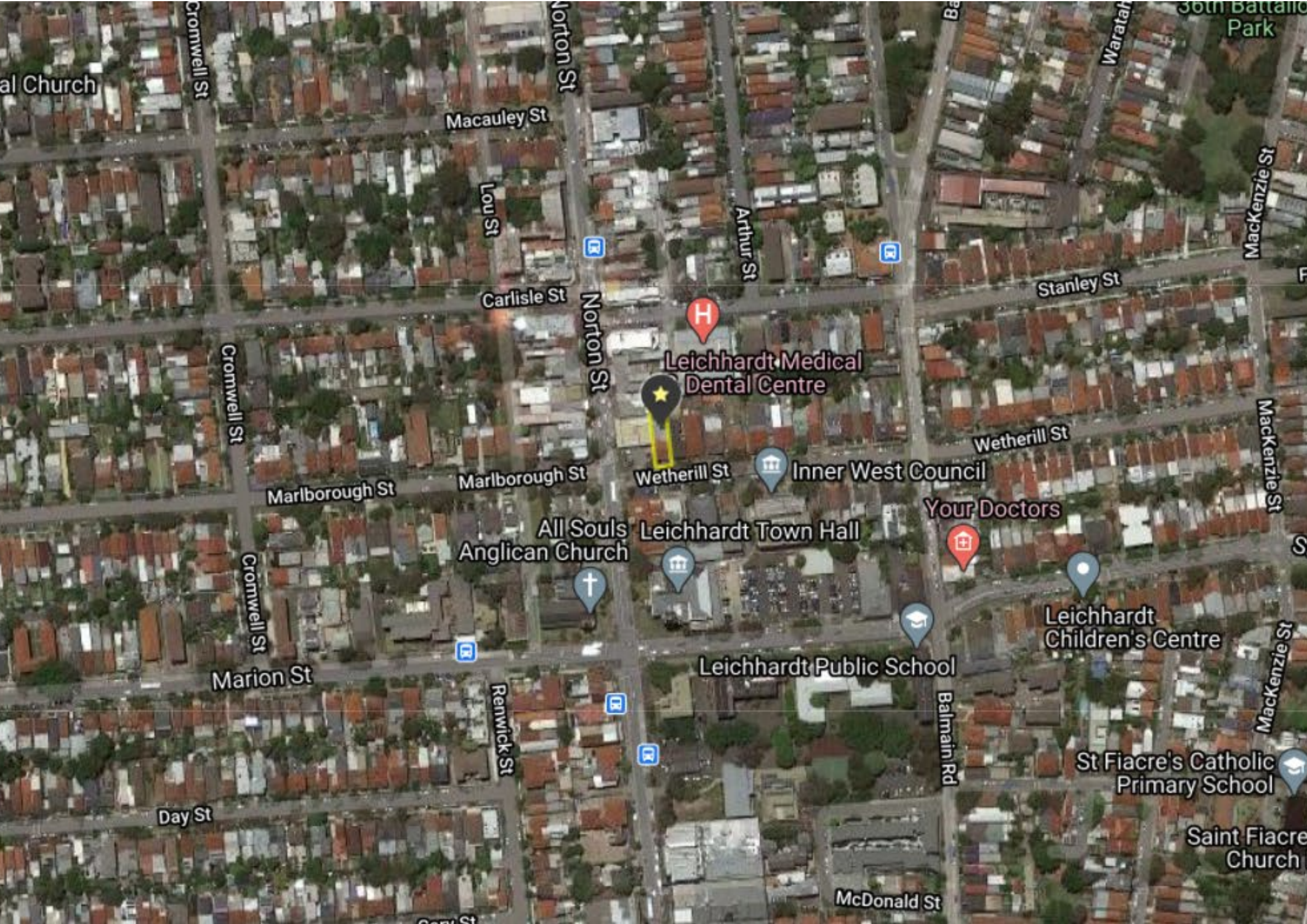


6 Wetherill Street

Leichhardt

INFORMATION MEMORANDUM





al Church

Cromwell St

Norton St

Macauley St

Lou St

Arthur St

Waratah

36th Battalion Park

Mackenzie St

Stanley St

Carlisle St

Norton St

Leichhardt Medical  
Dental Centre

Cromwell St

Wetherill St

Marlborough St

Marlborough St

Wetherill St

Inner West Council

All Souls  
Anglican Church

Leichhardt Town Hall

Your Doctors

Marion St

Cromwell St

Renwick St

Leichhardt Public School

Leichhardt  
Children's Centre

Day St

Balmain Rd

St Fiacre's Catholic  
Primary School

Saint Fiacre  
Church

McDonald St

# FOREWORD

Located right at the heart of Leichhardt's bustling town centre, this characterful Victorian Gothic full brick freestanding house offers a wealth of opportunity to renovate, extend or redevelop on the wide 379.4sqm sqm block with ideal Northerly rear aspect. Zoned B2 Local Centre under the Leichhardt Council LEP 2013, this distinctive property lends itself equally to commercial or residential occupation in this popular Inner West lifestyle suburb. Renovate for a superb 4-bedroom period home or distinctive boutique commercial accommodation or carry out sympathetic redevelopment for residential, commercial or mixed use premises (STCA).

## KEY PROPERTY FEATURES:

- + Classic freestanding Victorian Gothic full brick cottage on level 379.4sqm block
- + High pressed metal ceilings, ornate cornices, picture rails & tall skirting boards
- + Expansive floorplan with potential for four bedrooms or numerous separate offices
- + Grand original lounge with bay window, stone fireplace & dividing doors to dining
- + RC/AC, NBN cabling, gas kitchen, modern bathroom, external laundry with 2nd shower
- + Private North-facing walled garden with brick workshop/garage at rear of block
- + 9.72m frontage with fenced front garden and steps up to traditional front veranda

# LOCATION

Leichhardt is one of the Inner West's most popular café, food, entertainment and shopping destinations. While the area is best known for its Italian coffee shops and eateries, Leichhardt now has a more cosmopolitan flavour with a world of different cultures creating a vibrant menu of restaurants, cafes, takeaways and bars.

