



Aargus

Environmental - Remediation - Engineering - Laboratories - Drilling

PRELIMINARY SITE INVESTIGATION

**17-21 Longfield Street,
Cabramatta NSW**

Prepared for

FTD Holdings Pty Ltd

6th November 2015

HEAD OFFICE: PO Box 398 Drummoyne NSW 1470

Aargus Pty Ltd ACN 050 212 710 • Aargus Holdings Pty Ltd ACN 063 579 313

Aargus Australia Pty Ltd ACN 086 993 937 • Aargus Recruitment Pty Ltd ACN 098 905 894

Telephone: 1300 137 038 • Facsimile: 1300 136 038 • Email: admin@aargus.net • Website: www.aargus.net

Other office locations in NSW - QLD - VIC - SA and 4 overseas countries

CONTROLLED DOCUMENT DISTRIBUTION AND REVISION REGISTER

DISTRIBUTION LIST

Copy No.	Custodian	Location
1	Nick Kariotoglou	Aargus Pty Ltd (Library)
2	FTD Holdings Pty Ltd	17-21 Longfield Street, Cabramatta NSW

Note: This distribution list identifies the current custodians of controlled copies of the subject document. It is expected that these custodians would be responsible for:

- the storage of the document
- ensuring prompt incorporation of amendments
- making the document available to pertinent personnel within the organization
- encouraging observance of the document by such personnel
- making the document available for audit

DOCUMENT HISTORY

Document No.	Revision No.	Issue Date	Description
ES6402	0	06/11/2015	Initial Issue

Approved for release by:



Mark Kelly
Environmental Manager

Date: 06/11/2015

TABLE OF CONTENTS

TABLE OF CONTENTS	3
LIST OF TABLES.....	4
LIST OF FIGURES.....	4
LIST OF APPENDICES	5
ABBREVIATIONS	6
EXECUTIVE SUMMARY.....	7
1 INTRODUCTION.....	9
1.1 BACKGROUND	9
1.2 OBJECTIVE	9
1.3 SCOPE OF WORKS	10
2 SITE IDENTIFICATION AND DESCRIPTION.....	11
2.1 SITE IDENTIFICATION	11
2.2 SITE INSPECTION.....	12
2.3 TOPOGRAPHY AND SURFACE WATER DRAINAGE	14
2.4 SURROUNDING LAND USES	14
3 SITE HISTORY.....	15
3.1 LAND TITLES.....	15
3.2 AERIAL PHOTOGRAPHS	17
3.3 EPA RECORDS.....	18
3.3.1 CLM Act 1997.....	18
3.3.2 POEO Register.....	19
3.4 WORKCOVER NSW RECORDS	19
3.5 SECTION 149 CERTIFICATES.....	20
3.6 COUNCIL SEARCH RECORDS.....	21
3.7 INDUSTRIAL PROCESSES AND PRODUCTS MANUFACTURED.....	21
3.8 FORMER CHEMICAL STORAGE AND TRANSFER AREAS	22
3.9 PRODUCT SPILL & LOSS HISTORY	22
3.10 DISCHARGES TO LAND, WATER AND AIR	22
3.11 COMPLAINTS HISTORY	22
3.12 HISTORICAL USE OF ADJACENT LAND	23
3.13 DISCUSSION AND SUMMARY OF SITE HISTORY.....	23
4 ENVIRONMENTAL SETTING.....	25
4.1 SENSITIVE ENVIRONMENTAL RECEPTORS	25
4.2 GEOLOGY	25
4.3 ACID SULFATE SOILS	25
4.4 HYDROGEOLOGY	25
4.5 LOCAL METEOROLOGY	26
5 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN	27
6 PRELIMINARY CONCEPTUAL SITE MODEL	29
6.1 CONCEPTUAL SITE MODEL	29
6.1.1 Data Gaps.....	31

7	CONCLUSION AND RECOMMENDATIONS.....	32
	LIMITATIONS	34
	REFERENCES.....	36

LIST OF TABLES

Table 1: Site Identification	11
Table 2: Surrounding Land Uses	14
Table 3: Land Title Information	15
Table 4: Summary of Historical Aerial Photos.....	17
Table 5: Summary of EPA Records	19
Table 6: Summary of Potential Areas and Contaminants of Concern	27
Table 7: Conceptual Site Model	30

LIST OF FIGURES

Figure 1:	Site Locality
Figure 2:	Site Lot and DP Numbers
Figure 3:	Site Features

LIST OF APPENDICES

- APPENDIX A: SITE PLANS
- APPENDIX B: PROPOSED DEVELOPMENT PLANS & SITE SURVEY PLANS
- APPENDIX C: SITE PHOTOGRAPHS
- APPENDIX D: LAND TITLE INFORMATION
- APPENDIX E: CURRENT AND HISTORICAL AERIAL PHOTOGRAPHS
- APPENDIX F: NSW EPA RECORDS
- APPENDIX G: NSW WORKCOVER SEARCH RECORDS
- APPENDIX H: SECTION 149 CERTIFICATES
- APPENDIX I: GROUNDWATER BORE SEARCH
- APPENDIX J: LOCAL METEOROLOGY
- APPENDIX K: IMPORTANT INFORMATION ABOUT YOUR REPORT

ABBREVIATIONS

AIP	Australian Institute of Petroleum Ltd
ANZECC	Australian and New Zealand Environment and Conservation Council
AST	Aboveground Storage Tank
BGL	Below Ground Level
BTEX	Benzene, Toluene, Ethyl benzene and Xylene
COC	Chain of Custody
DQOs	Data Quality Objectives
DSI	Detailed Site Investigation
EIL	Ecological Investigation Level
EIS	Environmental Investigation Services
EPA	Environment Protection Authority
ESL	Ecological Screening Level
HIL	Health-Based Soil Investigation Level
HSL	Health Screening Level
LGA	Local Government Area
NEHF	National Environmental Health Forum
NEPC	National Environmental Protection Council
NHMRC	National Health and Medical Research Council
OCF	Organochlorine Pesticides
OPP	Organophosphate Pesticides
PAH	Polycyclic Aromatic Hydrocarbon
PCB	Polychlorinated Biphenyl
PID	Photo Ionisation Detector
PQL	Practical Quantitation Limit
PSI	Preliminary Site Investigation
QA/QC	Quality Assurance / Quality Control
RAC	Remediation Acceptance Criteria
RAP	Remediation Action Plan
RPD	Relative Percentage Difference
SAC	Site Assessment Criteria
SMP	Site Management Plan
SVC	Site Validation Criteria
TCLP	Toxicity Characteristics Leaching Procedure
TPH	Total Petroleum Hydrocarbons
UCL	Upper Confidence Limit
UST	Underground Storage Tank
VOC	Volatile Organic Compounds
VHC	Volatile Halogenated Compounds

EXECUTIVE SUMMARY

Aargus Pty Ltd (Aargus) was appointed by FTD Holdings Pty Ltd (the 'client') to undertake a Preliminary Site Investigation (PSI) for the property located at 17-21 Longfield Street, Cabramatta NSW (the 'site'). The site is proposed for the demolition of existing buildings and redevelopment into a medium density residential and commercial development, including a nursing home and childcare centre, with access to landscape.

A PSI was requested by the client to determine the potential for onsite contamination. This report shall provide a preliminary assessment of any site contamination and, if required, provide a basis for a more detailed investigation.

At the time of the inspection (Friday 16th October 2015), the site was occupied by three warehouses with metal roofs and concrete floors, an office, a brick guard house, three carparks, and some vegetated land. Timber was stored in the largest warehouse in the centre of the site, household cleaning products were stored in the warehouse in the north eastern portion of the site and steel scaffolds in the warehouse in the north eastern corner of the site. The office, occupied by 'Fairfax', and located in the south eastern corner of the site, was used for phone call services, and the guard house in the south western portion of the site was unoccupied. Two carparks were located on the southern boundary of site, and a smaller carpark in the north western portion of the site, however it was observed that a number of cars were parked throughout the site.

Based on available information, the site historical usage is summarised as follows:

- The land title information provided for the site suggested that the site was owned by private individuals from at least 1911 until 1958. From 1958 to date, the site has been owned and leased by a number of commercial entities. This was consistent with the aerial photography which appeared to show the land use of the site as continuously commercial/industrial from at least 1970 to date. Aerial photography also appeared to show that the site appeared to have been used for agricultural and residential purposes prior to 1970, from at least 1930. The current site owners of the site are F.T.D Holdings Pty Ltd.

- Land title information indicated that previous manufacturing processes undertaken on site include the industrial processes undertaken by Alcan Australia Ltd and Australian Aluminium Company, which manufactured aluminium between 1958 and an undefined final date.

The findings of the assessment indicated the following areas of potential environmental concern:

- Potential importation of uncontrolled fill that may contain various contaminants;
- Current or past use of pesticides;
- Previous industrial activities;
- Leaks from substation;
- Stockpile that may contain various contaminants;
- Hydrocarbon leaks and spills from parked cars and farm plant machinery;
- Potential burial of livestock carcasses, and animal products;
- Metal degradation from building materials; and
- Asbestos based materials.

The contaminants that may be present in some of these areas were considered to be of low to moderate significance in terms of risk to the human and environmental receptors identified.

Therefore, a Detailed Site Investigation (DSI) is required to confirm the presence and extent of contamination in order to determine the suitability of the site for the proposed development application and to address the data gaps identified.

Based on the information collected during this investigation and in reference to Clause 7 (DA development of SEPP 55), the site will be suitable subject to the completion of a Detailed Site Investigation (and after remediation and validation, if required) for the proposed medium density residential and commercial development, including a nursing home and childcare centre, with access to landscape.

1 INTRODUCTION

1.1 Background

Aargus Pty Ltd (Aargus) was appointed by FTD Holdings Pty Ltd (the 'client') to undertake - a Preliminary Site Investigation (PSI) within the property located at 17-21 Longfield Street, Cabramatta NSW (the 'site'). The location of the property is presented in Figure 1 of Appendix A.

It is understood that the site is proposed for the demolition of existing buildings and redevelopment into a medium density residential and commercial development, including a nursing home and childcare centre, with access to landscape. The proposed development plans can be found in Appendix B.

A site investigation was requested by Fairfield City Council to determine the potential for onsite contamination as part of the Development Application (DA).

1.2 Objective

The primary objectives of this PSI are as follows:

- Identify potential areas where contamination may have occurred from current and historical activities;
- Identify potential contaminants associated with potentially contaminating activities;
- Assess the potential for soils and groundwater to have been impacted by current and historical activities; and
- Assess the suitability of the site for redevelopment into a medium density residential and commercial development, including a nursing home and childcare centre, with access to landscape, based on its current condition and the findings of this investigation.

1.3 Scope of Works

The scope of works for this PSI includes:

- Review of the physical site setting and site conditions based on a site inspection, including research of the location of sewers, drains, holding tanks and pits, spills, patches of discoloured vegetation, etc. (where applicable);
- Research and review of the information available, including previous environmental investigations, current and historical titles information, review of aerial photographs, groundwater bore searches, EPA notices, council records, anecdotal evidence, site survey and site records on waste management practices;
- Development of a preliminary Conceptual Site Model (CSM) to demonstrate the interactions between potential sources of contamination, exposure pathways and human/ecological receptors identified; and
- Recommendations for additional investigations should any data gaps be identified or possible strategies for the management of the site, where relevant.

This report was prepared with reference to the NSW Environment Protection Authority (EPA) "*Guidelines for Consultants Reporting on Contaminated Sites*" (2011).

2 SITE IDENTIFICATION AND DESCRIPTION

2.1 Site Identification

Site identification information and land use is summarised in the table below.

Table 1: Site Identification

Lot and DP Number (Address)	Lots 34 & 35 in DP456221 (17-21 Longfield Street, Cabramatta NSW)		
Geographic Coordinates*		Latitude:	Longitude
	North	-33.893734	150.954038
	East	-33.894959	150.954392
	South	-33.895702	150.953126
	West	-33.894665	150.952847
Approx. Site Area	40,100m ²		
Local Government Area	Fairfield City Council		
Parish	St Luke		
County	Cumberland		
Current Land Zoning**	B5 – Business Development		
Proposed Land Use	Mixed Use		
Current Site Owner	F.T.D Holdings Pty Ltd		
Site End Users	Residents (adults & children), workers, customers		

Notes: * refer to <http://maps.six.nsw.gov.au/>

** refer to Fairfield Zoning Map published in

http://www.legislation.nsw.gov.au/map/2850_COM_LZN_021_010_20140918.pdf?id=198baec4-304c-469d-adfb-5ec54518ab2a

The site boundary and Lot and DP numbers are presented in Figure 2 of Appendix A.

2.2 Site Inspection

A site visit was carried out on Friday 16th October 2015 by an Aargus field scientist to inspect the site for any potential sources of contamination and document any observations made regarding the current site conditions. At the time of the site inspection, the following observations were made:

- The site was occupied and leased by four different companies, including 'A.T.S Timber' which supply timber, 'TND Trading' which supply household cleaning products, a steel scaffolding supplier, and 'Fairfax' a media company.
- The site was mainly occupied by three warehouses with metal roofs and concrete floors, an office, a brick guard house, three carparks, and some vegetated land.
- Timber was stored in the largest warehouse in the centre of the site; household cleaning products were stored in the warehouse in the north eastern portion of the site and steel scaffolds in the warehouse in the north eastern corner of the site. The office, occupied by 'Fairfax' was located in the south eastern corner of the site and used for phone call services, and the guard house in the south western portion of the site was unoccupied.
- Two carparks were located on the southern boundary of site, and a smaller carpark in the north western portion of the site; however it was observed that a number of cars were parked throughout the site.
- Timber storage outside of the warehouse was observed in the southern portion of site, and steel storage outside of the warehouse was observed in the north eastern portion of site.
- Gas bottles were observed to be stored in the western section of the northern boundary of the central timber warehouse.
- Vegetation was observed in the southern and south western portion of site. No signs of stress were observed.
- The main access to the site was along Longfield Street on the southern boundary and Chadderton Street on the northern boundary.
- No surface standing water was noticed at the site.
- The warehouse floors, the driveway from Chadderton Street, and a section on the south western portion on site were sealed with concrete. Staining was not observed,

however minor cracks were along different parts of the concrete. The remainder of the site was sealed with gravel, excluding the grass in the vegetated areas. Minor staining and cracks were observed along different parts of the gravel.

- A tower and a tank, used as water storage in circumstances of a fire, were observed in the south eastern portion of site. An interview with the client clarified that the tower was historically used as an air conditioner and was recently updated as a fire emergency water cooling tank.
- A sewage system was observed in the south western portion of the site, on the eastern boundary of the guard house. Sewage pipes and a vent pipe were observed extending from the tank to the ground and atmosphere respectively.
- A number of loading docks were observed across the site, providing access to the three warehouses from different boundaries of each warehouse.
- A number of stormwater drains were observed throughout the site on the gravel and concrete surfaces.
- A small substation was observed in the south eastern portion of the site, along the south eastern boundary of the central timber warehouse.
- A stockpile of topsoil, bitumen, asphalt, plastics, tubing and rubber was observed in on the grassy land in the south eastern portion of site.
- A fire hydrant system was observed in the centre of the northern boundary of the central timber warehouse.
- No chemical storage areas or large machinery were observed on site.

The site features are presented in Figure 3 of Appendix A. Site photographs are included in Appendix C.

2.3 Topography and Surface Water Drainage

The following observations were made during the site inspection carried out on the 16th October 2015:

- A number of stormwater drains were observed on the concrete and gravel surfaces within the site.
- The site topography is generally flat, with Longfield Street (along the southern boundary), and Chadderton Street, along the northern boundary, sloping slightly to the north west and south west respectively, at approximately 2% slope.
- Stormwater runoff from the site is expected to flow in a south westerly direction along Chadderton Street and north western direction along Longfield Street.

2.4 Surrounding Land Uses

The surrounding land uses identified are described in the table below:

Table 2: Surrounding Land Uses

Orientation	Description
North	Chadderton Street, then low density residential, Buddhist monastery, and commercial/industrial
East	Commercial/industrial
South	Longfield Street, then low density residential
West	Low density residential

3 SITE HISTORY

3.1 Land Titles

A review of historical documents held at the NSW Department of Lands offices was undertaken to identify the current and previous land owners, and potential land uses. The results of the title search are summarised in the following table.

Table 3: Land Title Information

Year	Lot 34 in DP 456221 (17-21 Longfield St, Cabramatta NSW)
- Current	F.T.D Holdings Pty Ltd
	Prior: Vol. 7678, Fol. 34
2014 - Current	Lease: Pro Warehousing Group Pty Ltd
2010 - 2015	Lease: T & D Trading Co Pty Ltd
2009 - 2014	Lease: Fairfax Community Newspapers Pty Ltd
2004 - 2014	Lease: Rapid Metal developments (Australia) Pty Ltd
1969 -	Alcan Australia Ltd
1961 - 1970	Lease: Australian Aluminium Company Ltd
1959 - 1969	Aluminium Foils (Australia) Pty Ltd
	Prior: Vol. 5594, Fols. 208 and 209
1958 - 1959	Aluminium Foils (Australia) Pty Ltd
1946 - 1958	Leonard Charles Smith Bernard Alick Smith
	Prior: Vol. 2783, Fol. 193
1945 - 1946	James Joseph Lynch
1917 - 1945	Herbert Edward Gurjther Glum
	Prior: Vol. 2182, Fol. 206
1912 - 1917	Martin Bergman
1911 - 1912	James Valentine Regan

Year	Lot 35 in DP 456221 (17-21 Longfield St, Cabramatta NSW)
- Current	F.T.D Holdings Pty Ltd
	Prior: Vol. 7678, Fol. 34
2014 - Current	Lease: Pro Warehousing Group Pty Ltd
2010 - 2015	Lease: T & D Trading Co Pty Ltd
2009 - 2014	Lease: Fairfax Community Newspapers Pty Ltd
2004 - 2014	Lease: Rapid Metal developments (Australia) Pty Ltd
1969 -	Alcan Australia Ltd
1961 - 1970	Lease: Australian Aluminium Company Ltd
1959 - 1969	Aluminium Foils (Australia) Pty Ltd
	Prior: Vol. 5438, Fols. 19 and 20
1958 - 1959	Aluminium Foils (Australia) Pty Ltd
1944 - 1958	Leonard Charles Smith Bernard Alick Smith
	Prior: Vol. 2795, Fol.76
1928 - 1944	Kate Moss
1921 - 1928	Fanny Salmon
1919 - 1921	Sylvia Mary Davis

1917 - 1919	Martin Bergman
	Prior: Vol. 2795, Fol.76
1912 - 1917	Martin Bergman
1911 - 1912	James Valentine Regan

In summary, the land title information provided for the site suggested that the site was owned by private individuals from at least 1911 until 1958. From 1958 to date, the site has been owned and leased by a number of commercial entities. The current site owners of the site are F.T.D Holdings Pty Ltd.

The operations of the listed companies (where available) have been compiled and will further identify possible land uses at the time of ownership and / or lease and include the following:

- Internet searches indicate that F.T.D Holdings Pty Ltd is noted as a privately held company, categorised as investors.
- Internet searches indicate that Pro Warehousing Group Pty Ltd is an Australian private company categorised as an Australian Proprietary Company.
- Internet searches indicate that T & D Trading Co Pty Ltd is categorised as household goods wholesalers.
- Internet searches indicate that Fairfax Community Newspapers Pty Ltd is an Australasian media company.
- Internet searches indicate that a Rapid Metal development (Australia) Pty Ltd is a retail company of formwork, shoring and scaffolding systems.
- Internet searches indicate that Alcan Australia Ltd, formerly known as the Australian Aluminium Company Ltd, later known as Capral Aluminium Ltd, is an aluminium manufacturing and distributing company.
- Internet searches indicate that Australian Aluminium Company, later known as Alcan Australia Ltd, is an Aluminium manufacturing and distributing company.
- Internet searches indicate no information about Aluminium Foils (Australia) Pty Ltd.

Historical land titles information obtained by Aargus can be found in Appendix D.

3.2 Aerial Photographs

Selected aerial photographs obtained from the NSW Department of Lands were reviewed to describe the site features and surrounding areas at various timelines. A summary of the review is presented in the table below.

Table 4: Summary of Historical Aerial Photos

Year	Site	Surrounding areas
1930	The site appeared to belong to a larger site, consisting mostly of vacant land with trees and shrubs. Some small, potentially residential, buildings are located in the southern portion of site.	N: Street, then vacant land with trees S: Street, then low density residential and vacant land E: Vacant land and trees W: Vacant land, trees, low density residential
1943	The northern portion of the site appears as vacant land and trees, along with small structures spread out across. A number of developments appear in the south eastern portion of site, possibly used as poultry sheds, surrounded by a number of small, possibly residential, structures in the south and western portion of site. Potential agricultural activities were evident in the south eastern corner.	No significant changes are visible to the surrounding properties, with the exception of: E: Vacant land, trees, low density residential
1951	The site layout appeared to be similar to that observed in the 1943 photo.	No significant changes are visible to the surrounding properties.
1970	The northern portion of the site consisted of bare vacant land. A large warehouse structure appeared in the centre of the site, surrounded by other smaller structures. A car park is observed in the south western corner of the site.	N: Chadderton street, then low density residential and trees S: Longfield street, then low density residential E: Commercial/industrial W: Low density residential and trees
1994	A new warehouse structure appeared in the north western corner of the site. The warehouse within the centre of the site appeared to have been increased in size. The southern portion of the site appeared the same, with the addition of a carpark in the south eastern corner of the site.	No significant changes are visible to the surrounding properties, with the exception of: N: Chadderton street, then low density residential and commercial/industrial. W: Low density residential

Year	Site	Surrounding areas
2015	A new warehouse structure and an outdoor storage area appeared in the north eastern corner of the site. The remainder of the site appeared similar to that observed in the 1994 photo.	No significant changes are visible to the surrounding properties, with the exception of: N: Chadderton street, then low density residential, commercial/industrial and a place of worship.

In summary, land use of the site appeared to have been continuously commercial/industrial from at least 1970 to date. Prior to 1970, the site appeared to have been used for agricultural and residential purposes, from at least 1930.

The general land use of the immediate site vicinity seems to have been a combination of commercial/industrial developments, vacant land and low density residential from 1930 to date.

Copies of current and historical aerial photographs are presented in Appendix E.

3.3 EPA Records

3.3.1 CLM Act 1997

The NSW EPA publishes records of contaminated sites under Section 58 of the Contaminated Land Management (CLM) Act 1997. The notices relate to investigation and/or remediation of site contamination considered to pose a significant risk of harm under the definition in the CLM Act. However, it should be noted that the EPA record of Notices for Contaminated Land does not provide a record of all contaminated land in NSW.

A search of the EPA database revealed that the subject site is not listed. However, four other sites were listed within the Fairfield Local Government Area. Three of the listed sites were situated between 5km and 8km away from the site and were not considered to pose an adverse impact on the site. The remaining listed site was located within 1 km of the site, and a summary of the EPA records within 1 km of the site is shown in the following table.

Table 5: Summary of EPA Records

Issued Date of Notice	Recipient	Notice Type	Status	Address	Site Name	Approx. Distance and Direction from Site
December 2003	Not Applicable	Declaration of Remediation of Site	Former			
November 2010	Mobil Oil Australia Pty Ltd	Agreed Voluntary Remediation Proposal	Former	161 Hume Highway, Lansvale NSW	Mobil Service Station	260 m northwest
September 2009	Not Applicable	Amendment or Repeal of Order or Notice	Former			

Copies of the EPA records are included in Appendix F.

