

(21) Development consent conditions for seniors housing

State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

(22) Site compatibility certificates and development conditions for affordable rental housing

(1) The land to which the certificate relates is not subject to a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, and is not subject to a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land.

(2) *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 does not apply to the land which the certificate relates.

(3) The land to which the certificate relates is not subject to any conditions of development consent in relation to land of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

(4) In this section:

former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*

(23) Water or sewerage services

Water or sewerage services are not provided to the land under the Water Industry Competition Act 2006

Note—

A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

(24) Special entertainment precincts

The land to which the certificate relates is not located within a Special Entertainment Precinct within the meaning of the Local Government Act 1993. If you would like more information visit https://www.planning.nsw.gov.au/policy-and-legislation/night-time-economy/special-entertainment-precincts

(25) Interim development in future infrastructure corridors

Section 4.7A of the State Environmental Planning Policy (Transport and Infrastructure) 2021 does not apply to any land within the City of Sydney.

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

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

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

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

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

(e) The land to which the certificate relates **is** the subject of a **site audit statement** within the meaning of that act, a copy of which has been provided to Council.

PLANNING CERTIFICATE SECTION 10.7 (2) INFORMATION:

Information provided in accordance with planning certificate section 10.7 (2) has been taken from council's records and advice from other authorities but council disclaims all liability for any omission or inaccuracy in the information. Specific inquiry should be made where doubt exists.

PLANNING CERTIFICATE UNDER SECTION 10.7 (5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

PLANNING CERTIFICATE SECTION 10.7 (5) ADVICE is current as at 12:00 noon two working days prior to the date of issue of this certificate. The following matters have been considered & details provided where information exists: easements in favour of council; parking permit scheme; heritage floor space restrictions; low-rental residential building; foreshore building line; tree preservation order.

Contaminated Land Potential:

The land the subject of this s10.7 (5) Certificate contains, or has contained, contaminants identified in one or more reports or records held by Council. Further information may be sought through the City's document access procedures.

Hazard Risk Restriction:

Some City of Sydney Local Environmental Plans incorporate Acid Sulfate soil maps.

Development on the land identified in those maps should have regard to the acid sulfate soil clause within the relevant Local Environmental Plan.

Construction Noise and View Loss Advice:

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

Outstanding Notice & Order information

In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order relating to Fire Safety (being an Order or Notice of Intention to issue an Order under Part 2 of Schedule 5 of the Environmental Planning and Assessment Act, 1979).

Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under clause 41 of Schedule 5 of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order (being an Order or Notice of Intention to issue an Order of a type other than relating to fire safety). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under clause 41 of Schedule 5 of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

Neighbourhood Parking Policy

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

ADVICE FROM OTHER BODIES

Sydney Ports Corporation Advice

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

Advice provided in accordance with planning certificate section 10.7 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 10.7 (6) of the Environmental Planning and Assessment Act, 1979).

Planning certificate section 10.7 (2), local planning controls are available are available online at www.cityofsydney.nsw.gov.au

General Enquiries:
Telephone: 02 9265 9333

Town Hall House
Level 2
Town Hall House
456 Kent Street
Sydney
9am – 5pm Monday - Friday

State planning controls are available online at www.legislation.nsw.gov.au

Where planning certificate section 10.7 (5) matters are supplied, complete details are available by writing to:

Chief Executive Officer
City of Sydney

G.P.O. Box 1591
Sydney NSW 2000

End of Document

CITY OF SYDNEY

City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000

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JBS&G AUSTRALIA PTY LTD
Level 8 179 Elizabeth St

SYDNEY NSW 2000

PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Applicant:	JBS&G AUSTRALIA PTY LTD
Your reference:	
Address of property:	40 Parramatta Road , FOREST LODGE NSW 2037
Owner:	G & M TABCHOURI PROPERTY PTY LTD
Description of land:	Lot 7 DP 30884
Certificate No.:	2024323748
Certificate Date:	7/05/26
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Fee:	$174.00
Paid:	6/05/26

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

CERTIFICATE ENQUIRIES:
Ph: 9265 9333

PLANNING CERTIFICATE UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021, CLAUSES (1) - (2).

DEVELOPMENT CONTROLS

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

ZONING

Zone E3 Productivity Support (Sydney Local Environmental Plan 2012)

1 Objectives of zone
• To provide a range of facilities and services, light industries, warehouses and offices.
• To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
• To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
• To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
• To provide opportunities for new and emerging light industries.
• To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
• To encourage employment opportunities.
• To promote land uses with active street frontages.
• To provide for land uses that support the viability of adjoining industrial land uses.

2 Permitted without consent
Nil

3 Permitted with consent
Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; General industries; Hardware and building supplies; Horticulture; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Roadside stalls; Rural supplies; Service stations; Shops; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Heavy industrial storage establishments; Helipads; Industries; Residential accommodation; Retail premises; Rural industries; Tourist and visitor accommodation; Truck depots

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

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

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

Planning Proposal: Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023

This Planning Proposal – Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023 (planning proposal) details the intent and justification for the proposed amendments to Sydney LEP 2012 and Sydney Local Environmental Plan 2013 (Green Square Town Centre) 2013 and Sydney Local Environmental Plan (Green Square Town Centre – Stage 2) 2013 (Green Square Town Centre LEPs).

Sydney Development Control Plan 2012: Policy and Housekeeping - Amendments

The purpose of this draft development control plan (DCP) is to amend the Sydney Development Control Plan 2012 with updates to better support the City's strategic priorities of housing, greening, parking, sustainability and amenity.

Draft Sydney Development Control Plan 2012: All-electric development

The purpose of this Development Control Plan (DCP) is to amend the Sydney Development Control Plan 2012 to insert new provisions that:

(a) continue to restrict the use of indoor gas appliances (cooktops, ovens and space heaters) in new residential accommodation for applications lodged after 31 December 2025;

(b) require the erection of new prescribed office premises, residential accommodation, prescribed hotel or motel accommodation and prescribed serviced apartments to be fully electric for applications lodged after 31 December 2026;

(c) clarify how the all-electric requirement applies to food and drink premises within affected development; and

(d) clarify how development applications can demonstrate that a building is designed to support all-electric appliances and systems.

Planning Proposal - Affordable Housing Contributions Review - Sydney Local Environmental Plan 2012, Sydney Local Environmental Plan (Green Square Town Centre) 2013, Sydney Local Environmental Plan (Green Square Town Centre - Stage 2) 2013 and Draft City of Sydney Affordable Housing Program 2024

The City is proposing changes to the City of Sydney affordable housing program which applies to all development applications in our local area. The proposed changes will:

- increase the equivalent cash contribution rates (dollar rates);
- require the local government area wide contribution to be a cash contribution, and remove the option to dedicate built dwellings
- simplify the rezoning contribution requirement and require the dedication of built dwellings where appropriate.

HERITAGE

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

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

To confirm whether the site is listed under the Heritage Act 1977 a Section 167 Certificate should be obtained from the NSW Heritage Office by contacting the NSW Heritage office on

(02) 9873 8500 for an application from or by downloading the application form from www.heritage.nsw.gov.au

STATE PLANNING INSTRUMENTS

Full copies of State Environmental Planning Policies are available online at www.planning.nsw.gov.au. Or https://legislation.nsw.gov.au/browse/inforce

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

This state-wide Policy outlines development standards for exempt and complying development codes in New South Wales. Exempt development is a type of development which is of minimal environmental impact that may be carried out without the need for development consent. Complying development is a type of development that may be carried out in accordance with a complying development certificate.

State Environmental Planning Policy (Housing) 2021

This state-wide Policy provides additional planning provisions for types of residential development including:
- affordable and diverse housing such as boarding houses, co-living housing, build-to-rent, housing for seniors and people with a disability, caravan parks, and temporary emergency accommodation
- design of residential apartment development
- transport oriented development
- low and mid rise housing

State Environmental Planning Policy (Planning Systems) 2021

This state-wide Policy provides pathways for the declaration of:
- State significant development
- State significant infrastructure
- critical State significant infrastructure
- regionally significant development.

It also provides controls for development carried out on land owned by Aboriginal Land Councils.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

This state-wide Policy provides additional planning provisions for the clearing of vegetation in non-rural areas, protection for bushland in public open space zones, and for development within the Sydney Harbour Catchment

State Environmental Planning Policy (Resilience and Hazards) 2021

This state-wide Policy provides additional planning provisions for hazardous and offensive industries, and for development within the coastal zone, including coastal wetlands, the coastal environment area and the coastal use area.

State Environmental Planning Policy (Transport and Infrastructure) 2021

This state-wide Policy provides additional planning provisions for infrastructure in New South Wales, including:
- cemeteries
- data centres
- educational establishments and child care facilities
- electricity generation, transmission or distribution
- emergency services
- flood mitigation and waterway management
- health services
- parks
- government buildings
- roads, railways and ports
- sewerage
- waste management
- water supply

State Environmental Planning Policy (Industry and Employment) 2021

This state-wide Policy provides additional planning provisions for advertising and signage.

State Environmental Planning Policy (Resources and Energy) 2021

This state-wide Policy provides additional planning provisions for mining, petroleum and other extractive industries (including sand, gravel, clay, turf, soil, rock, stone or similar).

State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021

This state-wide Policy provides additional planning provisions for State Significant Precincts within the City of Sydney including Darling Harbour, Walsh Bay, Redfern-Waterloo-Eveleigh, Moore Park, Sydney Opera House, Barangaroo and the Sirius building in the Rocks.

State Environmental Planning Policy (Sustainable Buildings) 2022

This state-wide Policy establishes minimum energy use and water performance standards performance standards for residential and non-residential buildings.

OTHER MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - E. P. & A. REGULATION, 2021. SECTIONS (3) - (22)

(3) Contribution plans

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

▪ Central Sydney Development Contributions Plan 2020 – in operation 26th November 2021	**NO**
▪ City of Sydney Development Contributions Plan 2015 – in operation 1st July 2016	**YES**
▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16th May 2007	**NO**

Notes:

- An affordable housing contribution may be payable as part of a development application or planning proposal under The City of Sydney Affordable Housing Program (Program) – Adopted 26 June 2023.

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 and/or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024 applies. A Housing and Productivity Contribution may be payable to the NSW Government for certain new development. Details of this contribution are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

- Certain sites in Ultimo-Pyrmont may be subject to the:
- - Pyrmont Peninsula Metro Special Infrastructure Contribution (SIC)
- - The Transport Project Component of the Housing and Productivity Contribution.
- - The Draft City of Sydney Ultimo Pyrmont Local Infrastructure Contributions Plan 2023, which was approved by Council on 27 October 2025 and is expected to come into force in 2026.
- For any information on whether additional contributions are payable on the site to which this planning certificate refers, please contact us through the City of Sydney website – www.cityofsydney.nsw.gov.au

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 applies. Housing and Productivity Contributions may be payable to the NSW Government for certain new development. Details of these contributions are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-

contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

(4) Complying Development

(1) If the land is land on which complying development may be carried out under each of the complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.17A (1) (c) to (e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on that land because of 1 of those clauses, the reasons why it may not be carried out under those clauses.

(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of complying development. Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

Housing Code, Industrial and Business Buildings Code and Low Rise Housing Diversity Code

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

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

Housing Alterations Code

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

Industrial and Business Alterations Code

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

Subdivisions Code

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

Rural Housing Code

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

General Development Code

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

Demolition Code

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

(5) Exempt Development

(1) If the land is land on which exempt development may be carried out under each of the exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.

(2) If exempt development may not be carried out on that land because of 1 of those clauses, the reasons why it may not be carried out under those clauses.

(3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of exempt development. Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

All Exempt and Complying Development Codes

Exempt development under each of the exempt development codes **may** be carried out on the land.

(6) Affected building notices and building product rectification orders

(1)

(a) The land to which the certificate relates is not subject to any affected building notice of which Council is aware.

(b) The land to which the certificate relates is not subject to any building product rectification order of which Council is aware and has not been fully complied with.

(c) The land to which the certificate relates is not subject to any notice of intention to make a building product rectification order of which Council is aware and is outstanding.

(2) In this clause:

affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

(7) Land reserved for acquisition

No environmental planning instrument, or proposed environmental planning instrument applying to the land, provides for the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

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

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

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

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

(9) Flood related development controls information.

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

NO

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

NO

(3) In this section:

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Flood Risk Management Manual* (ISBN 978-1-923076-17-4) published 30 June 2023 by the NSW Government.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

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

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

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

(11) Bush fire prone land

This land has not been identified as bush fire prone land under the Environmental Planning and Assessment Act 1979. If you would like further information visit https://datasets.seed.nsw.gov.au/dataset/bush-fire-prone-land. .

(12) Loose-fill asbestos insulation

This land is not listed on the Loose-fill Asbestos Insulation register. If you would like further information visit https://www.nsw.gov.au/housing-and-construction/safety-home/loose-fill-asbestos-insulation/loose-fill-asbestos-insulation-register.

(13) Mine Subsidence District

No land in the City of Sydney LGA is declared to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 2017. If you would like further information visit https://www.nsw.gov.au/departments-and-agencies/subsidence-advisory/mine-subsidence-districts.

(14) Paper subdivision information

Not Applicable.

(15) Property vegetation plans

There are no property vegetation plans approved and in force within the City of Sydney LGA, under the Native Vegetation Act 2003, Part 4.

(16) Biodiversity stewardship sites

There are no biodiversity stewardship sites located within the City of Sydney LGA under the Biodiversity Conservation Act 2016, Part 5. If you would like further information visit https://www.bct.nsw.gov.au/resources/public-register-private-land-conservation-agreements.

(17) Biodiversity certified land

There are no biodiversity certification orders applying to the City of Sydney LGA. If you would like further information visit https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/biodiversity-certification/register-of-biodiversity-certification-orders.

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

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

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

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

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before 1 January 2011.

(20) Western Sydney Aerotropolis

The State Environmental Planning Policy (Precincts—Western Parkland City) 2021 does not apply to the City of Sydney LGA.

(21) Development consent conditions for seniors housing

State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

(22) Site compatibility certificates and development conditions for affordable rental housing

(1) The land to which the certificate relates is not subject to a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, and is not subject to a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land.

(2) *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 does not apply to the land which the certificate relates.

(3) The land to which the certificate relates is not subject to any conditions of development consent in relation to land of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

(4) In this section:

former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*

(23) Water or sewerage services

Water or sewerage services are not provided to the land under the Water Industry Competition Act 2006

Note—

A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

(24) Special entertainment precincts

The land to which the certificate relates is not located within a Special Entertainment Precinct within the meaning of the Local Government Act 1993. If you would like more information visit https://www.planning.nsw.gov.au/policy-and-legislation/night-time-economy/special-entertainment-precincts

(25) Interim development in future infrastructure corridors

Section 4.7A of the State Environmental Planning Policy (Transport and Infrastructure) 2021 does not apply to any land within the City of Sydney.

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

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

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

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

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

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

PLANNING CERTIFICATE SECTION 10.7 (2) INFORMATION:

Information provided in accordance with planning certificate section 10.7 (2) has been taken from council's records and advice from other authorities but council disclaims all liability for any omission or inaccuracy in the information. Specific inquiry should be made where doubt exists.

PLANNING CERTIFICATE UNDER SECTION 10.7 (5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

PLANNING CERTIFICATE SECTION 10.7 (5) ADVICE is current as at 12:00 noon two working days prior to the date of issue of this certificate. The following matters have been considered & details provided where information exists: easements in favour of council; parking permit scheme; heritage floor space restrictions; low-rental residential building; foreshore building line; tree preservation order.

Contaminated Land Potential:

Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of this section 10.7 certificate to confirm that the land has not been used for a purpose which would be likely to have contaminated the land. Parties should make their own enquiries as to whether the land may be contaminated.

Hazard Risk Restriction:

Some City of Sydney Local Environmental Plans incorporate Acid Sulfate soil maps.

Development on the land identified in those maps should have regard to the acid sulfate soil clause within the relevant Local Environmental Plan.

Construction Noise and View Loss Advice:

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

Outstanding Notice & Order information

In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order relating to Fire Safety (being an Order or Notice of Intention to issue an Order under Part 2 of Schedule 5 of the Environmental Planning and Assessment Act, 1979). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under clause 41 of Schedule 5 of the Environmental Planning

and Assessment Act and Section 735A of the Local Government Act.In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order (being an Order or Notice of Intention to issue an Order of a type other than relating to fire safety). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under clause 41 of Schedule 5 of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

Neighbourhood Parking Policy

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

ADVICE FROM OTHER BODIES

Sydney Ports Corporation Advice

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

Advice provided in accordance with planning certificate section 10.7 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 10.7 (6) of the Environmental Planning and Assessment Act, 1979).

Planning certificate section 10.7 (2), local planning controls are available are available online at www.cityofsydney.nsw.gov.au

General Enquiries:
Telephone: 02 9265 9333

Town Hall House
Level 2
Town Hall House
456 Kent Street
Sydney
9am – 5pm Monday - Friday

State planning controls are available online at www.legislation.nsw.gov.au

Where planning certificate section 10.7 (5) matters are supplied, complete details are available by writing to:

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

End of Document

Appendix D Historical Title Searches

ABN: 36 092 724 251

Summary of Owners Report

Address: - Forest Lodge

Description: - Lots 1, 2, 5, 6, 7 & 8 D.P. 30884, Lot C D.P. 438920, Lot 201 D.P. 746742, Lot 1 D.P. 60080, Lots 1 & 2 D.P. 1275257, Lots 14A, 15A, 16 & 17 D.P. 447083, Lots A, B, C, D, E & F D.P. 966001 & Lot 1 D.P. 112049

Ownership History, as regards to Lot 1 D.P. 30884

Date of Acquisition	Term Held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
22.08.1916	1916 to 1930	Margaret Maria Monk (Widow) (Transmission Application – Not Investigated)	Volume 1266 Folio 115
28.07.1930	1930 to 1931	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Married Woman Now Widow) William Carnegie Celegg (Civil Servant)	Volume 1266 Folio 115
10.09.1931	1931 to 1961	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Widow)	Volume 1266 Folio 115 Now Volume 7037 Folio 146
31.10.1961	1961 to 1963	William Basil Rudd (Builder) Francis Douglas Rudd (Builder)	Volume 7037 Folio 146 Now Volume 9042 Folio 150
09.10.1963	1963 to 1966	Wenzel Batty & McGrath Limited	Volume 9042 Folio 150
07.09.1966	1966 to 1968	Jackson & Spring Pty Limited	Volume 9042 Folio 150
12.08.1968	1968 to 1987	Powell Exports Pty Limited	Volume 9042 Folio 150
10.09.1987	1987 to 1997	Bowvale Pty Limited	Volume 9042 Folio 150 Now 1/30884
17.10.1997	1997 to 2016	Tony Hakim	1/30884
27.08.2016	2016 to Date	# Amyzoa Pty Ltd	1/30884

 # Denotes current registered proprietor.

Leases, excluding premises

Date	Lease instrument	Lessees	Term
08.09.1919	A435749	Lease from Margaret Maria Monk to Ernest Victor Reilly (Manufacturing Confectioner) and Charlotte Edith May Creed (Married Woman)	Expired: 12.01.1923
13.06.1923	A954049	Lease from Margaret Maria Monk to Arthur Smith (Motor Engineer) and James Harvey (Body Builder) of part of the land within described together with right of way.	
31.12.1981	A860166	Lease to Computer Accounting Services Pty. Limited.	Option of renewal Expires: 30.04.1984
26.03.2001	7495975	Lease 26.03.2001 (7495976) Transfer of Lease 26.03.2001 (7495977) Transfer of Lease	

Easements: - NIL

Date	Creating Instrument/Plan	Description

ABN: 36 092 724 251

Ownership History, as regards to Lot 2 D.P. 30884

Date of Acquisition	Term Held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
22.08.1916	1916 to 1930	Margaret Maria Monk (Widow) (Transmission Application – Not Investigated)	Volume 1266 Folio 115 & Volume 1235 Folio 82
28.07.1930	1930 to 1931	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Married Woman Now Widow) William Carnegie Celegg (Civil Servant)	Volume 1266 Folio 115 & Volume 1235 Folio 82
10.09.1931	1931 to 1961	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Widow)	Volume 1266 Folio 115 & Volume 1235 Folio 82 Now Volume 7037 Folio 146
26.06.1961	1961 to 1986	Norman Charles Ladd (Carrier) George William (Car Repairs) Pty. Limited	Volume 7037 Folio 146 Now Volume 8234 Folios 204 & 205
28.02.1986	1986 to 1988	Elite Wood Products (Australia) Pty. Limited	Volume 8234 Folios 204 & 205 Now Volume 15210 Folio 191
26.09.1988	1988 to 2008	Frederick Spencer Howe Doman Thomas Alastair Doman Elspeth Mary Doman T A Doman & Co Pty Limited Vimreach Pty Limited Margaret Campbell Doman	Volume 15210 Folio 191 Now 2/30884
23.12.2008	2008 to Date	# Thomas Alastair Doman # Elspeth Mary Doman # T A Doman & Co Pty Limited # Vimreach Pty Limited # Margaret Campbell Doman (Transmission Application – Not Investigated)	2/30884

 # Denotes current registered proprietor.

Leases, excluding premises

Date	Lease instrument	Lessees	Term
08.09.1919	A435749	Lease from Margaret Maria Monk to Ernest Victor Reilly (Manufacturing Confectioner) and Charlotte Edith May Creed (Married Woman)	Expired: 12.01.1923
13.06.1923	A954049	Lease from Margaret Maria Monk to Arthur Smith (Motor Engineer) and James Harvey (Body Builder) of part of the land within described together with right of way.	
Various leases were found from 8 March 1989 to 12 October 2021 that have since been surrendered or expired by effluxion of time. These have not been investigated.			
28.06.2024	AU194766	Lease to J & Co Sydney Pty Ltd.	Expires: 5.6.2029. Option of renewal: 4 years.

Easements: - NIL

Date	Creating Instrument/Plan	Description

Continued Over.

Ownership History, as regards to Lot 5 D.P. 30884

Date of Acquisition	Term Held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
07.12.1898	1898 to 1916	David Joseph Monk (Vinegar Manufacturer)	Volume 1266 Folio 115
22.08.1916	1916 to 1930	Margaret Maria Monk (Widow) (Transmission Application – Not Investigated)	Volume 1266 Folio 115
28.07.1930	1930 to 1931	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Married Woman Now Widow) William Carnegie Celegg (Civil Servant)	Volume 1266 Folio 115
10.09.1931	1931 to 1961	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Widow)	Volume 1266 Folio 115 Now Volume 7037 Folio 146
09.05.1961	1961 to 1983	P. W. Read Pty. Limited	Volume 7037 Folio 146 Now Volume 8186 Folio 86
07.07.1983	1983 to Date	# United Kitchen Co Pty Limited	Volume 8186 Folio 86 Now 5/30884

 # Denotes current registered proprietor.

Leases, excluding premises

Date	Lease instrument	Lessees	Term
08.09.1919	A435749	Lease from Margaret Maria Monk to Ernest Victor Reilly (Manufacturing Confectioner) and Charlotte Edith May Creed (Married Woman)	Expired: 12.01.1923
12.05.1922	A778537	Lease from Margaret Maria Monk to British Australian Machinery Company Limited of part allots 4 and 5 of the land within described (together with right of way).	Expired: 19.12.1923
13.06.1923	A954049	Lease from Margaret Maria Monk to Arthur Smith (Motor Engineer) and James Harvey (Body Builder) of part of the land within described together with right of way.	Expired: 27.09.1954
19.12.1923	B4372	Lease from Margaret Maria Monk to Percey Elias Heyford (Manufacturer) and Arthur Thomas Heyford (Manufacturer) of part allots 4 and 5 of the land within described together with right of way.	Expired: 27.09.1954
10.11.2012	AH354989	Lease	Surrendered or expired – not investigated
10.06.2021	AR126912	Lease to Metal Manufactures Pty Limited. 05.12.2025 (AV671001) Variation of Lease AR126912. Expiry now 31.01.2031. Options of renewal: modified to 5 years.	Expires: 31.01.2026. Option of renewal: 5 Years and one further option of 5 years.
25.10.2023	AT545477	Lease to HBC Australia Pty Ltd.	Expires: 14.03.2028. Option of renewal: 5 years.

Easements

Date	Creating Instrument/Plan	Description
09.05.1961	H755148	Cross easements (S.181B Conveyancing Act, 1919) affecting the party wall on the common boundary of Lots 5 and 6 in D.P. 30884.
20.05.1955	G164570	Cross easements (S.181B Conveyancing Act, 1919) affecting the party wall on the common boundary of Lots C and 5 in D.P.30884.

Ownership History, as regards to Lot 6 D.P. 30884

Date of Acquisition	Term Held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
22.08.1916	1916 to 1930	Margaret Hypatia Monk (Widow) (Transmission Application – Not Investigated)	Volume 1235 Folio 81
28.07.1930	1930 to 1931	David Joseph Sesostris Monk (Gentleman) Edna Josephine Mitchell (Married Woman) William Carnegie Celegg (Civil Servant)	Volume 1235 Folio 81
10.09.1931	1931 to 1966	David Joseph Sesostris Monk (Gentleman) Edna Josephine Mitchell (Married Woman)	Volume 1235 Folio 81
26.01.1966	1966 to 1970	David Joseph Sesostris Monk (Gentleman) Edna Josephine Mitchell (Married Woman) Margaret Hypatia Adams (Widow) Margaret Hypatia Monk Kentley (Femme Sole) (Application – Not Investigated)	Volume 1235 Folio 81
26.06.1970	1970 to 1970	David Joseph Sesostris Monk (Gentleman) Edna Josephine Mitchell (Married Woman) Margaret Hypatia Monk Kentley (Femme Sole) (Notice of Death)	Volume 1235 Folio 81 Now Volume 11389 Folio 241
26.06.1970	1970 to 1994	F. B. Distributing Pty Limited Now Ninisia Properties Pty Limited	Volume 11389 Folio 241 Now 6/30884
02.08.1994	1994 to 2009	Baptist Union of New South Wales	6/30884
25.06.2009	2009 to 2022	Baptist Business College Limited	6/30884
27.01.2022	2022 to Date	# The Master Builders' Association of New South Wales	6/30884

 # Denotes current registered proprietor.

Leases, excluding premises

Date	Lease instrument	Lessees	Term
29.09.1920	A620797	Lease from Margaret Maria Monk to James Milton Mackie (Manufacturer)	Expired: 09.09.1953
09.09.1953	F905055	Lease from David Joseph Sesostris Monk and Margaret Hypatia Adams to A.P.I. Cables & Insulation Pty Limited.	Expired: 22.09.1961
22.09.1961	H864957	Lease to A.P.I. Cables & Insulation Pty Limited.	Expired: 26.01.1966
26.01.1966	K213306	Lease to A.P.I. Cables & Insulation Pty Limited	Surrendered: 11.06.1970
Various leases were found from 1 September 1994 to 26 September 2006 that have since been surrendered or expired by effluxion of time. These have not been investigated.			

Easements

Date	Creating Instrument/Plan	Description
09.05.1961	H755148	Cross easements (S.181B Conveyancing Act, 1919) affecting the party wall on the common boundary of Lots 5 and 6 in D.P. 30884.
20.05.1955	G164570	Cross easements (S.181B Conveyancing Act, 1919) affecting the party wall on the common boundary of Lots C and 5 in D.P.30884.

Ownership History, as regards to Lot 7 D.P. 30884

Date of Acquisition	Term Held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
16.01.1926	1926 to 1930	Margaret Maria Monk (Widow)	Volume 3821 Folio 190
28.07.1930	1930 to 1931	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Married Woman) William Carnegie Celegg (Civil Servant)	Volume 3821 Folio 190
10.09.1931	1931 to 1961	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Married Woman)	Volume 3821 Folio 190
09.05.1961	1961 to 1972	Rudolph Courant (Manufacturer)	Volume 3821 Folio 190 Now Volume 8186 Folio 93
06.03.1972	1972 to 1973	Mutual Advance Corporation Pty Limited	Volume 8186 Folio 93
17.01.1973	1973 to 1988	Trams-World Projects Pty. Limited	Volume 8186 Folio 93
24.08.1988	1988 to 1989	Adrian John Firmstone Robert James Miller Rose Burnadette Miller	Volume 8186 Folio 93
22.05.1989	1989 to 2004	Excellence Construction Pty Limited	Volume 8186 Folio 93 Now 7/30884
19.01.2004	2004 to 2009	Tomislav Buntic Jenny Buntic	7/30884
19.06.2009	2009 to 2021	E & B Buntic Holdings Pty Limited	7/30884
10.09.2021	2021 to 2021	Mico Corp Services Pty Ltd	7/30884
20.12.2021	2021 to Date	# G & M Tabchouri Property Pty Ltd	7/30884

 # Denotes current registered proprietor.

Leases, excluding premises

Date	Lease instrument	Lessees	Term
Various leases were found from 3 July 2002 to 26 July 2011 that have since been surrendered or expired by effluxion of time. These have not been investigated.			
11.10.2016	AK827441	Lease to Her Most Gracious Majesty Queen Elizabeth II (Minister for Police)	Expired: 30.04.2021 Option of renewal: 1 year.

Easements: - NIL

Date	Creating Instrument/Plan	Description

Continued Over.

Ownership History, as regards to Lot 8 D.P. 30884

Date of Acquisition	Term Held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
16.01.1926	1926 to 1930	Margaret Maria Monk (Widow)	Volume 3821 Folio 190
28.07.1930	1930 to 1931	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Married Woman) William Carnegie Celegg (Civil Servant)	Volume 3821 Folio 190
10.09.1931	1931 to 1961	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Married Woman)	Volume 3821 Folio 190
25.01.1961	1961 to 1962	Investments and Loans Limited	Volume 3821 Folio 190 Now Volume 8089 Folio 152
07.08.1962	1962 to 1980	John A Gilbert Holdings Limited	Volume 8089 Folio 152 Now Volume 9765 Folio 163
11.12.1980	1980 to 1986	Bresaste Pty Limited	Volume 9765 Folio 163
18.12.1986	1986 to 1990	Kendall Nominees Pty Limited	Volume 9765 Folio 163 Now 8/30884
11.04.1990	1990 to 2001	M.M.A.L. Investments Pty Limited	8/30884
03.07.2001	2001 to Date	# Reil Dealership Bonds Pty Limited	8/30884

 # Denotes current registered proprietor.

Leases, excluding premises

Date	Lease instrument	Lessees	Term
03.07.2001	7478724	Lease	Surrendered or expired – not investigated
04.06.2015	AQ506670	Lease to Kaizen Motors Pty Ltd. 04.06.2015 (AU464924) Variation of Lease AQ506670 Expiry date now 06.03.2034	Expires: 06.03.2030.

Easements

Date	Creating Instrument/Plan	Description
30.11.2009	AE968157	Easement for electricity and other purposes 4.14 metre(s) wide.

Continued Over.

ABN: 36 092 724 251

Ownership History, as regards to Lot C D.P. 438920

Date of Acquisition	Term Held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
22.08.1916	1916 to 1930	Margaret Maria Monk (Widow) (Transmission Application – Not Investigated)	Volume 1266 Folio 115
28.07.1930	1930 to 1931	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Married Woman Now Widow) William Carnegie Celegg (Civil Servant)	Volume 1266 Folio 115
10.09.1931	1931 to 1961	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Widow)	Volume 1266 Folio 115
20.05.1955	1955 to 1955	Popolare Metal Stamping Company Pty. Limited	Volume 1266 Folio 115 Now Volume 7037 Folio 147
09.11.1955	1955 to 1974	Robur Tea Company Limited	Volume 7037 Folio 147
08.03.1974	1974 to 1980	Norridy Pty Limited	Volume 7037 Folio 147
05.12.1980	1980 to 1994	The Baptist Union of New South Wales	Volume 7037 Folio 147 Now C/438920
16.09.1994	1994 to 2000	Faramarz Rahmani Latifeh Rahmani	C/438920
03.03.2000	2000 to 2013	Christine Joyce Marks	C/438920
06.03.2013	2013 to Date	# Serenity Australia Pty Limited	C/438920

 # Denotes current registered proprietor.

Leases, excluding premises

Date	Lease instrument	Lessees	Term
08.09.1919	A435749	Lease from Margaret Maria Monk to Ernest Victor Reilly (Manufacturing Confectioner) and Charlotte Edith May Creed (Married Woman)	Expired: 12.01.1923
12.05.1922	A778537	Lease from Margaret Maria Monk to British Australian Machinery Company Limited of part allots 4 and 5 of the land within described (together with right of way).	Expired: 19.12.1923
13.06.1923	A954049	Lease from Margaret Maria Monk to Arthur Smith (Motor Engineer) and James Harvey (Body Builder) of part of the land within described together with right of way.	Expired: 27.09.1954
19.12.1923	B4372	Lease from Margaret Maria Monk to Percey Elias Heyford (Manufacturer) and Arthur Thomas Heyford (Manufacturer) of part allots 4 and 5 of the land within described together with right of way.	Expired: 27.09.1954
Various leases were found from 13 October 1995 to 6 June 2022 that have since been surrendered or expired by effluxion of time. These have not been investigated.			

Easements

Date	Creating Instrument/Plan	Description
20.05.1955	G164570	Cross easements (S.181B Conveyancing Act, 1919) affecting the party wall(s) on the common boundary of Lots B and C and C and D in D.P.438920.

Continued Over.

Ownership History, as regards to Lot 201 D.P. 746742

Date of Acquisition	Term Held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
22.08.1916	1916 to 1930	Margaret Maria Monk (Widow) (Transmission Application – Not Investigated)	Volume 1235 Folio 82
28.07.1930	1930 to 1931	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Married Woman Now Widow) William Carnegie Celegg (Civil Servant)	Volume 1235 Folio 82
10.09.1931	1931 to 1987	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Widow)	Volume 1235 Folio 82 Now Volume 7037 Folio 146
29.07.1987	1987 to 2006	John David Curtis	Volume 7037 Folio 146 Then Volume 9685 Folios 71 & 72 Now 201/746742
15.12.2006	2006 to 2007	Ronald George Curtis David Lewis Curtis (Transmission Application – Not Investigated)	201/746742
09.01.2007	2007 to Date	# Coolbay Pty Limited	201/746742

 # Denotes current registered proprietor.

Leases, excluding premises

Date	Lease instrument	Lessees	Term
09.08.1897		Lease from David Joseph Monk to A C Forsyth.	Term: 3 years from 09.08.1897. Expired: 08.09.1919.
08.09.1919	A435749	Lease from Margaret Maria Monk to Ernest Victor Reilly (Manufacturing Confectioner) and Charlotte Edith May Creed (Married Woman)	Expired: 12.01.1923
09.07.1928	B659117	Lease from Margaret Maria Monk to Neale Ads Limited.	

Easements

Date	Creating Instrument/Plan	Description
20.05.1955	G164570	Cross easements (S.181B Conveyancing Act, 1919) affecting the party wall(s) on the common boundary of Lot 201 in D.P. 746742 and Lot C in D.P. 438920.

Continued Over.

ABN: 36 092 724 251

Ownership History, as regards to Lot 1 D.P. 60080

Date of Acquisition	Term Held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
30.09.1920	1920 to 1920	Australian Mattress Mills Limited	Volume 3106 Folio 6
08.10.1920	1920 to 1946	Sarah Elina Grace (Married Woman)	Volume 3106 Folio 6
13.11.1946	1946 to 1964	E. W. Beard & Co. Pty Limited	Volume 3106 Folio 6
10.06.1964	1964 to 1974	Joseph Varga (Company Director) Clara Varga (Married Woman) Julius Varga (Company Director) Heddy Varga (Married Woman)	Volume 3106 Folio 6 Now Volume 12559 Folio 111
31.07.1974	1974 to 1986	Peter Anderson (Master Builder) Kenneth Charles McGregor (Master Builder) Albert Ernest Swane (Master Builder)	Volume 12559 Folio 111
15.04.1986	1986 to 1993	Master Builders' Association of New South Wales	Volume 12559 Folio 111 Now 1/60080
11.11.1993	1993 to 1995	Master Builders Australia Incorporated	1/60080
28.12.1995	1995 to 2000	The Royal Australian College of General Practitioners	1/60080
05.07.2000	2000 to Date	# Master Builders (NSW) Limited	1/60080

 # Denotes current registered proprietor.

Leases, excluding premises

Date	Lease instrument	Lessees	Term
07.08.1997	3301792	Lease	Surrendered or expired – not investigated

Easements: - NIL

Date	Creating Instrument/Plan	Description

Continued Over.

Ownership History, as regards to Lots 1 & 2 D.P. 1275257			
Date of Acquisition	**Term Held**	**Registered Proprietor(s) & Occupations where available**	**Reference to Title at Acquisition and sale**
As regards to the part tinted green on the attached copy of D.P. 1275257			
07.03.1930	1930 to 1943	Rachel Olding (Married Woman)	Volume 4385 Folio 66
25.03.1943	1943 to 1949	Edwin Andrew Olding (Coachbuilder) George Henry Olding, Junior (Coachbuilder) (Transmission Application – Not Investigated)	Volume 4385 Folio 66 Now Volume 5603 Folios 210 & 211
As regards to the part tinted yellow on the attached copy of D.P. 1275257			
21.02.1930	1930 to 1943	George Henry Olding (Manufacturer)	Volume 4380 Folio 28
16.12.1943	1943 to 1949	Edwin Andrew Olding (Coachbuilder) George Henry Olding, Junior (Coachbuilder)	Volume 4380 Folio 28 Now Volume 5603 Folios 210 & 211
Continued as regards to the whole of the subject land.			
13.07.1949	1949 to 1965	G. H. Olding & Sons Pty. Limited	Volume 5603 Folios 210 & 211
29.10.1965	1965 to 1993	The Minister for Public Works	Volume 5603 Folios 210 & 211 Then Volume 10217 Folio 239
22.10.1993	1993 to 2024	Her Most Gracious Majesty Queen Elizabeth II for and on Behalf of The Minister for Justic for the Department of Courts Administration Health Administration Corporation.	Volume 10217 Folio 239 Then Volume 8646 Folios 92 & 93 Now Auto Consol 20001-196A & Auto Consol 20001-196B
16.07.2024	2024 to Date	# Health Administration Corporation	Auto Consol 20001-196A & Auto Consol 20001-196B Now 1/1275257 & 2/1275257

 # Denotes current registered proprietor.

Leases & Easements Continued Over.

Leases, excluding premises			
Date	**Lease instrument**	**Lessees**	**Term**
05.08.1936	C459565	Lease form Rachel Olding to G. H. Olding & Sons Pty. Limited.	25.03.1943
05.08.1936	C459566	Lease form George Henry Oldings to G. H. Olding & Sons Pty. Limited.	25.03.1943
24.06.1946	D508163	Lease from Edwin Andrew Olding & George Henry Olding to G. H. Olding & Sons Pty. Limited.	27.06.1947
27.06.1947	D666216	Lease from Edwin Andrew Olding & George Henry Olding to G. H. Olding & Sons Pty. Limited.	29.10.1965
18.02.1974	N662609	Lease to the Sydney County Council being Substation premises No. 2945, Rights of way & easements.	

Easements		
Date	**Creating Instrument/Plan**	**Description**
As regards to Lot 1 D.P. 1275257		
16.07.2024	DP1275257	Easement to drain water 1.8 metres(s) wide and variable.
16.07.2024	DP1275257	Easement for water supply purposes over existing line of pipes.
16.07.2024	DP1275257	Easement for sewerage purposes over existing line of pipes.
As regards to Lot 2 D.P. 1275257		
13.11.1934	C283256	Easement for support.
12.11.1934	C283257	Easement for support.
Continued as regards to the whole of the subject land.		
16.07.2024	DP1275257	Right of carriageway variable width.
16.07.2024	DP1275257	Easement for electricity purposes variable width.

Continued Over.

Ownership History, as regards to Lots 14A, 15A, 16 & 17 D.P. 447083

Date of Acquisition	Term Held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
30.05.1910	1910 to 1920	Joseph Neal Grace (Merchant) Albert Edward Grace (Merchant) Juliet Grace (Merchant)	Volume 2045 Folio 208
28.10.1920	1920 to 1976	Grace Bros Pty. Limited	Volume 2045 Folio 208 Now Volume 12216 Folio 208
17.12.1976	1976 to 1979	Citroen Cars (Cities) Pty. Ltd.	Volume 12216 Folio 208
22.02.1979	1979 to 1981	Bryson Industries Limited	Volume 12216 Folio 208
10.07.1981	1981 to 2007	Erwin Hugo Vidor Charlotte Vidor	Volume 12216 Folio 208 Now Auto Consol 12216-208
23.10.2007	2007 to 2025	Rodiv (NSW) Pty Ltd	Auto Consol 12216-208
31.10.2025	2025 to Date	# Charlotte Vidor	Auto Consol 12216-208

 # Denotes current registered proprietor.

Leases, excluding premises

Date	Lease instrument	Lessees	Term
Various leases were found from 8 November 1991 to 19 November 2019 that have since been surrendered or expired by effluxion of time. These have not been investigated.			
28.02.2017	7384664	Lease to Alpha Distribution Ministerial Holding Corporation (See AJ71566 AK971571) of Substation No. 5378 (Ground Level) together with right of way and easement for electricity purposes over another part of the land above described shown in plan with 7384664. 28.02.2017 (AK971351) Lease of lease 7384664 to Blue Asset Partner Pty Ltd, Eric Alpha Asset Corporation 1 Pty Ltd, Eric Alpha Asset Corporation 2 Pty Ltd, Eric Alpha Asset Corporation 3 Pty Ltd & Eric Alpha Asset Corporation 4 Pty Ltd. Expires: See Dealing. Clause 2.3 (b) (ii). 28.02.2017 (AK971352) Lease of lease AK971351 to Blue Op Partner Pty Ltd, Eric Alpha Operator Corporation 1 Pty Ltd, Eric Alpha Operator Corporation 2 Pty Ltd, Eric Alpha Operator Corporation 3 Pty Ltd & Eric Alpha Operator Corporation 4 Pty Ltd. Expires: See Dealing. Clause 12.1.	Expires: 30.09.2049.

Easements: - NIL

Date	Creating Instrument/Plan	Description

Continued Over.

Ownership History, as regards to Lots C, E & F D.P. 966001			
Date of Acquisition	**Term Held**	**Registered Proprietor(s) & Occupations where available**	**Reference to Title at Acquisition and sale**
18.05.1920	1920 to 1921	George William Hean (Chemist)	Volume 3045 Folio 219
02.07.1921	1921 to 1934	Frederick Edward Phillis (Gentleman)	Volume 3045 Folio 219
22.03.1934	1934 to 1981	Simmons Limited	Volume 3045 Folio 219
23.02.1981	1981 to 1989	Liverpool Street Nominees Pty. Limited	Volume 3045 Folio 219
02.05.1989	1989 to 1995	Rita Sagrani	Volume 3045 Folio 219 Now Auto Consol 3045-219
15.02.1995	1995 to Date	# Diabetes Australia New South Wales Now # Diabetes NSW	Auto Consol 3045-219

 # Denotes current registered proprietor.

Leases, excluding premises			
Date	**Lease instrument**	**Lessees**	**Term**
07.12.2018	AN908037	Lease	17.04.2023 (AS972824) Withdrawn Lease – Not Investigated.

Easements		
Date	**Creating Instrument/Plan**	**Description**
11.07.1935	C326643	Right of way.
11.07.1935	C326644	Right of way.

Continued Over.

Ownership History, as regards to Lot A D.P. 966001			
Date of Acquisition	**Term Held**	**Registered Proprietor(s) & Occupations where available**	**Reference to Title at Acquisition and sale**
10.01.1920	1920 to 1928	Elizabeth Letitia McConnoll (Married Woman)	Volume 3009 Folio 130
05.07.1928	1928 to 1928	Robert Burns (Council Employee) (Transmission Application – Not Investigated)	Volume 3009 Folio 130
05.07.1928	1928 to 1945	Matilda Lambert (Married Woman)	Volume 3009 Folio 130
21.12.1945	1945 to 1946	Keith Charles Merrin (Bank Manager) (Transmission Application – Not Investigated)	Volume 3009 Folio 130
11.07.1946	1946 to 1981	Simmons Limited	Volume 3009 Folio 130
23.02.1981	1981 to 1989	Liverpool Street Nominees Pty. Limited	Volume 3009 Folio 130
02.05.1989	1989 to 1995	Rita Sagrani	Volume 3009 Folio 130 Now A/966001
15.02.1995	1995 to Date	# Diabetes Australia New South Wales Now # Diabetes NSW	A/966001

 # Denotes current registered proprietor.

Leases, excluding premises			
Date	**Lease instrument**	**Lessees**	**Term**
07.12.2018	AN908037	Lease	Surrendered or expired – not investigated

Easements: - NIL		
Date	**Creating Instrument/Plan**	**Description**

Continued Over.

Ownership History, as regards to Lot B D.P. 966001

Date of Acquisition	Term Held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
03.05.1920	1920 to 1934	Catherine Sullivan (Married Woman)	Volume 3046 Folio 112
12.07.1934	1934 to 1955	Eleanor Christina Leahy (Married Woman)	Volume 3046 Folio 112
27.10.1955	1955 to 1981	Simmons Limited	Volume 3046 Folio 112
23.02.1981	1981 to 1989	Liverpool Street Nominees Pty. Limited	Volume 3046 Folio 112
02.05.1989	1989 to 1995	Rita Sagrani	Volume 3046 Folio 112 Now B/966001
15.02.1995	1995 to Date	# Diabetes Australia New South Wales Now # Diabetes NSW	B/966001

 # Denotes current registered proprietor.

Leases, excluding premises

Date	Lease instrument	Lessees	Term
07.12.2018	AN908037	Lease	Surrendered or expired – not investigated

Easements

Date	Creating Instrument/Plan	Description
08.01.1920	A522601	Right of way.

Continued Over.

ABN: 36 092 724 251

Ownership History, as regards to Lot D D.P. 966001			
Date of Acquisition	**Term Held**	**Registered Proprietor(s) & Occupations where available**	**Reference to Title at Acquisition and sale**
06.07.1920	1920 to 1921	George William Hean (Chemist)	Volume 3009 Folio 115
02.07.1921	1921 to 1934	Frederick Edward Phillis (Gentleman)	Volume 3009 Folio 115
22.03.1934	1934 to 1981	Simmons Limited	Volume 3009 Folio 115
23.02.1981	1981 to 1989	Liverpool Street Nominees Pty. Limited	Volume 3009 Folio 115
02.05.1989	1989 to 1995	Rita Sagrani	Volume 3009 Folio 115 Now D/966001
15.02.1995	1995 to Date	# Diabetes Australia New South Wales Now # Diabetes NSW	D/966001

 # Denotes current registered proprietor.

Leases, excluding premises			
Date	**Lease instrument**	**Lessees**	**Term**
07.12.2018	AN908037	Lease	Surrendered or expired – not investigated

Easements: - NIL		
Date	**Creating Instrument/Plan**	**Description**

Continued Over.

Ownership History, as regards to Lot G D.P. 966001

Date of Acquisition	Term Held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
18.05.1920	1920 to 1921	George William Hean (Chemist)	Volume 3201 Folio 197
02.07.1921	1921 to 1934	Frederick Edward Phillis (Gentleman)	Volume 3045 Folio 220 Now Volume 3201 Folio 197
22.03.1934	1934 to 1981	Simmons Limited	Volume 3201 Folio 197
23.02.1981	1981 to 1989	Liverpool Street Nominees Pty. Limited	Volume 3201 Folio 197
02.05.1989	1989 to 1995	Rita Sagrani	Volume 3201 Folio 197 Now G/966001
15.02.1995	1995 to Date	# Diabetes Australia New South Wales Now # Diabetes NSW	G/966001

 # Denotes current registered proprietor.

Leases, excluding premises

Date	Lease instrument	Lessees	Term
07.12.2018	AN908037	Lease	Surrendered or expired – not investigated

Easements: - NIL

Date	Creating Instrument/Plan	Description

Continued Over.

ABN: 36 092 724 251

Ownership History, as regards to Lot 1 D.P. 112049			
Date of Acquisition	**Term Held**	**Registered Proprietor(s) & Occupations where available**	**Reference to Title at Acquisition and sale**
29.08.1921	1921 to 1922	Percival Stuart Garling (Manager)	Volume 3221 Folio 30
20.03.1922	1922 to 1929	Syd Day Limited	Volume 3221 Folio 30
25.06.1929	1929 to 1981	Simmons Limited	Volume 3221 Folio 30
23.02.1981	1981 to 1989	Liverpool Street Nominees Pty. Limited	Volume 3221 Folio 30
02.05.1989	1989 to 1995	Rita Sagrani	Volume 3221 Folio 30 Now 1/112049
15.02.1995	1995 to Date	# Diabetes Australia New South Wales Now # Diabetes NSW	1/112049

 # Denotes current registered proprietor.

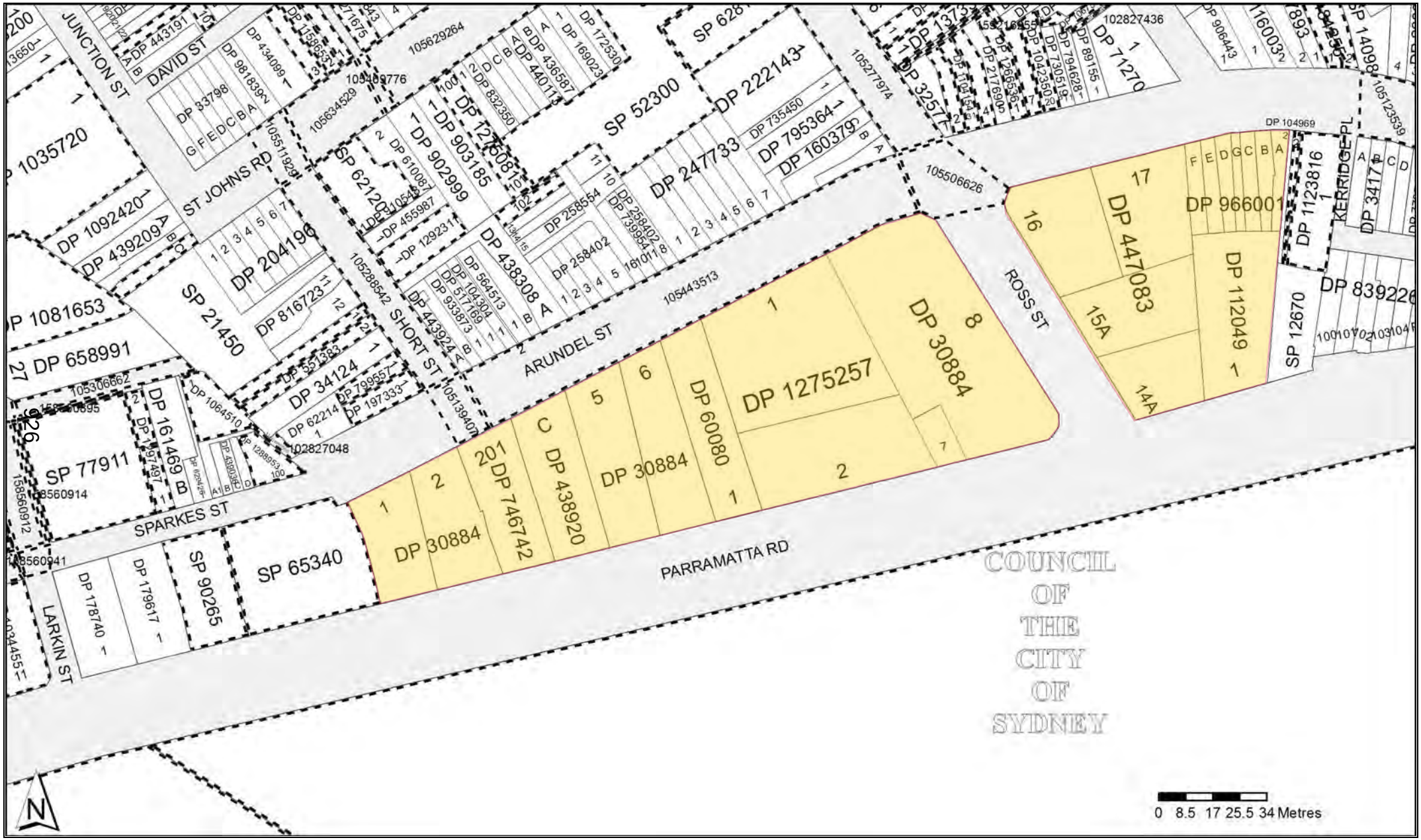
Leases, excluding premises			
Date	**Lease instrument**	**Lessees**	**Term**
07.12.2018	AN908037	Lease	Surrendered or expired – not investigated

Easements: - NIL		
Date	**Creating Instrument/Plan**	**Description**

Yours Sincerely
Emily Shackleton
11 May 2026

Cadastral Records Enquiry Report : Lot 1 DP 60080

Locality : FOREST LODGE
Parish : PETERSHAM
LGA : SYDNEY
County : CUMBERLAND



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This information is provided as a searching aid only.Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For ALL ACTIVITY PRIOR TO SEPTEMBER 2002 you must refer to the RGs Charting and Reference Maps

Req:R124510 /Doc:DP 0030884 P /Rev:23-Feb-2001 /NSW LRS /Pgs:ALL /Prt:05-Mar-2006 15:59 /Seq:1 of 5
© Office of the Registrar-General /Src:InfoTrack /Ref:OBS - Forest Lodge

Plan Form No. 1 (For Deposited Plan)

Municipality of City of Sydney
Shire of

PLAN

OF SUBDIVISION OF ~~Lots 1 to 6 inclusive & Lots 11, 12 & 13 of the Grose Farm Estate~~
Part of Lots 1A, 4A, & 5A & Whole of Lots 2A, 3A, 6A, 11A, 12A & 13A in 2035(L)

H 455399

PARISH OF PETERSHAM COUNTY OF CUMBERLAND

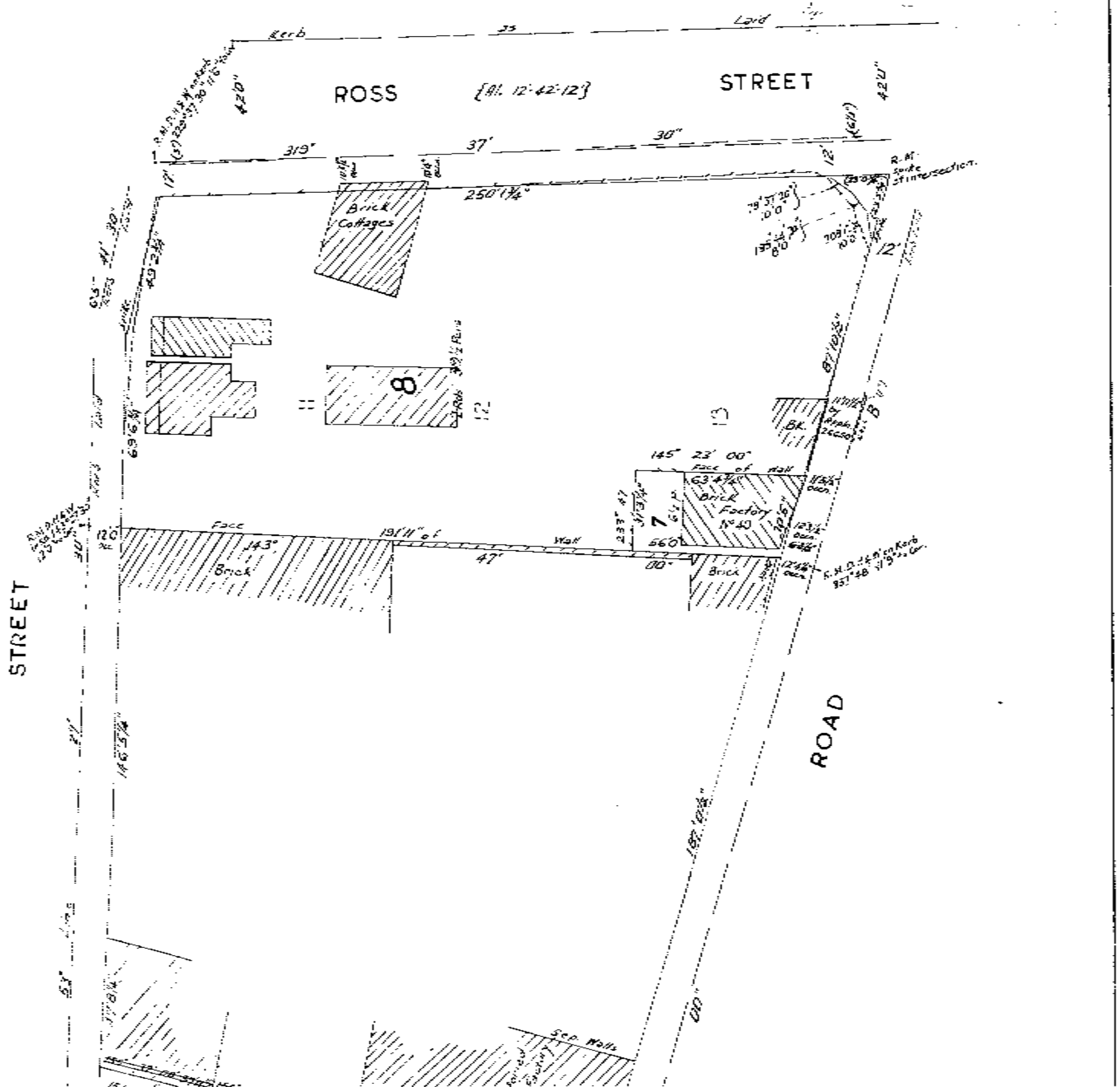
Dep. Plan No 30884 (E)
12th August 1960

Scale 30 feet to an inch

THE COUNCIL OF THE CITY OF SYD...
LOCAL GOVERNMENT ACT, 1919, AS AMENDED
Town Clerk's Certificate No. 4/1960
Plan approved by Council 29th February, 1960

I hereby certify that the requirements of the Local Government Act, 1919, (other than the requirements for the registration of plans) have been complied with by the applicant in relation to the proposed subdivision set out herein.

Town Clerk



CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 30884

FEET	INCHES	METRES
-	1	0.025
-	2 1/4	0.057
-	2 1/2	0.064
-	3	0.076
-	4 1/2	0.114
-	5 1/2	0.140
-	6 1/2	0.165
-	9	0.229
1	-	0.305
1	3 1/4	0.387
1	3 1/2	0.394
1	10 1/2	0.572
3	1 1/4	0.946
3	1 3/4	0.959
3	6 1/2	1.080
8	-	2.438
8	1 3/4	2.483
9	8 1/2	2.959
9	9 1/2	2.985
9	11 1/2	3.035
10	-	3.048
10	4	3.150
10	5 1/2	3.188
10	8	3.251
10	11 1/2	3.343
11	1 3/4	3.397
11	5 1/2	3.493
11	6	3.505
11	9	3.581
11	9 3/4	3.600
11	10	3.607
11	11 1/2	3.645
12	-	3.658
12	0 3/4	3.677
12	1	3.683
12	3 1/2	3.747
12	4	3.759
12	4 1/4	3.766
12	5 1/2	3.797
12	8 1/2	3.874
12	11	3.937
13	-	3.962
14	2 1/2	4.331
14	8 3/4	4.489
14	9 1/2	4.509
17	0 1/2	5.194
18	11	5.766
21	-	6.401
23	0 3/4	7.029
23	5 3/4	7.156
24	7 1/4	7.499
30	5	9.271
31	3 1/4	9.531
39	11 1/4	12.173
40	2 1/4	12.249
40	4 1/2	12.306
42	-	12.802
43	6	13.259
47	2 1/4	14.383
47	8 1/4	14.535
48	2 1/4	14.688
48	9 3/4	14.878
49	2 3/4	15.005
50	-	15.240
50	3	15.316
52	-	15.850
52	8	16.053
52	11	16.129
53	-	16.154
53	7	16.332
54	5	16.688
55	5 1/2	16.904
56	-	17.069
57	6 1/2	17.539
58	6 1/4	17.837
58	10	17.932
59	10	18.237

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 30884 CONTINUED

FEET	INCHES	METRES
60	6 1/2	18.453
60	7 1/2	18.479
60	11	18.567
62	5 1/2	19.037
62	6 1/2	19.063
63	4 3/4	19.323
67	0 1/2	20.434
68	3 1/4	20.809
69	6 3/4	21.203
77	2	23.520
87	10 1/2	26.784
99	10 3/4	30.448
120	-	36.576
125	5 3/4	38.246
140	6 1/4	42.831
146	5 1/4	44.634
187	0 1/2	57.010
191	11	58.496
250	1 3/4	76.244

AC	RD	P	SQ M
-	-	6 1/2	164.4
-	-	26 1/2	670.3
-	-	29 3/4	752.5
-	-	30 1/2	771.4
-	-	35	885.2
-	-	35 1/2	897.9
-	-	36 1/2	923.2
-	1	1/2	1024
-	2	39 1/2	3022

Req:R124510 /Doc:DP 0030884 P /Rev:23-Feb-2001 /NSW LRS /Pgs:ALL /Prt:05-Mar-2026 15:59 /Seq:2 of 5
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

DP 30884 (E)

Approved by the Council and Certified in accordance with the Provisions of Section 327 of the Local Government Act, 1919.

Subdivision No. ...

Council Clerk ...

Datum line of Azimuth AB

ARUNDEL

PARRAMATTA

Brick Factory

Brick Garage

Two-Storied Brick Factory

Gas Plant

Gas Holder

Gas Inlet

Gas Outlet

Elligned (0°-42'-12")

1

2

3

C

5

6

Abric. It is intended to dedicate Hatched land adjacent to Lot 1 as one as part of Arundel Street to the Public.

I, Stanley Richmond Ross Shepherd of 160 Castlereagh Street, Sydney a surveyor registered under the ... Act, 1929-1952, hereby certify that the survey represented in this plan is accurate and has been made by me or under my supervision in accordance with the Survey Practice Regulations, 1933, and was completed on the 23rd December, 1959

[Signature] Surveyor registered under the Surveyors Act, 1929-46.

Surveyor's Reference: ...

Sheet 1 of 2 Sheets

* already dedicated vide 3th Appn. R.T.S. 8-8-60

x recorded in this Office as No. 10M 16184

Supervising Surveyor

Lengths and bearings of N.E.W. bdies. of Lot 6 amended on Reg. Gen. Dep. Vide 1979 M 178.

M. Holmes

Req:R124510 /Doc:DP 0030884 P /Rev:23-Feb-2001 /NSW LRS /Pgs:ALL /Prt:05-Mar-2001 15:59 /Seq:3 of 5
© Office of the Registrar-General /Src:InfoTrack /Ref:085 - Forest Lodge

DP 30884 E

Scale 30 feet to an inch

THE CITY OF SYD...
ENT ACT, 1919, AS AMENDED
ale No. 4/1960
nd 29th February, 1960

that the requirements of the Local
9, (other than the requirements
plans) have been complied with
lations to the proposed subdivision

Town Clerk

ROSS STREET {Al. 12'-42'-12"}

Laid Kerb 25

420" 420"

R.M.D.H.& W on face (S) 229°37'30" 116.56

319° 37' 30" 12' (6½")

12' 105ft dist 110ft dist.

R.M. spike at intersection.

Brick Cottages

250'1¾"

178°37'30" 100.0

195°44'30" 100.0

209'11¼ 100.0

12'

41' 30" 65" Rec'd

49'8¾"

Spike

69'6¾"

8'

39½ Rec'd

12

13

87'10½"

8" (?)

BK

11½" Applh. 26650

145° 23' 00"

Face of Wall

63'4½"

Brick Factory No 40

11½" occ.

123½" occ.

12½" occ.

305'1"

233'47"

3'3¾"

7

6½ p.

56'0"

00"

47'

Brick

Brick

Face

191'11" of Wall

143'

120' Rec'd

30' 1" Rec'd

R.M.D.H.& W on Kerb 125°45'30" 25.45

R.M.D.H.& W on Kerb 337°48' 11'9"to Cor.

STREET

27'

146'5¼"

182'0½"

ROAD

Req:R124510 /Doc:DP 0030884 P /Rev:23-Feb-2001 /NSW LRS /Pgs:ALL /Prt:05-Mar-2026 15:59 /Seq:4 of 5
© Office of the Registrar-General /Src:InfoTrack /Ref:OBS - Forest Lodge

DP 10884 E

{Aligned 12'-42'-12'}

A.P.Hale Rd.