This bustling town centre features two main shopping centres with tenants including Target, Woolworths, Coles and Harris Farm Markets, along with numerous fashion boutiques, bookstores, technology, medical and health services and the Palace Cinema. It's an eating, entertainment, shopping and business destination which is much loved by locals, Inner West residents and visitors alike.

6 Wetherill Street is located close to the corner of Wetherill Street and Norton Street, opposite the original 1888 Leichhardt Post Office and Town Hall and with Council parking next door. Its high visibility and high traffic-flow position makes it ideal for a range of businesses, consultants and creative services, with neighbouring including health and medical providers, financial consultants, offices and a child care centre. Leichhardt's central location and high quality amenities has underpinned strong growth in residential property values with median prices for a four-bedroom home almost doubling over the past 8 years according to realestate.com.au (median \$1.08 in 2012 to \$1.98 in 2020).

Popular with families who want the buzz and convenience of Inner West lifestyle, Leichhardt is serviced by well-respected primary and high schools, with Leichhardt Public School, St Fiacres Catholic Primary School and Sydney Secondary College less than 500m from 6 Wetherill Street. Excellent bus services and light rail to the Inner West and City make it an attractive suburb for professionals, families and students alike, with easy access to universities, major hospitals, top schools, the M4 and West Connex into the City just 7km away.

Leichhardt was proclaimed a municipality in 1871, named after famous Prussian explorer Ludwig Leichhardt. Since the middle of the 20th century, Leichhardt has been a centre for the Italian community, reflected in the many Italian-owned businesses in the area, the Italian Forum Cultural Centre and the annual Italian Fiesta on Norton Street. Today, it has a population of close to 15,000 people (2015 census), with a median age of 36 and of whom 64.5% were born in Australia.

6 Wetherill Street is set within the Wetherill Estate Conservation Area. The Wetherill Estate was subdivided in 1875 and by 1888 there were 114 buildings erected within the subdivision – 93 brick constructions and 16 weatherboard and 5 unknown construction. It is one of a number of conservation areas which collectively illustrate the nature of Sydney's early suburbs and Leichhardt's suburban growth particularly between 1871 and 1891, with pockets of infill up to the end of the 1930s.

This area is significant for illustrating development over sixty years between 1870s–1930s and includes civic, ecclesiastical and commercial buildings and a variety of housing. It is of aesthetic significance for the landmark quality of its public buildings which include the 1888 Methodist Hall (Leichhardt Uniting Church) and 1888 Leichhardt Post Office, designed by Colonial architect James Barnet in Victorian Italianate Style.





# PROPERTY DETAILS

The full brick Victorian cottage is set on an approx 379.4sqm (15 perches) block with a 9.725 metre frontage to Wetherill Street (31ft 11 inches) and 9.766 metre rear boundary. The block has a Northerly rear aspect.

The size is Zoned B2 Local Centre under the Leichhardt Council LEP 2013 and draft Inner West LEP 2020 and development is guided by the Leichhardt DCP 2013

## TITLE DETAILS

Lot 1 DP 210449

## SITE AREA

379.4sqm

BOUNDARY	METRES
Northern	9.7m
Southern (Frontage)	9.7m
Eastern	39.6m
Western	39.6m

## ZONING

Zoned B2 Local Centre under the Leichhardt Council Local Environmental Plan 2013 and Draft Inner West Local Environmental Plan 2020.

B2 Local Centre Zoning aims to provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area and to encourage employment opportunities. It aims to provide a mixture of compatible land uses and allows appropriate commercial and residential uses to support the vitality of local centres and aims to integrate suitable businesses, office, residential, retail and other development in accessible locations.

Under the Leichhardt LEP, residential occupation is permitted without consent. Commercial uses permitted with consent include: childcare facilities, commercial premises, dual occupancy, semi-detached and multi-dwelling housing, medical centres, light industry, education establishments and entertainment & recreational facilities.



The maximum Floor Space Ratio for development is 1.0/1.0 with an exception to 1.5/1.0 for redevelopment that creates an Active Street Frontage (Clause 4.4A). This floor space exemption offers an incentive for mixed use development (including residential accommodation) in Zone B1 and Zone B2 Local Centre that incorporates active street frontages and is compatible with the desired future character of the area in relation to its bulk, form, uses and scale.

6 Wetherill Street is set within the Wetherill Estate Conservation Area under the Leichhardt Council LEP 2013. Development consent is required to demolish, move or alter the exterior of a building within a heritage conservation area. Complying Development under the State Environmental Planning Policy (Exempt & Complying Development Codes) may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

### COUNCIL DETAILS

Inner West Council

Customer service: (02) 9392 5000

Email: [council@innerwest.nsw.gov.au](mailto:council@innerwest.nsw.gov.au)

Website: [www.innerwest.nsw.gov.au](http://www.innerwest.nsw.gov.au)

Leichhardt Service Centre

7-15 Wetherill Street, Leichhardt  
Monday to Friday, 8:30am to 5pm

Mail: Inner West Council  
PO Box 14  
Petersham NSW 2049





# PLANNING CONTROLS

## CURRENT ZONING

The property is zoned B2 Local Centre under the Leichhardt LEP 2013.

[Click here](#) to download the Zoning Map

## FLOOR SPACE RATIO

The FSR for the subject property is currently 1.5 : 1

[Click here](#) to download the Floor pace Ratio Map

# SALE DETAILS

## CONTRACT OF SALE

Please contact Roger Mickhail for a copy of the draft Contract of Sale.

## AUCTION

The property will be sold by way of Auction on Saturday 27 March 2021 at 11AM

Auction Venue: Onsite 6 Wetherill Street, Leichhardt NSW 2040

## CONTACT DETAILS

Roger Mickhail

0414 650 048

[roger@rogermickhail.com.au](mailto:roger@rogermickhail.com.au)



**6 Wetherill Street, Leichhardt**

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# ANNEXURE

Deposited Plan

Form 1

OFFICE USE ONLY

**PLAN OF**  
 Subdivision of Lot 8, Sec. 3,  
 Deposited Plan 190.

Mun. Shire City. Leichhardt.  
 Town or Locality. Leichhardt.  
 Parish. Petersham.  
 County. Cumberland.