3.3.2 POEO Register

A search of the POEO Register revealed that the site was not listed. A copy of the POEO register search is included in Appendix F.

3.4 WorkCover NSW Records

A search of the Stored Chemical Information Database (SCID) for licences to keep dangerous goods at the site was requested from the Work Cover NSW. A search was conducted by WorkCover NSW on the 23rd October 2015 and located the following microfiche records pertaining to the site:

- 02 September 2004 – Look Sharp Concepts Pty Ltd applied for a renewal licence to keep the following dangerous goods:
 - “Sparklers” 6000Kg Class 1, stacked in warehouse
 - “Party Poppers” 6000Kg Class 1, stacked in warehouse

- “Bon Bons” 6000Kg Class 1, stacked in warehouse
- 12 December 2005 – Look Sharp Concepts Pty Ltd applied for a renewal licence to keep the following dangerous goods:
 - “Sparklers” 2Kg Class 1, stacked in warehouse
 - “Party Poppers” 3Kg Class 1, stacked in warehouse
 - “Bon Bons” 1Kg Class 1, stacked in warehouse

The sparklers, party poppers and bon bons appear to have been stacked in the northern portion of the central warehouse, located in the centre of the site.

Copies of the WorkCover search documentation are attached in Appendix G.

3.5 Section 149 Certificates

The Planning Certificate – Section 149 (2) of the Environmental Planning & Assessment Act 1979 for the site was obtained by the client and provided to Aargus for review. A summary of the information pertaining to the site is provided below:

- The site is zoned B5 – Business Development under the provision of the *Fairfield Local Environmental Plan 2013*
- The land does not include or comprise conservation areas, or environmental heritage items.
- Complying Developments under the Housing Alterations Code, General Development Code, Commercial and Industrial Alterations Code, Commercial and Industrial (New Buildings and Additions) Code, Subdivisions Code, Demolition Code and Fire Safety Code may be carried out.
- The property is not affected by a road widening or road realignment under the Roads Act.
- The land is not affected by the operation of Section 38 or 39 of the *Coastal Protection Act 1979*.
- The land is not within a proclaimed mine subsidence district.

- The land is not affected by a policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, or any other risks.
- Lot 35 in DP 456221 is affected by Clause 6.1 of the *Fairfield Local Environmental Plan 2013* for acid sulfate soils. The Fairfield LEP 2013 Acid Sulfate Map indicates that the land is located within 500m of land within potential for acid sulfate soils.
- The land is affected by flood related development controls under the *Fairfield City-Wide Development Plan 2013*. The land is identified as being within a *Low Flood Risk Precinct*.
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

Copies of the certificates are included in Appendix H.

3.6 Council Search Records

The Fairfield City Council was in the process of providing approval for database access in order to disclose file records relating to the site, however approval was not granted at the time of writing this report.

3.7 Industrial Processes and Products Manufactured

A review of the industrial processes and/or products manufactured at the site was conducted, and a summary of the information pertaining to the site is provided below:

- Processes associated with manufacturing aluminium at the site from 1958 to an undefined final date.

3.8 Former Chemical Storage and Transfer Areas

A review of the former chemical storage and transfer areas and/or products manufactured at the site was conducted, and a summary of the information pertaining to the site is provided below:

- Gas bottles
- Other possible chemicals and storage and transfer areas associated with operations at the site as aluminium manufacturing.

3.9 Product Spill & Loss History

It was indicated by the client, that to their knowledge no serious land or water contamination had occurred.

The majority of the site is currently either occupied by warehouses or sealed surfaces. At the time of the inspections, the sealed surfaces of the concrete slab were in generally good condition with only minor cracks observed. The sealed surfaces of gravel were similarly in good condition with only minor staining and cracks observed. There were no visible signs of oil and/or chemical staining within the warehouses, indicating that any surface spills (if they did occur at all) were cleaned up immediately and did not appear to penetrate the existing slab.

3.10 Discharges to Land, Water and Air

At the time of the inspection, discharges to land, water or air were not observed at the site.

3.11 Complaints History

It was indicated by the client that there were no complaints pertaining to the site, due to the lack of disturbances caused by the main activity on site, which consists of storage of goods.

3.12 Historical Use of Adjacent Land

It was indicated by the client that to their knowledge, the adjacent lands to the site have been used primarily for residential and commercial / industrial developments.

3.13 Discussion and Summary of Site History

Based on available information, the site historical usage is summarised as follows:

- The land title information provided for the site suggested that the site was owned by private individuals from at least 1911 until 1958. From 1958 to date, the site has been owned and leased by a number of commercial entities. This was consistent with the aerial photography which appeared to show the land use of the site as continuously commercial/industrial from at least 1970 to date. Aerial photography also appeared to show that the site appeared to have been used for agricultural and residential purposes prior to 1970, from at least 1930. The current site owners of the site are F.T.D Holdings Pty Ltd.
- Aerial photography suggested that the general land use of the immediate site vicinity seems to have been a combination of commercial/industrial developments, vacant land and low density residential from 1930 to date.
- Land title information indicated that previous manufacturing processes undertaken on site include the industrial processes undertaken by Alcan Australia Ltd and Australian Aluminium Company, which manufactured aluminium between 1958 and an undefined final date.
- A search of the Stored Chemical Information Database (SCID), for licences to keep dangerous goods at the site, conducted by WorkCover NSW shows that sparklers, party poppers and bon bons have been previously stacked in the northern portion of the central warehouse, located in the centre of the site.
- The Planning Certificate – Section 149 (2) of the Environmental Planning & Assessment Act 1979 informs that the site not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*, however the site is affected by flood related developments controls as contained in *Fairfield City-Wide Development Plan 2013*. The land is identified as being within a

Low Flood Risk Precinct. Lot 35 in DP 456221 is affected by Clause 6.1 of the *Fairfield Local Environmental Plan 2013* for acid sulfate soils. The Fairfield LEP 2013 Acid Sulfate Map indicates that the land is located within 500m of land within potential for acid sulfate soils.

4 ENVIRONMENTAL SETTING

4.1 Sensitive Environmental Receptors

The nearest down-gradient watercourse is Chipping Norton Lake, located approximately 500m south-east of the site, which eventually discharges into Georges River, located approximately 2.7km south-east of the site. Georges River flows southeast and ultimately discharges into the Botany Bay. The nearest recreational areas are Heather Park, located approximately 250m south-west of the site, and Dan Park, located approximately 250m south-east of the site.

4.2 Geology

The Geological Map of Sydney (Geological Series Sheet 9130, Scale 1:100,000, 1983), published by the Department of Mineral Resources indicates the residual soils within the site to be underlain by Quarternary Age soils consisting of gravel and sand.

4.3 Acid Sulfate Soils

To determine whether there is a potential for acid sulphate soils to be present at the site, reference was made to the NSW Department of Land & Water Conservation (DLWC) *Acid Sulphate Soil Risk Maps* (Edition Two, December 1997, Scale 1:250,000), specifically Map No. 92 – “Liverpool”. A review of the map indicated that there is no known occurrence of acid sulphate soil materials at the site, and the presence of acid sulphate soils was considered to be unlikely.

4.4 Hydrogeology

Based on available information, our desktop study indicates that groundwater from site is likely to be flowing towards Chipping Norton Lake (approximately 500m south-east of the site) that eventually discharges into Georges River.

A search of the Department of Natural Resources (DNR) borehole database information revealed thirty one (31) groundwater bores within a 500m radius of the site.

The registered groundwater bores within a 500m radius of the site were used for irrigation and monitoring purposes, and were unlikely to be used for human consumption since the site is not located within the SEPP boundary for the Sydney Drinking Water Catchment.

A copy of the groundwater bore search records can be found in Appendix I.

4.5 Local Meteorology

The monthly rainfall of the local area can be represented by the data collected by Bureau of Meteorology (BOM) from the rainfall gauge located in Bankstown Airport AWS, which is located approximately 4km south-east of the site. Records indicate that the total monthly rainfall for September 2015 was 33.4 mm and that the annual mean since 2000 is 788.64 mm.

Reference can be made to Appendix J – Local Meteorology.

5 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

Based on the site inspection, site history, previous reports and review of available information from the desktop study, the potential Areas of Environmental Concern (AEC) and their associated Contaminants of Concern (CoC) for the site were identified. These are summarised in the following table.

Table 6: Summary of Potential Areas and Contaminants of Concern

Potential AEC	Potentially contaminating activity	Potential CoCs	Potentially Impacted Medium	Likelihood of Site Impact	Justification
Entire site	Importation of fill material from unknown origin	Metals, TPH, BTEX, PAH, OCP, PCB, Phenols, Cyanides, Asbestos	Soils	Low	Based on the site observations and site topography, the presence of imported fill material is likely to be minimal.
			Groundwater	Low	Rainwater infiltration and subsequent leaching of contaminants is likely to be limited by the sealed surfaces across the majority of the site.
	Potential for pesticides to have been sprayed or injected on or underneath concrete slabs	OCP	Soils	Low to Moderate	The site is known for having been used for agricultural purposes from the 1950s when OCPs were first introduced into Australia. If use of OCPs has occurred, the impact is likely to have been localised and limited to the topsoil layer.
Previous industrial activities, including aluminium manufacturing	Leaks from machinery, paints, conductor fluids, USTs, bowlers, and associated pipelines	Metals, TPH, BTEX, PAH, VOC, phenols	Soils	Low to Moderate	The historical industrial operations at the site were likely undertaken within the buildings, which would likely have had concrete sealed surfaces. Current sealed surfaces had minor

Potential AEC	Potentially contaminating activity	Potential CoCs	Potentially Impacted Medium	Likelihood of Site Impact	Justification
					cracks evident.
Previous farm sheds around the site	Hydrocarbon leaks and spills from farm plant machinery, burial of livestock carcasses, eggs and shells	TPH, BTEX, PAH, Metals, OCP	Soils	Low	If this has occurred, there is a potential for microbiological impact to the soils within the burial pit. Staining was noted on the sealed surfaces and on the grassed areas.
Vicinity of Metal Features	Degradation of metal features	Metals	Soils	Low	If this has occurred, the impact is likely to be restricted to the topsoil.
Substation in south eastern portion of the site	Leaks from the substation	Metals, PCB	Soils	Low	No staining was noted around the substation or on the asphalt car park surfaces.
Stockpile in south eastern portion of site	Mitigation of contaminants from stockpiled materials	Metals, TPH, BTEX, PAH, Asbestos	Soils	Low to Moderate	If this has occurred, the impact is likely to be restricted to the topsoil.
Building Structures	Potential Asbestos/Fibro Features	Asbestos	Soils	Low	If present, these will be removed by licensed contractors.
Car parking areas and loading docks	Leaks from vehicles	Metals, TPH, BTEX, PAH	Soils	Low	Minor cracks were noted on the sealed surfaces.

6 PRELIMINARY CONCEPTUAL SITE MODEL

6.1 Conceptual Site Model

The Preliminary Conceptual Site Model (CSM) presented in the table below provides a representation of the potential risks associated with the linkages between the following elements:

- Potential contamination sources and their associated contaminants of concern identified in Section 5. Only potential areas of concern with a significance rating of low to high were included;
- Potential human receptors that may be impacted by site contamination are current and future end-users, construction workers and the general public within the immediate vicinity;
- Potential environmental receptors identified in Section 4;
- Potential exposure pathways; and
- Whether each source-pathway-receptor pollution linkage are complete, limited or not present, based on current and future site conditions.

Table 7: Conceptual Site Model

Potential Sources	Potential Receptor	Potential Exposure Pathways	Complete Linkages	Risk	Justification
Contaminated soil from placement of uncontrolled fill across the site. Use of OCPs. Previous industrial activities. Previous farming activities. Contaminated soil from stockpile Hydrocarbon spills and leakages from parked vehicles. Leakages from substation. Metal degradation. Asbestos.	Site users or the general public	Dermal contact, inhalation or ingestion of exposed impacted soils	Limited (Current)	Low	Direct contact with impacted soils is limited due to the sealed concrete and gravel surfaces.
			No (Future)	Negligible	If present, contaminated soils are likely to be remediated and removed with the remaining soils from the basement excavation level for off-site disposal.
	The aquatic ecosystems at Chipping Norton Lake discharging into Georges River	Migration of impacted groundwater and surface water run-off	Limited (Current)	Moderate	No obvious sources of contamination were observed on site that could migrate off site with surface water run-off.
			No (Future)	Low	If present, contaminated soils and groundwater is likely to be remediated and any remaining residual contamination would likely be at acceptable concentrations upon reaching the waterway.
	Underlying Bedrock Aquifer	Leaching and migration of contaminants through groundwater infiltration	Limited (Current)	Low to Moderate	Depending on the thickness of the expected confining layer and leachability of metals and organic compounds, vertical migration of contaminants may be limited. However, suspected sub-surface hydrocarbon contamination by mechanical operations leakages may be present and extend into the bedrock aquifer.
			No (Future)	Low	If present, contaminated soils and groundwater is likely to be remediated and any remaining residual contamination would likely be at acceptable concentrations upon reaching the underlying aquifer

6.1.1 Data Gaps

Based on the CSM, the following data gaps were identified with respect to the pollution linkages identified:

- The presence and thickness of imported fill material, if any.
- Confirmation if contamination has occurred from current and historical site activities through collection and laboratory analysis of soil.
- The presence and quality of groundwater is currently unknown and may be impacted by contaminated fill and leakages from the mechanics workshop operations on site.
- The Fairfield City Council records were not obtained and need to be read to further define the CSM.

7 CONCLUSION AND RECOMMENDATIONS

The findings of the assessment indicated the following areas of potential environmental concern:

- Potential importation of uncontrolled fill that may contain various contaminants;
- Current or past use of pesticides;
- Previous industrial activities;
- Leaks from substation;
- Stockpile that may contain various contaminants;
- Hydrocarbon leaks and spills from parked cars and farm plant machinery;
- Potential burial of livestock carcasses, and animal products;
- Metal degradation from building materials; and
- Asbestos based materials.

The contaminants that may be present in some of these areas were considered to be of low to moderate significance in terms of risk to the human and environmental receptors identified.

Therefore, a Detailed Site Investigation (DSI) is required to confirm the presence and extent of contamination in order to determine the suitability of the site for the proposed development application and to address the data gaps identified.

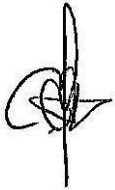
Based on the information collected during this investigation and in reference to Clause 7 (DA development of SEPP 55), the site will be suitable subject to the completion of a Detailed Site Investigation (and after remediation and validation, if required) for the proposed medium density residential and commercial development, including a nursing home and childcare centre, with access to landscape.

Thank you for the opportunity to undertake this work. We would be pleased to provide further information on any aspects of this report.

For and on behalf of

Aargus Pty Ltd

Written by:



Celine El-Khoury

Environmental Engineer

Reviewed By:



Mark Kelly

Environmental Manager

LIMITATIONS

The Aargus assessment is based on the result of limited site investigations and sample testing. Neither Aargus, nor any other reputable consultant, can provide unqualified warranties nor does Aargus assume any liability for site conditions not observed or accessible during the time of the investigations.

Despite all reasonable care and diligence, the materials encountered and concentrations of contaminants measured may not be representative of conditions between the locations sampled and investigated. There is always some disparity in subsurface conditions across a site that cannot be fully defined by investigation. Hence it is unlikely that measurements and values obtained from sampling and testing during environmental works carried out at a site will characterise the extremes of conditions that exist within the site. In addition, site characteristics may change at any time in response to variations in natural conditions, chemical reactions, truck movement or contractor movement of soils and other events, e.g. groundwater movement and or spillages of contaminating substances. These changes may occur subsequent to Aargus investigations and assessment.

This report and associated documentation and the information herein have been prepared solely for the use of the client and interested parties at the time of writing the report and is valid (for the purposes of management or transport of material) for a period of one month only from the date of issue. Any other reliance assumed by third parties on this report shall be at such parties' own risk. Any ensuing liability resulting from use of the report by third parties cannot be transferred to Aargus.

Whilst this report provides a review of site conditions encountered at sampling locations within the investigation, it should be noted that if materials are proposed to be moved from site - Part 5.6, Section 143 of the Protection of the Environment Operations (POEO) Act 1997 states that it is an offence for waste to be transported to a place that cannot lawfully be used as a facility to accept that waste. It is the duty of the owner and transporter of the waste to ensure that all material removed from a site must be accompanied by an appropriate waste classification report and materials are disposed of appropriately. An environmental or validation report does not constitute a waste classification report and results are treated

differently. Aargus accepts no liability for the unlawful disposal of waste materials from any site. Aargus does not accept any responsibility for the material tracking, loading, management, transport or disposal of waste from the site. If material is to be removed from a site, before disposal of any material to a licensed landfill is undertaken, the site owner must ensure an appropriate waste classification exists for all materials on the site planning to be removed, the waste producer will need to obtain prior consent from the licensed landfill/recycler. The receiving site should check to ensure that the material received matches the description provided in the report.

Opinions are judgements, which are based on our understanding and interpretation of current regulatory standards, and should not be construed as legal opinions.

Appendix K – Important information about your environmental site report should also be read in conjunction with this report.

REFERENCES

This report was prepared with reference to the following guiding documents:

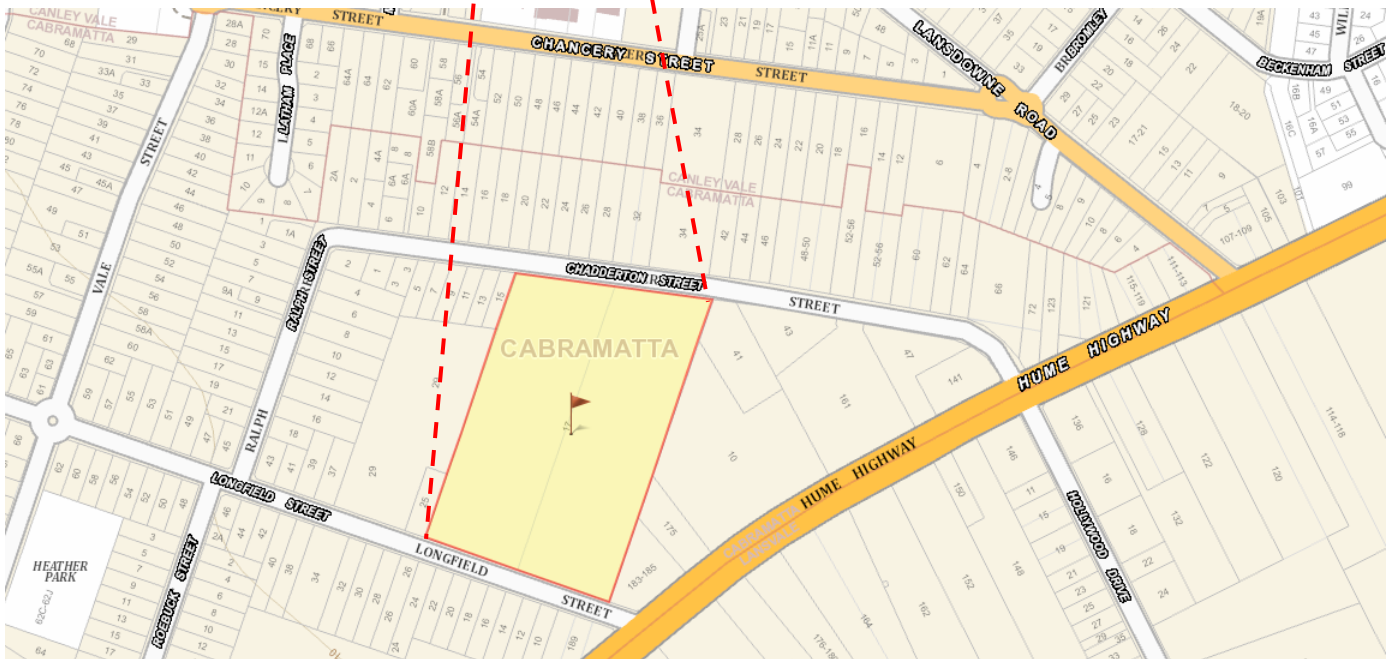
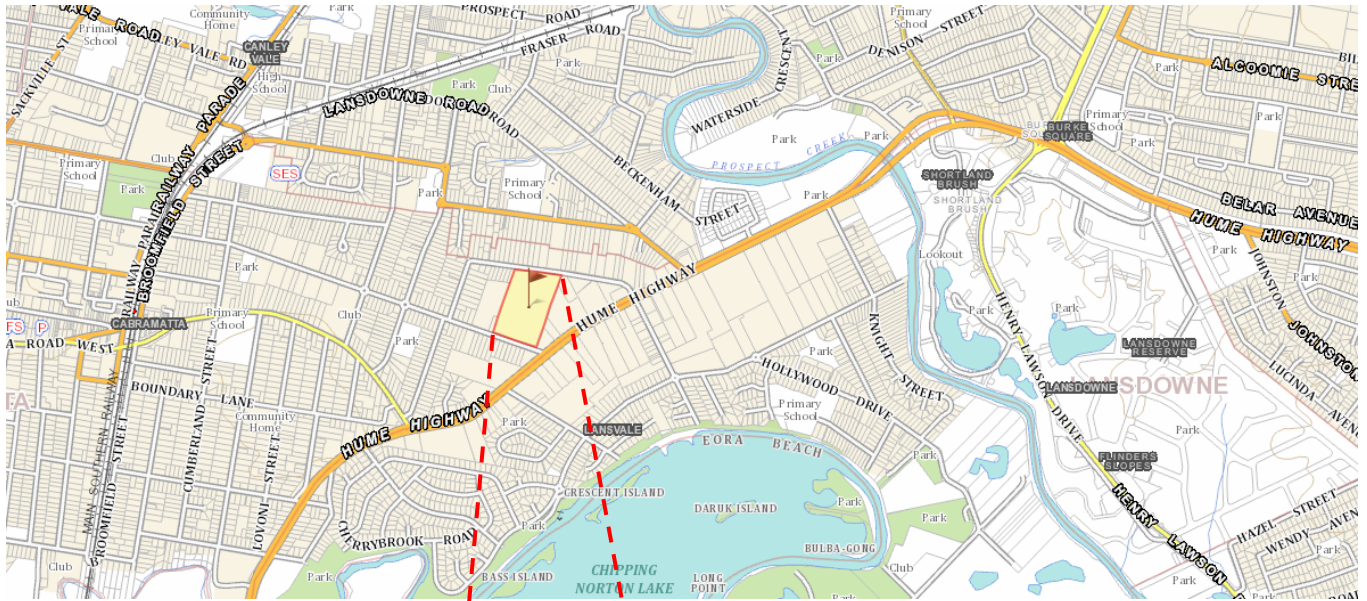
- ANZECC/NHMRC (1992) – “Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites”. Australian and New Zealand Environment and Conservation Council and the National Health and Medical Research Council, Canberra;
- ANZECC National Water Quality Management Strategy “Australian Water Quality Guidelines for Fresh and Marine Waters”, 1992.
- CRC Care Technical Report No. 13 – Soil Vapour Assessment (August 2009);
- Department of Urban Affairs and Planning – EPA (1998) “Managing Land Contamination – Planning Guidelines – SEPP 55 – Remediation of Land”;
- National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No.1);
- NSW DEC, “Guidelines for the Assessment and Management of Groundwater Contamination” (March 2007);
- NSW DEC “Guidelines for the NSW Site Auditor Scheme” (2006, 2nd edition). NSW Environment Protection Authority, Sydney;
- NSW EPA (2014) – “Waste Classification Guidelines, Part 1: Classifying Waste”;
- NSW DECCW, “Vapour Intrusion: Technical Practice Note”, (September 2010);
- NSW EPA “Guidelines for Assessing Service Station Sites” (1994). NSW Environment Protection Authority, Sydney;
- NSW EPA “Guidelines for Consultants Reporting on Contaminated Sites” (2011). NSW Environment Protection Authority, Sydney;
- NSW EPA “Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997” (2009). NSW Environment Protection Authority, Sydney;
- NSW EPA “Sampling Design Guidelines” (1995). NSW Environment Protection Authority, Sydney.