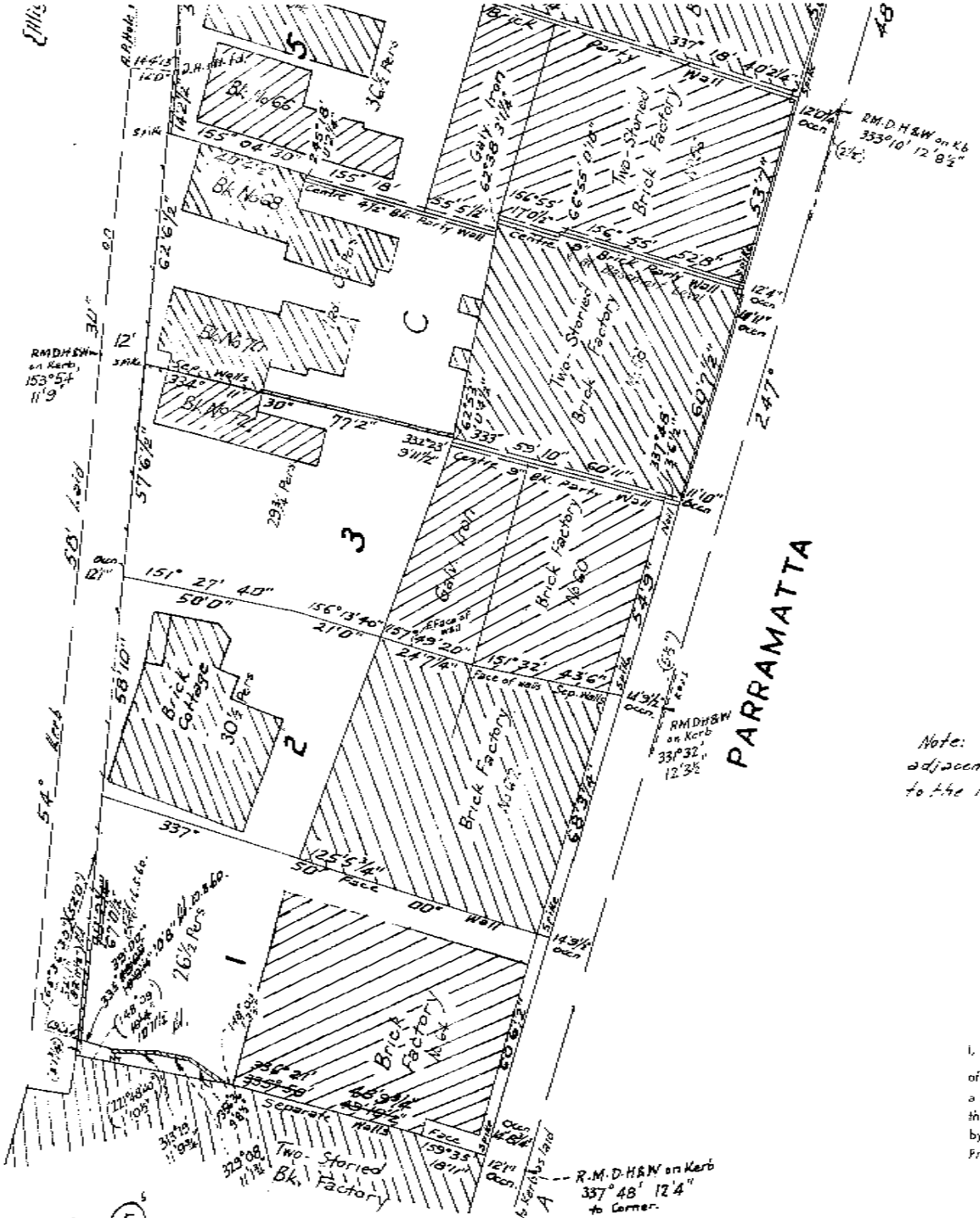
Two-Storied Brick Factory

Two-Storied Brick Factory

Two-Storied Brick Factory

Two-Storied Brick Factory

ROAD



DP 30884 (E)

Note: It is intended to dedicate that piece of land * adjacent to Lot 1 in use as part of Arundel Street to the Public.

roved by the Council and Certified in
ordance with the Provisions of Section
of the Local Government Act, 1919.

division No. .....

ncil Clerk .....

um line of Azimuth AB

I, Stanley Richmond Ross Shepherd
of 160 Castlereagh Street, Sydney
a surveyor registered under the Surveyors Act, 1929-1946, hereby certify that the survey represented in this plan is accurate and has been made * (1) by me (2) ~~.....~~ in accordance with the Survey Practice Regulations, 1933, and was completed on † 23rd December 19

(Signature) .....
Surveyor registered under the Surveyors Act, 1929-46.

* Strike out either (1) or (2). † Insert date of

Req:R124810 /Doc:DP 0030884 P /Rev:23-Feb-2001 /NSW LRS /Pgs:ALL /Prt:05-Mar-2016 15:59 /Seq:5 of 5
© Office of the Registrar-General /Src:InfoTrack /Ref:085 - Forest Lodge

InfoTrack

Municipality of City of Sydney.
Shire of

PLAN

of subdivision of land comprised in Certs of Title Vol 1235 Fol 82 and part Vol 1266 Fol 115

Parish of Petersham County of Cumberland

L.G.A.: SYDNEY Scale 30 Feet to an Inch.

F.P 438920 E

Arundel Street

Parramatta Road

(Name: 12-42-12)

A

B 30¼P

C

D 36¼P

Note: It is intended to consolidate the title of Lot A of 34 square feet with that of Lot 2 adjoining.

(Y) AREA CALCULATED AS 901.5m²

I Stanley Richmond Ross Shepherd of 160 Castlereagh St Sydney a Surveyor registered under the Surveyors Act 1929 do hereby certify that the survey represented by this plan was accurately surveyed by me or under my supervision that the measurements shown on this plan are correct and that the survey was completed on the 22nd August 1956 and the requirements of the Surveyors Act 1929 as amended have been complied with.

(Signature): S. R. Shepherd

Datum Line of Azimuth A-B

Req:R141886 /Doc:DP 0438920 P /Rev:23-Oct-2013 /NSW LRS /Pgs:ALL /Prt:07-May-2014 22:24 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:DRS - Format Lodge

CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS

DP 438920

FEET	INCHES	METRES
-	2 1/4	0.057
-	4 1/2	0.114
-	5 1/2	0.140
-	6	0.152
-	9	0.229
-	10	0.254
-	10 1/2	0.267
-	9	0.838
3	1 1/4	0.946
3	6 1/2	1.080
3	11 1/2	3.035
11	9	3.581
11	10	3.607
11	11	3.632
11	11 3/8	3.642
11	11 1/2	3.645
11	11 3/4	3.651
12	-	3.658
12	0 3/4	3.677
12	3	3.734
12	3 1/2	3.747
12	4	3.759
12	5 1/2	3.797
12	9	3.866
14	2 1/2	4.331
14	9 1/2	4.509
17	0 1/2	5.194
24	7 1/4	7.499
24	9	7.544
40	2 1/4	12.249
40	4 1/2	12.306
40	-	12.802
42	3	12.878
43	8	13.259
46	1	14.026
46	5	15.062
52	8	16.053
53	2 1/2	16.218
54	9	16.688
55	5 1/2	16.904
55	11	17.043
56	11	17.958
60	7 1/2	18.479
60	11	18.567
62	0 1/2	18.910
62	6 1/2	19.063
66	5	20.853
69	8 1/2	21.247
70	1	21.361
77	2	23.520
129	9	39.243
139	2 1/2	42.431
140	4	42.774
320	-	97.536
337	-	102.718
1200	6 3/4	365.931

AC	RO	P	SQ M
-	-	34 3/4	777.8
-	-	36 1/4	916.9
-	1	1/2	1024

SQ FT	SQ M
34	3.2

NOTE (Y) & L.G.A. ADDED VIDE 2013-725 21.10.2013

InfoTrack
Req:R142871 /Doc:DP 0746742 P /Rev:26-Jun-1992 /NSW LRS /Pgs:ALL /Prt:08-May-2023 09:51 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge
6033

PLAN FORM 2 — Plan Drawing only to appear in this space — OFFICE USE ONLY

DP 746742

Registered 30-7-1987

C.A.

Title System TORRENS

Purpose CONSOLIDATION

Ref Map GLEBE SHT. E.

Last Plan DP 508561, (DP 308844)

PLAN OF CONSOLIDATION
LOTS 1 & 2
D.P. 508561

Reduction Ratio 1: 200
Lengths are in metres

Mun. LEICHHARDT
Locality GLEBE
Parish PETERSHAM
County CUMBERLAND

This sheet is accepted for ... sheets
(Delete if single sheet)

Kevin Sullivan
P.O. Box 113 Earlwood 2206

24th October, 1986

Surveys regulated under Surveying Act, 1929, as amended
Building Certificate Act 1923 ... Strata Titles Act, 1973 or ...

Parcel for use only for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user

Signatures and Seals See...

Council Clerk's Certificate

I certify that:

(a) the requirements of the Local Government Act, 1919 ... with the requirements for the registration of plans; and

(b) the requirements of section 340 of the Metropolitan Water, Sewerage and Drainage Act, 1924, as amended, by the Metropolitan Water, Sewerage and Drainage Act, 1986, as amended

have been complied with by the applicant in relation to the proposed ...

Solicitor's No. ...

Date ...

Signature ... Council Clerk

*This part of the certificate is to be deleted where the application is only for a consolidation of or the opening of a new road or where the land is not to be subdivided or wholly outside the area of operations of the Metropolitan Water, Sewerage and Drainage Board and the Illawarra District Water Board.

*Delete if inapplicable.

ARUNDEL STREET

PARRAMATTA ROAD

201

752·5 m²

(ALIGNED 3.66 (12 ft 0 ins))

SHORT ST.

A

B

MINUTE PAPERS RETAINED PERMANENTLY

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SURVEYOR'S REFERENCE 3096

This negative is a photographic record of a document in the custody of the Registrar General this day.

31st July, 1987

Req:R143017 /Doc:DP 0060080 P /Rev:25-Feb-2019 /NSW LRS /Prt:08-May-2026 09:53 /Seq:1 of 4
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InfoTrack

C.T. Vol. 1218 Fol. 182

10080

FP 60080 2/2

6

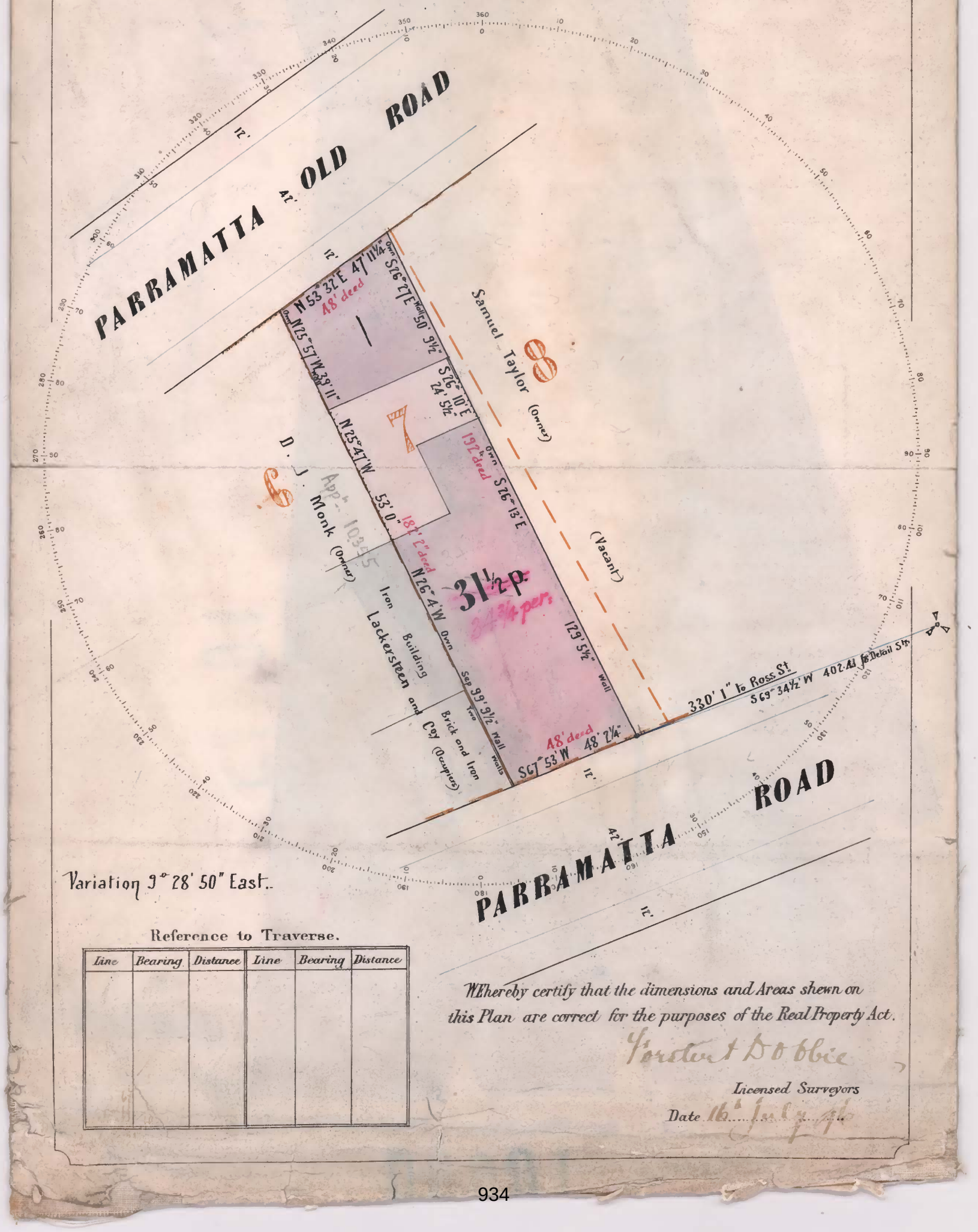
PLAN OF

part of allotment 7, Crose Farm granted to William Redman

THE GLEBE

Parish of Petersham County of Cumberland

Scale 40 feet to an Inch.



Variation 9° 28' 50" East.

Reference to Traverse.

Line	Bearing	Distance	Line	Bearing	Distance

I Hereby certify that the dimensions and Areas shewn on this Plan are correct for the purposes of the Real Property Act.

Forrest Dobbie

Licensed Surveyors

Date 16th July 1906

Req:R143017 /Doc:DP 0060080 P /Rev:25-Feb-2019 /NSW LRS /Prt:08-May-2026 09:53 /Seq:2
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

Plan

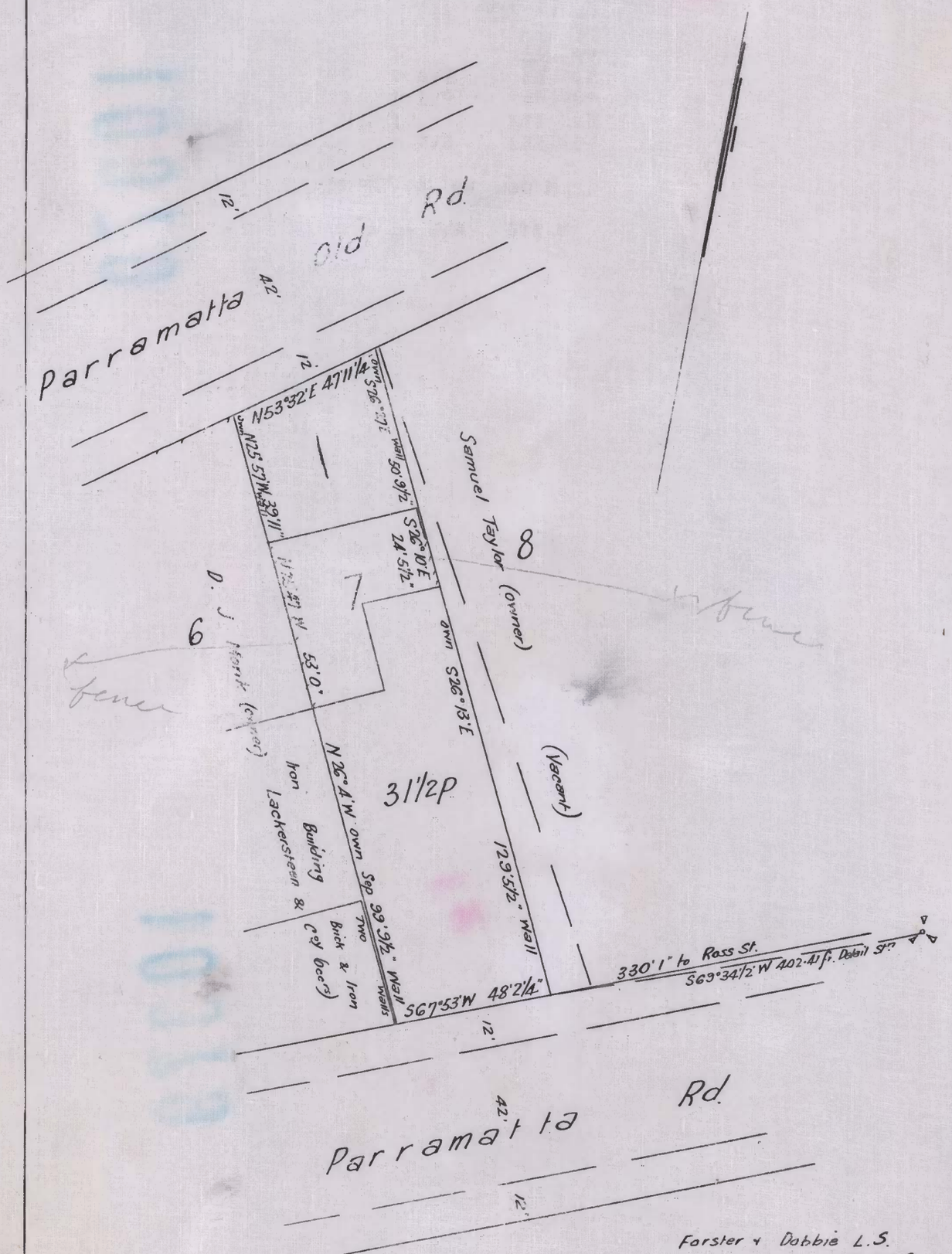
Appn 10080

of part of Allot 7 Crose Farm gtd to Wm Redman

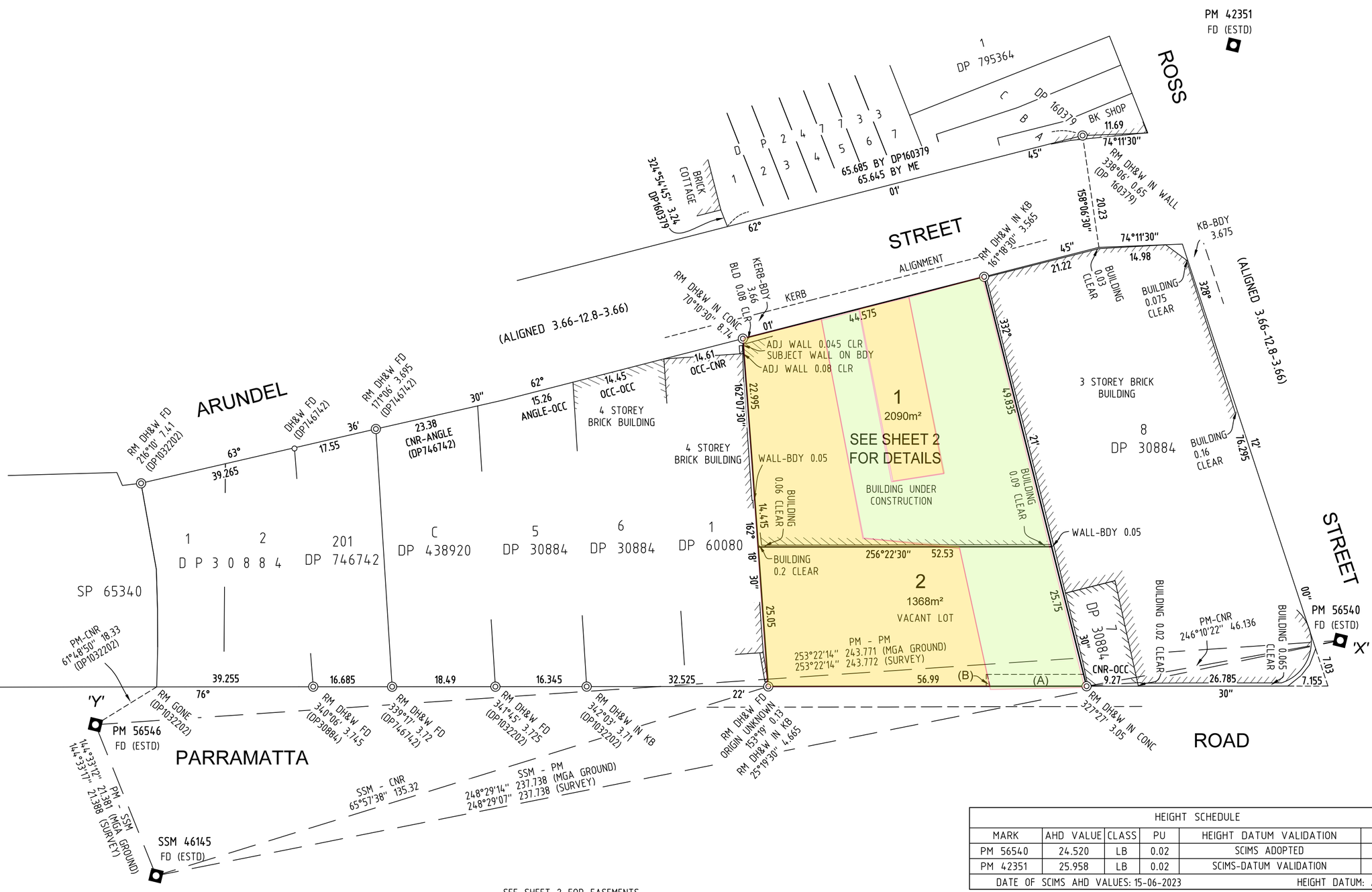
Parish of Petersham County of Cumberland

6

Scale 40 Feet to an Inch



Req:R147241 /Doc:DP 1275257 P /Rev:16-Jul-2024 /NSW LRS /Prt:08-May-2026 16:23 /Seq:1 of 5
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge 956



SEE SHEET 2 FOR EASEMENTS

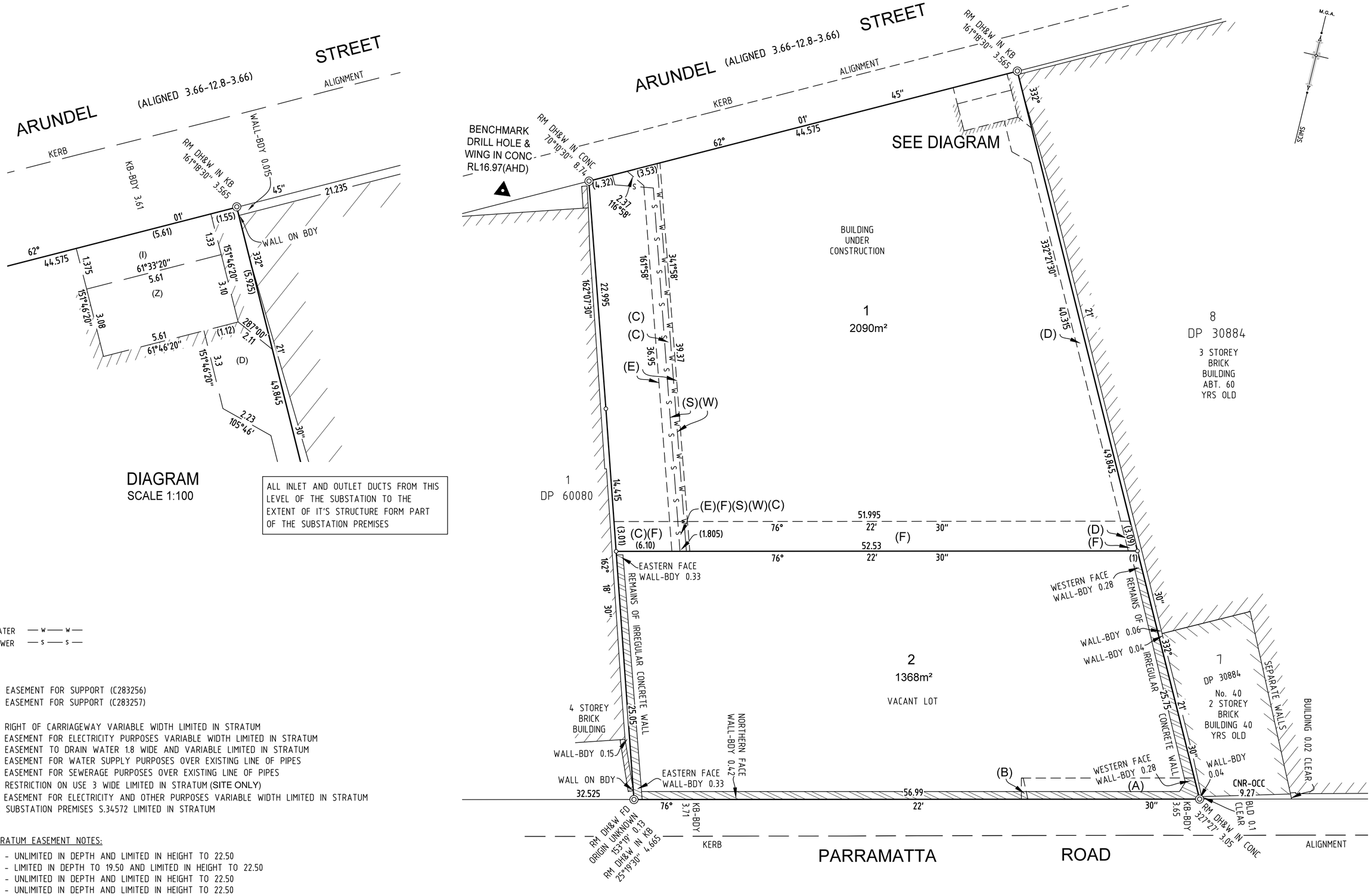
HEIGHT SCHEDULE					
MARK	AHD VALUE	CLASS	PU	HEIGHT DATUM VALIDATION	STATE
PM 56540	24.520	LB	0.02	SCIMS ADOPTED	FOUND
PM 42351	25.958	LB	0.02	SCIMS-DATUM VALIDATION	FOUND
DATE OF SCIMS AHD VALUES: 15-06-2023				HEIGHT DATUM: AHD71	

HEIGHT DIFFERENCE SCHEDULE			
FROM	TO	HEIGHT DIFFERENCE	METHOD
PM 56540	PM 42351	-1.424	TRIGONOMETRIC HEIGHTING
PM 42351	PM 56540	+1.424	TRIGONOMETRIC HEIGHTING
HEIGHT DATUM: AHD71			

COORDINATE SCHEDULE						
MARK	MGA CO-ORDINATES		CLASS	PU	METHOD	STATE
	EASTING	NORTHING				
PM 56540	332094.218	6249118.819	B	N/A	SCIMS	FOUND
PM 56546	331860.656	6249049.060	B	N/A	SCIMS	FOUND
SSM 46145	331873.055	6249031.643	B	N/A	SCIMS	FOUND
DATE OF SCIMS COORDINATES: 15-06-23		MGA ZONE: 56				MGA DATUM: GDA2020
COMBINED SCALE FACTOR: 0.999941						

SURVEYOR Name: GEORGIA KATE ROONEY Date of Survey: 15/06/2023 Surveyor's Reference: 50004 004DP	PLAN OF SUBDIVISION OF LOTS 1 AND 2 IN DP63825, LOT 1 IN DP73917 AND LOT 1 IN DP66015	LGA: SYDNEY Locality : FOREST LODGE Reduction Ratio 1: 500 Lengths are in metres.	Registered 16/07/2024	DP1275257

Req:R147241 /Doc:DP 1275257 P /Rev:16-Jul-2024 /NSW LRS /Prt:08-May-2026 16:23 /Seq:2 of 5
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge 937



WATER — w — w —
SEWER — s — s —

(A) EASEMENT FOR SUPPORT (C283256)
(B) EASEMENT FOR SUPPORT (C283257)

(C) RIGHT OF CARRIAGEWAY VARIABLE WIDTH LIMITED IN STRATUM
(D) EASEMENT FOR ELECTRICITY PURPOSES VARIABLE WIDTH LIMITED IN STRATUM
(E) EASEMENT TO DRAIN WATER 1.8 WIDE AND VARIABLE LIMITED IN STRATUM
(W) EASEMENT FOR WATER SUPPLY PURPOSES OVER EXISTING LINE OF PIPES
(S) EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES
(F) RESTRICTION ON USE 3 WIDE LIMITED IN STRATUM (SITE ONLY)
(I) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH LIMITED IN STRATUM
(Z) SUBSTATION PREMISES S.34572 LIMITED IN STRATUM

STRATUM EASEMENT NOTES:

(C) - UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO 22.50
(D) - LIMITED IN DEPTH TO 19.50 AND LIMITED IN HEIGHT TO 22.50
(E) - UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO 22.50
(W) - UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO 22.50
(S) - UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO 22.50
(F) - LIMITED IN DEPTH TO 32.10 AND UNLIMITED IN HEIGHT
(I) - UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO RL 24.10
(Z) - LIMITED IN DEPTH TO RL 20.00 (AHD) AND LIMITED IN HEIGHT TO RL 24.10

SURVEYOR	PLAN OF SUBDIVISION OF LOTS 1 AND 2 IN DP63825, LOT 1 IN DP73917 AND LOT 1 IN DP66015	LGA: SYDNEY	Registered	DP1275257
Name: GEORGIA KATE ROONEY		Locality : FOREST LODGE	16/07/2024	
Date of Survey: 15/06/2023		Reduction Ratio 1: 250		
Surveyor's Reference: 50004 004DP		Lengths are in metres.		

Req:R147241 /Doc:DP 1275257 P /Rev:16-Jul-2024 /NSW LRS /Prt:08-May-2
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lo

PLAN FORM 6 (2020) **WARNING: Creasing or folding will lead to rejection**

DEPOSITED PLAN ADMINISTRATION SHEET

Office Use Only

Registered: 16/07/2024

Title System: TORRENS

Office Use Only

DP1275257

PLAN OF SUBDIVISION OF LOTS 1 AND 2 IN DP63825, LOT 1 IN DP73917 AND LOT 1 IN DP66015

LGA: SYDNEY

Locality: FOREST LODGE

Parish: PETERSHAM

County: CUMBERLAND

Survey Certificate

I, Georgia Kate Rooney

of LTS LOCKLEY Locked Bag 5 GORDON NSW 2072

a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that:

*(a) The land shown in the plan was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, is accurate and the survey was completed on 15/06/23, or

~~*(b) The part of the land shown in the plan (*being/*excluding ** .....) was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, the part surveyed is accurate and the survey was completed on, ... the part not surveyed was compiled in accordance with that Regulation, or~~

*(c) ~~The land shown in this plan was compiled in accordance with the *Surveying and Spatial Information Regulation 2017*~~.

Datum Line: 'X'-'Y'

Type: *Urban/*~~Rural~~

The terrain is *Level-Undulating / *~~Steep-Mountainous.~~

Signature: ..... Dated: 25/07/2023

Surveyor Identification No: 9093
Surveyor registered under
the *Surveying and Spatial Information Act 2002*

*Strike out inappropriate words.

**Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.

Crown Lands NSW/Western Lands Office Approval

I, ... (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.

Signature: .....

Date: .....

File Number: .....

Office:

Subdivision Certificate

I, Stan Fitzroy-Mendis

Authorised Person/~~General Manager/*Registered Certifier~~, certify that the provisions of s.6.15 of the *Environmental Planning and Assessment Act 1979* have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.

Signature: Electronic signature of me, Stan Fitzroy-Mendis affixed at my direction, on 20/06/2024

~~Registration number~~: .....

Consent Authority: The Council of The City of Sydney

Date of endorsement: 20/06/2024

Subdivision Certificate number: 2024/14

File number: S/2023/19

*Strike through if inapplicable.

Plans used in the preparation of survey/~~compilation~~.

DP63825, DP73917, DP66015, DP1200015, DP1032202, DP30884

DP746742, DP60080, DP258402, DP247733, DP438920, DP447083

Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.

Surveyor's Reference: 50004 004DP

Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A

Req:R147241 /Doc:DP 1275257 P /Rev:16-Jul-2024 /NSW LRS /Prt:08-May-2
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lo

PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 2 of 3 sheet(s)

Office Use Only

Registered: 16/07/2024

Office Use Only

DP1275257

PLAN OF SUBDIVISION OF LOTS 1 AND 2 IN DP63825, LOT 1 IN DP73917 AND LOT 1 IN DP66015

Subdivision Certificate number: 2024/14

Date of Endorsement: 20/06/2024

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919, IT IS INTENDED TO CREATE:

1. RIGHT OF CARRIAGEWAY VARIABLE WIDTH LIMITED IN STRATUM (C)
2. EASEMENT FOR ELECTRICITY PURPOSES VARAIBLE WIDTH LIMITED IN STRATUM (D)
3. EASEMENT TO DRAIN WATER 1.8 WIDE AND VARIABLE LIMITED IN STRATUM (E)
4. EASEMENT FOR WATER SUPPLY PURPOSES OVER EXISTING LINE OF PIPES (W)
5. RESTRICTION ON THE USE OF LAND
6. EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES (S)
7. RESTRICTION ON THE USE OF LAND
8. RESTRICTION ON THE USE OF LAND LIMITED IN STRATUM (F)
9. RESTRICTION ON THE USE OF LAND
10. RESTRICTION ON THE USE OF LAND
11. EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH LIMTIED IN STRATUM (I)
12. RESTRICTION ON THE USE OF LAND
13. POSITIVE COVENANT

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
1	50	ARUNDEL	STREET	FOREST LODGE
2	50	PARRAMATTA	ROAD	FOREST LODGE

If space is insufficient use additional annexure sheet

Surveyor's Reference: 50004 004DP

Req:R147241 /Doc:DP 1275257 P /Rev:16-Jul-2024 /NSW LRS /Prt:08-May-2
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lo

PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 3 of 3 sheet(s)

Office Use Only

Registered: 16/07/2024

Office Use Only

DP1275257

PLAN OF SUBDIVISION OF LOTS 1 AND 2 IN DP63825, LOT 1 IN DP73917 AND LOT 1 IN DP66015

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number: 2024/14

Date of Endorsement: 20/06/2024

SIGNED by the Health Administration Corporation)
ABN 45 100 538 161)
through its Health Infrastructure division)
by its authorised delegate, in the presence of:)

Electronic signature of me, Emma Skulander affixed by me, or at my direction, on 04/07/2024

Signature of authorised delegate

Emma Skulander

NAME (please print)

This document was signed and witnessed over audio visual link in accordance with section 14G of the Electronic Transactions Act 2000

Signature of witness

Emily Keep

NAME (please print)

1 Reserve Rd, St Leonards NSW 2065

Address of witness

If space is insufficient use additional annexure sheet

Surveyor's Reference: 50004 004DP

InfoTrack

Req:R152066 /Doc:DP 0966001 P /Rev:23-Feb-2001 /NSW LRS /Pgs:ALL /Prt:11-Mar-2016 12:08 /Seq:1 of 3
© Office of the Registrar-General /Src:InfoTrack /Ref:085 - Forest Lodge

Municipality of The Glebe

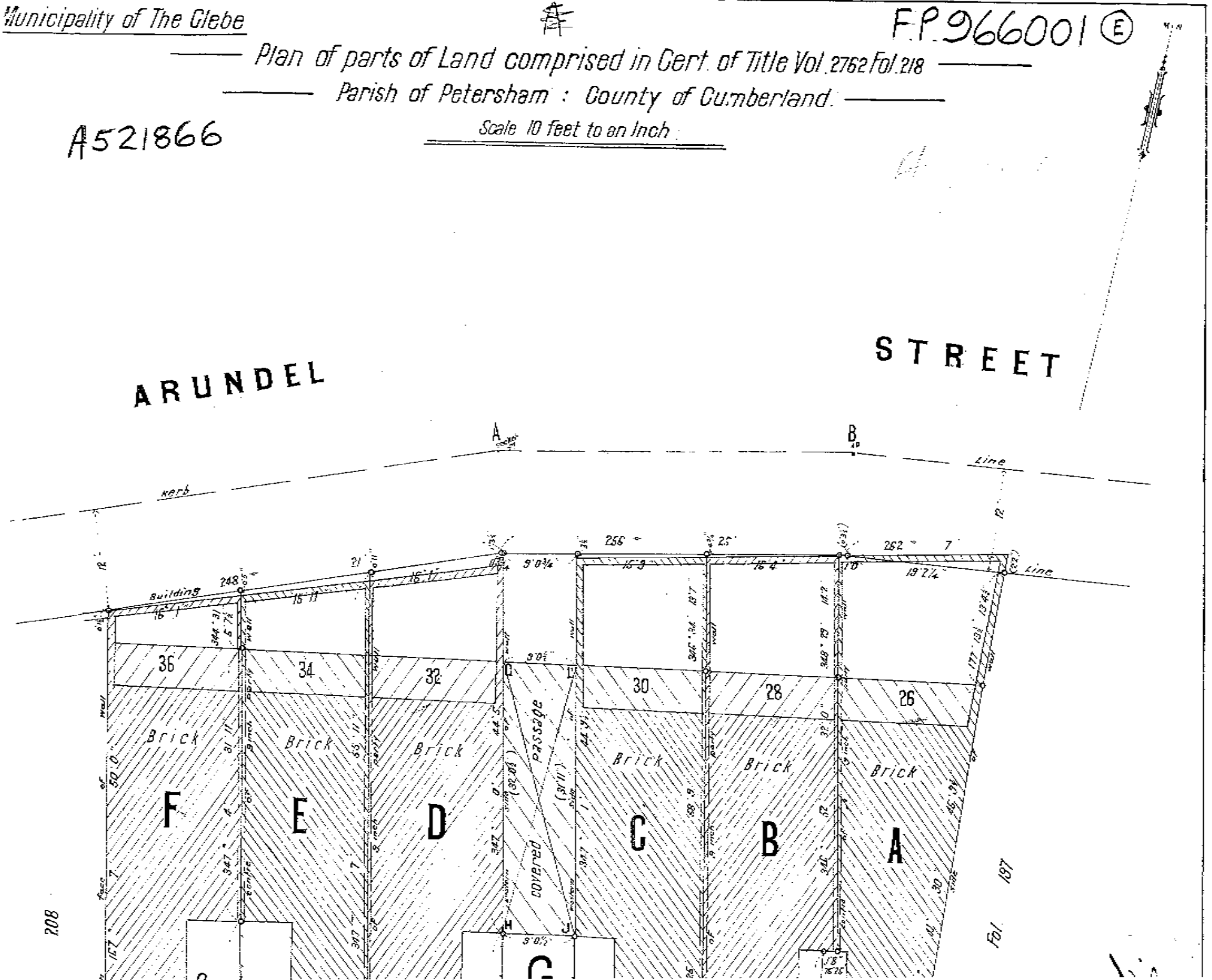
F.P.9660001 (E)

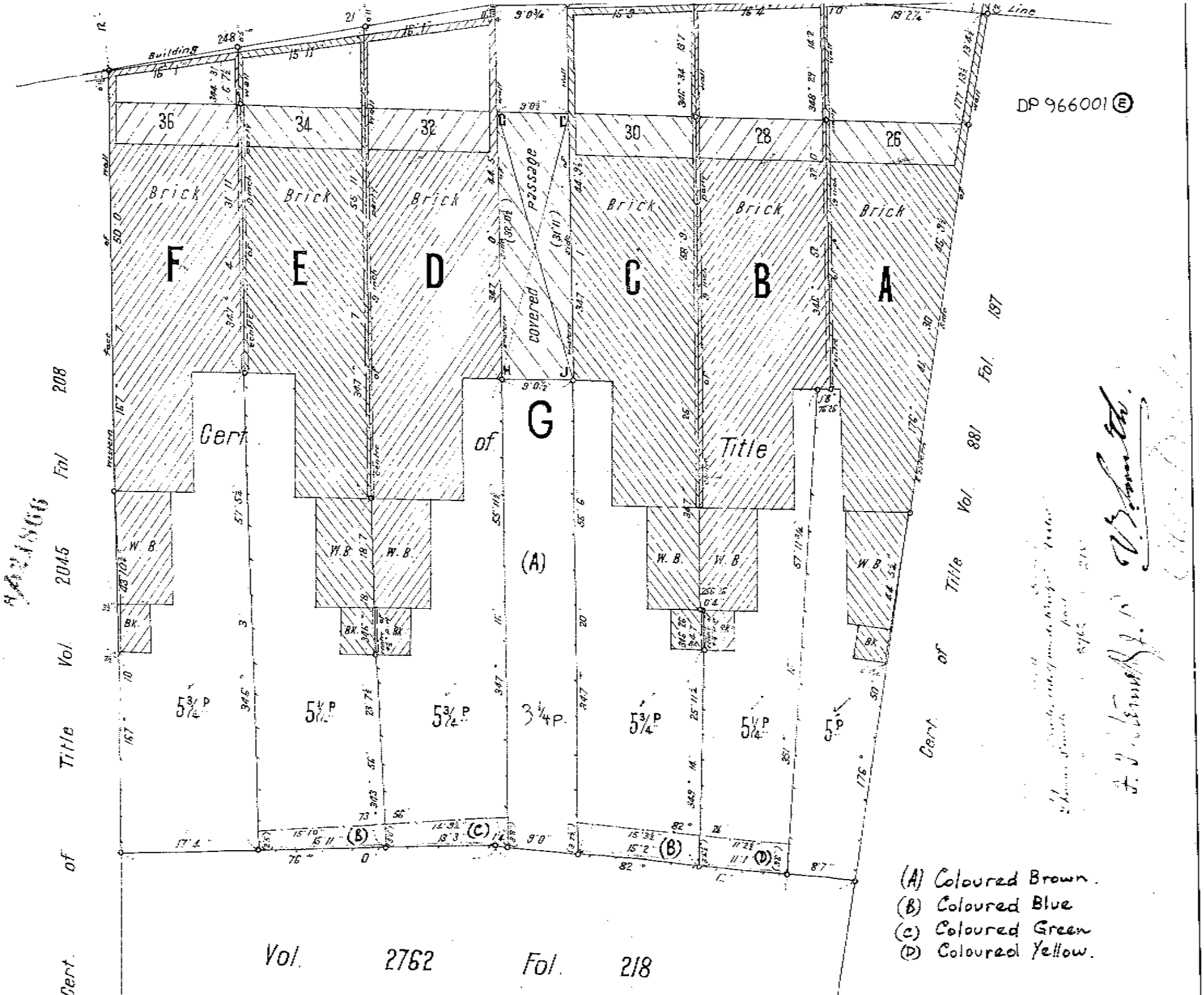
Plan of parts of Land comprised in Cert. of Title Vol. 2762 Fol. 218

Parish of Petersham : County of Cumberland.

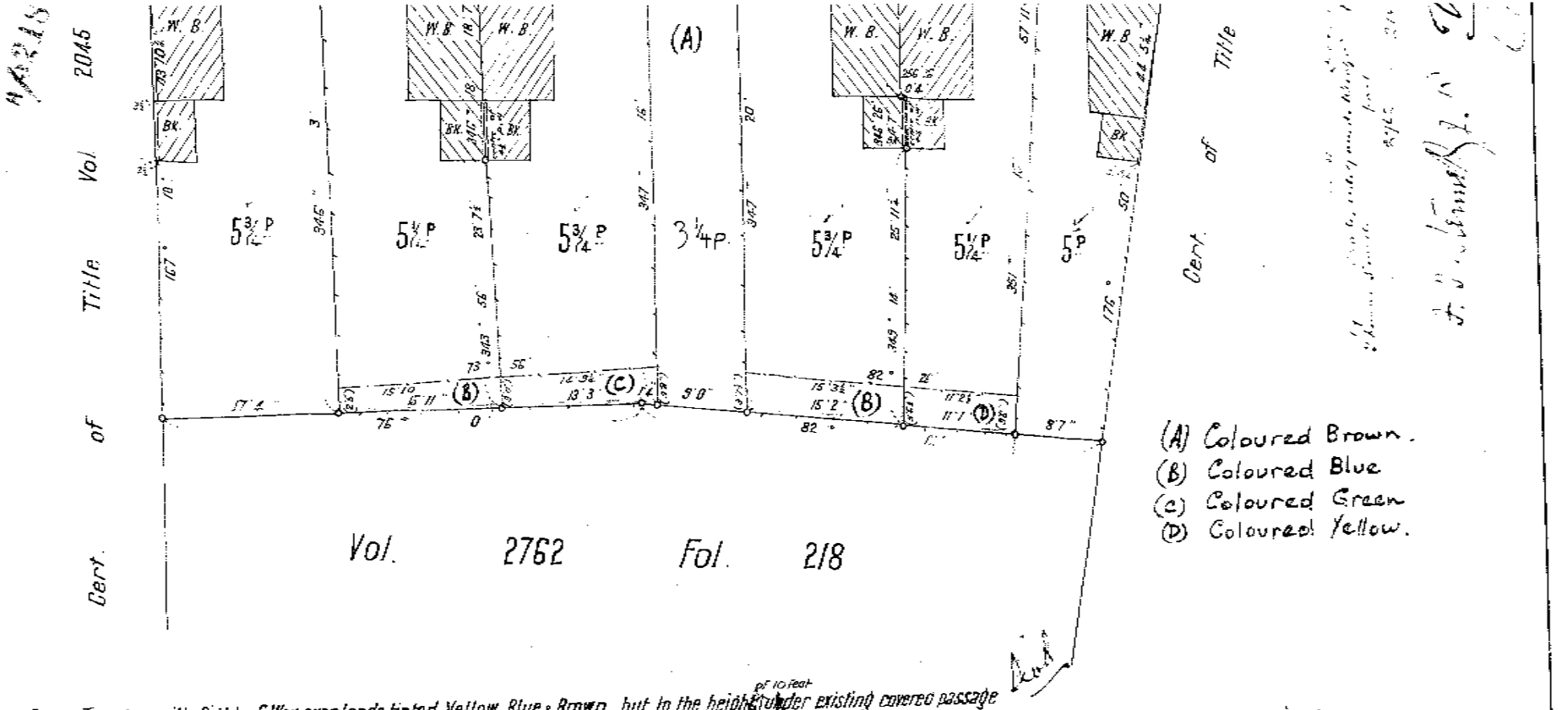
Scale 10 feet to an Inch.

A521866





Req:R152066 /Doc:DP 0966001 P /Rev:23-Feb-2001 /NSW LRS /Pgs:ALL /Prt:11-May-2016 12:08 /Seq:2 of 3
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A To-gether with Right of Way over Lands tinted Yellow, Blue & Brown, but to the height of 10 feet under existing covered passage

B To-gether with Right of Way over Lands tinted Blue & Brown, but to the height of 10 feet under existing covered passage, and subject to Right of Way over Land tinted Yellow

C To-gether with Right of Way over Land tinted Brown but to the height of 10 feet under existing covered passage, and also with the Right to build over the area G-H-J-L as defined in Instrument of Transfer Right to the support of wall of adjoining Building premises No 32 between the Points G & K and subject to Right of Way over Land tinted Blue

D To-gether with Right of Way over Land tinted Brown, but to the height of 10 feet under existing covered passage and subject to Right of support of wall by adjoining Building No 28 between said Points G & H and also subject to Right of Way over Land tinted Green.

E To-gether with Right of Way over Lands tinted Green and Brown, but to the height of 10 feet under existing covered passage, and subject to Right of Way over Land tinted Purple

F To-gether with Right of Way over Lands tinted Purple, Green and Brown, but to the height of 10 feet under existing covered passage

DECLARATION

I Adelbert Schleicher of 52a Pitt St Sydney, Licensed Surveyor, specially Licensed under the Real Property Act, do hereby solemnly and sincerely declare, that the boundaries and measurements shown on this Plan are correct for the purposes of the said Act, and that the said Plan, and the survey of the land to which the same relates, have been prepared and made under my immediate supervision, and I make this solemn declaration, conscientiously believing the same to be true, and by virtue of the provisions of the Oaths Act 1900.

Adelbert Schleicher
Licensed Surveyor R.P. Act.

Subscribed and declared before me at Sydney this 18th day of November 1913.

Date of Survey November 1913
Azimuth taken from Line A-B.

A521866

F.P. 966001 (E)

Req:R152066 /Doc:DP 0966001 P /Rev:23-Feb-2001 /NSW LRS /Pgs:ALL /Prt:11-May-2016 12:08 /Seq:3 of 3
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Req:R124518 /Doc:CT 09042-150 CT /Rev:11-Feb-2011 /NSW LRS /Pgs:ALL /Prt:05-May-2026 15:59 /Seq:1 of 4
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

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

[redacted] PROPERTY ACT, 1900, as amended.

Vol. 9042 Fol. 150

Vol. [redacted]

1st Edition issued 2-11-1961

EH R883390

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

Witness F Ridgey

CANCELLED

Registrar-General.

ESTATE AND LAND REFERRED TO SEE AUTO FOLIO

(For location and dimensions of land see plan filed in the Land Titles Office)

S

Estate in Fee Simple in Lot 1 Deposited Plan 30884 City Sydney Parish Petersham County Cumberland.

Registrar General.

FIRST SCHEDULE (continued overleaf)

~~WILLIAM BASIL RUDD, Builder, and FRANCIS DOUGLAS RUDD, Builder,~~ both of Glebe, as Joint Tenants.

Registrar General.

SECOND SCHEDULE (continued overleaf)

GLX

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.

Registrar General.

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

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

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

25031 11.60 St 1609 V. C. N. Blight, Government Printer

Vol. 9042 Fol. 150

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar-General
~~Wenzel Batty & McGrath Limited~~	~~Transfer~~	~~J471319~~	~~9.10.1963~~	~~15.10.1963~~	
~~Jackson & Spring Pty Ltd~~	~~Transfer~~	~~K446200~~	~~7.9.1966~~	~~21.9.1966~~	
~~Pyrell Corporation Pty Limited~~	~~Transfer~~	~~L615519~~	~~12.8.1968~~	~~20.8.1968~~	
Bowvale Pty Limited by Transfer X 76626 Registered 10.9.1987					

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
~~Mortgage~~	H883391	31.8.1961	~~to Margaret Hypatia Adams of Turramurra~~ ~~and David Joseph Seabastrino Hourik of Waverley~~	23.11.1961		Discharged	J 83674	
~~Mortgage~~	L343800	25-2-1969	~~to Ruth Turnbull of Bellevue Hill, Married Woman~~	~~25-2-1969~~		Discharged	X 76625	
~~Lease~~	L448570	23.4.1969	~~to E.D.P. [W.S.W.] Pty Limited of the premises being~~ ~~all the top floor and building known as 66 Parramatta Road, Camperdown to E.D.P. [W.S.W.] Pty Limited, together with rights with consent of Mortgagee.~~	7.7.1969		Expired	31.12.1981	
Lease	L560196	16.6.1969	of the premises being the whole of the basement floor of the building known as No. 66 Parramatta Road and 76 Arundel Street Camperdown to the Graduates Wine Consumers Co-operative Society Limited with consent of Mortgagee	11.12.1969		Expired	7-8-1979	
Lease	L768757	1.11.1969	of part of the building known as 66 Parramatta Road and 76 Arundel Street Camperdown together with common car parking space numbered Seven in Wattle Pty Limited (with consent of mortgagee)	6.4.1970		Expired	31.12.1981	
Lease	L769759	5.7.1969	of the ground floor of the building known as 66 Parramatta Road Camperdown and two parking spaces in Somerset Limited (together with rights) (with consent of mortgagee)	6.4.1970		Expired	31.12.1981	

(Page 2 of 2 pages)

FORM No. 184

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

Req:R124518 /Doc:CT 09042-150 CT /Rev:11-Feb-2011 /NSW LRS /Pgs:ALL /Prt:05-May-2026 15:59 /Seq:2 of 4
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SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
~~Lease~~	~~R346336~~		~~of premises being the basement of the building known as 64 Parramatta Road, Camperdown and 76 Arundel Street, Camperdown to The Australian Wine Consumers Co-Operative Society Limited (Expires 30-4-1985)~~	7-8-1979		Expired	30-1-1986	
			~~S860166 Lease to Computer Accounting Services Pty. Limited, with Option of Renewal. Expires: 30.4.1984. Registered 31.12.1981.~~					
			~~S860166 Lease to Computer Accounting Services Pty Limited of premises being the third floor and 222.98 square metres on the car park level adjacent to Parramatta Road of the building known as 64 Parramatta Road, Camperdown and covered car parking spaces numbered 8 and 9, together with rights and option of renewal. Expires 30-4-1984. Registered 31-12-1981.~~			Expired	X678145	
			~~S941928 Lease to Burroughs Limited of premises being the second floor of the building known as 64 Parramatta Road, Camperdown, together with rights and option of renewal. Expires 31-3-1991. Registered 8-4-1982.~~			Surrendered	X678144	
			~~V688996 Caveat by Mayne Nickless Limited. Registered 29-4-1985~~			Withdrawn	W111300	
			~~W111301 Caveat by Mayne Nickless Limited. Registered 30-1-1986~~			Withdrawn	X76624	
			~~W113195 Lease to Mayne Nickless Limited of the basement of the building at 64 Parramatta Road, Camperdown and 76 Arundel Street, Camperdown. Expires 30-4-1987. Option of renewal 2 years. Registered 30-1-1986~~					
			~~X76623 Caveat by Belmore Investments Pty Limited. Registered 10-9-1987.~~			Expired	X678145	
			~~X89603 Mortgage to Belmore Investments Pty Limited Registered 8-10-1987~~			Lapsed	X89603	
			X620014 Mortgage to State Bank of New South Wales Registered 15-6-1988					

CANCELLED

SEE AUTO FOLIO

RG 2/74

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

Req:R124518 /Doc:CT 09042-150 CT /Rev:11-Feb-2011 /NSW LRS /Pgs:ALL /Prt:05-May-2026 15:59 /Seq:3 of 4
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Fol. 150

Vol. 9042

947

(Page of pages)

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
			CANCELLED					
			SEE AUTO FOLIO					

RG 2/74

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

Req:R124518 /Doc:CT 09042-150 CT /Rev:11-Feb-2011 /NSW LRS /Pgs:ALL /Prt:05-May-2026 15:59 /Seq:4 of 4
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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
5/5/2026 3:59PM

FOLIO: 1/30884

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 9042 FOL 150

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
29/9/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
18/7/1991	Z759652	VARIATION OF MORTGAGE	EDITION 1
22/12/1992	E997249	VARIATION OF MORTGAGE	EDITION 2
2/4/1993		AMENDMENT: LOCAL GOVT AREA	
22/8/1994	U550885	VARIATION OF MORTGAGE	EDITION 3
14/10/1994	U705432	DISCHARGE OF MORTGAGE	
14/10/1994	U705433	DISCHARGE OF MORTGAGE	EDITION 4
17/10/1997	3504567	TRANSFER	EDITION 5
26/3/1998	3878932	MORTGAGE	EDITION 6
13/4/2000	6716872	DISCHARGE OF MORTGAGE	EDITION 7
27/6/2000	6891864	MORTGAGE	EDITION 8
26/3/2001	7495975	LEASE	
26/3/2001	7495976	TRANSFER OF LEASE	
26/3/2001	7495977	TRANSFER OF LEASE	EDITION 9
15/10/2001	8025486	DEPARTMENTAL DEALING TO UPLIFT CT	EDITION 10
8/5/2003	9577477	DEPARTMENTAL DEALING	
18/2/2009	AE508996	CAVEAT	
5/3/2009	AE536519	DEPARTMENTAL DEALING	
6/3/2009	AE531556	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	

END OF PAGE 1 - CONTINUED OVER

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
5/5/2026 3:59PM

FOLIO: 1/30884 PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
6/3/2009	AE531560	DISCHARGE OF MORTGAGE	EDITION 11
11/3/2009	AE548273	MORTGAGE	EDITION 12
10/2/2010	AF307091	DISCHARGE OF MORTGAGE	EDITION 13
9/2/2011	AG53601	MORTGAGE	EDITION 14
17/12/2015	AJ881839	LEASE	EDITION 15
27/8/2016	AK706124	DISCHARGE OF MORTGAGE	
27/8/2016	AK706125	TRANSFER	
27/8/2016	AK706126	MORTGAGE	EDITION 16
2/9/2018	AN678864	DEPARTMENTAL DEALING	EDITION 17 CORD ISSUED

*** END OF SEARCH ***

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Received: 05/05/2026 15:59:12

Req:R124524 /Doc:DL 3504567 /Rev:22-Oct-1997 /NSW LRS /Pgs:ALL /Prt:05-May-2026 15:59 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

Form: 07-011
Licence: AUS/0634/96

TRANSFER

New South Wales
Real Property Act 1900

3504567 H

Instructions for filling out this form are available from the Land Titles Office

Office of State Revenue use only

N.S.W. STAMP DUTY
13109? 1925 04 2013428?S/0? $2.00

(A) **LAND TRANSFERRED**
If appropriate, specify the share or part transferred.

1/30884

(B) **LODGED BY**

LTO Box	Name, Address or DX and Telephone
915	John Ajaka DX 556 Sydney Tel: 9556 2511 Reference (15 character maximum):

(C) **TRANSFEROR** Bowvale Pty Limited ACN: 003 322 683

(D) acknowledges receipt of the consideration of $1,500,000.00

and as regards the land specified above transfers to the transferee an estate in fee simple.

(E) Encumbrances (if applicable): 1. ..... 2. ..... 3. .....

(F) **TRANSFEREE**

T **TS** (s713 LGA) **TW** (Sheriff)	Tony Hakim **TENANCY**: S

(G)

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. **DATE** .....

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

Peter Woodhead
Signature of Witness

PETER WOODHEAD
Name of Witness (BLOCK LETTERS)

2/220 Willoughby Rd Crows Nest
Address of Witness

COMMON SEAL BOWVALE PTY LIMITED A.C.N. 003 322 683

Graeme Kay Secretary

Director

Signature of Transferor

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

Signature of Witness

JOHN AJAKA
SOLICITOR
Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Transferee
Solicitor For.

If signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name in block letters.

Checked by (LTO use) .....

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/30884

SEARCH DATE	TIME	EDITION NO	DATE
5/5/2026	3:58 PM	17	2/9/2018

LAND

LOT 1 IN DEPOSITED PLAN 30884
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP30884

FIRST SCHEDULE

AMYZOA PTY LTD (T AK706125)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 AJ881839 LEASE TO LEARN NOW PUBLICATIONS PTY LTD OF GROUND FLOOR COMMERCIAL SUITE & 2ND BASEMENT STORAGE AREA NO 2, 64 PARRAMATTA ROAD, GLEBE. EXPIRES: 30/6/2018. OPTION OF RENEWAL: 3 YEARS.
3 AK706126 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

JBS - Forest Lodge... PRINTED ON 5/5/2026

* Entries preceded by an asterisk do not appear on the former Certificate of Title abolished in 2004 or the current edition of Water Access Licence Certificate. Warning: the information appearing under notations has not been formally recorded in the Register.

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Received: 05/05/2026 15:58:55

Req:R125189 /Doc:CT 15210-191 CT /Rev:21-Jan-2011 /NSW LRS /Pgs:ALL /Prt:05-May-2026 16:56 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

[redacted]ICATE OF TITLE

NEW SOUTH WALES — [redacted] PROPERTY ACT, 1900

15210191

Vol. 15210 Fol. 191

First Title Old System

Prior Titles Vol. 8234 Fols. 204 & 205

EDITION 5 ISSUED 4 1984

I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

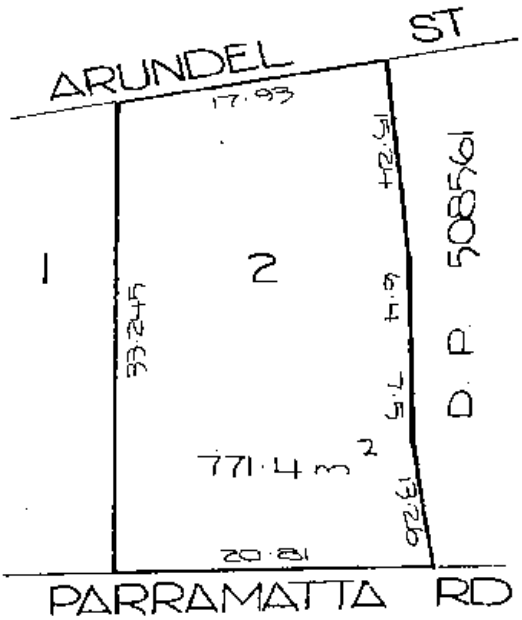
CANCELLED

Registrar General.

PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO

LENGTHS ARE IN METRES



T989361

LAND REFERRED TO

Lot 2 in Deposited Plan 30884 in the Municipality of Leichhardt Parish of Petersham County of Cumberland.

FIRST SCHEDULE

~~ELITE WOOD PRODUCTS (AUSTRALIA) PTY. LIMITED.~~

SECOND SCHEDULE

1. Reservations and conditions in the Crown grant.
~~2. T989361 Mortgage to Australia and New Zealand Banking Group Limited.~~ X843577

GRY

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON (Page 1) Vol. 15210 Fol. 191

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

RG 2/64

Req:R125189 /Doc:CT 15210-191 CT /Rev:21-Jan-2011 /NSW LRS /Pgs:ALL /Prt:05-May-2026 16:56 /Seq:2 of 2
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9934619 8.83 D. West, Government Printer

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR — Registrar General

Frederick Spencer Howe Doman as to 20/100 share, Thomas Alastair Doman as to 15/100 share Elspeth Mary Doman as to 25/100,T.A. Doman & Co. Pty Limited as to 10/100,Vimreach Pty Limited as to 15/100,and Margaret Campbell Doman as to 15/100,Trading as Yadlamalka Proprietors as tenants in common,by Transfer X843579, Registered 26-9-1988

SECOND SCHEDULE (continued)

PARTICULARS	Registrar General	CANCELLATION
~~V750632 Mortgage to Mercantile Credits Limited. Registered 6-6-1985.~~		W442985
~~X56925 Mortgage to Attwater Commercial Finance Limited Registered 4-9-1987.~~		X843578
~~X286177 Order of Court. Registered 18-12-1987.~~		X843579
~~X550724 Request. Order of Court. Registered 20-5-1988~~		X843579
X843580P Mortgage to Permanent Trustee Company Limited. Registered 26-9-1988		

NOTATIONS AND UNREGISTERED DEALINGS

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

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
5/5/2026 4:56PM

FOLIO: 2/30884

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 15210 FOL 191

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
14/12/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
8/3/1989	Y224475	LEASE	EDITION 1
29/1/1992	E221962	VARIATION OF MORTGAGE	
29/1/1992	E221963	TRANSFER OF MORTGAGE	EDITION 2
3/12/1993	I847575	CAVEAT	
22/2/1995	O38647	DEPARTMENTAL DEALING	
18/5/1995	O32310	DISCHARGE OF MORTGAGE	EDITION 3
12/7/1995	O330082	MORTGAGE	EDITION 4
3/6/1996	2204356	WITHDRAWAL OF CAVEAT	
28/10/1996	2567755	LEASE	EDITION 5
24/6/1998	5076438	DEPARTMENTAL DEALING	
17/8/2000	7028485	LEASE	EDITION 6
8/5/2003	9577477	DEPARTMENTAL DEALING	
23/8/2004	AA834380	LEASE	EDITION 7
23/12/2008	AE412027	TRANSMISSION APPLICATION	EDITION 8
1/9/2018	AN678863	DEPARTMENTAL DEALING	EDITION 9 CORD ISSUED
27/9/2021	AR462638	DISCHARGE OF MORTGAGE	EDITION 10
12/10/2021	AR508964	LEASE	EDITION 11

END OF PAGE 1 - CONTINUED OVER

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
5/5/2026 4:56PM

FOLIO: 2/30884 PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
25/6/2024	AU146449	REQUEST	EDITION 12
28/6/2024	AU194766	LEASE	EDITION 13

*** END OF SEARCH ***

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Received: 05/05/2026 16:56:01

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/30884

SEARCH DATE	TIME	EDITION NO	DATE
5/5/2026	4:55 PM	13	28/6/2024

LAND

LOT 2 IN DEPOSITED PLAN 30884
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP30884

FIRST SCHEDULE

THOMAS ALASTAIR DOMAN
IN 15/100 SHARE
ELSPETH MARY DOMAN
IN 45/100 SHARE
T A DOMAN & CO PTY LIMITED
IN 10/100 SHARE
VIMREACH PTY LIMITED
IN 15/100 SHARE
MARGARET CAMPBELL DOMAN
IN 15/100 SHARE
AS TENANTS IN COMMON (TA AE412027)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 AU194766 LEASE TO J & CO SYDNEY PTY LTD EXPIRES: 5/6/2029.
OPTION OF RENEWAL: 4 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
6/5/2026 10:17AM

FOLIO: 5/30884

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 8186 FOL 86

Recorded	Number	Type of Instrument	C.T. Issue
29/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
26/5/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
9/1/1997	2730581	DISCHARGE OF MORTGAGE	EDITION 1
8/5/2003	9577477	DEPARTMENTAL DEALING	
10/11/2012	AH354989	LEASE	EDITION 2
26/8/2015	AJ763037	MORTGAGE	EDITION 3
8/9/2018	AN695391	DEPARTMENTAL DEALING	EDITION 4 CORD ISSUED
11/10/2018	AN773556	DISCHARGE OF MORTGAGE	
11/10/2018	AN773557	MORTGAGE	EDITION 5 CORD ISSUED
27/2/2020	AP926579	DISCHARGE OF MORTGAGE	
27/2/2020	AP926582	MORTGAGE	EDITION 6 CORD ISSUED
10/6/2021	AR126912	LEASE	EDITION 7 CORD ISSUED
25/10/2023	AT545477	LEASE	EDITION 8
5/12/2025	AV671001	VARIATION OF LEASE	EDITION 9

*** END OF SEARCH ***

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Received: 06/05/2026 10:17:58

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 5/30884

SEARCH DATE	TIME	EDITION NO	DATE
6/5/2026	10:17 AM	9	5/12/2025

LAND

LOT 5 IN DEPOSITED PLAN 30884
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP30884

FIRST SCHEDULE

UNITED KITCHEN CO PTY LIMITED (T T624644)

SECOND SCHEDULE (6 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 H755148 CROSS EASEMENTS (S.181B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL ON THE COMMON BOUNDARY OF LOTS 5 AND 6 IN DP30884
3 G164570 CROSS EASEMENTS (S.181B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL ON THE COMMON BOUNDARY OF LOTS C AND 5 IN DP30884
4 AP926582 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
5 AR126912 LEASE TO METAL MANUFACTURES PTY LIMITED OF 66 ARUNDEL STREET, GLEBE. EXPIRES: 31/1/2026. OPTION OF RENEWAL: 5 YEARS AND ONE FURTHER OPTION OF 5 YEARS.
AV671001 VARIATION OF LEASE AR126912 EXPIRY DATE NOW 31/1/2031. OPTION OF RENEWAL: MODIFIED TO 5 YEARS.
6 AT545477 LEASE TO HBC AUSTRALIA PTY LTD OF 56 PARRAMATTA ROAD, GLEBE. EXPIRES: 14/3/2028. OPTION OF RENEWAL: 5 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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Received: 06/05/2026 10:17:47

Req:R127798 /Doc:CT 11389-241 CT /Rev:31-Jan-2011 /NSW LRS /Pgs:ALL /Prt:06-May-2026 10:18 /Seq:1 of 2
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11389241

NEW SOUTH WALES

[redacted]ICATE OF TITLE
[redacted]PERTY ACT, 1900, as amended.