Scale. 30 feet to an inch.

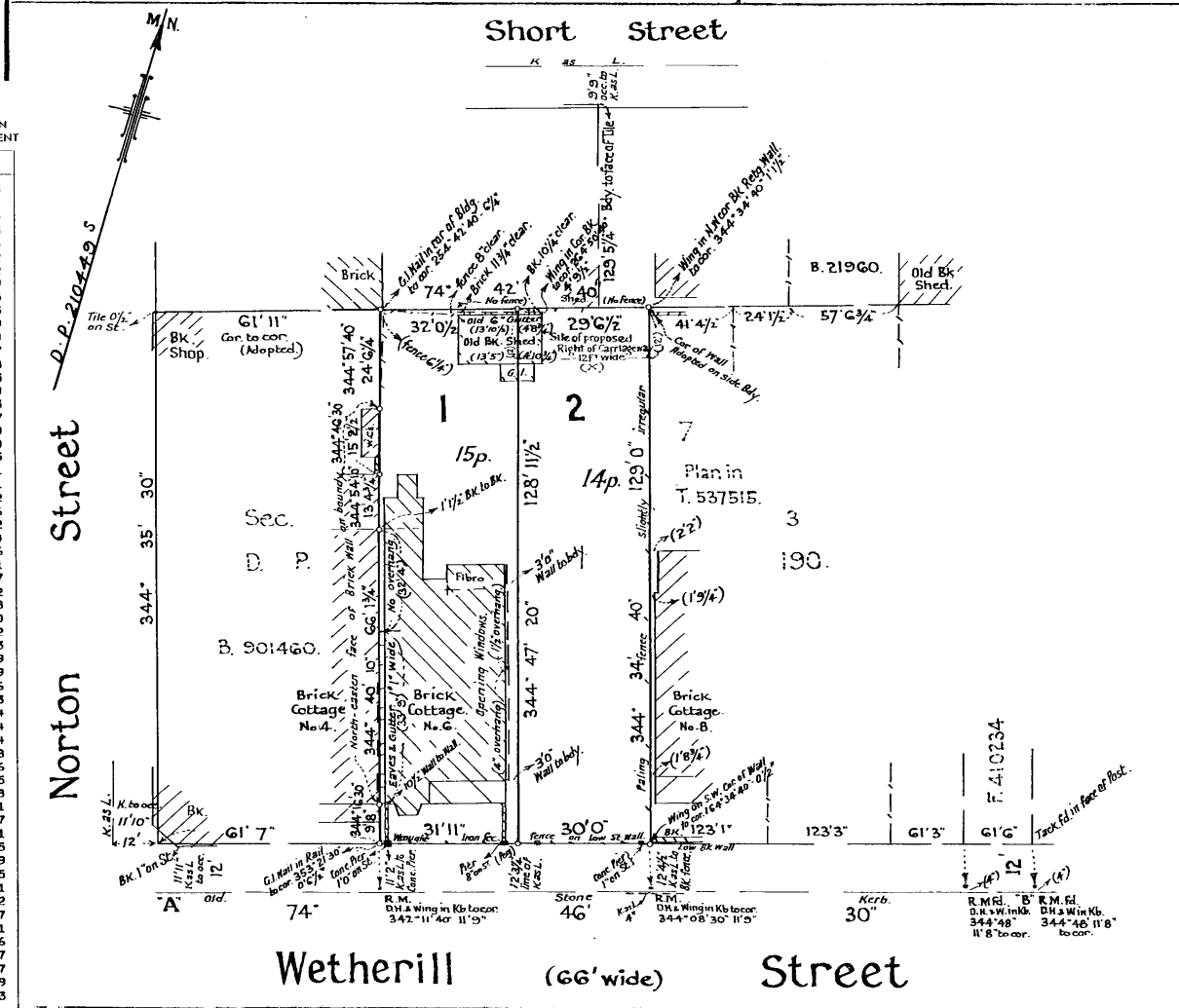
DP210449 s (E)  
 Registered: *29-6-62*  
 C.A.: N<sup>o</sup>. 705 of 30-1-62.  
 Title System: *Torrens*  
 Purpose: *Subdivision*  
 Ref. Map: *sh. 9*  
 Last Plan: *D. P. 190*

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 210449

FEET INCHES	METRES
0 1/2	0.013
1	0.025
1 1/2	0.038
4	0.102
6	0.152
6 1/4	0.159
6 1/2	0.165
8	0.203
9	0.229
10 1/4	0.260
10 1/2	0.267
11 3/4	0.298
1	0.305
1	0.330
1 1/2	0.343
1 3/4	0.527
1 9/4	0.540
2	0.660
3 4 3/4	1.035
4 8 3/4	1.441
9 1/2	1.661
4 10 3/4	1.492
9 8	2.946
9 9	2.972
11 2	3.404
11 8	3.556
11 9	3.581
11 10	3.607
11 11	3.632
12	3.658
12 3 1/4	3.740
12 4 1/2	3.772
13 4 3/4	4.083
13 5	4.089
13 10 1/2	4.229
15 2 1/2	4.636
24 1 1/2	7.353
24 6 1/4	7.474
29 6 1/2	9.004
30	9.144
31 11	9.728
32 0 1/2	9.766
32	9.855
33	10.058
33 0 1/2	10.071
33 9	10.287
41 4 1/2	12.611
57 6 3/4	17.545
61 3	18.669
61 6	18.745
61 7	18.771
61 11	18.872
66	20.117
66 1 3/4	20.161
123 1	37.516
123 3	37.567
128 11 1/2	39.307
129	39.319
129 5 1/4	39.453

AC RD P SQ M  
 - - 14 354.1  
 - - 15 379.4



Signatures, Seals and Statements of Dedications and Easements.