APPENDIX A

SITE PLANS



SITE LOCALITY MAP



PROJECT DETAILS

Project Title	Preliminary Site Investigation
Project No.	ES6402
Client	F.T.D Holdings Pty Ltd
Site Address	17-21 Longfield Street, Cabramatta NSW



DRAWING DETAILS

Figure No.	1	Rev No.	0
Scale	As above	Size	A4
Drawn by	CEK	Date	13.10.2015
Approved by	MK	Date	13.10.2015

SITE PLAN – LOT & DEPOSITED PLAN



PROJECT DETAILS

Project Title	Preliminary Site Investigation
Project No.	ES6402
Client	F.T.D Holdings Pty Ltd
Site Address	17-21 Longfield Street, Cabramatta NSW



DRAWING DETAILS

Figure No.	2	Rev No.	0
Scale	As above	Size	A4
Drawn by	CEK	Date	13.10.2015
Approved by	MK	Date	13.10.2015

SITE FEATURES & SURROUNDING LAND



Key	
1	Timber storage
2	Carpark
3	'Fairfax' - office
4	Water cooling tower
5	Vegetation – grass
6	'A.T.S Timber' - Timber storage warehouse
7	Guard house
8	Sewage System
9	Loading Dock
10	Gas bottle storage
11	'TND trading' – household cleaning products storage warehouse
12	Showroom
13	Steel scaffolding storage warehouse
14	Steel storage
15	Fire hydrant system
16	Stockpile – topsoil, asphalt, bitumen, plastic, tubing, rubber
17	Electrical transformer box
	Slope

PROJECT DETAILS

Project Title	Preliminary Site Investigation
Project No.	ES6402
Client	F.T.D Holdings Pty Ltd
Site Address	17-21 Longfield Street, Cabramatta NSW



DRAWING DETAILS

Figure No.	3	Rev No.	0
Scale	1:4,514	Size	A4
Drawn by	CEK	Date	20.10.2015
Approved by	MK	Date	20.10.2015

APPENDIX B

PROPOSED DEVELOPMENT PLANS & SITE SURVEY PLANS





Plans are taking shape for multigenerational family living in Sydney's southwest



**OVER 200
CHILD CARE,
AGED CARE
AND SERVICE
INDUSTRY JOBS**

– more than double the
current number of jobs
on the site.

**450-500 NEW
APARTMENTS**
and a brand-new
community facility for
multigenerational living

**\$125 MILLION
INVESTMENT**
in the local community.

**2 NEW PUBLIC
PLAZAS**
with unique artwork
from the Indo-Chinese
culture

ALL FAMILY MEMBERS CAN LIVE TOGETHER COMFORTABLY IN THE CIRCLE, CABRAMATTA.



FOR ALL GENERATIONS.

The Circle creates a space for multi-generational living in the heart of Cabramatta. Partnerships with a leading aged care and child care providers will ensure services are available to meet the needs of all family members – whatever their life stage.



CELEBRATING CULTURE.

Designed with Feng Shui principles in mind, The Circle's façades will feature colours and materials evocative of the local area's Indo-Chinese culture. Public art, landscaping and fountains are also cultural elements being explored. The Circle is well connected to local landmarks, including the Minh Quang Buddhist Temple next door.



HOMES FOR ALL.

Seven new buildings across the site will range from three storeys on the edge to six storeys in the centre. A mix of studios, 1, 2 and 3+ bedroom apartments, along with dedicated independent units for over 55s, will be offered. In total, The Circle will feature between 450 and 500 new homes.



PARKS AND PLAZAS.

Two new public plazas will be created on Chadderton Street and Longfield Street. These spaces are ideal for hosting special events and regular community activities like Tai Chi. Residents can enjoy their own, private green spaces and courtyards – for family gatherings or alone time.



MOVEMENT AND CONNECTIONS.

A central thoroughfare will link Chadderton Street and Longfield Street, so you can walk, cycle or drive through the centre of The Circle. Convenient travel further afield is easy, with a bus stop on Longfield Street and a short 15 minute walk to the train station and town centre.

THE CIRCLE, CABRAMATTA IN PROGRESS PLANNING PROPOSAL





WHO WE ARE

We are an experienced, locally based development company – and we are proud of our plans to transform the way our families live in the southwest of Sydney. The Circle represents the first true lifestyle development for our area.

We have signed a Memorandum of Understanding with Domain Principal Group, one of Australia's leading aged care providers. This means, if we gain planning approval for the site, we will look to work with Domain Principal to operate our aged care facilities at The Circle.

Domain Principal's commitment to delivering the highest quality care and services to residents and their families across Australia is well-suited to our vision for The Circle.

We are looking forward to meeting with the local community and listening to your ideas as we progress plans for this multigenerational community.

Steps in the process

To achieve our vision for The Circle, the land at 17-21 Longfield Street Cabramatta must be rezoned from industrial to residential. Fairfield City Council and the NSW Department of Planning and Infrastructure are both responsible for making this decision.

01	Planning Proposal prepared by project team and team	
	Fairfield City Council formally considers Planning Proposal	
02	Council resolves to forward the Planning Proposal to the Minister for Planning and Infrastructure	
03	NSW Department of Planning and Infrastructure considers the Planning Proposal	
04	Consultation with the community and government agencies	
05	Council considers community and agency submissions	
06	NSW Department of Planning and Infrastructure considers the Final Planning Proposal	
07	Local Environmental Plan is made	



How to get in touch

For more information about The Circle, Cabramatta, please call Samantha Czyz or Nicole Eastaway at Elton Consulting on **9387 2600** or email consulting@elton.com.au



APPENDIX C

SITE PHOTOGRAPHS

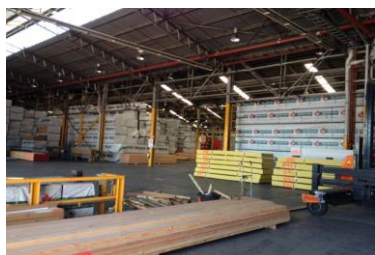


SITE PHOTOGRAPHS

Client:	F.T.D Holdings Pty Ltd
Project:	Preliminary Site Investigation
Site Location:	17-21 Longfield Street, Cabramatta NSW
Job No.:	ES6402
Photos Taken By:	CEK

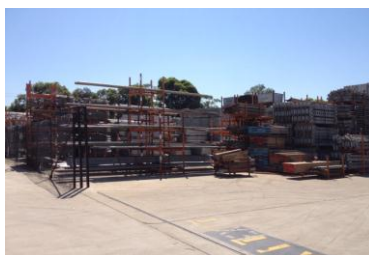


Photograph N° 1



View of timber storage warehouse in the centre of site
Looking north
Inspected on 16.10.2015

Photograph N° 2



View of steel storage area in western portion of site
Looking north east
Inspected on 16.10.2015

Photograph N° 3



View of water cooling tower in southern portion of site
Looking north
Inspected on 16.10.2015

Photograph N° 4



View of stockpile, including topsoil, asphalt, bitumen,
plastic, tubing, rubber
Looking north east
Inspected on 16.10.2015

Photograph N° 5



View of the electrical transformer box in south eastern
portion of site
Looking north west
Inspected on 16.10.2015

Photograph N° 6



View of the sewage system in the south western
portion of site
Looking north east
Inspected on 16.10.2015

Photograph N° 7



View of the gas bottle storage in the centre of site
Looking south east
Inspected on 16.10.2015

Photograph N° 8



View of household cleaning products storage
warehouse in the north western portion of site
Looking north east
Inspected on 16.10.2015

APPENDIX D

LAND TITLE INFORMATION



TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 80

Search certified to:

30/10/2015 11:04 AM

COMPUTER FOLIO REFERENCE	
AUTO CONSOL 7678-34	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
14	24/2/2015

Page 1

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS

AT CABRAMATTA

LOCAL GOVERNMENT AREA FAIRFIELD

PARISH OF ST LUKE COUNTY OF CUMBERLAND

TITLE DIAGRAM DP456221

FIRST SCHEDULE

F.T.D. HOLDINGS PTY LIMITED

(T 8079695)

SECOND SCHEDULE (8 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 5876230 RESTRICTION(S) ON THE USE OF LAND
7936547 VARIATION OF RESTRICTION 5876230
- 3 5876231 POSITIVE COVENANT
7936546 VARIATION OF POSITIVE COVENANT
- 4 AB501892 LEASE TO RAPID METAL DEVELOPMENTS (AUSTRALIA) PTY
LTD OF THE BUILDINGS SHOWN CROSS HATCHED IN PLAN (PAGE
50) WITH AB501892. EXPIRES: 30/4/2014. OPTION OF
RENEWAL: 10 YEARS.
- 5 AE480739 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA
- 6 AF179858 LEASE TO FAIRFAX COMMUNITY NEWSPAPERS PTY LIMITED OF
THE BUILDING KNOWN AS OFFICE 1, 9 LONGFIELD STREET,
LANSVALE SHOWN IN PLAN WITH AF179858. EXPIRES:
31/7/2014. OPTION OF RENEWAL: 5 YEARS.
- 7 AF702381 LEASE TO T & D TRADING CO PTY LTD OF THE BUILDING
MARKED 'A' AND SHOWN HATCHED IN PLAN WITH AF702381.
EXPIRES: 30/6/2015. OPTION OF RENEWAL: FIVE (5) YEARS.
- 8 AJ166380 LEASE TO PRO WAREHOUSING GROUP PTY LTD OF PART BEING

END OF PAGE 1 - CONTINUED OVER

doccopl

PRINTED ON 30/10/2015

80

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

* ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE
WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



Registrar General

TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 80

Search certified to:

30/10/2015 11:04 AM

COMPUTER FOLIO REFERENCE	
AUTO CONSOL 7678-34	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
14	24/2/2015

Page 2

SECOND SCHEDULE (8 NOTIFICATIONS) (CONTINUED)

WAREHOUSE 1, 17 LONGFIELD STREET, LANSVALE SHOWN AS
"WAREHOUSE 1" IN PLAN WITH AJ166380. EXPIRES:
21/9/2019. OPTION OF RENEWAL: 3 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: L AJ410537.

SCHEDULE OF PARCELS

LOTS 34-35 IN DP456221.

*** END OF SEARCH ***

doccop1

PRINTED ON 30/10/2015

80

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

* ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE
WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



Registrar General



HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 79

Search certified to: 30/10/2015 11:05AM

Computer Folio Reference: 34/456221

Page 1

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 7678 FOL 34

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
4/8/1998	DP456221	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
5/8/1998		AMENDMENT: PARISH-COUNTY	
10/8/1998		CONVERTED TO AUTO CONSOL 7678-34	CONSOL CREATED CT NOT ISSUED

*** END OF SEARCH ***

doccop1

PRINTED ON 30/10/2015

79

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

A division of the Department of Finance & Services

No. 81

Search certified to: 30/10/2015 11:06AM

Computer Folio Reference: 35/456221

Page 1

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 7678 FOL 34

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
4/8/1998	DP456221	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
10/8/1998		CONVERTED TO AUTO CONSOL 7678-34	CONSOL CREATED CT NOT ISSUED

*** END OF SEARCH ***

doccop1

PRINTED ON 30/10/2015

81

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General



AB501892M

Form: 07L
Licence: 01-08-084
Licensee: Midware Systems
D'Agostino Solicitors

① LEASE
New South Wales
Real Property Act 1900

PRIVACY NOTE: this information is legally required and will become part of the public record

STAMP DUTY

Office of State Revenue use only

NSW Treasury
Client No: 3835216 675
Duty: \$2.00 Trans No: 2589577
Asst details: 8171 Dup

(A) TORRENS TITLE Property leased: if appropriate, specify the part or premises

Part Folio Identifier Auto Consol 7678-34 being the buildings cross-hatched in the plan attached to this Lease.

(B) LODGED BY

Delivery Box 312D	Name, Address or DX and Telephone 1232021 Lawagents Reference (optional): DAQ/FTD Holdings	CODE L
----------------------	---	-----------

(C) LESSOR

F.T.D. HOLDINGS PTY LTD (ACN 096 757 194)

The lessor leases to the lessee the property referred to above.

(D) Encumbrances (if applicable):

(E) LESSEE

RAPID METAL DEVELOPMENTS (AUSTRALIA) PTY LTD (ACN 004 304 447)

(F) TENANCY:

(G) 1. TERM: 10 YEARS

2. COMMENCING DATE: 1st May 2004

3. TERMINATING DATE: 30th April 2014

4. With an OPTION TO RENEW for a period of 10 YEARS
set out in clause No. 22 of ANNEXURE A

5. With an OPTION TO PURCHASE set out in clause No. N.A. of N.A.

6. Together with and reserving the RIGHTS set out in clause No. of

7. Incorporates the provisions set out in ANNEXURE A hereto.

8. Incorporates the provisions set out in MEMORANDUM filed at Land and Property Information New South Wales as No. N.A.

9. The RENT is set out in item No. 7 of THE REFERENCE SCHEDULE

Prod by AAB B

All handwriting must be in block capitals.

Total Pages (office use only) _____

Page 1 of 47

Number additional pages sequentially

Form: 07L
Licence: 01-05-028
Licensee: LEAP Legal Software Pty Limited
Firm name: D'Agostino Solicitors

LEASE

New South Wales
Real Property Act 1900



AF179858D

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 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) TORRENS TITLE

PLAN
FEE RAISED

Property leased: if appropriate, specify the part or premises

Part Auto Consol 7678-34

Being the building identified on the attached plan as "Office 1" and described as 9 Longfield Street, Lansvale NSW 2166.

(B) LODGED BY

Delivery
Box

312D

Name, Address or DX and Telephone

Lawagents
123202Y

Reference (optional): *D'Agostino Holdings*

CODE

L

(C) LESSOR

F.T.D. HOLDINGS PTY LIMITED (ACN 096 757 194)

The lessor leases to the lessee the property referred to above.

(D)

Encumbrances (if applicable):

(E) LESSEE

FAIRFAX COMMUNITY NEWSPAPERS PTY LIMITED (ACN 000 310 654)

(F)

TENANCY:

OFF LAA571533

- (G) 1. TERM: 5 YEARS
2. COMMENCING DATE: 1 AUGUST 2009
3. TERMINATING DATE: 31 JULY 2014
4. With an OPTION TO RENEW for a period of 5 YEARS set out in Item/Clause 11 of THIS LEASE.
5. With an OPTION TO PURCHASE set out in N/A
6. Together with and reserving the RIGHTS set out in N/A
7. Incorporates the provisions set out in ANNEXURE(S) hereto.
8. Incorporates the provisions set out in N/A in the Department of Lands, Land and Property Information Division as No. N/A
9. The RENT is set out in item/clause 7 of THE REFERENCE SCHEDULE.

Form: 07L
Licence: 01-05-028
Licensee: LEAP Legal Software Pty Limited
Firm name: D'Agostino Solicitors

LEASE

New South Wales
Real Property Act 1900



AF702381T

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) TORRENS
TITLE**

Property leased: if appropriate, specify the part or premises

Part Auto Consol 7678-34

Being that part of the building hatched on the plan annexed to this Lease and marked "A"

(B) LODGED BY

Delivery
Box

312D

Name, Address or DX and Telephone

Lawagents
123202Y

Reference (optional):

D'AGO - FTD HOLDINGS - B/L

CODE

L

(C) LESSOR

F.T.D HOLDINGS PTY LIMITED (ACN 096 757 194)

The lessor leases to the lessee the property referred to above.

(D)

Encumbrances (if applicable):

(E) LESSEE

T & D TRADING CO PTY LTD (ACN 104 234 040)

(F)

TENANCY:

- (G) 1. TERM: 5 YEARS**
2. COMMENCING DATE: 1 JULY 2010
3. TERMINATING DATE: 30 JUNE 2015
4. With an OPTION TO RENEW for a period of 5 YEARS set out in Item/Clause 6 of THE REFERENCE SCHEDULE.
5. With an OPTION TO PURCHASE set out in N/A
6. Together with and reserving the RIGHTS set out in N/A
7. Incorporates the provisions set out in ANNEXURE(S) hereto.
8. Incorporates the provisions set out in N/A in the Department of Lands, Land and Property Information Division as No. N/A
9. The RENT is set out in item/clause 7 of THE REFERENCE SCHEDULE.

All handwriting must be in block capitals.

Page 1 of 57

Total Pages (office use only) 57

[Handwritten signatures and initials]

425P



Form: 07L
Licence: 01-05-028
Licensee: LEAP Legal Software Pty Limited
Firm name: D'Agostino Solicitors

LEASE
New South Wales
Real Property Act 1900

AJ166380F

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 88B 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) TORRENS TITLE

Property leased: if appropriate, specify the part or premises
Part Auto Consol 7678-34
Known as Warehouse 1, 17 Longfield Street, Lansvale NSW 2166 more particularly described in that attached plan marked Plan 1

(B) LODGED BY

Document Collection Box 312D	Name, Address or DX, Telephone, and Customer Account Number if any Lawagents 123202Y	CODE L
Reference: D'Ag / FTD Holdings		

(C) LESSOR

F.T.D. HOLDINGS PTY LIMITED ACN 096 757 194

The lessor leases to the lessee the property referred to above.

(D)

Encumbrances (if applicable):

(E) LESSEE

PRO WAREHOUSING GROUP PTY LTD ACN 600 436 940

(F)

TENANCY:

(G)

1. TERM: 5 YEARS **22/11/14** **J.D.** Joseph D'Agostino Solicitor for the Lessor.
2. COMMENCING DATE: **15 SEPTEMBER 2014** **17/11/2014**
3. TERMINATING DATE: **21 SEPTEMBER 2019** I am authorised to make this alteration.
4. With an **OPTION TO RENEW** for a period of 3 YEARS set out in Item 6 of THE REFERENCE SCHEDULE
5. With an **OPTION TO PURCHASE** set out in clause N/A of N/A
6. Together with and reserving the **RIGHTS** set out in clause N/A of N/A
7. Incorporates the provisions or additional material set out in **ANNEXURE(S)** hereto.
8. Incorporates the provisions set out in N/A No. N/A
9. The **RENT** is set out in item No 7 of THE REFERENCE SCHEDULE

APPENDIX E

CURRENT AND HISTORICAL AERIAL PHOTOGRAPHS



AARGUS PTY LTD
AERIAL PHOTOGRAPHS

17-21 Longfield Street,
Cabramatta NSW

1930 Photograph



1943 Photograph



1951 Photograph



1970 Photograph



1994 Photograph



2015 Photograph



APPENDIX F

NSW EPA RECORDS



Environment protection licences

+ Licensing under the POEO Act

[Guide to licensing](#)
[Licence forms](#)
[Licence fees](#)

+ Risk-based licensing

+ Load-based licensing

+ Emissions trading

- POEO Public Register

Terms of use: POEO public register

[Search for licences, applications and notices](#)

[Home](#) > [Environment protection licences](#) > [POEO Public Register](#) > [Search for licences, applications and notices](#)

Search results

Your search for: **General Search** with the following criteria

Suburb - cabramatta

returned 1 results

[Export to excel](#)

1 of 1 Pages

[Search Again](#)

Number	Name	Location	Type	Status	Issued date
2354	CAPRAL LIMITED	11 LONGFIELD ST, CABRAMATTA, NSW 2166	POEO licence	Surrendered	16 May 2000

13 October 2015

Contaminated land

+ Management of contaminated land

Consultants and site auditor scheme

+ Underground petroleum storage systems

Guidelines under the CLM Act

NEPM amendment

+ Further guidance

– Record of notices

About the record

Search the record

Search tips

[Home](#) > [Contaminated land](#) > [Record of notices](#)

Search results

Your search for: LGA: Fairfield City Council

Matched 11 notices relating to 4 sites.

[Search Again](#)
[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
FAIRFIELD	35 Lisbon STREET	Fairfield Galvanising	3 former
LANSVALE	161 Hume HIGHWAY	Mobil Service Station	3 former
SMITHFIELD	25 Victoria STREET	Drum Reconditioner	3 former
YENNORA	44 Larra STREET	Former Metal Plant	2 former

Page 1 of 1

13 October 2015

Contaminated land

+ Management of contaminated land

+ Consultants and site auditor scheme

+ Underground petroleum storage systems

Guidelines under the CLM Act

NEPM amendment

+ Further guidance

– Record of notices

About the record

Search the record

Search tips

Disclaimer

List of NSW contaminated sites notified to EPA

Frequently asked questions

Forms

+ Other contamination issues

[Home](#) > [Contaminated land](#) > [Record of notices](#)

Site and notice details

Your search for: LGA: Fairfield City Council

11 notices on 4 sites were matched.

[Return to list of search results](#)

[Search Again](#) [Refine Search](#)

Area No: 3009

The information below was correct at the time the notices were issued.

Site: Mobil Service Station

Address: 161 Hume HIGHWAY, LANSVALE

LGA: Fairfield City Council

Owner: Modern Motels Pty Ltd
Lot 204 DP 732440

Notices relating to this site (0 current and 3 former)

(Map) where available, maps show the part of the site affected by the notice
* notice matched search criteria

Notice recipient	Notice type & number	Status	Date
Not Applicable	Amendment or Repeal of Order or Notice 20094402	Former	Issued 10 Sep 2009
Mobil Oil Australia Pty Ltd	Agreed Voluntary Remediation Proposal 26081	Former	Issued 10 Nov 2005 Completed 10 Sep 2009
Not Applicable	Declaration of Remediation Site 21048	Former	Issued 02 Dec 2003 Repealed 10 Sep 2009

Environment Protection Authority

Notice to end significantly contaminated land declaration and management order

(Section 44 of the Contaminated Land Management Act 1997)

Notice Number 20094402; Area Number 3009

Background

The land to which this notice applies was declared as "significantly contaminated land" (declaration no. 21048 and has been the subject of an agreement to a voluntary management proposal (agreement no. 26081) issued by the Environment Protection Authority ("the EPA"). The proponent carried out management works under the agreement. The management has been completed and the results have been made available to the EPA.

Repeal

Having reviewed the results of the management, the EPA is satisfied that it no longer has reason to believe that the land to which this notice applies is contaminated and that the contamination is significant enough to warrant regulation under the Act.

Pursuant to section 44 of the Contaminated Land Management Act 1997, Declaration of significantly contaminated land number 21048, dated 2 December 2003, gazetted on 5 December 2003 cease to be in force on the date on which this notice is signed. A copy of this notice is included on the NSW Department of Environment and Climate Change website.

Land to which this notice applies

Description	Address
Lot 204 in DP 732440	161 Hume Highway, Lansvale NSW 2166

[Signed]

NIALL JOHNSTON

Manager Contaminated Sites

Department of Environment and Climate Change

Date: 10 September 2009

NOTE:

Information recorded by the EPA

Section 58 of the Contaminated Land Management Act 1997 requires the EPA to maintain a public record. A copy of this notice will be included in the public record.