Vol. 11389 Fol. 241

Appln. No.10355

Prior Title Vol.1235 Fol.81

Edition issued 19-8-1970

L937762

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

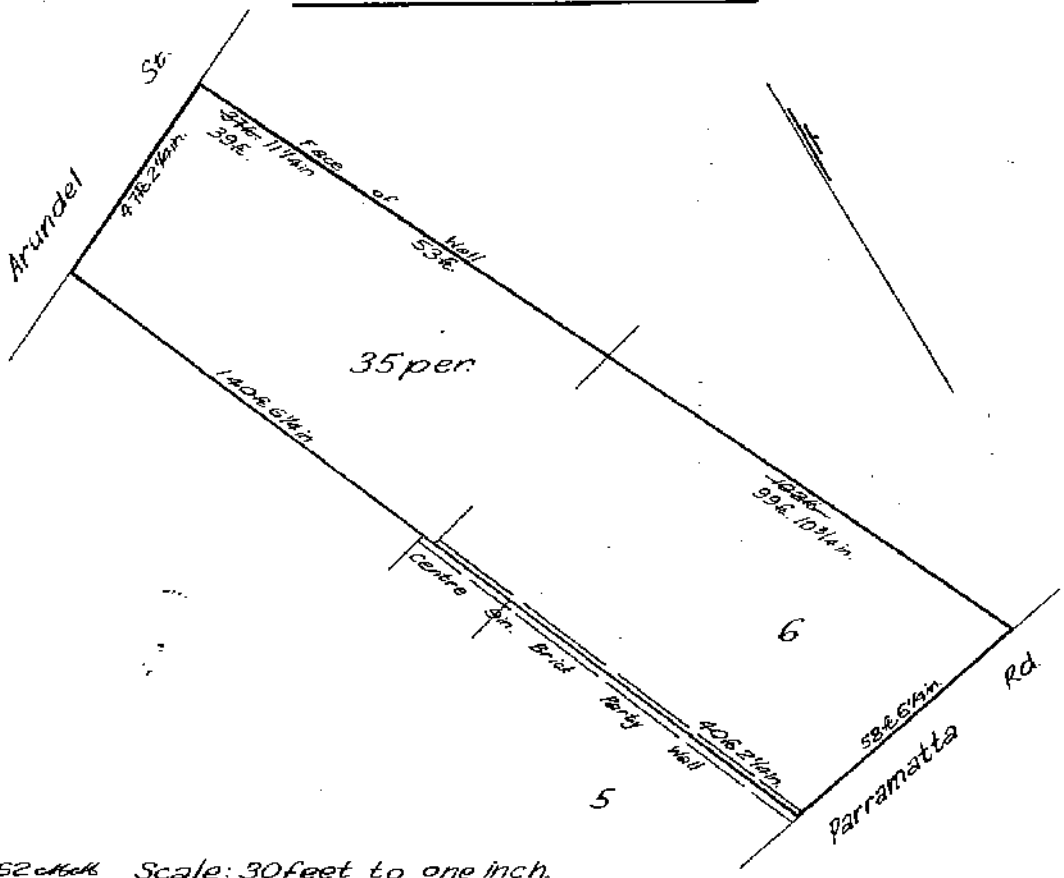
Witness J Barnes

CANCELLED
Registrar General.

SEE AUTO FOLIO

(Page 1) Vol. 11389 Fol. 241

PLAN SHOWING LOCATION OF LAND



1972 M. 578.
Reg. Gen. 4. 8. 1972.

L937762 cancelled

Scale: 30feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 6 in Deposited Plan 30884 in the Municipality of Leichhardt Parish of Petersham and County of Cumberland being suburban allotment 6 granted to William Redman on 22-10-1856.

FIRST SCHEDULE

~~DAVID JOSEPH SESOSTRIS MONK of Vaucluse, Gentleman, EDNA JOSEPHINE MITCHELL of Blacktown, Married Woman and MARGARET HYACINTHA MONK KENTLEY of Turramurra, Femme Sole as joint tenants.~~

GRY

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~Caveat No.B991521 by the Registrar General. Entered 26-7-1990.~~ withdrawn 4 906386 JP
3. Cross Easements (Section 181 Conveyancing Act, 1919) created by Transfer No. H755148 affecting the party wall shown on the common boundary of Lots 5 and 6 on the plan hereon. DP30884

EC

1962 M 750c

Jan Watson
Registrar General

Reg. Gen. 11 Oct. 1970

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

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.
PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

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V. C. N. BLIGHT, GOVERNMENT PRINTER

Vol. 11389 Fol 241

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar-General
S. B. Distributing Pty Limited The name of the Proprietor is now Nimrod Properties Pty Limited	Transfer Change of Name	L906386 M822477	26-6-1970 25 9 1970	9-9-1970 15 8 1972	

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
Mortgage	M822477 P	3.7.1972	to Bank of New South Wales	14.8.1972.				
~~Mortgage~~	~~P817730~~	—	~~to Permanent Nominees (Aust.) Limited~~	~~16-6-1976~~		Discharged	S873405	
~~Postponement~~	~~P817731~~	—	~~Mortgage P817730 is entitled in priority to M822477 and has been registered before Mortgage No M822477~~	~~16-8-1976~~		Cancelled	S873405	
~~S873406 Mortgage to Permanent Nominees (AUST.) Limited. Registered 19.1.1982.~~ M822477 Mortgage)						Discharged	V959405	
~~S873406 Mortgage) Priority S873406, M822477 by Postponement S873407. Registered 19.1.1982.~~						Cancelled	V959405	
~~V959406 Mortgage to United Permanent Building Society Ltd Registered 4-10-1985~~						Discharged	W462927	
~~V959407 Postponement of Mortgage Priority V959406, M822477 Registered 4-10-1985~~						Cancelled	W462927	
W462928 P	Mortgage to Stichting Administratiekantoor Orco Australian Mortgage Fund. Registered 21-8-1986							
W462929 P	Postponement of Mortgage. Priority now W462928, M822477. Registered 21-8-1986							

(Page 2 of 2 pages)

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

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
6/5/2026 10:18AM

FOLIO: 6/30884

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 11389 FOL 241

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
2/11/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
19/12/1988	Y53229	TRANSFER OF MORTGAGE	
21/8/1990	Z176476	DISCHARGE OF MORTGAGE	EDITION 1
2/9/1993	I618653	CAVEAT	
2/8/1994	U487658	WITHDRAWAL OF CAVEAT	
2/8/1994	U487659	DISCHARGE OF MORTGAGE	
2/8/1994	U487660	TRANSFER	EDITION 2
1/9/1994	U543351	LEASE	EDITION 3
10/9/1997	3400972	LEASE	EDITION 4
8/5/2003	9577477	DEPARTMENTAL DEALING	
14/11/2003	AA146369	LEASE	EDITION 5
8/11/2004	AA965286	LEASE	EDITION 6
26/9/2006	AC514252	LEASE	EDITION 7
25/6/2009	AE780693	TRANSFER	EDITION 8
14/1/2014	AI249946	MORTGAGE	EDITION 9
12/1/2022	AR786598	REQUEST	
12/1/2022	AR786710	LEASE	EDITION 10
27/1/2022	AR838057	DISCHARGE OF MORTGAGE	
27/1/2022	AR838058	TRANSFER	
27/1/2022	AR838059	MORTGAGE	EDITION 11
15/8/2022	AS383204	LEASE	EDITION 12

END OF PAGE 1 - CONTINUED OVER

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
6/5/2026 10:18AM

FOLIO: 6/30884 PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
13/9/2022	AS449945	LEASE	EDITION 13

*** END OF SEARCH ***

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Received: 06/05/2026 10:18:32

Req:R127799 /Doc:DL AE780693 /Rev:29-Jun-2009 /NSW LRS /Pgs:ALL /Prt:06-May-2026 10:18 /Seq:1 of 2
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Form: 01T
Licence: 01-05-025
Licensee: LEAP Legal Software Pty Limited
Firm name: Church & Grace

TRANSFER

New South Wales
Real Property Act 1900

AE780693G

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY Office of State Revenue use only

NEW SOUTH WALES DUTY
19-06-2009 0005457824-001
SECTION 275-TRANSFER
NO DUTY PAYABLE

(A) **TORRENS TITLE** If appropriate, specify the part transferred
6/30884

(B) **LODGED BY**

Delivery Box	Name, Address or DX and Telephone	
182P	LLPN: 123108 Q	Church & Grace DX 114 Sydney Tel: 61 2 9233 1155
	Reference (optional): JAC:JE:090077	

CODES T TW (Sheriff)

(C) **TRANSFEROR** Baptist Union of New South Wales

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $4,000,000.00 and as regards

(E) **ESTATE** the land specified above transfers to the transferee an estate in fee simple.

(F) **SHARE TRANSFERRED** 100%

(G) Encumbrances (if applicable):

(H) **TRANSFEREE** Baptist Business College Limited ABN 99 000 049 187

(I) **TENANCY:**

DATE 20 May 2009

(J) I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Signature of witness:

Name of witness:
Address of witness:

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

See Annexure 'A'

Signature of transferor:

Certified correct for the purposes of the Real Property Act 1900 by the person whose signature appears below.

Signature:

Signatory's name: James Arthur Creech
Signatory's capacity: Solicitor for the Transferee

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

Req:R127799 /Doc:DL AE780693 /Rev:29-Jun-2009 /NSW LRS /Pgs:ALL /Prt:06-May-2026 10:18 /Seq:2 of 2
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Annexure 'A' to Transfer

Parties:

The Baptist Union of New South Wales (as transferor) and

Baptist Business College Ltd ACN 000 049 187 (as transferee)

Dated:

Executed for and on behalf of The
Baptist Union of New South Wales
in accordance with section 4 of the
Baptist Union Incorporation Act 1919.

.....
Witness

ALAN LESLIE SODEN
Name of Witness

101 ROSEMEAD ROAD HORNSBY
Address of Witness

.....
Witness

ALAN LESLIE SODEN
Name of Witness

101 ROSEMEAD ROAD HORNSBY
Address of Witness

.....
Witness

ALAN LESLIE SODEN
Name of Witness

101 ROSEMEAD ROAD HORNSBY
Address of Witness

.....
Executive Committee Member
Name: NORMAN JOHN NIX
PRESIDENT

.....
Executive Committee Member
Name: RONALD WILLIAM SYME.

.....
Executive Committee Member
Name: June M Heinrich

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 6/30884

SEARCH DATE	TIME	EDITION NO	DATE
6/5/2026	10:18 AM	13	13/9/2022

LAND

LOT 6 IN DEPOSITED PLAN 30884
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP30884

FIRST SCHEDULE

THE MASTER BUILDERS' ASSOCIATION OF NEW SOUTH WALES (T AR838058)

SECOND SCHEDULE (6 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 H755148 CROSS EASEMENTS (S.181B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL SHOWN ON THE COMMON BOUNDARY OF LOTS 5 AND 6 ON DP30884
3 AR786710 LEASE TO SEDA COLLEGE NSW LIMITED PART FOLIO IDENTIFIER 6/30884 BEING LEVEL 2, 54 PARRAMATTA ROAD FOREST LODGE. EXPIRES: 31/3/2024. OPTION OF RENEWAL: 5 YEARS.
4 AR838059 MORTGAGE TO WESTPAC BANKING CORPORATION
5 AS383204 LEASE TO WELLINGTON EDUCATION GROUP PTY LTD OF THE GROUND LEVEL, 54 PARRAMATTA ROAD, FOREST LODGE. EXPIRES: 30/4/2027. OPTION OF RENEWAL: 5 YEARS.
6 AS449945 LEASE TO SIGNET EDUCATION GROUP PTY LTD OF LEVEL 1 OF 54 PARRAMATTA ROAD, FOREST LODGE. EXPIRES: 30/4/2027. OPTION OF RENEWAL: 5 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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Received: 06/05/2026 10:18:21

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
6/5/2026 3:06PM

FOLIO: 7/30884

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 8186 FOL 93

Recorded	Number	Type of Instrument	C.T. Issue
29/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
2/6/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
21/6/1989	Y441114	DEPARTMENTAL DEALING	EDITION 1
3/7/2002	8673946	LEASE	EDITION 2
8/5/2003	9577477	DEPARTMENTAL DEALING	
10/7/2003	9776653	CAVEAT	
19/1/2004	AA340369	WITHDRAWAL OF CAVEAT	
19/1/2004	AA340370	DISCHARGE OF MORTGAGE	
19/1/2004	AA340371	TRANSFER	EDITION 3
21/3/2004	AA501351	DEPARTMENTAL DEALING	
17/7/2006	AC461633	LEASE	EDITION 4
19/6/2009	AE765793	TRANSFER	EDITION 5
9/12/2009	AE842016	APPLICATION	
26/7/2011	AG392116	LEASE	EDITION 6
27/3/2013	AH543572	CHANGE OF NAME	
11/10/2016	AK827441	LEASE	EDITION 7
10/9/2021	AR418135	TRANSFER	
10/9/2021	AR418136	MORTGAGE	EDITION 8
20/12/2021	AR748616	DISCHARGE OF MORTGAGE	
20/12/2021	AR748617	TRANSFER	
20/12/2021	AR748618	MORTGAGE	EDITION 9

*** END OF SEARCH ***

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Received: 06/05/2026 15:06:19

Req:R131755 /Doc:DL AA340371 /Rev:20-Jan-2004 /NSW LRS /Pgs:ALL /Prt:06-May-2026 15:06 /Seq:1 of 2
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Form: 01T
Release: 2
www.lpi.nsw.gov.au

TRANSFER

New South Wales
Real Property Act 1900

AA340371M

PRIVACY NOTE: this information is legally required and will become part of the public record

STAMP DUTY

Office of State Revenue use only
OFFICE OF STATE REVENUE (N.S.W. TREASURY)
CLIENT No. 3147496 STAMP No.762
STAMP DUTY 82 SIGNATURE
TRANSACTION No. 179525 DATE 15/1/04
ASSESSMENT DETAILS:

(A) **TORRENS TITLE** FOLIO IDENTIFIER 7/30884

(B) **LODGED BY**

Delivery Box	Name, Address or DX and Telephone	CODES
395Y	Heidtman & Co DX1303 Sydney Market St Reference: BUNTIC/RA	T TW (Sheriff)

(C) **TRANSFEROR** EXCELLENCE CONSTRUCTION PTY LIMITED A.C.N. 001 667 830 (UNDER LIQUIDATION)

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $ 955,000.00 and as regards

(E) **ESTATE** the land specified above transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED**

(G) Encumbrances (if applicable):

(H) **TRANSFEREE** TOMISLAV BUNTIC AND JENNY BUNTIC

(I) **TENANCY:** Joint Tenants

(J) **DATE** 15-1-04

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Signature of witness:

Name of witness: Fleur Evans
Address of witness: Level 6, 50 Margaret St Sydney

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of transferor:
Signed by Andrew Hugh Jenner on behalf of Armstrong Jolly & Co Chartered Accountants
Signatory's capacity: Liquidator

Certified for the purposes of the Real Property Act 1900 by the person whose signature appears below.

Signature: X

Signatory's name: REBECCA LYON
Signatory's capacity: transferee's solicitor

All handwriting must be in block capitals.

Req:R131755 /Doc:DL AA340371 /Rev:20-Jan-2004 /NSW LRS /Pgs:ALL /Prt:06-May-2026 15:06 /Seq:2 of 2
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STATUTORY DECLARATION

I, Andrew Hugh Jenner Wily of Armstrong Wily & Co, Chartered Accountants, Level 6, 50 Margaret Street, Sydney NSW 2000, do solemnly and sincerely declare that:-

1. I am the court appointed Liquidator of the company known as Excellence Construction Pty Ltd ACN 001 667 830 (**the Company**) and a copy of my appointment as Liquidator of the Company is attached and marked "A".

2. The Company owns the property known as 40 Parramatta Road, Glebe being the land described in folio identifier 7/30884 (**the Property**).

3. On the folio identifier to the Property the Company is incorrectly noted as *Excellence Constructions Pty Ltd*.

4. The Company and *Excellence Constructions Pty Ltd* as referred to in the Folio Identifier are one and the same.

5. The Company has entered into a contract for the sale of the Property and will execute the transfer on completion under its correct name.

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

SUBSCRIBED AND DECLARED at Sydney)
on the 14th day of January 2004)
before me:)

Andrew Hugh Jenner Wily

Neil Newbould.
A Justice of the Peace/Solicitor

(LLK/819:2)

Req:R131756 /Doc:DL AR418135 /Rev:10-Sep-2021 /NSW LRS /Prt:06-May-2026 15:06 /Seq:1 of 2
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System Document Identification

Form Number: 01T-e
Template Number: t_nsw18
ELN Document ID: 557677196
ELN NOS ID: 557677605

TRANSFER

New South Wales
Real Property Act 1900

Land Registry Document Identification

AR418135

Stamp Duty: 10101921-001

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

LODGED BY:

Responsible Subscriber:	RM LEGAL SYDNEY PTY LTD ABN 94146587199
Address:	4 Albion ST Harris Park 2150
Email:	raymond@rmlegal.com.au
ELNO Subscriber Number:	6076
Customer Account Number:	501059U
Document Collection Box:	1W
Client Reference:	80018747 PTW E

LAND TITLE REFERENCE

7/30884

TRANSFEROR

E & B BUNTIC HOLDINGS PTY LIMITED ACN 136371607
Registered company

TRANSFEREE

MICO CORP SERVICES PTY LTD ACN 648271612
Registered company

Tenancy: Sole Proprietor

CONSIDERATION

The transferor acknowledges receipt of the consideration of $2,320,000.00

ESTATE TRANSFERRED

FEE SIMPLE

The Transferor transfers to the Transferee the Estate specified in this Instrument and acknowledges receipt of any Consideration shown.

SIGNING FOR TRANSFEROR

I certify that:

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.

Party Represented by Subscriber:

E & B BUNTIC HOLDINGS PTY LIMITED

Signed By: Eliza Frances Trimble
Signer Capacity: Practitioner Certifier
ELNO Signer Number: 3889569
Digital Signing Certificate Number:

Signed for Subscriber: SPECTRUM SOLUTIONS PTY LIMITED ABN 60152116393

SPECTRUM CLIENT SOLUTIONS

Req:R131756 /Doc:DL AR418135 /Rev:10-Sep-2021 /NSW LRS /Prt:06-May-2026 15:06 /Seq:2 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

Subscriber Capacity: Representative Subscriber
ELNO Subscriber Number: 1342424 **Customer Account Number:** 504981
Date: 10/09/2021

SIGNING FOR TRANSFEREE

I certify that:

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.

Party Represented by Subscriber:

MICO CORP SERVICES PTY LTD

Signed By: Charles Antoun **Signer Capacity:** Practitioner Certifier
ELNO Signer Number: 63923 **Digital Signing Certificate Number:**

Signed for Subscriber: FRANCOM LEGAL PTY LTD ABN 34166013841

FRANCOM LEGAL

Subscriber Capacity: Representative Subscriber
ELNO Subscriber Number: 24624 **Customer Account Number:** 503783
Date: 10/09/2021

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 7/30884

SEARCH DATE	TIME	EDITION NO	DATE
6/5/2026	3:06 PM	9	20/12/2021

LAND

LOT 7 IN DEPOSITED PLAN 30884
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP30884

FIRST SCHEDULE

G & M TABCHOURI PROPERTY PTY LTD (T AR748617)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 AK827441 LEASE TO HER MOST GRACIOUS MAJESTY QUEEN ELIZABETH II (MINISTER FOR POLICE) OF 40 PARRAMATTA ROAD, GLEBE. EXPIRES: 30/4/2021. OPTION OF RENEWAL: 1 YEAR.
3 AR748618 MORTGAGE TO JUDO BANK PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

JBS - Forest Lodge... PRINTED ON 6/5/2026

* Entries preceded by an asterisk do not appear on the former Certificate of Title abolished in 2004 or the current edition of Water Access Licence Certificate. Warning: the information appearing under notations has not been formally recorded in the Register.

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Received: 06/05/2026 15:06:06

Req:R131770 /Doc:CT 09765-163 CT /Rev:31-Jan-2011 /NSW LRS /Pgs:ALL /Prt:06-May-2026 15:07 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

[redacted]TIFICATE OF TITLE

NEW SOUTH WALES

PERTY ACT, 1900, as amended.

09765163

Application No.26650

Prior title Vol.8089 Fol.152

Vol. 9765 Fol. 163

1st Edition issued 31-7-1964

J655364

Fol. 163 9765 (Page 1) Vol.

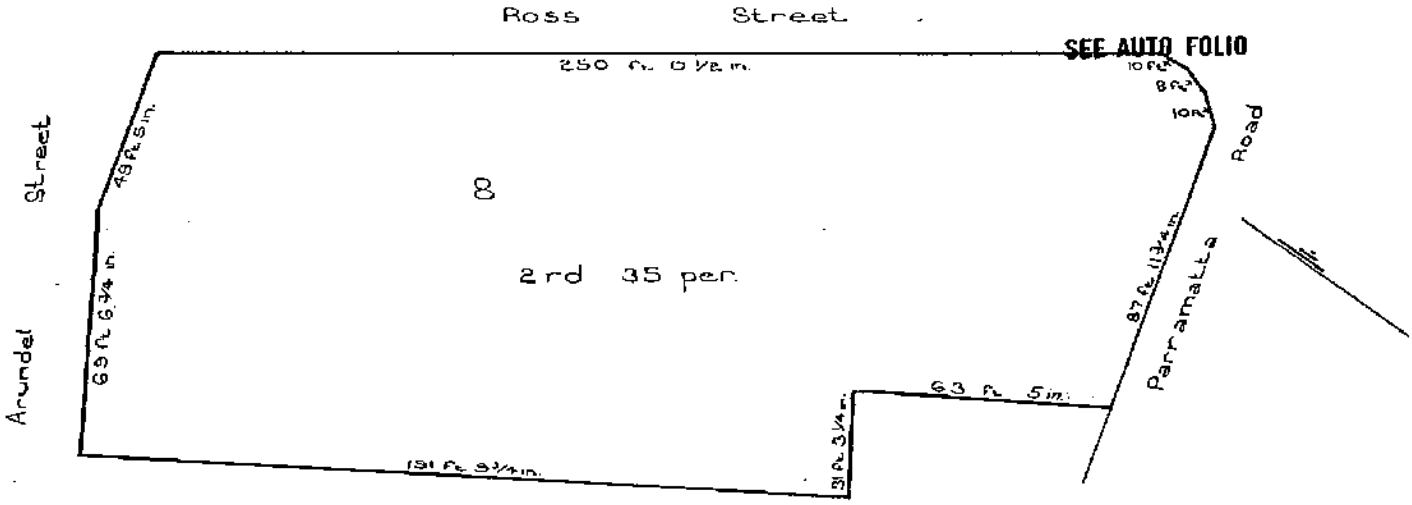
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness

Registrar General.

PLAN SHOWING LOCATION OF LAND

CANCELLED



J655364

Scale: 40 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 8 in Deposited Plan 30884 in the City of Sydney Parish of Petersham and County of Cumberland being part of Suburban Allotments 11, 12 and 13 separately granted to Philipp Andreas on 4-12-1856.

Registrar General.

FIRST SCHEDULE (continued overleaf)

~~JOHN A GILDERS HOLDINGS LIMITED~~
JOHN A GILDERS HOLDINGS LIMITED.

Registrar General.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) above referred to.
~~2. Mortgage No. 931962 to Commonwealth Trading Bank of Australia.~~
~~Entered 1-5-1963.~~ Discharged M510587

Registrar General.

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

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

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

ST 1608 V. C. N. BLIGHT, GOVERNMENT PRINTER

Vol. 9765 Fol. 163

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
~~Brocasto Pty. Limited~~ Kendall Nominees Pty Limited by Transfer W664193. Registered 18-12-1986	Transfer	S179042	------	11-12-1980	

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
9A 93	~~DP 224888~~ A		~~The interest of the Council of the City of Sydney in the addition to existing road shown on DP224888~~	~~15-3-1965~~				
~~Mortgage~~	~~M 105893~~	~~[illegible]~~	~~to Commonwealth Trading Bank of Australia~~	~~3-11-1971~~		Discharged	S179041	
Mortgage	S179043	------	~~to Commonwealth Trading Bank of Australia~~	11-12-1980		Discharged	W664191	
~~T323756 Lease to Australian Guarantee Corporation Limited of premises being that portion of the basement, ground floor, first floor and rooftop area as outlined dense black on the plan annexed to Lease T323756, together with option of renewal. Expires 4-8-1988. Registered 30-11-1982~~						Expired	18-12-1986	
~~W394508 Caveat by Property Estates Limited. Registered 26-6-1986.~~						Withdrawn	W664190	
W664194P Mortgage to Combined Mortgage Services Pty. Limited. Registered 18-12-1986								
W907638P Mortgage to S.H. Lock (Australia) Limited, S.H. Lock Acceptances Limited, S.H. Lock Leasing Limited, S.H. Lock & Co. Limited, S.H. Lock (Hong Kong) Limited and S.H. Lock (N.Z.) Limited, as joint tenants. Registered 3-6-1987.								

(Page 2 of 2 pages)

FORM No. 62

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

Req:R131770 /Doc:CT 09765-163 CT /Rev:31-Jan-2011 /NSW LRS /Pgs:ALL /Prt:06-May-2026 15:07 /Seq:2 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
6/5/2026 3:07PM

FOLIO: 8/30884

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 9765 FOL 163

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
27/10/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
3/11/1988	X879086	DISCHARGE OF MORTGAGE	
3/11/1988	X879087	DISCHARGE OF MORTGAGE	
3/11/1988	X879088	MORTGAGE	EDITION 1
23/1/1989	X964120	MORTGAGE	EDITION 2
1/2/1989		AMENDMENT: CT DELIVEREE	
11/4/1990	Y941727	DISCHARGE OF MORTGAGE	
11/4/1990	Y941728	DISCHARGE OF MORTGAGE	
11/4/1990	Y941729	TRANSFER	EDITION 3
2/4/1993		AMENDMENT: LOCAL GOVT AREA	
3/7/2001	7478724	LEASE	
3/7/2001	7478725	TRANSFER	
3/7/2001	7478752	MORTGAGE	EDITION 4
8/5/2003	9577477	DEPARTMENTAL DEALING	
19/7/2007	AD279882	CAVEAT	
30/11/2009	AE968156	DISCHARGE OF MORTGAGE	
30/11/2009	AE968157	TRANSFER GRANTING EASEMENT	
30/11/2009	AE968158	MORTGAGE	EDITION 5
14/3/2013	AH608162	DEPARTMENTAL DEALING	
4/6/2015	AJ533608	LEASE	
4/6/2015	AJ533607	TRANSFER OF LEASE	EDITION 6
4/6/2015	AJ542014	DEPARTMENTAL DEALING	EDITION 7
8/9/2018	AN695391	DEPARTMENTAL DEALING	EDITION 8 CORD ISSUED

END OF PAGE 1 - CONTINUED OVER

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
6/5/2026 3:07PM

FOLIO: 8/30884 PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
29/10/2020	AQ506670	LEASE	EDITION 9 CORD ISSUED
4/10/2024	AU464924	VARIATION OF LEASE	EDITION 10

*** END OF SEARCH ***

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Received: 06/05/2026 15:07:05

Req:R131771 /Doc:DL Y941729 /Rev:04-Aug-2010 /NSW LRS /Pgs:ALL /Prt:06-May-2026 15:07 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

RP 13 STAMP DUTY

Y941729

TRANSFER

REAL PROPERTY ACT, 1900

T | 3 | 3 of 3 | | $ 44 |

R3/3

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Folio Identifier 8/30884	WHOLE	Glebe

DESCRIPTION OF LAND Note (a)

TRANSFEROR Note (b)

KENDALL NOMINEES PTY LIMITED
of 36-38 Parramatta Road, Glebe

ESTATE Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of $ 7,500,000.00
and transfers an estate in fee simple
in the land above described to the TRANSFEREE

TRANSFEREE Note (d)

M.M.A.L. INVESTMENTS PTY LIMITED
of 1284 South Road, Clovelly Park, in the State of South Australia

OFFICE USE ONLY

S

TENANCY Note (e)

~~as joint tenants/tenants in common~~

PRIOR ENCUMBRANCES Note (f)

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

DATE 30 MARCH 1990

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

EXECUTION Note (g)

~~Signed in my presence by the transferor who is personally known to me~~
THE COMMON SEAL of KENDALL NOMINEES PTY LIMITED was hereto affixed by authority of its Directors in the presence of:

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Secretary

Signature of Transferor

Director

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

Note (g)

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Signature of Transferee

Solicitor for Transferee
F.P. ZIPFINGER 22/1/90

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

LODGED BY

LODGED BY
ALLESCOS STEPHEN JAQUES
SOLICITORS
Level 32, A.M.P. Centre
50 Bridge Street, Sydney
(STD 02) 233-3000
Dx. Box 413

BH: FPZ

Delivery Box Number

LOCATION OF DOCUMENTS

CT	OTHER	
/		Herewith.
		In L.T.O. with
		Produced by

OFFICE USE ONLY

Checked	Passed	REGISTERED - -19
Signed	Extra Fee	

Secondary Directions	
Delivery Directions	

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 8/30884

SEARCH DATE	TIME	EDITION NO	DATE
6/5/2026	3:06 PM	10	4/10/2024

LAND

LOT 8 IN DEPOSITED PLAN 30884
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP30884

FIRST SCHEDULE

REIL DEALERSHIP BONDS PTY LIMITED (T 7478725)

SECOND SCHEDULE (5 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 THE INTEREST(S) OF THE COUNCIL OF THE CITY OF SYDNEY IN THE ADDITION TO EXISTING ROAD SHOWN ON DP224888
3 AE968157 EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 4.14 METRE(S) WIDE AFFECTING THE SITE DESIGNATED (E) IN PLAN WITH AE968157
4 AE968158 MORTGAGE TO WESTPAC BANKING CORPORATION
5 AQ506670 LEASE TO KAIZEN MOTORS PTY LTD EXPIRES: 6/3/2030.
AU464924 VARIATION OF LEASE AQ506670 EXPIRY DATE NOW 6/3/2034.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

JBS - Forest Lodge... PRINTED ON 6/5/2026

* Entries preceded by an asterisk do not appear on the former Certificate of Title abolished in 2[illegible] the current edition of Water Access Licence Certificate. Warning: the information appearing under notations has not been formally recorded in the Register.

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Received: 06/05/2026 15:06:52

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
7/5/2026 10:24PM

FOLIO: C/438920

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 7037 FOL 147

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
18/12/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
16/9/1994	U624445	TRANSFER	
16/9/1994	U624446	MORTGAGE	EDITION 1
13/10/1995	O607437	LEASE	EDITION 2
23/7/1996	2323713	LEASE	EDITION 3
21/11/1997	3598572	DISCHARGE OF MORTGAGE	
21/11/1997	3598573	MORTGAGE	EDITION 4
3/3/2000	6613600	DISCHARGE OF MORTGAGE	
3/3/2000	6613601	TRANSFER	
3/3/2000	6613602	MORTGAGE	EDITION 5
3/3/2000	6614805	DEPARTMENTAL DEALING	EDITION 6
8/5/2003	9577477	DEPARTMENTAL DEALING	
5/12/2003	AA225214	CAVEAT	
8/2/2006	AC100885	WITHDRAWAL OF CAVEAT	
8/2/2006	AC52903	LEASE	EDITION 7
9/9/2008	AE201785	DISCHARGE OF MORTGAGE	
9/9/2008	AE201786	MORTGAGE	EDITION 8
12/3/2009	AE550436	LEASE	EDITION 9
6/3/2013	AH593293	DISCHARGE OF MORTGAGE	
6/3/2013	AH593294	TRANSFER	EDITION 10
3/2/2016	AJ947197	LEASE	EDITION 11
24/5/2019	AP267170	LEASE	EDITION 12

END OF PAGE 1 - CONTINUED OVER

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
7/5/2026 10:24PM

FOLIO: C/438920 PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
1/2/2022	AR854023	MORTGAGE	EDITION 13
6/6/2022	AS28528	LEASE	EDITION 14
14/4/2025	AU977512	DISCHARGE OF MORTGAGE	EDITION 15
22/5/2025	AV73042	CAVEAT	EDITION 16
17/7/2025	AV252036	WITHDRAWAL OF CAVEAT	EDITION 17
4/9/2025	AV284950	LEASE	EDITION 18

*** END OF SEARCH ***

JBS - Forest Lodge... PRINTED ON 7/5/2026

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Received: 07/05/2026 22:24:29

Req:R141888 /Doc:DL 6613601 /Rev:09-Mar-2000 /NSW LRS /Pgs:ALL /Prt:07-May-2026 22:24 /Seq:1 of 1
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Form: 97-01T
Licence: 026CN/0526/96

TRANSFER

New South Wales
Real Property Act 1900

6613601C

Instructions for filling out this form are available from the Land Titles Office

Office of State Revenue use only

NEW SOUTH WALES DUTY
27-01-2000 0000217213-001
SECTION 18(2)
DUTY $ **********2.00

(A) **LAND TRANSFERRED**
Show no more than 20 titles.
If appropriate, specify the share or part transferred.

C/438920

(B) **LODGED BY**

LTO Box	Name, Address or DX and Telephone
20S	ANZ REFERENCE (15 character maximum): SRGT

(C) **TRANSFEROR** FARAMARZ RAHMANI AND LATIFEH RAHMANI

(D) acknowledges receipt of the consideration of $1,710,000.00

and as regards the land specified above transfers to the transferee an estate in fee simple.

(E) Encumbrances (if applicable) 1. 2. 3.

(F) **TRANSFEREE**

T	CHRISTINE JOYCE MARKS
TS (s713 LGA)	
TW (Sheriff)	5
(G) **TENANCY:**	

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. **DATE** .....

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

.....
Signature of Witness

Ken Pattenden
Name of Witness (BLOCK LETTERS)

424 Hercules Street, Ashfield.
Address of Witness

.....
Signature of Transferor

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

.....
Signature of Witness

.....
Name of Witness (BLOCK LETTERS)

.....
Address of Witness

.....
Signature of Transferee's Solicitor -
Robert Ebner

NB: if signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name in block letters.

CHECKED BY (LTO use) .....

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: C/438920

SEARCH DATE	TIME	EDITION NO	DATE
7/5/2026	10:24 PM	18	4/9/2025

LAND

LOT C IN DEPOSITED PLAN 438920
AT GLEBE
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP438920

FIRST SCHEDULE

SERENITY AUSTRALIA PTY LIMITED (T AH593294)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 G164570 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON BOUNDARY OF LOTS B AND C AND C AND D IN DP438920
3 AV284950 LEASE TO BIRCHTREE CENTRE PTY LTD OF LEVELS 4 AND 5, 58 PARRAMATTA ROAD, GLEBE, INCLUDING THE EXCLUSIVE USE OF FIVE (5) CAR SPACES NOS 2, 3, 4, 5 AND 6. EXPIRES: 31/3/2028. OPTION OF RENEWAL: 3 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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* Entries preceded by an asterisk do not appear on the former Certificate of Title abolished in 2001 or the current edition of Water Access Licence Certificate. Warning: the information appearing under notations has not been formally recorded in the Register.

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Received: 07/05/2026 22:24:12

Req:R143001 /Doc:CT 09685-071 CT /Rev:12-Jan-2011 /NSW LRS /Pgs:ALL /Prt:08-May-2026 09:52 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

[redacted]ICATE OF TITLE

NEW SOUTH WALES [redacted] PROPERTY ACT, 1900

9685-071

Vol. 9685 Fol. 71

First Title Old System

Prior Title Vol. 7037 Fol: 146

EDITION 29 ISSUED 7 1987

I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

Registrar General.

CANCELLED

LAND REFERRED TO

Lot 1 in DP508561 at Glebe in the City of Sydney Parish of Petersham County of Cumberland.

Title Diagram: DP508561.

FIRST SCHEDULE

JOHN DAVID CURTIS. W657763

SECOND SCHEDULE

1. Reservations and conditions in the Crown grant.
2. G164570 Cross-easements (s.181B Conveyancing Act, 1919) affecting the party wall shown on the boundary between Lot 1 in DP508561 and Lot C in DP438920.
3. This edition has been issued because of the reported loss of the edition issued 17-4-1964.

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

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

(Page 1) Vol. 9685 Fol. 71

LT 2/64

Req:R143001 /Doc:CT 09685-071 CT /Rev:12-Jan-2011 /NSW LRS /Pgs:ALL /Prt:08-May-2026 09:52 /Seq:2 of 2
Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

Vol 9685 Fol 71

L.O. 55

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR — Registrar General

DP/SP 746742 Registered 31 JUL 1987
This folio is cancelled as to whole/~~part~~ upon creation of computer folios for lots 201 in the abovementioned plan.

SECOND SCHEDULE (continued)

PARTICULARS — Registrar General — CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS

1746742

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

Req:R143002 /Doc:CT 09685-072 CT /Rev:19-Feb-2007 /NSW LRS /Pgs:ALL /Prt:08-May-2026 09:52 /Seq:1 of 2
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[redacted]CATE OF TITLE

PROPERTY ACT, 1900

NEW SOUTH WALES

CT09685-072

Vol. 9685 Fol. 72

First Title Old System

Prior Title Vol. 7037 Fol. 146

EDITION ISSUED 28 7 1987

I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

Registrar General.

CANCELLED

LAND REFERRED TO

Lot 2 in DP508561 at Glebe in the City of Sydney Parish of Petersham County of Cumberland.

Title Diagram: DP508561.

FIRST SCHEDULE

JOHN DAVID CURTIS.

J707663

SECOND SCHEDULE

1. Reservations and conditions in the Crown grant.
2. G164570 Cross-easements (s.181B Conveyancing Act, 1919) affecting the party wall shown on the boundary between Lot 2 in DP508561 and Lot C in DP438920.
3. This edition has been issued because of the reported loss of the edition issued 17-4-1964.

(Page 1) Vol. 9685 Fol. 72

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

NOTE: ENTRIES RULED THROUGH ARE NOT CURRENT AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

20898 : 103

LT 2/64

Req:R143002 /Doc:CT 09685-072 CT /Rev:19-Feb-2007 /NSW LRS /Pgs:ALL /Prt:08-May-2026 09:52 /Seq:2 of 2
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Vol 9685 Fol 72

L.O. 55

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

DP/SP 74642 Registered 31 JUL 1987
This folio is cancelled as to whole/~~part~~ upon creation of computer folios for lots 201 in the abovementioned plan.

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS

74642

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

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
8/5/2026 9:51AM

FOLIO: 201/746742

First Title(s): OLD SYSTEM
Prior Title(s): VOL 9685 FOLS 71-72

Recorded	Number	Type of Instrument	C.T. Issue
3/8/1987	DP746742	DEPOSITED PLAN	FOLIO CREATED EDITION 1
21/4/1992	E399993	MORTGAGE	EDITION 2
10/11/1999	6332795	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 3
7/4/2000	6700739	DISCHARGE OF MORTGAGE	EDITION 4
8/5/2003	9577477	DEPARTMENTAL DEALING	
15/12/2006	AC814485	TRANSMISSION APPLICATION	EDITION 5
9/1/2007	AC858866	TRANSFER	
9/1/2007	AC858867	MORTGAGE	EDITION 6
12/1/2012	AG737874	DISCHARGE OF MORTGAGE	
12/1/2012	AG737875	MORTGAGE	EDITION 7
4/6/2012	AH25307	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 8
18/4/2016	AK366240	DEPARTMENTAL DEALING	
2/5/2016	AK397296	DEPARTMENTAL DEALING	
13/4/2018	AN260005	DISCHARGE OF MORTGAGE	
13/4/2018	AN260006	MORTGAGE	EDITION 9 CORD ISSUED
3/12/2020	AQ613338	DISCHARGE OF MORTGAGE	
3/12/2020	AQ613339	MORTGAGE	EDITION 10 CORD ISSUED

*** END OF SEARCH ***

JBS - Forest Lodge... PRINTED ON 8/5/2026

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Received: 08/05/2026 09:51:33

Req:R142992 /Doc:DL AC814485 /Rev:21-Dec-2006 /NSW LRS /Pgs:ALL /Prt:08-May-2026 09:51 /Seq:1 of 2
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Form: 03TA
Release: 2.0
www.lands.nsw.gov.au

TRANSMISSION APPLICATION

New South Wales
Section 93 Real Property Act 1900

AC814485F

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY Office of State Revenue use only

(A) **LAND** Torrens Title: 201/746742

(B) **REGISTERED DEALING** Number: | Torrens Title:

(C) **LODGED BY** Document Collection Box: 883G | Name, Address or DX and Telephone: Wm Walker Taylor Edwards & Smith DX 981 SYDNEY 1236385 | Reference: | CODE: TA

(D) **DECEASED REGISTERED PROPRIETOR** JOHN DAVID CURTIS

(E) **APPLICANT** RONALD GEORGE CURTIS and DAVID LEWIS CURTIS

(F) I, the applicant, being entitled as Executors of the will of the deceased registered proprietor (who died on 28 August 1999) pursuant to probate No. 107741/00 granted on 1 June 2000 to (a certified copy of which is lodged herewith) apply to be registered as the proprietor of the estate or interest of the deceased registered proprietor in the abovementioned land.

DATE

(G) I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Signature of witness:

Name of witness: KIM ADRIAN EARLINK
Address of witness: 154 ELIZABETH ST SYDNEY SOLICITOR

Certified correct for the purposes of the Real Property Act 1900 by the Applicant.

Signature of Applicant:

(H) **CONSENT OF EXECUTOR, ADMINISTRATOR OR TRUSTEE**

I,

CLICK & PICK >>> of the deceased registered proprietor, consent to this application.

Signature of witness:

Name of witness:

Address of witness:

Signature of

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.
Office use only—
Evidence sighted/sighted and returned:

DEPARTMENT OF LANDS
LAND AND PROPERTY INFORMATION DIVISION
0507

Req:R142992 /Doc:DL AC814485 /Rev:21-Dec-2006 /NSW LRS /Pgs:ALL /Prt:08-May-2026 09:51 /Seq:2 of 2
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(F) We, the applicant, being entitled as remaining executors of the will of the deceased registered proprietor (who died on 29 August 1999) as a result of the death of Linda Louise Curtis-Wilson one of the co-executors on 2 August 2002, a certified copy of the death certificate number 29801/2002 is lodged herewith being pursuant to probate number 107741/00 granted on 1 June 2000 to David Lewis Curtis, Ronald George Curtis and Linda Louise Curtis-Wilson (a certified copy of which is lodged herewith) apply to be the registered proprietor of the estate or interest of the deceased registered proprietor in the abovementioned land.

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 201/746742

SEARCH DATE	TIME	EDITION NO	DATE
8/5/2026	9:50 AM	10	3/12/2020

LAND

LOT 201 IN DEPOSITED PLAN 746742
AT GLEBE
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP746742

FIRST SCHEDULE

COOLBAY PTY LIMITED (T AC858866)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 G164570 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON BOUNDARY OF LOT 201 IN DP746742 AND LOT C IN DP438920
3 AQ613339 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

* Entries preceded by an asterisk do not appear on the former Certificate of Title abolished in 2004. The current edition of Water Access Licence Certificate. Warning: the information appearing under notations has not been formally recorded in the Register.

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Received: 08/05/2026 09:50:30

Req:R143020 /Doc:CT 12559-111 CT /Rev:27-Jan-2011 /NSW LRS /Pgs:ALL /Prt:08-May-2026 09:54 /Seq:1 of 2
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CERTIFICATE OF TITLE

NEW SOUTH WALES — [redacted] PROPERTY ACT, 1900

Vol. 12559 Fol. 111

Appln. No. 10080

Prior Title Vol.3106 Fol. 6

Edition issued 1-10-1974.

CANCELLED

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

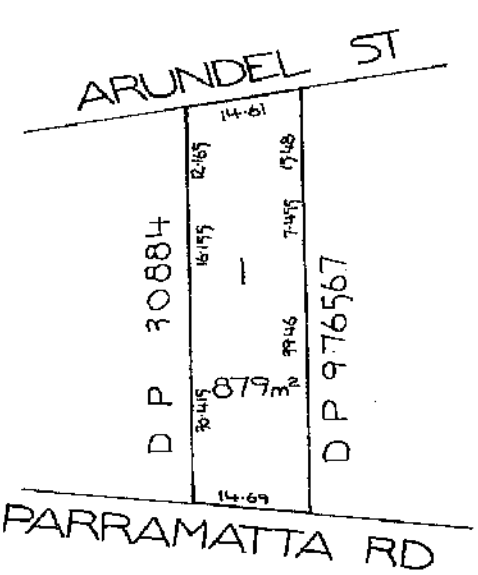
SEE AUTO FOLIO

Registrar General.

(Page 1) Vol. 12559 Fol. 111

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



N967621 REDUCTION RATIO 1:800

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 60080 in the Municipality of Leichhardt Parish of Petersham and County of Cumberland being part of Suburban Allotment 7 granted to William Redman on 22-10-1856.

FIRST SCHEDULE

~~JOSEPH VARGA of Vaucluse, Company Director and CLARA VARGA his wife, as Joint Tenants as to an undivided one-half share and JULIUS VARGA of Killara, Company Director and HEDDY VARGA his wife, as Joint Tenants as to the remaining one-half share as Tenants in Common.~~

SECOND SCHEDULE

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

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

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

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

Vol. 12559 Fol. 111

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
~~Peter Anderson of Hunters Hill, Kenneth Charles McGregor of Pymble, and Albert Ernest Swane of Punchbowl, all Master Builders as joint tenants.~~	~~Transfer~~	~~N967622~~	~~31-7-1974~~	~~18-10-1974~~	
Master Builders' Association of New South Wales by Transfer W266553. Registered 15.4.1986.					

CANCELLED

SEE AUTO FOLIO

N967622 T
K231
W266552 DM
53 T
54 M
X524226D
27 M

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
~~Mortgage~~	~~N967623~~	~~24-7-1974~~	~~to Bank of New South Wales.~~	~~18-10-1974~~		Discharged	W266552	
W266554	Mortgage to Westpac Banking Corporation. Registered 15.4.1986.					Discharged	X524226	
X524227F	Mortgage to Citibank Savings Limited. Registered 9.5.1988.							

(Page 2 of 2 pages)

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

Req:R143020 /Doc:CT 12559-111 CT /Rev:27-Jan-2011 /NSW LRS /Pgs:ALL /Prt:08-May-2026 09:54 /Seq:2 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
8/5/2026 9:53AM

FOLIO: 1/60080

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 12559 FOL 111

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
11/11/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
8/5/1990	Y975522	MORTGAGE	EDITION 1
11/11/1993	I787792	DISCHARGE OF MORTGAGE	
11/11/1993	I787793	TRANSFER	EDITION 2
23/11/1993	I816649	MORTGAGE	EDITION 3
23/6/1995	O329853	CAVEAT	
18/9/1995	O542168	WITHDRAWAL OF CAVEAT	
28/12/1995	O800924	DISCHARGE OF MORTGAGE	
28/12/1995	O800925	TRANSFER	EDITION 4
7/8/1997	3301792	LEASE	EDITION 5
5/7/2000	6924539	TRANSFER	
5/7/2000	6924540	MORTGAGE	EDITION 6
20/7/2001	7789032	CAVEAT	
17/1/2002	8280016	DEPARTMENTAL DEALING TO UPLIFT CT	EDITION 7
24/7/2002	8800714	MORTGAGE	EDITION 8
8/5/2003	9577477	DEPARTMENTAL DEALING	
12/7/2004	AA793230	DISCHARGE OF MORTGAGE	EDITION 9
8/9/2018	AN695391	DEPARTMENTAL DEALING	EDITION 10 CORD ISSUED

*** END OF SEARCH ***

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Received: 08/05/2026 09:53:56

Req:R143021 /Doc:DL 0800925 /Rev:23-Feb-2010 /NSW LRS /Pgs:ALL /Prt:08-May-2026 09:54 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

97-01T; Licence Number 10V/0096/95

TRANSFER

Real Property Act 1900

0 800925 G

Office of St.

6

OFFICE OF STATE REVENUE
1994/95 STAMP DUTY (N.S.W. TREASURY) P47
DUTY $ 2. 1ST REC NO 40/5933355

(A) **LAND TRANSFERRED**

Show no more than 20 References to Title.
If appropriate, specify the share transferred.

Folio Identifier 1/60080

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
86CL	Tress Cocks & Maddox Level 20,135 King Street Sydney NSW 2000 DX 123 Sydney TEL: (02) 221 2744 REFERENCE (max. 15 characters): RAL/HHS 95 2888

(C) **TRANSFEROR** Master Builders Australia Incorporated

(D) acknowledges receipt of the consideration of $2,215,000

and as regards the land specified above transfers to the Transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** 1. 2. 3.

(F) **TRANSFEREE**

T
TS (s713 LGA)
TW (Sheriff)

The Royal Australian College of General Practitioners

(G) ~~TENANCY:~~

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. **DATE** 22.12.95

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Executive Director

Director

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

~~Signature of~~ Transferee

Solicitor for G Englefield

NB: if applicable, indicate that the signatory is the transferee's solicitor and show the solicitor's full name.

0595LTO

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE

CHECKED BY (office use only)

Req:R143021 /Doc:DL 0800925 /Rev:23-Feb-2010 /NSW LRS /Pgs:ALL /Prt:08-May-2026 09:54 /Seq:2 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

0800925
Film

STATUTORY DECLARATION

I, GERALD FRANCIS DONOVAN, of Level 20, 135 King Street, Sydney in the sTate of New South Wales, Solicitor, do hereby solemnly and sincerely delare as follows:-

1. I am a Solicitor in the employ of Messrs. Tress, Cocks & Maddox, Solicitors for the ROYAL AUSTRALIAN COLLEGE OF GENERAL PRACTITIONERS

2. THE ROYAL AUSTRALIAN COLLEGE OF GENERAL PRACTITIONERS was incorporated as a Company Limited by Guarantee pursuant to the Companies Act, 1936 (N.S.W.). Clause 6(a) of the Memorandum of Association explicitly states that the College holds a licence granted by the Governor in Council under Section 34 of the said Act, which licence continues in force, subject to SEction 383 of the Corporations Law, as if it had been issued by the Commission under that Section by virtue of sub-section (11) of that Section .

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

SUBSCRIBED AND DECLARED
at Sydney this 28th. day of December, 1995.

Before me:

Richard Rissenden
.....
Solicitor.

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/60080

SEARCH DATE	TIME	EDITION NO	DATE
8/5/2026	9:53 AM	10	8/9/2018

LAND

LOT 1 IN DEPOSITED PLAN 60080
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP60080

FIRST SCHEDULE

MASTER BUILDERS (NSW) LIMITED (T 6924539)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 6924540 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

JBS - Forest Lodge... PRINTED ON 8/5/2026

* Entries preceded by an asterisk do not appear on the former Certificate of Title abolished in 2004. The current edition of Water Access Licence Certificate. Warning: the information appearing under notations has not been formally recorded in the Register.

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Received: 08/05/2026 09:53:29

Req:R804847 /Doc:CT 10217-239 CT /Rev:15-Aug-2007 /NSW LRS /Pgs:ALL /Prt:17-Mar-2020 10:09 /Seq:1 of 2
© Office of the Registrar-General /Src:INFOTRACK /Ref:99999999

CANCELLED W

CERTIFICATE OF TITLE

NEW SOUTH WALES — REAL PROPERTY ACT, 1900, as amended.

Application Nos. 13825,16015 and 23917
Prior Titles Vol. 5603 Fols. 210 and 211

SC. Vol 10217239

(W) Edition issued 27.1.1966.

K144595

(Page 1) Vol. 10217 Fol. 239

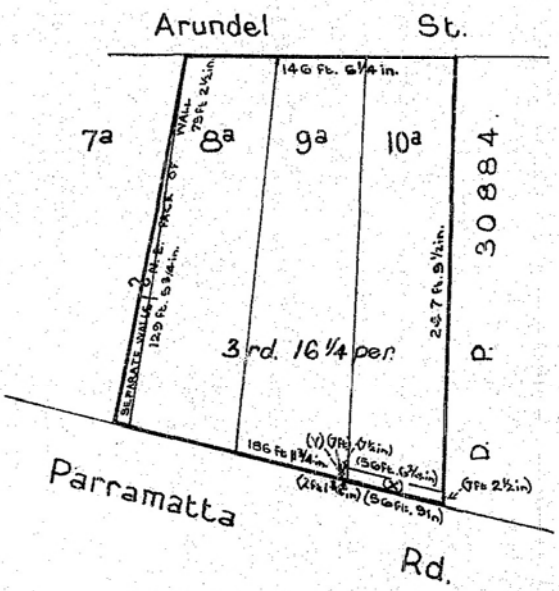
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness M.J. Hoffell

Registrar General.

REGISTRAR GENERAL NEW SOUTH WALES

PLAN SHOWING LOCATION OF LAND



K 144595 J.T.

Scale: 80 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in the land shown in plans lodged with Primary Applications Nos. 13825,16015 and 23917 in the City of Sydney, Parish of Petersham and County of Cumberland, being Suburban Allotments 8A, 9A and part of Suburban Allotment 7A separately granted to William Redman on 22.10.1856 and Suburban Allotment 10A granted to James Watkinson on 4.12.1856.

FIRST SCHEDULE (continued overleaf)

~~THE MINISTER FOR PUBLIC WORKS.~~

Registrar General.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. Easements for Support created by Transfers Nos. C283256 and C283257 affecting the pieces of land designated (X) and (Y) respectively in the plan hereon.

Registrar General.

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

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

PT 1, 17 V.C.N. Blight, Government Printer

Vol. 10217 Fol 239

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar-General
Her Most Gracious Majesty Queen Elizabeth II for and on behalf of the Minister for Justice for the Department of Courts Administration and Health Administration Corporation as joint tenants in common in equal shares by Application I 696255 and Transfer I 696254. Registered 22-10-1993.					

THIS FOLIO IS CANCELLED - NOW BEING
Volume 8646 Folios 92 & 93

N 662609 Substation No 2945 with Reg No

I696254 T 255 N

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
Lease	N662609	8-5-1973	of part together with Rights to The Sydney County Council as shown in Plan under N662609.	18-2-1974	[illegible]	

(Page 2 of 2 pages)

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

Req:R804847 /Doc:CT 10217-239 CT /Rev:15-Aug-2007 /NSW LRS /Pgs:ALL /Prt:17-Mar-2020 10:09 /Seq:2 of 2
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Req:R147384 /Doc:CT 08646-092 CT /Rev:04-Mar-2008 /NSW LRS /Pgs:ALL /Prt:08-May-2026 16:40 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

CERTIFICATE OF TITLE

NEW SOUTH WALES

REAL PROPERTY ACT, 1900

Vol CT08646-092

EDITION ISSUED

- 4 NOV 1993

8646 Fol 92

(Page 1) Vol

I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

K. Mallett

Registrar General

CANCELLED
SEE AUTO FOLIO

First Title
Old System

Prior Title
Vol.10217 Fol.239

LAND REFERRED TO

& LOT 2

1/2 Share in Lot 1 in DP63825, Lot 1 in DP66015 & Lot 1 in DP73917 at Glebe in the Municipality of Leichhardt Parish of Petersham County of Cumberland.

Title Diagram:
DP63825, DP66015, & DP73917

FIRST SCHEDULE

HEALTH ADMINISTRATION CORPORATION

SECOND SCHEDULE

1. Reservations and conditions in the Crown Grant.
2. C283256 Easement for support affecting the part of Lot 1 in DP73917 above described so burdened in DP185369.
3. C283257 Easement for support affecting the part of Lot 2 in DP63825 above described shown so burdened in DP185370.
4. N662609 Lease to the Sydney County Council being Substation Premises No 2945, Rights of way & easements shown in plan with N662609.

LOT 2 IN DP63825 ADDED IN L.P.I. 14.11.2002 (REF. 2002/2077)

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

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

Req:R147384 /Doc:CT 08646-092 CT /Rev:04-Mar-2008 /NSW LRS /Pgs:ALL /Prt:08-May-2026 16:40 /Seq:2 of 2
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Vol 8646 Fol 92

L.O. 55

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR | Registrar General

SECOND SCHEDULE (continued)

PARTICULARS | Registrar General | CANCELLATION

FOLIO CANCELLED NEW FOLIO IS AC20001-196A
NO FURTHER DEALINGS TO BE REGISTERED

NOTATIONS AND UNREGISTERED DEALINGS

999

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

Req:R804811 /Doc:CT 08646-093 CT /Rev:04-Mar-2008 /NSW LRS /Pgs:ALL /Prt:17-Mar-2020 10:06 /Seq:1 of 2
© Office of the Registrar-General /Src:INFOTRACK /Ref:201803258

CERTIFICATE OF TITLE

NEW SOUTH WALES

REAL PROPERTY ACT, 1900

CT08646-093

Vol. 8646 Fol. 93

(Page 1) Vol.

EDITION ISSUED

- 4 NOV 1993

I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

K. Mottle

Registrar General

CANCELLED
SEE AUTO FOLIO

First Title
Old System

Prior Title
Vol.10217 Fol.239

LAND REFERRED TO

& LOT 2

1/2 Share in Lot 1 in DP63825, Lot 1 in DP66015 & Lot 1 in DP73917 at Glebe in the Municipality of Leichhardt Parish of Petersham County of Cumberland.

Title Diagram:
DP63825, DP66015, & DP73917

FIRST SCHEDULE

HER MOST GRACIOUS MAJESTY QUEEN ELIZABETH II FOR AND ON BEHALF OF THE MINISTER FOR JUSTICE FOR THE DEPARTMENT OF COURTS ADMINISTRATION.

SECOND SCHEDULE

1. Reservations and conditions in the Crown Grant.
2. C283256 Easement for support affecting the part of Lot 1 in DP73917 above described so burdened in DP185369.
3. C283257 Easement for support affecting the part of Lot 2 in DP63825 above described shown so burdened in DP185370.
4. N662609 Lease to the Sydney County Council being Substation Premises No 2945, Rights of way & easements shown in plan with N662609.

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

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

LOT 2 IN DP63825 ADDED IN L.P.I. 14.11.2002 (REF: 2002/2077)

LT 2/64

Req:R804811 /Doc:CT 08646-093 CT /Rev:04-Mar-2008 /NSW LRS /Pgs:ALL /Prt:17-Mar-2020 10:06 /Seq:2 of 2
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L.O. 55

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR | Registrar General

SECOND SCHEDULE (continued)

PARTICULARS | Registrar General | CANCELLATION

FOLIO CANCELLED NEW FOLIO IS AC20001-196B
NO FURTHER DEALINGS TO BE REGISTERED

NOTATIONS AND UNREGISTERED DEALINGS

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

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
8/5/2026 4:24PM

FOLIO: AUTO CONSOL 20001-196

Recorded	Number	Type of Instrument	C.T. Issue
6/2/2008	AD747304	CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 20001-196 PARCELS IN CONSOL ARE: 1-2/63825, 1/66015, 1/73917.	
6/2/2008	AD747304	DEPARTMENTAL DEALING	LOT RECORDED FOLIO NOT CREATED
6/2/2008	AD747350	SUB FOLIOS CREATED: AC20001-196A-B. RELATED VOL FOLS: VOL 8646 FOLS 92-93.	
31/12/2020	AQ697541	SUB FOLIOS CANCELLED: AC20001-196A-B.	
30/8/2023	AT394388	CAVEAT	EDITION 2
16/7/2024	DP1275257	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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Received: 08/05/2026 16:24:53

Req:R153183 /Doc:DL AQ697541 /Rev:31-Dec-2020 /NSW LRS /Prt:11-May-2026 13:45 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS

NSW Land Registry Services DEPARTMENTAL DEALING	Code DD	Form: 18DD Licence: 98M111 Edition: 080307	Number **AQ697541U**

This document records departmental actions affecting computer folios.

Reason for Preparation

To dissolve subfolios AC20001-196A and AC20001-196B and revert back to base title AC20001-196.

First Schedule Directions

Folio Identifier	Direction	Details

Second Schedule Directions

Folio Identifier	Direction	Notfn Type	Dealing Number	Details

Deliver Title to: 813E	Prepared by Table No. SM10	Directed by Table No.	Authorised by Table No.

Req:R153435 /Doc:DL AT394388 /Rev:30-Aug-2023 /NSW LRS /Prt:11-May-2026 14:08 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

System Document Identification

Form Number: 08X-e
Template Number: x_nsw11
ELN Document ID: 2060286266

CAVEAT

New South Wales
Section 74F Real Property Act 1900

Land Registry Document Identification

AT394388

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

WARNING: Care should be exercised in completing a caveat form. An unsupported caveat may be challenged in the Supreme Court; compensation may be awarded for lodging a caveat without justification (section 74P Real Property Act 1900). Failure to observe the requirements of regulations 7 and 8 of the current Real Property Regulation may make the caveat invalid.

LODGED BY:

Responsible Subscriber:	SPARKE HELMORE LAWYERS ABN 78848387938
Address:	L 29, 25 Martin PL Sydney 2000
Email:	property.registration@sparke.com.au
ELNO Subscriber Number:	14960
Customer Account Number:	501746Y
Document Collection Box:	42G
Client Reference:	AUS096-02770

LAND TITLE REFERENCE

20001-196

CAVEATOR

ERIC ALPHA OPERATOR CORPORATION 3 PTY LIMITED ACN 612975185
Registered company
L 16
24 Campbell ST
Sydney NSW 2000

ERIC ALPHA OPERATOR CORPORATION 4 PTY LIMITED ACN 612975210
Registered company
L 16
24 Campbell ST
Sydney NSW 2000

ERIC ALPHA OPERATOR CORPORATION 1 PTY LIMITED ACN 612975096
Registered company
L 16
24 Campbell ST
Sydney NSW 2000

BLUE OP PARTNER PTY LIMITED ACN 615217500
Registered company
L 16
24 Campbell ST
Sydney NSW 2000

ERIC ALPHA OPERATOR CORPORATION 2 PTY LIMITED ACN 612975121
Registered company
L 16
24 Campbell ST
Sydney NSW 2000

NAME AND ADDRESS FOR SERVICE OF NOTICES ON THE CAVEATOR

Street Address

SPARKE HELMORE LAWYERS
L 29
25 Martin PL
Sydney NSW 2000

REGISTERED PROPRIETOR AFFECTED BY THIS CAVEAT

HEALTH ADMINISTRATION CORPORATION
50 Arundel ST
Forest Lodge NSW 2037

Req:R153435 /Doc:DL AT394388 /Rev:30-Aug-2023 /NSW LRS /Prt:11-May-2026 14:08 /Seq:2 of 2
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Based on the claim to an Estate or Interest in Land in the land specified, the Caveator prohibits the Registrar General from taking the actions specified in this Caveat.