It is intended to create a Right of Carriageway 12 Ft. wide over site of same within lot 2 in favour of lot 1

I, William Lawrence Rein  
 of Colwell, Lancumbe Rein, 129 Pitt Street, Sydney,  
 a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan is accurate and has been made (1) by-me (2) under my immediate supervision in accordance with the Survey Practice Regulations, 1933 and was completed on 16th October, 1961.

Signature: *W. L. Rein*  
 Surveyor registered under Surveyors Act, 1929 as amended.  
 Datum Line of Azimuth. A.B.

Approved by Council. I hereby certify that the requirements of the Local Government Act, 1919 (other than the requirements for registration of plans), have been complied with by the applicant in relation to the proposed subdivision and/or new roads set out herein.

Subdivision No. .... Date: .....

Council Clerk: .....

WARNING. Plan Drawing only to appear in this space.

# ANNEXURE

Planning Certificate

**PLANNING CERTIFICATE**

**UNDER SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT,  
1979**

**Cert. No.:** PCT/2021/0456

**Fee:** \$53.00

**Application Date:** 05 February 2021

**Issued Date:** 08 February 2021

**Applicant's Reference:** SL11990

Applicant	Owner (as recorded by Council)
<p>Name: Sattouts Legal</p> <p>Address: Suite 2, 58 Crystal street PETERSHAM NSW 2049</p> <p>Email: <a href="mailto:SHARON@SATTOUTSLEGAL.COM.AU">SHARON@SATTOUTSLEGAL.COM.AU</a></p>	<p>Name: Mrs S Grunstein, Mr G Drivas, Mrs T Drivas and Mr G Grunstein</p>

Subject property address	Legal description
<p>Street address: 6 Wetherill Street LEICHHARDT NSW 2040</p>	<p>Lot 1 DP 210449</p>

Information provided pursuant to Section 10.7(2) of the EP&A Act
<p>In accordance with the requirements of section 10.7(2) of the <i>Environmental Planning and Assessment Act 1979</i>, the following prescribed matters relate to the land at the date of this certificate.</p>

## 1. Names of relevant planning instruments and DCPs

In accordance with Section 1 (1) & (2) of Schedule 4 of the *Environmental Planning and Assessments Regulations 2000*, the following is a list of State Environmental Planning Policies (SEPPs) & proposed SEPPs that may apply to the carrying out of development on the land:

- State Environmental Planning Policy No.19 – Bushland in Urban Areas
- State Environmental Planning Policy No. 21 – Caravan Parks
- State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy No. 64 – Advertising and Signage
- State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development
- State Environmental Planning Policy No. 70 – Affordable Housing (Revised Schemes)
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
- State Environmental Planning Policy (Primary Production and Rural Development) 2019
- State Environmental Planning Policy (COVID-19 Response) 2020
- Draft State Environmental Planning Policy (Environment) 2017
- Draft State Environmental Planning Policy (Remediation of Land) 2017
- Draft State Environmental Planning Policy (Short-term Rental Accommodation) 2019
- Draft Housing Diversity State Environmental Planning Policy 2020

In accordance with Section 1 (1) of Schedule 4 of the *Environmental Planning and Assessments Regulations 2000*, the following Local Environmental Plan applies to the land:

- Leichhardt Local Environmental Plan 2013

In accordance with Section 1 (2) of Schedule 4 of the *Environmental Planning and Assessments Regulations 2000*, the following proposed Local Environmental Plan(s) applies to the land. The following proposed Local Environmental Plan has been the subject of community consultation or has been placed on public exhibition:

- Draft Inner West Local Environment Plan 2020

In accordance with Section 1 (3) of Schedule 4 of the *Environmental Planning and Assessments Regulations 2000*, The following Development Control Plan applies to the land:

- Leichhardt Development Control Plan 2013



## **2. Zoning and land use under relevant environmental planning instruments referred to in clause 1 (other than a SEPP or proposed SEPP)**

### **Lot 1 DP 210449:**

#### **Leichhardt Local Environmental Plan 2013**

#### **Zone B2 Local Centre**

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

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To ensure that development is appropriately designed to minimise amenity impacts.
- To allow appropriate residential uses to support the vitality of local centres.
- To ensure that uses support the viability of local centres.
- To provide a mixture of compatible land uses.
- To reinforce and enhance the role, function and identity of local centres by encouraging appropriate development to ensure that surrounding development does not detract from the function of local centres.
- To integrate suitable business, office, residential, retail and other development in accessible locations.

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

Home occupations

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

Attached dwellings; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Medical centres; Multi dwelling housing; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Rural workers' dwellings; Semi-detached dwellings; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

##### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Extractive industries; Farm buildings; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Industrial training facilities; Marinas; Mooring pens; Open cut mining; Pond-based aquaculture Port facilities; Recreation facilities (major); Rural industries; Sewage treatment plants; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Waste or resource transfer stations; Water treatment facilities; Wharf or boating facilities; Wholesale supplies

### **Lot 1 DP 210449:**

#### **Draft Inner West Local Environmental Plan 2020**

#### **Proposed Zone B2 Local Centre**

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

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To reinforce and enhance the role, function and identity of local centres as the primary commercial and retail centres in Inner West and provide for residential development that supports, and does not detract from, that function.
- To strengthen the viability and vitality of the Ashfield town centre as the primary centre for investment, employment, cultural and civic activity.
- To promote building use and design that creates open and lively facades and invites people to interact at a street level.

## 2. Zoning and land use under relevant environmental planning instruments referred to in clause 1 (other than a SEPP or proposed SEPP)

- To generally conserve and enhance the unique sense of place of local centres by ensuring that new development displays architectural and urban design quality and integrates with the desired character and cultural heritage of these places.