Information recorded by councils

Section 59 of the Act requires the EPA to give a copy of this notice to the relevant local council. The council may then make appropriate consequential modifications to the planning certificate issued in relation to the land to which this notice applies pursuant to s.149 of the *Environmental Planning and Assessment Act 1979*.

Relationship to other regulatory instrument

This repeal notice does not affect the provisions of any relevant environmental planning instruments which apply to the land or provisions of any other environmental protection legislation administered by the EPA.

Previous regulatory instrument

As of 1 July 2009, all current declarations for investigation area or declarations for remediation sites are taken to be declarations for significantly contaminated land, and all current orders for investigation area and orders for remediation site are taken to be management orders.

*The DECC exercises certain statutory powers in the name of the EPA.

Note: On 10 September 2009 in [Completion Notice No. 20091701](#) the EPA gave notice that this voluntary proposal had been satisfactorily completed.

Notice No: 26081

Area No: 3009

Date: 10 November 2005

Proponent: Mobil Oil Australia Pty Ltd

Site: 161 Hume Highway, Lansvale NSW. Lot 504 in DP 732440

[Download Voluntary Agreement](#) (Format = PDF, Size = 1023 kB)

Contaminated Land Management Act 1997, Section 21

Declaration of Remediation Site Declaration Number 21048 Area Number 3009

The EPA declares the following land to be a remediation site under the *Contaminated Land Management Act 1997* ("the Act"):

1. Land to which this declaration applies ("the site"):

Lot 204 in Deposited Plan 732440, which is the service station site at 161 Hume Highway (corner of Chadderton Street) Lansvale, NSW, in the local government area of Fairfield.

2. Nature of the substance causing the contamination:

Total petroleum hydrocarbons (TPH) in the fractions C6-C9, (including benzene, toluene, ethylbenzene and xylene) and C10-C40.

Metals including chromium, copper, lead and zinc.

3. Nature of harm that the substance may cause:

The EPA has considered the matters in section 9 of the Act and found that the site is contaminated with the contaminants listed above in such a way as to present a significant risk of harm to human health and the environment.

In particular, the EPA has found that:

1. significant petroleum hydrocarbon contamination including separate phase petroleum hydrocarbon is present in the groundwater in the vicinity of the underground storage tanks on the site;
2. dissolved phase petroleum hydrocarbon contamination is present in groundwater at the northeast boundary of the site; and
3. the contaminated groundwater is likely to be migrating offsite towards residential areas and Prospect Creek.

Potential health risks exist for onsite workers who access contaminated soil and groundwater and, should the contamination migrate offsite, for users of the groundwater.

4. Further action under the Act

The making of this declaration does not prevent the carrying out of a voluntary remediation of the site and any person may submit a voluntary remediation proposal for the site to the EPA. If the proposal satisfies the requirements of section 26 of the Act, the EPA may agree not to issue a remediation order to the person or persons bringing the proposal.

The lessee of the site has indicated its intention to remediate the site under a voluntary remediation proposal.

5. Submissions invited

The EPA advises that the public may make written submissions to the EPA on:

- Whether the EPA should issue a remediation order in relation to the site or
- Any other matter concerning the site.

Submissions should be made in writing to:

Director Contaminated Sites
Department of Environment and Conservation
PO Box A290
SYDNEY SOUTH NSW 1232

or faxed to: 02 9995 5930

by not later than 4 weeks from the date of this notice.

[signed]

CAROLYN STRANGE

Director Contaminated Sites

Department of Environment and Conservation

(by Delegation)

Date: 2 December 2003

NOTE:

Remediation order may follow

If remediation of the site or part of the site is required, the EPA may issue a remediation order under s.23 of the Act.

Variation/Revocation

This declaration remains in force until it is otherwise varied or revoked. A declaration may only be revoked when the EPA does not have reasonable grounds to believe that land is contaminated in such a way as to present a significant risk of harm (s.44 of the Act).

Information recorded by the EPA

S.58 of the Contaminated Land Management Act 1997 requires the EPA to maintain a public record. A copy of this remediation declaration will be included in the public record.

Information recorded by councils

S.59 of the Act requires the EPA to give a copy of this declaration to the relevant local council. The council is then required to note on its planning certificate issued pursuant to s.149 (2) of the Environmental Planning and Assessment Act that the land is currently an area covered by a declaration issued under the Act. The EPA is required to notify council as soon as practicable when the declaration is no longer in force and the notation on the s.149 (2) certificate is removed.

APPENDIX G

NSW WORKCOVER SEARCH RECORDS



Our Ref: D15/172786
Your Ref: 134487

23 October 2015

Attention Celine El-Khoury
Aargus Pty Ltd
446 Parramatta Rd
Petersham NSW 2049

Dear Celine,

RE SITE: Lot 34 & 35 DP456221, 17-21 Longfield St Cabramatta NSW 2166

I refer to your site search request received by WorkCover NSW on 19th October 2015 requesting information on licences to keep dangerous goods for the above site.

Enclosed are copies of the documents that WorkCover NSW holds on Dangerous Goods Licence 35/018629 relating to the storage of dangerous goods at the above-mentioned premises, as listed on the Stored Chemical Information Database (SCID). If you have any further queries please contact the Dangerous Goods Licensing Team on (02) 4321 5500.

Yours Sincerely

Bernadette Sturgiss
Customer Service Officer - Operations
Dangerous Goods Notification Team

CONTACT FOR NOTIFICATION INQUIRIES

Title: Mr / Miss / Ms / Mrs / Other (please specify) MR Family name LUNZ
Given name GEOFF Other names —
Gender ☒ Male ☐ Female (please circle) Date of birth 09/01/1955 Place of birth JOHANNESBURG
Postal address 17 LONGFIELD STREET
Suburb LANSVALE State NSW Postcode 2166
Business phone 8717-4900 Business fax number 8717-4999
Business email address geoff@LOOKSHARP.NET.AU

Previous Licence Number or Acknowledgement Number (if known)

35/ 036825

Previous Occupier (if known)

Site on which dangerous goods are to be kept

Number

Street

17LONGFIELD STREET

Nearest cross Street

LIVERPOOL ROAD

Lot and DP if no street number

Is the site staffed? If yes state number of employees 50Site staffing: Hours per day 8 Days per week 5

Site Emergency Contact

Phone number

Name

(02) 0422321 688GEOFF LUNZ

Nature of site (eg petrol station, warehouse etc)

WAREHOUSE

Nature of your primary business activity

IMPORTING AND DISTRIBUTION

ABN Number (if any)

Website details (if any)

15 003 116 621

What is the ANSZIC code most applicable to your business? (see guide for list of codes and further information)

Code

Description

473HOUSEHOLD GOODS WHOLESALING

Attach a site sketch(s) of the premises. Refer to the Guide for information on the requirements for the site sketch.

Attach a photocopy page from a local Street Directory or other map showing the locality of the premises. Mark the location of the premises with an X

NOTIFICATION OF DANGEROUS GOODS ON PREMISES FORM

FDG01

List the dangerous goods that will be stored and/or processed on these premises. Copy this page and attach additional sheets if there is insufficient space.

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M ³)
	STACK IN WAREHOUSE	1	6 TONNE GROSS WEIGHT.

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M ³
0336	SPARKLERS	1		SPARKLER		2	KG
0336	PARTY POPPER	1		PARTY POPPER		3	KG
0336	BON BONS	1		BON BONS		1	KG

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M ³)

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M ³

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M ³)

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M ³

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M ³)

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M ³

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M ³)

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M ³

THIS IS NOT A RECEIPT

OCCUPIER INFORMATION

Name of Occupier

LOOKSHARP CONCEPTS PTY LTD

Postal Address of Occupier

17 LONGFIELD STREET

Suburb/Town

LANSV

Trading Name if different

Type of business entity

Company ☒ Sole Trader ☐ Partnership ☐ Other ☐ pl

DETAILS OF PERSON MAKING APPLICATION

Title: Mr / Miss / Ms / Mrs / Other (please specify) MR Family name

Given name GEOFFREY Other names

WorkCover D/G-EXP Licence Application

Unique Reference No 2375500105924

Notif of Dangerous Goods

GEOFFREY LUNZ

4 REINA ST

BONDI NORTH NSW 2026

DOB 09011955

100.00

ATTACH TO THE WORKCOVER APPLICATION
FORM AND POST TO:

Licensing Team - WorkCover NSW

Locked Bag 2906

LISAROW NSW 2252

12/12/05 01/53440 vj/a 237550 13:51

DECLARATION

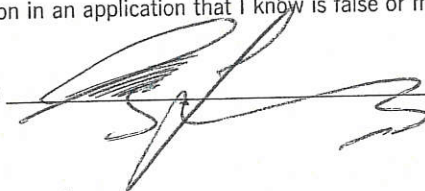
I (print your name in BLOCK LETTERS) GEOFFREY LUNZ Phone number

of (print your home address) 4 REINA STREET NORTH BONDI Postcode 2026

hereby declare that:

- I am 18 years of age, or over;
- The information contained in this application is true and correct in every particular;
- I am authorised to complete this application and make this declaration on behalf of the occupier;
- I am aware that it is an offence under section 356 of the *Occupational Health and Safety Act 2000* to provide any information or produce any documentation in an application that I know is false or misleading in a material particular.

Signature of person making this declaration



Date 12/12/05

Proof of Identity – Australia Post use only

NO PROOF OF IDENTITY CHECK IS REQUIRED FOR THIS TRANSACTION

Name of Australia Post Checking Officer THUY NGUYEN

Signature [Handwritten Signature]

Date 12/12/05

Name of Post office/agency Lansvale

Australia Post Disclaimer

Australia Post is acting as an agent for WorkCover to identify you under the requirements set out by *Occupational Health and Safety Act 2000*.

Your application will be forwarded to WorkCover.

All correspondence in respect of this notification must be addressed to WorkCover.



*2112 18

OCCUPIER INFORMATION

Name of Occupier

LOOKSHARP CONCEPTS PTY LTD

Postal Address of Occupier

17 LONGFIELD STREET

Suburb/Town

LANSVALE

Postcode

2166

Trading Name if different

Type of business entity

Company



Sole Trader



Partnership



Other



please specify: _____

DETAILS OF PERSON MAKING APPLICATIONTitle: Mr / Miss / Ms / Mrs / Other (please specify) MR Family name LUNZ
Given name GEOFFREY Other names -**DECLARATION**I (print your name in BLOCK LETTERS) GEOFFREY LUNZ Phone number 8717-4910
of (print your home address) 4 REINA STREET NORTH BENDI Postcode 2026

hereby declare that:

- I am 18 years of age, or over;
- The information contained in this application is true and correct in every particular;
- I am authorised to complete this application and make this declaration on behalf of the occupier;
- I am aware that it is an offence under section 356 of the *Occupational Health and Safety Act 2000* to provide any information or produce any documentation in an application that I know is false or misleading in a material particular.

Signature of person making this declaration

Date

12/12/05**Proof of Identity – Australia Post use only**

NO PROOF OF IDENTITY CHECK IS REQUIRED FOR THIS TRANSACTION

Name of Australia Post Checking Officer THUY NGUYEN

Signature

Date

12/12/05

Name of Post office/agency

Lansvale**Australia Post Disclaimer**Australia Post is acting as an agent for WorkCover to identify you under the requirements set out by *Occupational Health and Safety Act 2000*.

Your application will be forwarded to WorkCover.

All correspondence in respect of this notification must be addressed to WorkCover.

Application for Licence to Keep

Dangerous Goods

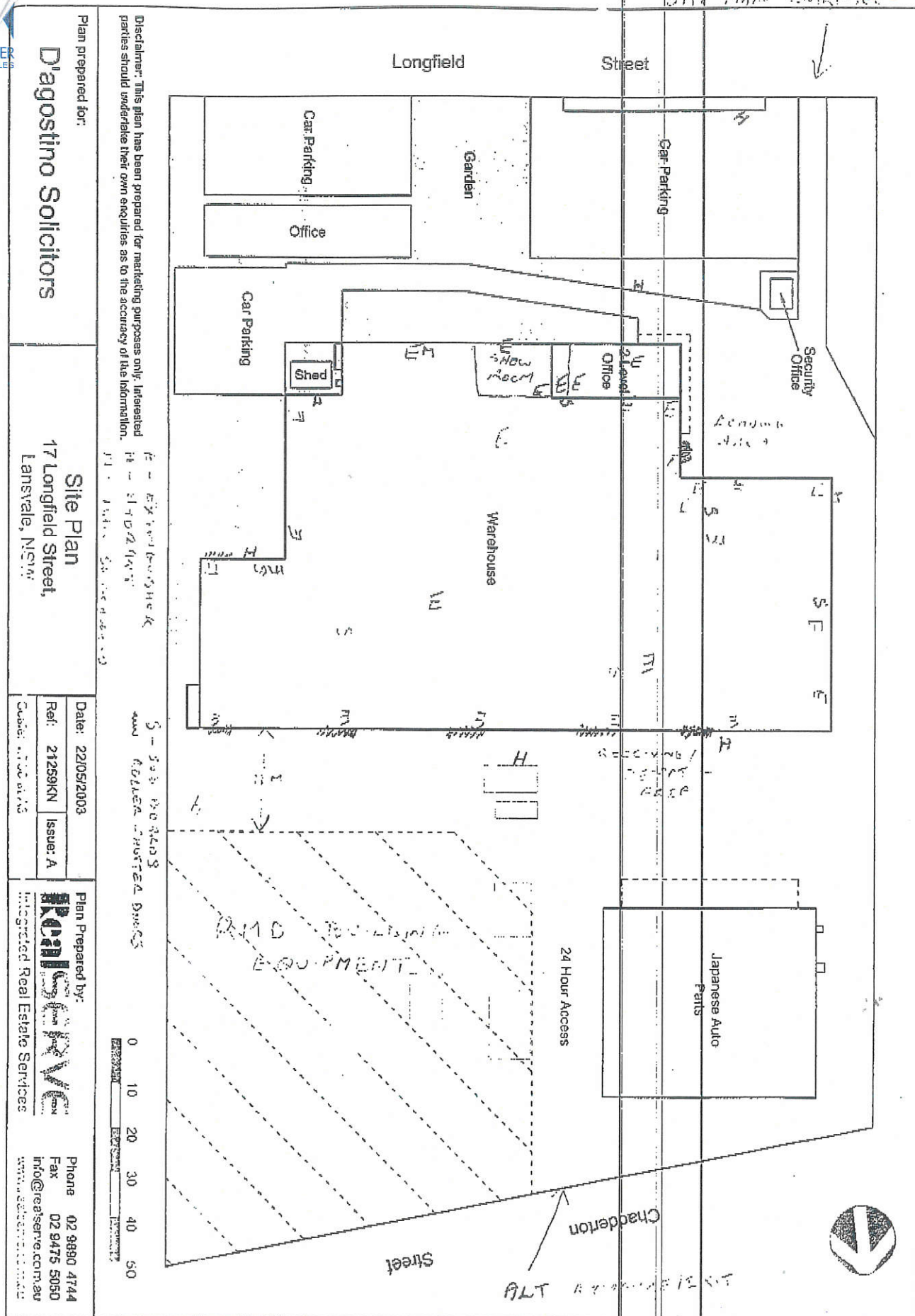
Application for: New Licence ☐ Amendment ☐ Transfer ☐ Renewal of expired licence ☐

PART A - Applicant and site information (See page 2 of Guidance Notes)

1	Name of applicant	ACN
	LOOK SHARP CONCEPTS	003 116 621
2	Postal Address of Applicant	Suburb/Town Post code
	17 LONGFIELD STREET	LANSVALE 2166
3	Trading Name or Site Occupier's Name	
	LOOK SHARP CONCEPTS PTY LTD	
4	Contact for Licence Inquiries	
	Phone Fax Name	
	(02) 8717 4910 (02) 8717 4999	GEOFF LUNZ
5	Previous Licence Number (if known)	35/
6	Previous Occupier (if known)	
7	Site to be Licensed	(Please include photocopy page from a local Street Directory with the site marked X)
	No Street	
	17 LONGFIELD ST	LANSVALE
	Nearest Cross Street	HUME HIGHWAY
8	Main Business of Site	WAREHOUSE / OFFICE
9	Site staffing:	
	Hours per day Days per week	8 5
10	Site Emergency Contact	
	Phone Name	
	(02) 25 213 665	STEPHEN DOLAN
11	Major Supplier of Dangerous Goods	YICHUN PREFECTURAL IMP + EXPORT CO.
12	If a new site or for amendments to depots - see page 4 of Guidance Notes.	
	Plans Stamped by: Signature of Competent Person Printed Name Date stamped	
	ERNE BRENT	ERNE BRENT 2 SEPT 2004
I certify that the details in this application (including any accompanying computer disk) are correct and cover all licensable quantities of dangerous goods kept on the premises.		
13	Signature of Applicant	Printed Name
		GEOFF LUNZ

Dangerous Goods Licensing,
 WorkCover NSW, Locked Bag 2906, LISAROW NSW 2252

036825



WorkCover. Watching out for you.

WorkCover NSW ABN 77 682 742 966 92-100 Donnison Street Gosford NSW 2250 Locked Bag 2906 Lisarow NSW 2252

Telephone 02 4321 5000 Facsimile 02 4325 4145 WorkCover Assistance Service 13 10 50

DX 731 Sydney Website www.workcover.nsw.gov.au

What is a depot? See page 5 of the Guidance Notes

PART C - Dangerous Goods Storage Complete one section per depot

If you have more depots than that space provided, photocopy sufficient sheets first

[illegible]

WorkCover. Watching out for you.

What is a depot? See page 5 of the Guidance Notes

PART C (Cont.) - Dangerous Goods Storage Complete one section per depot

If you have more depots than that space provided, photocopy sufficient sheets first

Depot Number	Type of Depot (see page 5)	Depot Class	Maximum Storage Capacity
2	STACK IN WAREHOUSE	1	1 TONNE GROSS WEIGHT

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	Typical Quantity	Unit eg L, kg, m ³
0336	SPARKLERS	1		SPARKLER	1000	KG
0336	PALLET POWERS	1		PALLET POWDER	1000	KG
0336	Bow Bows	1		Bow Bows	1000	KG

Depot Number	Type of Depot (see page 5)	Depot Class	Maximum Storage Capacity
3	STACK IN WAREHOUSE	1	1 TONNE GROSS WEIGHT

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	Typical Quantity	Unit eg L, kg, m ³
0336	SPARKLERS	1		SPARKLER	1000	KG
0336	PALLET POWERS	1		PALLET POWDER	1000	KG
0336	Bow Bows	1		Bow Bows	1000	KG

Depot Number	Type of Depot (see page 5)	Depot Class	Maximum Storage Capacity
4	STACK IN WAREHOUSE	1	1 TONNE GROSS WEIGHT

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	Typical Quantity	Unit eg L, kg, m ³
0336	SPARKLERS	1		SPARKLER	1000	KG
0336	PALLET POWERS	1		PALLET POWDER	1000	KG
0336	Bow Bows	1		Bow Bows	1000	KG

Depot Number	Type of Depot (see page 5)	Depot Class	Maximum Storage Capacity
5	STACK IN WAREHOUSE	1	1 TONNE GROSS WEIGHT

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	Typical Quantity	Unit eg L, kg, m ³
0336	SPARKLERS	1		SPARKLER	1000	KG
0336	PALLET POWERS	1		PALLET POWDER	1000	KG
0336	Bow Bows	1		Bow Bows	1000	KG

WorkCover. Matching out for you.

What is a depot? See page 5 of the Guidance Notes

PART C (Cont.) - Dangerous Goods Storage Complete one section per depot

If you have more depots than that space provided, photocopy sufficient sheets first

Depot Number	Type of Depot (see page 5)	Depot Class	Maximum Storage Capacity			
6	STACK IN WAREHOUSE	I	TANK (GROSS WEIGHT)			
UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	Typical Quantity	Unit eg L, kg, m ³
0336	SPARKLERS	I		SPARKLER	1000	KG
0336	PARTY POPPERS	I		PARTY POPPER	1000	KG
0336	BON BON S	I		BON BON S	1000	KG

Depot Number	Type of Depot (see page 5)	Depot Class	Maximum Storage Capacity			
UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	Typical Quantity	Unit eg L, kg, m ³
	SP.					

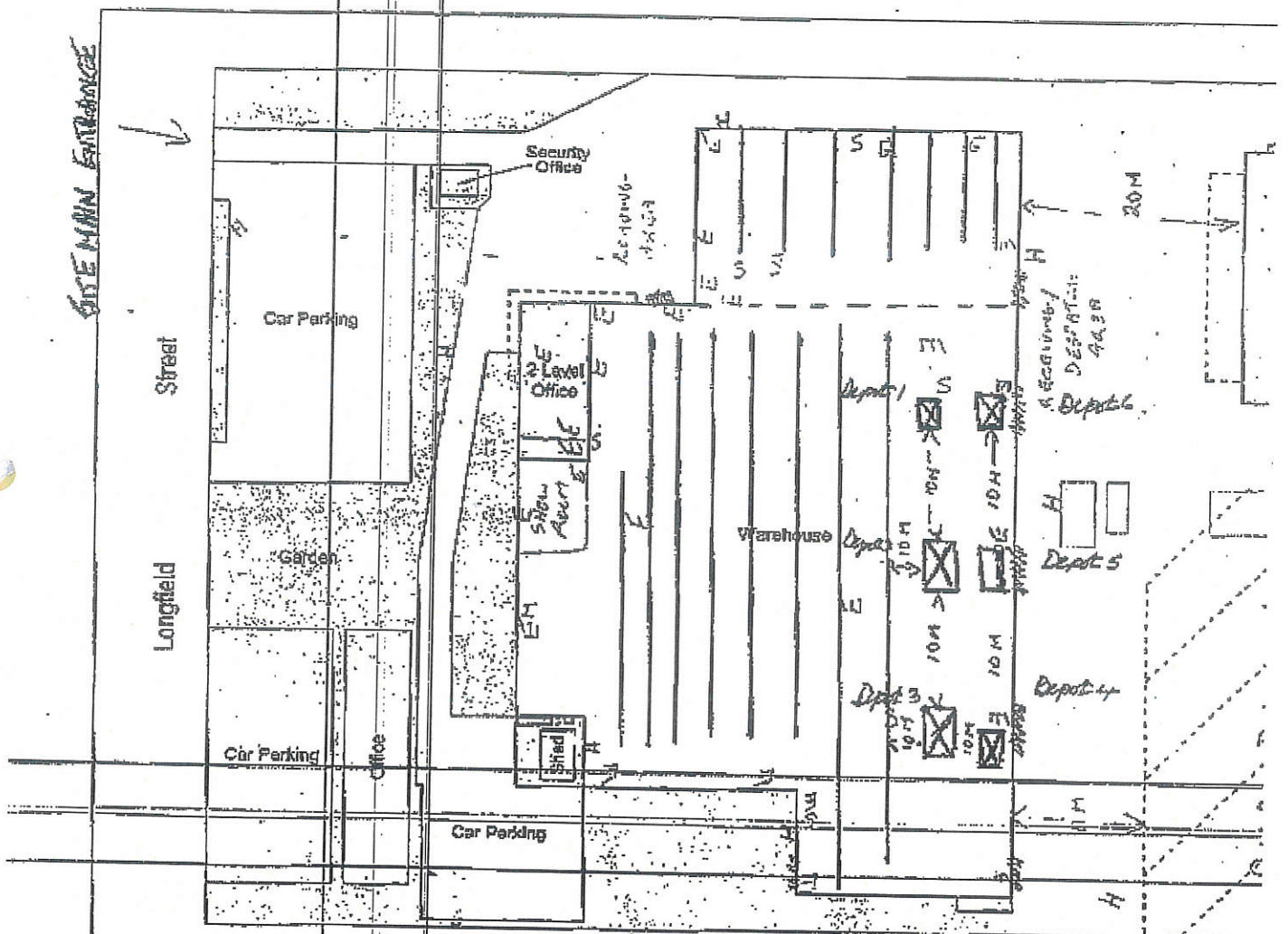
Depot Number	Type of Depot (see page 5)	Depot Class	Maximum Storage Capacity			
UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	Typical Quantity	Unit eg L, kg, m ³

Depot Number	Type of Depot (see page 5)	Depot Class	Maximum Storage Capacity			
UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	Typical Quantity	Unit eg L, kg, m ³

WorkCover. Watching out for you.