ACTION PROHIBITED BY THIS CAVEAT

1. The recording in the Register of any dealing other than a plan affecting the estate or interest claimed by the Caveator.
2. The registration or recording of any plan other than a delimitation plan affecting the estate or interest claimed by the Caveator.
4. The granting of any possessory application with respect to the land in the Torrens Title referred to above.

ESTATE OR INTEREST CLAIMED

Lease

By virtue of: Agreement

Dated: 14/12/2022

Between ERIC ALPHA OPERATOR CORPORATION 3 PTY LIMITED
ERIC ALPHA OPERATOR CORPORATION 4 PTY LIMITED
ERIC ALPHA OPERATOR CORPORATION 1 PTY LIMITED
BLUE OP PARTNER PTY LIMITED
ERIC ALPHA OPERATOR CORPORATION 2 PTY LIMITED
And HEALTH ADMINISTRATION CORPORATION

Details Supporting The Claim: Equitable interest under deed of agreement for lease

The Caveator, to the best of the knowledge of the Subscriber identified in the execution of this Caveat document, has a good and valid claim to the estate or interest claimed as specified in this Caveat.

This Caveat, to the best of the knowledge of the Subscriber identified in the execution of this Caveat document, does not require the leave of the Supreme Court.

This Caveat, to the best of the knowledge of the Subscriber identified in the execution of this Caveat document, does not require the written consent of the Registered Proprietor Of Estate or possessory applicant (as applicable) for the purposes of section 74O Real Property Act 1900.

The Caveator, to the best of the knowledge of the Subscriber identified in the execution of this Caveat document, has provided the correct address of the Registered Proprietor as specified in this Caveat.

SIGNING

Signing Party Role: Receiving

I certify that:

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.

2. The Certifier has retained the evidence supporting this Registry Instrument or Document.

3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

ERIC ALPHA OPERATOR CORPORATION 3 PTY LIMITED
ERIC ALPHA OPERATOR CORPORATION 4 PTY LIMITED
ERIC ALPHA OPERATOR CORPORATION 1 PTY LIMITED
BLUE OP PARTNER PTY LIMITED
ERIC ALPHA OPERATOR CORPORATION 2 PTY LIMITED

Signed By: Helen Murray
Signer Capacity: Practitioner Certifier
ELNO Signer Number: 37082
Digital Signing Certificate Number:

Signed for Subscriber: PARTNERS OF SPARKE HELMORE ABN 78848387938
SPARKE HELMORE LAWYERS

Subscriber Capacity: Representative Subscriber
ELNO Subscriber Number: 14960
Customer Account Number: 501746
Date: 29/08/2023

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/1275257

SEARCH DATE	TIME	EDITION NO	DATE
8/5/2026	4:24 PM	1	16/7/2024

LAND

LOT 2 IN DEPOSITED PLAN 1275257
AT FOREST LODGE
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1275257

FIRST SCHEDULE

HEALTH ADMINISTRATION CORPORATION

SECOND SCHEDULE (9 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 C283256 EASEMENT FOR SUPPORT AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
3 C283257 EASEMENT FOR SUPPORT AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
4 DP1275257 RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) APPURTENANT TO THE LAND ABOVE DESCRIBED
5 DP1275257 EASEMENT FOR ELECTRICITY PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) APPURTENANT TO THE LAND ABOVE DESCRIBED
6 DP1275257 EASEMENT TO DRAIN WATER 1.8 METRE(S) WIDE AND VARIABLE (LIMITED IN STRATUM) APPURTENANT TO THE LAND ABOVE DESCRIBED
7 DP1275257 EASEMENT FOR WATER SUPPLY PURPOSES OVER EXISTING LINE OF PIPES APPURTENANT TO THE LAND ABOVE DESCRIBED
8 DP1275257 EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES APPURTENANT TO THE LAND ABOVE DESCRIBED
9 DP1275257 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (10) IN THE S.88B INSTRUMENT

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

JBS - Forest Lodge... PRINTED ON 8/5/2026

* Entries preceded by an asterisk do not appear on the former Certificate of Title abolished in 2011 or the current edition of Water Access Licence Certificate. Warning: the information appearing under notations has not been formally recorded in the Register.

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Received: 08/05/2026 16:24:15

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/1275257

SEARCH DATE	TIME	EDITION NO	DATE
8/5/2026	4:23 PM	1	16/7/2024

LAND

LOT 1 IN DEPOSITED PLAN 1275257
AT FOREST LODGE
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1275257

FIRST SCHEDULE

HEALTH ADMINISTRATION CORPORATION

SECOND SCHEDULE (14 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
* 2 AT394388 CAVEAT BY ERIC ALPHA OPERATOR CORPORATION 3 PTY LIMITED, ERIC ALPHA OPERATOR CORPORATION 4 PTY LIMITED, ERIC ALPHA OPERATOR CORPORATION 1 PTY LIMITED, BLUE OP PARTNER PTY LIMITED & ERIC ALPHA OPERATOR CORPORATION 2 PTY LIMITED
3 DP1275257 RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
4 DP1275257 EASEMENT FOR ELECTRICITY PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
5 DP1275257 EASEMENT TO DRAIN WATER 1.8 METRE(S) WIDE AND VARIABLE (LIMITED IN STRATUM) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
6 DP1275257 EASEMENT FOR WATER SUPPLY PURPOSES OVER EXISTING LINE OF PIPES AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
7 DP1275257 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (5) IN THE S.88B INSTRUMENT
8 DP1275257 EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
9 DP1275257 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (7) IN THE S.88B INSTRUMENT
10 DP1275257 RESTRICTION(S) ON THE USE OF LAND (LIMITED IN STRATUM) REFERRED TO AND NUMBERED (8) IN THE S.88B INSTRUMENT
11 DP1275257 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND

END OF PAGE 1 - CONTINUED OVER

SECOND SCHEDULE (14 NOTIFICATIONS) (CONTINUED)

NUMBERED (9) IN THE S.88B INSTRUMENT

12 DP1275257 EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

13 DP1275257 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (12) IN THE S.88B INSTRUMENT

14 DP1275257 POSITIVE COVENANT

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

* Entries preceded by an asterisk do not appear on the former Certificate of Title abolished in 2021 or the current edition of Water Access Licence Certificate. Warning: the information appearing under notations has not been formally recorded in the Register.

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Received: 08/05/2026 16:23:16

Req:R146677 /Doc:CT 12216-208 CT /Rev:16-Dec-2010 /NSW LRS /Pgs:ALL /Prt:08-May-2026 15:28 /Seq:1 of 4
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12216208

[redacted]ICATE OF TITLE

NEW SOUTH WALES [redacted] PROPERTY ACT, 1900

Vol. 12216 Fol. 208

Crown Grants Vol. 3 Fol. 94
Vol. 239 Fols. 86 & 87

Prior Title Vol. 2045 Fol. 208

Edition issued 12-9-1973

N275270

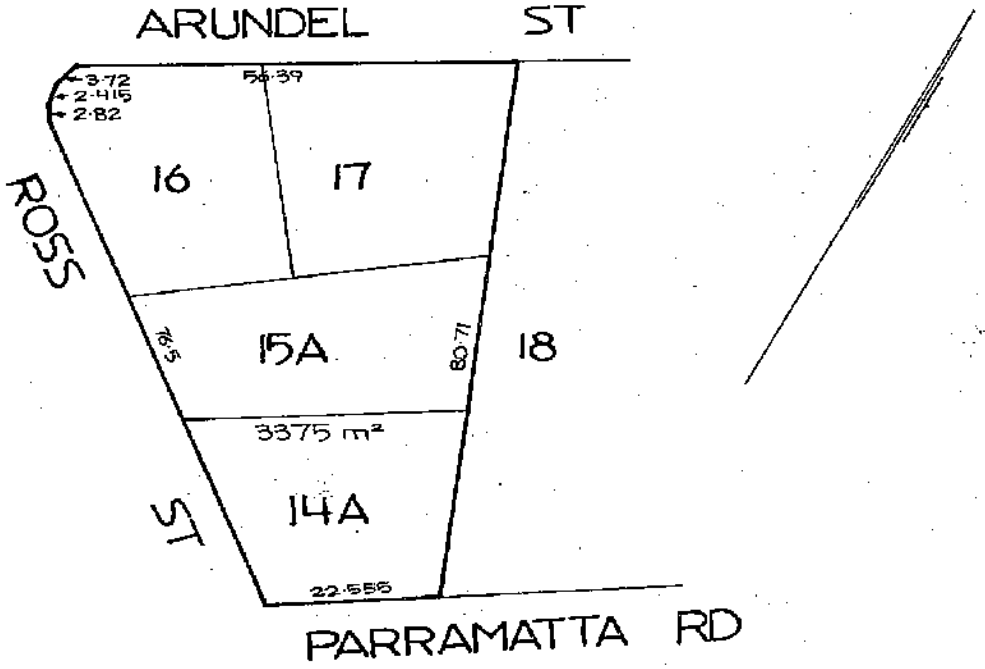
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

CANCELLED
Registrar General
SEE AUTOFOLIO

12216 Fol. 208
(Page 1) Vol.

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



GRY

N275270

REDUCTION RATIO 1:800

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lots 14A, 15A, 16 and 17 in Deposited Plan 447083 in the Municipality of Leichhardt, Parish of Petersham and County of Cumberland. EXCEPTING THEREOUT all mines of coal reserved by the Crown Grant of Allotment 14.

FIRST SCHEDULE

~~GRACE BROS. LIMITED.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. ~~Mortgage No. G948183 to Commercial Union Assurance Company Limited. Entered 8-5-1958.~~ Discharged P995376
3. ~~Transfer of Mortgage No. J245615 whereby Commercial Union Assurance Company of Australia Limited is now the registered proprietor of Mortgage No. G948183. Entered 31-1-1963.~~ Cancelled P995376

Registrar General

1009

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

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

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

Vol. 12216 Fol. 208

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
Citroen Cars ~~(Citco)~~ ~~(Citco)~~ Pty. Ltd.	Transfer	P995377	------	17-12-1976	
~~Bryson Industries Limited~~	Transfer	R77470	------	22-2-1979	
Erwin Hugo Vidor and Charlotte Vidor as joint tenants by Transfer S541021. Registered 10-7-1981					

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
~~Lease~~	~~R248054~~	30-1-1973	~~of premises being all that the first floor and third floors of the building known as No. 1 Ross Street, Glebe together with rights to Taylor's Boxes Pty Limited~~	19-10-1973		Expired	17-12-1976	
Mortgage	P995378	------	to Grace Bros Pty. Limited.	17-12-1976		Discharged	R77469	
~~Mortgage~~	~~R77471~~	~~-----~~	~~to Citroen Cars (Citco) Pty. Limited~~	~~22-2-1979~~		Discharged	S541020	
~~Mortgage~~	~~R419251~~	~~------~~	~~to Commonwealth Trading Bank of Australia~~	~~12-9-1979~~		Discharged	S541019	
~~All estate, premises being 1st, 2nd and 3rd floors, loading bay and goods lift at 1 Ross St, Glebe.~~								
S511202	Caveat by Taylor's Boxes Pty. Limited. Registered 11-6-1981					Y616719	1-12-1987	
S541022	Mortgage to The Trustees Executors and Agency Company Limited. Registered 10-7-1981							
T582349	Lease to Arredorama International Pty. Limited of part of the ground floor and first floor of the building situated at the corner of Parramatta Road, Ross Street and Arundel Street, Glebe, as shown in plan with T582349, together with and reserving rights and an option of renewal. Expires 30-12-1987. Registered 7-9-1983					Y616720	1-12-1989	
S511202	Caveat T582349 Caveator consented. Registered 7-9-1983					Y616719	1-12-1989	
~~S223488~~	~~Caveat~~ ~~S541022 Mortgage~~ V215302 Mortgagee now: ANZ Executors & Trustee Company Limited. Registered 3-9-1984.							
S541022	Mortgage V646349 Registered 9-4-1							
S541022	Mortgage V646349 Variation; Registered 9-4-1985.					Z113202	23-7-1990	
S541022	Mortgage W967883 Variation Registered 28-7-1987					Z113202	23-7-1990	

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

Req:R146677 /Doc:CT 12216-208 CT /Rev:16-Dec-2010 /NSW LRS /Pgs:ALL /Prt:08-May-2026 15:28 /Seq:2 of 4
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Req:R146677 /Doc:CT 12216-208 CT /Rev:16-Dec-2010 /NSW LRS /Pgs:ALL /Prt:08-May-2026 15:28 /Seq:3 of 4
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FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	Registrar General

SECOND SCHEDULE (continued)

PARTICULARS	Registrar General	CANCELLATION
~~S541022 Mortgage. Mortgagee now AMP Executors and Trustee Company Limited See W467888. Registered 28-7-1987~~		Z113202 23-1-1990
~~S541022 Mortgage. Y557559 Variation. Registered 30-8-1989~~		Z113202 23-7-1990
L Y616720 Lease to Artes Studios Pty. Limited of premises being 1st, 2nd and 3rd Floors and ground floor loading bay — 1 Ross Street, Glebe. Expires 31-12-1992, option of renewal 5 years. Registered 1-12-1989.		
L Z35607 Lease to Artes Studios Pty. Limited Of part being parts of Ground & first Flrs shown hatched in plan with Z35607 together with & reserving rights . Expires 31-12-1992. Option of renewal 5 years. Registered 4-7-1990		
A Z113203 Mortgage to Advance Bank Australia Limited. Registered 23-7-1990		

NOTATIONS AND UNREGISTERED DEALINGS

X638670E (Withdrawn) Rejected 31.8.1988
X903637L Registered 4.1.89
Y557559 Variation Registered 10/8/89
Y616719 & 20 L
Z35607L
Z113203 Mtge — 23.7.1990 AMP
Z918293 TL

1011

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

RG2/70

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	Registrar General
CANCELLED SEE AUTO FOLIO	

SECOND SCHEDULE (continued)

PARTICULARS	Registrar General	CANCELLATIO
~~Z113203 Mortgage to Advance Bank Australia Limited. Registered 23-7-1990~~		

NOTATIONS AND UNREGISTERED DEALINGS

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

Req:R146677 /Doc:CT 12216-208 CT /Rev:16-Dec-2010 /NSW LRS /Pgs:ALL /Prt:08-May-2026 15:28 /Seq:4 of 4
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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
8/5/2026 3:22PM

FOLIO: AUTO CONSOL 12216-208

Recorded	Number	Type of Instrument	C.T. Issue
21/10/1991		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 12216-208	
		PARCELS IN CONSOL ARE: 16-17/447083, 14A/447083, 15A/447083.	
8/11/1991	Z898293	TRANSFER OF LEASE	
20/10/1992	E16113	TRANSFER OF LEASE	
21/10/1992	E831789	SURRENDER OF LEASE	
21/10/1992	E831790	SURRENDER OF LEASE	
21/10/1992	E831791	LEASE	EDITION 1
14/7/1997	3228838	SURRENDER OF LEASE	EDITION 2
8/4/1998	3909384	LEASE	EDITION 3
22/2/2001	7384664	LEASE	EDITION 4
12/10/2004	AB14657	VARIATION OF LEASE	
3/6/2005	AB528622	LEASE	EDITION 5
23/1/2006	AC57485	LEASE	EDITION 6
23/10/2007	AD509520	DISCHARGE OF MORTGAGE	
23/10/2007	AD509521	TRANSFER	EDITION 7
16/5/2008	AD909370	TRANSFER OF LEASE	
2/6/2008	AD992440	LEASE	EDITION 8
13/8/2010	AF692729	LEASE	EDITION 9
19/8/2011	AG443049	LEASE	
19/8/2011	AG443050	LEASE	EDITION 10
26/11/2014	AJ69319	LEASE	
26/11/2014	AJ69320	LEASE	EDITION 11

END OF PAGE 1 - CONTINUED OVER

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
8/5/2026 3:22PM

FOLIO: AUTO CONSOL 12216-208 PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
16/3/2015	AJ332268	DEPARTMENTAL DEALING	
23/3/2015	AJ71566	CHANGE OF NAME	
18/9/2015	AJ823169	CHANGE OF NAME	
10/12/2015	AK55699	VARIATION OF LEASE	
28/2/2017	AK971351	LEASE	
28/2/2017	AK971352	SUB-LEASE	
28/2/2017	AK971502	MORTGAGE OF LEASE	
28/2/2017	AK971571	CHANGE OF NAME	
28/2/2017	AM144853	DEPARTMENTAL DEALING	
3/4/2019	AP121538	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 12
4/6/2019	AP183793	LEASE	EDITION 13
19/11/2019	AP694029	LEASE	EDITION 14
21/2/2023	AS872103	DEPARTMENTAL DEALING	EDITION 15
28/2/2023	AS892658	DEPARTMENTAL DEALING	EDITION 16
4/3/2023	AS899214	VARIATION OF LEASE	EDITION 17
31/5/2023	AT42652	LEASE	EDITION 18
31/10/2025	AV555111	TRANSFER WITHOUT MONETARY CONSIDERATION	EDITION 19

*** END OF SEARCH ***

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Received: 08/05/2026 15:22:39

Req:R146611 /Doc:DL AD509521 /Rev:25-Oct-2007 /NSW LRS /Pgs:ALL /Prt:08-May-2026 15:23 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

Form: 01T
Licence: 03-08-144
Licensee: Freehills

(1)

TRANSFER

New South Wales
Real Property Act 1900

AD509521G

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorise ... required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY Office of State Revenue use only

NEW SOUTH WALES DUTY
17-10-2007 0004592708-001
SECTION 18(2)
DUTY $ **********2.00

(A) **TORRENS TITLE** If appropriate, specify the part transferred
Auto consol 12216-208 being 1 Ross Street Glebe

(B) **LODGED BY**

Delivery Box	Name, Address or DX and Telephone	Codes
27C	[illegible]	T TW (Sheriff)
	Reference (optional):	

(C) **TRANSFEROR** ERWIN HUGO VIDOR AND CHARLOTTE VIDOR

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $11,200,000 and as regards

(E) **ESTATE** the land specified above transfers to the transferee an estate in fee simple.

(F) **SHARE TRANSFERRED** .....

.....

(G) Encumbrances (if applicable): 1. 2. 3.

(H) **TRANSFEREE** RODIV (NSW) PTY LTD ABN 95 000 687 098

(I) **TENANCY:**

DATE 29 / 6 / 07
dd mm yyyy

(J) I certify that the transferor, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this transfer in my presence.

Signature of witness:

Name of witness: See Annexure A

Address of witness:

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of transferor:

I certify that the transferee, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this transfer in my presence.

Signature of witness:

Name of witness:

Address of witness:

Certified correct for the purposes of the Real Property Act 1900 by the transferee.

Signature of transferee:

If signed on the transferee's behalf by a solicitor, licensed conveyancer or barrister, insert the signatory's full name and capacity below:

Solicitor for Transferee - Harold John Andrews

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

Sydney 9283333

Req:R146611 /Doc:DL AD509521 /Rev:25-Oct-2007 /NSW LRS /Pgs:ALL /Prt:08-May-2026 15:23 /Seq:2 of 2
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ANNEXURE A TO TRANSFER

DATED 29 June 2007

Erwin Hugh Vidor and Charolotte Vidor (as Transferor)

Rodiv (NSW) Pty Ltd ABN 95 000 687 098 (as Transferee)

Signed sealed and delivered for
Erwin Hugo Vidor
by his attorney pursuant to power
of attorney registered Book 3810 Number 280
in the presence of:

Witness

FIONA MICHELLE ADAMSON
Name (please print)

Attorney
Allan Vidor
Name (please print)

Signed sealed and delivered for
Charlotte Vidor
by his attorney pursuant to power
of attorney registered Book 3810 Number 281
in the presence of:

Witness

FIONA MICHELLE ADAMSON
Name (please print)

Attorney
Allan Vidor
Name (please print)

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: AUTO CONSOL 12216-208

SEARCH DATE	TIME	EDITION NO	DATE
8/5/2026	3:22 PM	19	31/10/2025

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP447083

FIRST SCHEDULE

CHARLOTTE VIDOR (TZ AV555111)

SECOND SCHEDULE (4 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 7384664 LEASE TO ALPHA DISTRIBUTION MINISTERIAL HOLDING CORPORATION (SEE AJ71566 AK971571) OF SUBSTATION NO 5378 (GROUND LEVEL) TOGETHER WITH RIGHT OF WAY AND EASEMENT FOR ELECTRICITY PURPOSES OVER ANOTHER PART OF THE LAND ABOVE DESCRIBED SHOWN IN PLAN WITH 7384664. EXPIRES: 30/9/2049.
AK971351 LEASE OF LEASE 7384664 TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE 2.3 (b) (ii).
AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE 12.1
AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD
3 AF692729 LEASE TO OFFICEWORKS LTD (SEE AJ823169) OF SHOP 1, 1 ROSS STREET, GLEBE. EXPIRES: 14/5/2016. OPTION OF RENEWAL: TWO OPTIONS OF SIX YEARS EACH.
AK55699 VARIATION OF LEASE AF692729 EXPIRY DATE NOW 14/5/2022. OPTION OF RENEWAL: 6 YEARS.
AS899214 VARIATION OF LEASE AF692729 EXPIRY DATE NOW 14/5/2028. OPTION OF RENEWAL: 6 YEARS.
4 AT42652 LEASE TO SYDNEY LOCAL HEALTH DISTRICT OF GROUND FLOOR, FIRST FLOOR, SECOND FLOOR AND THIRD FLOOR, 1

END OF PAGE 1 - CONTINUED OVER

FOLIO: AUTO CONSOL 12216-208 PAGE 2

SECOND SCHEDULE (4 NOTIFICATIONS) (CONTINUED)

ROSS STREET, FOREST LODGE. EXPIRES: 30/11/2027. OPTION OF RENEWAL: 5 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOTS 16-17 IN DP447083
LOT 14A IN DP447083
LOT 15A IN DP447083.

*** END OF SEARCH ***

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Received: 08/05/2026 15:22:13

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
11/5/2026 12:08PM

FOLIO: AUTO CONSOL 3045-219

Recorded	Number	Type of Instrument	C.T. Issue
8/11/1993		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 3045-219 PARCELS IN CONSOL ARE: C/966001, E-F/966001.	
15/2/1995	O16410	DISCHARGE OF MORTGAGE	
15/2/1995	O16411	TRANSFER	EDITION 1
20/12/1995	O781725	MORTGAGE	EDITION 2
8/4/1998	3908934	DISCHARGE OF MORTGAGE	EDITION 3
18/9/2018	AN616747	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	
18/9/2018	AN616748	CHANGE OF NAME	EDITION 4
7/12/2018	AN908037	LEASE	EDITION 5
17/4/2023	AS972824	WITHDRAWN - LEASE	
17/4/2023	AT5229	LEASE	EDITION 6

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11/5/2026	12:08 PM	6	17/4/2023

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP966001

FIRST SCHEDULE

DIABETES NSW (CN AN616748)

SECOND SCHEDULE (4 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 C326643 RIGHT OF WAY AFFECTING PART OF THE LAND WITHIN DESCRIBED AS MORE FULLY SET OUT IN C326643
3 C326644 RIGHT OF WAY AFFECTING PART OF THE LAND WITHIN DESCRIBED AS MORE FULLY SET OUT IN C326644
4 AT5229 LEASE TO THE UNIVERSITY OF SYDNEY OF GROUND FLOOR AND MEZZANINE, 26 ARUNDEL STREET, GLEBE. EXPIRES: 14/5/2027. OPTION OF RENEWAL: 5 YEARS.

NOTATIONS

NOTE: CROSS EASEMENTS SEC. 181B MAY APPLY

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOT C IN DP966001
LOT E IN DP966001
LOT F IN DP966001.

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FOLIO: A/966001

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 3009 FOL 130

Recorded	Number	Type of Instrument	C.T. Issue
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
10/5/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
15/2/1995	O16410	DISCHARGE OF MORTGAGE	
15/2/1995	O16411	TRANSFER	EDITION 1
20/12/1995	O781725	MORTGAGE	EDITION 2
8/4/1998	3908934	DISCHARGE OF MORTGAGE	EDITION 3
8/5/2003	9577477	DEPARTMENTAL DEALING	
18/9/2018	AN616747	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	
18/9/2018	AN616748	CHANGE OF NAME	EDITION 4
7/12/2018	AN908037	LEASE	EDITION 5
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11/5/2026	12:10 PM	6	17/4/2023

LAND

LOT A IN DEPOSITED PLAN 966001
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP966001

FIRST SCHEDULE

DIABETES NSW (CN AN616748)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 C326644 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN VOL 3045 FOL 219
3 AT5229 LEASE TO THE UNIVERSITY OF SYDNEY OF GROUND FLOOR AND MEZZANINE, 26 ARUNDEL STREET, GLEBE. EXPIRES: 14/5/2027. OPTION OF RENEWAL: 5 YEARS.

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20/12/1995	O781725	MORTGAGE	EDITION 2
8/4/1998	3908934	DISCHARGE OF MORTGAGE	EDITION 3
8/5/2003	9577477	DEPARTMENTAL DEALING	
18/9/2018	AN616747	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	
18/9/2018	AN616748	CHANGE OF NAME	EDITION 4
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LAND

LOT B IN DEPOSITED PLAN 966001
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP966001

FIRST SCHEDULE

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SECOND SCHEDULE (4 NOTIFICATIONS)

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3 C326643 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN VOL 3045 FOL 219
4 AT5229 LEASE TO THE UNIVERSITY OF SYDNEY OF GROUND FLOOR AND MEZZANINE, 26 ARUNDEL STREET, GLEBE. EXPIRES: 14/5/2027. OPTION OF RENEWAL: 5 YEARS.

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Prior Title(s): VOL 3009 FOL 115

Recorded	Number	Type of Instrument	C.T. Issue
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10/5/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
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20/12/1995	O781725	MORTGAGE	EDITION 2
8/4/1998	3908934	DISCHARGE OF MORTGAGE	EDITION 3
8/5/2003	9577477	DEPARTMENTAL DEALING	
18/9/2018	AN616747	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	
18/9/2018	AN616748	CHANGE OF NAME	EDITION 4
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LAND

LOT D IN DEPOSITED PLAN 966001
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP966001

FIRST SCHEDULE

DIABETES NSW (CN AN616748)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 AT5229 LEASE TO THE UNIVERSITY OF SYDNEY OF GROUND FLOOR AND MEZZANINE, 26 ARUNDEL STREET, GLEBE. EXPIRES: 14/5/2027. OPTION OF RENEWAL: 5 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

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Recorded	Number	Type of Instrument	C.T. Issue
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
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15/2/1995	O16410	DISCHARGE OF MORTGAGE	
15/2/1995	O16411	TRANSFER	EDITION 1
20/12/1995	O781725	MORTGAGE	EDITION 2
8/4/1998	3908934	DISCHARGE OF MORTGAGE	EDITION 3
8/5/2003	9577477	DEPARTMENTAL DEALING	
18/9/2018	AN616747	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	
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LAND

LOT G IN DEPOSITED PLAN 966001
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP966001

FIRST SCHEDULE

DIABETES NSW (CN AN616748)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 AT5229 LEASE TO THE UNIVERSITY OF SYDNEY OF GROUND FLOOR AND MEZZANINE, 26 ARUNDEL STREET, GLEBE. EXPIRES: 14/5/2027. OPTION OF RENEWAL: 5 YEARS.

NOTATIONS

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Prior Title(s): VOL 3221 FOL 30

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
13/6/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
15/2/1995	O16410	DISCHARGE OF MORTGAGE	
15/2/1995	O16411	TRANSFER	EDITION 1
20/12/1995	O781725	MORTGAGE	EDITION 2
8/4/1998	3908934	DISCHARGE OF MORTGAGE	EDITION 3
8/5/2003	9577477	DEPARTMENTAL DEALING	
18/9/2018	AN616747	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	
18/9/2018	AN616748	CHANGE OF NAME	EDITION 4
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Real Property Act, 1900

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If appropriate, specify the share transferred.

Folio Identifiers 1/112049, A/966001, B/966001, D/966001, G/966001, 2/104969 and Volume 3045 Folio 219.

NOW BEING Auto Consol 3045-219

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone	
46X	M. J. ARMSTRONG LAW STATIONER 147A KING ST., SYDNEY PHONE 231 2511 DX 691 SYDNEY DELIVERY BOX NO. 46X FAX (02) 221 1247	TRANKS - 946917 RCT.

REFERENCE (max. 15 characters):

(C) **TRANSFEROR** RITA SAGRANI of 609 Old South Head Road, Rose Bay

(D) acknowledges receipt of the consideration of $1,780,000.00

and as regards the land specified above transfers to the Transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** 1. ..... 2. ..... 3. .....

(F) **TRANSFEREE**

T

DIABETES AUSTRALIA NEW SOUTH WALES
(ACN 001 363 766) of 149 Pitt Street, Redfern

(G) **TENANCY:**

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATED** 8 February 1995

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

Signature of Witness

G. BOSKOVITZ
Name of Witness (BLOCK LETTERS)

6 Cambridge Ave, Vaucluse
Address of Witness

Sagrani
Signature of Transferor

Signed in my presence by the Transferee who is personally known to

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

R C Ternes
Signature of Transferee's Solicitor

R C Ternes

1030

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LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP112049

FIRST SCHEDULE

DIABETES NSW (CN AN616748)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 AT5229 LEASE TO THE UNIVERSITY OF SYDNEY OF GROUND FLOOR AND MEZZANINE, 26 ARUNDEL STREET, GLEBE. EXPIRES: 14/5/2027. OPTION OF RENEWAL: 5 YEARS.

NOTATIONS

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		Name	Name	Signature	Date
A	Marika Darley	Rita Sirianni	Matthew Parkinson CEnvP-SC	DRAFT FOR CLIENT REVIEW	25 May 2026
0	Marika Darley	Rita Sirianni	Matthew Parkinson CEnvP-SC		4 July 2026

Attachment A6

Flood Impact & Risk Assessment – Parramatta Road Precinct

Parramatta Road, Forest Lodge – Flood Impact & Risk Assessment

Final Draft Report



August 2026

1034

Parramatta Road Forest Lodge Flood Impact & Risk Assessment

Final Draft Report

Project:	Parramatta Road Forest Lodge Flood Impact & Risk Assessment
Project Number:	260030
Client:	City of Sydney
Client Contact:	Gibran Khouri
Report Author:	Felix Taaffe
Date:	7th August 2026
Verified By:	Stephen Gray

Date	Version	Description
22-Jun-2026	1	Draft report
23-Jul-2026	2	Final Draft Report
7-Aug-2026	3	Final Draft Report

Filepath: J:\260030\Admin\Report\ForestLodge_FloodAssessment_v3.docx

GRC Hydro
Level 20, 66 Goulburn Street
Sydney, NSW 2000
Tel: +61 2 9030 0342
Email: info@grchydro.com.au

EXECUTIVE SUMMARY

This report sets out a Flood Risk Assessment undertaken by GRC Hydro on behalf of City of Sydney, for the Parramatta Road Forest Lodge site. The assessment has been undertaken as part of a Council planning proposal for rezoning of the site. The planning proposal has been developed to increase the housing supply in the area via increased density. The site consists of a 300 m stretch of land on the north side of Parramatta Road, extending to Arundel Street to the north.

The assessment uses flooding information from a new Johnstons Creek catchment-wide model that was built concurrently to the FIRA. This new modelling includes a DRAINS hydrologic model and a TUFLOW hydraulic model which both use design rainfall and other parameters from Australian Rainfall and Runoff version 4.2 (the most recent version at the time of writing). The flood information is used to assess flooding at the site. Design flood behaviour has been assessed with regard to depths and level, flood hazard categories and hydraulic categories, while rate of rise, duration and other factors have also been considered.

Flood risk across the site is moderate at the western end and low to negligible towards the eastern end. While no creek or watercourse is present at the site, historically a creek would have been present at the western edge of the site, draining the University of Sydney's Camperdown campus towards Blackwattle Bay. Flooding on this natural drainage path now occurs when the stormwater pit and pipe network is full, as happens in relatively common flood events. Buildings on Parramatta Road and Bridge Road to the north both block overland flow and exacerbate flooding. These features lead to significant depths of inundation, specifically at the western side of the site, that can lead to property damage and pose a risk to pedestrians or vehicles.

The assessment found that proposed higher density in the area is suitable from a flood risk perspective, so long as certain measures are put in place including lot amalgamation (see below). Council's DCP and LEP, and relevant state government policies have been considered with respect to development of flood-prone areas. The report sets out relevant planning controls that are currently in the DCP that will manage flood risk, but notes that additional measures are required, specifically in regards to lot amalgamation at the western end of the site. These controls will ensure flood risk is incorporated into the design of new buildings and associated development, and that flooding outside of the site is not impacted as a result of the development. These are set out in Section 5.7 and include 1) higher FPLs incorporating climate change (SSP5-8.5 for the year 2130) and PMF protection for residential habitable areas 2) amalgamation of the seven lots with a building entry at the SE lot corner 3) maintain flow conveyance through the building and/or demonstrate the development will not result in detrimental flood impacts and 4) CoS must exclude sensitive uses from the amalgamated lot including primary schools, secondary schools, child care centres and aged care.

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1. INTRODUCTION

Planning is being undertaken to increase housing supply in the City of Sydney to help meet the needs of Sydney's growing population. One such site, located on Parramatta Road at Forest Lodge, is the subject of a planning proposal that seeks to introduce residential development to the site and significantly intensify its use through high-density mixed-use development comprising commercial and residential uses.

This flood risk assessment has been prepared to support the planning proposal. The assessment examines existing flood behaviour affecting the site and surrounding area, considers the implications of the proposed rezoning and future development, and identifies any flood mitigation measures and planning controls required to ensure flood risk is appropriately managed.

The flood assessment has been based on a new Johnstons Creek catchment-wide flood model that includes the site. The current study assesses design flood behaviour in the area for a range of design flood events, using hydrologic and hydraulic models. The study then models and assesses a high-level schematisation of a future development case, including its impact on flood behaviour. The study then reviews and recommends necessary flood mitigation measures including planning controls.

2. BACKGROUND

2.1 Study Area

The study area, referred to as the site, is bounded by Parramatta Road to the south, Arundel and Sparkes Street to the north and contains Ross Street running through it. The site is currently fully-developed with a series of commercial buildings, to around a 4-storey height. The site is located near the centre of the Johnstons Creek catchment, a fully developed catchment in Sydney's inner west. Features of the site include:

- Parramatta Road on the upstream/south side of the site, with around a 7 lane width and footpaths. The road slopes down from east (high) to west (low) with a general sag near the west edge of the site, with elevations of ~27 mAHD at the east end and ~17 mAHD at the sag.
- Arundel Street runs parallel to Parramatta Road but has a steeper grade, dropping to around 12 mAHD at the west edge of the site. Like Parramatta Road, there is a topographic sag point on Arundel Street that then forms part of a wider sag at the north end of Larkin Street.
- Ross Street runs south to north through the site and is relatively flat at around 24 mAHD.
- Lots in the study area have existing buildings that generally extend all the way to the lot boundary, and all abut each other (i.e. no side passageways or similar).

The site can be split into two flood mechanisms. The western end of the site, both Arundel and Parramatta Road, form part of the overland flowpath that drains a large area to the south, including the University of Sydney campus up to City Road (catchment area of approximately 60 ha). Whereas the eastern half of the site is not affected by this flowpath and has a very limited catchment of approximately 2 ha. In addition, the site is affected by the sag formed around Larkin Street, Sparkes Street and Arundel Street, due to Bridge Road being significantly raised from natural ground levels.

2.2 Flooding Mechanisms

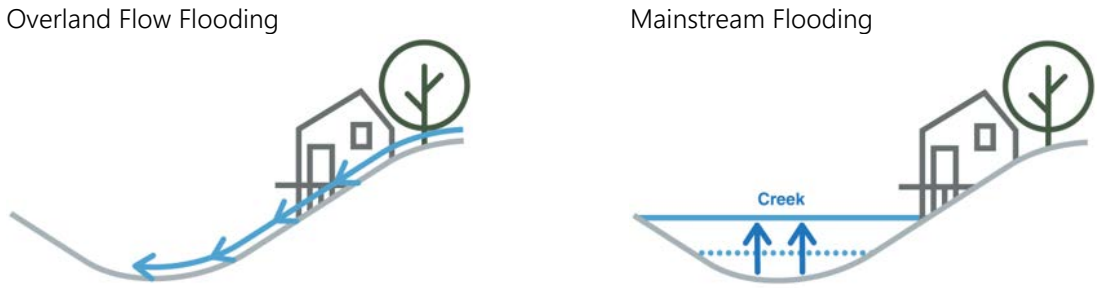
The catchment overviews provided above refer to overland flow flooding. The other common type of flooding is mainstream flooding. These are types of flooding as set out in the NSW Flood Risk Management Manual (2023) and earlier guidelines.

Mainstream flooding occurs from rising water on a defined watercourse causing the watercourse to break its banks and inundate areas that are usually dry. This mechanism typically occurs over a long period of time and generally results in deep, slow moving floodwaters. Image 1 (right hand side) depicts this mechanism. In the City of Sydney LGA, mainstream flooding occurs when either a natural creek or concrete stormwater channel floods the adjacent land.

Overland flow flooding occurs when runoff has not yet reached the creek or channel. In urban areas it most commonly occurs along topographic sags which are typically serviced by a pit and pipe network. When the pipes' capacity is exceeded, above-ground flowpaths form. Overland flow is typically shallower and faster moving than mainstream flooding and occurs with less warning. NSW guidelines note that the two types of flooding can be indistinguishable to people experiencing

flooding and that overland flow can cause significant property damage and flood risk, despite not originating from a major watercourse.

Image 1: Flood Mechanisms in the Study Area



3. AVAILABLE DATA

3.1 Overview

The current study utilised a number of data sets in defining and assessing existing flood behaviour in the study area. This data largely consists of previous studies and Council GIS data. The study then assessed future development based on the planning proposal for the site. A summary of each data set is provided below.

3.2 Previous Studies

3.2.1 Johnstons Creek Floodplain Risk Management Study and Plan (WMAwater, 2015)

The study was undertaken by WMAwater on behalf of City of Sydney and assessed flooding across the catchment, following on from the earlier flood study. The study used a TUFLOW model with hydrology based on Australian Rainfall and Runoff 1987 parameters. The study identifies the sag points on Parramatta Road, and downstream of the site on Larkin Street, as areas of flood risk. The study modelled six design flood events including the 1% AEP and PMF. The study then assessed a range of flood mitigation measures for the catchment.

Section 4.1 of this report describes how the 2015 flood modelling was used by the current study in developing a new catchment-wide model for Johnstons Creek.

3.2.2 Sydney Biomedical Accelerator SSD, Flood Assessment (GRC Hydro, 2024)

The study assessed flooding in the University of Sydney, as part of ongoing development there. The 2015 Johnstons Creek TUFLOW model was used but given significant updates to the model's 'existing case' within the campus, were undertaken, to reflect recent developments. These included:

- The University Oval 2 was formalised as a detention basin during the Grandstand development during 2015 and 2016.

- Science Rd then had stormwater upgrades in 2016 which divert overland flows into University Oval 2.
- Refined representation of the Charles Perkins Centre in the model
- The new Susan Wakil Health Building which has an overland flow beneath it
- Incorporation of Western Avenue Carpark, beneath St Andrews Oval, in the model
- Recently built buildings at St Andrews College as part of the Thyne Reid Link Development

These model layers have each been incorporated into the new catchment-wide model for the current study. More details are provided in Appendix B Model Update.

3.3 GIS Data

GIS data was provided by Council and was used to confirm or update model features in the areas of interest. The following data was provided:

- Drainage pipes GIS layer via the CoS Datahub website. This was used in the new flood modelling.
- Built form (buildings) GIS layer, this was used in defining buildings in the new flood modelling.

3.4 Site Visit

Site visit was undertaken in May 2026 to confirm above-ground features across the site, and to familiarise with the broader catchments. Photos of features observed are provided in Image 2 below. Beyond confirming modelled overland flowpaths against the actual topography and built features (kerbs, buildings, etc.) the main utility was adjusting building footprints in the model. Compared to the previous modelling, two buildings were found to likely convey overland flow, between Parramatta Road and Arundel Street. This is further described in the model update section.



Looking west on Parramatta Road. The building at right will convey overland flow through the openings shown



Looking east on Arundel Street, away from the sag point



Parramatta Road shopfronts/entrances had raised sections which would have less flood liability.



Looking north into the Larkin Street sag point, downstream/north of the site

Image 2: Selection of photos from site visit

3.5 Current Planning Proposal

The current assessment has been undertaken as part of a planning proposal for the site. At this stage the planning proposal consists of:

- Rezoning the site to MU1 Mixed Use from E3 Productivity Support.
- Both commercial and residential use, likely with a combination of both in each new building.
- Significant increase in density is expected, with significant increase in residential usage.
- Amalgamation of the seven western-most lots is proposed. This is specifically to manage flood risk by creating a relatively flood-free access path to the combined lot. The findings of this assessment will no longer apply if the lots are not amalgamated (i.e. they will be unsafe to develop, see Section 5.7 for more information)

The flood modelling assumes building footprints extend to the lot boundaries. Any additional setbacks in the final built form would likely reduce flood impacts on surrounding sites but this impact on flooding would be assessed in detail at the development application stage.

The most pertinent features with regards to flooding are the change in zoning to allow for higher density residential/commercial development, maintaining the existing building footprints which are largely boundary-to-boundary, and the amalgamated lot at the western end. The assessment of the planning proposal is presented in Section 5.

4. DESIGN FLOOD MODELLING

4.1 Overview

New catchment modelling was used to define flood behaviour at the site. The modelling generally follows the previously established design flood information from the 2015 Council study, but is updated to include revised design rainfall, revised climate change estimates including present day and future climate change, and also incorporates various catchment changes. Appendix B sets out the new modelling that was undertaken, including comparison to the 2015 results.

4.2 Design Events

The design events of interest were the 20% AEP, 5% AEP, 1% AEP, 0.2% AEP and Probable Maximum Flood, representing a range of design flood behaviour. The following design model events were run:

- 20% AEP 45 mins storm (storm 8 temporal pattern)
- 5% AEP 30 mins storm (storm 6 temporal pattern)
- 1% AEP 25 mins storm (storm 1 temporal pattern) and 1% AEP 45 mins storm (storm 3 temporal pattern)
- 0.2% AEP 20 mins storm (storm 7 temporal pattern) and 0.2% AEP 45 mins storm (storm 3 temporal pattern)
- PMF 60 mins and 120 mins storm

The critical duration was considered both across the catchment and specifically at Parramatta Road. The 25 minute duration produced higher flood levels than the 45 minute, with the exception of flood storage areas such as Larkin Street, the University of Sydney oval, and also areas of mainstream flooding i.e. the Johnstons Creek channel.

4.2.1 Climate Change

The hydrologic and hydraulic models were adjusted to assess the effect of climate change on design flood behaviour. Climate change is expected to worsen flood risk over time as higher greenhouse gas concentrations lead to increases in high intensity rainfall and sea levels. The assessment used the IPCC (Intergovernmental Panel on Climate Change) greenhouse gas concentration scenarios and subsequent modelling estimating each scenario's effect on rare rainfall events. There are four IPCC greenhouse gas concentration projections named RCP 2.5, 4.5, 6.0 and 8.5, with the RCP 2.5 being the most optimistic (emissions plateau and then decline) and 8.5 the least optimistic (emissions continue to grow). For the RCP4.5 and 8.5 scenarios, the projected increase in precipitation intensity were obtained from the ARR Data Hub and shown in Table 1. Based on direction from City of Sydney, the SSP5-8.5 scenario was modelled. The years of 2080 and 2130 were modelled to represent 50 year and 100 year planning horizons.

Table 1: Climate Change Factors – Percentage Increase in Rainfall Intensity in 2080 and 2130

Year	SSP2- 4.5	SSP3- 7.0	SSP5- 8.5
2080	+35%	+48%	+61%
2130	+52%	+83%	+109%

Sea level rise as a result of climate change affects the catchment's tailwater conditions at the catchment outlets in Sydney Harbour and can affect flood behaviour in the lower catchment. An estimate of sea level rise is 0.4 m by 2050 and 0.9 m by 2100, as set out in the NSW government Practical Consideration of Climate Change guideline (2007). These sea level rise (SLR) scenarios were modelled for the 1% AEP and PMF events.

For each scenario the peak flood levels were then tabulated and compared to the base case (i.e., no climate change), as presented in Section 4.3.8.

4.3 Model Results – Existing Case

4.3.1 Flood Behaviour – Depth and Levels

The models were used to produce flood mapping for a range of outputs and design events, for the site. Peak flood depth maps with level contours for the design events are shown on Figure 2 (20% AEP), Figure 3 (5% AEP), Figure 4 (1% AEP), Figure 5 (0.2% AEP) and Figure 6 (PMF). Table 2 summarises design flood levels for a number of locations in the study area, while Table 3 shows the equivalent depths. The locations in Table 2 are a range of reporting locations along each of the flowpaths, and the locations are shown on Figure A02 and also Image 3 below.

Table 2: Design Flood Levels

ID	Location	Ground Level (mAHD)	Peak Flood Level (mAHD) per design event				
			20% AEP	5% AEP	1% AEP	0.2% AEP	PMF
A	Sparkes St - Sag Point	12.67	12.99	13.08	13.14	13.19	18.04
B	Parramatta Rd - Sag Point	19.36	19.86	19.96	20.04	20.12	21.37
C	Corner of Arundel St and Ross St (West)	23.37	23.39	23.40	23.41	23.42	23.47
D	Corner of Parramatta Rd and Ross St (West)	24.13	24.19	24.19	24.21	24.22	24.27
E	Arundel St - Officeworks Carpark Entrance	29.66	29.68	29.68	29.69	29.69	29.72
F	Parramatta Rd - Officeworks Front Entrance	26.04	26.10	26.11	26.12	26.13	26.18

Table 3: Design Flood Depth

ID	Location	Ground Level (mAHD)	Peak Flood Depth (m) per design event				
			20% AEP	5% AEP	1% AEP	0.2% AEP	PMF
A	Sparkes St - Sag Point	12.67	0.32	0.41	0.47	0.52	5.37
B	Parramatta Rd - Sag Point	19.36	0.5	0.6	0.68	0.76	2.01
C	Corner of Arundel St and Ross St (West)	23.37	0.02	0.03	0.04	0.05	0.1
D	Corner of Parramatta Rd and Ross St (West)	24.13	0.06	0.06	0.08	0.09	0.14
E	Arundel St - Officeworks Carpark Entrance	29.66	0.02	0.02	0.03	0.03	0.06
F	Parramatta Rd - Officeworks Front Entrance	26.04	0.06	0.07	0.08	0.09	0.14



Image 3: Reporting locations A to F

The flood depth in Table 3 is calculated from the flood levels in Table 2, for example, the flood depth at location A is 0.32 m (12.99 flood level – 12.67 ground level = 0.32 m). Thus, Table 3 shows,

- In a relatively common flood such as the 5% AEP, the greatest depths of flooding are at locations A and B (the two sag points) where runoff accumulates and ponds. Other locations have negligible depth of less than 0.1 m.
- In a 1% AEP event, commonly used as the design event, the two sag points have slightly more depth, at about 0.5 m (Sparkes Street) and 0.7 m (Parramatta Road) while other locations still have negligible depth. The 0.2% AEP event (1 in 500 year average recurrence interval) is generally equivalent.
- In the PMF, depths remain generally shallow or negligible to the east. However, the Parramatta Road sag reaches 2.0 m depth and the Sparkes St sag forms a very large, deep pool behind Bridge Road, with around 5.4 m depth near the site.

4.3.2 Flood Behaviour – Flow Rates

All locations have generally low to moderate flow in events up to the 1% AEP, with less than 2 m^3/s. There is significant scaling at locations C and D, which have much larger upstream catchments than A and B, with flow of >30 m^3/s in the PMF. Flow is still moderate in the 0.2% AEP with 3-4 m^3/s at locations B to D.

Table 4: Peak Flow Rates by key locations

ID	Location	Overland Peak Flow(m^3/s) per design event				
		20% AEP	5% AEP	1% AEP	0.2% AEP	PMF
A	Arundel St - from East	0.6	0.8	1.3	1.7	4.3
B	Parramatta Rd - from East	1.1	1.5	2.3	3.0	7.3
C	Parramatta Rd - from South (USYD)	0.7	1.4	2.0	2.6	36.6
D	Larkin St - from Parramatta Rd	0.9	1.8	2.8	4.0	31.0

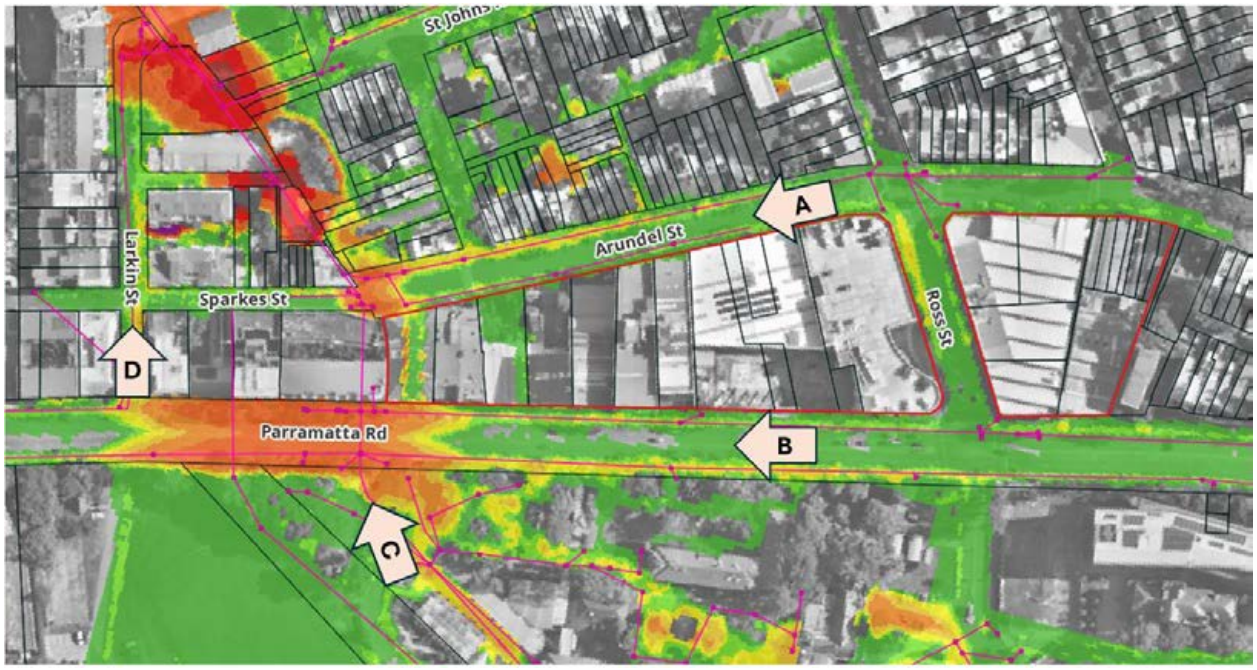


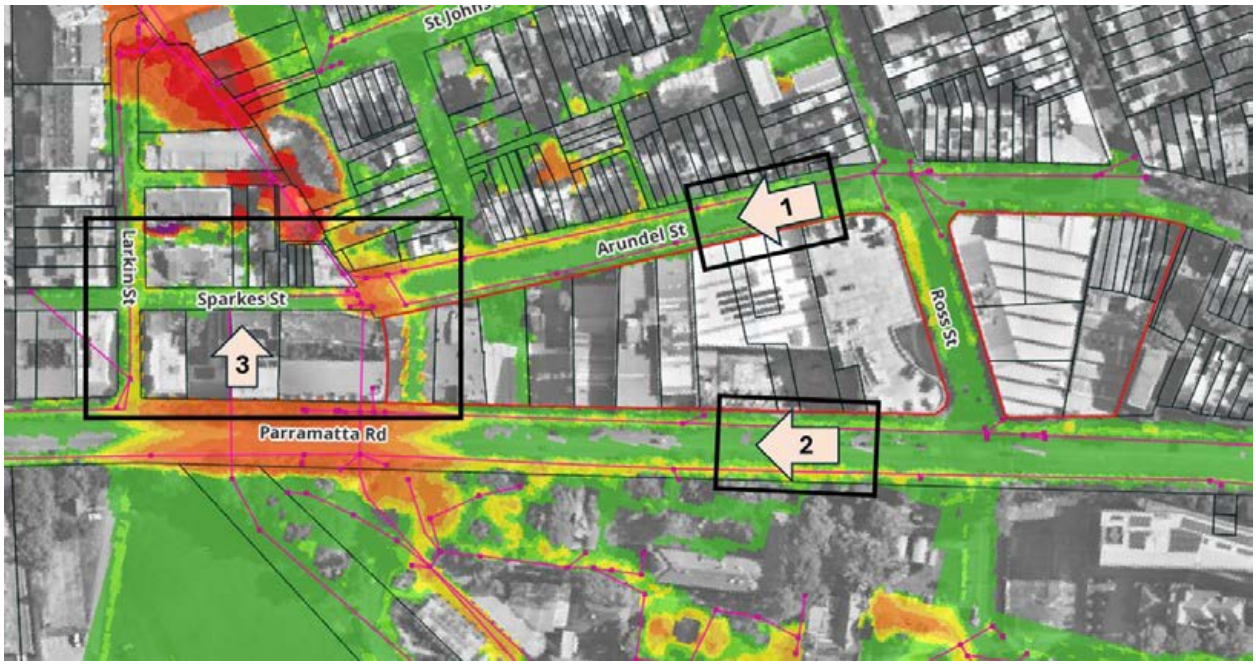
Image 4: Locations of overland flow measurement

Peak flow rate considering pipe flow is shown in Table 5, with a breakdown of the above ground and piped flow in each design event, at the locations shown in Image 5.

Table 5: Peak flow rates considering piped flow

	5% AEP (m^3/s)			1% AEP (m^3/s)			PMF (m^3/s)		
Location See Image 5	Pipes Peak flow	Overland Peak flow	Total	Pipes Peak flow	Overland Peak flow	Total	Pipes Peak flow	Overland Peak flow	Total
1	0.02	1.0	1.0	0.03	1.6	1.6	0.1	5.1	5.2
2	0.1	1.5	1.6	0.1	2.3	2.5	0.2	7.3	7.6
3	5.1	2.7	7.8	5.7	4.0	9.7	6.4	42.5	48.9

Image 5 Locations of overland flow and pipe flow measurement



The table shows that the main trunk pipe takes significant flow in most flood events, e.g. 5.1 m^3/s in the 5% AEP and 5.7 m^3/s in the 1% AEP, more than 50% of total flow in both. However, piped drainage is generally negligible at locations 1 and 2. Likewise, pipe flow is generally low to negligible at all locations in the PMF.

4.3.3 Flood Behaviour – Hazard

Flood hazard mapping has been developed through application of ARR2019 and Australian Emergency Management Institute (AEMI) flood hazard guidelines. The guidelines consider the threat to people, vehicles and buildings based on flood depth and velocity at a specific location. The AEMI flood hazard mapping can be used to assess the flood hazard for site occupants and proposed site usage, as well as for the community surrounding the site.

Chart 1 and Table 6 present the relationship between the velocity and depth of floodwaters and the corresponding classification.

Chart 1: Flood Hazard Curves (Australian Emergency Management Handbook 7)

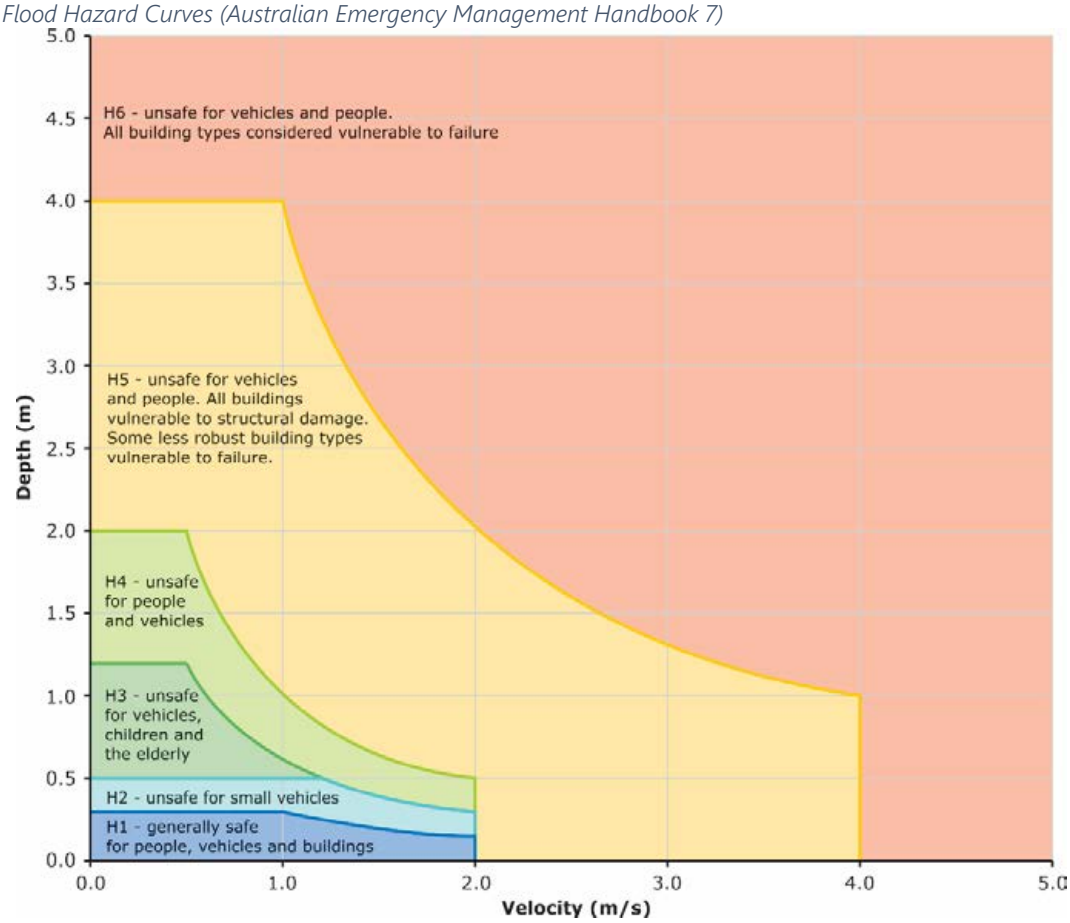


Table 6: Flood Hazard – Vulnerability Thresholds

Hazard Classification	Description
H1	Generally safe for vehicles, people and buildings.
H2	Unsafe for small vehicles.
H3	Unsafe for vehicles, children and the elderly.
H4	Unsafe for vehicles and people.
H5	Unsafe for vehicles and people. All buildings vulnerable to structural damage. Some less robust buildings subject to failure.
H6	Unsafe for vehicles and people. All building types considered vulnerable to failure.

The hazard is shown on Figures 7 to 11 for the 20% AEP up to the PMF. The figures show:

- Almost all of the site has H1 hazard on roads in the 20% AEP, with some H2 and H3 hazard at the western corners. There is some H3-H4 hazard on part of the gutter on Arundel Street, due to shallow runoff flowing quickly (>2 m/s).
- In a 5% AEP and 1% AEP, there is still largely H1 hazard but the H2-H3 hazard at the two sags reaches the westernmost lot. There is slightly more hazardous flow on the steep portion of Arundel Street. In a 1% AEP it is considered that all lots would be accessible by foot or vehicle, based on the hazard.
- In the 0.2% AEP event, H5 hazard on Arundel Street is prominent and covers more than half the roadway. It is noted that depths are still <0.1 m, apart from model cells in the gutter which

have <0.2 m, and that in other catchments (including in the LGA) such depths are not mapped as flooding. On Parramatta the H3 covers most of the westernmost lot frontage, making the lot inaccessible. The remaining lots are considered accessible in a 0.2% AEP (500 year) flood.

- In a PMF, hazard is significantly higher. The sag on Parramatta Road creates H3-H5 hazard on the five westernmost lots, while other lots have H5 in the gutter. The Arundel Street footpath is H1 but the entire roadway is H5. Ross Street is H1-H2.
- See Section 4.3.8 for hazard assessment under climate change

4.3.4 Flood Behaviour – Flood Function/Hydraulic Categories

Flood Function (also referred to as 'Hydraulic Category') refers to the classification of floodwaters into three categories: floodway/flow conveyance, flood storage and flood fringe. These categories help to describe the nature of flooding across the floodplain and aid planning when assessing developable areas. According to the Australian Emergency Management Handbook 7, these three categories can be defined as:

- Floodway – the areas where a significant proportion of the floodwaters flow and typically align with defined channels. If these areas are blocked or developed, there will be significant redistribution of flow and increased flood levels across the floodplain. Generally, floodways have deep and/or fast moving floodwaters.
- Flood storage – areas where, during a flood, a significant proportion of floodwaters extend into, water is stored and then recedes after a flood. Significant filing or development in these areas may increase flood levels nearby; and
- Flood fringe – areas that make up the remainder of the flood extent. Development in these areas are unlikely to alter flood behaviour in the surrounding area.

All flood-affected land in the study area is overland flow, for which the guideline states:

- Defining flood function is complex
- It is important to define a continuous flowpath or floodway once it has formed
- Conveyance and encroachment techniques are difficult to use, and the indicator technique is likely more appropriate (this means using depth and velocity, or similar outputs, to estimate areas of flood function)
- Large flood storage areas are not common and may not be present

On this basis, and in reviewing the previous definition of floodway in the catchment, the flood function criteria were updated to use a higher set of depth, velocity and depth-velocity thresholds than used in the 2015 study. The rationale was that the many steep parts of the catchment see 'floodway' form in gutters, even when the upstream catchment is low. For example gutter flow of 0.13 m depth moving at 2 m/s was previously mapped as floodway, which creates an overly conservative estimate of floodway extent. The updated thresholds are as follows:

1. Floodway = Velocity x Depth > 0.50 m^2/s (up from 0.25 m^2/s) AND Velocity > 0.25 m/s OR Velocity > 1 m/s AND depth > 0.3 m
2. Flood Storage = Areas that are not floodway, with depth of >0.5 m
3. Flood Fringe = All remaining areas

The flood function is shown on Figure 12, 13 and 14 for the 5% AEP, 1% AEP and PMF. The figures show that in the 1% AEP virtually all of the site perimeter is flood fringe, with the SW and NW site corners adjacent to a flood storage area. In the PMF, the western third of the site is floodway on Arundel Street, as are the five western lots on Parramatta Road.

4.3.5 Flood Behaviour – Duration and Rate of Rise

Flooding in the area is predominantly overland flow flooding with rapid rate of rise and short duration. Catchment areas are small and the critical duration for overland flowpaths will often be one hour or less. This means that flooding can occur immediately (e.g. minutes) after heavy rainfall beginning, and the rate of rise is close to instantaneous. The duration of flooding is therefore an important consideration when assessing flood risk. The main consideration with regards to flood risk is not property inundation, as it is assumed any new buildings would provide significant protection against flooding, but rather access to the site, and the duration of any isolation. Once flooding reaches H3 hazard, most vehicles and pedestrians cannot cross it. The duration of H3 and H4 hazard was therefore measured at three locations, shown in Table 7 and Image 6. The location 100 m east of the SW corner is on the edge of the Parramatta Road sag, in the PMF, where there is H5 hazard but in the gutter due to overland flow from the east.