### 2 Permitted without consent

Home occupations

### 3 Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Electricity generating works; Entertainment facilities; Environmental protection works; Function centres; Hostels; Industrial retail outlets; Information and education facility; Light Industries; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Self storage units; Service stations; Shop top housing; Signage; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

### 4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Residential accommodation; Rural industries; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Waste or resource transfer stations; Water treatment facilities; Wholesale supplies

Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land, and if so, the minimum land dimensions so fixed:

#### Lot 1 DP 210449 – NO

Whether the land includes or comprises critical habitat:

#### Lot 1 DP 210449 – NO

Whether the land is in a conservation area (however described):

#### Lot 1 DP 210449 – YES

Whether an item of environmental heritage (however described) is situated on the land:

#### Lot 1 DP 210449 – NO

## 2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

The land **IS NOT** land to which *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* applies.

Note: In accordance with 2A of Schedule 4 of the *Environmental Planning and Assessment Regulation 2000*, *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* **DOES NOT** apply to any land in the Inner West Council.

### 3. Complying Development - State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

#### Housing Code

**Lot 1 DP 210449:**

**NO.**

Complying Development may not be carried out on this land because of the provisions of clause 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* that land is excluded land being land that is:

- Within a Conservation Area in Leichhardt LEP 2013 - unless the development is for a detached outbuilding, detached development (other than a detached studio) or swimming pool and no exclusion apply above.
- Within the 25 ANEF contour or a higher ANEF contour, unless the development is only for the erection of ancillary development, attached development or detached development, or the alteration of, or addition to, ancillary development or detached development.

#### Low Rise Medium Density Housing Code

**Lot 1 DP 210449:**

**NO.**

Complying Development may not be carried out on this land because of the provisions of clause 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* that land is excluded land being land that is:

- Within a Conservation Area in Leichhardt LEP 2013 - unless the development is for a detached outbuilding, detached development (other than a detached studio) or swimming pool and no exclusion apply above.
- Within the 25 ANEF contour or a higher ANEF contour, unless the development is only for the erection of ancillary development, attached development or detached development, or the alteration of, or addition to, ancillary development or detached development.

#### Inland Code

NO, the Inland Code does not apply to land within the Inner West Local Government Area.

#### Rural Housing Code

NO, the Rural Housing Code does not apply to land within the Inner West Local Government Area.

#### Greenfield Housing Code

NO, the Greenfield Housing Code does not apply to land within the Inner West Local Government Area.

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

**Lot 1 DP 210449:**

**NO.**

Complying Development may not be carried out on this land because of the provisions of clause 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* that land is excluded land being land that is:

- Within a Conservation Area in Leichhardt LEP 2013 - unless the development is for a detached outbuilding, detached development (other than a detached studio) or swimming pool and no exclusion apply above.

#### Housing Alterations Code

**Lot 1 DP 210449:**

**YES.**

Complying Development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

#### General Development Code

**Lot 1 DP 210449:**

**YES.**

Complying Development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

<p><b>Commercial and Industrial Alterations Code</b></p> <p><b>Lot 1 DP 210449:</b> <b>YES.</b> Complying Development under <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.</p>
<p><b>Container Recycling Code</b></p> <p><b>Lot 1 DP 210449:</b> <b>YES.</b> Complying Development under <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.</p>
<p><b>Subdivisions Code</b></p> <p><b>Lot 1 DP 210449:</b> <b>YES.</b> Complying Development under <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.</p>
<p><b>Demolition Code</b></p> <p><b>Lot 1 DP 210449:</b> <b>YES.</b> Complying Development under <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.</p>
<p><b>Fire Safety Code</b></p> <p><b>Lot 1 DP 210449:</b> <b>YES.</b> Complying Development under <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.</p>

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

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

The land **IS NOT** subject to any annual charges under Section 496B of the *Local Government Act 1993*.

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

**5. Mine subsidence**

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the *Coal Mine Compensation Act 2017*:

**NO**

**6. Road widening and road realignment**

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

- (a) Division 2 of Part 3 of the Roads Act 1993, or
- (b) any environmental planning instrument, or
- (c) any resolution of the council.

**Lot 1 DP 210449:**

The land **IS NOT** affected by a road widening or road realignment.

**7. Council and other public authority policies on hazard risk restrictions**

- (a) Whether or not the land is affected by a policy adopted by the Council that restricts the development of the land because of the likelihood of:

Land Slip	<b>NO</b>
Bushfire	<b>NO</b>
Tidal Inundation	<b>NO</b>
Subsidence	<b>NO</b>
Acid Sulphate Soils	<b>NO</b>
Any Other Risk (Other than Flooding)	<b>YES.</b> Council has adopted a policy which may restrict the development of the land if the potential for the risk of land contamination exists. This policy is Leichhardt Development Control Plan 2013 refer to Part C: Place Section 1 General Provisions - C1.8 Contamination. Persons relying on this certificate should refer to this Development Control Plan to satisfy themselves that the land is suitable for the intended use.

- (b) Whether or not the land is 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 in planning certificates issued by the Council that restricts the development of the land because of the likelihood of:

Land Slip	<b>NO</b>
Bushfire	<b>NO</b>
Tidal Inundation	<b>NO</b>
Subsidence	<b>NO</b>
Acid Sulphate Soils	<b>NO</b>
Any Other Risk (Other than Flooding)	<b>NO</b>

### 7A. Flood related development controls information

(1) Whether or not development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls:

**Lot 1 DP 210449:**

**NO.**

(2) Whether or not development on the land or part of the land for any other purpose is subject to flood related development controls:

**Lot 1 DP 210449:**

**NO.**

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

### 8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in Item 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act:

**Lot 1 DP 210449:**

The land **IS NOT** reserved, in part or whole, for acquisition by a public authority, as referred to in section 3.15 of the *Environmental Planning and Assessment Act 1979*.

### 9. Contributions plans

The name of each contributions plan applying to the land:

- (1) Leichhardt Development Contributions Plan No 1 – Open Space and Recreation (In operation from 18.1.05)
- (2) Leichhardt Development Contributions Plan No 2 – Community Facilities and Services (In operation from 23.8.05)
- (3) Leichhardt Transport and Access Contributions Plan (In operation from 3.11.99)

Note: The former Section 94 and 94A Development Contributions Plans are now known as Section 7.11 and Section 7.12 Local Infrastructure Contribution Plans under the *Environmental Planning and Assessment Act 1979*.