WorkCover NSW ABN 77 682 742 966 92-100 Donison Street Gosford NSW 2250 Locked Bag 2906 Lisarow NSW 2252
Telephone 02 4321 5000 Facsimile 02 4325 4145 WorkCover Assistance Service 13 10 50
WorkCover NSW Website www.workcover.nsw.gov.au

2007/09/10 FAX 61 6 91 01 02 WED 10/09/07



Disclaimer: This plan has been prepared for marketing purposes only. Interested parties should undertake their own enquiries as to the accuracy of the information.

Plan prepared for:

D'agostino Solicitors

Site Plan
17 Longfield Street,
Lansvale, NSW

Date: 22/05/2003

Ref: 21259KN Issue: A

Scale: 1:750 at A3

Plan

Inter

WorkCover Authority
Chemical Safety Unit

[Signature]
Date 1 Sept 2004

WorkCover Authority

PASSED

subject to compliance with the
Dangerous Goods Act 1975.

Class 1.1 105 NSH 10/04
[Signature]

Date 11/9/04

* This certification applies to the storage of TOY FIREWORKS
in Depots 1 to 6 inclusive in quantities of 1 Tonne
Gross Weight MAX per depot Explosives Class 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 2.0, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9, 3.0, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 4.0, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8, 4.9, 5.0, 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9, 6.0, 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8, 6.9, 7.0, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 8.0, 8.1, 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, 8.8, 8.9, 9.0, 9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.8, 9.9, 10.0, 10.1, 10.2, 10.3, 10.4, 10.5, 10.6, 10.7, 10.8, 10.9, 11.0, 11.1, 11.2, 11.3, 11.4, 11.5, 11.6, 11.7, 11.8, 11.9, 12.0, 12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8, 12.9, 13.0, 13.1, 13.2, 13.3, 13.4, 13.5, 13.6, 13.7, 13.8, 13.9, 14.0, 14.1, 14.2, 14.3, 14.4, 14.5, 14.6, 14.7, 14.8, 14.9, 15.0, 15.1, 15.2, 15.3, 15.4, 15.5, 15.6, 15.7, 15.8, 15.9, 16.0, 16.1, 16.2, 16.3, 16.4, 16.5, 16.6, 16.7, 16.8, 16.9, 17.0, 17.1, 17.2, 17.3, 17.4, 17.5, 17.6, 17.7, 17.8, 17.9, 18.0, 18.1, 18.2, 18.3, 18.4, 18.5, 18.6, 18.7, 18.8, 18.9, 19.0, 19.1, 19.2, 19.3, 19.4, 19.5, 19.6, 19.7, 19.8, 19.9, 20.0, 20.1, 20.2, 20.3, 20.4, 20.5, 20.6, 20.7, 20.8, 20.9, 21.0, 21.1, 21.2, 21.3, 21.4, 21.5, 21.6, 21.7, 21.8, 21.9, 22.0, 22.1, 22.2, 22.3, 22.4, 22.5, 22.6, 22.7, 22.8, 22.9, 23.0, 23.1, 23.2, 23.3, 23.4, 23.5, 23.6, 23.7, 23.8, 23.9, 24.0, 24.1, 24.2, 24.3, 24.4, 24.5, 24.6, 24.7, 24.8, 24.9, 25.0, 25.1, 25.2, 25.3, 25.4, 25.5, 25.6, 25.7, 25.8, 25.9, 26.0, 26.1, 26.2, 26.3, 26.4, 26.5, 26.6, 26.7, 26.8, 26.9, 27.0, 27.1, 27.2, 27.3, 27.4, 27.5, 27.6, 27.7, 27.8, 27.9, 28.0, 28.1, 28.2, 28.3, 28.4, 28.5, 28.6, 28.7, 28.8, 28.9, 29.0, 29.1, 29.2, 29.3, 29.4, 29.5, 29.6, 29.7, 29.8, 29.9, 30.0, 30.1, 30.2, 30.3, 30.4, 30.5, 30.6, 30.7, 30.8, 30.9, 31.0, 31.1, 31.2, 31.3, 31.4, 31.5, 31.6, 31.7, 31.8, 31.9, 32.0, 32.1, 32.2, 32.3, 32.4, 32.5, 32.6, 32.7, 32.8, 32.9, 33.0, 33.1, 33.2, 33.3, 33.4, 33.5, 33.6, 33.7, 33.8, 33.9, 34.0, 34.1, 34.2, 34.3, 34.4, 34.5, 34.6, 34.7, 34.8, 34.9, 35.0, 35.1, 35.2, 35.3, 35.4, 35.5, 35.6, 35.7, 35.8, 35.9, 36.0, 36.1, 36.2, 36.3, 36.4, 36.5, 36.6, 36.7, 36.8, 36.9, 37.0, 37.1, 37.2, 37.3, 37.4, 37.5, 37.6, 37.7, 37.8, 37.9, 38.0, 38.1, 38.2, 38.3, 38.4, 38.5, 38.6, 38.7, 38.8, 38.9, 39.0, 39.1, 39.2, 39.3, 39.4, 39.5, 39.6, 39.7, 39.8, 39.9, 40.0, 40.1, 40.2, 40.3, 40.4, 40.5, 40.6, 40.7, 40.8, 40.9, 41.0, 41.1, 41.2, 41.3, 41.4, 41.5, 41.6, 41.7, 41.8, 41.9, 42.0, 42.1, 42.2, 42.3, 42.4, 42.5, 42.6, 42.7, 42.8, 42.9, 43.0, 43.1, 43.2, 43.3, 43.4, 43.5, 43.6, 43.7, 43.8, 43.9, 44.0, 44.1, 44.2, 44.3, 44.4, 44.5, 44.6, 44.7, 44.8, 44.9, 45.0, 45.1, 45.2, 45.3, 45.4, 45.5, 45.6, 45.7, 45.8, 45.9, 46.0, 46.1, 46.2, 46.3, 46.4, 46.5, 46.6, 46.7, 46.8, 46.9, 47.0, 47.1, 47.2, 47.3, 47.4, 47.5, 47.6, 47.7, 47.8, 47.9, 48.0, 48.1, 48.2, 48.3, 48.4, 48.5, 48.6, 48.7, 48.8, 48.9, 49.0, 49.1, 49.2, 49.3, 49.4, 49.5, 49.6, 49.7, 49.8, 49.9, 50.0, 50.1, 50.2, 50.3, 50.4, 50.5, 50.6, 50.7, 50.8, 50.9, 51.0, 51.1, 51.2, 51.3, 51.4, 51.5, 51.6, 51.7, 51.8, 51.9, 52.0, 52.1, 52.2, 52.3, 52.4, 52.5, 52.6, 52.7, 52.8, 52.9, 53.0, 53.1, 53.2, 53.3, 53.4, 53.5, 53.6, 53.7, 53.8, 53.9, 54.0, 54.1, 54.2, 54.3, 54.4, 54.5, 54.6, 54.7, 54.8, 54.9, 55.0, 55.1, 55.2, 55.3, 55.4, 55.5, 55.6, 55.7, 55.8, 55.9, 56.0, 56.1, 56.2, 56.3, 56.4, 56.5, 56.6, 56.7, 56.8, 56.9, 57.0, 57.1, 57.2, 57.3, 57.4, 57.5, 57.6, 57.7, 57.8, 57.9, 58.0, 58.1, 58.2, 58.3, 58.4, 58.5, 58.6, 58.7, 58.8, 58.9, 59.0, 59.1, 59.2, 59.3, 59.4, 59.5, 59.6, 59.7, 59.8, 59.9, 60.0, 60.1, 60.2, 60.3, 60.4, 60.5, 60.6, 60.7, 60.8, 60.9, 61.0, 61.1, 61.2, 61.3, 61.4, 61.5, 61.6, 61.7, 61.8, 61.9, 62.0, 62.1, 62.2, 62.3, 62.4, 62.5, 62.6, 62.7, 62.8, 62.9, 63.0, 63.1, 63.2, 63.3, 63.4, 63.5, 63.6, 63.7, 63.8, 63.9, 64.0, 64.1, 64.2, 64.3, 64.4, 64.5, 64.6, 64.7, 64.8, 64.9, 65.0, 65.1, 65.2, 65.3, 65.4, 65.5, 65.6, 65.7, 65.8, 65.9, 66.0, 66.1, 66.2, 66.3, 66.4, 66.5, 66.6, 66.7, 66.8, 66.9, 67.0, 67.1, 67.2, 67.3, 67.4, 67.5, 67.6, 67.7, 67.8, 67.9, 68.0, 68.1, 68.2, 68.3, 68.4, 68.5, 68.6, 68.7, 68.8, 68.9, 69.0, 69.1, 69.2, 69.3, 69.4, 69.5, 69.6, 69.7, 69.8, 69.9, 70.0, 70.1, 70.2, 70.3, 70.4, 70.5, 70.6, 70.7, 70.8, 70.9, 71.0, 71.1, 71.2, 71.3, 71.4, 71.5, 71.6, 71.7, 71.8, 71.9, 72.0, 72.1, 72.2, 72.3, 72.4, 72.5, 72.6, 72.7, 72.8, 72.9, 73.0, 73.1, 73.2, 73.3, 73.4, 73.5, 73.6, 73.7, 73.8, 73.9, 74.0, 74.1, 74.2, 74.3, 74.4, 74.5, 74.6, 74.7, 74.8, 74.9, 75.0, 75.1, 75.2, 75.3, 75.4, 75.5, 75.6, 75.7, 75.8, 75.9, 76.0, 76.1, 76.2, 76.3, 76.4, 76.5, 76.6, 76.7, 76.8, 76.9, 77.0, 77.1, 77.2, 77.3, 77.4, 77.5, 77.6, 77.7, 77.8, 77.9, 78.0, 78.1, 78.2, 78.3, 78.4, 78.5, 78.6, 78.7, 78.8, 78.9, 79.0, 79.1, 79.2, 79.3, 79.4, 79.5, 79.6, 79.7, 79.8, 79.9, 80.0, 80.1, 80.2, 80.3, 80.4, 80.5, 80.6, 80.7, 80.8, 80.9, 81.0, 81.1, 81.2, 81.3, 81.4, 81.5, 81.6, 81.7, 81.8, 81.9, 82.0, 82.1, 82.2, 82.3, 82.4, 82.5, 82.6, 82.7, 82.8, 82.9, 83.0, 83.1, 83.2, 83.3, 83.4, 83.5, 83.6, 83.7, 83.8, 83.9, 84.0, 84.1, 84.2, 84.3, 84.4, 84.5, 84.6, 84.7, 84.8, 84.9, 85.0, 85.1, 85.2, 85.3, 85.4, 85.5, 85.6, 85.7, 85.8, 85.9, 86.0, 86.1, 86.2, 86.3, 86.4, 86.5, 86.6, 86.7, 86.8, 86.9, 87.0, 87.1, 87.2, 87.3, 87.4, 87.5, 87.6, 87.7, 87.8, 87.9, 88.0, 88.1, 88.2, 88.3, 88.4, 88.5, 88.6, 88.7, 88.8, 88.9, 89.0, 89.1, 89.2, 89.3, 89.4, 89.5, 89.6, 89.7, 89.8, 89.9, 90.0, 90.1, 90.2, 90.3, 90.4, 90.5, 90.6, 90.7, 90.8, 90.9, 91.0, 91.1, 91.2, 91.3, 91.4, 91.5, 91.6, 91.7, 91.8, 91.9, 92.0, 92.1, 92.2, 92.3, 92.4, 92.5, 92.6, 92.7, 92.8, 92.9, 93.0, 93.1, 93.2, 93.3, 93.4, 93.5, 93.6, 93.7, 93.8, 93.9, 94.0, 94.1, 94.2, 94.3, 94.4, 94.5, 94.6, 94.7, 94.8, 94.9, 95.0, 95.1, 95.2, 95.3, 95.4, 95.5, 95.6, 95.7, 95.8, 95.9, 96.0, 96.1, 96.2, 96.3, 96.4, 96.5, 96.6, 96.7, 96.8, 96.9, 97.0, 97.1, 97.2, 97.3, 97.4, 97.5, 97.6, 97.7, 97.8, 97.9, 98.0, 98.1, 98.2, 98.3, 98.4, 98.5, 98.6, 98.7, 98.8, 98.9, 99.0, 99.1, 99.2, 99.3, 99.4, 99.5, 99.6, 99.7, 99.8, 99.9, 100.0, 100.1, 100.2, 100.3, 100.4, 100.5, 100.6, 100.7, 100.8, 100.9, 101.0, 101.1, 101.2, 101.3, 101.4, 101.5, 101.6, 101.7, 101.8, 101.9, 102.0, 102.1, 102.2, 102.3, 102.4, 102.5, 102.6, 102.7, 102.8, 102.9, 103.0, 103.1, 103.2, 103.3, 103.4, 103.5, 103.6, 103.7, 103.8, 103.9, 104.0, 104.1, 104.2, 104.3, 104.4, 104.5, 104.6, 104.7, 104.8, 104.9, 105.0, 105.1, 105.2, 105.3, 105.4, 105.5, 105.6, 105.7, 105.8, 105.9, 106.0, 106.1, 106.2, 106.3, 106.4, 106.5, 106.6, 106.7, 106.8, 106.9, 107.0, 107.1, 107.2, 107.3, 107.4, 107.5, 107.6, 107.7, 107.8, 107.9, 108.0, 108.1, 108.2, 108.3, 108.4, 108.5, 108.6, 108.7, 108.8, 108.9, 109.0, 109.1, 109.2, 109.3, 109.4, 109.5, 109.6, 109.7, 109.8, 109.9, 110.0, 110.1, 110.2, 110.3, 110.4, 110.5, 110.6, 110.7, 110.8, 110.9, 111.0, 111.1, 111.2, 111.3, 111.4, 111.5, 111.6, 111.7, 111.8, 111.9, 112.0, 112.1, 112.2, 112.3, 112.4, 112.5, 112.6, 112.7, 112.8, 112.9, 113.0, 113.1, 113.2, 113.3, 113.4, 113.5, 113.6, 113.7, 113.8, 113.9, 114.0, 114.1, 114.2, 114.3, 114.4, 114.5, 114.6, 114.7, 114.8, 114.9, 115.0, 115.1, 115.2, 115.3, 115.4, 115.5, 115.6, 115.7, 115.8, 115.9, 116.0, 116.1, 116.2, 116.3, 116.4, 116.5, 116.6, 116.7, 116.8, 116.9, 117.0, 117.1, 117.2, 117.3, 117.4, 117.5, 117.6, 117.7, 117.8, 117.9, 118.0, 118.1, 118.2, 118.3, 118.4, 118.5, 118.6, 118.7, 118.8, 118.9, 119.0, 119.1, 119.2, 119.3, 119.4, 119.5, 119.6, 119.7, 119.8, 119.9, 120.0, 120.1, 120.2, 120.3, 120.4, 120.5, 120.6, 120.7, 120.8, 120.9, 121.0, 121.1, 121.2, 121.3, 121.4, 121.5, 121.6, 121.7, 121.8, 121.9, 122.0, 122.1, 122.2, 122.3, 122.4, 122.5, 122.6, 122.7, 122.8, 122.9, 123.0, 123.1, 123.2, 123.3, 123.4, 123.5, 123.6, 123.7, 123.8, 123.9, 124.0, 124.1, 124.2, 124.3, 124.4, 124.5, 124.6, 124.7, 124.8, 124.9, 125.0, 125.1, 125.2, 125.3, 125.4, 125.5, 125.6, 125.7, 125.8, 125.9, 126.0, 126.1, 126.2, 126.3, 126.4, 126.5, 126.6, 126.7, 126.8, 126.9, 127.0, 127.1, 127.2, 127.3, 127.4, 127.5, 127.6, 127.7, 127.8, 127.9, 128.0, 128.1, 128.2, 128.3, 128.4, 128.5, 128.6, 128.7, 128.8, 128.9, 129.0, 129.1, 129.2, 129.3, 129.4, 129.5, 129.6, 129.7, 129.8, 129.9, 130.0, 130.1, 130.2, 130.3, 130.4, 130.5, 130.6, 130.7, 130.8, 130.9, 131.0, 131.1, 131.2, 131.3, 131.4, 131.5, 131.6, 131.7, 131.8, 131.9, 132.0, 132.1, 132.2, 132.3, 132.4, 132.5, 132.6, 132.7, 132.8, 132.9, 133.0, 133.1, 133.2, 133.3, 133.4, 133.5, 133.6, 133.7, 133.8, 133.9, 134.0, 134.1, 134.2, 134.3, 134.4, 134.5, 134.6, 134.7, 134.8, 134.9, 135.0, 135.1, 135.2, 135.3, 135.4, 135.5, 135.6, 135.7, 135.8, 135.9, 136.0, 136.1, 136.2, 136.3, 136.4, 136.5, 136.6, 136.7, 136.8, 136.9, 137.0, 137.1, 137.2, 137.3, 137.4, 137.5, 137.6, 137.7, 137.8, 137.9, 138.0, 138.1, 138.2, 138.3, 138.4, 138.5, 138.6, 138.7, 138.8, 138.9, 139.0, 139.1, 139.2, 139.3, 139.4, 139.5, 139.6, 139.7, 139.8, 139.9, 140.0, 140.1, 140.2, 140.3, 140.4, 140.5, 140.6, 140.7, 140.8, 140.9, 141.0, 141.1, 141.2, 141.3, 141.4, 141.5, 141.6, 141.7, 141.8, 141.9, 142.0, 142.1, 142.2, 142.3, 142.4, 142.5, 142.6, 142.7, 142.8, 142.9, 143.0, 143.1, 143.2, 143.3, 143.4, 143.5, 143.6, 143.7, 143.8, 143.9, 144.0, 144.1, 144.2, 144.3, 144.4, 144.5, 144.6, 144.7, 144.8, 144.9, 145.0, 145.1, 145.2, 145.3, 145.4, 145.5, 145.6, 145.7, 145.8, 145.9, 146.0, 146.1, 146.2, 146.3, 146.4, 146.5, 146.6, 146.7, 146.8, 146.9, 147.0, 147.1, 147.2, 147.3, 147.4, 147.5, 147.6, 147.7, 147.8, 147.9, 148.0, 148.1, 148.2, 148.3, 148.4, 148.5, 148.6, 148.7, 148.8, 148.9, 149.0, 149.1, 149.2, 149.3, 149.4, 149.5, 149.6, 149.7, 149.8, 149.9, 150.0, 150.1, 150.2, 150.3, 150.4, 150.5, 150.6, 150.7, 150.8, 150.9, 151.0, 151.1, 151.2, 151.3, 151.4, 151.5, 151.6, 151.7, 151.8, 151.9, 152.0, 152.1, 152.2, 152.3, 152.4, 152.5, 152.6, 152.7, 152.8, 152.9, 153.0, 153.1, 153.2, 153.3, 153.4, 153.5, 153.6, 153.7, 153.8, 153.9, 154.0, 154.1, 154.2, 154.3, 154.4, 154.5, 154.6, 154.7, 154.8, 154.9, 155.0, 155.1, 155.2, 155.3, 155.4, 155.5, 155.6, 155.7, 155.8, 155.9, 156.0, 156.1, 156.2, 156.3, 156.4, 156.5, 156.6, 156.7, 156.8, 156.9, 157.0, 157.1, 157.2, 157.3, 157.4, 157.5, 157.6, 157.7, 157.8, 157.9, 158.0, 158.1, 158.2, 158.3, 158.4, 158.5, 158.6, 158.7, 158.8, 158.9, 159.0, 159.1, 159.2, 159.3, 159.4, 159.5, 159.6, 159.7, 159.8, 159.9, 160.0, 160.1, 160.2, 160.3, 160.4, 160.5, 160.6, 160.7, 160.8, 160.9, 161.0, 161.1, 161.2, 161.3, 161.4, 161.5, 161.6, 161.7, 161.8, 161.9, 162.0, 162.1, 162.2, 162.3, 162.4, 162.5, 162.6, 162.7, 162.8, 162.9, 163.0, 163.1, 163.2, 163.3, 163.4, 163.5, 163.6, 163.7, 163.8, 163.9, 164.0, 164.1, 164.2, 164.3, 164.4, 164.5, 164.6, 164.7, 164.8, 164.9, 165.0, 165.1, 165.2, 165.3, 165.4, 165.5, 165.6, 165.7, 165.8, 165.9, 166.0, 166.1, 166.2, 166.3, 166.4, 166.5, 166.6, 166.7, 166.8, 166.9, 167.0, 167.1, 167.2, 167.3, 167.4, 167.5, 167.6, 167.7, 167.8, 167.9, 168.0, 168.1, 168.2, 168.3, 168.4, 168.5, 168.6, 168.7, 168.8, 168.9, 169.0, 169.1, 169.2, 169.3, 169.4, 169.5, 169.6, 169.7, 169.8, 169.9, 170.0, 170.1, 170.2, 170.3, 170.4, 170.5, 170.6, 170.7, 170.8, 170.9, 171.0, 171.1, 171.2, 171.3, 171.4, 171.5, 171.6, 171.7, 171.8, 171.9, 172.0, 172.1, 172.2, 172.3, 172.4, 172.5, 172.6, 172.7, 172.8, 172.9, 173.0, 173.1, 173.2, 173.3, 173.4, 173.5, 173.6, 173.7, 173.8, 173.9, 174.0, 174.1, 174.2, 174.3, 174.4, 174

Dangerous Goods

Application for: New Licence ☒ Amendment ☐ Transfer ☐ Renewal of expired licence ☐

PART A - Applicant and site information (See page 2 of Guidance Notes)

- 1 Name of applicant ACN
LOOK SHARP CONCEPTS PTY LTD 003 116 621
- 2 Postal Address of Applicant Suburb/Town Postcode
17 LONGFIELD STREET LANSVALE 2166
- 3 Trading Name or Site Occupier's Name
LOOK SHARP CONCEPTS PTY LTD
- 4 Contact for Licence Inquiries
Phone Fax Name
(02) 8717-4910 (02) 8717-4999 GEOFF LUNZ
- 5 Previous Licence Number (if known) 35/
- 6 Previous Occupier (if known)
- 7 Site to be Licensed (Please include photocopy page from a local Street Directory with the site marked X)
No Street
17 LONGFIELD STREET LANSVALE
Nearest Cross Street HOME HIGHWAY
- 8 Main Business of Site
WAREHOUSE
- 9 Site staffing: Hours per day 8 Days per week 5
- 10 Site Emergency Contact
Phone Name
(0425) 213 665 STEPHEN DOLAN
- 11 Major Supplier of Dangerous Goods
YI CHUN PREFECTURAL IMP + EXP COMPANY