Table 7: Duration of hazardous flooding

	Duration of H3/H4 across in minutes						
ID	1% AEP 30 min storm	1% AEP 60min storm	1% AEP 120min storm	1% AEP 180min storm	PMF 30min storm	PMF 60min storm	PMF 120min storm
SW Site Corner	45/-	65/-	110/-	130/-	85/30	115/75	205/125
NW Site Corner	30/-	45/-	35/-	30/-	85/80	115/105	205/190
Parramatta Road 100m east of SW corner	-/-	-/-	-/-	-/-	30/30	40/40	60/60

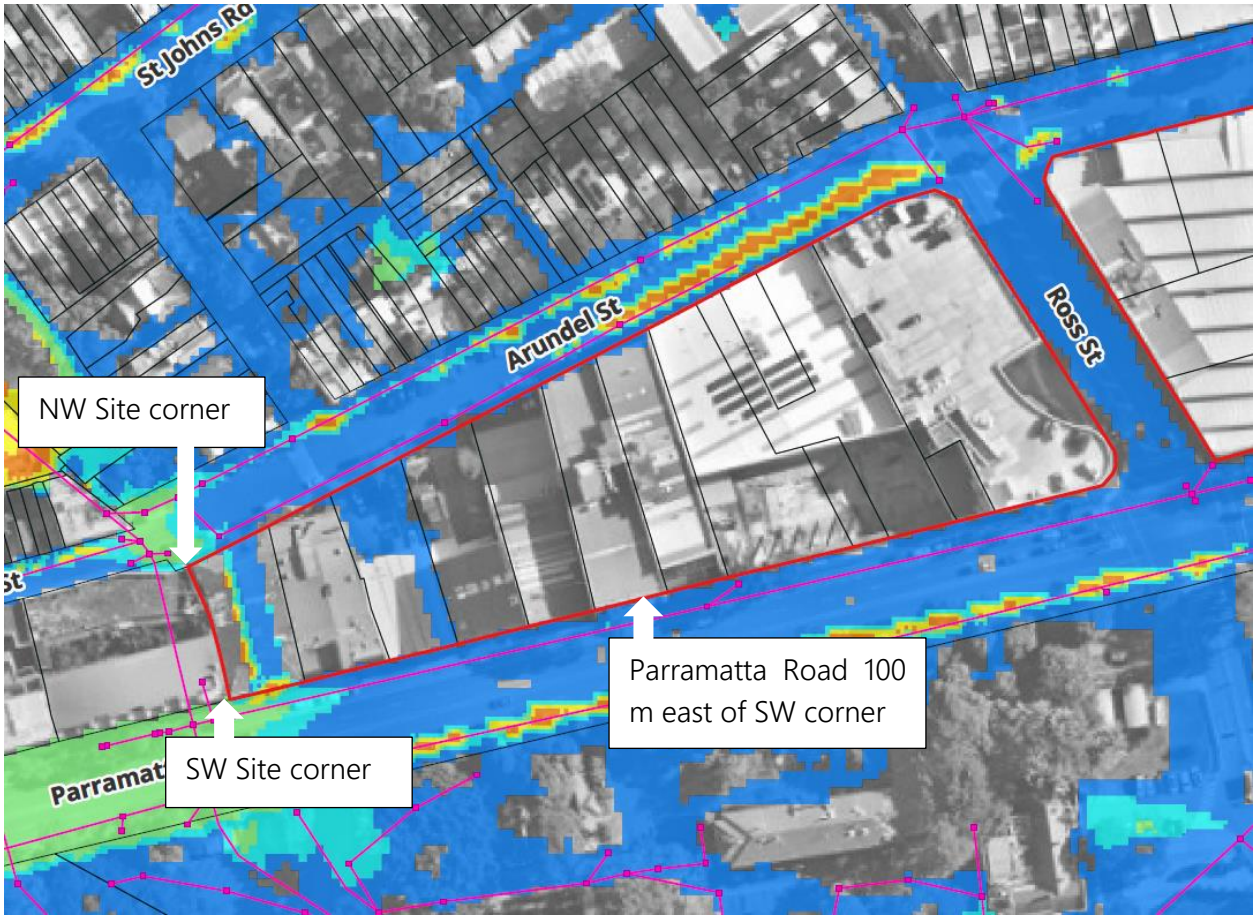


Image 6: Three reporting locations for flood duration

The table shows that:

- In a 1% AEP, H3 hazard is very short-lived on the Arundel Street side, lasting only 30-45 minute across a range of storm durations. On Parramatta Road in the sag, the duration is slightly longer at about 1-2 hours. This is considered as short-lived flooding.
- Similar durations would be expected in the 0.2% AEP event, given it has very similar depths, flows and hazard compared to the 1% AEP.
- In a PMF, the duration of H3 hazard is around 1.5-3.5 hours on Parramatta Road at the sag. However, there is expected to be 1 hour or less at the third location (100 m east of SW corner). On Arundel Street at the NW site corner, durations are similar at around 1.5-3.5 hours.

The access to the west portion of the site under the existing and proposed scenarios is presented below, as set out in Image 7.

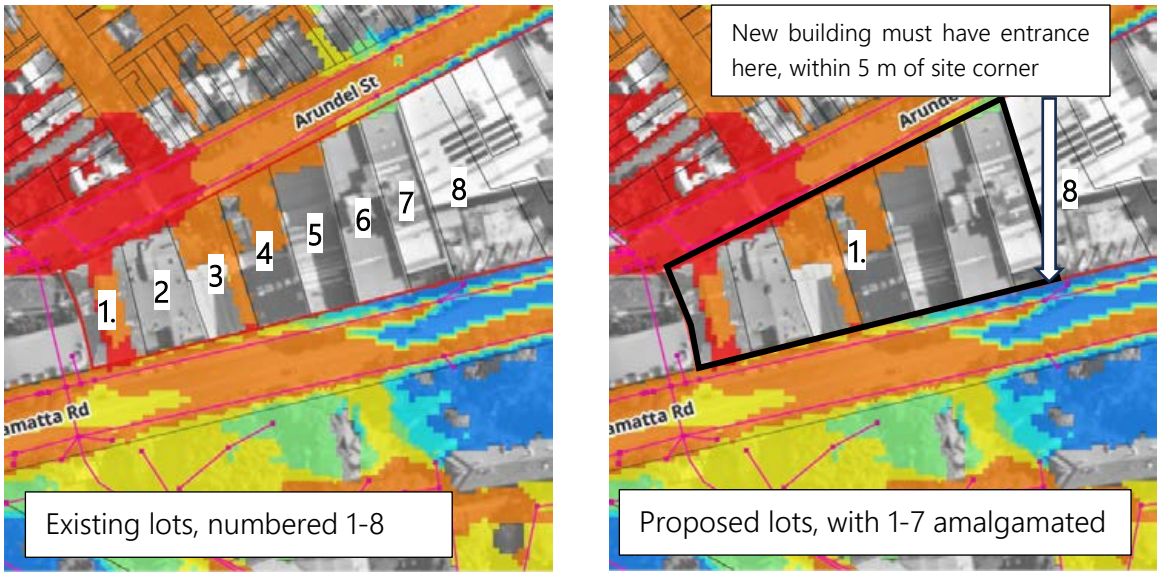


Image 7: Existing and proposed lots access with PMF hazard shown

All lots in existing and proposed cases have entrances on to Parramatta Road, while the amalgamated lot would have an entrance at the SE lot corner where hazard is lowest, refer to Image 7. For the existing case:

- Lots 1-3 entrances egress into H5 hazard, with hazard of H3 or greater lasting around 1.5-3 hours
- Lots 4 and 5 have around H3 on the footpath and H5 on the road, with similar durations
- Lots 6 and 7 have H1 on the footpath, and H2-H5 in the gutter, with H3 or greater lasting at around 0.5-1 hour in the PMF at the SW corner of lot 6 (there is actually only H2 hazard in front of lot 7 in the PMF)

This contrasts with the proposed case where:

- The amalgamated lot at the SE entrance would have H1 on the footpath, with only H2 in the gutter for one section, and hazardous gutter flow in that area only lasting 0.5-1 hour in the PMF. There is only H1 hazard in this area in the 0.2% AEP event.

With regards to Arundel Street, as described in Section 4.3.3, there is high hazard (H5) on the roadway but still some portion of H1 hazard on the footpath, away from the sag point. The road would not be used for access for the amalgamated lot due to the roadway hazard, however, lots between Ross Street and the amalgamated lot could potentially use Arundel Street as an access route in a PMF, if required (noting that all but one lot has Parramatta Road frontage).

While significant flood risk exists on Parramatta Road and Arundel Street in both scenarios, the proposed amalgamation significantly diminishes the existing flood access issues in very rare to extreme floods.

4.3.6 Emergency Access and Secondary Risk

Flood risk with regards to evacuation, emergency access and secondary risk is an important consideration with regards to the rezoning policy requirements, and the 2025 Shelter In Place

guideline. Compliance with these requirements is described in Section 5. The relevant features of access and evacuation at the site are:

- There is no effective warning time of flooding at the site as flooding is often caused by short duration (e.g. 0.5-2 hour), high intensity storms that can occur with little to no warning. Flooding specifically in this catchment will not be forecast by the BOM or SES.
- As a result, offsite evacuation in advance of flooding occurring would not be possible and a shelter in place approach would be the only possible strategy, at this site. This is also the case across the LGA and neighbouring LGAs, none of which have warning that would allow for evacuation. SES warnings of potential flooding advise residents to stay indoors and avoid hazardous conditions outside.
- New buildings built after the rezoning has occurred would have a high level of protection, facilitating a shelter in place approach. City of Sydney require all basements to have passive protection to the PMF, all residential uses to be above the 1% AEP + 0.5 m (which would be above the 0.1% AEP event flood level at this site), and for commercial uses to have 1% AEP protection. City of Sydney also require planning for shelter in place such as alarms, signage and access to higher levels.

With new buildings protected against PMF flooding and the site designed to shelter in place, there would remain some secondary risk relating to other emergencies occurring a flood, requiring a building occupant to evacuate. To address this risk, which is assessed as having exceptionally low probability (see below) but significant consequence, the planning proposal includes the amalgamation of the seven western lots with a building entrance at the SE corner, ensuring access during a PMF event for all future building occupants. Along with the raised building floor levels relative to existing, this will result in a large reduction in flood risk at the site, parts of which are cut-off during a rare or extreme flood.

It is worth describing the probability of isolation at the site, without amalgamation, as the duration of flooding means the probability is exceptionally low. As an estimate we consider:

- NSW residents make approximately 1.18 million 000 calls a year, or 0.14 calls per person per year. (Source: NSW Ambulance, Year in Review 2022-2023)
- In a large apartment building of 100 units, 200 people, this equates to 28 calls per year from the building, or 0.08 calls per day.
- Assuming the emergency incident lasts 1 hour, there is an extremely low probability of the two events (an emergency call lasting one hour, and a flood of say 0.1% AEP isolating the site for up to 3 hours) occurring simultaneously. As an estimate of the order of magnitude, it would be approximately once every 180,000 years, on average.

As noted however, despite the very low probability of the secondary risk, the planning proposal is to amalgamate the seven western lots in order to provide a protected flood access route to outside the sag point, in the PMF.

4.3.7 Flood Planning Area

The Flood Planning Area is traditionally the area to which flood planning controls apply. Following recent changes to the Section 9.1 NSW Ministerial Directions (July 2026), flood planning controls

more specifically now apply up to the PMF. The Flood Planning Area (FPA) is still referred to in the policy and guidelines so has been included in this assessment.

The City of Sydney has a wide definition of what lots are considered to be in the FPA. After previously defining all lots in the LGA as being in the FPA, the most recent definition is to include any lots with a flood depth of around 0.2 m in their vicinity. There are a number of other criteria used but in general, many lots are included that have H1 hazard in the adjacent roadway, even in an extreme flood. This is done to carefully manage future development with regard to flooding.

It is important to note that the FPA does not designate properties with a certain level of flood risk, as lots can have minor affection (e.g. ~0.2 m depth over part of the backyard) and be included in the FPA, or alternatively have very significant affectation (e.g. high hazard flow through the dwelling in frequent floods). Rather than a designation of flood risk, the FPA is simply a determination of where flooding needs to be considered in future development on a particular lot.

The FPA is shown on Figure 17 (attached at the end of this report). The figure shows the five westernmost lots are in the FPA while the remaining lots west of Ross Street are included in the 'buffer' area. Four lots to the east are in the PMF buffer.

4.3.8 Model Results - Sensitivity Analysis

Sensitivity analysis describes the sensitivity of model results to changes in the modelling parameters. These parameters include structure blockage, hydraulic roughness and climate change (rainfall increase, and sea level rise). Each parameter is estimated based on the available data, but, due to the complexity of the catchment and flood-producing rainfall, the estimate will involve a series of assumptions and therefore has a degree of uncertainty. The sensitivity analysis therefore qualifies the assumptions by measuring their effect on the modelled flood behaviour. Large changes in the flood behaviour indicates a higher degree of uncertainty in the model results.

The sensitivity is tested by varying each parameter within a reasonable estimate range, and then re-running the hydraulic models to determine the peak flood level results for each scenario, for the 1% AEP event. The sensitivity is then quantified by measuring the impact on the peak flood level at a series of reporting locations.

The parameters tested and the results of the sensitivity analysis are presented below in Table 8 for roughness and blockage, and Table 9 for climate change.

Table 8: Sensitivity Analysis - Roughness and Blockage

Change in 1% AEP flood level				
ID	Location	Roughness Decreased by 20%	Roughness Increased by 20%	Blockage (pipes) by 100%
A	Sparkes St - Sag Point	-0.01	0.01	0.28
B	Parramatta Rd - Sag Point	0.00	0.00	0.09
C	Corner of Arundel St and Ross St (West)	-0.01	0.01	0.01
D	Corner of Parramatta Rd and Ross St (West)	0.00	0.00	0.01
E	Arundel St - Officeworks Carpark Entrance	0.00	0.01	0.00

F	Parramatta Rd - Officeworks Front Entrance	0.00	0.01	0.00

Table 8 shows that there is very minimal sensitivity to hydraulic roughness, with all locations having +-0.01 m change. The pipe blockage also shows low sensitivity except for Sparks Street where there is an increase of 0.28 m under a pipe blockage scenario. This is because the sag relies on the pits and pipes to drain it.

Table 9: Sensitivity Analysis – Climate Change

		Change in flood level			
		1% AEP		PMF	
ID	Location	SSP5-8.5 2080	SSP5-8.5 2130	SSP5-8.5 2080	SSP5-8.5 2130
A	Sparkes St - Sag Point	0.08	0.74	0.78	1.35
B	Parramatta Rd - Sag Point	0.11	0.22	0.50	1.30
C	Corner of Arundel St and Ross St (West)	0.01	0.02	0.03	0.05
D	Corner of Parramatta Rd and Ross St (West)	0.01	0.02	0.02	0.05
E	Arundel St - Officeworks Carpark Entrance	0.00	0.01	0.01	0.02
F	Parramatta Rd - Officeworks Front Entrance	0.02	0.03	0.02	0.05

Present day climate change (i.e. rainfall increase expected in the year 2030) is incorporated into the baseline flood levels. Future climate change under a low-probability scenario that sees emissions increase every year (SSP5-8.5) has been modelled for the years 2080 and 2130. The four locations (C to F) show almost no sensitivity to climate change, with less than 0.06 m increase in all events including the PMF. At the Parramatta Road sag (location B) there is minor sensitivity in the 1% AEP (0.1-0.2 m increase) but significant increase in the PMF of 0.5 and 1.3 m. Downstream at the second sag point (location A), there is significant increase in the 1% AEP by the year 2130 (0.74 m higher) and the PMF increases by 0.8 m and 1.4 m by the year 2080 and 2130, respectively. With regards to hazard under these climate change scenarios:

- In a 1% AEP, flood hazard is similar on Parramatta Road with a larger area of H2 and H3. The area of shallow but high velocity H5 hazard on Arundel Street covers more of the roadway.
- In a PMF, the sag on Parramatta Road has much more H5 hazard than without climate change, with H5 extending to within ~50 m of Ross Street. Arundel Street hazard is similar but with more areas of H6 on the roadway.

With regards to rate of rise and duration, the rate of rise is considered as close to instantaneous in both existing and future climate scenarios, as either would be a matter of minutes for floodwaters to rise, potentially. Regarding duration, climate change is projected to lead to increased frequency and severity of flooding but available data does not suggest the duration would not be markedly different from the 1.5-3.5 hours in a PMF previously described. The same duration of storm event will cause flooding at the site, under climate change, and so the duration would be similar.

4.3.9 Implications of Climate Change for Future Development

The modelling indicates that climate change has a negligible effect across most of the site, particularly at the eastern lots fronting Parramatta Road and the Officeworks site, where increases in flood level are generally less than 0.05 m in the PMF. However, significant increases are predicted at the Parramatta Road and Sparkes Street sag points, where PMF flood levels increase by up to 1.3–1.4 m under the SSP5-8.5 2130 scenario. As a result, climate change risk is concentrated within the western portion of the site and should be reflected in future flood planning controls, flood planning levels and emergency management measures applicable to those lots.

5.FLOOD RISK ASSESSMENT OF PROPOSED REZONING

The proposed rezoning for the site is described in Section 3.5 and proposes a significant intensification of the land compared to the current usage. Building footprints would not change as all lots are currently built out to the lot boundary. The planning proposal has been assessed with regard to flooding, specifically to determine:

- The compatibility of the proposed land-uses with the flood hazard of the area. Local and state policies require tailoring a site's land use to fit the flood hazard.
- The impact of the indicative building envelopes on flood risk in the area, and whether any flood impacts require specific mitigation measures.
- The suitability of Council's LGA flood planning controls in mitigating flood risk associated with future development at the site, and whether additional planning controls are required.
- The compliance of the proposal with each of the specific requirements of Council policy, specifically the Local Environmental Plan (LEP) and Development Control Plan, and each of the requirements of state government policy, specifically:
    - Section 9.1 Ministerial Direction - P5.7 Flooding (July 2026)
    - Considering flooding in land use planning (guideline) (July 2021)
    - Planning circular PS 26-001: Flooding and Land Use Planning (February 2026)
    - NSW Flood Risk Management Manual (2023), which replaces the earlier Floodplain Development Manual

Consideration has also been given to the draft Climate Change and Natural Hazards SEPP released in 2026.

5.1 Flood Hazard Compatibility

A primary consideration in assessing development of flood-affected land is the flood hazard. Flood hazard refers to the threat posed to people, vehicles and buildings in an area of flooding, and is based on the depth and velocity of floodwaters across the range of flood events. Deeper and faster flow has the potential to carry away people or vehicles, causing potential injury, death or financial loss, and similarly, deep and/or fast flow can damage and in some cases destroy buildings. Section

4.3.3 presents the thresholds of depth and velocity that separate the hazard categories from H1 (lowest level) to H6 (highest level).

As set out in Section 4.3.3, flood hazard has been mapped for the site, for the 20% AEP, 5% AEP, 1% AEP, 0.2% AEP and PMF event. The area has predominantly low hazard in most events including the 1% AEP, however, the western edge is adjacent to two sag points which contain H2-H3 hazard near the site. In the PMF event, there is high hazard of up to H4-H5 along most of Arundel Street, as well as the five westernmost lots, on Parramatta Road, and also in the gutters on Parramatta Road. The lots themselves do not have hazardous flow except for the two that convey flow. It is assumed these areas would be designed as culverts or similar as part of future building design, i.e. they would not be an occupied space in the building that has hazardous flow.

The flood hazard mapping shows that while the proposed intensification would be in an area subject to high hazard road flooding, it has limited associated risk and is considered suitable. More specifically:

- The proposed rezoning would include amalgamation of the seven westernmost lots. This means that the new large lot would have an access point on Parramatta Road that has much less flooding than the SW site corner. Flooding at the SW and NW corners could be largely immaterial to risk at the site, via building design that protects against flooding and provides safe access to Parramatta Road.
- In the large majority of potential floods there is low hazard (H1 or higher hazard limited to fast moving gutter flow). This is the case in a 0.2% AEP event and a 1% AEP under climate change SSP5-8.5 in 2130.
- With a design that significantly mitigates risk at the two sag points, via the amalgamated lots and new building design, the remaining flood risk, while not insignificant, is typical of the wider Sydney area. The presence of H5 flow in the gutter is common to many areas, as it occurs on many streets with minimal upstream catchment but some grade. This hazard remains similar under climate change scenarios.
- Further, the hazard is short-lived (see Section 4.3.5) and would often pass without any particular consequence to building occupants. Again, this would not change under climate change scenarios.

Further consideration of flood hazard and flood risk is given in Section 5.3 and 5.4

5.2 Hydraulic Modelling Assessment

Hydraulic modelling of the concept-level proposed building footprints was undertaken to quantify the impact of future works on existing flood behaviour. Development in an area affected by flooding is required to assess the magnitude and location of flood impacts, which are changes to the existing flood behaviour that increase flood risk for neighbouring properties.

The assessment is primarily based on the change in flood level under a 1% AEP flood event, and is assessed using the hydraulic models. Changes in ground levels and building extents have the potential to change how overland flowpaths occur and increase the flow and/or flood level at a location either upstream or downstream of the subject site. For example, obstructing a flowpath through the site will tend to increase flood levels upstream, while re-directing or diverting flow can

lead to slightly more flow being directed to one area and likewise increasing the flood level. Advice in National Guidelines (Project 15 of ARR 20219) indicates an increase of more than 0.01 m in the 1% AEP flood level is considered a reportable flood impact (i.e. lesser increases are considered negligible).

The hydraulic modelling assessment was based on the 'existing case' 1% AEP results from the hydraulic model, and then compared to the 1% AEP results of a 'proposed case' model. The 5% AEP and PMF were also modelled to ensure results are similar across different flood events. Initially, a proposed case was modelled that maintained all buildings but blocked out the two flowpaths near the Parramatta Road sag point, that pass through existing buildings. This found significant impacts would occur as a result, extending across Parramatta Road and affecting numerous private properties. This is not mapped as it is not proposed by the planning proposal. Based on the initial runs, the planning proposal must ensure new buildings have a flowpath of equivalent effect to the openings shown in Image 8 below. This would be required in any case via DA or SSDA, when building designs are assessed for impact.

Following this initial result, the 'proposed case' was treated as maintaining all existing building footprints. As this would have no impact on flood behaviour, impact maps were not included in this report (as they would only show no impact in all locations, across the range of events).

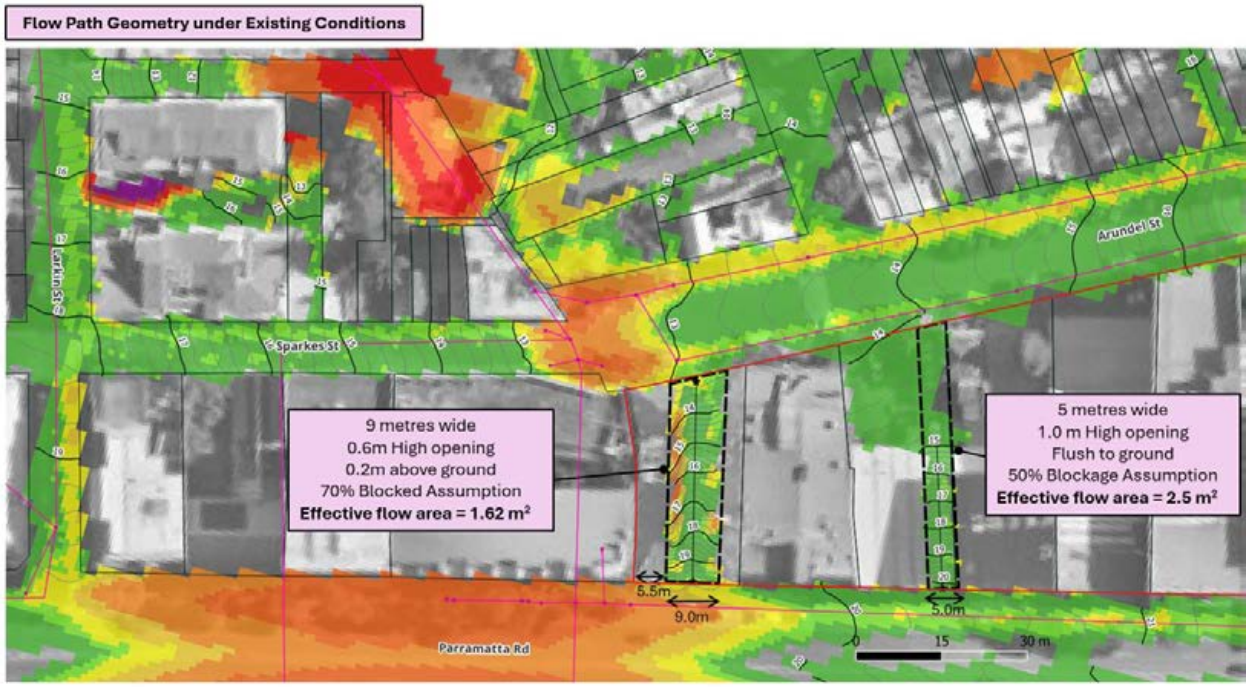


Image 8: Example of overland flowpath where future building footprint will need to incorporate flowpath

5.3 Compliance with City of Sydney Policy

Development on flood-prone land within the City of Sydney is guided by Clause 5.21 of Sydney Local Environmental Plan 2012 and the flood management provisions contained in Section 3.7 Water and Flood Management Policy of the Draft Sydney Development Control Plan 2012 – Policy and Housekeeping Amendments 2023, endorsed for finalisation by Council on 23 June 2025 (Draft DCP). Council also resolved that, upon commencement of the amended DCP, Section 3.7 will become the

City's flood policy and the Interim Floodplain Management Policy will be rescinded. Accordingly, the planning proposal has been assessed against the objectives and provisions of the Draft DCP.

The LEP has a standard clause related to flooding, clause 5.21. Clause 5.22 was not adopted. Clause 5.21 applies to all development on flood-prone land. The objectives of the LEP clauses are to:

- Minimise flood risk to life and to property
- Allow development on flood-affected land that is compatible with the area's flood function and behaviour, including climate change
- To avoid adverse or cumulative impacts on flood behaviour and the environment
- to enable the safe occupation and efficient evacuation of people in the event of a flood

The compliance of the planning proposal with the LEP is set out in Table 10.

Table 10: LEP Compliance

LEP Planning Control	Compliance Comment
(1) The objectives of this clause are as follows— (a) to minimise the flood risk to life and property associated with the use of land, (b) to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change, (c) to avoid adverse or cumulative impacts on flood behaviour and the environment, (d) to enable the safe occupation and efficient evacuation of people in the event of a flood.	Rezoning to higher density residential/commercial would meet the LEP objectives, provided that new development follows the applicable flood planning controls. The majority of the site east of 52 Parramatta Road does not have high flood risk and the flood risk to life and property is readily managed. The flood behaviour largely consists of shallow overland flow with small to negligible upstream catchment. For the western end of the site, there are significant depths occurring but the flooding remains limited in most events. New buildings can be designed to be safely occupied during a flood with evacuation consisting of a shelter in place strategy.
(2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development— (a) is compatible with the flood function and behaviour on the land, and (b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential	a) The flood function consists of flood fringe in the 1% AEP with some floodway and flood storage near the western site edge. The site is currently fully-developed and new development would not alter any flood function. Flood behaviour has been considered with regards to depth, level, hazard, duration and other factors, with the rezoning found to be compatible with the flood hazard.

flood affectation of other development or properties, and (c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and (d) incorporates appropriate measures to manage risk to life in the event of a flood, and (e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.	b) The site is currently fully developed so no significant change to the built environment is proposed, at street level. Flood impact assessment has been carried out and confirmed that floodwater conveyance from Parramatta Road to Sparkes/Arundel Street(s) would have to be maintained by the new development to ensure no adverse effect on flood behaviour. c) Evacuation is not a significant risk factor as the areas have low hazard overland flow in the large majority of potential flood events. New buildings can be designed to be safely occupied during a flood event, with a Shelter In Place evacuation strategy. Emergency access during a PMF event will be possible via proposed amalgamation of seven lots located at the two sag points. d) At the rezoning stage, risk to life measures consist of appropriate zoning based on the flood risk, and ensuring suitable flood planning controls are to be applied. Rezoning is suitable for the area and buildings can be designed to ensure risk to life is managed, see Section 5.77 Recommended Measures. e) There are no waterways in the vicinity of the proposed changes.
(3) In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters— (a) the impact of the development on projected changes to flood behaviour as a result of climate change, (b) the intended design and scale of buildings resulting from the development, (c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood, (d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.	a) Projected changes to flood behaviour as a result of climate change have been assessed, with regards to rainfall increase (it is well above sea level). There is a significant effect of worst-case scenario climate change under SSP5-8.5, however, the risk across the majority of the site (all but the westernmost 3-4 lots) remains low as in the 1% AEP under worst case climate change (2130, SSP5-8.5) hazard at all lots remains H1 to H3, similar to existing case. b) The intended design and scale of buildings is, across the site, likely a significant increase from what currently exists, with a series of new multistorey buildings. The increase is suitable, from a flood risk perspective. c) There are measures to minimise risk to life and ensure the safe evacuation of people in the event of a flood. d) Building relocation would not be required at the location, given the flood risk under current and future climate scenarios, and the elevated location.

The table overview shows the proposed rezoning is compliant with the objectives and requirements of the LEP.

Table 11 summarises the Interim Floodplain Management Policy and the project's compliance with it. The policy contains objectives, design principles and then various specific planning controls. Many of the DCP controls pertain to building design and so would apply again for the design of any individual building. The assessment of the planning proposal is a broader review of compliance and to identify the relevant controls to be applied in the future.

Table 11: DCP Compliance

DCP Provision	Compliance	Comment
3.7.1.1 Flood Risk Assessment	Complies	This Flood Impact and Risk Assessment has been prepared in accordance with Section 3.7.1.1. The assessment considers existing flood behaviour, flood hazard, flood function, climate change, emergency management implications and residual risk to life, including SSP5-8.5 2080 and 2130 climate change scenarios. Future development applications will be required to undertake detailed site-specific flood assessments using Council-approved flood models.
3.7.1.2 Flood Planning Levels	Complies, subject to future development controls	This assessment recommends adoption of climate-change-informed flood planning levels based on the SSP5-8.5 2130 scenario. For residential and non-residential development, the recommended flood planning levels supersede the corresponding flood planning levels contained in the Draft DCP and are intended to provide a site-specific response to the significant climate change impacts identified at the west end of the site. All other development types will be required to comply with the applicable flood planning levels in the Draft DCP.
3.7.1.3 Design to Reduce Risk and Hazard	Complies	Future development will be capable of incorporating flood-compatible materials, protection of building services and shelter-in-place measures consistent with the Draft DCP.
3.7.1.4 Ancillary Development	Complies	No filling or fencing is proposed as part of the planning proposal. Future development applications will be required to demonstrate that ancillary works do not obstruct flood flows or increase flood risk elsewhere.
3.7.1.5 Minor Additions	Not applicable	This provision applies to additions to existing development rather than rezoning proposals.
3.7.1.6 Temporary Development	Not applicable	No temporary development is proposed.
3.7.1.7 Heritage Management	Not applicable	The planning proposal does not rely on any heritage-related flood planning exemption provisions.
3.7.2 Drainage and Stormwater Management	Complies	The assessment demonstrates no flood impacts are possible, so long as flow conveyance is included in the development of two locations (64 and 60 Parramatta Road). Assessment of flood impacts will be carried out for each site as it is developed.

3.7.3 Stormwater Quality	Complies	Future development applications will be required to demonstrate compliance with stormwater quality and water-sensitive urban design requirements where applicable.
Shelter in Place	Complies in principle	The site is affected by flash flooding with limited warning time. Consistent with the Draft DCP and the NSW Shelter in Place Guideline, future development can provide refuge above the PMF and incorporate shelter-in-place measures for residents, workers and visitors.

The planning proposal is assessed to be in accordance with the design principles in the DCP, with regards to flooding. The relevant planning controls relating to building design are discussed in more detail in Section 5.5.

5.4 Compliance with NSW Policy

Management of flood risk is overseen by the state government in conjunction with local governments, with the state government providing technical guidelines for understanding and managing flood risk. These guidelines are collected in the NSW Flood Risk Management Manual (2023) which has superseded the earlier Floodplain Development Manual (2005). The overarching legislation is the NSW Environmental Planning and Assessment Act 1979 (EP&A Act), which tasks Councils with implementing the NSW government's flood prone land policy, with the objectives:

(a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and

(b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.

The policy has requirements prohibiting development in areas of floodway and high hazard, ensuring development does not adversely impact others, and requirements for development of the FPA. These requirements are then set out in the LEP clauses (see previous report section).

In addition to the two guidelines and overarching policy, three recent policies have been released with specific direction on flooding and land use planning including rezoning. These are:

- Planning circular PS 26-001: Flooding and Land Use Planning (February 2026)
- Considering flooding in land use planning (guideline) (July 2021)
- Section 9.1 Ministerial Direction - P5.7 – Flooding (July 2026)

Planning circular PS 26-001: Flooding and Land Use Planning (February 2026) sets out the various statutory requirements including the new LEP clauses (assessed above), and the two other guidelines above.

Considering flooding in land use planning (July 2021) is a 9 page guideline for Councils on how to consider flooding in land use planning, which instructs Councils to:

- Consider flood function, flood hazard, extent and flooding behaviour for the full range of flood events, and risk to life
- Recommends Councils produce a Flood Planning Area for their LGA

- Use a freeboard of 0.5 m when setting Flood Planning Levels, or a lower freeboard in some cases where the consequences of flooding are lower
- Consider including within their LEP the optional Special Flood Considerations - Clause 5.22, contained in the Standard Instrument LEP
- Map areas of flooding as part of the assessment

These considerations have all been included in the current assessment.

Lastly, Section 9.1 Ministerial Direction - P5.7 – Flooding (July 2026) requirements are set out below in Table 12.

Table 12: Section 9.1 Ministerial Direction - P5.7 – Flooding (July 2026)

Planning Directions	Compliance Comment
A planning proposal must include provisions that give effect to and are consistent with: a) The NSW Flood Prone Land Policy, as published by the NSW Department of Planning and Environment on June 2023. b) The principles of the Flood Risk Management Manual, as published by the NSW Department of Planning and Environment on June 2023. c) The Considering Flooding in Land Use Planning Guideline as published by the NSW Department of Planning, Industry and Environment on July 2021 (or its subsequent update). d) Any adopted flood study and/or floodplain risk management plan prepared in accordance with the relevant flood manual and adopted by the relevant council.	Consideration of a range of flood events up to the PMF, including flood hazard and flood function classification, has been undertaken. Further, site access and the potential for isolation and emergency vehicle access issues are considered. The analysis and findings are consistent with the objectives of the 2023 Flood Risk Management Manual.
A planning proposal must not rezone land within the flood planning area from Recreation, Rural, Special Purpose or Conservation Zones to a Residential, Employment, MU1 Mixed Use, W4 Working Waterfront or Special Purpose Zones.	The rezoning proposed partially applies to an area of Flood Planning Area. However, the current zoning is not any of those listed. The rezoning proposes to rezone land currently zoned E3 - Productivity Support to MU1 - Mixed Use.
A planning proposal must not contain provisions that apply to the flood planning areas which: • permit development in floodway areas, • permit development that will result in significant flood impacts to other properties, • permit development for the purposes of residential accommodation in high hazard areas, • permit a significant increase in the development and/or dwelling density of that land, • Permit development for the purpose of centre-based childcare facilities, hostels,	The planning proposal applies to a FPA, specifically the five westernmost lots. The rezoning: • Has no significant areas of floodway in the design event. • Would not result in significant flood impacts to other properties • Would not result in residential areas in high hazard areas. However, in the PMF there is high hazard at the road of these five lots, which can be mitigated as part of the design. • Would permit a significant increase in the development of that land. See further discussion below this table as to the suitability.

boarding houses, group homes, hospitals, residential care facilities, respite day care centres, and seniors housing in areas where the occupants of the development cannot effectively evacuate, • Are likely to result in a significantly increased requirement for government resources on emergency management services, combat agencies, flood mitigation, and emergency response measures, which can include but are not limited to the provision of road infrastructure, flood mitigation infrastructure and utilities, o, or • permit development to be carried out without development consent except for the purposes of agriculture (not including dams, drainage canals, levees, buildings or structures in floodways or high hazard areas), roads or exempt development. • Permit hazardous industries or hazardous storage establishments where hazardous materials cannot be effectively contained during the occurrence of a flood event.	• Would permit such uses but evacuation risk is low to negligible across the area. As a precaution, certain lots will have restrictions on usage (see Section 5.7) • Would not likely result in increased government spending flood mitigation • Would not permit development to be carried out without development consent • Would not permit hazardous industries or hazardous storage establishments
A planning proposal must not contain provisions that apply to flood prone land, which: a) Permit sensitive and hazardous development in floodway areas, b) Permit the development of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate, c) Are likely to affect the safe occupation of and efficient evacuation of the development; or d) Are likely to result in a significantly increased requirement for government resources on emergency management services, combat agencies, and flood mitigation and emergency response measures, which can include but not limited to road infrastructure, flood mitigation infrastructure and utilities	The planning proposal applies to flood prone land. The planning proposal: • has no significant areas of floodway in the design event. • Would permit such uses but evacuation risk is low to negligible across the area. As a precaution, certain lots will have restrictions on usage (see Section 5.7) • Would have no bearing on the safe occupation of and efficient evacuation of the development (apart from reducing flood risk to building occupants due to raised floor levels relative to existing) • Would not likely result in increased government spending flood mitigation
A planning proposal must be: a) Consistent with the flood study adopted by the council prepared in accordance with the relevant manual, or b) Supported by a flood and risk impact assessment (FIRA) which is: i) Accepted by the planning proposal authority.	The planning proposal is consistent with the Johnstons Creek flood study This document constitutes the FIRA and has been prepared in accordance with those guidelines and authorities' requirements.

ii) Prepared in accordance with the Flood risk management guideline LU01 2023, as published by the NSW Department of Planning and Environment on June 2023. iii) Consistent with the planning proposal authorities' requirements.	
The planning proposal authority must be satisfied that proposed provisions of an LEP that apply to flood prone land are commensurate with flood behaviour and includes consideration of the potential flood impacts both on and off the subject land.	The LEP provisions are commensurate with flood behaviour and consider flood impacts

The assessment finds that the re-zoning is not fully compliant with the planning directions, due to the presence of 'Flood Planning Area' in the intensification area. The directions prohibit changes to a Flood Planning Area that result in "*significant increase in the development of that land*". However, based on GRC Hydro's assessment of flooding and flood risk, the FPA in this area does not necessarily mean the particular lots have high flood risk and based on experience in other areas, future development could be readily designed such that it ensures protection against flooding and for each of the lots, reduces the flood risk from what currently exists.

The planning directions do make some allowance for inconsistency with the above requirements, stating that a proposal can be inconsistent if the planning authority is satisfied that the proposal is "*justified by a study or strategy prepared in support of the planning proposal which provides for the aim of the priority,*". The current assessment clearly sets out the low risk at the site with regards to design flood depths, velocities, hazard, flood function, evacuation and also scaling between the 1% AEP and extreme events, and sensitivity to blockage and climate change. At the area in question, the lots in the FPA, while having some flood affectation, have manageable flood risk in many regards, to specifically:

- In the 1% AEP and 0.2% AEP, nearly all hazard is H1, except for at the westernmost lot
- Largely flood fringe in most events
- Evacuation constraints are present but can be managed through a shelter-in-place response. No major evacuation or access issues given the short duration of flooding, and the proposed amalgamation of seven lots to give the combined lot access to outside the PMF extent at the sag point.

On this basis we would seek the consent of the planning authority that intensification of this particular Flood Planning Area be permitted.

5.5 NSW Shelter In Place Guideline

The SES shelter in place guideline was released in 2025 and provides guidance to Councils when assessing works that propose a shelter in place approach. The guideline defines shelter in place as "the internal movement of a building's occupants to an area within the building above the probable maximum flood (PMF) level before the property becomes inundated by floodwaters". The guideline is applicable to the site as it has flash flooding and there no effective warning time, so any new development (and the current buildings) would use such a response.

The advice and requirements of the guideline have been separated out in Table 13, which then provides comment on compliance, with respect to the planning proposal and potential future buildings at the site.

Table 13: Shelter in place guidelines

Shelter in Place Guideline	Assessment at the Site
When considering shelter in place, secondary risks such as the impact of a flood on people's access to water and electricity, the availability of food, management of medical emergencies, building fire and their health and well-being should also be addressed	Complies Secondary risks at the site are minimal due to the short duration of flooding and the site being accessible in the 0.2% AEP and also the PMF. Analysis has shown the probability of an emergency coinciding with a rare flood is exceptionally low.
There may be minimal time between the start of rainfall that causes flood and the flooding of roads, property and potentially buildings. Warnings to the community are often limited to severe weather warnings or flood watches for the general area, often with no specific forecasts or advice available on the local impacts of flash flooding.	Complies The lack of flood warning is well understood and no warnings directing residents to evacuate, from either the BOM or SES, would be relied on in the event of a flood. Severe weather warnings or flood watches would be used.
Evacuation off-site is the primary emergency management strategy for flooding in NSW. Flooding may displace individuals, require people to relocate or disrupt essential services to communities for hours, days or weeks. Before a flood, getting people to evacuate off-site to an area not affected by flooding is considered.	Complies The primary strategy is recognised and analysis has found that evacuation off-site is not suitable for the site. The site would follow the same response used across virtually all of inner Sydney which is to stay indoors during a flood. SES warnings recognise that travelling by foot or in a car is hazardous and to stay indoors.
Understanding the full range of flood behaviour at a site can help identify evacuation constraints.	Complies The full range of flood events has been assessed. The recommended response recognises a large range of floods can occur at the site but that the severity/probability of a flood will not be known until after the event, and so a single response should be followed (shelter in place).
When considering shelter in place, consent authorities should take a risk based approach that is informed by the proposal's scale and establishes controls and mitigation measures that reflect the duration and depth of modelled flooding up to the PMF.	Complies The duration and depth of flooding in a range of events up to the PMF has been assessed. The site has low hazard (H1) in the large majority of floods including the 1% AEP, with higher hazard limited to lot boundaries that would not be relied on for access to the building. Mitigation measures are primarily to ensure minimal

Shelter in Place Guideline	Assessment at the Site
	above-floor flooding, and no basement flooding, via adoption of the Council Flood Planning Controls, and secondly, to plan for the residual risk presented by very rare to extreme floods, by developing a straightforward emergency response plan that does not rely on BOM or SES warnings, and places the site's occupants in an area that is fully protected against PMF flooding.
[Consider] does shelter in place align with existing emergency management strategies for the area, as determined through the flood risk management process and by the NSW SES	Considered The SES does not carry out evacuations in the City of Sydney area in advance of flooding occurring. Warnings in the event of severe weather and potential flooding are generally to stay indoors and avoid non-essential travel.
[Consider] has evacuation off-site (the primary emergency management strategy) been investigated and determined to be unachievable	Considered Evacuation off-site may be possible at the site, given the prevalence of H1 flooding in most flood events, but would not be recommended given the relative safety of staying on the site, compared to travelling on surrounding roads during a flood.
[Consider] does the development include medical centres, emergency service and community facilities, and sensitive and hazardous land uses, some of which may not be suitable for shelter in place	Considered The planning proposal does not specifically plan for these uses, but has included provisions in Section 5.7 for if they are used (see also Image 9).
shelter in place for greenfield development is not supported	Complies The site is not a greenfield site. There are no greenfield sites in the area.
[Consider] whether there is existing government developed flood warning systems that give advanced detailed forecasts of flash flooding to allow sufficient time to evacuate to the proposed refuge locations	Considered There are no detailed forecasts of flash flooding in the area.
[Consider] can the community effectively be informed of the risks associated with the emergency	The community would be a mix of businesses and residents, who could be informed of the risks.
A FIRA for the site should include: 7. detailed assessment of evacuation off-site (the primary emergency management strategy) to determine that evacuation off-site is not achievable. 8. the flood behaviour at the site, with consideration of climate change and	Complies 7. Evacuation off-site would not be recommended. For 8 a. and 8 b. the current report sets out this information and shows most flooding would pass within 1-2 hours, with longer durations of 3 hours possible in very rare to extreme floods.

Shelter in Place Guideline	Assessment at the Site
assessment of the potential maximum duration of isolation up to and including the PMF to identify that: a. flash flooding is the only flood risk present at the site, whether it be from overland flooding, local creek or riverine flooding, and b. the flooding occurs within less than 6 hours from the commencement of causative rain and the duration of shelter in place due to isolation by floodwaters is less than 12 hours from the commencement of rainfall, and c. the development is not subject to high hazard flooding (e.g. floodways, high hazard H5 or H6 areas) or surrounding roadways are not subject to high hazard flooding.	This remains the case under climate change including a worst-case scenario under SSP5-8.5 in the year 2130. For 8 c, due to the amalgamated lot at the main flood-affected portion of the site, there would be low hazard access on to Parramatta Road from the site. Arundel Street has low hazard (H1 and H2) on the footpath in the PMF but does have H5 on the roadway.
If 7 and 8 are complied with, a FIRA should include: 9. how shelter in place will be: a. used as part of the site's emergency management response, including actions before, during and after sheltering in place, and b. communicated to occupants and visitors of the building and how this communication will be maintained for the life of the development. 10. managed is outlined in the FIRA. Secondary risks include medical emergencies, building fire, health and wellbeing.	Future development can comply with the SIP requirement. Guidance on SIP arrangements for the building design and management across three possible building types are given below this table. At this rezoning stage no specific buildings are proposed. However, this FIRA shows how emergency response could function across the site.
[The design must have]: I. the floor level of the shelter in place part of the development be above the PMF, and II. structural soundness for conditions in a PMF event, considering flood and debris forces, be verified by a suitably qualified structural engineer, and III. area and access to the area does not rely on access to electricity, is self-directing, and have clearly marked internal access for all people on site, including consideration of access for potential occupants and/or visitors.	Future development can comply with, see further information below this table. As above, no specific buildings or floor levels are set at this stage, but these requirements are all able to be met by future design.
The consent authority may also consider: V. protection from weather and appropriate heating and cooling	Future development can comply with As above, no specific buildings or floor levels are set at this stage, but these requirements are all able to be met by future design.

Shelter in Place Guideline	Assessment at the Site
V. access to personal hygiene facilities such as a toilet VI. a minimum floor space of 2 m^2 per person VII. items for self-sufficiency that are stored, maintained and are regularly updated in an accessible location above the PMF, including sufficient drinking water and food for occupants, fire extinguishers, radios and torches with spare batteries, and a first aid kit with an automated external defibrillator (AED) VIII. centralised communal shelters may be considered but must be freely accessible internally at all times and externally accessible during events IX. access is provided to onsite systems that generate power of the shelter in place location during and after the event for a full range of flood events up to the PMF	

In regards to requirement 9 which asks how emergency response would be managed at particular sites, the proposed building types have been considered and how shelter in place would be managed at each. The flooding will vary significantly lot to lot with some having negligible flooding. For the sake of this exercise, it is assumed each building has no above-floor flooding in a 1% AEP, but some (e.g. 0.3 m depth) flooding in the PMF, while upper levels remain dry. To demonstrate that shelter in place is a reasonable evacuation response for these sites, three example building types and possible shelter in place strategies are as follows. Shop top housing (an apartment building with retail on the ground floor)

- On receipt of a BOM/SES flood warning describing potential flash flooding in inner Sydney, ground-floor shop employees will be alerted but will continue trading and monitoring conditions, as such warnings are frequently not followed by significant flooding;
- employees will close the premises, secure stock above the PMF level and vacate to upper levels only once flooding is observed on the adjoining roadway.
- Residential occupants above will remain in their units throughout, as upper levels stay dry in the PMF.
- Re-entry to the ground floor will occur once floodwaters recede and the area is visually confirmed safe (or inspected by a contractor if damage is suspected).
- This procedure can be set out in tenancy lease conditions and reinforced by permanent signage near the ground-floor entry, with periodic review on lease renewal to maintain currency over the life of the development.

- Co-living (such as student housing) or build to rent, where there would likely be a manager on site
  - The on-site manager will treat a BOM/SES warning for potential flash flooding in inner Sydney as an alert to monitor conditions, given the low reliability of such

warnings, and will direct residents to vacate ground-floor common areas only once flooding is observed on the roadway, sheltering instead in rooms or upper common areas above the PMF level.
    - During the event, the manager will maintain contact with residents via intercom or building app. Liaison with the SES would not be required.
    - After floodwaters recede, the manager will inspect the ground floor before permitting re-occupation. This procedure will be covered at resident induction and via permanent common-area signage, with the FERP reviewed periodically by management to remain current for the life of the development.
- Mixed use, comprising several levels of commercial in the podium, with either apartments, co-living or build to rent above
    - The building/precinct manager will treat BOM/SES warnings for potential flash flooding in inner Sydney as an alert only, directing ground-floor commercial tenants to prepare (securing stock/equipment above PMF level) but to vacate only once flooding is observed on the roadway, while upper-level residential/co-living occupants remain in place.
    - During the event, ground-floor access will be restricted and the manager will communicate with occupants via the building management system and liaise with the SES. Following recession of floodwaters, re-entry to ground-floor areas will require inspection and clearance by the manager or a contractor.
    - The procedure will be documented in a site-wide FERP issued at tenancy/occupation commencement, reinforced by permanent signage, and reviewed periodically by the manager and handed over to incoming managing agents to remain current for the life of the development.
- For the three building types, specific design features required to facilitate shelter in place arrangements would include:
    - Lifts and stairs to flood-free levels, with lifts to be designed to shutdown if flooding in the lift well is detected. Doorways to stairs/corridors at ground/flooded levels should open outwards away from floodwater, in the event that they are opened after flooding has begun.
    - Building power to function throughout any flood event, which may include battery or generator if normal functioning would be impacted.
    - Other utilities (e.g. fire pumps, mechanical equipment) to be above PMF level or should be designed to function uninterrupted through a PMF flood event
    - Access-controlled doorways that allow retail occupants to access a level above the PMF in the event of a flood
    - No significant parking (i.e. more than 10 spaces) to be below ground level
- These are based on the potential MU1 zoning which includes residential/habitable areas (shop-top housing, co-living, build-to-rent, hotel accommodation, serviced apartments), and commercial uses of retail, food and drink, health services (if permissible), and educational establishments. All are possible across the site with the exception of health services and educational establishment (for minors, not tertiary education) having higher flood risk so have been excluded from the amalgamated lot.

5.6 Assessment against EM01 Emergency Management Principles

The planning proposal has been assessed against the principals for emergency management set out in EM01, part of the 2023 Flood Risk Management Manual. As set out in Section 4.3.6 and Section 5.5, off-site evacuation in advance of flooding is not achievable, which is the threshold test set out in the NSW Shelter in Place Guideline for Flash Flooding (2025) and Flood Risk Management Guideline EM01 (Support for Emergency Management Planning) for determining whether shelter in place may be considered as an appropriate emergency management strategy in place of evacuation.

The nature of the flood risk at this site is consistent with the "flash flooding" definition applied under the guideline — inundation occurring within six hours of the causative rainfall — and the existing road network, which conveys overland flow to the north, supports the conclusion that flood behaviour readily managed as development proceeds. NSW SES guidance in these circumstances is for residents to remain indoors and avoid hazardous conditions outside, reinforcing that shelter in place, rather than attempted evacuation, is the safer response for short-duration, flood events of this kind, when BOM or SES do not always issue warnings in advance of the flood occurring.

The building standards proposed to be applied through the rezoning are consistent with the residual risk management measures and design criteria set out in EM01 (Table 12) and the shelter-in-place guideline. These include passive protection of all basements to the Probable Maximum Flood (PMF), residential floor levels set above the 1% AEP flood level plus 0.5 m freeboard (which exceeds the 0.1% AEP flood level at this site), commercial floor levels protected to the 1% AEP standard, and provision for shelter-in-place infrastructure such as alarms, signage and access to higher floor levels. The guideline recommends refuge areas be located above the PMF, that structural adequacy be demonstrated for flood and debris loading, and that occupants have clear, self-directing access to shelter areas and are informed of the emergency management strategy applying to their building.

On this basis, the proposal's approach to flood risk and emergency management reflects the framework and intent of EM01 and the associated shelter-in-place guideline. The guideline's seven principles are set out below with comment on each.

1. *Any proposed EM strategy for an area should be compatible with the evacuation strategies identified in the relevant local or state flood plan or by the NSW SES.* The proposed emergency response is consistent with existing emergency management arrangements for the area;
2. *Decisions relating to future development should be risk-based and ensure emergency management risks to the community of the full range of floods are effectively understood and managed.* The full range of flood behaviour and associated emergency management risks up to the PMF has been assessed and planned for*;*
3. *Development of the floodplain does not impact on the ability of the existing community to safely and effectively respond to a flood The ability of the existing community to effectively respond (including self-evacuating) within the available timeframe on available infrastructure is to be maintained. It is not to be impacted on by the cumulative impact of new development.* The proposal would not adversely affect the ability of the existing community to respond to

flooding. There is not an evacuation path through or past the site and the site's development would not add to any evacuation that uses roads in the area.

4. *Decisions on redevelopment within the floodplain are supported by an EM strategy that does not increase risk to life from flooding.* A shelter in place strategy is supported by site-specific assessment showing evacuation off-site is not the preferred response and refuge can be provided above the PMF. As is the case across inner Sydney, evacuation offsite would not be possible or recommended.
5. *Risks faced by the itinerant population need to be managed.* These risks can be managed as set out in the preceding section, with the itinerant population consisting of staff and visitors to retail/commercial uses at ground floor, or visitors to residential levels.
6. *Recognise the need for effective flood warning and associated limitations An effective flood warning strategy with clear and concise messaging understood by the community is key to providing the community an opportunity to respond to a flood threat in an appropriate and timely manner.* The assessment recognises the limitations of flood warning in a flash-flooding environment and does not rely on warning lead times. Site occupants can effectively take shelter without any warning from BOM/SES.
7. *Ongoing community awareness of flooding is critical to assist effective emergency response Councils and government play an important role in ensuring communities have and retain an awareness of flooding and the strategies that will help them respond appropriately to a flood threat.* City of Sydney and the SES regularly promote awareness of flooding in the LGA. Specifically at the site, emergency response procedures and flood awareness measures would be communicated to occupants and maintained through ongoing site management.

5.7 Recommended Measures including Flood Planning Controls

The current assessment has found that rezoning across the area is suitable in relation to the area's flood behaviour, but has identified various requirements that must be met in subsequent stages in the design of new buildings and associated development. These requirements are captured by the LEP and DCP flood planning controls, which are assessed to comprehensively manage flood risk, primarily through Flood Planning Levels (including PMF protection for basements, 1% AEP + 0.5 m for habitable spaces, and minimum of 1% AEP for commercial use). However, given the significant flood risk at the west end of the site (around 60-64 Parramatta Road), and the increasing risk posed by climate change, CoS must require additional controls, as part of the rezoning and subsequent development. This will also formalise the findings of this assessment, for example in regards to flood impact.

The following measures are to be implemented for future development at the site:

- Flood Planning Levels are set by CoS Interim Floodplain Management Policy. In addition, CoS are to:
    - Include the SSP5-8.5 2130 scenario in the 1% AEP and PMF levels used to set FPLs. The reason would be that CoS currently manage climate change risk via the 0.5 m freeboard, however, at the western end of the site at the two sags, 1% AEP and PMF climate change sensitivity is larger than 0.5 m. At other locations to the east, a

higher FPL is less warranted but given the difference is marginal, with the current or higher FPL, the higher FPL using SSP5-8.5 2130 is recommended across the site for consistency.

- While some level of flood liability is acceptable for residential and commercial development, to manage the risk at this site where very high depths (metres) of water can occur, CoS must require residential habitable spaces have PMF protection, and commercial levels are to have 24/7 access via stairs/elevators to a level above the PMF. 'Habitable' spaces are to include any part of a building where residents would spend a reasonable portion of time (e.g. hours) so would include communal living spaces, recreation areas such as pool or gym, but would not include uses such as lobby or bike storage. This would mean no resident would have to evacuate externally during a PMF, and could stay in their apartment. The site is somewhat unique in the catchment as a depth of >5 m occurs at the NW corner, many metres above the 1% AEP + 0.5 m level. The higher residential FPL would mean there is no risk of an apartment being flooded 4 m above floor (which would otherwise be possible). The use of SSP5-8.5 and the year 2130 is a precautionary approach that ensures future flood risk is managed, including uncertainties relating to climate change, with a consistent approach across the site.

- To formalise the findings of this report, the planning proposal or subsequent development controls must ensure:
  - New development includes first the amalgamation of the seven western-most lots, adjacent to the two sag points. Any development of the amalgamated lot would then require a pedestrian entry point, accessible from anywhere in the building, near the SE lot corner, on Parramatta Road.
  - New development maintains a flowpath (similar to a culvert) through the new building in the amalgamated lot, to ensure no change to existing flood behaviour.
- CoS are to monitor the delivery of flood risk management measures upstream and downstream of the site as listed in the Johnstons Creek Flood Risk Management Plan 2015, to ensure that any changes are reflected in the flood modelling prior to any development on the site.
- CoS must exclude sensitive uses (childcare, education facility for minors including preschool, primary schools, secondary schools, aged care of any sort, and health services) from the amalgamated lot where flood risk is concentrated. Refer to Image 9 below. The addresses of the seven lots to be amalgamated are 52, 54, 56, 58, 60, 62 and 64 Parramatta Road, Forest Lodge.
- Further, in relation to the seven lots, none of the seven lots (52 to 64 Parramatta Road) can be safely developed if not included in an amalgamated lot with building entrance shown in Image 9. This report's findings that flood risk can be managed but will no longer apply if the lot is not amalgamated. If, however, less than seven lots amalgamate including the eastern lot, those that amalgamate can be developed but the excluded lot or lots cannot. If less than seven lots choose to amalgamate (e.g. 56, 58 and 60 Parramatta Road) but not 52 Parramatta Road, the eastern lot, then the amalgamated lot cannot be safely developed.

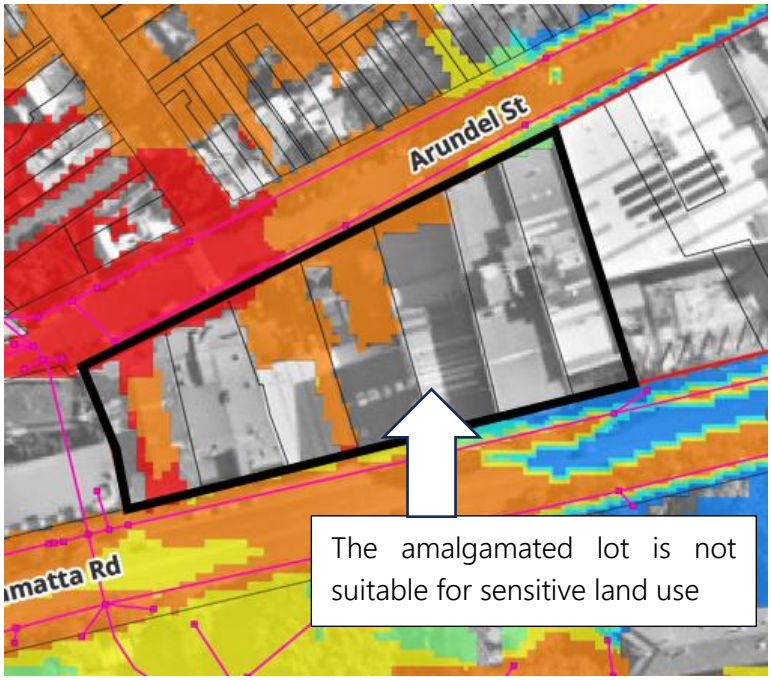


Image 9: Location where sensitive uses must be excluded

For future reference, the design flood levels under climate change, which are required for use in FPLs, are provided below in Table 14, with locations shown on Image 10. Note the levels do not include any freeboard.

Table 14: Climate Change Flood Levels at 26 Locations

Point ID	1% AEP SSP5-8.5 2130	PMF SSP5-8.5 2130
A01	13.89	19.39
A02	13.89	19.40
A03	13.89	19.40
A04	14.19	19.40
A05	14.75	19.40
A06	15.75	19.40
A07	16.68	19.40
A08	17.61	19.40
A09	20.94	21.01
A10	24.07	24.21
A11	25.33	25.37
A12	29.95	30.00
A13	32.55	32.56
B01	20.24	22.69
B02	20.24	22.69
B03	20.24	22.70
B04	20.46	22.71
B05	20.82	22.72
B06	21.13	22.72
B07	21.57	22.72

B08	21.83	22.72
B09	23.31	23.36
B10	24.52	24.60
B11	25.17	25.20
B12	25.95	26.05
B13	26.61	26.66

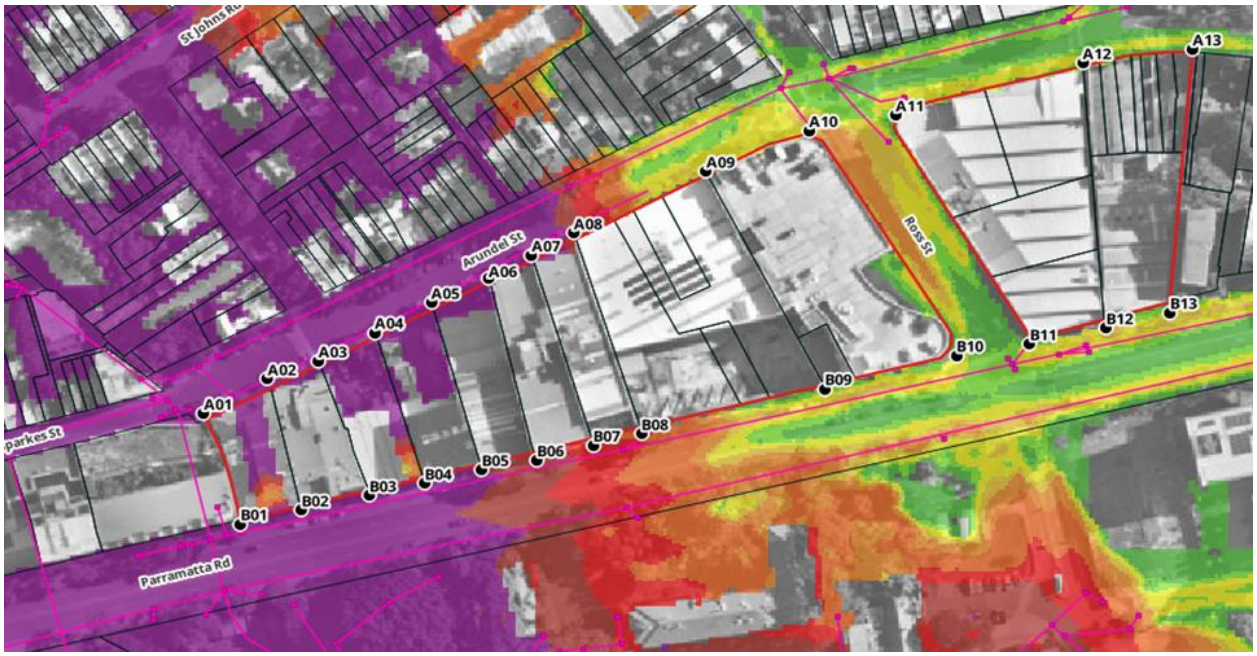


Image 10: Location of 26 reporting points

6. CONCLUSION

The assessment of a planning proposal for intensification of a section of Parramatta Road at Forest Lodge, has found that proposed higher density in the area is suitable from a flood risk perspective, so long as certain measures are put in place. Council's DCP and LEP, and relevant state government policies have been considered with respect to development of flood-prone areas. The report sets out relevant planning controls that are currently in the DCP that will manage flood risk, but notes that additional measures are required, specifically in regards to lot amalgamation at the western end of the site. These controls will ensure flood risk is incorporated into the design of new buildings and associated development, and that flooding outside of the site is not impacted as a result of the development. These are set out in Section 5.7 and include 1) higher FPLs incorporating climate change and PMF protection for residential habitable areas 2) amalgamation of the seven lots with a building entry at the SE lot corner and flow conveyance through the building 3) maintain an area of overland flow, similar to a culvert, through any new building at the amalgamated lot and 4) CoS must exclude sensitive uses from the amalgamated lot such as child care centres, primary schools, secondary schools, health service facilities and aged care.