### 9A. Biodiversity certified land

If the land is biodiversity certified land (within the meaning of Part 8 of the *Biodiversity Conservation Act 2016*) a statement to that effect.

The land **IS NOT** biodiversity certified land as defined under Part 8 of the *Biodiversity Conservation Act 2016*.

Note: Biodiversity certified land includes land certified under Part 7AA of the *Threatened Species Conservation Act 1995* that is taken to be certified under Part 8 of the *Biodiversity Conservation Act 2016*.

### 10. Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).

The land **IS NOT** biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*.

Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the *Threatened Species Conservation Act 1995* that are taken to be biodiversity stewardship agreements under Part 5 of the *Biodiversity Conservation Act 2016*.

### 10A. Native vegetation clearing set asides

If the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013*, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).

There are **NO** set asides areas on the land under section 60ZC of the *Local Land Services Act 2013*.

### 11. Bush fire prone land

If any of the land is bush fire prone land (as defined in section 4.14 of the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.

The land **IS NOT** bush fire prone land as defined under the *Environmental Planning and Assessment Act, 1979*.

### 12. Property vegetation plans

If the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

The land **DOES NOT** have an applicable property vegetation plan under the *Native Vegetation Act 2003*.

### 13. Orders under Tree (Disputes Between Neighbours) Act 2006

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the Council has been notified of the order):

**Lot 1 DP 210449:**

An order **HAS NOT** been made under the *Trees (Disputes Between Neighbours) Act 2006*.

### 14. Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

There **IS NOT** a direction by the Minister in force under section 75P (2) (c1) of the *Environmental Planning and Assessment Act 1979* that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect.

Note: Developments may no longer be lodged under Part 3A of the Act and must now be processed via the State Significant pathways of Part 4.7 for State Significant Development and Part 5.2 for State Significant Infrastructure.

### 15. Site compatibility certificates and conditions for seniors housing

*State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* **DOES** apply to this land.

**Lot 1 DP 210449:**

There **IS NOT** a current site compatibility (of which the Council is aware), issued under clause 25 of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* in respect of proposed development on the land.

## 16. Site compatibility certificates for infrastructure, schools or TAFE establishments

### Lot 1 DP 210449:

There **IS NOT** a valid site compatibility certificate (of which Council is aware) issued under clause 19 of *State Environmental Planning Policy (Infrastructure) 2007* in respect of proposed development on the land.

There **IS NOT** a valid site compatibility certificate (of which Council is aware) issued under clause 15 of *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* in respect of proposed development on the land.

## 17. Site compatibility certificates for affordable rental housing

### Lot 1 DP 210449:

There **IS NOT** a valid site compatibility certificate (of which the Council is aware), issued under clause 37 of *State Environmental Planning Policy (Affordable Rental Housing) 2009* in respect of proposed development on the land.

## 18. Paper subdivision information

- (1) There **IS NOT** any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.
- (2) There **IS NOT** any subdivision order that applies to the land.
- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of the *Environmental Planning and Assessment Regulation 2000*.

## 19. Site verification certificates

A statement of whether there is a current site verification certificate, of which council is aware, in respect of the land and, if there is a certificate, the statement is to include:

- a) the matter certified by the certificate, and

**Note:** A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of the *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

- b) the date on which the certificate ceases to be current (if any), and
- c) that a copy may be obtained from the head office of the Department

There **IS NOT** a current site verification certificate, of which the Council is aware, in respect of the land.

## 20. Loose-fill asbestos insulation

If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division, a statement to that effect.

Council **IS NOT** aware of whether the land includes residential premises listed on the register maintained under Division 1A of Part 8 of the *Home Building Act 1989*.



**21. Affected building notices and building product rectification orders**

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

**NO**

(2) A statement of:

a. Whether there is any building rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with:

**NO**

b. Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding:

**NO**

(3) In this clause:

**Affected building notice** has the same meaning as in part 4 of the *Building Products (Safety) Act 2017*.

**Building product rectification order** has the same meaning as in the *Building Products (Safety) Act 2017*.

**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) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

**Lot 1 DP 210449 – NO**

(b) that the land to which the certificate relates is subject to a management order within the meaning of the Act – if it is subject to such an order at the date when the certificate issued,

**Lot 1 DP 210449 – NO**

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of the Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

**Lot 1 DP 210449 – NO**

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act – if it is subject to such an order at the date when the certificate is issued,

**Lot 1 DP 210449 – NO**

(e) that the that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act - if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

**Lot 1 DP 210449 – NO**

### Information regarding outstanding notices and orders

For information regarding outstanding notices and orders a Certificate for outstanding notices or intention and/or an Order under section 735A of the *Local Government Act 1993* may be applied for at any of the Inner West Council's Service Centres in Ashfield, Leichhardt or Petersham.

### General Message on matters not able to be included in this Certificate

The s10.7 Certificate provides information relating to the land itself. Persons should make their own enquiries into external matters which may affect the enjoyment of the land such as development consents on adjacent land, Park Plans of Management etc.

### General Information

The absence of any reference to a matter affecting the land shall not imply that the land is not affected by that matter not referred to in this certificate.

Information provided under section 10.7(2) is in accordance with the matters prescribed under schedule 4 of the *Environmental Planning and Assessment Regulation 2000* and is provided only to the extent that the Council has been notified by relevant departments or public authorities.

Any enquiries regarding State Environmental Planning Policies and should be directed to Planning and Environment. Please contact Council's Strategic Planning section for further information about this Planning Certificate.

### General Information

The absence of any reference to a matter affecting the land shall not imply that the land is not affected by that matter not referred to in this certificate.

Information provided under section 10.7(2) is in accordance with the matters prescribed under schedule 4 of the *Environmental Planning and Assessment Regulation 2000* and is provided only to the extent that the Council has been notified by relevant departments or public authorities.