12 If a new site or for amendments to depots - see page 4 of Guidance Notes.

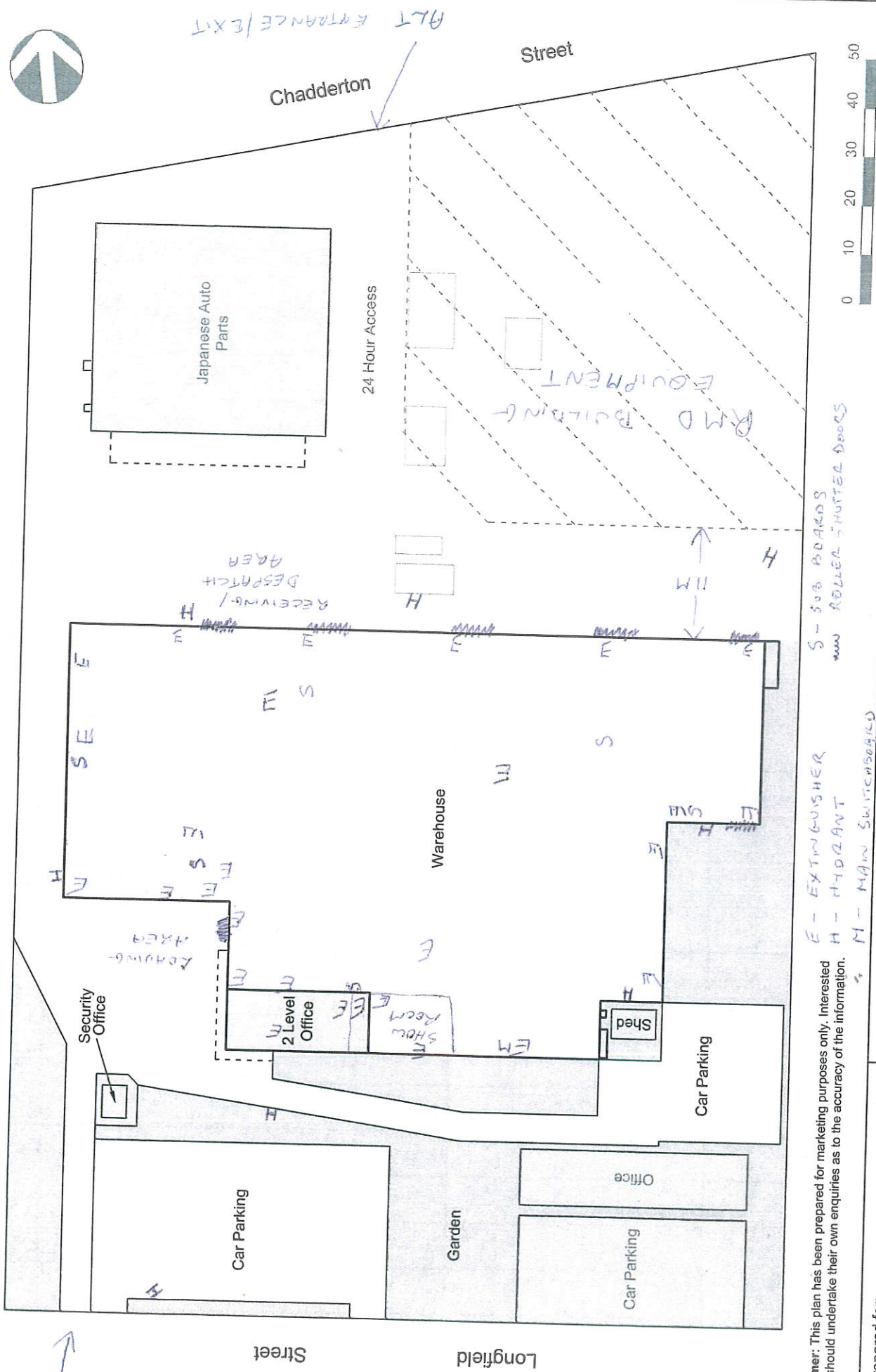
Plans Stamped by: Signature of Competent Person Printed Name Date stamped
WORKCOVER CHEMICAL SAFETY E. BRENT 11 SEPT 2004.

I certify that the details in this application (including any accompanying computer disk) are correct and cover all licensable quantities of dangerous goods kept on the premises.

13 Signature of Applicant Printed Name
GEOFF LUNZ

Dangerous Goods Licensing,
WorkCover NSW, Locked Bag 2906, LISAROW NSW 2252

SITE MAIN ENTRANCE



Disclaimer: This plan has been prepared for marketing purposes only. Interested parties should undertake their own enquiries as to the accuracy of the information.

Plan prepared for: D'agostino Solicitors	Site Plan 17 Longfield Street, Mansvale, NSW		Date: 22/05/2003	Plan Prepared by: RealSERVE Integrated Real Estate Services		Phone 02 9890 4744 Fax 02 9475 5050 info@realserve.com.au www.realserve.com.au
			Ref: 21259KN	Issue: A		
		Scale: 1:750 at A3				

RT C - Dangerous Goods Storage

Complete one section per depot

[illegible]

Page 3 of the Guidance Notes
ART C (Cont.) - Dangerous Goods Storage Complete one section per depot
 If you have more depots than that space provided, photocopy sufficient sheets first

10/1/04

Depot Number	Type of Depot (see page 5)	Depot Class	Maximum Storage Capacity			
2	STACK IN WAREHOUSE	1.46	1 TONNE GROSS WEIGHT			
UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	Typical Quantity	Unit eg L, kg, m ³
0336	SPARKLERS	1.46		SPARKLER	1000	KG
0336	PARTY POPPERS	1		PARTY POPPER	1000	KG
0336	BON BONS	1		BON BONS	1000	KG
3	STACK IN WAREHOUSE	1.46	1 TONNE GROSS WEIGHT			
UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	Typical Quantity	Unit eg L, kg, m ³
0336	SPARKLERS	1.46		SPARKLER	1000	KG
0336	PARTY POPPERS	1		PARTY POPPER	1000	KG
0336	BON BONS	1		BON BONS	1000	KG
4	STACK IN WAREHOUSE	1.46	1 TONNE GROSS WEIGHT			
UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	Typical Quantity	Unit eg L, kg, m ³
0336	SPARKLERS	1.46		SPARKLER	1000	KG
0336	PARTY POPPERS	1		PARTY POPPER	1000	KG
0336	BON BONS	1		BON BONS	1000	KG
5	STACK IN WAREHOUSE	1.46	1 TONNE GROSS WEIGHT			
UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	Typical Quantity	Unit eg L, kg, m ³
0336	SPARKLERS	1.46		SPARKLER	1000	KG
0336	PARTY POPPERS	1		PARTY POPPER	1000	KG
0336	BON BONS	1		BON BONS	1000	KG

Depot? See page 5 of the Guidance Notes

Cont.) - Dangerous Goods Storage Complete one section per depot

more depots than that space provided, photocopy sufficient sheets first

10/9/04

Type of Depot (see page 5)		Depot Class	Maximum Storage Capacity		
STACK IN WAREHOUSE		1.4G	1 TONNE GROSS WEIGHT		
Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	Typical Quantity	Unit eg L, kg, m ³
SPARKLERS	1.4G		SPARKLER	1000	KG
PARTY POPPERS	1		PARTY POPPER	1000	KG
BON BONS	1		BON BONS	1000	KG

Type of Depot (see page 5)		Depot Class	Maximum Storage Capacity		
Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	Typical Quantity	Unit eg L, kg, m ³
SP.					

Type of Depot (see page 5)		Depot Class	Maximum Storage Capacity		
Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	Typical Quantity	Unit eg L, kg, m ³

Type of Depot (see page 5)		Depot Class	Maximum Storage Capacity		
Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	Typical Quantity	Unit eg L, kg, m ³

APPENDIX H

SECTION 149 CERTIFICATES



2 November 2015

**D'Agostino Solicitors
PO BOX 3303
LIVERPOOL WESTFIELDS 2170**

Dear Sir/ Madam

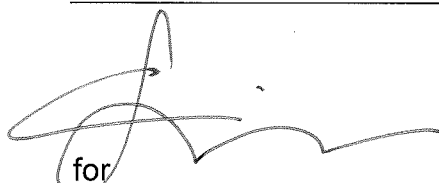
Following is your Planning Certificate as requested. Should you have any further queries please contact Council's City and Community Development Group on (02) 9725 0821.

PLANNING CERTIFICATE

(under section 149 of the Environmental Planning and Assessment Act 1979 as amended)

Applicant:	D'Agostino Solicitors
Certificate No.:	36173/2015
Applicant's Reference:	Jacinta Papalia
Issue Date:	2 November 2015
Receipt No.:	2360664

PROPERTY ADDRESS:	17 Longfield Street CABRAMATTA
LEGAL DESCRIPTION:	Lot: 34 DP: 456221



for
Alan Young
City Manager
Fairfield City Council

PLEASE NOTE: This is page 1 of 19. Should this Planning Certificate or any subsequent copy not contain this many pages, please confirm with Council prior to acting on the basis of information contained in this certificate.

**Information provided under
Section 149(2) of the Environmental Planning and Assessment Act 1979**

Notes:

- (1) The following prescribed matters may apply to the land to which this certificate relates.
 - (2) Where this certificate refers to a specific allotment (or allotments) within a strata plan, the certificate is issued for the whole of the land within the strata plan, not just the specific allotment(s) referred to, and any information contained in the certificate may relate to the whole, or any part, of the strata plan.
 - (3) The following information is provided pursuant to Section 149(2) of the Environmental Planning and Assessment Act 1979 as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is applicable as at the date of this certificate.
 - (4) Information provided in this certificate should be interpreted in conjunction with the relevant plans, policies and documents held at Council. In order to obtain copies of these documents you may purchase them by either contacting Council's City and Community Development Group on (02) 9725 0821 or attending Council's Administration Centre at 86 Avoca Road, Wakeley.
-

1. Names of relevant planning instruments and DCPs

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

State Environmental Planning Policies (SEPP)

SEPP (Major Development) 2005

SEPP (Miscellaneous Consent Provisions) 2007

SEPP No. 50 - Canal Estate Development

SEPP No. 19 - Bushland in Urban Areas

SEPP No. 32 - Urban Consolidation (Redevelopment of Urban Land)

SEPP (State and Regional Development) 2011

SEPP No. 33 - Hazardous and Offensive Development

SEPP No. 64 - Advertising and Signage

SEPP (Repeal of Concurrence and Referral Provisions) 2008

SEPP No. 55 - Remediation of Land

SEPP No. 65 - Design Quality of Residential Flat Development

SEPP (Affordable Rental Housing) 2009

SEPP (Mining, Petroleum Production and Extractive Industries) 2007

SEPP No. 62 - Sustainable Aquaculture

SEPP (Infrastructure) 2007

SEPP (Exempt and Complying Development Codes) 2008

Regional Environmental Plans (Deemed SEPP)

Sydney Regional Environmental Plan No. 9 - Extractive Industry (No 2-1995)

The Greater Metropolitan Regional Environmental Plan No. 2 - Georges River Catchment

Local Environmental Plans (LEP)

Fairfield Local Environmental Plan 2013

Published on NSW Legislation Website: 17/05/2013.

In Force from: 31/05/2013.

As Amended.

- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved)

Draft SEPP (Competition) 2010

- (3) The name of each development control plan that applies to the carrying out of development on the land.

The land is subject to adopted Development Control Plans. (See attached schedule).

- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. Zoning and land use under relevant LEP

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

(a) WHAT IS THE IDENTITY OF THE ZONE?

Zone B5 Business Development

(b) WHAT IS PERMITTED WITHOUT DEVELOPMENT CONSENT?

Environmental protection works.

(c) WHAT IS PERMITTED ONLY WITH DEVELOPMENT CONSENT?

Bulky goods premises; Child care centres; Funeral homes; Garden centres; Hardware and building supplies; Kiosks; Landscaping material supplies; Light industries; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Take away food and drink premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item (b) or (d).

(d) WHAT IS PROHIBITED?

Agriculture; Air transport facilities; Airstrips; Amusement centres; 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; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities.

Additional uses that are permitted with development consent.

There are no additional uses permitted with consent.

- (e) 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.

No development standards that fix the minimum land dimensions for the erection of a dwelling house apply to this land. Controls in other policies and plans may apply.

- (f) Whether the land includes or comprises critical habitat.

No.

- (g) Whether the land is in a conservation area (however described).

No

- (h) Whether an item of environmental heritage (however described) is situated on the land.

No.

Attention is drawn however to Clause 5.10(5) of Fairfield Local Environmental Plan 2013:

"The consent authority may, before granting consent to any development:

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared to assess the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned."

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

Not applicable.

3. Complying development

- (1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

General Housing Code:

No. The General Housing Code does not apply to this land.

Housing Alterations Code:

Complying development under the Housing Alterations Code may be carried out on the land.

Commercial and Industrial Alterations Code:

Complying development under the Commercial and Industrial Alterations Code may be carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code:

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

Subdivision Code:

Complying development under the Subdivision Code may be carried out on the land.

Rural Housing Code:

No. The Rural Housing Code does not apply to this land.

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.

Fire Safety Code:

Complying development under the Fire Safety Code may be carried out on the land.

- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

None Relevant.

Note: The Rural Housing Code does not apply to this land.

- (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.

Council does not have any relevant statement to make in relation to any further restrictions that may apply to complying development being carried out on the land. All information in relation to the extent that complying development can be carried out on the land is provided under Part 3(1) & (2) of this certificate.

***Note:** Clause 3 refers only to land based exclusions as listed in Clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP (Exempt and Complying Development Codes) 2008. To be complying development, the development must be complying development that meets the standards and other requirements specified for that development as required by the SEPP. Please contact your accredited certifier or Council for further information.*

4. Coastal Protection

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

No, this land is not affected.

4A Information relating to beaches and coasts

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

No order under Part 4D of the *Coastal Protection Act 1979*, has been made.

- (2)
1. whether the council has been notified under section 55X of the *Coastal Protection Act 1979* that emergency coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

Council has not received any such notification.

2. if works have been so placed—whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

Not applicable.

- (3) such information (if any) as is required by the regulations under section 56B of the Coastal Protection Act 1979 to be included in the planning certificate and of which the council has been notified pursuant to those regulations.
-

No such information is available.

4B Annual charges for coastal protection services under *Local Government Act 1993*.

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).

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.

No annual charges under section 553B of the *Local Government Act 1993*, are applicable to the land.

5. Mine Subsidence

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

No, this land is not affected.

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under Division 2 or Part 3 of the *Roads Act 1993*, any environmental planning instrument, or any resolution of the council.

The land is not affected by any road widening proposal under Division 2 of Part 3 of the Roads Act or Fairfield Local Environmental Plan 2013.

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

Whether or not the land is affected by a policy:

- (b) adopted by the council, or
- (c) 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, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk, other than flooding.

Council's policies on hazard risk restrictions are as follows:

(i) Landslip

Under Fairfield Local Environmental Plan 2013, the land is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council (for the express purpose of its adoption by that authority being referred to in Planning Certificates issued by Council) that restricts development on the land because of the likelihood of landslide risk or subsidence.

(ii) Bushfire

Council has been supplied by the NSW Rural Fire Service with a hazard map for the purposes of a bush fire risk management plan applying to land within the Fairfield local government area. Based on that map, it appears the land referred to in this certificate is not bush fire prone as defined in section 4 of the Environmental Planning and Assessment Act 1979.

(iii) Tidal Inundation

The land is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council (for the express purpose of its adoption by that authority being referred to in Planning Certificates issued by Council) that restricts development on the land because of the likelihood of tidal inundation.

(iv) Subsidence

No, the land is not so affected

(v) Acid Sulfate Soils

The land is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council (for the express purpose of its adoption by that authority being referred to in Planning Certificates issued by Council) that restricts development on the land because of the likelihood of acid sulfate soils.

(vi) Any other risks

No, the land is not so affected

7A. Flood related development controls information

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

This land is subject to the flood related development controls included in the Fairfield City-Wide Development Control Plan 2013 in relation to the above development types. These controls apply (either directly, or indirectly by reference in site-specific DCPs) to all land in the Fairfield Local Government Area.

Generally, development controls will apply to development if the land (or part of the land) is within the floodplain or is affected by overland flooding.

This parcel is within the floodplain and identified as being within a Low Flood Risk Precinct as a result of mainstream flooding. The term mainstream flooding means inundation of normally dry land occurring when water overflows the natural or artificial banks of a stream, river, estuary, lake or dam. The term Low Flood Risk Precinct is defined as all land within the floodplain (i.e. within the extent of the probable maximum flood) but not identified within either a High Flood Risk or a Medium Flood Risk Precinct. The Low Flood Risk Precinct is that area above the 100-year flood event.

Part or all of this land is within the floodplain and may be affected by local overland flooding. This parcel is not in an area in which Council's current programme of overland flood risk mapping has been completed. The term local overland flooding means inundation by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.

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

This land is subject to the flood related development controls included in the Fairfield City-Wide Development Control Plan 2013 in relation to the above development types. These controls apply (either directly, or indirectly by reference in site-specific DCPs) to all land in the Fairfield Local Government Area.

Generally, development controls will apply to development if the land (or part of the land) is within the floodplain or is affected by overland flooding.

This parcel is within the floodplain and identified as being within a Low Flood Risk Precinct as a result of mainstream flooding. The term mainstream flooding means inundation of normally dry land occurring when water overflows the natural or artificial banks of a stream, river, estuary, lake or dam. The term Low Flood Risk Precinct is defined as all land within the floodplain (i.e. within the extent of the probable maximum flood) but not identified within either a High Flood Risk or a Medium Flood Risk Precinct. The Low Flood Risk Precinct is that area above the 100-year flood event.

Part or all of this land is within the floodplain and may be affected by local overland flooding. This parcel is not in an area in which Council's current programme of overland flood risk mapping has been completed. The term local overland flooding means inundation by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.

The flood information is the current information to date. However, Council reviews flood studies on an on-going basis and new information may become available in future. Please contact Council's Natural Resources Branch on 9725 0222 for any updated information.

Note:

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

8. Land reserved for acquisition

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

The land is not reserved for acquisition under Fairfield Local Environmental Plan 2013.

9. Contributions plans

The name of each contributions plan applying to the land.

Fairfield City Council Direct (Section 94) Development Contributions Plan 2011 applies to this land.

Fairfield City Council Indirect (Section 94A) Development Contributions Plan 2011 applies to all land within the City of Fairfield.

9A. Biodiversity certified land

Is the land biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995)?

The land is not biodiversity certified land.

10. Biobanking agreements

If the land is land to which a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

No such agreement applies to the land.

11. Bush fire prone land

Whether all, or part, of the land is bush fire prone land (as defined in the Environmental Planning and Assessment Act 1979).

Council has been supplied by the NSW Rural Fire Service with a hazard map for the purposes of a bush fire risk management plan applying to land within the Fairfield local government area. Based on that map, it appears the land referred to in this certificate is not bush fire prone as defined in section 4 of the Environmental Planning and Assessment Act 1979.

12. Property vegetation plans

Whether or not the land is land to which a property vegetation plan under the Native Vegetation Act 2003 applies (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under the Act).

No

13. Orders under Trees (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).

No

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.

No such direction applies to the land.

15. Site compatibility certificates and conditions for seniors housing

If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies:

- (a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department of Planning, and

No such certificate applies to the land.

- (b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

No such terms apply to the land.

16. Site compatibility certificates for infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the council is aware in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- ~~(a) the period for which the certificate is valid, and~~
- (b) that a copy may be obtained from the head office of the Department of Planning.

No such certificate applies to the land.

17. Site compatibility certificates and conditions for affordable rental housing

(1) A statement to the whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is current, and
- (b) that a copy may be obtained from the head office of the Department of Planning.

No such certificate applies to the land.

(2) A statement setting out any terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that has been imposed as a condition of consent to a development application in respect of the land.

No such terms apply to the land.

18. Paper subdivision information

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

No such plan or order applies to the land

19. Site verification certificates

A statement of whether there is a current site verification certificate, of which the 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 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 of Planning and Infrastructure.

No such certificate applies to the land

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

- (a) 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,
- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,
- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued,
- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,
- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

Continuously updated information in relation to the above matters can also be found by searching the records of the Environmental Protection Authority (EPA) at the website of the EPA. The search page can be found at: <http://www.epa.nsw.gov.au/prclmapp/searchregister.aspx>.

The following information is available to Council but may not be current:

Council has adopted by resolution a policy (commencing 1 August 2000), on contaminated land which may restrict the development of land. This policy is implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Consideration of Council's adopted policy and the application of provisions under the State Legislation is warranted.

The land is not within an investigation area or remediation site under Part 3 of the Contaminated Land Management Act 1997.

The land is not subject to an investigation order or a remediation order within the meaning of the Contaminated Land Management Act 1997.

The land is not subject to a voluntary investigation proposal (or voluntary remediation proposal) that is the subject of the Environment Protection Authority's agreement under Section 19 or 26 of the Contaminated Land Management Act 1997.

The land is not subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997.

Note 2: Any advice received by Council pursuant to section 26(2) of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009, is included below.

No such certificate applies to the land.

**The following additional information is provided under
Section 149(5) of the Environmental Planning and Assessment Act 1979**

Note:

- (1) When information pursuant to section 149(5) is requested, the Council is under no obligation to furnish any of the information supplied herein pursuant to that section. Council draws your attention to section 149(6), which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to subsection (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.
-

The attached Flood Information Sheet provides flood levels where they are available together with other relevant flooding information.

The land is subject to the provisions of Clause 5.9 - Preservation of trees or vegetation, under Fairfield Local Environmental Plan 2013.

Land must not be cleared or filled except with the consent of Council.

The applicant's attention is drawn to the Department of Infrastructure, Planning and Natural Resources map at the 1:100,000 scale 'Salinity Potential in Western Sydney 2002' that indicates there is potential for salinity in the Region. The map can be viewed at Council's Customer Service Centre (86 Avoca Road Wakeley).

Council's policy 'Building in Saline Environments', applies to all areas of Fairfield City and requires use of construction measures and materials in new development to minimise risk of salt damage to buildings from urban salinity.

Clause 2.7 of Fairfield Local Environmental Plan 2013 requires development consent for the demolition of a building or work.