7.APPENDIX A

Glossary of Key Terminology

annual exceedance probability (AEP)	the chance of a flood of a given or larger size occurring in any one year, usually expressed as a percentage. Eg, if a peak flood discharge of 500 m3/s has an AEP of 5%, it means that there is a 5% chance (that is one-in-20 chance) of a 500 m3/s or larger events occurring in any one year (see ARI). (see Table 15, Appendix A)
Australian Height Datum (AHD)	a common national surface level datum approximately corresponding to mean sea level.
average annual damage (AAD)	depending on its size (or severity), each flood will cause a different amount of flood damage to a flood prone area. AAD is the average damage per year that would occur in a nominated development situation from flooding over a very long period of time.
average recurrence interval (ARI)	the long-term average number of years between the occurrence of a flood as big as or larger than the selected event. For example, floods with a discharge as great as or greater than the 20 year ARI flood event will occur on average once every 20 years. ARI is another way of expressing the likelihood of occurrence of a flood event.
catchment	the land area draining through the main stream, as well as tributary streams, to a particular site. It always relates to an area above a specific location.
consent authority	the council, government agency or person having the function to determine a development application for land use under the EP&A Act. The consent authority is most often the council, however legislation or an EPI may specify a Minister or public authority (other than a council), or the Director General of DIPNR, as having the function to determine an application.
development	is defined in Part 4 of the EP&A Act infill development: refers to the development of vacant blocks of land that are generally surrounded by developed properties and is permissible under the current zoning of the land. Conditions such as minimum floor levels may be imposed on infill development new development: refers to development of a completely different nature to that associated with the former land use. Eg, the urban subdivision of an area previously used for rural purposes. New developments involve re-zoning and typically require major extensions of existing urban services, such as roads, water supply, sewerage and electric power.

	redevelopment: refers to rebuilding in an area. Eg, as urban areas age, it may become necessary to demolish and reconstruct buildings on a relatively large scale. Redevelopment generally does not require either re-zoning or major extensions to urban services.
disaster plan (DISPLAN)	a step by step sequence of previously agreed roles, responsibilities, functions, actions and management arrangements for the conduct of a single or series of connected emergency operations, with the object of ensuring the coordinated response by all agencies having responsibilities and functions in emergencies.
discharge	the rate of flow of water measured in terms of volume per unit time, for example, cubic metres per second (m3/s). Discharge is different from the speed or velocity of flow, which is a measure of how fast the water is moving for example, metres per second (m/s).
effective warning time	the time available after receiving advice of an impending flood and before the floodwaters prevent appropriate flood response actions being undertaken. The effective warning time is typically used to move farm equipment, move stock, raise furniture, evacuate people and transport their possessions.
emergency management	a range of measures to manage risks to communities and the environment. In the flood context it may include measures to prevent, prepare for, respond to and recover from flooding.
flash flooding	flooding which is sudden and unexpected. It is often caused by sudden local or nearby heavy rainfall. Often defined as flooding which peaks within six hours of the causative rain.
flood	relatively high stream flow which overtops the natural or artificial banks in any part of a stream, river, estuary, lake or dam, and/or local overland flooding associated with major drainage (refer Section C6) before entering a watercourse, and/or coastal inundation resulting from super-elevated sea levels and/or waves overtopping coastline defences excluding tsunami.
flood awareness	Awareness is an appreciation of the likely effects of flooding and a knowledge of the relevant flood warning, response and evacuation procedures.
flood education	flood education seeks to provide information to raise awareness of the flood problem so as to enable individuals to understand how to manage themselves and their property in response to flood warnings and in a flood event. It invokes a state of flood readiness.
flood fringe areas	the remaining area of flood prone land after floodway and flood storage areas have been defined.
flood liable land	is synonymous with flood prone land (i.e.) land susceptible to flooding by the PMF event. Note that the term flood liable land covers the whole floodplain, not just that part below the FPL (see flood planning area).

flood mitigation standard	the average recurrence interval of the flood, selected as part of the floodplain risk management process that forms the basis for physical works to modify the impacts of flooding.
floodplain	area of land which is subject to inundation by floods up to and including the probable maximum flood event, that is, flood prone land.
floodplain risk management options	the measures that might be feasible for the management of a particular area of the floodplain. Preparation of a floodplain risk management plan requires a detailed evaluation of floodplain risk management options.
floodplain risk management plan	a management plan developed in accordance with the principles and guidelines in this manual. Usually includes both written and diagrammatic information describing how particular areas of flood prone land are to be used and managed to achieve defined objectives.
flood plan (local)	A sub-plan of a disaster plan that deals specifically with flooding. They can exist at state, division and local levels. Local flood plans are prepared under the leadership of the SES.
flood planning area	the area of land below the FPL and thus subject to flood related development controls. The concept of flood planning area generally supersedes the "flood liable land" concept in the 1986 Manual.
flood planning levels (FPLs)	are the combinations of flood levels (derived from significant historical flood events or floods of specific AEPs) and freeboards selected for floodplain risk management purposes, as determined in management studies and incorporated in management plans. FPLs supersede the "standard flood event" in the 1986 manual.
flood proofing	a combination of measures incorporated in the design, construction and alteration of individual buildings or structures subject to flooding, to reduce or eliminate flood damages.
flood prone land	land susceptible to flooding by the PMF event. Flood prone land is synonymous with flood liable land.
flood readiness	Readiness is an ability to react within the effective warning time.
flood risk	potential danger to personal safety and potential damage to property resulting from flooding. The degree of risk varies with circumstances across the full range of floods. Flood risk in this manual is divided into 3 types, existing, future and continuing risks. They are described below: existing flood risk: the risk a community is exposed to as a result of its location on the floodplain. future flood risk: the risk a community may be exposed to as a result of new development on the floodplain.

	continuing flood risk: the risk a community is exposed to after floodplain risk management measures have been implemented. For a town protected by levees, the continuing flood risk is the consequences of the levees being overtopped. For an area without any floodplain risk management measures, the continuing flood risk is simply the existence of its flood exposure.
flood storage areas	those parts of the floodplain that are important for the temporary storage of floodwaters during the passage of a flood. The extent and behaviour of flood storage areas may change with flood severity, and loss of flood storage can increase the severity of flood impacts by reducing natural flood attenuation. Hence, it is necessary to investigate a range of flood sizes before defining flood storage areas.
floodway areas	those areas of the floodplain where a significant discharge of water occurs during floods. They are often aligned with naturally defined channels. Floodways are areas that, even if only partially blocked, would cause a significant redistribution of flood flow, or a significant increase in flood levels.
freeboard	provides reasonable certainty that the risk exposure selected in deciding on a particular flood chosen as the basis for the FPL is actually provided. It is a factor of safety typically used in relation to the setting of floor levels, levee crest levels, etc. (See Section K5). Freeboard is included in the flood planning level.
habitable room	in a residential situation: a living or working area, such as a lounge room, dining room, rumpus room, kitchen, bedroom or workroom. in an industrial or commercial situation: an area used for offices or to store valuable possessions susceptible to flood damage in the event of a flood.
hazard	a source of potential harm or a situation with a potential to cause loss. In relation to this manual the hazard is flooding which has the potential to cause damage to the community.
hydraulics	term given to the study of water flow in waterways; in particular, the evaluation of flow parameters such as water level and velocity.
hydrograph	a graph which shows how the discharge or stage/flood level at any particular location varies with time during a flood.
hydrology	term given to the study of the rainfall and runoff process; in particular, the evaluation of peak flows, flow volumes and the derivation of hydrographs for a range of floods.
local overland flooding	inundation by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.
local drainage	smaller scale problems in urban areas. They are outside the definition of major drainage in this glossary.

mainstream flooding	inundation of normally dry land occurring when water overflows the natural or artificial banks of a stream, river, estuary, lake or dam.
major drainage	councils have discretion in determining whether urban drainage problems are associated with major or local drainage. For the purposes of this manual major drainage involves: • the floodplains of original watercourses (which may now be piped, channelised or diverted), or sloping areas where overland flows develop along alternative paths once system capacity is exceeded; and/or • water depths generally in excess of 0.3m (in the major system design storm as defined in the current version of Australian Rainfall and Runoff). These conditions may result in danger to personal safety and property damage to both premises and vehicles; and/or • major overland flowpaths through developed areas outside of defined drainage reserves; and/or • the potential to affect a number of buildings along the major flow path.
mathematical/computer models	the mathematical representation of the physical processes involved in runoff generation and stream flow. These models are often run on computers due to the complexity of the mathematical relationships between runoff, stream flow and the distribution of flows across the floodplain.
merit approach	the merit approach weighs social, economic, ecological and cultural impacts of land use options for different flood prone areas together with flood damage, hazard and behaviour implications, and environmental protection and well being of the State's rivers and floodplains. The merit approach operates at two levels. At the strategic level it allows for the consideration of social, economic, ecological, cultural and flooding issues to determine strategies for the management of future flood risk which are formulated into council plans, policy, and EPIs. At a site specific level, it involves consideration of the best way of conditioning development allowable under the floodplain risk management plan, local flood risk management policy and EPIs.
minor, moderate and major flooding	both the SES and the BoM use the following definitions in flood warnings to give a general indication of the types of problems expected with a flood: minor flooding: causes inconvenience such as closing of minor roads and the submergence of low level bridges. The lower limit of this class of flooding on the reference gauge is the initial flood level at which landholders and townspeople begin to be flooded. moderate flooding: low-lying areas are inundated requiring removal of stock and/or evacuation of some houses. Main traffic routes may be covered.

	major flooding: appreciable urban areas are flooded and/or extensive rural areas are flooded. Properties, villages and towns can be isolated.
modification measures	measures that modify either the flood, the property or the response to flooding.
peak discharge	the maximum discharge occurring during a flood event.
probable maximum flood	the PMF is the largest flood that could conceivably occur at a particular location, usually estimated from probable maximum precipitation, and where applicable, snow melt, coupled with the worst flood producing catchment conditions. Generally, it is not physically or economically possible to provide complete protection against this event. The PMF defines the extent of flood prone land, that is, the floodplain. The extent, nature and potential consequences of flooding associated with a range of events rarer than the flood used for designing mitigation works and controlling development, up to and including the PMF event should be addressed in a floodplain risk management study.
probable maximum precipitation	the PMP is the greatest depth of precipitation for a given duration meteorologically possible over a given size storm area at a particular location at a particular time of the year, with no allowance made for long-term climatic trends (World Meteorological Organisation, 1986). It is the primary input to PMF estimation.
probability	a statistical measure of the expected chance of flooding (see AEP).
risk	chance of something happening that will have an impact. It is measured in terms of consequences and likelihood. In the context of the manual it is the likelihood of consequences arising from the interaction of floods, communities and the environment.
runoff	the amount of rainfall which actually ends up as streamflow, also known as rainfall excess.
stage	equivalent to water level (both measured with reference to a specified datum).
stage hydrograph	a graph that shows how the water level at a particular location changes with time during a flood. It must be referenced to a particular datum.
survey plan	a plan prepared by a registered surveyor.
water surface profile	a graph showing the flood stage at any given location along a watercourse at a particular time.

Table 15: ARR 2016 Preferred Terminology

Frequency Descriptor	EY	AEP (%)	AEP (1 in x)	ARI
Very Frequent	12			
	6	99.75	1.002	0.17
	4	98.17	1.02	0.25
	3	95.02	1.05	0.33
	2	86.47	1.16	0.5
	1	63.21	1.58	1
Frequent	0.69	50	2	1.44
	0.5	39.35	2.54	2
	0.22	20	5	4.48
	0.2	18.13	5.52	5
	0.11	10	10	9.49
Rare	0.05	5	20	20
	0.02	2	50	50
	0.01	1	100	100
Very Rare	0.005	0.5	200	200
	0.002	0.2	500	500
	0.001	0.1	1000	1000
	0.0005	0.05	2000	2000
Extreme	0.0002	0.02	5000	5000
			↓	
			PMP/ PMPDF	

8.APPENDIX B – MODEL UPDATE

8.1Overview

Two new flood models were built to capture flood modelling at a precinct scale for the Johnsons Creek catchment:

- The DRAINS software package was used as the hydrologic model
- The TUFLOW software package for the hydraulic model.

The DRAINS hydrology model generates the rainfall hydrographs that are used as inputs to the TUFLOW hydraulic model. Both software packages are widely used in Australia due to the robustness and quality of their flood modelling.

An overview of key model parameters is provided in Table 16.

Table 16: Key parameters in the flood models

Parameter	Description
Hydrology Model – DRAINS software	
Sub catchments	The Johnsons Creek Catchment has been divided into 1045 subcatchments
Rainfall	Australian Rainfall and Runoff 2019 (ARR2019) Includes present day (2030) scaling factors as recommended in ARR2019 v4.2
Climate Change	Rainfall scaling for the SSP5-8.5 scenario for two future timescales: • 50-year (2080) • 100-year (2130)
Hydraulic Model – TUFLOW software	
Version	TUFLOW version 2025.2.0-iSP Features: • Sub-grid sampling • HPC solution scheme
Resolution	2.0m with details to 0.4m captured with sub-grid sampling
Elevations	LiDAR capture from May 2020
Buildings	Building extents based on 2026 aerial imagery. Key updates from the previous flood study are: • Developments within the University of Sydney (USYD) Camperdown campus (see below) • Ross Street apartments near Harold Park

Extra detail at key hydraulic controls	• Formalisation of University Oval 1 and Oval 2 as detention basins within USYD (see below) • Pyrmont Bridge Road at the end of Larkin Street • Overland flow paths between buildings along Parramatta Road • Reinforced road centrelines with breaklines • Solid wall along overland flowpath in Carillon Ave
Stormwater Network	Pits, pipes and culverts from the most recent Council data. Design blockage based on Council blockage policy.

Further description of the University of Sydney updates is given below in Image 11. This shows the status of various developments, which have been included in the model, and the data source. The overall effect is that additional runoff is captured at the university and there is reduced runoff, particularly peak flow, downstream at Parramatta Road. Specific changes include modelling of the masonry wall along Carillon Avenue that detains runoff on the road and the two detention basins of Oval 1 and Oval 2.

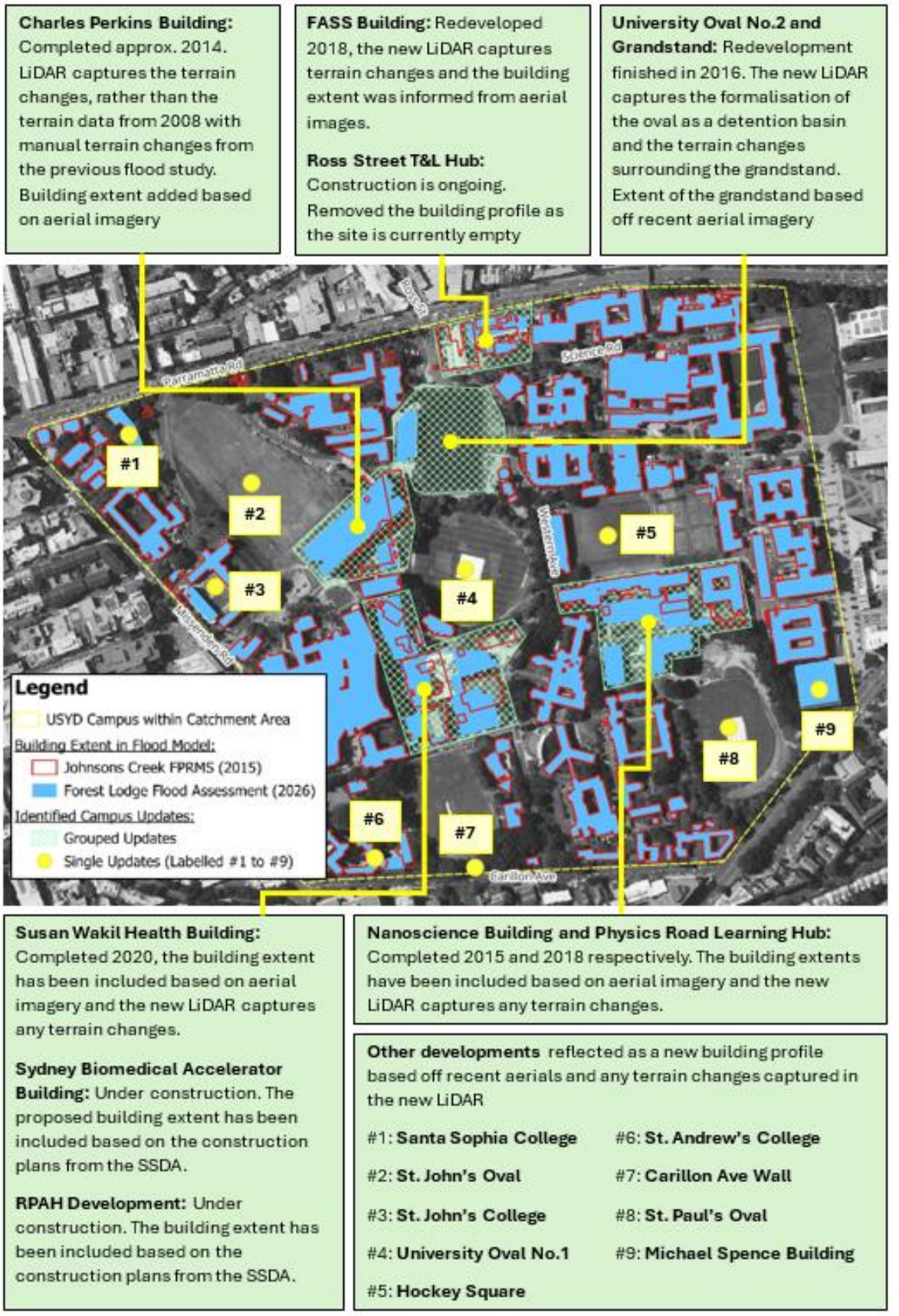


Image 11: University of Sydney Model Updates

8.2 Model Builds

The Johnsons Creek catchment extends over both the Inner West Council LGA and City of Sydney Council LGA, with the Inner West LGA portion flowing into the City of Sydney portion. The TUFLOW model extent focuses on the City of Sydney LGA and utilises hydrographs from the DRAINS model as inflows from the Inner West LGA portion of the catchment.

Image 12 shows the setup of inflows from the DRAINS model into the TUFLOW model.

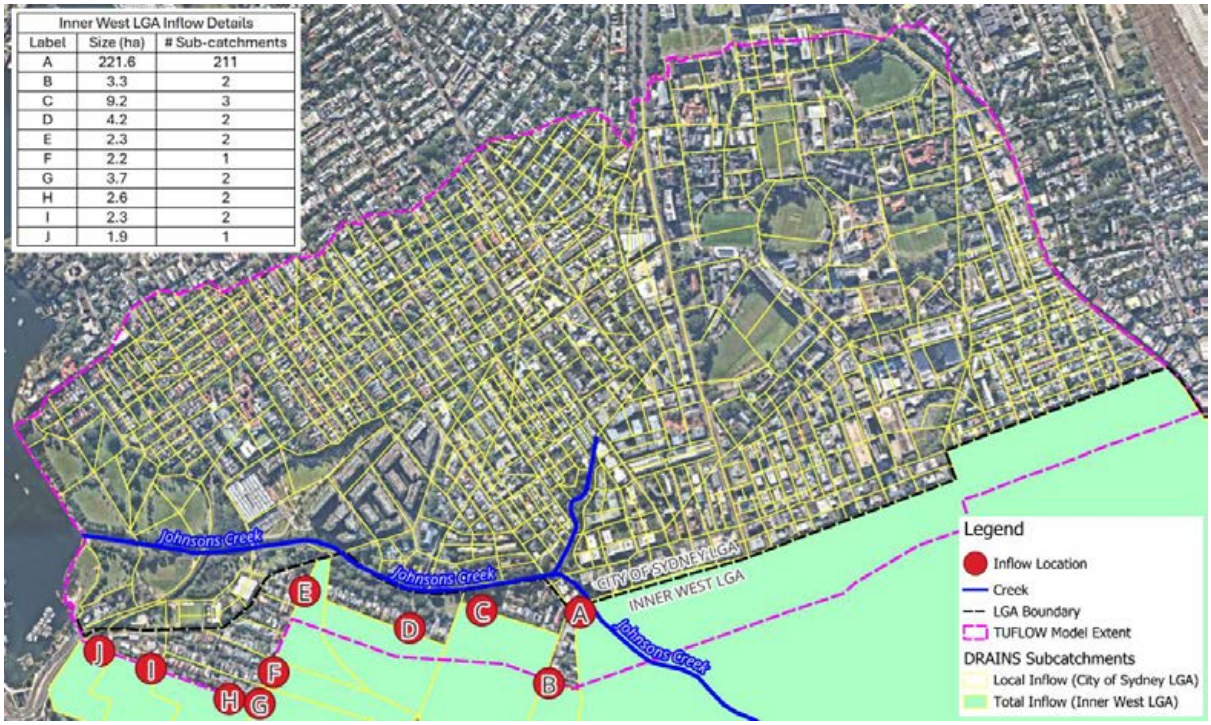


Image 12: Setup of the TUFLOW model with local DRAINS inflows within the City of Sydney LGA and routed total DRAINS inflows from the Inner West LGA

The TUFLOW model is a 1D-2D coupled model which represents buildings, surface elevation and roughness in the 2-D domain, while stormwater pits and pipes and the Johnsons Creek channel area in the 1-D domain. The layout of the TUFLOW model is shown in Image 13 and Image 14.

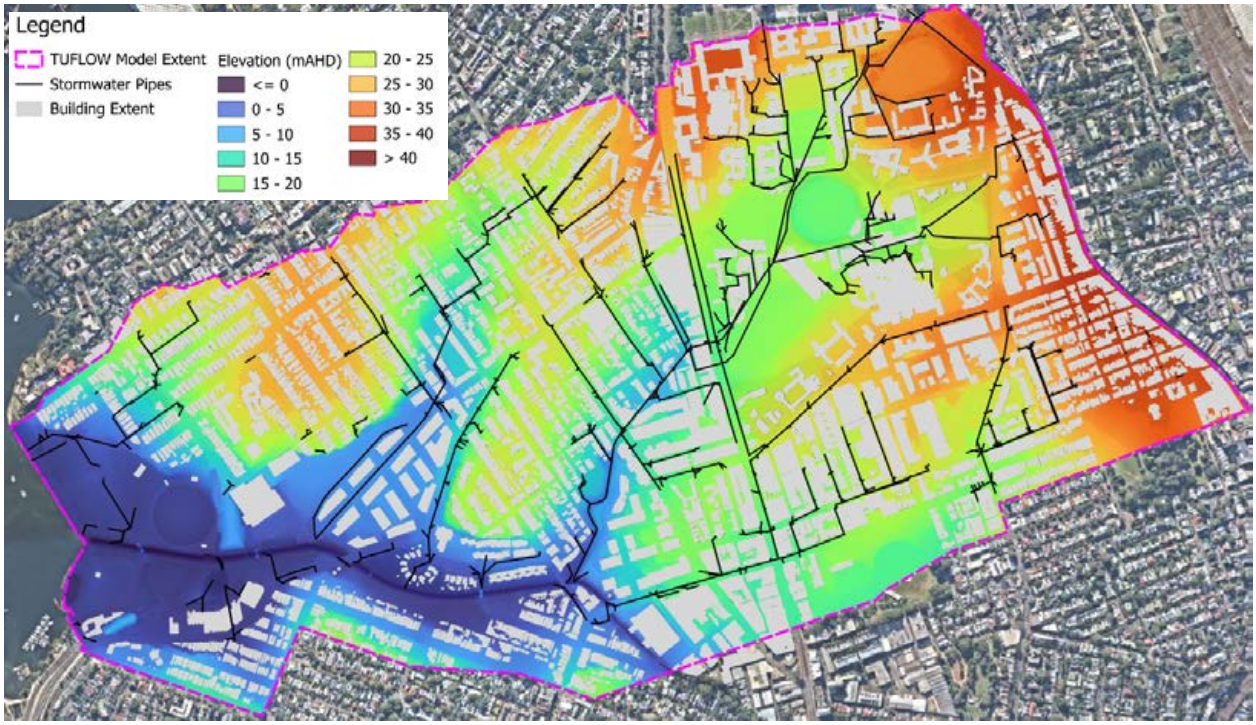


Image 13: TUFLOW model elevations

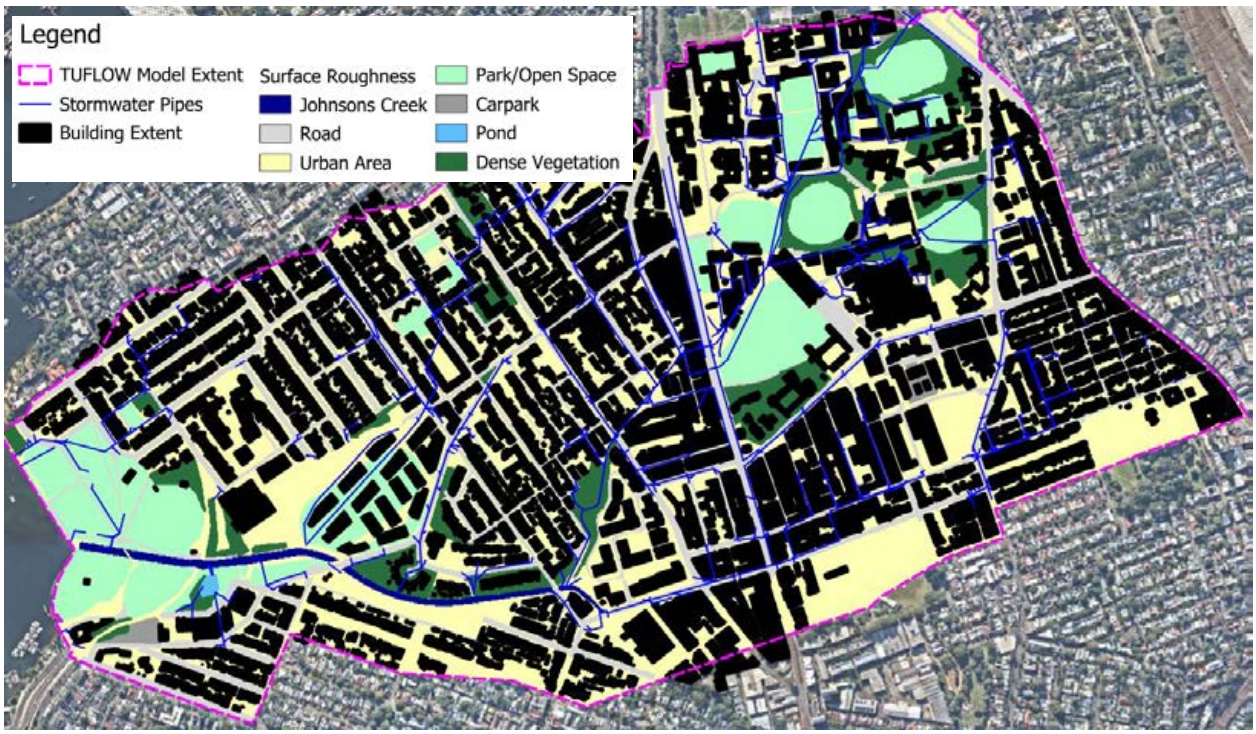


Image 14: TUFLOW model surface roughness, buildings and stormwater network layout

8.3 Design Events

The 20% AEP, 5% AEP, 1% AEP, 1 in 500 year event (i.e. 0.2% AEP), and the Probable Maximum Flood (PMF) design events were modelled to capture a range of flood behaviour. The critical durations for each design event were:

- 20% AEP – 45 mins storm (storm 8 temporal pattern)
- 5% AEP – 30 mins storm (storm 6 temporal pattern)
- 1% AEP – 25 mins storm (storm 1 temporal pattern) and 45 mins storm (storm 3 temporal pattern)
- 1 in 500 year – 20 mins storm (storm 7 temporal pattern) and 45 mins storm (storm 3 temporal pattern)
- PMF – 60 mins storm (GDSM temporal pattern) and 120 mins storm (GDSM temporal pattern)

The critical durations were chosen based on the recommended procedure in ARR2019:

- The full ensemble of ARR2019 storms with durations between 20min and 180min were run in the TUFLOW model. Each duration has 10 temporal patterns, for a total of 80 storms in the ensemble for each design event. A slightly lower resolution (4m) was used to decrease the runtime while minimising the impact on flood behaviour.
- The results were compared to find the temporal pattern that produces the median water level for each duration
- The highest water levels from the subset of temporal patterns was spatially compared across the model extent to produce a single 'critical water level' grid for the entire catchment
- The critical duration is chosen as the storm duration and storm temporal pattern that is most representative of the critical water level grid with minimal differences along the overland flow paths.

All critical durations were rerun at the original resolution (2m with sub-grid sampling to 0.4m) when producing the design flood results used in this study.

8.4 Climate Change

The hydrologic and hydraulic models were adjusted to assess the effect of climate change on design flood behaviour. Climate change is expected to worsen flood risk over time as higher greenhouse gas concentrations lead to increases in high intensity rainfall and sea levels. The assessment used the IPCC (Intergovernmental Panel on Climate Change) shared socio-economic pathway scenario 'SSP5-8.5', which is the least optimistic of the scenarios and representative of rapid economic development using fossil fuels with little mitigation of emissions. For the SSP5-8.5 scenario the projected increase in precipitation intensity was calculated from the ARR Data Hub values for the years 2076 and 2126 for a 50-year and 100-year timescales respectively. The increase in precipitation for both timescales is shown in Table 17. These were then modelled for the 1% AEP and PMF events.

Table 17: Climate Change Factors – Percentage Increase in Rainfall Intensity for the 50-year and 100-year timescales

Event	Duration	2076	2126
1% AEP	25min	+61 %	+109%
	45min	+61 %	+109%
PMF	60min	+61 %	+109%
	120min	+50 %	+90 %

For each scenario the peak flood levels were then tabulated and compared to the base case (i.e., no climate change), as presented in 4.2.1.

8.5 Comparison to Previous Study

Comparison was made to the 2015 study to understand the effect of the changes on design flood levels. The new model involved both site-specific and catchment-wide updates that both increased and decreased flood levels. The comparison was therefore only made of the net or combined effect of the changes. The comparison is shown in Table 18 and Table 19, followed by discussion of the likely effect of the individual changes.

Table 18: Comparison of Design Results - 1% AEP

Location	2015 1% AEP	Revised 1% AEP
Parramatta Road sag point	20.31 mAHD flood level	20.03 mAHD flood level
	3.7 m3/s peak flow	2.0 m3/s peak flow
Sparkes/Larkin St sag point	13.85 mAHD flood level	13.14 mAHD flood level
	10.4 m3/s peak flow (inc. pipe)	9.7 m3/s peak flow (inc. pipe)
Orphan School Creek and Johnstons Creek confluence	3.85 mAHD flood level	3.93 mAHD flood level
	57.5 m3/s peak flow (channel only)	63.4 m3/s peak flow (channel only)
Hereford Street sag near Hegarty Street, Glebe	13.26 mAHD flood level	13.02 mAHD flood level
	8.01 m3/s peak flow (exc. Pipe) 9.20 m3/s peak flow (inc. pipe)	3.26 m3/s peak flow (exc. Pipe) 5.83 m3/s peak flow (inc. pipe)

Table 19: Comparison of Design Results - PMF

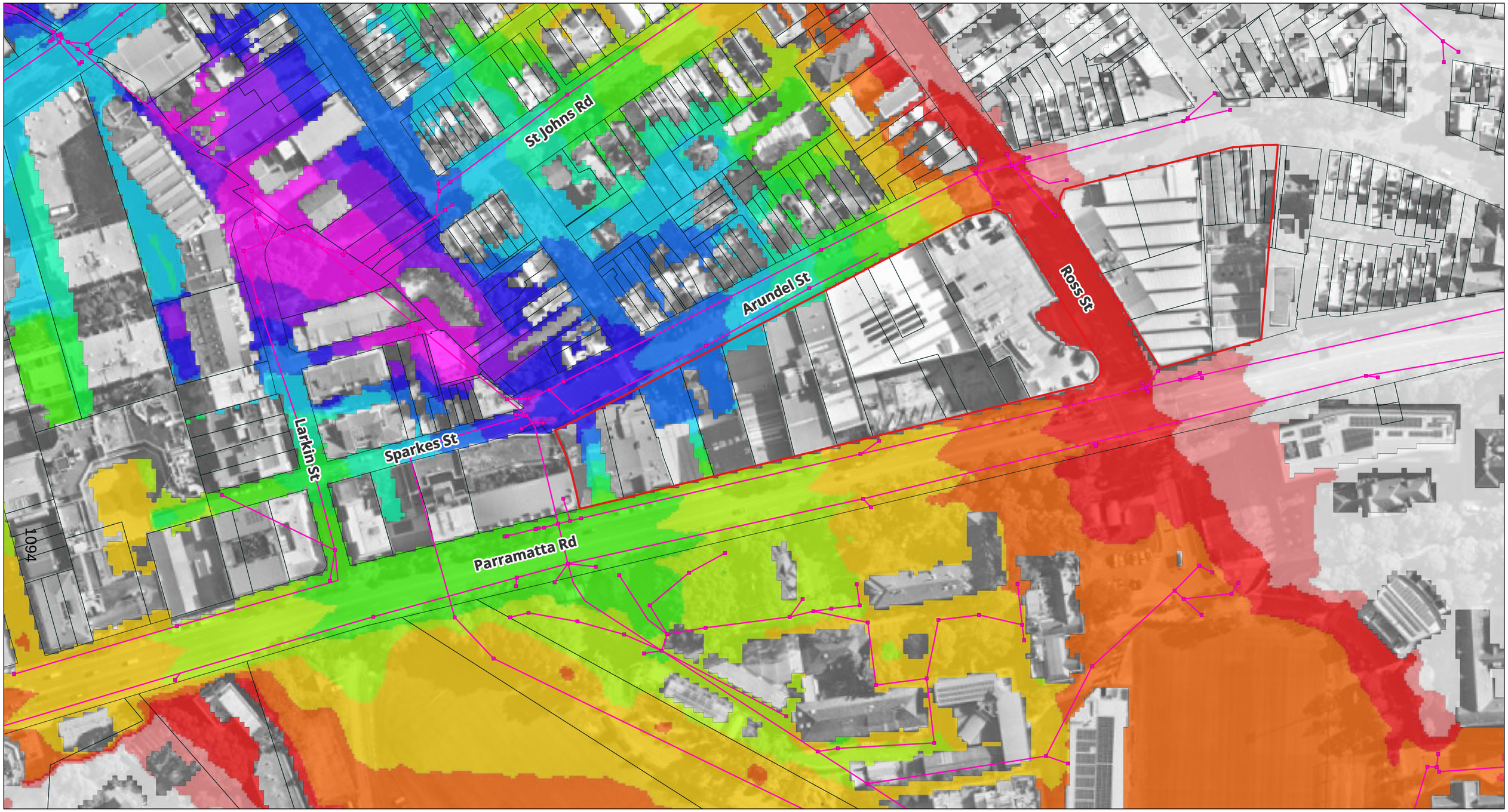
Location	2015 PMF	Revised PMF
Parramatta Road sag point	21.57 mAHD flood level	21.37 mAHD flood level
Sparkes/Larkin St sag point	18.47 mAHD flood level	18.03 mAHD flood level
Orphan School Creek and Johnstons Creek confluence	5.27 mAHD flood level	5.29 mAHD flood level
Hereford Street sag near Hegarty Street, Glebe	13.54 mAHD flood level	13.79 mAHD flood level

The main catchment-wide changes consisted of new hydrologic inputs from the updated ARR, the new DRAINS model and the new blockage approach. Other catchment-wide changes such as LiDAR are unlikely to have significantly changed flood levels. The new DRAINS model with ARR2019 IFD data likely had the effect of reducing flows, as the revised IFDs were significantly lower than those estimated by ARR87. The temporal pattern changes may have also reduced flood levels. The reduction due to updated IFDs was then partially offset by the use of 'present day climate change', which increased design rainfall by around 20%. The blockage approach had a significant effect, particularly at Larkin Street where the pipe takes significantly more flow.

The Hereford Street comparison point is included as that area is completely independent/unaffected from the University of Sydney model updates. There, the flood level is lower and the total flow is significantly reduced from 2015, i.e. the reduced level there and across the catchment in the 1% AEP is not just a result of increased pipe flows due to the revised blockage.

The main site-specific change was the inclusion of University of Sydney updates. These appear to detain significantly more runoff in the campus and mean less flow reaches Parramatta Road, and Larkin Street.

FIGURES



Subject Site
Cadastral Boundaries
Existing Stormwater

Ground Levels (mAHD)

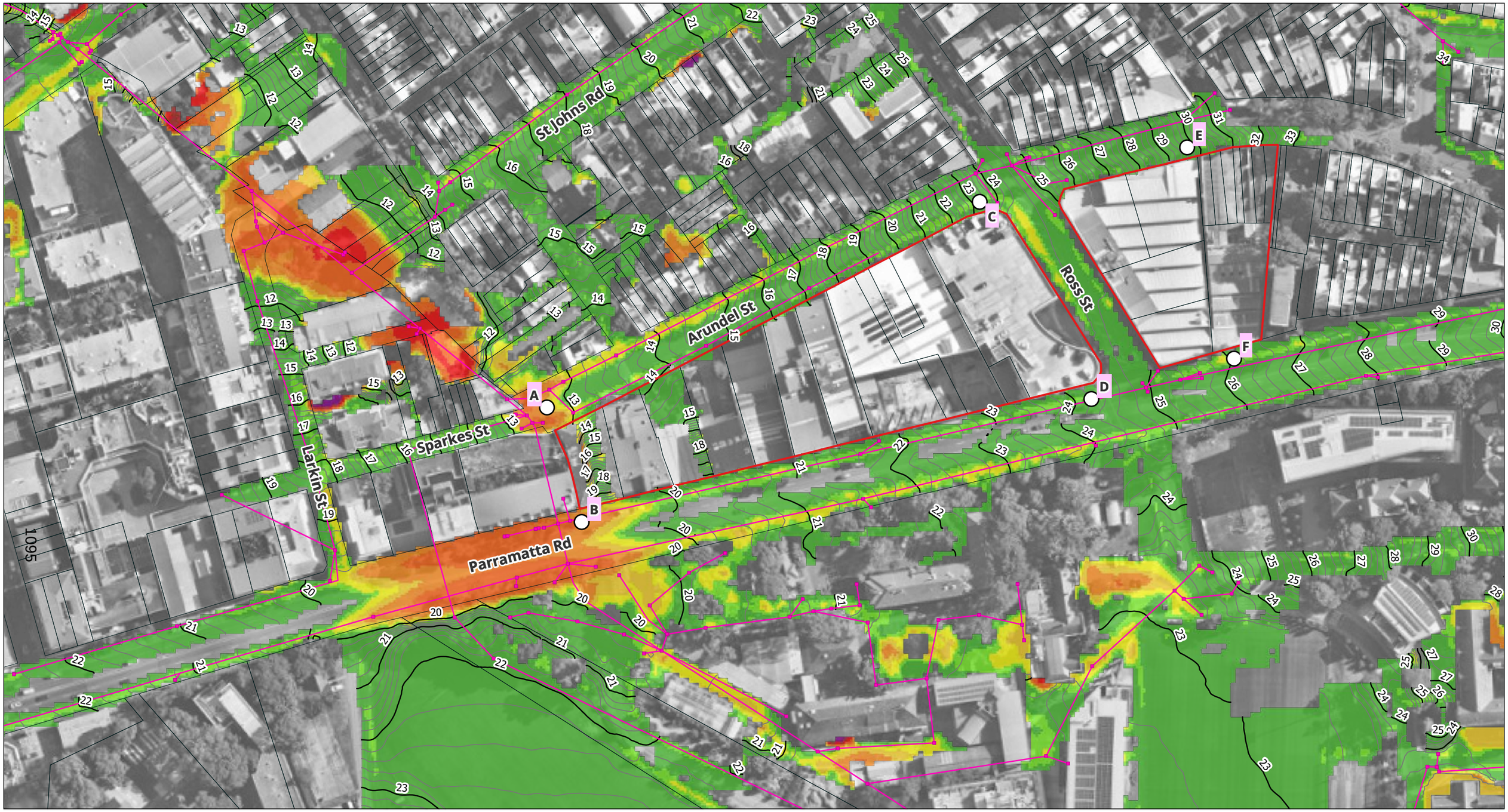
- <= 11.25
- 11.25 - 12.50
- 12.50 - 13.75
- 13.75 - 15.00
- 15.00 - 16.25
- 16.25 - 17.50
- 17.50 - 18.75
- 18.75 - 20.00
- 20.00 - 21.25
- 21.25 - 22.50
- 22.50 - 23.75
- 23.75 - 25.00
- 25.00 - 26.25
- > 26.25

N
W E
S

0 20 40 60 80 100

grc HYDRO

TITLE: **Study Area and Digital Elevation Model**	PROJECT: **Flood Impact and Risk Assessment - Parramatta Road, Forest Lodge**	PROJECT No. **260030**	DATE: **06-2026**	SCALE: **1:1500**	FIGURE No. **A01**



Subject Site
Cadastral Boundaries
Existing Stormwater

Peak Flood Depths (m)

- 0 - 0.05
- 0.05 - 0.1
- 0.1 - 0.2
- 0.2 - 0.3
- 0.3 - 0.5
- 0.5 - 1.0
- 1.0 - 1.5
- 1.5 - 2.0
- > 2.0

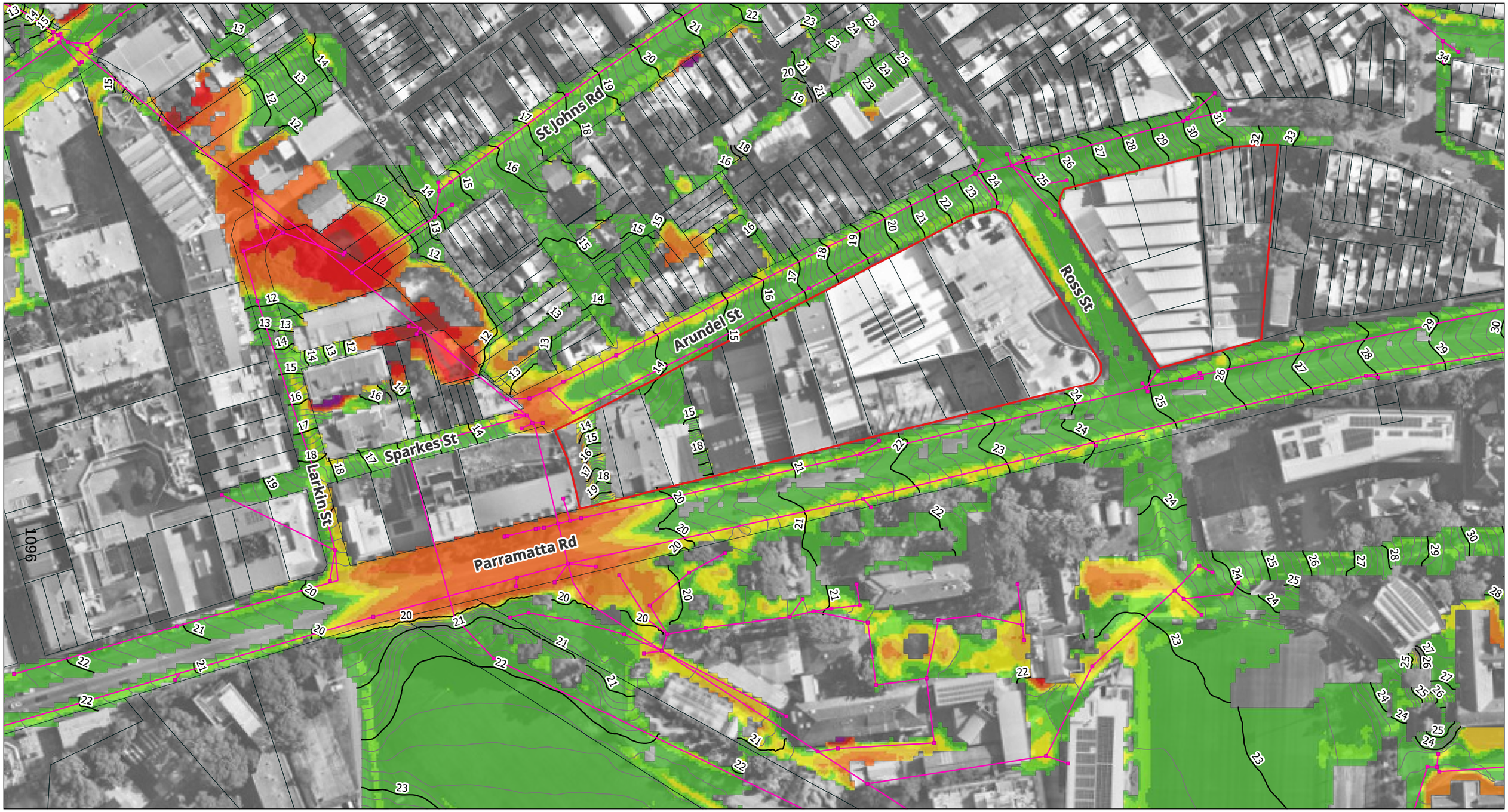
Major Flood Level Contours (Spacing = 1.0 m)
Minor Flood Level Contours (Spacing = 0.2 m)

N W E S

0 20 40 60 80 100

grc HYDRO

TITLE: **20% AEP Flood Depth and Level**	PROJECT: **Flood Impact and Risk Assessment - Parramatta Road, Forest Lodge**	PROJECT No. **260030**	DATE: **06-2026**	SCALE: **1:1500**	FIGURE No. **A02**



Subject Site
Cadastral Boundaries
Existing Stormwater

Peak Flood Depths (m)

0 - 0.05
0.05 - 0.1
0.1 - 0.2
0.2 - 0.3
0.3 - 0.5
0.5 - 1.0
1.0 - 1.5
1.5 - 2.0
> 2.0

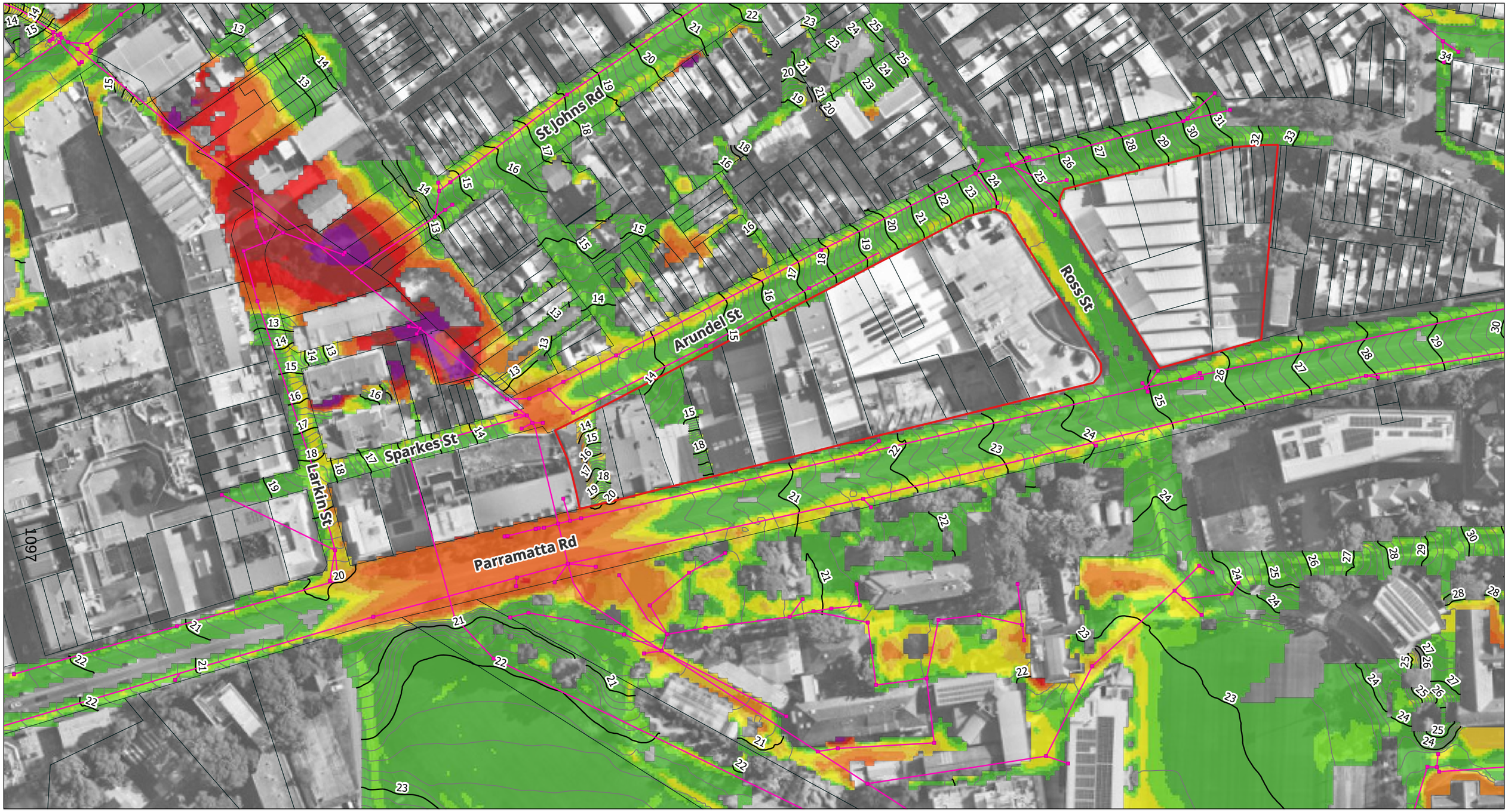
Major Flood Level Contours (Spacing = 1.0 m)
Minor Flood Level Contours (Spacing = 0.2 m)

N
W E
S

0 20 40 60 80 100

grc HYDRO

TITLE: **5% AEP Flood Depth and Level**	PROJECT: **Flood Impact and Risk Assessment - Parramatta Road, Forest Lodge**	PROJECT No. **260030**	DATE: **06-2026**	SCALE: **1:1500**	FIGURE No. **A03**



Subject Site
Cadastral Boundaries
Existing Stormwater

Peak Flood Depths (m)

0 - 0.05
0.05 - 0.1
0.1 - 0.2
0.2 - 0.3
0.3 - 0.5
0.5 - 1.0
1.0 - 1.5
1.5 - 2.0
> 2.0

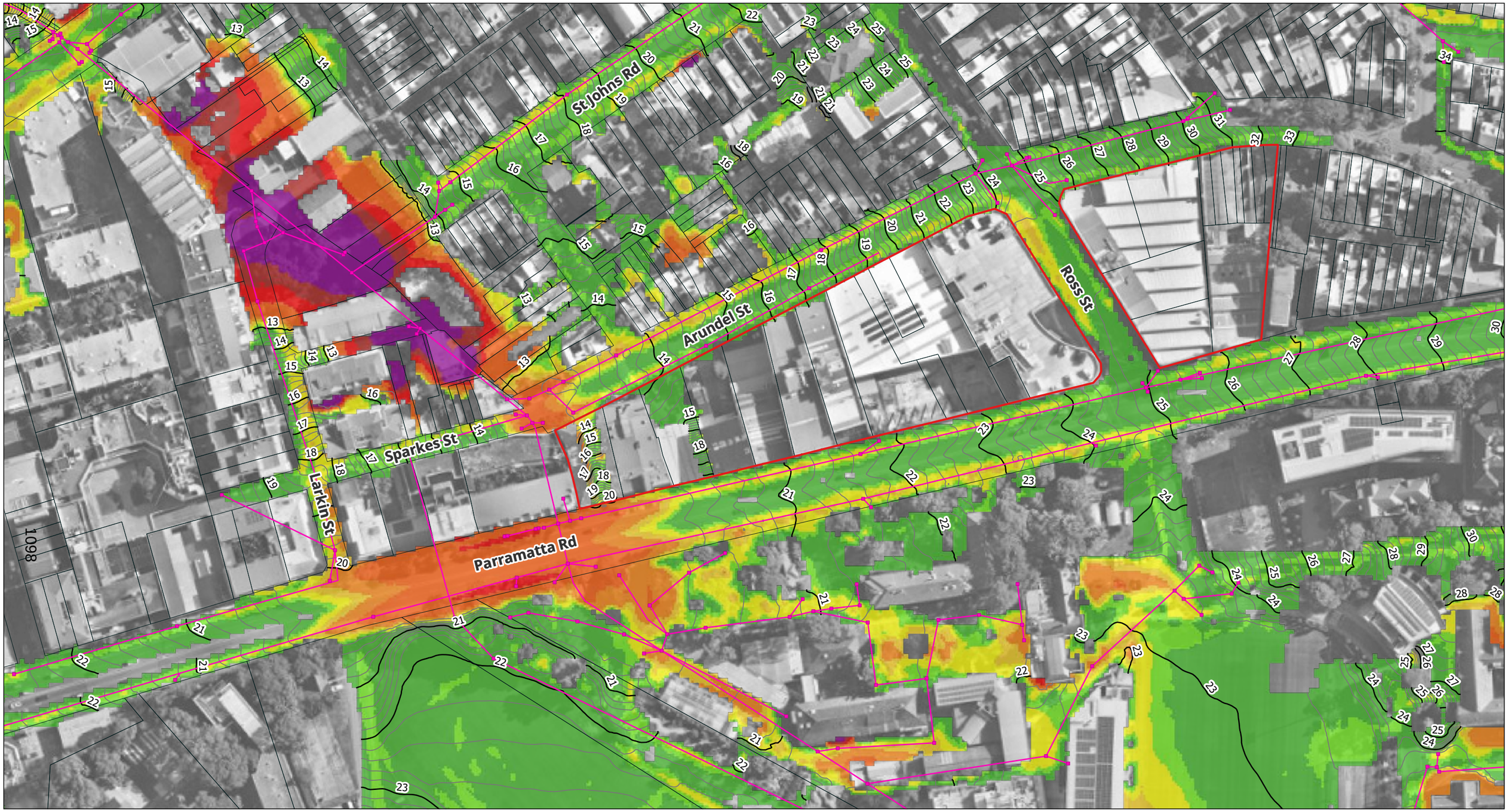
Major Flood Level Contours (Spacing = 1.0 m)
Minor Flood Level Contours (Spacing = 0.2 m)

N
W E
S

0 20 40 60 80 100

grc HYDRO

TITLE: **1% AEP Flood Depth and Level**	PROJECT: **Flood Impact and Risk Assessment - Parramatta Road, Forest Lodge**	PROJECT No. **260030**	DATE: **06-2026**	SCALE: **1:1500**	FIGURE No. **A04**



Subject Site
Cadastral Boundaries
Existing Stormwater

Peak Flood Depths (m)

0 - 0.05
0.05 - 0.1
0.1 - 0.2
0.2 - 0.3
0.3 - 0.5
0.5 - 1.0
1.0 - 1.5
1.5 - 2.0
> 2.0

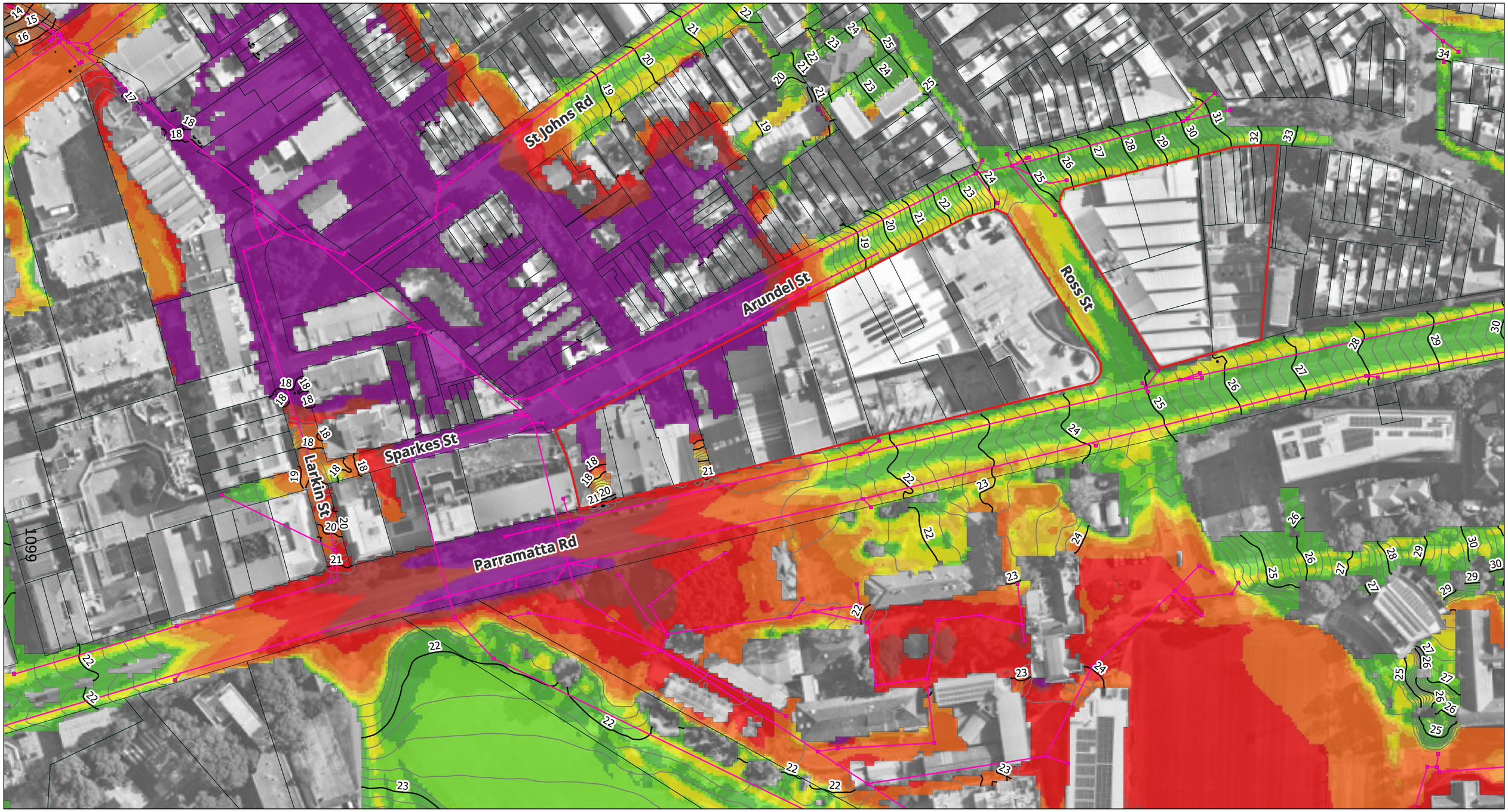
Major Flood Level Contours (Spacing = 1.0 m)
Minor Flood Level Contours (Spacing = 0.2 m)

N
W
E
S

0 20 40 60 80 100

grc HYDRO

TITLE: **0.2% AEP Flood Depth and Level**	PROJECT: **Flood Impact and Risk Assessment - Parramatta Road, Forest Lodge**	PROJECT No. **260030**	DATE: **06-2026**	SCALE: **1:1500**	FIGURE No. **A05**



Subject Site
Cadastral Boundaries
Existing Stormwater

Peak Flood Depths (m)

0 - 0.05
0.05 - 0.1
0.1 - 0.2
0.2 - 0.3
0.3 - 0.5
0.5 - 1.0
1.0 - 1.5
1.5 - 2.0
> 2.0

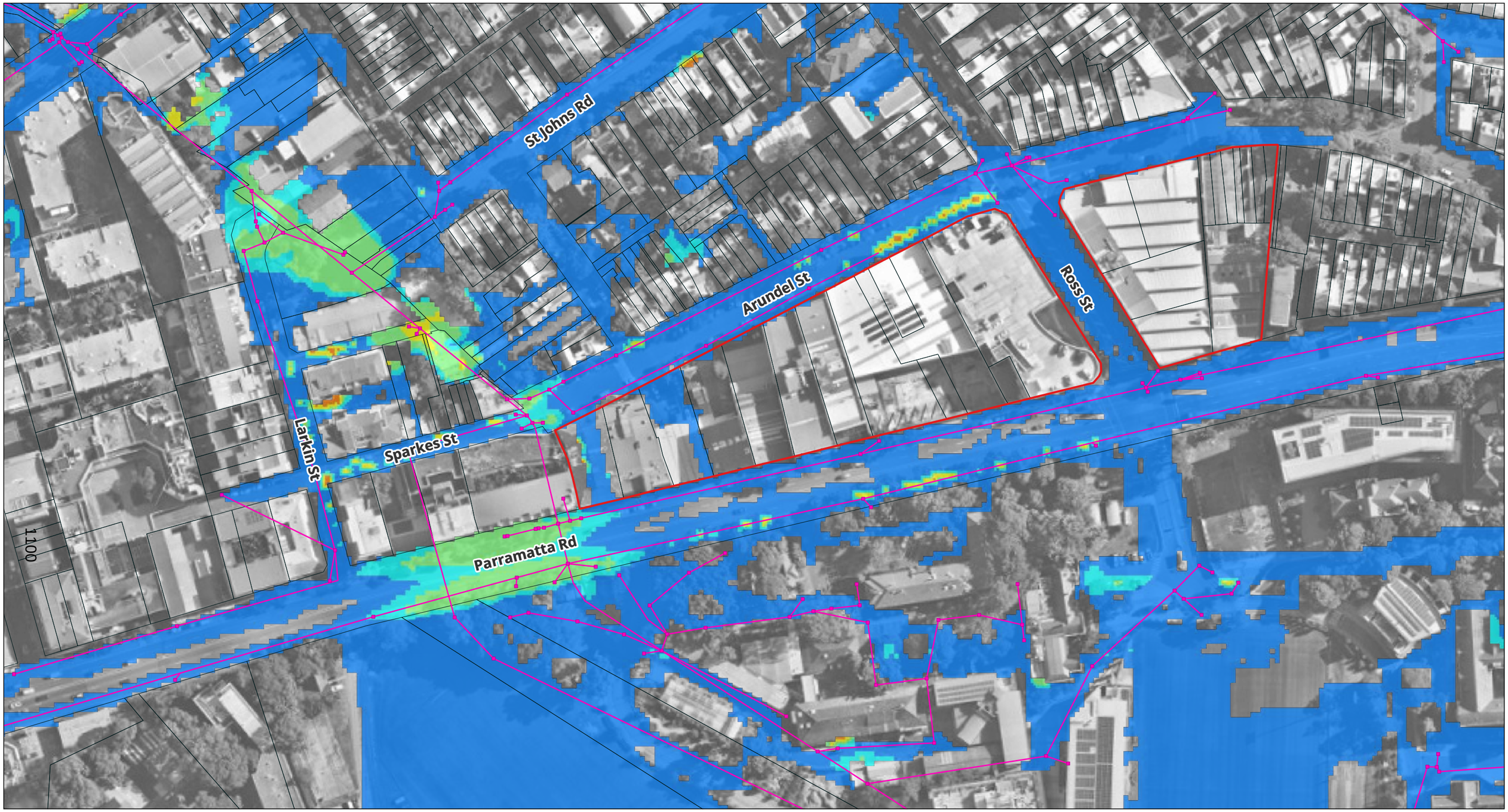
Major Flood Level Contours (Spacing = 1.0 m)
Minor Flood Level Contours (Spacing = 0.2 m)

N W E S

0 20 40 60 80 100

grc HYDRO

TITLE: **PMF Flood Depth and Level**	PROJECT: **Flood Impact and Risk Assessment - Parramatta Road, Forest Lodge**	PROJECT No. **260030**	DATE: **06-2026**	SCALE: **1:1500**	FIGURE No. **A06**



Subject Site
Cadastral Boundaries
Existing Stormwater

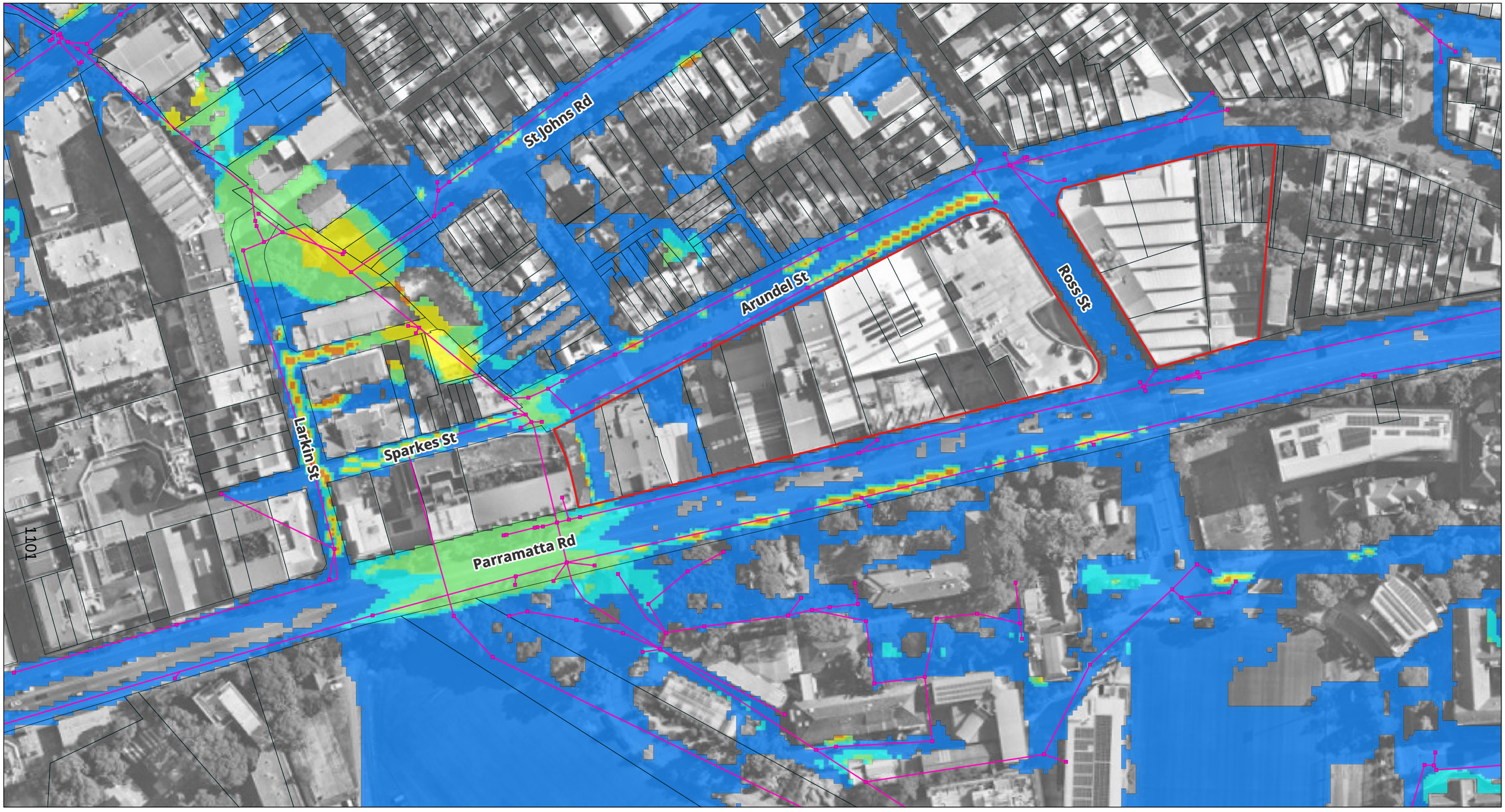
Peak Flood Hazard
- H1
- H2
- H3
- H4
- H5
- H6