When advice in accordance with section 10.7(5) is requested, the Council is under no obligation to furnish any advice. If advice is provided Council draws your attention to section 10.7(6) and section 2 of schedule 6 of the *Environmental Planning and Assessment Act 1979* which have the effect that Council shall not incur any liability in respect of advice provided in good faith pursuant to section 10.7(5), including the furnishing of advice in respect of contaminated land.

Any enquiries regarding State Environmental Planning Policies should be directed to NSW Department of Planning, Industry and Environment.

Please contact Council's Strategic Planning section for further information about this Planning Certificate.



**HARJEET ATWAL**  
**SENIOR MANAGER PLANNING**

# ANNEXURE

Sewerage Diagram

# Sewer Service Diagram

Application Number: 8000418280

METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD  
**DIAGRAM OF SANITARY DRAINAGE**

HS.73G

Municipality of Laichhardt SEWER AVAILABLE Diagram No. 341591

SYMBOLS AND ABBREVIATIONS							
⊠	Boundary Trap	RV	Reflux Valve	I.P.	Induct Pipe	Bsn.	Basin
■	Pit	→	Cleaning Eye	M.F.	Mica Flap	Shr.	Shower
■ GI	Grease Interceptor	○	VERT. Vertical Pipe	T	Tubs	W.I.P.	Wrought Iron Pipe
⊗	Gully	○ V.P.	Vent. Pipe	K.S.	Kitchen Sink	C.I.P.	Cast Iron Pipe
⊗ PT.	P. Trap	○ S.V.P.	Soil Vent. Pipe	W.C.	Water Closet	F.W.	Floor Waste
⊗ RS	Reflux Sink	D.C.C.	Down Cast Cowl	B.W.	Bath Waste	W.M.	Washing Machine

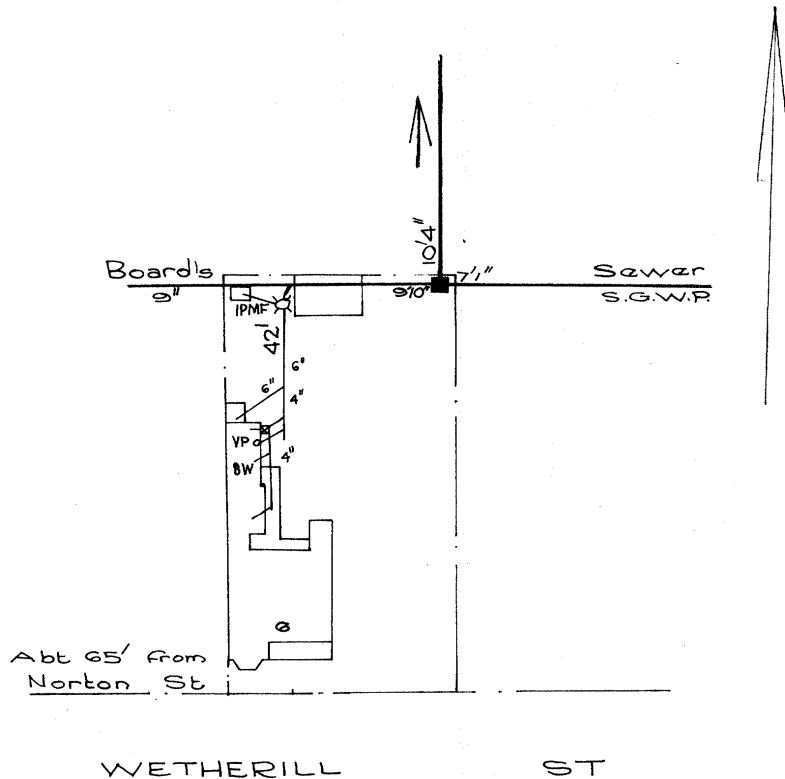
Existing drainage shown by black lines      Scale: 40 Feet to an inch      Proposed new drainage shown by full blue lines.

*This diagram is the property of the Owner and is to be returned to him on completion of the work.*

Subject to application, certificates for drainage and sanitary plumbing will be issued to the owner when the work is completed and passed by the Board's Inspector.

~~The Board accepts no responsibility for the suitability of the diagram in relation to the eventual position of the Board's sewer when the sewer becomes available it will be necessary to apply for a revised diagram.~~

This work must be carried out in accordance with the Board's By-laws.