FAIRFIELD CITY COUNCIL DEVELOPMENT CONTROL PLANS – 5 August 2015

Fairfield City Wide DCP

Title	Adopted by Council*	Effective Date
Fairfield CityWide Development Control Plan 2013	13 November 2012	31 May 2013
<u>Amendment No.1</u> change maximum height permissible for detached secondary dwellings, clarify requirements and correct various anomalies, incorporate outdoor dining policy into a number of site specific DCPs (see table below)	11 February 2014	5 March 2014
<u>Amendment No.2</u> amend chapter 2 to reference Site Specific DCP – Wetherill Park Market Town	20 March 2013	7 March 2014
<u>Amendment No.3</u> Introduce Chapter 4B - Secondary Dwellings in Rural Area - Horsley Park and Cecil Park	11 December 2013	14 March 2014
<u>Amendment No. 4</u> amends Chapter 9 Industrial Development Site Specific Controls for 449 Victoria Street and 96 Newton Road, Wetherill Park	24 September 2013	21 March 2014
<u>Amendment No.5</u> amends Chapters 2 and 10 and Appendix B to ensure provisions within the DCP are in line with the SEPP (Exempt and Complying Development Codes) 2008.	13 May 2014	28 May 2014
<u>Amendment No. 5A</u> amends Chapter 6A – Multi Dwelling Housing – Town house and Villas: Site Specific DCP – 46 & 50 Cobbett Street, Wetherill Park.	12 March 2013	22 August 2014
<u>Amendment No. 6</u> including increase to building heights for detached granny flats, removal of reference to minimum lot sizes for R1 zoned lands, inclusion of new controls and provisions relating to neighbourhood shops and pad mounted sub stations, clarify requirements and correct a number of anomalies associated with secondary dwellings, dual occupancy, narrow lots and residential flat buildings and other minor inconsequential amendments.	12 August 2014	3 September 2014
<u>Amendment No. 6A</u> amends Chapter 14 Subdivision – Applying to land located on 630 Elizabeth Drive and 9-10 Schubert Place, Bonnyrigg Heights to facilitate a future road link between Stivala Place and Schubert Place.	12 August 2014	3 September 2014
<u>Amendment No.7</u> proposed amendments include – Additional Controls for Child Care Centres, Boarding Houses and Granny Flats; Revised Heritage Chapter; New provisions relating to CCTV for specific land uses, and; Acoustic measures for development in the Rural Area.	25 November 2014	3 December 2014
<u>Amendment No. 7A</u> amends Chapter 10 Miscellaneous Development - applying to land located on 1 Bartley Street, Cabramatta to facilitate the development of a hotel or motel accommodation at the Cabravale Diggers site.	26 August 2014	16 January 2015
<u>Amendment 8</u> amends Chapter 9 – Industrial Development. This amendment includes provisions for industrial/employment development proposals in close proximity to residential land. The amended controls cover the following issues: General Design Requirements (including setback considerations, driveways, loading and storage areas, etc); Bulk and scale; Vehicular and Pedestrian Access Privacy; Light Spill; Noise and Vibration; and Landscaping.	10 March 2015	1 April 2015
<u>Amendment 9</u> includes new provisions relating to various forms of residential development including: Building Appearance, Landscaping, Private Open space, Minimum Lot Width, Car Parking Rates and Notification of S82A Applications.	12 May 2015	27 May 2015
<u>Amendment 10</u> including amendments to: - the intent of the Development Control Plan and Development Application process – the DA Guide - provisions for rural zone development - residential flat building setbacks - heritage advice - road classifications	14 July 2015	5 August 2015

Place Based and Site Specific DCPs

Title	Adopted by Council*	Effective Date
Bonnyrigg Town Centre DCP.28(2010) - <u>Amendment No.1</u> (Awning controls and amendment to area subject to Bonnyrigg Town centre DCP – 3.11.2010) - <u>Amendment No.2</u> (Outdoor Dining Controls –5.3.2014)		28 May 2004
Cabramatta Town Centre DCP (5/2000) - <u>Amendment No.1</u> (Outdoor Dining Controls –5.3.2014) - <u>Amendment No.2</u> (New clause regarding Model Submission – 3.09.2014)	13 November 2012	31 May 2013
Fairfield City Centre DCP 2013 - <u>Amendment No.1</u> (Outdoor Dining Controls – 5.3.2014) - <u>Amendment No.2</u> (Remove reference to Public Art Guide and update signage controls reference – 3.09.2014)	13 November 2012	31 May 2013
Canley Corridor DCP No.37 (2013) (Canley Vale and Canley Heights town centres) - <u>Amendment No.1:</u> (Development Controls for Adams Reserve 12.9.2006) - <u>Amendment No.2:</u> (Development Controls for 45-47 Peel St, Canley Heights 9.4.2008) - <u>Amendment No.3:</u> (Awnings controls 3.11.2010) - <u>Amendment No.4:</u> (Development Controls for 190 Canley Vale Rd, Canley Heights 19.4.2011) - <u>Amendment No.5:</u> (References to Fairfield LEP 2013 31.5.2013) - <u>Amendment No.6:</u> (Outdoor Dining Controls –5.3.2014) - <u>Amendment No.7</u> (Remove reference to Public Art Guide – 3.09.2014) - <u>Amendment No.8</u> (Include 46 Derby Street, Canley Heights into Town Centre Catchment – 01.07.2015).	13 November 2012	31 May 2013
Fairfield Heights Local Centre DCP 2013	13 November 2012	31 May 2013
Prairiewood Town Centre – Southern Precinct DCP 2013	13 November 2012	31 May 2013
Site Specific DCP – Wetherill Park Market Town	20 March 2013	7 March 2014

Master Plans

Title	Adopted by Council*	Effective Date
Prairiewood Masterplan (December 2005)	13 November 2012	31 May 2013
Fairfield Town Centre Masterplans – The Crescent and Barbara Street Precincts (May 2007)		May 2007

Structure Plans

Title	Adopted by Council*	Effective Date
Villawood Town Centre		February 2008

* Note: Some "In Force" Development Control Plans may be under review, check with Council for date of last amendment.



Flood Information Sheet

Fairfield City Council
Administration Centre
86 Avoca Road
WAKELEY NSW 2176
PO Box 21
FAIRFIELD NSW 1860
Telephone: (02) 9725 0222
Facsimile: (02) 9609 3257

Applicant's Details:

Property Particulars:

Applicant's Name	D'Agostino Solicitors
Postal Address	PO Box 3303 LIVERPOOL WESTFIELDS 2170
Phone	
Fax	

House No.	17
Street & Suburb	Longfield Street CABRAMATTA NSW 2166
Lot Description	Lot 34 DP 456221

Council has adopted a policy on flooding which may restrict the development of land. The Fairfield City-Wide Development Control Plan 2013 (which includes provisions for flood management) applies to all of the Fairfield Local Government area.

Part or all of this land may be affected by mainstream flooding.

Part or all of this land may be affected by local overland flooding.

MAINSTREAM FLOODING

Description

This parcel is identified as being within a **Low** Flood Risk Precinct as a result of mainstream flooding.

Mainstream Flood Details

Size of Flood	Flood Level (m AHD)
Probable Maximum Flood (PMF)	10.7
100 Year ARI	Not Applicable
50 Year ARI	Not Applicable
20 Year ARI	Not Applicable

Flood levels in the vicinity of the above property have been extracted from the Bewsher Consulting (2006) *Prospect Creek Floodplain Management Plan, Flood Study Review*.

LOCAL OVERLAND FLOODING

Description

Part or all of the land may be affected by local overland flooding. This parcel is **not** in an area covered by overland flood risk mapping completed by Council.

An overland flood notation may be placed on a property based on information from a number of sources. Typical sources include: information from residents, investigation of local drainage problems and hydraulic analysis of local catchments by engineering consultants and Council staff.

Local Overland Flood Details

A preliminary analysis of this catchment to quantify the amount of stormwater in the vicinity of this property **has not** been carried out.

Size of Flood	Flood Level (m AHD)	Flow (m ³ /s)	Velocity (m/s)
Probable Maximum Flood (PMF)	Not Known	Not Known	Not Known
100 Year ARI	Not Known	Not Known	Not Known
50 Year ARI	Not Known	Not Known	Not Known
20 Year ARI	Not Known	Not Known	Not Known

2 November 2015

GLOSSARY

m AHD metres Australian Height Datum (AHD).

Australian Height Datum (AHD) A common national plane of level approximately equivalent to the height above sea level. All flood levels, floor levels and ground levels are normally provided in metres AHD.

Average Recurrence Interval (ARI) The long term average number of years between the occurrence of a flood as big as the selected event. For example, floods with a discharge as great as the 20 year ARI event will occur on average once every 20 years. ARI is another way of expressing the likelihood of occurrence of a flood event.

flood A relatively high stream flow that overtops the natural or artificial banks in any part of a stream, river, estuary, lake or dam. It also includes local overland flooding associated with major drainage before entering a watercourse, or coastal inundation resulting from raised sea levels, or waves overtopping the coastline.

flood risk precinct An area of land with similar flood risks and where similar development controls may be applied by a Council to manage the flood risk. The flood risk is determined based on the existing development in the precinct or assuming the precinct is developed with normal residential uses. Usually the floodplain is categorised into three flood risk precincts 'low', 'medium' and 'high', although other classifications can sometimes be used.

High Flood Risk: This has been defined as the area of land below the 100-year flood event that is either subject to a high hydraulic hazard or where there are significant evacuation difficulties.

Medium Flood Risk: This has been defined as land below the 100-year flood level that is not within a High Flood Risk Precinct. This is land that is not subject to a high hydraulic hazard or where there are no significant evacuation difficulties.

Low Flood Risk: This has been defined as all land within the floodplain (i.e. within the extent of the probable maximum flood) but not identified within either a High Flood Risk or a Medium Flood Risk Precinct. The Low Flood Risk Precinct is that area above the 100-year flood event.

local overland flooding The inundation of normally dry land by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.

mainstream flooding The inundation of normally dry land occurring when water overflows the natural or artificial banks of a stream, river, estuary, lake or dam.

probable maximum flood (PMF) The largest flood that could conceivably occur at a particular location.

3 November 2015

**D'Agostino Solicitors
PO BOX 3303
LIVERPOOL WESTFIELDS 2170**

Dear Sir/ Madam

Following is your Planning Certificate as requested. Should you have any further queries please contact Council's City and Community Development Group on (02) 9725 0821.

PLANNING CERTIFICATE

(under section 149 of the Environmental Planning and Assessment Act 1979 as amended)

Applicant:	D'Agostino Solicitors
Certificate No.:	36200/2015
Applicant's Reference:	Jacinta Papalia
Issue Date:	3 November 2015
Receipt No.:	2361785

PROPERTY ADDRESS:	17 Longfield Street CABRAMATTA
LEGAL DESCRIPTION:	Lot: 35 DP: 456221



for
**Alan Young
City Manager
Fairfield City Council**

PLEASE NOTE: This is page 1 of 19. Should this Planning Certificate or any subsequent copy not contain this many pages, please confirm with Council prior to acting on the basis of information contained in this certificate.

**Information provided under
Section 149(2) of the Environmental Planning and Assessment Act 1979**

Notes:

- (1) The following prescribed matters may apply to the land to which this certificate relates.
 - (2) Where this certificate refers to a specific allotment (or allotments) within a strata plan, the certificate is issued for the whole of the land within the strata plan, not just the specific allotment(s) referred to, and any information contained in the certificate may relate to the whole, or any part, of the strata plan.
 - (3) The following information is provided pursuant to Section 149(2) of the Environmental Planning and Assessment Act 1979 as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is applicable as at the date of this certificate.
 - (4) Information provided in this certificate should be interpreted in conjunction with the relevant plans, policies and documents held at Council. In order to obtain copies of these documents you may purchase them by either contacting Council's City and Community Development Group on (02) 9725 0821 or attending Council's Administration Centre at 86 Avoca Road, Wakeley.
-

1. Names of relevant planning instruments and DCPs

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

State Environmental Planning Policies (SEPP)

SEPP (Major Development) 2005

SEPP (Miscellaneous Consent Provisions) 2007

SEPP No. 50 - Canal Estate Development

SEPP No. 19 - Bushland in Urban Areas

SEPP No. 32 - Urban Consolidation (Redevelopment of Urban Land)

SEPP (State and Regional Development) 2011

SEPP No. 33 - Hazardous and Offensive Development

SEPP No. 64 - Advertising and Signage

SEPP (Repeal of Concurrence and Referral Provisions) 2008

SEPP No. 55 - Remediation of Land

SEPP No. 65 - Design Quality of Residential Flat Development

SEPP (Affordable Rental Housing) 2009

**SEPP (Mining, Petroleum Production and Extractive Industries)
2007**

SEPP No. 62 - Sustainable Aquaculture

SEPP (Infrastructure) 2007

SEPP (Exempt and Complying Development Codes) 2008

Regional Environmental Plans (Deemed SEPP)

**Sydney Regional Environmental Plan No. 9 - Extractive Industry
(No 2-1995)**

**The Greater Metropolitan Regional Environmental Plan No. 2 -
Georges River Catchment**

Local Environmental Plans (LEP)

Fairfield Local Environmental Plan 2013
Published on NSW Legislation Website: 17/05/2013.
In Force from: 31/05/2013.
As Amended.

- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved)

Draft SEPP (Competition) 2010

- (3) The name of each development control plan that applies to the carrying out of development on the land.

The land is subject to adopted Development Control Plans. (See attached schedule).

- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. Zoning and land use under relevant LEP

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

(a) WHAT IS THE IDENTITY OF THE ZONE?

Zone B5 Business Development

(b) WHAT IS PERMITTED WITHOUT DEVELOPMENT CONSENT?

Environmental protection works.

(c) WHAT IS PERMITTED ONLY WITH DEVELOPMENT CONSENT?

Bulky goods premises; Child care centres; Funeral homes; Garden centres; Hardware and building supplies; Kiosks; Landscaping material supplies; Light industries; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Take away food and drink premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item (b) or (d).

(d) WHAT IS PROHIBITED?

Agriculture; Air transport facilities; Airstrips; Amusement centres; 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; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities.

Additional uses that are permitted with development consent.

There are no additional uses permitted with consent.

- (e) 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.

No development standards that fix the minimum land dimensions for the erection of a dwelling house apply to this land. Controls in other policies and plans may apply.

- (f) Whether the land includes or comprises critical habitat.

No.

- (g) Whether the land is in a conservation area (however described).

No

- (h) Whether an item of environmental heritage (however described) is situated on the land.

No.

Attention is drawn however to Clause 5.10(5) of Fairfield Local Environmental Plan 2013:

"The consent authority may, before granting consent to any development:

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared to assess the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned."

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

Not applicable.

3. Complying development

- (1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

General Housing Code:

No. The General Housing Code does not apply to this land.

Housing Alterations Code:

Complying development under the Housing Alterations Code may be carried out on the land.

Commercial and Industrial Alterations Code:

Complying development under the Commercial and Industrial Alterations Code may be carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code:

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

Subdivision Code:

Complying development under the Subdivision Code may be carried out on the land.

Rural Housing Code:

No. The Rural Housing Code does not apply to this land.

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.

Fire Safety Code:

Complying development under the Fire Safety Code may be carried out on the land.

- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

None Relevant.

Note: The Rural Housing Code does not apply to this land.

- (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.

Council does not have any relevant statement to make in relation to any further restrictions that may apply to complying development being carried out on the land. All information in relation to the extent that complying development can be carried out on the land is provided under Part 3(1) & (2) of this certificate.

***Note:** Clause 3 refers only to land based exclusions as listed in Clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP (Exempt and Complying Development Codes) 2008. To be complying development, the development must be complying development that meets the standards and other requirements specified for that development as required by the SEPP. Please contact your accredited certifier or Council for further information.*

4. Coastal Protection

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

No, this land is not affected.

4A Information relating to beaches and coasts

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

No order under Part 4D of the *Coastal Protection Act 1979*, has been made.

- (2)
1. whether the council has been notified under section 55X of the *Coastal Protection Act 1979* that emergency coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

Council has not received any such notification.

2. if works have been so placed—whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

Not applicable.

- (3) such information (if any) as is required by the regulations under section 56B of the Coastal Protection Act 1979 to be included in the planning certificate and of which the council has been notified pursuant to those regulations.
-

No such information is available.

4B Annual charges for coastal protection services under *Local Government Act 1993*.

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).

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.

No annual charges under section 553B of the *Local Government Act 1993*, are applicable to the land.

5. Mine Subsidence

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

No, this land is not affected.

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under Division 2 or Part 3 of the *Roads Act 1993*, any environmental planning instrument, or any resolution of the council.

The land is not affected by any road widening proposal under Division 2 of Part 3 of the Roads Act or Fairfield Local Environmental Plan 2013.

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

Whether or not the land is affected by a policy:

- (b) adopted by the council, or
- (c) 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, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk, other than flooding.

Council's policies on hazard risk restrictions are as follows:

(i) Landslip

Under Fairfield Local Environmental Plan 2013, the land is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council (for the express purpose of its adoption by that authority being referred to in Planning Certificates issued by Council) that restricts development on the land because of the likelihood of landslide risk or subsidence.

(ii) Bushfire

Council has been supplied by the NSW Rural Fire Service with a hazard map for the purposes of a bush fire risk management plan applying to land within the Fairfield local government area. Based on that map, it appears the land referred to in this certificate is not bush fire prone as defined in section 4 of the Environmental Planning and Assessment Act 1979.

(iii) Tidal Inundation

The land is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council (for the express purpose of its adoption by that authority being referred to in Planning Certificates issued by Council) that restricts development on the land because of the likelihood of tidal inundation.

(iv) Subsidence

No, the land is not so affected

(v) Acid Sulfate Soils

Clause 6.1 of Fairfield Local Environmental Plan 2013 applies to the land. The Fairfield LEP 2013 Acid Sulfate Soil map indicates that the subject land is located within 500 metres of land with the potential for acid sulfate soils. The degree of affectation, if any, would be taken into consideration by Council for any works (in particular those involving excavation), which are likely to lower the watertable on adjacent land with the potential for acid sulfate soils.

(vi) Any other risks

No, the land is not so affected

7A. Flood related development controls information

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

This land is subject to the flood related development controls included in the Fairfield City-Wide Development Control Plan 2013 in relation to the above development types. These controls apply (either directly, or indirectly by reference in site-specific DCPs) to all land in the Fairfield Local Government Area.

Generally, development controls will apply to development if the land (or part of the land) is within the floodplain or is affected by overland flooding.

This parcel is within the floodplain and identified as being within a Low Flood Risk Precinct as a result of mainstream flooding. The term mainstream flooding means inundation of normally dry land occurring when water overflows the natural or artificial banks of a stream, river, estuary, lake or dam. The term Low Flood Risk Precinct is defined as all land within the floodplain (i.e. within the extent of the probable maximum flood) but not identified within either a High Flood Risk or a Medium Flood Risk Precinct. The Low Flood Risk Precinct is that area above the 100-year flood event.

Part or all of this land is within the floodplain and may be affected by local overland flooding. This parcel is not in an area in which Council's current programme of overland flood risk mapping has been completed. The term local overland flooding means inundation by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.

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

This land is subject to the flood related development controls included in the Fairfield City-Wide Development Control Plan 2013 in relation to the above development types. These controls apply (either directly, or indirectly by reference in site-specific DCPs) to all land in the Fairfield Local Government Area.

Generally, development controls will apply to development if the land (or part of the land) is within the floodplain or is affected by overland flooding.

This parcel is within the floodplain and identified as being within a Low Flood Risk Precinct as a result of mainstream flooding. The term mainstream flooding means inundation of normally dry land occurring when water overflows the natural or artificial banks of a stream, river, estuary, lake or dam. The term Low Flood Risk Precinct is defined as all land within the floodplain (i.e. within the extent of the probable maximum flood) but not identified within either a High Flood Risk or a Medium Flood Risk Precinct. The Low Flood Risk Precinct is that area above the 100-year flood event.

Part or all of this land is within the floodplain and may be affected by local overland flooding. This parcel is not in an area in which Council's current programme of overland flood risk mapping has been completed. The term local overland flooding means inundation by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.

The flood information is the current information to date. However, Council reviews flood studies on an on-going basis and new information may become available in future. Please contact Council's Natural Resources Branch on 9725 0222 for any updated information.

Note:

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

8. Land reserved for acquisition

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

The land is not reserved for acquisition under Fairfield Local Environmental Plan 2013.

9. Contributions plans

The name of each contributions plan applying to the land.

Fairfield City Council Direct (Section 94) Development Contributions Plan 2011 applies to this land.

Fairfield City Council Indirect (Section 94A) Development Contributions Plan 2011 applies to all land within the City of Fairfield.

9A. Biodiversity certified land

Is the land biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995)?

The land is not biodiversity certified land.

10. Biobanking agreements

If the land is land to which a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

No such agreement applies to the land.

11. Bush fire prone land

Whether all, or part, of the land is bush fire prone land (as defined in the Environmental Planning and Assessment Act 1979).

Council has been supplied by the NSW Rural Fire Service with a hazard map for the purposes of a bush fire risk management plan applying to land within the Fairfield local government area. Based on that map, it appears the land referred to in this certificate is not bush fire prone as defined in section 4 of the Environmental Planning and Assessment Act 1979.

12. Property vegetation plans

Whether or not the land is land to which a property vegetation plan under the Native Vegetation Act 2003 applies (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under the Act).

No

13. Orders under Trees (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).

No

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.

No such direction applies to the land.

15. Site compatibility certificates and conditions for seniors housing

If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies:

(a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (i) the period for which the certificate is current, and
- (ii) that a copy may be obtained from the head office of the Department of Planning, and

No such certificate applies to the land.

(b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

No such terms apply to the land.

16. Site compatibility certificates for infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the council is aware in respect of proposed development on the land and, if there is a certificate, the statement is to include:

-
- (a) ~~the period for which the certificate is valid, and~~
 - (b) that a copy may be obtained from the head office of the Department of Planning.

No such certificate applies to the land.

17. Site compatibility certificates and conditions for affordable rental housing

(1) A statement to the whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is current, and
- (b) that a copy may be obtained from the head office of the Department of Planning.

No such certificate applies to the land.

(2) A statement setting out any terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that has been imposed as a condition of consent to a development application in respect of the land.

No such terms apply to the land.

18. Paper subdivision information

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

No such plan or order applies to the land

19. Site verification certificates

A statement of whether there is a current site verification certificate, of which the 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 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 of Planning and Infrastructure.

No such certificate applies to the land

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

- (a) 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,
- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,
- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued,
- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,
- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

Continuously updated information in relation to the above matters can also be found by searching the records of the Environmental Protection Authority (EPA) at the website of the EPA. The search page can be found at: <http://www.epa.nsw.gov.au/prclmapp/searchregister.aspx>.

The following information is available to Council but may not be current:

Council has adopted by resolution a policy (commencing 1 August 2000), on contaminated land which may restrict the development of land. This policy is implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Consideration of Council's adopted policy and the application of provisions under the State Legislation is warranted.

The land is not within an investigation area or remediation site under Part 3 of the Contaminated Land Management Act 1997.

The land is not subject to an investigation order or a remediation order within the meaning of the Contaminated Land Management Act 1997.

The land is not subject to a voluntary investigation proposal (or voluntary remediation proposal) that is the subject of the Environment Protection Authority's agreement under Section 19 or 26 of the Contaminated Land Management Act 1997.

The land is not subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997.

Note 2: Any advice received by Council pursuant to section 26(2) of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009, is included below.

No such certificate applies to the land.

**The following additional information is provided under
Section 149(5) of the Environmental Planning and Assessment Act 1979**

Note:

- (1) When information pursuant to section 149(5) is requested, the Council is under no obligation to furnish any of the information supplied herein pursuant to that section. Council draws your attention to section 149(6), which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to subsection (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.
-

The attached Flood Information Sheet provides flood levels where they are available together with other relevant flooding information.

The land is subject to the provisions of Clause 5.9 - Preservation of trees or vegetation, under Fairfield Local Environmental Plan 2013.

Land must not be cleared or filled except with the consent of Council.

The applicant's attention is drawn to the Department of Infrastructure, Planning and Natural Resources map at the 1:100,000 scale 'Salinity Potential in Western Sydney 2002' that indicates there is potential for salinity in the Region. The map can be viewed at Council's Customer Service Centre (86 Avoca Road Wakeley).

Council's policy 'Building in Saline Environments', applies to all areas of Fairfield City and requires use of construction measures and materials in new development to minimise risk of salt damage to buildings from urban salinity.

Clause 2.7 of Fairfield Local Environmental Plan 2013 requires development consent for the demolition of a building or work.