N
W E
S

0 20 40 60 80 100

grc HYDRO

TITLE: **20% AEP Flood Hazard**	PROJECT: **Flood Impact and Risk Assessment - Parramatta Road, Forest Lodge**	PROJECT No. **260030**	DATE: **06-2026**	SCALE: **1:1500**	FIGURE No. **A07**



Subject Site
Cadastral Boundaries
Existing Stormwater

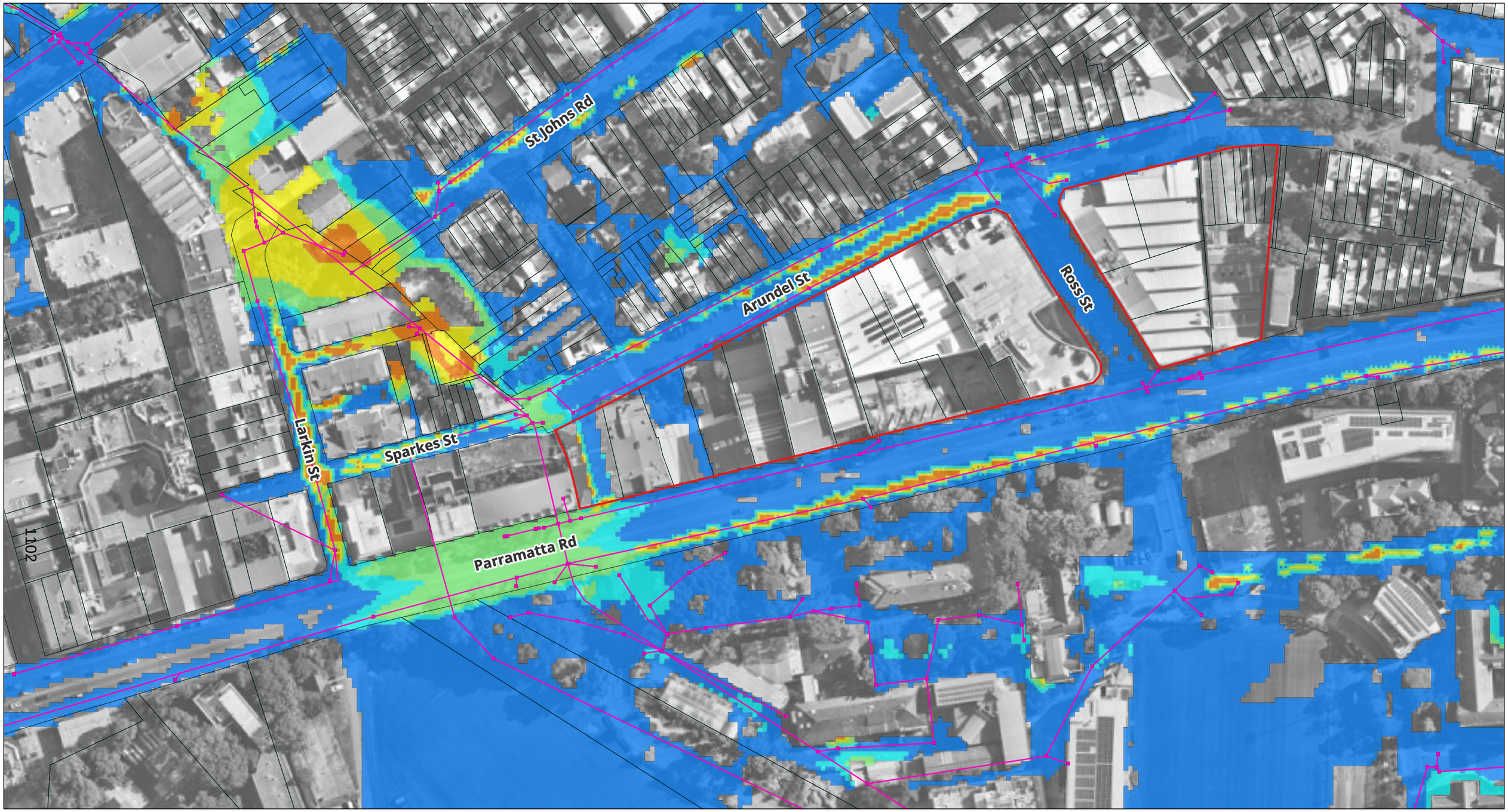
Peak Flood Hazard
- H1
- H2
- H3
- H4
- H5
- H6

N
W E
S

0 20 40 60 80 100

grc HYDRO

TITLE: **5% AEP Flood Hazard**	PROJECT: **Flood Impact and Risk Assessment - Parramatta Road, Forest Lodge**	PROJECT No. **260030**	DATE: **06-2026**	SCALE: **1:1500**	FIGURE No. **A08**



Subject Site
Cadastral Boundaries
Existing Stormwater

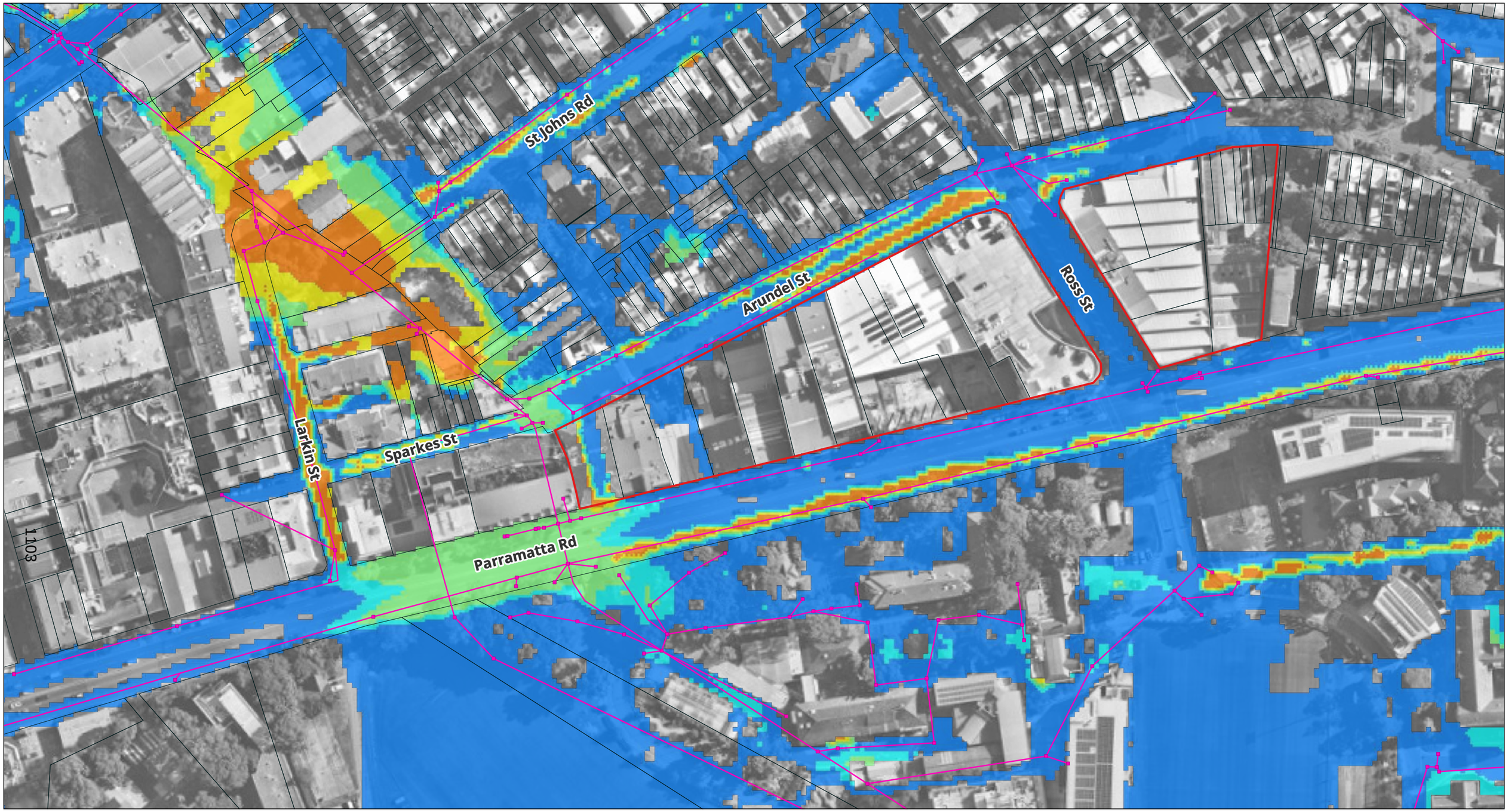
Peak Flood Hazard
- H1
- H2
- H3
- H4
- H5
- H6

N
W E
S

0 20 40 60 80 100

grc HYDRO

TITLE: **1% AEP Flood Hazard**	PROJECT: **Flood Impact and Risk Assessment - Parramatta Road, Forest Lodge**	PROJECT No. **260030**	DATE: **06-2026**	SCALE: **1:1500**	FIGURE No. **A09**



Subject Site
Cadastral Boundaries
Existing Stormwater

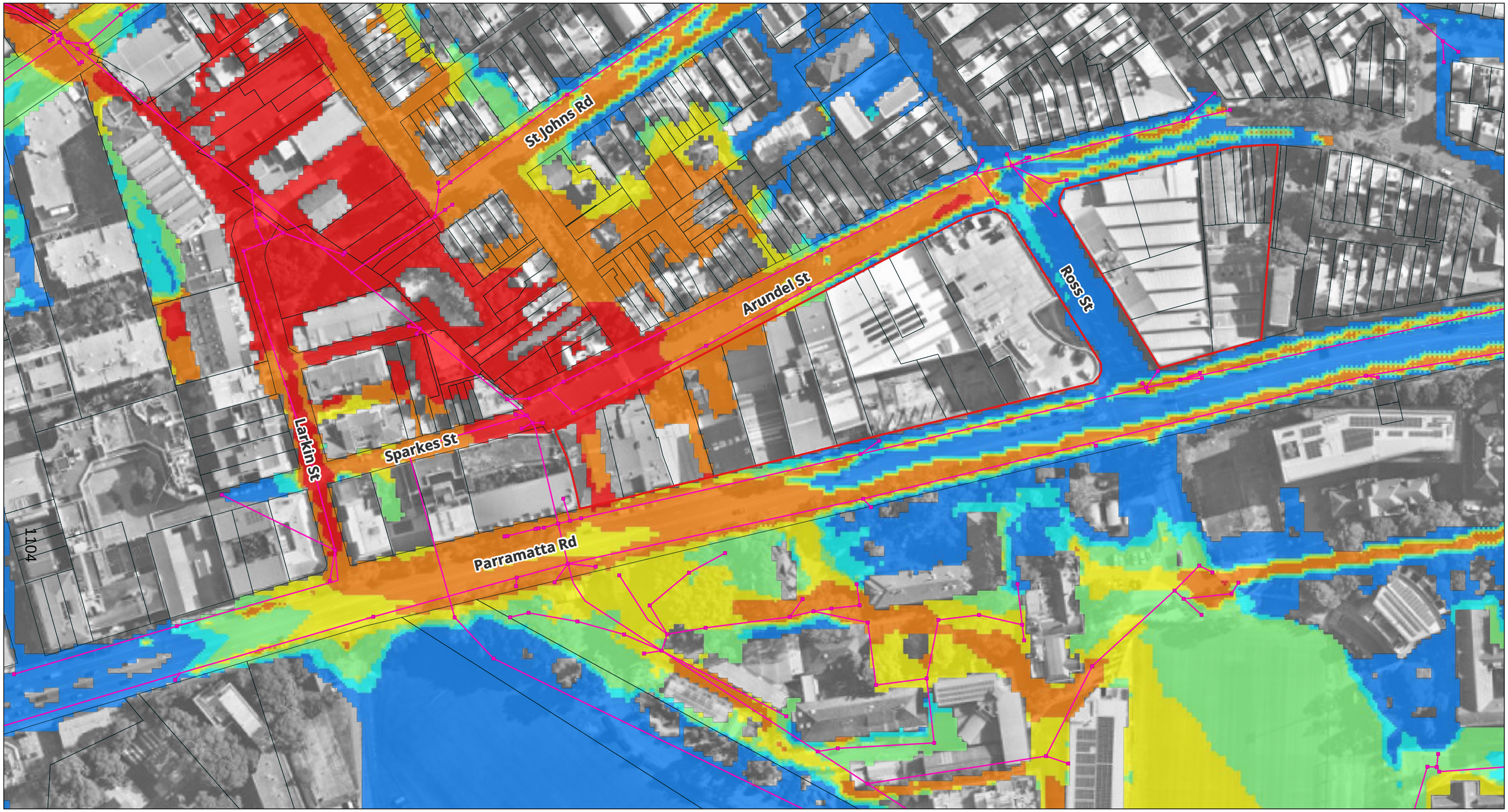
Peak Flood Hazard
- H1
- H2
- H3
- H4
- H5
- H6

N
W E
S

0 20 40 60 80 100

grc HYDRO

TITLE: **0.2% AEP Flood Hazard**	PROJECT: **Flood Impact and Risk Assessment - Parramatta Road, Forest Lodge**	PROJECT No. **260030**	DATE: **06-2026**	SCALE: **1:1500**	FIGURE No. **A10**



Subject Site
Cadastral Boundaries
Existing Stormwater

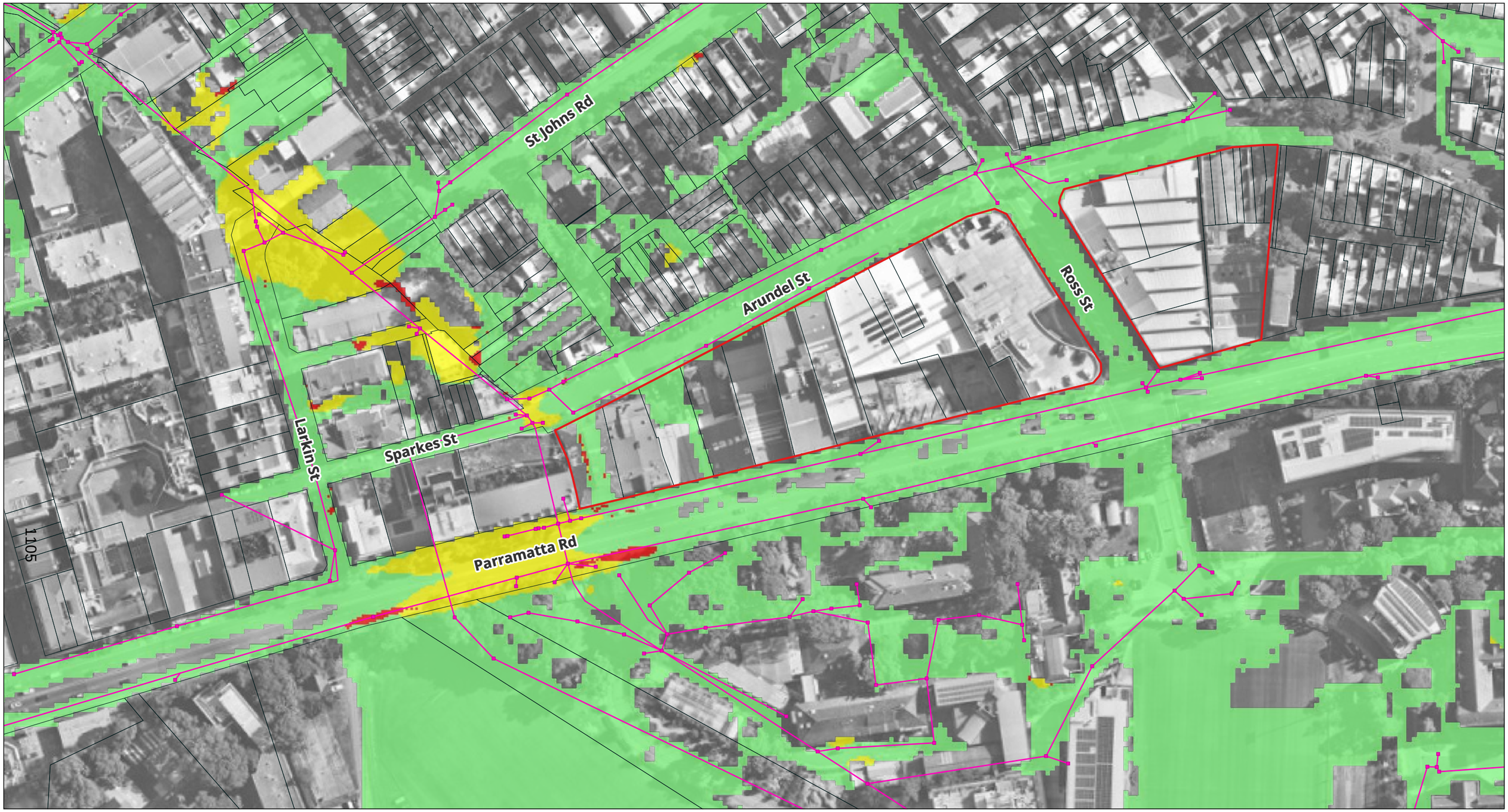
Peak Flood Hazard
- H1
- H2
- H3
- H4
- H5
- H6

N
W E
S

0 20 40 60 80 100

grc HYDRO

TITLE: **PMF Flood Hazard**	PROJECT: **Flood Impact and Risk Assessment - Parramatta Road, Forest Lodge**	PROJECT No. **260030**	DATE: **06-2026**	SCALE: **1:1500**	FIGURE No. **A11**



Subject Site
Cadastral Boundaries
Existing Stormwater

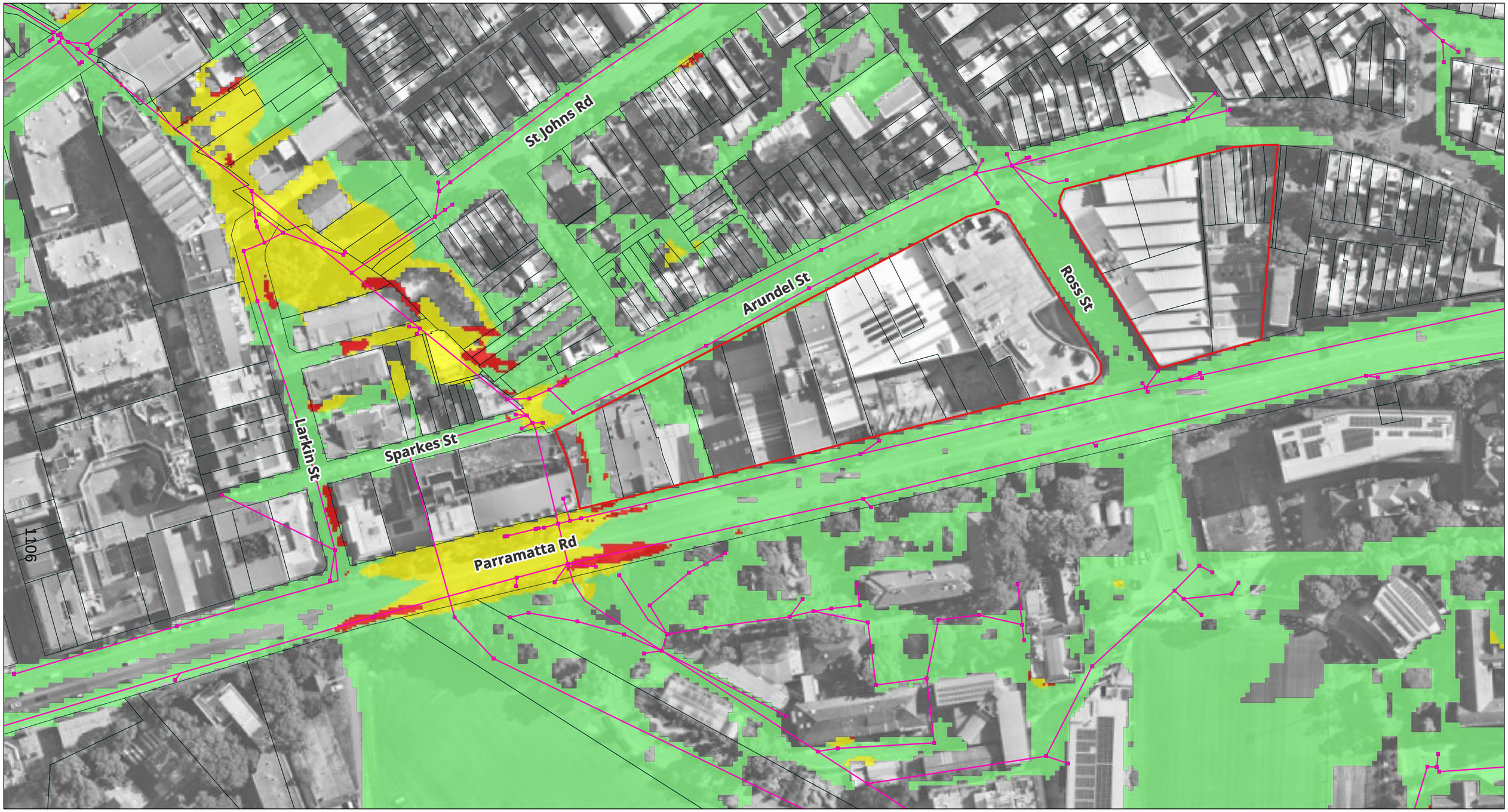
Hydraulic Categories
Flow Conveyance
Flood Storage
Flood Fringe

N
W E
S

0 20 40 60 80 100

grc HYDRO

TITLE: **5% AEP Hydraulic Categorisation**	PROJECT: **Flood Impact and Risk Assessment - Parramatta Road, Forest Lodge**	PROJECT No. **260030**	DATE: **06-2026**	SCALE: **1:1500**	FIGURE No. **A12**



Subject Site
Cadastral Boundaries
Existing Stormwater

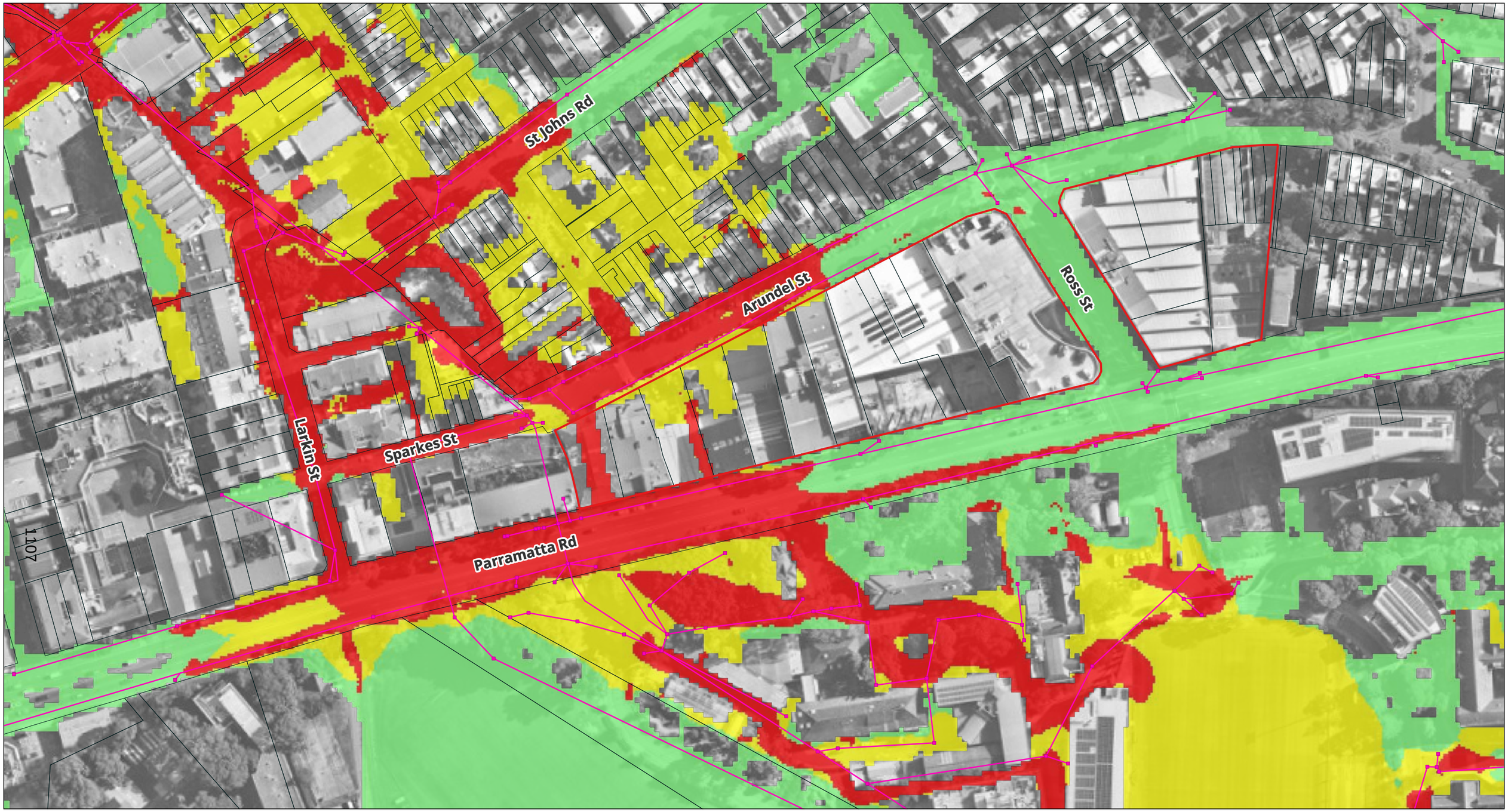
Hydraulic Categories
Flow Conveyance
Flood Storage
Flood Fringe

N
W E
S

0 20 40 60 80 100

grc HYDRO

TITLE: **1% AEP Hydraulic Categorisation**	PROJECT: **Flood Impact and Risk Assessment - Parramatta Road, Forest Lodge**	PROJECT No. **260030**	DATE: **06-2026**	SCALE: **1:1500**	FIGURE No. **A13**



Subject Site
Cadastral Boundaries
Existing Stormwater

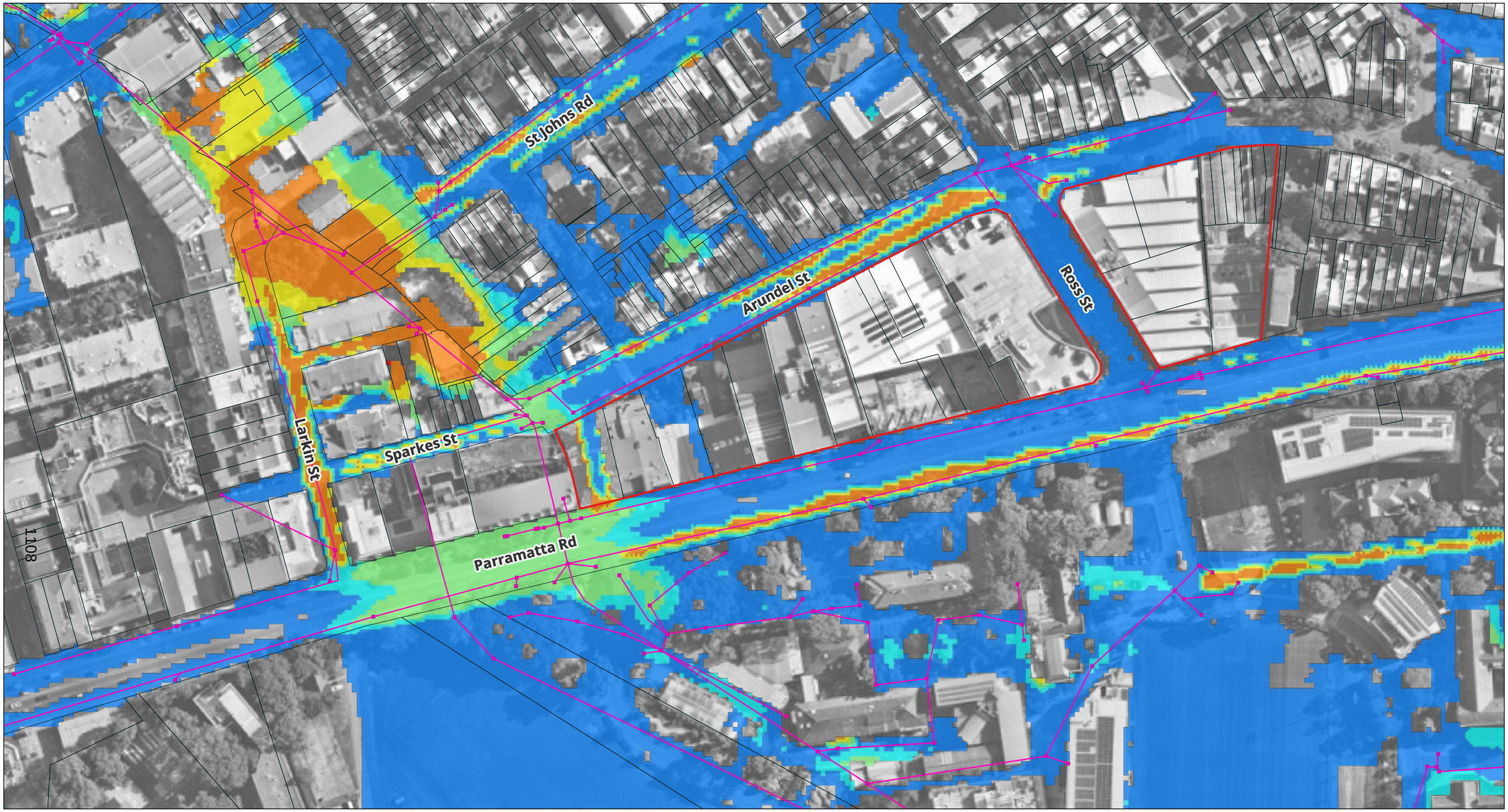
Hydraulic Categories
Flow Conveyance
Flood Storage
Flood Fringe

N
W E
S

0 20 40 60 80 100

grc HYDRO

TITLE: **PMF Hydraulic Categorisation**	PROJECT: **Flood Impact and Risk Assessment - Parramatta Road, Forest Lodge**	PROJECT No. **260030**	DATE: **06-2026**	SCALE: **1:1500**	FIGURE No. **A14**



Subject Site
Cadastral Boundaries
Existing Stormwater

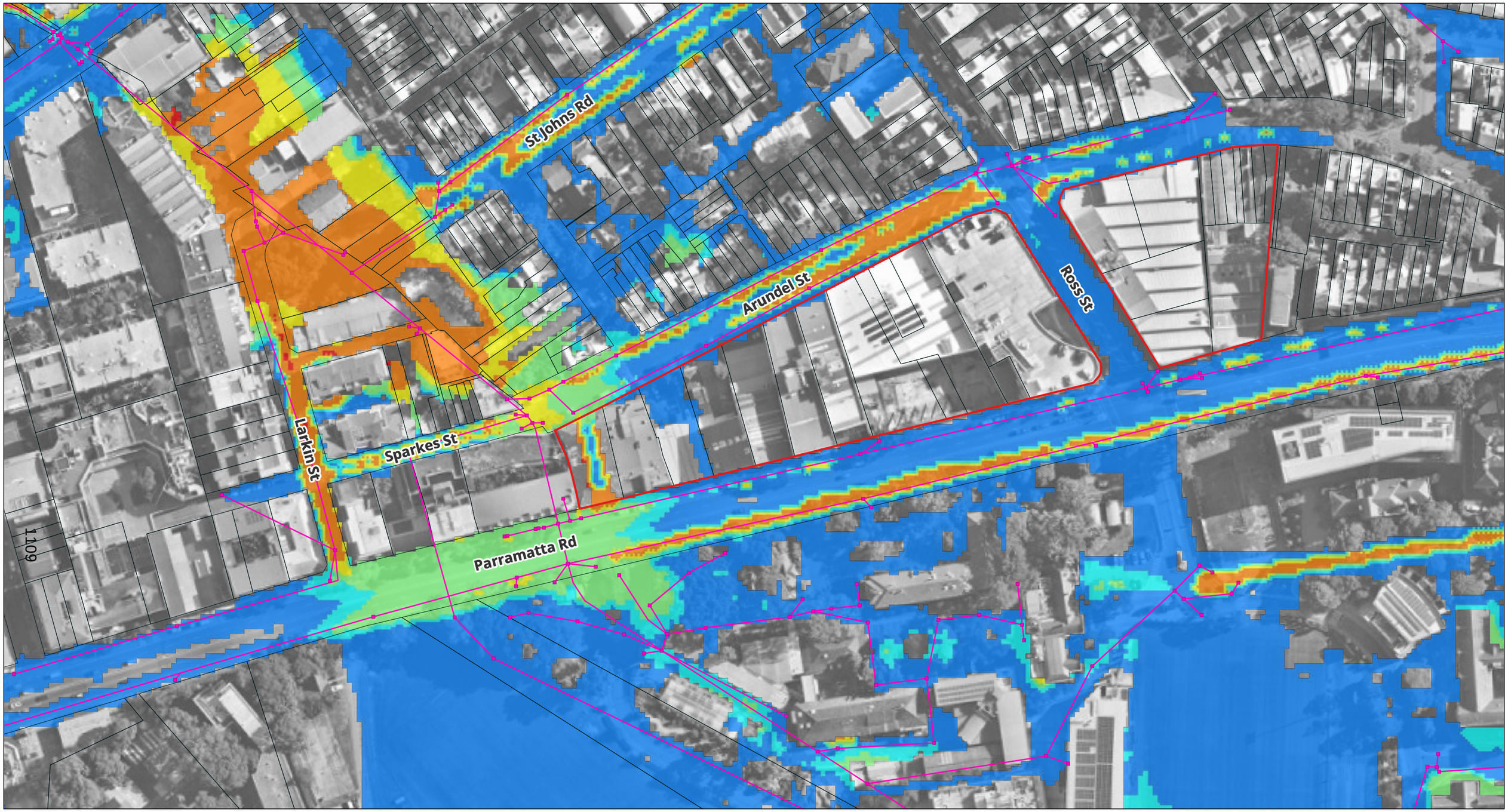
Peak Flood Hazard
- H1
- H2
- H3
- H4
- H5
- H6

N
W E
S

0 20 40 60 80 100

grc HYDRO

TITLE: **1% AEP with Climate Change (50-year SSP5-8.5), Flood Hazard**	PROJECT: **Flood Impact and Risk Assessment - Parramatta Road, Forest Lodge**	PROJECT No. **260030**	DATE: **06-2026**	SCALE: **1:1500**	FIGURE No. **A15.1**



Subject Site
Cadastral Boundaries
Existing Stormwater

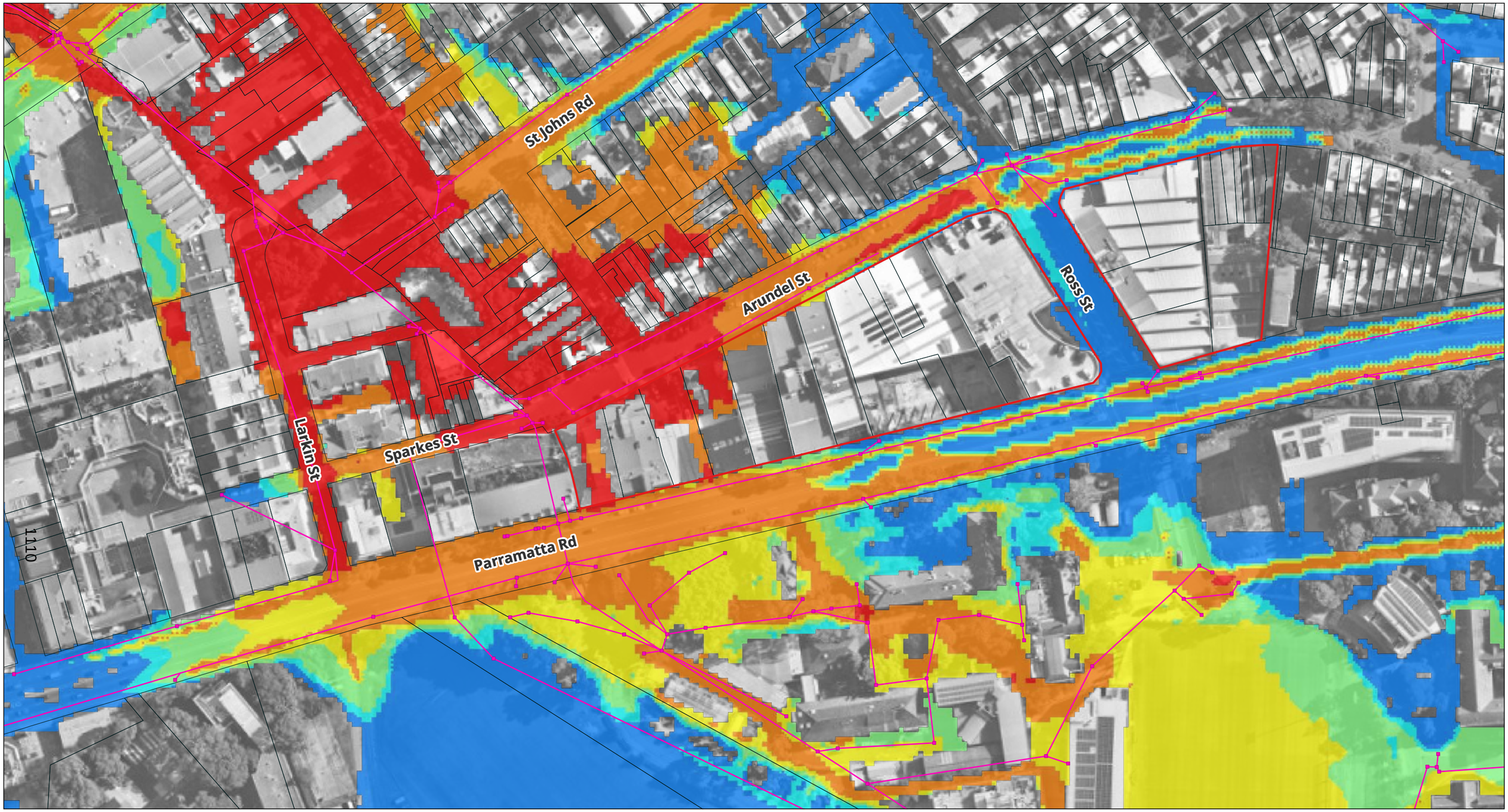
Peak Flood Hazard
- H1
- H2
- H3
- H4
- H5
- H6

N
W E
S

0 20 40 60 80 100

grc HYDRO

TITLE: **1% AEP with Climate Change (100-year SSP5-8.5), Flood Hazard**	PROJECT: **Flood Impact and Risk Assessment - Parramatta Road, Forest Lodge**	PROJECT No. **260030**	DATE: **06-2026**	SCALE: **1:1500**	FIGURE No. **A15.2**



Subject Site
Cadastral Boundaries
Existing Stormwater

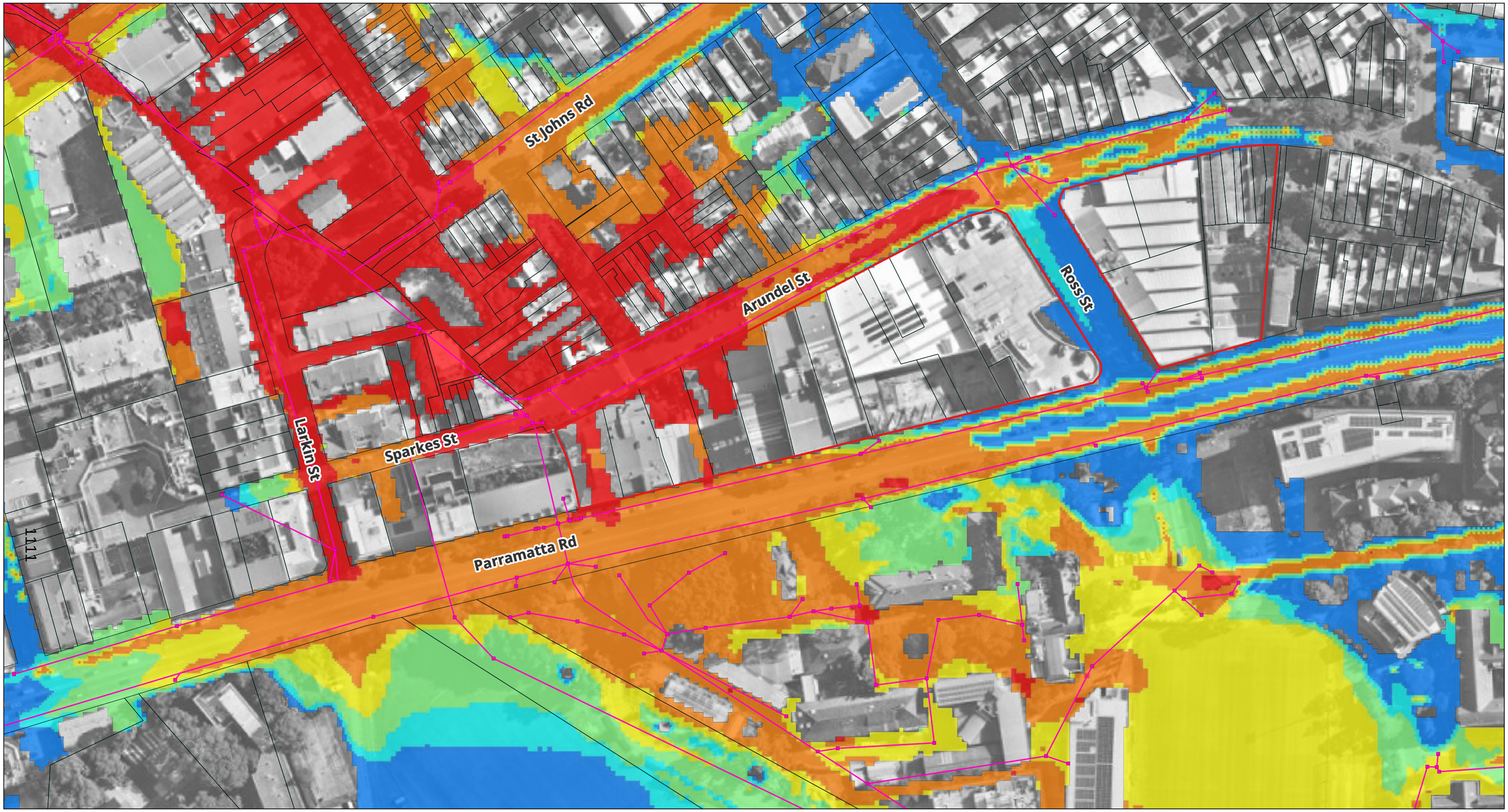
Peak Flood Hazard
- H1
- H2
- H3
- H4
- H5
- H6

N
W E
S

0 20 40 60 80 100

grc HYDRO

TITLE: **PMF with Climate Change (50-year SSP5-8.5), Flood Hazard**	PROJECT: **Flood Impact and Risk Assessment - Parramatta Road, Forest Lodge**	PROJECT No. **260030**	DATE: **06-2026**	SCALE: **1:1500**	FIGURE No. **A16.1**



Subject Site
Cadastral Boundaries
Existing Stormwater

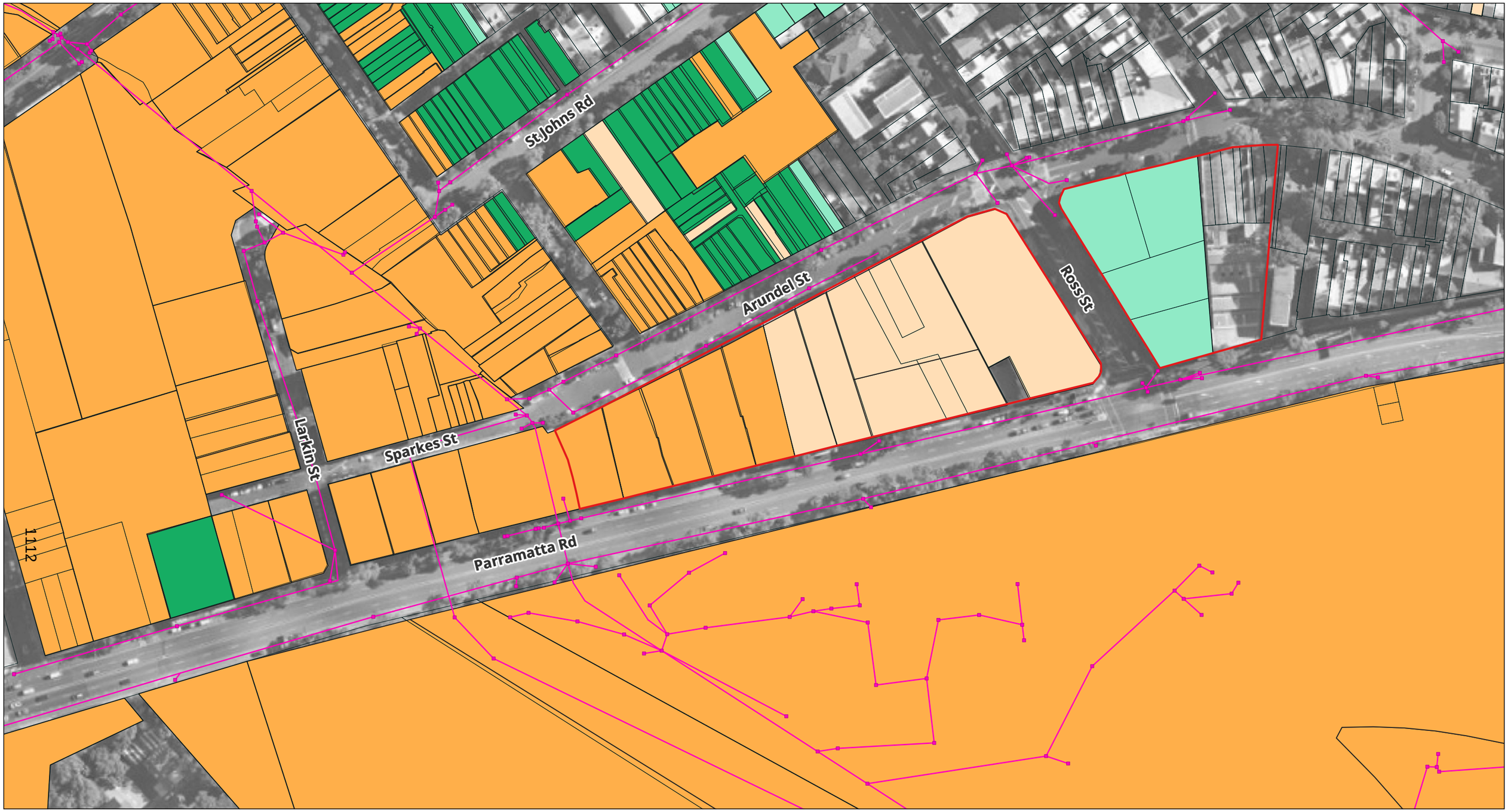
Peak Flood Hazard
H1
H2
H3
H4
H5
H6

N
W
E
S

0 20 40 60 80 100

grc HYDRO

TITLE: **PMF with Climate Change (100-year SSP5-8.5), Flood Hazard**	PROJECT: **Flood Impact and Risk Assessment - Parramatta Road, Forest Lodge**	PROJECT No. **260030**	DATE: **06-2026**	SCALE: **1:1500**	FIGURE No. **A16.2**



Subject Site
Cadastral Boundaries
Existing Stormwater

Flood Planning Area
FPA
FPA Buffer
PMF FPA
PMF FPA Buffer

N
W
E
S
0 20 40 60 80 100

grc HYDRO

TITLE: **Flood Planning Area**	PROJECT: **Flood Impact and Risk Assessment - Parramatta Road, Forest Lodge**	PROJECT No. **260030**	DATE: **06-2026**	SCALE: **1:1500**	FIGURE No. **17**

Job Number: *220126*
Date: *28 October 2026*

GRC Hydro
Level 20, 66 Goulburn Street
Sydney NSW 2000

Tel: +61 432 477 036
www.grchydro.com.au

Re: Parramatta Road Forest Lodge Addendum Letter #1

This letter is in relation to the Flood Impact and Risk Assessment for the proposed rezoning site in Forest Lodge, "Parramatta Road, Forest Lodge – Flood Impact and Risk Assessment (FIRA)" by GRC Hydro, dated August 2026. The proposed changes have been updated since the FIRA was completed. This letter provides assessment of the recent change and confirms the findings of the FIRA remain unchanged. The proposed raised pedestrian evacuation route achieves the same outcomes regarding flood risk management, as amalgamation.

As background, the FIRA noted significant flood-affectation in rare to extreme flood events for the west end of the site, and found:

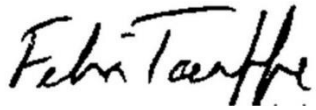
- The seven western-most lots in the rezoning area should be amalgamated in order to allow a building access point at the south-eastern corner, at the eastern end of 52 Parramatta Road
- The findings of the report, which concluded the rezoning was suitable with respect to flood risk, would no longer apply if the lots were not amalgamated. I.e. rezoning without amalgamation was not considered suitable with respect to flood risk, due to the lack of access to the building in a large flood.

The revised planning proposal no longer includes mandatory amalgamation of the lots. Instead it now requires that a publicly-accessible raised pedestrian evacuation route is built, at the front of the seven lots, parallel to the Parramatta Road footpath. The pedestrian evacuation route would be to the same point at the eastern end of 52 Parramatta Road. The planning proposal includes requirement that any one site not be developed unless it can include access to this point, by building its own section of the pedestrian access, and waiting for all lots to the east to have also built their section. This means that apart from 52 Parramatta Road, lots must either be developed simultaneously, or one by one from east (first) to west (last), or some other arrangement that progresses east to west. The planning proposal contains incentives to encourage lot amalgamation in the area.

The raised pedestrian access route to the corner of 52 Parramatta Road is functionally equivalent to the previously assessed amalgamation, that included access within the building to the same corner. In either case the building occupants would be able to access the evacuation point. The findings of the FIRA regarding

flood risk still apply, including that the proposal would be compliant with council policy and the state government ministerial directions of July 2026. The outcomes regarding shelter-in-place and evacuation remain unchanged. The route is an improvement over the amalgamation option as the route would form a public area that would be flood-free in all flood events, rather than an internal building corridor that would likely have access restrictions for someone trying to enter the building.

Yours Sincerely



Felix Taaffe

Senior Engineer

Attachment B

Draft Sydney development control plan 2012 amendment – Parramatta Road precinct

CITY OF SYDNEY

Draft Sydney Development Control Plan 2012 – Parramatta Road Precinct



Development Control Plan
November 2026

The City of Sydney acknowledges the Gadigal of the Eora Nation as the Traditional Custodians of our local area.

Purpose of this Development Control Plan

The purpose of this Development Control Plan (DCP) is to amend Sydney Development Control Plan 2012, which was adopted by Council on 14 May 2012 and came into effect on 14 December 2012.

The amendment provides site-specific objectives and provisions to guide the future development of certain land at Parramatta Road, Forest Lodge. This plan is to be read in conjunction with Planning Proposal – Parramatta Road Precinct.

Citation

This amendment may be referred to as Sydney Development Control Plan 2012 – Parramatta Road Precinct.

Land covered by this plan

This plan applies to certain land at Parramatta Road, Forest Lodge, shown in Figure 5.1 Specific Areas (Appendix 1).

Relationship of this plan to Sydney Development Control Plan 2012

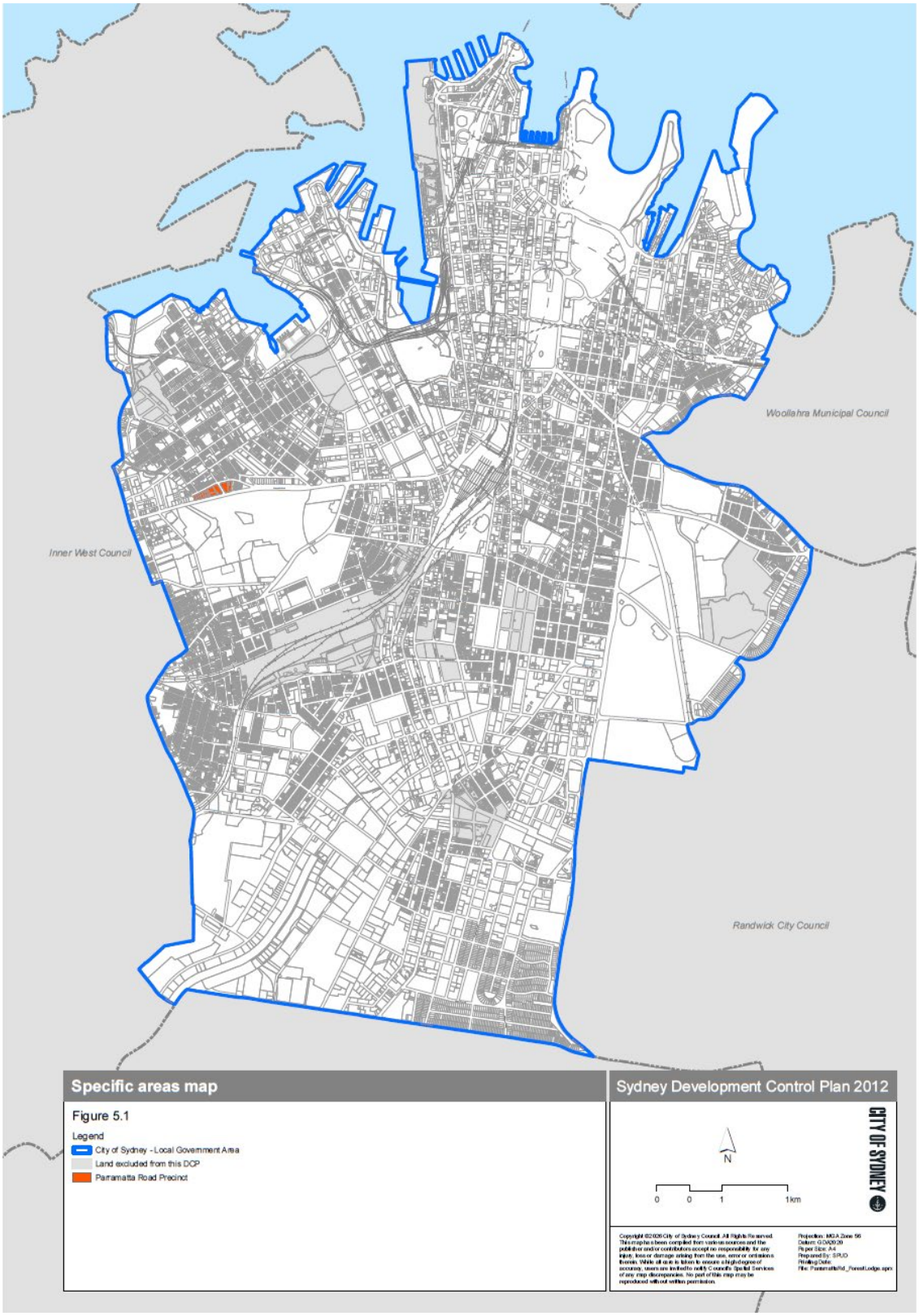
This plan amends the Sydney Development Control Plan 2012.

Amendment to Sydney Development Control Plan 2012

1. Replace Figure 5.1 Specific areas map in accordance with the new map at Appendix 1.
2. Insert a new sub-section at the end of Section 5 in accordance with Appendix 2.
3. Amend DCP map sheets 2 and 9 in accordance with Figures provided in Appendix 3.
4. Amend Section 2.6.1 in accordance with Appendix 4.

Appendix 1

1. Update Figure 5.1 to show the Figure provided below:



Appendix 2

1. Insert a new subsection at the end of Section 5 as follows:

5.x Parramatta Road Precinct

This section applies to certain land at Forest Lodge identified as the Parramatta Road Precinct in Figure 5.1 Specific Areas map.

It should be read in conjunction with other requirements of this DCP.

Where there is conflict between this section and other sections of this DCP, this section prevails to the extent of the inconsistency.

5.X.1 Parramatta Road Precinct Urban Principles

Objectives

(a) Ensure building siting and layout of residential accommodation provides healthy acoustic amenity while naturally ventilated.
(b) Ensure development provides a safe and comfortable pedestrian wind environment within streets and publicly accessible spaces.
(c) Ensure development appropriately responds to flood risk, including providing safe evacuation and not increasing flood impacts on surrounding land.
(d) Ensure development provides widened public footpaths along Parramatta Road.

Provisions

(1) Development must align with the principles in Figure X: Urban principles.



site boundary

3m landscape setback clear of structures
- deep soil and canopy

3m public domain dedication for footpath widening
clear of structures

3m right of way for flood egress
clear of structures above the PMF level

3m building articulation zone

heritage item

indicative building envelope

deep soil and canopy zone

flood conveyance zone

non-residential uses at lower levels

Figure X: Urban principles

Note: Figure X provides an indicative built form only for the purpose of demonstrating core urban principles and how they may be achieved.

5.X.X Noise and wind

Provisions

(1) Development must apply appropriate noise and wind management strategies including, but not limited to, those shown in Figure X: Noise and wind management.

(2) Development is to provide a quantitative wind report that includes testing of:

a) the surrounding context; and

b) future neighbouring development as shown in Figure X: Noise and wind management.



Figure X: Noise and wind management

5.X.X Landscape setbacks and public domain dedications

Provisions

(1) Where shown on Figure X: Urban Principles, landscape setbacks that are clear of all structures above and below ground must be provided and planted with medium or large sized trees.

(2) Where required by Council, space for public domain footpath widening is to be provided in the locations identified on Figure X: Urban Principles. Dedication is to be clear of all structures above and below ground.

5.X.X Building articulation zone

(1) Building articulation zones are to be provided in the locations shown in Figure X: Urban principles and as shown in Figure X: Building articulation zone.

(2) The building articulation zone must be:

a) clear of built elements for a height of 6m above the level of the pedestrian evacuation route; and

b) occupied up to a maximum 35% of its area at levels above ground level.

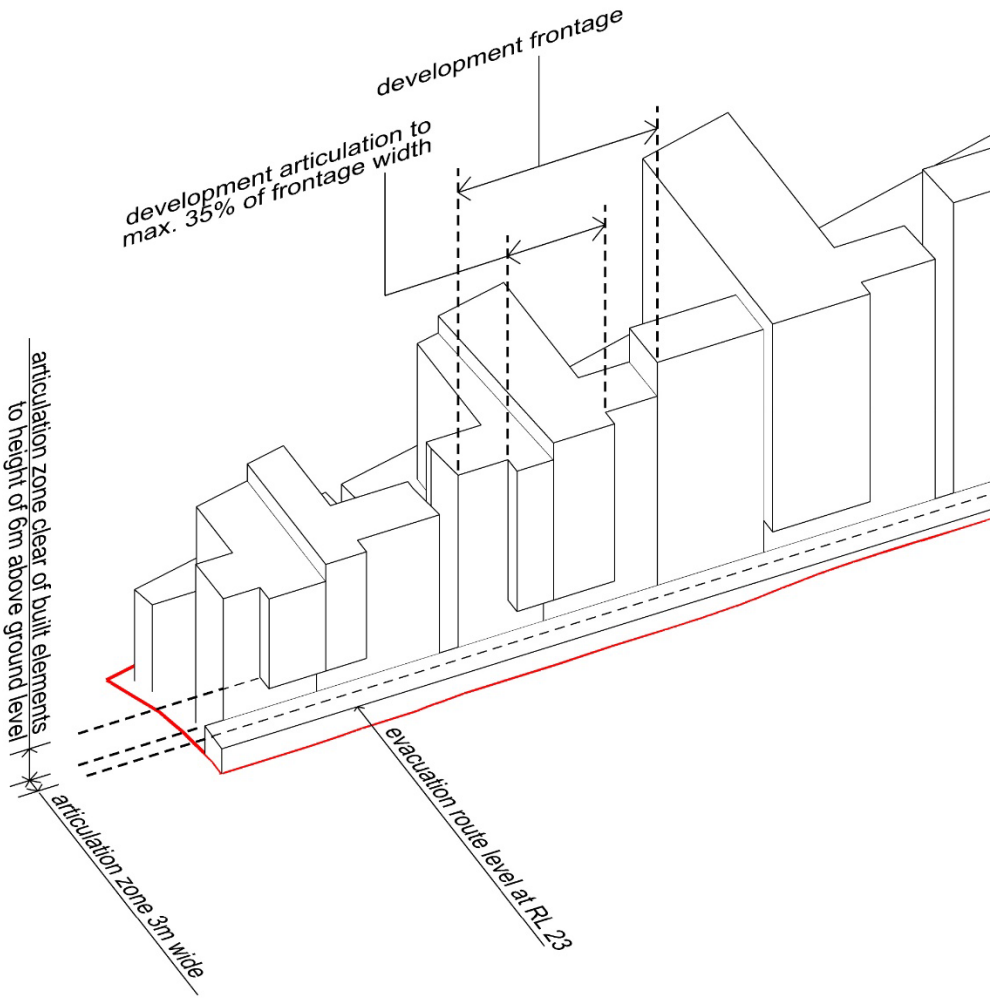


Figure X: Building articulation zone

5.X.X Flood-affected land

This section applies to flood-affected land shown at Figure X: Flood-affected land.



Figure X: Flood-affected land

Provisions

Flood conveyance

(1) Minimum 3 m wide flood conveyance is to be provided in accordance with Figure X: Flood affected land. flood conveyance is to match the existing flood conveyance path between Parramatta Road and Arundel Street.

(2) The corridor is to remain open to the sky, except where it passes beneath the flood-safe pedestrian evacuation route.

Flood planning levels

(3) Residential accommodation is to have a minimum finished floor level no lower than the probable maximum flood level as shown on Figure X: Minimum residential finished floor levels of flood-affected land.

(4) Non-residential floor space is to have a minimum finished floor level no lower than the 1% annual exceedance probability flood planning level.