SHEET No. 2331

19  
FOR ENGINEER-IN-CHIEF

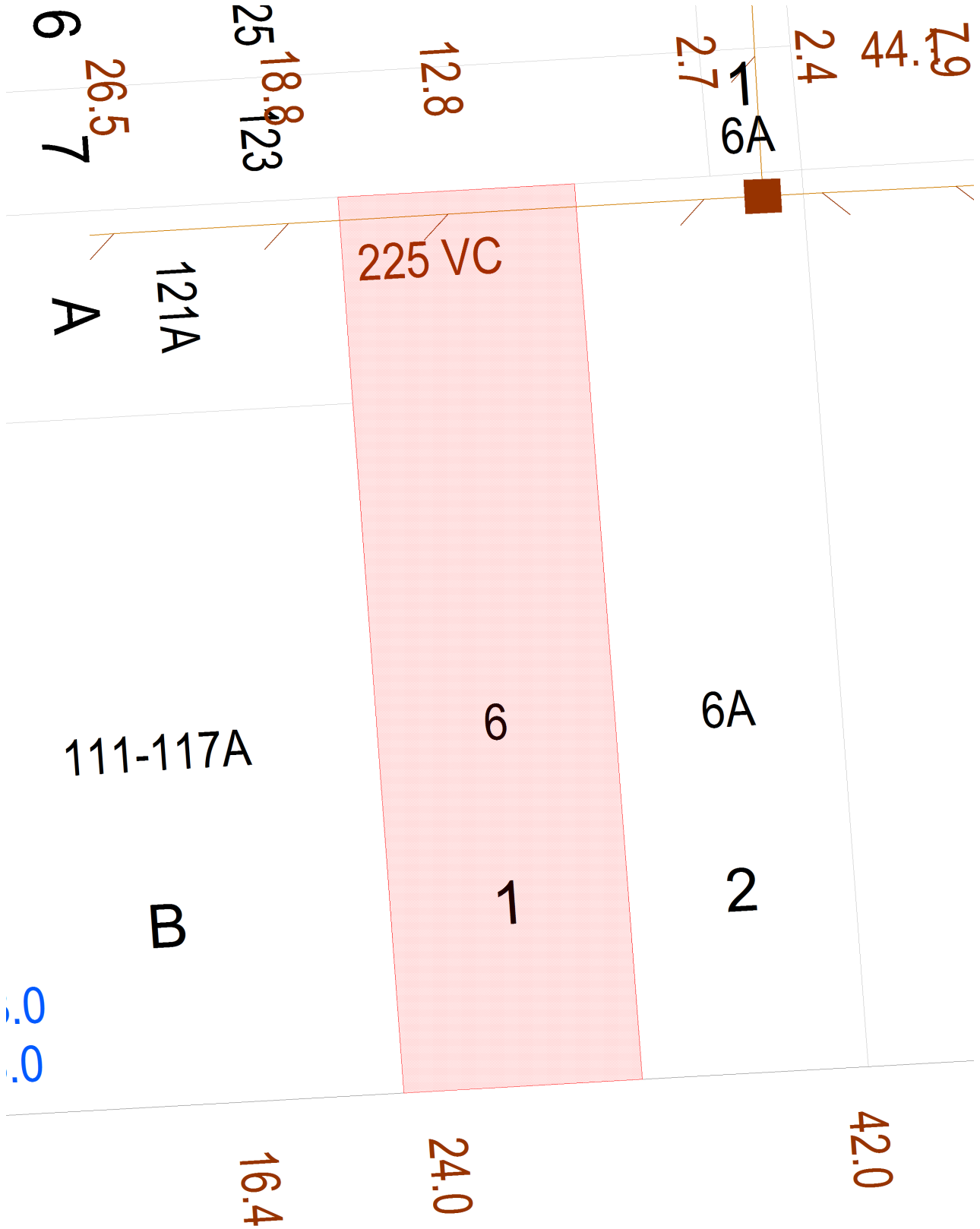
OFFICE USE ONLY			181/565				
W.C.	Designed by	DATE	Inspector	FIRST VISIT	SUPERV'SN	PASSED	DATE
Bth	Inspector	/ /	Date	/ /	/ /	/ /	/ /
Shr		/ /	Outfall	HL	LL	/ /	/ /
Bsn	Chief Inspector	/ /	Drainer	COMPENSATION - MH. AC. VS.			/ /
K.S		/ /	Boundary Trap <input checked="" type="checkbox"/> is required	File	HOV	£	/ /
T							
Pig							
Dge.Int.							
Dce.Fxt							

Document generated at 05-02-2021 12:11:04 PM

**Disclaimer**

The information in this diagram shows the private wastewater pipes on this property. It may not be accurate or to scale and may not show our pipes, structures or all property boundaries. If you'd like to see these, please buy a **Service location print**.

Service Location Print  
Application Number: 8000418279



Document generated at 05-02-2021 12:11:01 PM

**Disclaimer**

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

# Asset Information

## Legend

Sewer		Property Details	
Sewer Main (with flow arrow & size type text)		Boundary Line	
Disused Main		Easement Line	
Rising Main		House Number	
Maintenance Hole (with upstream depth to invert)		Lot Number	
Sub-surface chamber		Proposed Land	
Maintenance Hole with Overflow chamber		Sydney Water Heritage Site (please call 132 092 and ask for the Heritage Unit)	
Ventshaft EDUCT			
Ventshaft INDUCT			
Property Connection Point (with chainage to downstream MH)			
Concrete Encased Section			
Terminal Maintenance Shaft			
Maintenance Shaft			
Rodding Point			
Lamphole			
Vertical			
Pumping Station			
Sewer Rehabilitation			
Pressure Sewer		Water	
Pressure Sewer Main		WaterMain - Potable (with size type text)	
Pump Unit (Alarm, Electrical Cable, Pump Unit)		Disconnected Main - Potable	
Property Valve Boundary Assembly		Proposed Main - Potable	
Stop Valve		Water Main - Recycled	
Reducer / Taper		Special Supply Conditions - Potable	
Flushing Point		Special Supply Conditions - Recycled	
		Restrained Joints - Potable	
		Restrained Joints - Recycled	
		Hydrant	
		Maintenance Hole	
		Stop Valve	
		Stop Valve with By-pass	
		Stop Valve with Tapers	
		Closed Stop Valve	
		Air Valve	
		Valve	
		Scour	
		Reducer / Taper	
		Vertical Bends	
		Reservoir	
		Recycled Water is shown as per Potable above. Colour as indicated	
Vacuum Sewer		Private Mains	
Pressure Sewer Main		Potable Water Main	
Division Valve		Recycled Water Main	
Vacuum Chamber		Sewer Main	
Clean Out Point		Symbols for Private Mains shown grey	
Stormwater			
Stormwater Pipe			
Stormwater Channel			
Stormwater Gully			
Stormwater Maintenance Hole			

### Disclaimer

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## Pipe Types

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

## Further Information

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

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

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

### Disclaimer

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

# ANNEXURE

Title Search





FOLIO: 1/210449

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SEARCH DATE	TIME	EDITION NO	DATE
5/2/2021	11:59 AM	3	26/2/2004

LAND

-----

LOT 1 IN DEPOSITED PLAN 210449  
LOCAL GOVERNMENT AREA INNER WEST  
PARISH OF PETERSHAM COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP210449

FIRST SCHEDULE

-----

GARY GRUNSTEIN  
SAMIRA GRUNSTEIN  
AS JOINT TENANTS IN 1/2 SHARE  
GEORGE DRIVAS  
TINA DRIVAS  
AS JOINT TENANTS IN 1/2 SHARE  
AS TENANTS IN COMMON (T AA452607)

SECOND SCHEDULE (1 NOTIFICATION)

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1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

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UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*