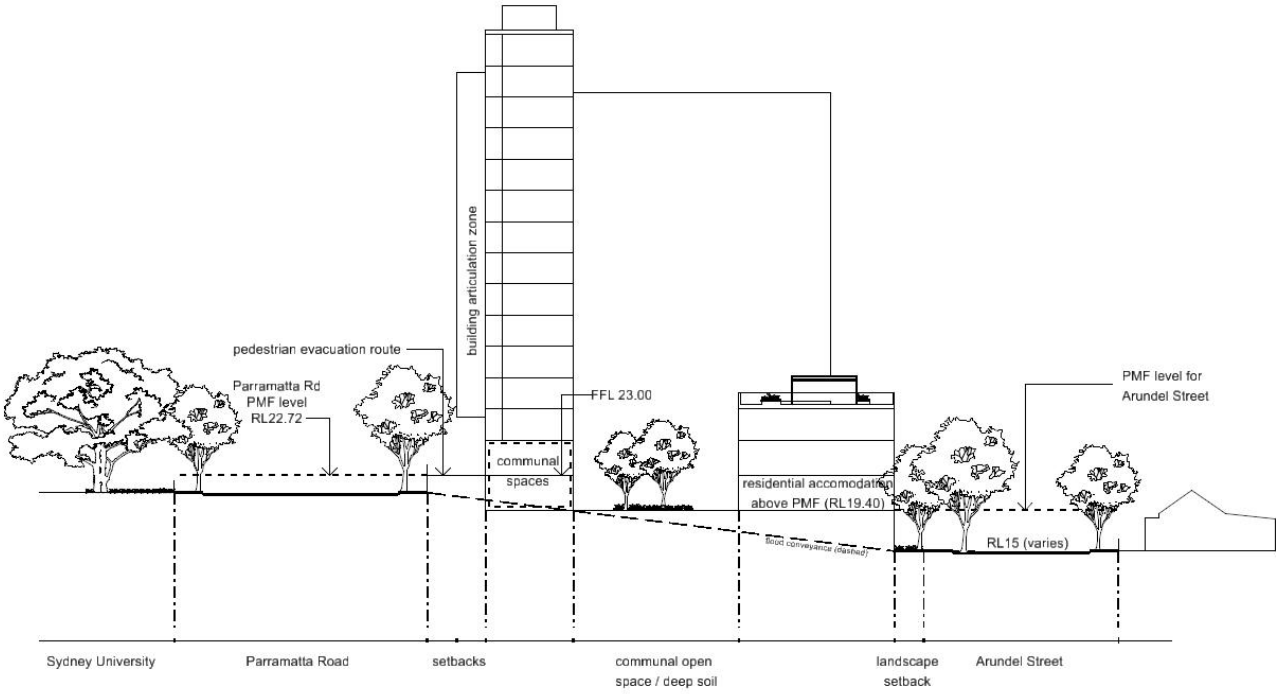


Figure X: Minimum residential finished floor levels of flood-affected land.

Pedestrian Evacuation Route

(5) Development must provide and maintain a 3m wide publicly accessible pedestrian evacuation route connecting the building to the flood-safe access point along the Parramatta Road frontage in accordance with Figure X: Flood-affected land.

(6) The pedestrian evacuation route is to be constructed in accordance with Figure X: Pedestrian evacuation route plan and Figure X: Pedestrian evacuation route section

(7) Retaining walls, associated with the pedestrian evacuation route are to:
   a) be constructed of, or faced with, natural sandstone and complement the character of Chapman Steps; and
   b) incorporate steel balustrades in accordance with the Sydney Streets Technical Specifications and Standard Drawings.

(8) The pedestrian evacuation route, including stairs and ramps, must:
   a) be capable of being connected to neighbouring flood-affected land so that when all flood-affected land is developed the pedestrian evacuation route forms a continuous flood-free and accessible connection from all developments to the flood-safe access point;
   b) be accessible to all people; and
   c) the finished level of the evacuation route is RL23, descending to the flood-safe access point.

(9) Development is to provide an easement over the pedestrian evacuation route that:
   a) allows 24-hour public access;
   b) remains free of structures and services; and
   c) is maintained as a continuous and unobstructed path to the flood-safe access point.

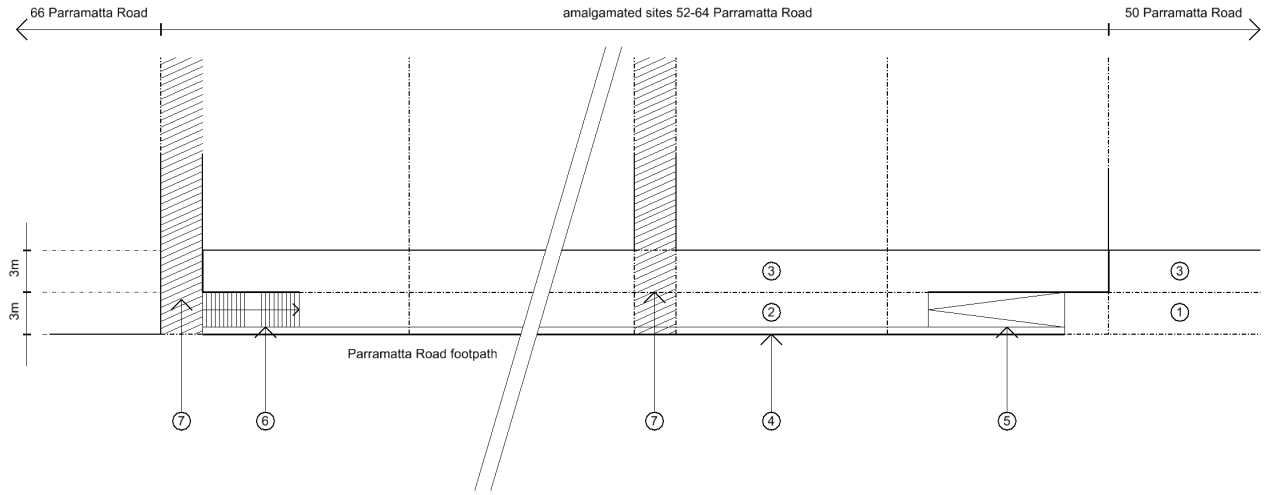


Figure X: Pedestrian evacuation route - plan

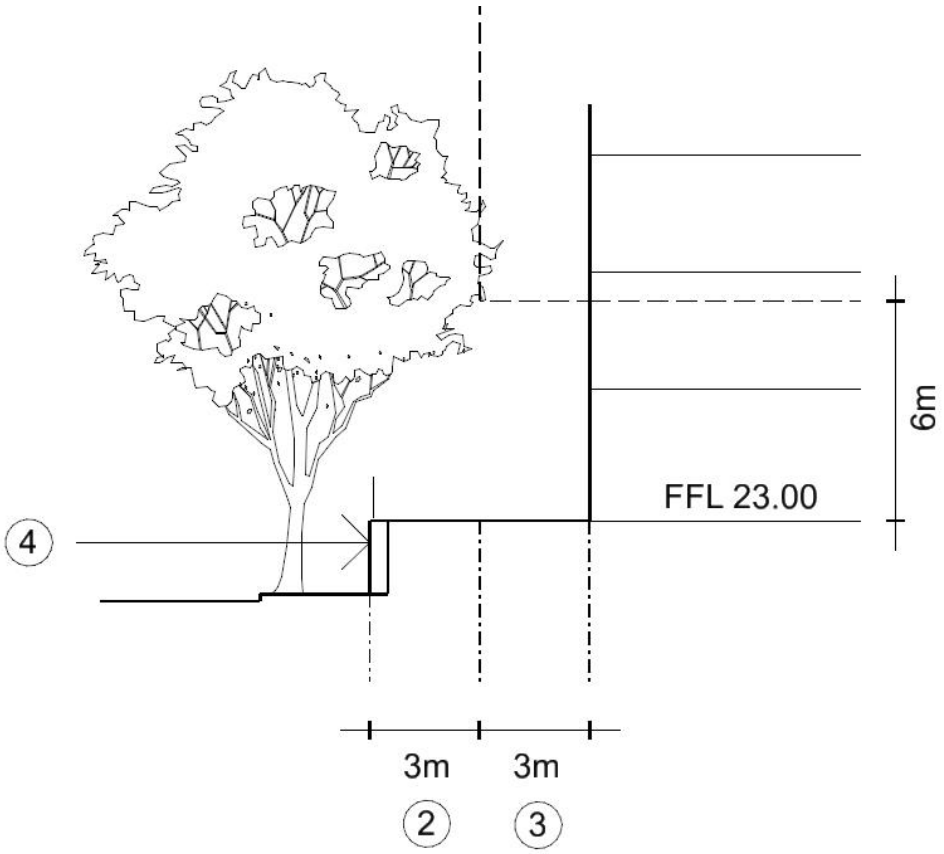


Figure X: Pedestrian evacuation route - section

Key to Figures X and X above – (numbers in circles)

1. Public domain footpath widening
2. Flood-safe pedestrian evacuation route
3. Building articulation zone
4. Retaining wall
5. Flood egress ramp to ground level
6. Additional access stairs
7. Flood conveyance corridor

Refuge areas

(10) Development proposing refuge areas or shelter-in-place measures must demonstrate consistency with the NSW Shelter in Place Guideline for Flash Flooding (2025), or any successor document.

(11) Development applications must demonstrate:
   a) refuge areas are accessible to all occupants during flood events;
   b) refuge areas are of sufficient size to accommodate occupants who may be required to shelter in place;
   c) critical building services required to support refuge areas remain operational during flood events; and
   d) occupants can safely access refuge areas above the probable maximum flood level.

Parking

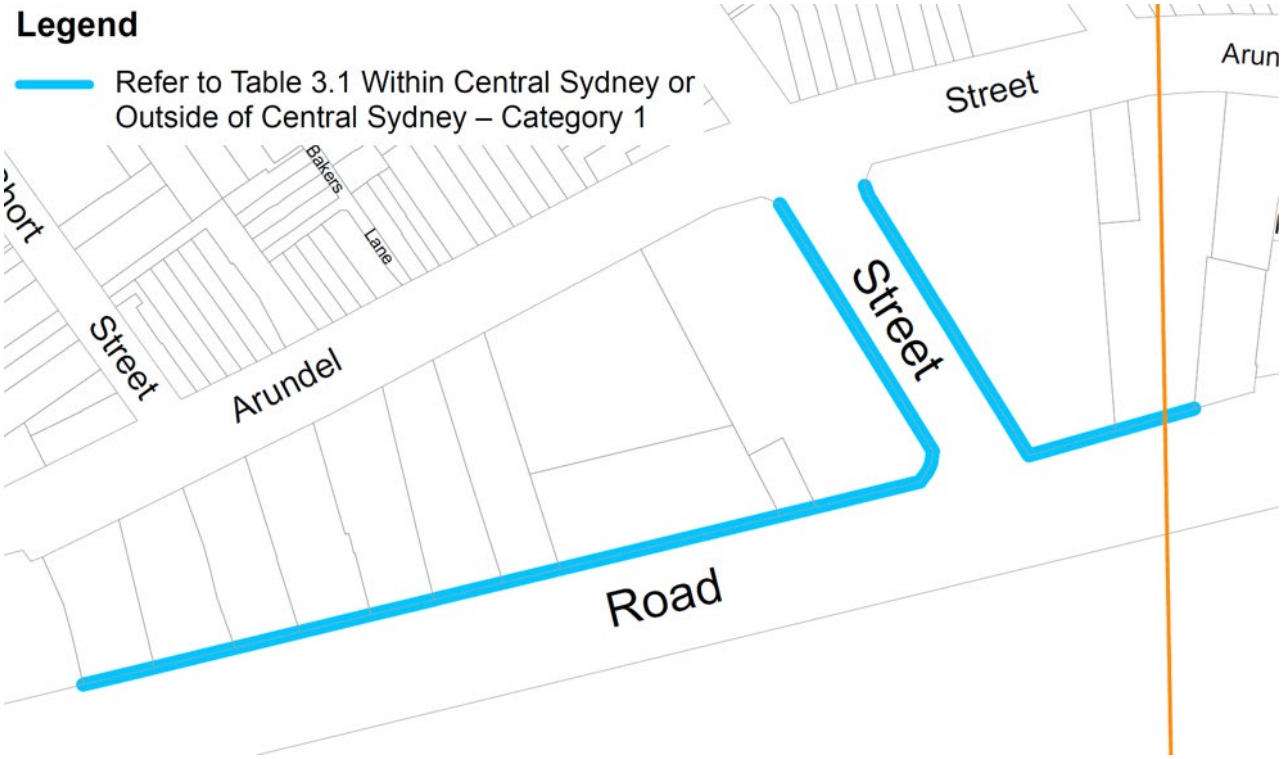
(12) Any car parking provided at ground level or above ground level will be counted as gross floor area and contribute to the floor space ratio applicable to the site.

Note: No minimum car parking rates apply. The provision of car parking is at the discretion of the applicant, subject to compliance with the maximum parking rates and other relevant provisions of Sydney Development Control Plan 2012.

Appendix 3

1. Amend DCP map sheets 2 and 9 as follows:

(a) Active frontages map:



(b) Building setback and alignment map:



(c) Footpath, awnings and colonnades map:



(d) Height in storeys map:



Appendix 4

1. Amend shading for “Direction” for Ross Street Neighbourhood within Table 2.5 Directions for Glebe Point Road Village neighbourhoods from green to blue to reflect ‘change’ instead of ‘maintain’.

2. Replace text for “Direction” for Ross Street Neighbourhood within Table 2.5 Directions for Glebe Point Road Village neighbourhoods to state “Change the southern edge of the neighbourhood fronting Parramatta Road to support mixed-use development with housing, employment-generating uses and local services, while reinforcing Ross Street's role as the local centre and gateway to Forest Lodge.”

3. Amend the locality statement at section 2.6.2 by inserting the text in ***bold italics*** as follows:

2.6.2 Ross Street neighbourhood

Neighbourhood statement

Ross Street neighbourhood is anchored by a small neighbourhood centre ***focused on Ross Street between St Johns and Bridge Road and*** ~~includes a mixed use edge to~~ ***mixed-uses fronting*** Parramatta Road directly opposite one of the main entrances to the University of Sydney. Retail uses are focused along Ross Road and St Johns Road, which have some significant landmark and heritage buildings including the Glebe Town Hall that has been in existence for over 100 years, early Federation era shopfronts and the Victorian Regency style Nag’s Head Hotel. It provides the daily shopping and dining needs for Glebe residents and university students.

The Ross Road neighbourhood is largely within the Hereford and Forest Lodge Heritage Conservation Area (refer C33).

The southern edge of the Ross Street Neighbourhood, fronting Parramatta Road ~~sites contains a mix of commercial, institutional, service uses including vehicle sales premises, specialised retail and private education providers. commercial and residential uses, including university services and student accommodation~~ ***is planned to transition to high-density mixed-use development that supports housing, employment-generating uses and local services while reinforcing the neighbourhood’s connection to the Camperdown-Ultimo Health and Innovation Precinct.*** ~~Future development is to result in high quality designed buildings which enhance the public domain and the arterial approach to Central Sydney.~~

Future uses and built form ~~introduced~~ on the corner of St John’s Road and Ross Street are to integrate and enliven the neighbourhood. The section of Ross Street, between Parramatta Road and St Johns Road, is to be treated as a key pedestrian and vehicle access to Forest Lodge. The future development on the site on the corner of Parramatta Road and Ross Street is to provide a strong entry feature to the neighbourhood.

Principles

Development within the Ross Street neighbourhood is to:

(a) Retain and introduce active uses on the ground floor and first floor on Ross Street and St John’s Road to enhance pedestrian amenity and reinforce the vitality and liveliness of the neighbourhood centre.

(b) Design buildings to align with and address Ross Road and St John’s Road at ground level to enhance streetscape vistas and to generate pedestrian interest and interaction.

(c) Maintain the lower scale of buildings on St John’s Road in keeping with its role as the secondary axis of the local centre.

(d) Support a high-density mixed-use outcome along Parramatta Road, particularly around the intersection of Parramatta Road and Ross Street, reflecting the changing role of this corridor.

(~~d~~) **(e)** Provide footpath awnings to active frontages along Ross Street and St John's Road, where appropriate and sympathetic to the building, to unify the streetscape, enhance pedestrian amenity and provide weather protection.

(~~e~~) **(f)** Strengthen views towards Sydney University along Ross Street by consolidating the pattern of large street edging buildings.

(~~f~~) **(g)** Introduce tree planting in breaks or recesses in buildings on large lots outside the neighbourhood centre, where space permits, to increase urban vegetation and supplement street trees.

Public exhibition note: The amendments shown in tracked changes have been prepared with reference to the against the post-exhibition version of the Sydney Development Control Plan 2012 – Policy and Housekeeping Amendments

The tracked changes only identify amendments required to support the Parramatta Road Precinct proposal and should be read in conjunction with the housekeeping amendments. It is assumed that the associated LEP and DCP housekeeping amendments will have commenced prior to the finalisation of this planning proposal. Accordingly, the amendments are shown relative to the post-exhibition housekeeping version of the DCP rather than the current in-force version.

CITY OF SYDNEY

Item 5.

Adoption - Council-Related Development Applications Policy

File No: X112762

Summary

Section 66A of the Environmental Planning and Assessment Regulation 2021 provides that a council-related development application cannot be determined unless the Council has a policy in place and has considered the policy in relation to that application.

The policy sets out how council-related development applications will be managed. This policy is required to comply with the Council-related Development Application Conflict of Interest Guidelines published by the Department of Planning, Housing and Infrastructure (previously the Department of Planning and Environment).

Council adopted the Council-related Development Applications Policy on 13 March 2023. The policy was last reviewed and amended on 16 December 2024.

The current policy is required to be reviewed prior to 16 December 2026.

Recommendation

It is resolved that:

(A) Council adopt the updated Council-related Development Applications Policy as set out at Attachment A to the subject report

(B) authority be delegated to the Chief Executive Officer to make amendments to the Council-related development applications policy to correct any minor drafting errors and finalise design, artwork and accessible formats for publication.

Attachments

Attachment A. Updated Council-related development applications policy (changes showing)

Background

1. Two Environmental Planning and Assessment Amendment (Conflict of Interest) Regulations 2022 and 2023 (the "Regulations") commenced on 3 April 2023. The Regulations made amendments to the Environmental Planning and Assessment Act, 1979 and the Environmental Planning and Assessment Regulation 2021, which apply to council-related development applications.

2. The definition of 'council-related development application' is any development application that is:

   (a) made by or on behalf of the Council, or

   (b) for development on land, other than a public road within the meaning of the Local Government Act 1993 -

      (i) of which the Council is an owner, lessee or a licensee, or

      (ii) otherwise vested in or under the control of the Council.

3. All applications which meet the above definition are required:

   (a) to be publicly exhibited for a minimum of 28 days

   (b) be subject of a management strategy statement to address conflicts of interest that is to be published on the Planning Portal.

4. Section 66A of the Environmental Planning and Assessment Regulation 2021 provides that, a council-related development application cannot be determined unless the Council has a policy in place and has considered the policy in relation to that application. The policy sets out how council-related development applications will be managed. This policy is required to comply with the Council-related Development Application Conflict of Interest Guidelines published by the Department of Planning, Housing and Infrastructure.

5. Council adopted a Council-related development applications policy on 13 March 2023. The policy was reviewed and amended on 16 December 2024.

6. The adopted policy is required to be reviewed, and an updated policy adopted, if necessary, prior to 16 December 2026.

7. The policy has been reviewed, and amendments are recommended to improve clarity, consistency and ease of administration. The proposed amendments are primarily administrative and procedural in nature.

8. The key amendments are:

   (a) inclusion of a definition of an "objection" for the purposes of the policy;

   (b) simplification of the directions for relevant officers to assess the nature and significance of a conflict of interest and determine the appropriate risk classification;

(c) replacement of outdated references to the City's Community Participation Plan with references to the new statewide Community Participation Plan;

(d) clarification of the role of external consultants in the assessment of Council-related development applications, including requirements relating to independence and conflict management;

(e) updates to terminology to improve consistency with the legislative framework and applicable guidelines; and

(f) an increase in the policy review period from 2 years to 4 years.

9. A summary of the amendments is provided in the table below:

Section / Amendment	**Change**	**Reason for Amendment**
Purpose	Expanded description of Council interests to include applications made on behalf of Council and refined drafting for clarity.	To more accurately describe circumstances giving rise to conflicts of interest and improve readability.
Scope	Updated references to the Department of Planning, Housing and Infrastructure and removed obsolete commencement provisions.	To ensure references remain current and remove provisions that are no longer required.
Definitions	Included a definition of an "objection", including clarification that multiple submissions from the same person are counted as a single objection. Clarified that a petition is counted as a single submission consistent with the SEPP (Planning Systems) 2021.	To provide greater certainty and consistency when determining community interest and applying the policy's risk classification criteria.
Excluded Development	Minor drafting amendments to development descriptions and terminology.	To improve accuracy and readability.
Conflict of Interest Assessment	Simplified directions for relevant officers to assess the nature and significance of conflicts of interest and determine the appropriate risk classification.	To simplify administration of the policy, improve clarity for staff and provide a more streamlined assessment framework.

Section / Amendment	Change	Reason for Amendment
Risk Classification	Clarified assessment criteria and references to conflict management measures.	To assist in the consistent classification of applications according to their level of conflict risk.
Management Strategy Statements	Replaced references to "management strategies" with "management strategy statements" throughout the policy.	To align terminology with the regulatory framework and applicable conflict-of-interest guidelines.
Management Strategy Statements	Clarified that management strategy statements are to be reviewed, updated and republished where circumstances change or risk classifications are reconsidered.	To improve transparency and ensure conflict management measures remain current throughout the assessment process.
Community Participation	Replaced references to the City's Community Participation Plan with references to the statewide Community Participation Plan.	To ensure the policy reflects current legislative requirements and planning framework arrangements.
External Consultants	Clarified the role of external consultants, including requirements relating to independence and conflict management.	To strengthen governance arrangements, improve transparency and ensure independent assessment and review of higher-risk Council-related development applications.
High-Risk Applications	Strengthened requirements for independent external review and consultant declarations.	To reinforce the integrity and independence of the assessment process where significant conflicts of interest may arise.
Administrative Updates	Updated references, terminology and approval details throughout the document.	To ensure consistency with current legislation, agencies and policy frameworks.

Section / Amendment	Change	Reason for Amendment
Policy Review	Increased the policy review period from two years to four years.	To reduce administrative burden and align the review cycle with contemporary policy management practices while retaining flexibility for an earlier review if required.

10. The amended policy continues to comply with the Department's Council-related Development Application Conflict of Interest Guidelines.

Key implications

Strategic alignment - Sustainable Sydney 2030-2050 Continuing the Vision

11. Sustainable Sydney 2030-2050 Continuing the Vision renews the communities' vision for the sustainable development of the city to 2050. It includes 10 strategic directions to guide the future of the city, as well as 10 targets against which to measure progress. This policy is aligned with the following strategic directions and objectives:

    (a) Direction 1 - Responsible governance and stewardship - adoption of the policy is necessary under the Regulation to ensure that Council can lawfully determine council-related development applications. The updated policy as proposed reflects the adopted policy and Council's approach to dealing with conflicts of interest on development applications in which council has a significant interest, whether as applicant, landowner or for some other reason.

Organisational impact

12. The processes required by this Policy have been in place for 3 years and the proposed amendments do not have any significant additional organisational impact.

Risks

13. A review of the existing policy is required to be undertaken, and an updated policy adopted, if necessary, by 16 December 2026 to ensure the City remains compliant with the legislation. In the absence of an adopted policy, council-related development applications cannot be determined.

Financial implications

14. There are no financial implications arising from this review.

Relevant legislation

15. Environmental Planning and Assessment Act 1979.

16. Environmental Planning and Assessment Regulation 2021.

Critical dates / Time frames

17. The existing policy is required to be reviewed and approved by 16 December 2026.

Options

18. A policy is required to be adopted under the Regulations. The existing policy has been reviewed and amendments made to improve the policy's useability and provide clarification as to the operation of the policy. The updated policy is put forward for adoption.

19. The City may retain the existing adopted policy unchanged or adopt the updated policy. Note: the proposed changes are administrative and do not substantially change the content of the policy.

Public consultation

20. There is no obligation for public consultation in relation to the making of the policy. The policy and the legislative changes imposed by the Regulations themselves set out requirements for additional public consultation in certain circumstances.

GRAHAM JAHN AM

Chief Planner / Executive Director City Planning, Development and Transport

Bill Mackay, Manager Planning Assessments

Attachment A

Updated Council-related development applications policy (changes showing)

Council-related Development Applications Policy

Purpose

The Council of the City of Sydney (the Council) operates as a consent authority and development regulator for most development within the local government area. In some circumstances the Council is also the landowner of land to which an application relates, has given a grant to or has a commercial interest in the land ~~they~~ it regulates, or the application is made on behalf of Council. Where Council has this dual role, a potential conflict can arise between its ~~their~~ interests in the development and ~~their~~ its duty as regulator.

This Policy explains ~~how~~ the Council will identify matters in which these potential conflicts arise and address them throughout the development process.

This Policy does not change the delegations in relation to which entity performs the role of consent authority for an application, unless a determination is made by the CEO, Executive Director City Planning Development & Transport or Executive Manager Planning and Development to refer a matter to a particular consent authority following a risk assessment.

Scope

This policy applies to Council-related development as defined in the Environmental Planning and Assessment Act 1979 (the Act).

This policy has been prepared in accordance with the requirements of s 66A of the Environmental Planning and Assessment Regulation 2021 (the Regulation) and the Council-related Development Application Conflict of Interest Guidelines issued by the Department of Planning, Housing and Infrastructure ~~(previously Department of Planning and Environment)~~.

This policy does not apply to any works carried out under Part 5 of the Environmental Planning and Assessment Act 1979

~~This policy applies to development applications made on or after 3 April 2023.~~

Definitions

Term	Meaning
Council-related development application (Council-related DA)	As defined in Sch 1 cl 9B of the Act: Council-related development application means a development application, for which a council is the consent authority, that is — a) made by or on behalf of the council, or

	b) for development on land, other than a public road within the meaning of the Local Government Act 1993 — i) of which the Council is an owner, a lessee or a licensee, or ii) otherwise vested in or under the control of the Council.
Development process	Application, assessment, determination, and enforcement
Excluded development (this relates to Council-related DAs ~~development applications~~, as defined, that are not required to have a specific management strategy to deal with potential conflicts)	Applications in which Council's interest is related only to one of the following: a. commercial fit outs and minor changes to the building facade b. internal alterations or additions to buildings that are not a heritage item c. advertising signage on commercial property d. minor building structures projecting from a building facade over public land (such as awnings, verandas, bay windows, flagpoles, pipes, and services) e. development where the Council might receive a small fee for the use of their land f. changes of use from one permitted use to another with no greater than minor impacts on the amenity of the surrounding area g. alterations or additions of minor structures in parks and other public places (such as shade structures in public playgrounds) h. subdivision in accordance with an approved development. except applications which would limit existing free public access to public land (as defined in the Local Government Act 1993).
Objection	For the purpose of this policy, an objection means a written unique submission objecting to the proposal. Multiple submissions from the same person are to be counted as a single objection. A unique submission is as defined in the Local Planning Panels Direction – Development Applications and Applications to Modify Development Consents dated 6 March 2024 as follows: *A unique submission means a submission which is in substance unique, distinctive or unlike any other submission. It does not mean a petition or any submission that contains the same or*

	substantially the same text. Separate unique submissions may be made in relation to the same issue. One individual, or one household, could potentially submit multiple unique submissions. A petition will be counted as a single submission consistent with section 2.7(6) of the SEPP (Planning Systems) 2021.

A word or expression used in this policy has the same meaning as it has in the Act, and any instruments made under the Act unless it is otherwise defined in this policy.

Policy Statement

This policy aims to manage potential conflicts of interest and increase transparency at all stages of the development process for Council-related DAs ~~development applications~~.

Process for identifying and managing potential conflicts of interest

Identifying whether a potential conflict of interest exists, assessment of level* of *risk and determination of appropriate management controls

The provision of pre-DA advice prior to the lodgement of an application is a standard service provided by the Council. This may involve the provision of detailed written advice relating to a submitted proposal and may involve a meeting with the applicant. Any comments provided in writing or at a meeting are advisory only and do not bind the consent authority in its assessment or determination of a future application.

Where pre-DA advice is given prior to the lodging of a Council-related DA ~~development application~~ the issue of appropriate management controls should be considered by the Executive Manager Planning and Development (or delegate – Manager Planning Assessments or Area Planning Manager) and the proposed approach to addressing conflicts of interest recorded.

When a Council-related DA ~~Development Application~~ is received the Executive Manager Planning and Development (or delegate – Manager Planning Assessments or Area Planning Manager) is to:

i. ~~assess whether the application is one in which a potential conflict of interest exists~~ assess the nature and significance of the conflict of interest and determine the appropriate risk classification and management controls

~~ii. assess the level of risk involved at each phase of the development process, determine what (if any) management controls should be implemented to address the identified conflict of interest (in each phase of the development process if necessary) having regard to any controls and strategies outlined below,~~

ii. document the proposed management approach for the proposal in a management strategy statement that is published on the NSW Planning Portal.

Council-related DAs ~~Development Applications~~ are to be identified as either:

i. Excluded Development
ii. Low-Risk development
iii. Medium-Risk development
iv. High-Risk development

Where relevant a management strategy statement in accordance with the requirements of the Regulation is to be prepared (n.b. the management strategy statement for Excluded Development is that there are no specific management controls).

The Low, Medium and High-Risk categories for Council-related DAs ~~Development Applications~~ are defined below:

Low Risk

A low-risk Council-related DA is:

a. Any application which would have been determined by the Local Planning Panel but for the fact that the Local Planning Panel has delegated its functions as consent authority to Council staff including:

(i) Internal alter~~n~~ations and additions to heritage items
(ii) Temporary installations of public art
(iii) Temporary events
(iv) Outdoor seating (no more than one objection)
(v) Works in public domain, construction of driveways, landscaping and the like (no more than one objection)
(vi) Placement or relocation of kiosks and other minor structures within the public domain (no more than one objection)
(vii) Installation of shade structures and play equipment (no more than one objection)
(viii) Installation of solar panels (no more than one objection)
(ix) Small scale alter~~n~~ations and additions to existing facilities (no more than one objection)
(x) Other small-scale development with a development cost of no more than $100,000 (no more than one objection)

b. Development, which is not excluded development, but which does not meet the Medium Risk or High Risk criteria as set out in this policy

Medium Risk
A medium-risk Council-related DA is: a. Any application for which the Local Planning Panel is the consent authority b. Changes of use which have the capacity to create more than minor impacts on amenity.

High Risk
A high-risk Council-related DA is: a. any application made by or on behalf of Council, or for development substantially on land owned or leased by Council, and for which the Central Sydney Planning Committee is the consent authority b. any matter which is assessed as being high-risk by the CEO, Executive Director City Planning Development & Transport or the Executive Manager Planning and Development due to the particular circumstances of the application (for example, where there is a significant public interest due to the nature of the proposed development)

Where circumstances change throughout the assessment of an application (for example, where public submissions are received objecting to a proposal) the management strategy statement in relation to the application will be reviewed by the Area Planning Manager, in consultation with the Manager Planning Assessments, the Executive Manager Planning and Development or Executive Director City Planning Development & Transport as appropriate and must make any necessary adjustments determined. Where a management strategy statement is updated in the course of assessment of an application it will be updated in the Planning Portal.

Management controls and strategies – Council-related DAs ~~Development Applications~~

For all applications which constitute Council-related development, staff will ensure that written records are kept of all communications between applicant staff and applicants' representatives (whether staff or external consultants). Substantial discussions should occur only in the context of a formal meeting and written records of such meetings are kept. Executive Directors are responsible for ensuring that staff follow strict communications protocols in relation to Council-related development.

In accordance with Sch 1 cl 9B of the Act and the ~~City's~~ statewide Community Participation Plan, all Council-related Development Applications will be publicly exhibited for a minimum of 28 days. The management strategy will be publicly exhibited with the application and will remain publicly available on the NSW Planning Portal.

Council-related DAs ~~development applications~~ are to be accompanied by either a management strategy statement, which explains how Council will manage potential conflicts of interest, or a statement that the council has no management strategy for the application.

The management strategy statement for excluded development is that no additional management controls need to be applied.

However, an application for excluded development may be subject to additional management controls where the CEO, Executive Director City Planning Development & Transport or the Executive Manager Planning and Development determines it is appropriate in the circumstances of the case.

For clarity, the Regulation requires that applications for excluded development must only be accompanied by a statement that the Council has no management strategy for the application in accordance with this Policy.

The management strategy statement in relation to the assessment and determination of Council-related DAs is to be in accordance with the level of risk identified under this Policy. In general, the following management strategies are to be implemented:

i) Excluded development.

No additional management controls need to be applied.

ii) Low Risk

Application assessed and determined by council staff under existing delegations, subject to any specific matters as set out in the management statement for the application.

iii) Medium risk

Application assessed by council staff and determined by the Local Planning Panel. It is noted that in exceptional circumstances it may be considered appropriate for these matters to be assessed by external consultants, and this will be specified in the management statement where applicable.

iv) High risk

Application assessed by external consultants, determined by the Central Sydney Planning Committee (or Local Planning Panel where appropriate).

External consultants engaged under this policy must have no involvement in the preparation of the proposal application and must provide a written declaration of independence.

Where a Council-related DA becomes the subject of any proceeding before the Land and Environment Court (for example, Class 1 merit review proceedings or Class 4 judicial review proceedings), external legal representatives and consultants will be engaged to conduct the matter on behalf of the City.

Other applications

Other development related applications (which are not defined as a Council-related DA ~~Development Application~~), such as applications to modify a consent, or a development application for a development that is subject of a grant from Council, may from time to time raise issues with regards to an actual or perceived conflict of interest.

Conflicts in these cases will be addressed having regard to the same principles as those used in relation to Council-related DAs ~~Development Applications~~. Any management strategy for these applications will be considered on a case-by-case basis consistent with the approach outlined in this policy.

As the application is not a Council-related DA ~~Development Application~~ as defined the management strategy is not required to be published on the Portal under the regulations, and the application will be notified in accordance with the requirements of ~~Council's~~ the statewide Community Participation Plan.

Management controls and strategies – certification and compliance

The management strategy in relation to the regulation of Council-related development (other than excluded development) is that all certification related to applications where the value of works exceeds $2 million, including the issue of construction certificates and occupation certificates, will be undertaken by a private certifier.

The management strategy in relation to the undertaking of enforcement and compliance activities in relation to all Council-related development and all development on council land is as follows:

i. The Executive Manager Planning and Development will oversee all compliance and enforcement activities related to Council-related development and all development on Council land and will provide regular updates on these activities to the Executive Director City Planning Development & Transport.

ii. Where a non-compliance is identified (for example, a breach of development consent conditions or a failure to comply with the terms of a development control order), the matter will be escalated to the Executive Director Legal and Governance for review and consideration of appropriate action. This may include engaging external consultants in order to undertake investigations and/or to peer review recommendations of council staff. Non-compliances will be recorded in the City's Compliance Register until such time as the matter has been rectified.

iii. Where a matter is considered a significant breach of any law, the non-compliance will be referred by the Executive Director Legal and Governance to the compliance staff of the Department of Planning and Environment for advice and action as appropriate.

iv. Any instances of deliberate non-compliance by Council staff may be investigated and dealt with in accordance with the Code of Conduct, Disciplinary Procedure and/or action under relevant legislation if appropriate. Such matters will be referred to the appropriate independent authority or the Department of Planning, Housing and Infrastructure ~~and Environment~~ if it is suspected that an offence has been committed.

All legal proceedings in relation to enforcement and compliance matters for council related development and activities on council land will be conducted by external legal providers, engaging third party consultants to provide expert advice if required.

Example template Management Strategy Statement – Medium Risk matter

Management Strategy – Pre DA	Potential conflict of interest reviewed and identified as Medium Risk. Note: Management strategy statement developed at time of DA lodgement recognising Local Planning Panel as Consent Authority
Management Strategy Statement - **Assessment**	The Council is managing potential conflicts of interest in this matter as follows: • The application will be referred to the Local Planning Panel to determine the development application. • Council development assessment staff not involved with preparing the application will assess the DA. • Council development assessment staff will remain separated from the project team. • Council development assessment staff involved in the assessment of the DA and reviewing of the report to be presented to the Local Planning Panel, will complete a declaration confirming that they do not have a conflict of interest. • The management strategy statement will be amended if necessary if a change in circumstances occurs and/or where the CEO, Executive Director City Planning Development & Transport or the Executive Manager Planning and Development determines that it is appropriate to do so in the circumstances of the case.
Management Strategy Statement – **Compliance / Enforcement**	• A private certifier will be engaged to undertake the certification for the development. • Any complaints and/or compliance activity will be referred to Executive Manager Planning and Development to confirm appropriate course of action and reported to CEO.

References

Laws and Standards
• Environmental Planning and Assessment Act 1979 • Environmental Planning and Assessment Regulation 2021 • Local Government Act 1993 • Roads Act 1993 • Building and Development Certifiers Regulation 2020
Policies and Procedures
• Code of Conduct • Compliance Policy • Prosecution and Civil Enforcement Policy

Review period

This policy will be reviewed every ~~two~~ 4 years.

Approval Status

City of Sydney Council approved this policy on [insert date] ~~16 December 2024~~.

Approval History

Stage	Date	Comment	TRIM Ref
Original Policy	13 March 2023	Developed in reference to requirements of s66A, EP&A Regulation 2021 and Council related Development Application Conflict of Interest Guidelines dated 28 Feb 2023 (Department of Planning and Environment).	2023/157016
Review	16 December 2024	Original policy reviewed and updated to address matters that need to be clarified and to improve the operation of the policy. Updated policy developed in reference to requirements of s66A of the EP&A Regulation 2021 and Council related Development Application Conflict of Interest Guidelines dated 28 Feb 2023 (Department of Planning and Environment).	20234/157016
Review	[insert date]	Policy reviewed and updated to address matters that need to be clarified and to improve the operation of the policy. Updated policy developed in reference to requirements of s66A of the EP&A Regulation 2021 and Council-related Development Application Conflict of Interest Guidelines dated 28 Feb 2023 (Department of Planning and Environment).	2023/157016
Commence Review Date			
Approval Due Date			

Ownership and approval

Responsibility	Role
Author	Manager Planning Assessments – Planning Assessments
Owner	Executive Director City Planning Development & Transport
Endorser	City of Sydney Executive
Approver	City of Sydney Council

Item 6.

Fire Safety Reports

File No: S105001.002

Summary

The City of Sydney (the City) regularly receives building reports from Fire and Rescue NSW in relation to inspections carried out by Fire and Rescue NSW Authorised Officers. These inspection reports are to be brought to Council and Council is required to determine whether to exercise its power to issue fire safety orders under Division 9.3 and Schedule 5 of the Environmental Planning and Assessment Act 1979 (the Act).

In response to Fire and Rescue NSW reports, City staff undertake inspections to ensure fire safety measures are in full operation and that building exits are clear and unimpeded. Fire and Rescue NSW inspections reveal fire safety concerns that require Council as the appropriate regulatory authority to use its discretion and address the concerns observed at the time of the inspection.

Fire and Rescue NSW has powers under the Act to carry out inspections of buildings and it is required to forward its findings to the City.

Fire and Rescue NSW reports received by the City are required to be tabled before Council.

Attached are details of 2 reports received by the City from Fire and Rescue NSW. The attachments deal with 2 properties and include the Fire and Rescue NSW reports and the findings (preliminary or final) by City staff, along with other documentation relevant to that property.

Recommendation

It is resolved that Council:

(A) note the contents of the Fire Safety Reports Summary Sheet, as shown at Attachment A to the subject report

(B) note the inspection reports by Fire and Rescue NSW, as shown at Attachments B and C to the subject report

(C) note the contents of Attachment B and not exercise its power under the Environmental Planning and Assessment Act 1979 to issue a Fire Safety Order at 95 Dalmeny Avenue, Rosebery at this time

(D) note the contents of Attachment C and not exercise its power under the Environmental Planning and Assessment Act 1979 to issue a Fire Safety Order at 93-103 Euston Road, Alexandria at this time.

Attachments

Attachment A. Fire safety reports summary sheet

Attachment B. Inspection report - 95 Dalmeny Avenue, Rosebery

Attachment C. Inspection report - 93-103 Euston Road, Alexandria

Background

1. The City receives inspection reports and recommendations from Fire and Rescue NSW in relation to inspections carried out on buildings located within the local area.

2. Under the Environmental Planning and Assessment Act 1979, (the Act), Fire and Rescue NSW has the power to carry out inspections of buildings to determine if the building has adequate provision for fire safety and/or is compliant with legislation.

3. On average, the City receives approximately 50 such reports each year. They can be prompted by reports from the police or others who have a concern relating to fire safety in a building.

4. The inspection is undertaken to ensure fire safety measures are in full operation and that building exits are clear and unimpeded.

5. When Fire and Rescue NSW carries out such an inspection, a report and any recommendations must be provided to the City.

6. Under the Act, Council is then required to table the report and make a determination as to whether it will exercise its power to issue a Fire Safety Order 1 or 2 in Schedule 5, Part 2 of the Act.

    (a) Fire Safety Order 1 requires a person to do or stop doing certain specified things to improve fire safety.

    (b) Fire Safety Order 2 requires a person to cease conducting an activity on premises where that activity constitutes, or is likely to constitute, a life-threatening hazard or a threat to public health or public safety.

7. Attached are the details of the reports received from Fire and Rescue NSW, including recommendations for further action. The properties have also been reviewed by City staff.

Risks

8. This approach is within the City's risk appetite, which states:

    - We are committed to conducting our activities in full compliance with applicable laws, regulations and relevant industry standards.

Relevant legislation

9. Environmental Planning and Assessment Act 1979.

GRAHAM JAHN AM

Chief Planner / Executive Director City Planning, Development & Transport

Andrew Thomas, Executive Manager Planning and Development

Attachment A

Fire safety reports summary sheet

Fire safety reports summary sheet

Total number of properties tabled: 2

Report – November 2026

Att.	Premises specifics	Actions/ Recommendation
A	Not applicable – Summary Sheet	Summary of clause 17, Schedule 5 matters tabled at Council meeting.
B	95 Dalmeny Avenue, Rosebery	Premises inspected; owners have been issued with corrective action correspondence; follow up compliance site inspections are to be undertaken to ensure fire safety works are satisfactorily completed.
C	93-103 Euston Road, Alexandria	Premises inspected; owners have been issued with corrective action correspondence; follow up compliance site inspections are to be undertaken to ensure fire safety works are satisfactorily completed.

Attachment B

Inspection Report
95 Dalmeny Avenue, Rosebery



Figure 1: 95 Dalmeny Avenue, Rosebery viewed from the west



Figure 2: Location map of 95 Dalmeny Avenue, Rosebery

Council Investigation Officer Inspection and Recommendation Report; Clause 17(2) Part 8 of Schedule 5 of the Environmental Planning and Assessment Act 1979 (the Act)

Officer: **Luke Jeffree**

Date: **22 September 2026**

Premises: **95 Dalmeny Avenue, Rosebery**

Executive Summary

1. The City of Sydney (the City) received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises dated 28 August 2026 with respect to matters of fire safety.

2. The premises consists of an 8-storey residential apartment building.

3. The City inspected the premises on 9 September 2026, accompanied by the building manager. This inspection identified fire safety provisions requiring maintenance, which can be addressed under the City's instruction.

Chronology

Date	Event
28 August 2026	FRNSW correspondence received
9 September 2026	The City inspected the premises identifying deficiencies in fire safety.
21 September 2026	The City issued a corrective action letter requiring identified deficiencies be rectified by 20 November 2026. These works related to the building’s automatic smoke detection and alarm system, hydrant system and automatic fire suppression system.

Fire and Rescue NSW Report

4. Fire and Rescue NSW conducted an inspection of the subject premises on 6 August 2026.

Issues

5. The report from Fire and Rescue NSW detailed issues as shown in the table below.

Ref	Issue	City response
	Provisions for Fire Safety	
	Automatic Smoke Detection and Alarm System (ASDAS)	
1.	Three faults were displayed on the Fire Detection Control and Equipment (FDCIE).	The City's inspection on 9 September 2026 confirmed that the fault conditions raised by FRNSW relating to Block G Ground Level and Level 1 were no longer displayed. A fault indication remained displayed on FDCIE in relation to Block G Level 4 (Zone 31). Block G forms part of Strata Plan No 92181. In response, the City issued corrective action letter on 21 September 2026 requiring the fault to be rectified by an appropriately qualified person with certification to be submitted to the City by 20 November 2026, addressing this issue.
	Fire Hydrant system	
	The Hydrant Booster Assembly	
2A.	The nominated fire hydrant boost pressure of 800 kPa may be insufficient to achieve the required pressure at the most hydraulically disadvantaged hydrant.	The City's inspection on 9 September 2026 confirmed that the fire hydrant booster signage stated a boost pressure of 800 kPa. The pressure gauge at the booster assembly indicated approximately 1000 kPa. Further technical review of the boost pressure is required. In response, the City issued a corrective action letter on 21 September 2026 requiring review of the fire hydrant boost pressure and associated signage by an appropriately qualified person, with certification to be submitted to Council by 20 November 2026.

Ref	Issue	City response
2B.	The 150mm hydrant booster supply pipe was heavily corroded at ground level and was not adequately protected against corrosion.	The City's inspection on 9 September 2026 confirmed that corrosion was present to the 150 hydrant booster supply pipe at ground level. Further technical review of the affected pipework is required, having regard to the matter raised by FRNSW. In response, the City issued a corrective action letter on 21 September 2026 requiring review of the affected pipework by an appropriately qualified person, with certification to be submitted to Council by 20 November 2026.
	Automatic Fire Suppression System	
3.	The sprinkler booster was not marked with the maximum allowable pressure inlet pressure.	The City's inspection on 9 September 2026 confirmed that the sprinkler booster was not marked with the maximum allowable inlet pressure. Further technical review of the maximum allowable inlet pressure is required having regard to the matter raised by FRNSW. In response, the City issued a corrective action letter on 21 September 2026 requiring review of the maximum allowable inlet pressure by an appropriately qualified person and booster appropriately marked with certification to be submitted to Council by 20 November 2026. Follow up inspections will be undertaken to ensure the work is completed, addressing this issue.
4.	The 150mm sprinkler booster supply pipe was heavily corroded at ground level and was not adequately protected against corrosion.	The City's inspection on 9 September 2026 confirmed that corrosion was present on the 150 mm sprinkler booster supply pipe at ground level.

Ref	Issue	City response
		In response, the City issued a corrective action letter on 21 September 2026 requiring review of the affected pipework by an appropriately qualified person, with certification to be submitted to Council by 20 November 2026.
5.	The spares box did not contain a sufficient supply of sprinkler heads	The City's inspection on 9 September 2026 confirmed that a number of spare sprinkler heads were provided within the sprinkler spares box. Upon review, the available stock was considered insufficient. In response, the City has issued a corrective action letter on 21 September 2026 requiring the sprinkler spares box to be appropriately stocked by 20 November 2026. Follow up inspections will be undertaken to ensure the work is completed, addressing this issue.
	Regulatory requirements	
	Fire Safety Statements	
6.	A current Annual Fire Safety Statement (AFSS) was not prominently displayed at the premises	The City's inspection on 9 September 2026 confirmed that a current AFSS was prominently displayed at the premises, addressing this issue.

6. FRNSW have recommended that the City inspect the subject premises and appropriately address noted (and other) deficiencies identified within their report.

Council Investigation Officer Recommendations

7. As a result of site inspections undertaken by the Council Investigation Officer, a corrective action letter was issued on 21 September 2026 to the building owners to address the fire safety deficiencies identified by the City and FRNSW.

8. It is recommended that the Commissioner of FRNSW be informed of the City's decision.

File Ref. No: FRN12/2413 - BFS26/6035 - 7000003770
TRIM Ref. No: D26/130912
Contact: Station Officer David Weekes

28 August 2026

General Manager
City of Sydney Council
GPO Box 1591
SYDNEY NSW 2001

Email: council@cityofsydney.nsw.gov.au

Attention: Manager Compliance / Fire Safety

Dear Sir / Madam

Re: INSPECTION REPORT
GENESIS
95 DALMENY AVENUE ROSEBERY (hereafter "the premises")

Fire and Rescue NSW (FRNSW) received correspondence concerning the adequacy of the provision for fire safety in or in connection with the premises.

Pursuant to Section 9.32(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), Authorised Fire Officers from the Fire Safety Compliance Unit of FRNSW inspected the premises on 6 August 2026.

On behalf of the Commissioner of FRNSW, the comments in this report are provided under Section 9.32(4) and Schedule 5, Part 8, Section 17(1) of the EP&A Act.

COMMENTS

The fire safety concern received by FRNSW detailed with evidence of the Fire Control Room (FCR) being used as office space for building management which blocked access to the Fire Indicator Panel (FIP). At the time of inspection, the room had been cleared out except for 1 desk in the corner that was out of the way of any controls required by FRNSW operations. The building also only requires a Fire Control Centre (FCC) which does not restrict the use of the room like a FCR does.

The following items were identified in relation to the provisions for fire safety:

Provisions for Fire Safety

Automatic Smoke Detection and Alarm System (ASDAS)

1. The Fire Detection Control and Indicating Equipment (FDCIE) indicated 3 Faults:

   i. *'Block G Level 4 Unit 3'*

   ii. *'Block G Ground Level'*

   iii. *'Block G Level 1 Unit 12'*

Fire Hydrant System

2. The hydrant booster assembly:

   A. Taking into account, head pressure, friction loss, and 700kPa required at the most disadvantaged hydrant, FRNSW are of the opinion that the boost pressure displayed at the fire hydrant booster cabinet of 800kPa is incorrect and will not achieve the minimum required pressure contrary to the requirements of Table 2.2 of Australian Standard (AS) 2419.1-2005. In this regard, FRNSW identified the height of the highest hydrant to be 21.75m above the booster and would expect a boost pressure closer to 1100 kPa.

   B. The 150mm pipe on the supply (feed) line to the hydrant booster was not protected against corrosion contrary to the requirements of Clause 8.6.2 of AS 2419.1-2005. In this regard, FRNSW identified the pipework to be heavily corroded at ground level (See *Figure 1* below).

      The pooled water that is contributing to the corrosion appears to be coming from a leaking domestic supply.



Figure 1

Automatic Fire Suppression System

3. The sprinkler booster was not marked with a maximum allowable inlet pressure contrary to the requirements of Clause 4.4.3 of AS 2118.1-1999.

4. The 150mm pipe on the supply (feed) line to the sprinkler booster was not protected against corrosion contrary to the requirements of Clause 7.11.3 of AS 2118.1-2017. In this regard, FRNSW identified the pipework to be heavily corroded at ground level (See *Figure 2* below).

   The pooled water that is contributing to the corrosion appears to be coming from a leaking domestic supply.



Figure 2

5. A sufficient supply of spare sprinkler heads was not provided within the sprinkler spares box contrary to the requirements of Clause 6.7 of AS 2118.1-2017.

Regulatory Requirements

Fire Safety Statements

6. A current Annual Fire Safety Statement (AFSS) was not prominently displayed at the premises in accordance with Section 89 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR21).

FRNSW believes that there are inadequate provisions for fire safety within the building.

RECOMMENDATIONS

FRNSW recommends that Council:

a. Review item no. 1 through to item no. 6 of this report and conduct an inspection.

b. Address any other deficiencies identified on the premises.

Please be advised that Schedule 5, Part 8, Section 17(2) requires any report or recommendation from the Commissioner of FRNSW to be tabled at a Council meeting. FRNSW refers this matter to the Council as the appropriate regulatory authority and

awaits the Council's advice regarding its determination under Schedule 5, Part 8, Section 17 (4) of the EP&A Act.

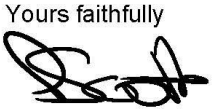
LIMITATIONS

The items listed in the comments of this report are based on the following limitations:

- FRNSW's inspection of the premises may have been conducted without having the development consent and / or approved plans as a reference.
- FRNSW's inspection of the premises was a non-invasive visual inspection.
- FRNSW authorised fire officers may not have been able to access all areas of the premises at the time of inspection.
- The following parts of the premises were not able to be inspected:
    - All residential levels
    - SOU's

Please do not hesitate to contact Station Officer David Weekes of FRNSW's Fire Safety Compliance Unit at FireSafety@fire.nsw.gov.au or call (02) 9742 7434 if you have any questions or concerns regarding the above matters. Please ensure that you refer to file reference FRN12/2413 - BFS26/6035 - 7000003770 for any future correspondence concerning this matter.

Yours faithfully



Paul Scott
Team Leader
Fire Safety Compliance Unit

Attachment C

Inspection Report
93-103 Euston Road, Alexandria



Figure 1: 93-103 Euston Road, Alexandria, viewed from the north-west



Figure 2: Location map of 93-103 Euston Road, Alexandria

Council Investigation Officer Inspection and Recommendation Report; Clause 17(2) Part 8 of Schedule 5 of the Environmental Planning and Assessment Act 1979 (the Act)

Officer: **Hieu Van Luu**

Date: **17 September 2026**

Premises: **93-103 Euston Road, Alexandria**

Executive Summary

1. The City of Sydney (the City) received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises dated 1 September 2026 with respect to matters of fire safety.

2. The premises consists of a 4-storey building used for residential accommodation.

3. The City inspected the premises on 17 September 2026, accompanied by the building manager. This inspection identified fire safety provisions requiring maintenance, which can be addressed under the City's instruction.

Chronology

Date	Event
1 September 2026	FRNSW correspondence received
17 September 2026	The City inspected the premises identifying deficiencies in fire safety
22 September 2026	The City issued a corrective action letter requiring identified deficiencies be rectified by 21 December 2026. This includes maintenance works to the fire door, removal of security screen door, removal of potted plants in public corridors and submission of fire safety report justifying concessions in relation to the provision of a sprinkler system.

Fire and Rescue NSW Report

4. Fire and Rescue NSW conducted an inspection of the subject premises on 23 June 2026.

Issues

5. The report from Fire and Rescue NSW detailed issues as shown in the table below.

Ref.	Issue	City response
	Fire Resistance	
1	Smoke doors to the residential corridors did not return to the fully closed position.	The City's inspection on 17 September 2026 found the doors had already been rectified prior to inspection, addressing this matter.
2	The self-closers of the fire doors to the basement garbage room were broken and failed to return to the fully closed position, contrary to the requirements of Clause C4D5 and Specification 12 of the NCC.	The City's inspection on 17 September 2026 observed new doors had been installed with new self-closing mechanism, addressing this matter.
3	Gaps were apparent above the fire door adjacent to the carpark sliding fire door, which may compromise the integrity of the fire wall which separates the carpark,	The City's inspection on 17 September 2026 found gaps above the fire door. In response, the City issued a corrective action letter on 22 September 2026, requiring fire sealing be installed by 21 December 2026. Follow up inspections will be undertaken to ensure works are completed in accordance with the City's instructions.
4	Security screen doors have been installed on the outside of multiple Sole Occupancy Unit (SOU) entry doors throughout the premises. In that regard, the following is noted:	
i	Screen doors promote the occupants to 'chock open' the SOU entry fire door	The City's inspection on 17 September 2026 found security doors installed. In response, the City issued a corrective action letter on 22 September 2026, requiring screen doors be removed by 21 December 2026.
ii	It is noted that the screen doors have been mechanically fixed to the metal doorframe with an opening having been cut through the frame at the strike plate to accommodate the latching bolt	

Ref.	Issue	City response
		Follow up inspections will be undertaken to ensure works are completed in accordance with the City's instructions.
	Automatic Smoke Detection and Alarm System (ASDAS)	
5	A Zone Block Plan was not provided at the Fire Brigade Panel.	The City's inspection on 17 September 2026 confirmed a block plan was not provided. In response, the City issued a corrective action letter on 22 September 2026, requiring signage be installed by 21 December 2026. Follow up inspections will be undertaken to ensure works are completed in accordance with the City's instructions.
6	The garbage room to the southern end of the basement did not contain a smoke detector	The City's inspection on 17 September 2026 found a smoke detector had already been installed prior to the City's inspection, addressing this matter.
	Fire Hydrant System	
7	The fire hydrant system appears to be installed in accordance with AS2419.1-1994. In that regard, the following is noted: -	
i.	Boost pressure and test pressure signage was not provided at the booster assembly	The City's inspection on 17 September 2026 found that new booster assembly and booster signage have been installed, addressing this matter.
ii.	The non-return valve at the booster assembly appears to have been installed incorrectly. The welded arrow on the non-return valve indicating the direction of flow is in the wrong direction, with the arrow pointing towards the feed hydrants.	The City's inspection on 17 September 2026 found the non-return valve at the booster assembly has been rectified, addressing this matter.

Ref.	Issue	City response
iii.	The highest hydrant above the booster inlets appears to be greater than 5m however no isolating valve has been provided to isolate the boost inlet connection, contrary to the requirements of Clause 5.6.5.	The City's inspection on 17 September 2026 observed the booster inlets had already been rectified, addressing this matter.
iv.	Storz couplings, compatible with FRNSW firefighting hose connections have not been provided to all fire hydrant valves throughout the premises,	The City's inspection on 17 September 2026 found the compatible Storz couplings had already been installed, addressing this matter.
	Sprinkler System	
8	The building has a rise in stories of 4 and has not been provided with a sprinkler system.	The City's inspection on 17 September 2026 found the building's age predates the requirement to install a sprinkler system. During the inspection the building manager advised the owners will commission a registered fire engineer to submit to Council a satisfactory fire safety report justifying why the existing building does not require the installation of a sprinkler system. To ensure this report is submitted, the City issued a corrective action letter on 22 September 2026, requiring the report to be submitted by 21 December 2026.
	Regulatory Requirements	
	Fire Safety – Essential Fire Safety Measures	
	Section 81 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (the DCFS Regulation) requires maintenance of Essential Fire Safety Measures to a standard no less than when first installed. In that regard, the following is noted:	

Ref.	Issue	City response
9	Automatic Smoke Detection and Alarm System (ASDAS): At the time of the inspection the Fire Brigade Panel indicated one fault to the ASDAS (Zone 8 Level 2). Following the inspection, FRNSW contacted the Strata Manager responsible for the premises who agreed to investigate.	The City's inspection on 17 September 2026 found that all faults had been rectified, addressing this matter.
10	Maintenance Logbooks: The maintenance logbooks / summary records relating to the following Essential Fire Safety Measures could not be located on site, contrary to the provisions of Section 81A(2) of the DCFS Regulation. • Fire Hose Reels • Fire doors • Portable fire extinguishers	The City's inspection on 17 September 2026 confirmed that the records are now maintained electronically, addressing this matter.
	<u>Annual Fire Safety Statements</u>	
11	Section 88 of the DCFS Regulation requires the AFSS be updated annually. At the time of the inspection, the AFSS that was displayed did not appear to be up to date.	The City's inspection on 17 September 2026 found that the current Annual Fire Safety Statement was displayed next to the fire indicator panel, addressing this matter.

6. FRNSW have recommended that the City inspect the subject premises and appropriately address noted (and other) deficiencies identified within their report.

Council Investigation Officer Recommendations

7. As a result of site inspections undertaken by the Council Investigation Officer, a corrective action letter was issued on 22 September 2026 to the building owners to address the fire safety deficiencies identified by the City and FRNSW.

8. It is recommended that the Commissioner of FRNSW be informed of the City's decision.

File Ref. No: FRN26/2012 - BFS26/4652 - 7000002818
TRIM Ref. No: D2026/128619
Contact: Conor Hackett

1 September 2026

General Manager
City of Sydney
GPO Box 1591
SYDNEY NSW 2001

Email: council@cityofsydney.nsw.gov.au

Attention: Manager Compliance/Fire Safety

Dear Sir / Madam

Re: INSPECTION REPORT
SP 72036
93-103 EUSTON ROAD, ALEXANDRIA ("the premises")

Fire and Rescue NSW (FRNSW) received correspondence concerning the adequacy of the provision for fire safety in or in connection with the premises.

Pursuant to Section 9.32(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), Authorised Fire Officers from the Fire Safety Compliance Unit of FRNSW inspected 'the premises' on 23 June 2026.

On behalf of the Commissioner of FRNSW, the comments in this report are provided under Section 9.32(4) and Schedule 5, Part 8, Section 17(1) of the EP&A Act.

COMMENTS

The following items were identified in relation to the provisions for fire safety:

Fire Resistance

1. A number of smoke doors to the residential corridors did not return to the fully closed position (when the door release button was pressed), contrary to the requirements of Clause C3D15 and Specification 12 of the National Construction Code (NCC).

2. The self-closing mechanism on the double fire safety doors to the basement garbage room was broken and the doors failed to return to the fully closed position after opening, contrary to the requirements of Clause C4D5 and Specification 12 of the NCC.

3. Gaps were apparent above the fire door adjacent to the carpark sliding fire door, which may compromise the integrity of the fire wall which separates the carpark, contrary to the requirements of Clause C3D8 and Specification 5 of the NCC.

4. Security screen doors have been installed on the outside of multiple Sole Occupancy Unit (SOU) entry doors throughout the premises. In that regard, the following is noted:

    i. Screen doors promote the occupants to 'chock open' the SOU entry fire door, contrary to the requirements of Clause C4D12 of the NCC which requires a doorway in a Class 2 SOU be protected by a fire door which is equipped with a device which returns the door to the fully closed position immediately after each opening.

    ii. It is noted that the screen doors have been mechanically fixed to the metal doorframe with an opening having been cut through the frame at the strike plate to accommodate the latching bolt. In that regard, it is unclear whether the screen door and associated fixings form part of the tested specimen which has been subjected to fire resistance tests in accordance with AS 1530.4 and AS 1905.1.

    See FRNSWs position statement summary - security screen doors fitted to sole-occupancy units – for further information.

Automatic Smoke Detection and Alarm System (ASDAS):

5. A Zone Block Plan was not provided at the Fire Brigade Panel, contrary to the requirements of Clause 3.10 of AS1670.1-2018.

6. The garbage room to the southern end of the basement did not contain a smoke detector, contrary to the requirements of Clause S20C4(2)(a)(ii) of Specification 20 of the NCC.

Fire Hydrant

7. The fire hydrant system appears to be installed in accordance with AS2419.1-1994. In that regard, the following is noted:

    i. Boost pressure and test pressure signage was not provided at the booster assembly, contrary to the requirements of Clause 5.6.7.

    ii. The non-return valve at the booster assembly appears to have been installed incorrectly. The welded arrow on the non-return valve indicating the direction of flow is in the wrong direction, with the arrow pointing towards the feed hydrants, contrary to the requirements of Clause 5.6.4.

iii. The highest hydrant above the booster inlets appears to be greater than 5m however no isolating valve has been provided to isolate the boost inlet connection, contrary to the requirements of Clause 5.6.5.

iv. Storz couplings, compatible with FRNSW firefighting hose connections have not been provided to all fire hydrant valves throughout the premises, in accordance with the requirements of Clause 5.2 and 5.6.4 of AS 2419.1 and 'FRNSW Fire safety guideline, Technical information – FRNSW Compatible Storz hose connections.

Sprinkler System

8. The building has a rise in stories of 4 and has not been provided with a sprinkler system, contrary to the requirements of Clause E1D4 and E1D6 of the NCC. Council is referred to the FRNSW Position Statement Summary – Fire sprinklers in Class 2 and 3 buildings.

Regulatory Requirements

Fire Safety – Essential Fire Safety Measures

Section 81 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (the DCFS Regulation) requires maintenance of Essential Fire Safety Measures to a standard no less than when first installed. In that regard, the following is noted:

9. *Automatic Smoke Detection and Alarm System (ASDAS):*

   At the time of the inspection the Fire Brigade Panel indicated one fault to the ASDAS (Zone 8 Level 2).

   Following the inspection, FRNSW contacted the Strata Manager responsible for the premises who agreed to investigate.

10. *Maintenance Logbooks:*

    The maintenance logbooks / summary records relating to the following Essential Fire Safety Measures could not be located on site, contrary to the provisions of Section 81A(2) of the DCFS Regulation.

    - Fire Hose Reels
    - Fire doors
    - Portable fire extinguishers

Annual Fire Safety Statements

11. Section 88 of the DCFS Regulation requires the AFSS be updated annually. At the time of the inspection, the AFSS that was displayed did not appear to be up to date.

FRNSW believes that there are inadequate provisions for fire safety within the building.

RECOMMENDATIONS

FRNSW recommends that Council:

a. Review item no. 1 through to item no. 11 of this report and conduct an inspection.

b. Address any other deficiencies identified on the premises.

Please be advised that Schedule 5, Part 8, Section 17(2) requires any report or recommendation from the Commissioner of FRNSW to be tabled at a Council meeting. FRNSW refers this matter to the Council as the appropriate regulatory authority and awaits the Council's advice regarding its determination under Schedule 5, Part 8, Section 17 (4) of the EP&A Act.

LIMITATIONS

The items listed in the comments of this report are based on the following limitations:

- FRNSW's inspection of the premises may have been conducted without having the development consent and / or approved plans as a reference.
- FRNSW's inspection of the premises was a non-invasive visual inspection.
- FRNSW authorised fire officers may not have been able to access all areas of the premises at the time of inspection.
- Sole Occupancy Units were not accessible.

Please do not hesitate to contact Conor Hackett of FRNSW's Fire Safety Compliance Unit at FireSafety@fire.nsw.gov.au or call (02) 9742 7434 if there are any questions or concerns about the above matters. Please refer to file reference FRN26/2012 - BFS26/4652 - 7000002818 regarding any correspondence concerning this matter.

Yours faithfully

Conor Hackett
Senior Building Surveyor
Fire Safety Compliance Unit