FAIRFIELD CITY COUNCIL DEVELOPMENT CONTROL PLANS – 5 August 2015

Fairfield City Wide DCP

Title	Adopted by Council*	Effective Date
Fairfield CityWide Development Control Plan 2013	13 November 2012	31 May 2013
<u>Amendment No.1</u> change maximum height permissible for detached secondary dwellings, clarify requirements and correct various anomalies, incorporate outdoor dining policy into a number of site specific DCPs (see table below)	11 February 2014	5 March 2014
<u>Amendment No.2</u> amend chapter 2 to reference Site Specific DCP – Wetherill Park Market Town	20 March 2013	7 March 2014
<u>Amendment No.3</u> Introduce Chapter 4B - Secondary Dwellings in Rural Area - Horsley Park and Cecil Park	11 December 2013	14 March 2014
<u>Amendment No. 4</u> amends Chapter 9 Industrial Development Site Specific Controls for 449 Victoria Street and 96 Newton Road, Wetherill Park	24 September 2013	21 March 2014
<u>Amendment No.5</u> amends Chapters 2 and 10 and Appendix B to ensure provisions within the DCP are in line with the SEPP (Exempt and Complying Development Codes) 2008.	13 May 2014	28 May 2014
<u>Amendment No. 5A</u> amends Chapter 6A – Multi Dwelling Housing – Town house and Villas: Site Specific DCP – 46 & 50 Cobbett Street, Wetherill Park.	12 March 2013	22 August 2014
<u>Amendment No. 6</u> including increase to building heights for detached granny flats, removal of reference to minimum lot sizes for R1 zoned lands, inclusion of new controls and provisions relating to neighbourhood shops and pad mounted sub stations, clarify requirements and correct a number of anomalies associated with secondary dwellings, dual occupancy, narrow lots and residential flat buildings and other minor inconsequential amendments.	12 August 2014	3 September 2014
<u>Amendment No. 6A</u> amends Chapter 14 Subdivision – Applying to land located on 630 Elizabeth Drive and 9-10 Schubert Place, Bonnyrigg Heights to facilitate a future road link between Stivala Place and Schubert Place.	12 August 2014	3 September 2014
<u>Amendment No.7</u> proposed amendments include – Additional Controls for Child Care Centres, Boarding Houses and Granny Flats; Revised Heritage Chapter; New provisions relating to CCTV for specific land uses, and; Acoustic measures for development in the Rural Area.	25 November 2014	3 December 2014
<u>Amendment No. 7A</u> amends Chapter 10 Miscellaneous Development - applying to land located on 1 Bartley Street, Cabramatta to facilitate the development of a hotel or motel accommodation at the Cabravale Diggers site.	26 August 2014	16 January 2015
<u>Amendment 8</u> amends Chapter 9 – Industrial Development. This amendment includes provisions for industrial/employment development proposals in close proximity to residential land. The amended controls cover the following issues: General Design Requirements (including setback considerations, driveways, loading and storage areas, etc); Bulk and scale; Vehicular and Pedestrian Access Privacy; Light Spill; Noise and Vibration; and Landscaping.	10 March 2015	1 April 2015
<u>Amendment 9</u> includes new provisions relating to various forms of residential development including: Building Appearance, Landscaping, Private Open space, Minimum Lot Width, Car Parking Rates and Notification of S82A Applications.	12 May 2015	27 May 2015
<u>Amendment 10</u> including amendments to: - the intent of the Development Control Plan and Development Application process – the DA Guide - provisions for rural zone development - residential flat building setbacks - heritage advice - road classifications	14 July 2015	5 August 2015

Place Based and Site Specific DCPs

Title	Adopted by Council*	Effective Date
Bonnyrigg Town Centre DCP.28(2010) - <u>Amendment No.1</u> (Awning controls and amendment to area subject to Bonnyrigg Town centre DCP – 3.11.2010) - <u>Amendment No.2</u> (Outdoor Dining Controls –5.3.2014)		28 May 2004
Cabramatta Town Centre DCP (5/2000) - <u>Amendment No.1</u> (Outdoor Dining Controls –5.3.2014) - <u>Amendment No. 2</u> (New clause regarding Model Submission – 3.09.2014)	13 November 2012	31 May 2013
Fairfield City Centre DCP 2013 - <u>Amendment No.1</u> (Outdoor Dining Controls – 5.3. 2014) - <u>Amendment No. 2</u> (Remove reference to PublicArt Guide and update signage controls reference – 3.09.2014)	13 November 2012	31 May 2013
Canley Corridor DCP No.37 (2013) (Canley Vale and Canley Heights town centres) - <u>Amendment No.1:</u> (Development Controls for Adams Reserve 12.9.2006) - <u>Amendment No.2:</u> (Development Controls for 45-47 Peel St, Canley Heights 9.4.2008) - <u>Amendment No.3:</u> (Awnings controls 3.11.2010) - <u>Amendment No.4:</u> (Development Controls for 190 Canley Vale Rd, Canley Heights 19.4.2011) - <u>Amendment No.5:</u> (References to Fairfield LEP 2013 31.5.2013) - <u>Amendment No.6:</u> (Outdoor Dining Controls –5.3.2014) - <u>Amendment No. 7</u> (Remove reference to Public Art Guide – 3.09.2014) - <u>Amendment No. 8</u> (Include 46 Derby Street, Canley Heights into Town Centre Catchment – 01.07.2015).	13 November 2012	31 May 2013
Fairfield Heights Local Centre DCP 2013	13 November 2012	31 May 2013
Prairiewood Town Centre – Southern Precinct DCP 2013	13 November 2012	31 May 2013
Site Specific DCP – Wetherill Park Market Town	20 March 2013	7 March 2014

Master Plans

Title	Adopted by Council*	Effective Date
Prairiewood Masterplan (December 2005)	13 November 2012	31 May 2013
Fairfield Town Centre Masterplans – The Crescent and Barbara Street Precincts (May 2007)		May 2007

Structure Plans

Title	Adopted by Council*	Effective Date
Villawood Town Centre		February 2008

* Note: Some "In Force" Development Control Plans may be under review, check with Council for date of last amendment.



Flood Information Sheet

Fairfield City Council
Administration Centre
86 Avoca Road
WAKELEY NSW 2176
PO Box 21
FAIRFIELD NSW 1860
Telephone: (02) 9725 0222
Facsimile: (02) 9609 3257

Applicant's Details:

Property Particulars:

Applicant's Name	D'Agostino Solicitors
Postal Address	PO Box 3303 LIVERPOOL WESTFIELDS 2170
Phone	
Fax	

House No.	17
Street & Suburb	Longfield Street CABRAMATTA NSW 2166
Lot Description	Lot 35 DP 456221

Council has adopted a policy on flooding which may restrict the development of land. The Fairfield City-Wide Development Control Plan 2013 (which includes provisions for flood management) applies to all of the Fairfield Local Government area.

Part or all of this land may be affected by mainstream flooding.

Part or all of this land may be affected by local overland flooding.

MAINSTREAM FLOODING

Description

This parcel is identified as being within a **Low** Flood Risk Precinct as a result of mainstream flooding.

Mainstream Flood Details

Size of Flood	Flood Level (m AHD)
Probable Maximum Flood (PMF)	10.7
100 Year ARI	Not Applicable
50 Year ARI	Not Applicable
20 Year ARI	Not Applicable

Flood levels in the vicinity of the above property have been extracted from the Bewsher Consulting (2006) *Prospect Creek Floodplain Management Plan, Flood Study Review*.

LOCAL OVERLAND FLOODING

Description

Part or all of the land may be affected by local overland flooding. This parcel is **not** in an area covered by overland flood risk mapping completed by Council.

An overland flood notation may be placed on a property based on information from a number of sources. Typical sources include: information from residents, investigation of local drainage problems and hydraulic analysis of local catchments by engineering consultants and Council staff.

Local Overland Flood Details

A preliminary analysis of this catchment to quantify the amount of stormwater in the vicinity of this property **has not** been carried out.

Size of Flood	Flood Level (m AHD)	Flow (m ³ /s)	Velocity (m/s)
Probable Maximum Flood (PMF)	Not Known	Not Known	Not Known
100 Year ARI	Not Known	Not Known	Not Known
50 Year ARI	Not Known	Not Known	Not Known
20 Year ARI	Not Known	Not Known	Not Known

2 November 2015

GLOSSARY

m AHD	metres Australian Height Datum (AHD).
Australian Height Datum (AHD)	A common national plane of level approximately equivalent to the height above sea level. All flood levels, floor levels and ground levels are normally provided in metres AHD.
Average Recurrence Interval (ARI)	The long term average number of years between the occurrence of a flood as big as the selected event. For example, floods with a discharge as great as the 20 year ARI event will occur on average once every 20 years. ARI is another way of expressing the likelihood of occurrence of a flood event.
flood	A relatively high stream flow that overtops the natural or artificial banks in any part of a stream, river, estuary, lake or dam. It also includes local overland flooding associated with major drainage before entering a watercourse, or coastal inundation resulting from raised sea levels, or waves overtopping the coastline.
flood risk precinct	An area of land with similar flood risks and where similar development controls may be applied by a Council to manage the flood risk. The flood risk is determined based on the existing development in the precinct or assuming the precinct is developed with normal residential uses. Usually the floodplain is categorised into three flood risk precincts 'low', 'medium' and 'high', although other classifications can sometimes be used. High Flood Risk: This has been defined as the area of land below the 100-year flood event that is either subject to a high hydraulic hazard or where there are significant evacuation difficulties. Medium Flood Risk: This has been defined as land below the 100-year flood level that is not within a High Flood Risk Precinct. This is land that is not subject to a high hydraulic hazard or where there are no significant evacuation difficulties. Low Flood Risk: This has been defined as all land within the floodplain (i.e. within the extent of the probable maximum flood) but not identified within either a High Flood Risk or a Medium Flood Risk Precinct. The Low Flood Risk Precinct is that area above the 100-year flood event.
local overland flooding	The inundation of normally dry land by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.
mainstream flooding	The inundation of normally dry land occurring when water overflows the natural or artificial banks of a stream, river, estuary, lake or dam.
probable maximum flood (PMF)	The largest flood that could conceivably occur at a particular location.

APPENDIX I

GROUNDWATER BORE SEARCH





[home](#) · [help](#) · [login](#)
[customise](#)

All Groundwater

[find a site](#)

[All Groundwater Map](#)

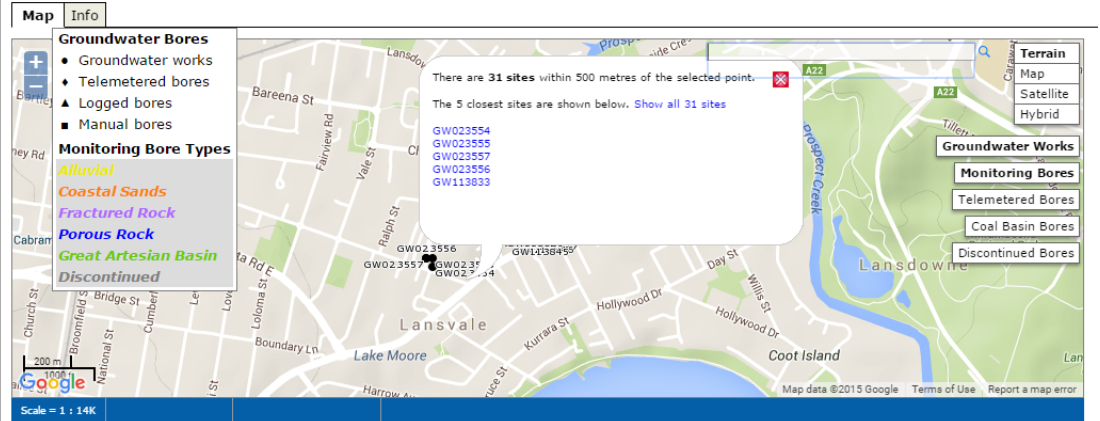
bandwidth ☐ high ☒ low
[glossary and metadata](#)

[bookmark this page](#)
[go back to referring page](#)

All Groundwater

All Groundwater Map

All data times are Eastern Standard Time



APPENDIX J

LOCAL METEOROLOGY



Monthly Rainfall (millimetres)

BANKSTOWN AIRPORT AWS

Station Number: 066137 · State: NSW · Opened: 1968 · Status: Open · Latitude: 33.92°S · Longitude: 150.99°E · Elevation: 7 m

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
1968							35.5	23.0	3.9	5.7	14.9	100.4	
1969	31.0	214.3	77.3	209.3	33.5	71.4	25.2	134.5	82.8	52.6	198.2	22.4	1152.5
1970	72.8	69.2	71.5	28.7	15.6	21.8	0.3	20.6	162.4	20.2	137.3	260.7	881.1
1971	80.7	143.2	97.2	33.3	51.4	10.8	16.0	46.7	53.6	1.6	77.0	121.4	732.9
1972	216.9	62.3	208.1	87.7	42.7	44.8	3.3	32.8	15.5	179.2	45.5	34.4	973.2
1973	117.2	226.0	21.1	67.6	27.7	34.1	89.9	50.2	47.2	114.4	104.8	44.2	944.4
1974	144.7	72.9	252.5	107.9	172.5	102.3	2.7	97.7	13.5	60.1	51.6	9.3	1087.7
1975	25.2	109.2	142.6	74.2	4.2	193.1	150.2	17.8	29.6	82.7	61.9	11.2	901.9
1976	230.9	137.0	244.9	30.8	30.5	82.2	97.0	8.5	45.6	158.3	74.4	24.9	1165.0
1977	60.0	145.8	127.9	18.7	98.7	97.0	0.2	15.4	65.0	3.5	18.6	22.6	673.4
1978	233.0	73.2	333.7	57.5	75.4	229.4	12.3	11.0	67.1	54.9	103.2	56.6	1307.3
1979	29.6	16.0	85.6	17.0	92.3	127.8	20.4	6.2	20.2	21.4	110.7	8.4	555.6
1980	135.6	77.0	27.8	5.2	134.8	28.6	24.7	3.6	2.0	36.9	50.0	54.1	580.3
1981	48.7	180.8	30.0	112.2	81.8	34.2	35.0	5.2	4.7	189.6	112.1	65.4	899.7
1982	54.8	17.0	157.0	4.4	2.8	48.8	20.6	2.0	115.2	37.4	11.8	28.6	500.4
1983	36.4	25.4	228.2	73.6	104.6	78.0	27.0	24.4	51.2	129.2	26.0	137.0	941.0
1984	189.2	104.6	155.7	94.2	72.6	69.6	97.8	19.4	39.2	21.4	213.0	95.5	1172.2
1985	3.6	25.8	36.6	216.2	133.6	99.8	47.4	18.0	40.0	132.9	98.4	113.8	966.1
1986	173.0	75.0	12.7	50.2	30.3	7.4	19.5	388.0	30.0	66.8	111.7	9.0	973.6
1987	35.8	23.5	189.0	15.1	65.8	35.1	80.0	193.6	7.6	175.6	103.2	80.4	1004.7
1988	113.6	67.2	46.9	416.2	172.4	42.0	146.8	34.0	100.4	1.2	133.7	123.4	1397.8
1989	108.2	65.0	125.8	291.9	102.8	175.6	13.2	28.4	0.6	12.0	49.8	105.4	1078.7
1990	69.2	439.8	109.6	258.2	107.2	14.8	44.6	164.0	30.3	41.8	27.2	36.4	1343.1
1991	87.6	21.0	35.2	27.2	31.4	324.8	65.2	6.2	11.2	10.8	28.0	140.6	789.2
1992	72.2	296.6	46.0	47.0	26.2	57.2	4.8	8.8	15.6	48.8	120.0	191.2	934.4
1993	60.6	31.0	87.4	19.4	14.6	31.0	74.8	42.6	56.6	34.0	77.8	34.0	563.8
1994	11.2	70.4	115.8	79.0	16.4	40.0	8.2	7.2	14.0	20.4	62.8	48.0	493.4
1995	155.2	34.2	128.0	14.0	97.4	29.8	1.8	0.2	176.4	38.4	84.2	69.4	829.0
1996	183.6	36.6	33.4	32.8	146.0	41.2	75.2	95.2	75.0	15.8	82.6	69.6	887.0
1997	143.8	99.8	15.8	2.6	67.4	35.0	45.4	3.6	88.2	33.0	19.4	14.4	568.4
1998	106.6	33.2	15.0	151.0	165.8	81.6	80.6	263.2	45.8	28.4	59.8	21.6	1052.6
1999	117.8	179.8	48.6	126.0	25.4	39.6	132.2	28.4	16.8	150.8	46.0	81.6	993.0
2000	30.8	9.8	181.0	46.0	24.6	26.6	23.8	11.8	33.0	63.4	149.8	67.2	667.8
2001	209.4	116.6	92.6	67.8	92.2	7.4	71.4	31.6	19.0	36.4	59.2	19.2	822.8
2002	82.2	262.4	63.2	10.0	60.4	9.4	15.0	4.8	6.2	18.2	8.6	67.0	607.4
2003	17.0	93.2	56.4	118.6	237.4	44.0	24.8	23.4	7.0	55.6	55.4	61.0	793.8
2004	40.4	103.6	33.0	99.2	10.0	3.0	20.2	49.2	40.2	195.8	50.6	57.6	702.8
2005	74.6	97.4	52.4	25.8	57.6	53.6	35.6	2.0	41.8	47.2	118.2	14.8	621.0
2006	88.4	53.2	25.6	3.0	16.0	100.6	51.4	37.6	105.0	3.2	31.4	51.2	566.6
2007	58.8	111.2	63.4	92.8	14.2	299.2	31.2	85.6	34.8	40.0	109.8	99.0	1040.0
2008	52.0	276.8	46.8	84.2	4.0	85.0	61.2	36.0	44.4	46.0	75.6	109.0	921.0
2009	24.0	162.4	78.6	155.8	120.0	57.4	38.8	5.8	16.4	113.2	21.4	30.0	823.8
2010	42.2	97.0	99.6	5.0	95.6	77.6	44.6	24.8	45.4	69.4	123.8	77.0	802.0
2011	34.2	18.6	100.6	100.0	82.8	50.0	111.8	36.2	65.8	27.6	145.2	111.8	884.6
2012	94.6	153.0	208.2	163.0	14.2	128.8	28.0	6.8	20.4	33.6	32.2	34.2	917.0
2013	129.4	134.8	61.6	77.2	44.6	166.8	9.6	9.8	33.2	9.0	169.2	31.4	876.6
2014	14.4	58.4	144.6	38.8	7.2	26.6	9.0	179.2	18.6	89.6	26.4	169.6	782.4
2015	126.2	42.8	22.8	299.6	73.2	61.0	44.8	47.4	33.4				

Quality control: 12.3 Done & acceptable, **12.3** Not completed or unknown

Monthly Rainfall (millimetres)

BANKSTOWN AIRPORT AWS

Station Number: 066137 · State: NSW · Opened: 1968 · Status: Open · Latitude: 33.92°S · Longitude: 150.99°E · Elevation: 7 m

Statistics for this station calculated over all years of data

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean	90.8	105.6	98.7	88.4	68.0	75.0	44.1	49.8	43.6	60.2	78.6	68.8	873.3
Lowest	3.6	9.8	12.7	2.6	2.8	3.0	0.2	0.2	0.6	1.2	8.6	8.4	493.4
5th percentile	15.2	17.5	17.4	4.6	5.1	8.0	2.1	2.6	4.2	3.3	16.0	9.9	557.7
10th percentile	24.7	22.5	24.5	8.1	12.5	13.2	4.3	4.4	6.8	7.7	20.6	14.6	567.5
Median	74.6	77.0	78.6	67.8	60.4	50.0	33.1	23.9	34.1	40.0	74.4	57.6	885.8
90th percentile	185.8	219.0	208.1	212.1	139.3	170.3	97.2	143.4	91.9	153.8	140.5	128.8	1158.8
95th percentile	214.6	272.5	239.9	281.8	170.4	218.5	125.1	188.6	111.6	178.1	163.4	160.9	1273.5
Highest	233.0	439.8	333.7	416.2	237.4	324.8	150.2	388.0	176.4	195.8	213.0	260.7	1397.8

Statistics calculated over the period 1961-1990

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean	100.5	107.7	126.4	103.2	75.1	74.9	43.9	58.5	44.7	69.5	84.1	68.1	965.1
Lowest	3.6	16.0	12.7	4.4	2.8	7.4	0.2	2.0	0.6	1.2	11.8	8.4	500.4
5th Percentile	25.4	17.3	21.4	5.7	4.8	11.0	0.5	3.8	2.2	1.8	15.3	9.0	556.8
10th percentile	29.7	23.7	28.0	15.3	16.8	15.5	2.8	5.4	4.1	3.9	20.1	9.7	589.6
Median	76.8	74.1	117.7	70.6	74.0	59.2	25.2	23.0	39.2	52.6	77.0	54.1	969.7
90th percentile	214.1	210.9	243.2	254.0	134.7	170.8	97.6	158.1	96.9	172.1	136.6	123.0	1293.8
95th percentile	230.2	225.4	252.1	290.2	170.5	192.2	141.9	190.6	113.7	178.8	192.1	135.6	1341.3
Highest	233.0	439.8	333.7	416.2	172.5	229.4	150.2	388.0	162.4	189.6	213.0	260.7	1397.8

1) Calculation of statistics

Summary statistics, other than the Highest and Lowest values, are only calculated if there are at least 20 years of data available.

2) Gaps and missing data

Gaps may be caused by a damaged instrument, a temporary change to the site operation, or due to the absence or illness of an observer.

3) Further information

<http://www.bom.gov.au/climate/cdo/about/about-rain-data.shtml>.



APPENDIX K

IMPORTANT INFORMATION ABOUT YOUR REPORT





IMPORTANT INFORMATION ABOUT YOUR ENVIRONMENTAL SITE ASSESSMENT

These notes have been prepared by Aargus (Australia) Pty Ltd and its associated companies using guidelines prepared by ASFE (The Association) of Engineering Firms Practising in the Geo-sciences. They are offered to help you in the interpretation of your Environmental Site Assessment (ESA) reports.

REASONS FOR CONDUCTING AN ESA

ESA's are typically, though not exclusively, carried out in the following circumstances:

- as pre-acquisition assessments, on behalf of either purchaser or vender, when a property is to be sold;
- as pre-development assessments, when a property or area of land is to be redeveloped or have its use changed for example, from a factory to a residential subdivision;
- as pre-development assessments of greenfield sites, to establish "baseline" conditions and assess environmental, geological and hydrological constraints to the development of, for example, a landfill; and
- as audits of the environmental effects of an ongoing operation.

Each of these circumstances requires a specific approach to the assessment of soil and groundwater contamination. In all cases however, the objective is to identify and if possible quantify the risks that unrecognised contamination poses to the proposed activity. Such risks may be both financial, for example, cleanup costs or limitations on site use, and physical, for example, health risks to site users or the public.

THE LIMITATIONS OF AN ESA

Although the information provided by an ESA could reduce exposure to such risks, no ESA, however, diligently carried out can eliminate them. Even a rigorous professional assessment may fail to detect all contamination on a site. Contaminants may be present in areas that were not surveyed or sampled,

or may migrate to areas which showed no signs of contamination when sampled.

AN ESA REPORT IS BASED ON A UNIQUE SET OF PROJECT SPECIFIC FACTORS

Your environmental report should not be used:

- when the nature of the proposed development is changed, for example, if a residential development is proposed instead of a commercial one;
- when the size or configuration of the proposed development is altered;
- when the location or orientation of the proposed structure is modified;
- when there is a change of ownership
- or for application to an adjacent site.

To help avoid costly problems, refer to your consultant to determine how any factors, which have changed subsequent to the date of the report, may affect its recommendations.

ESA "FINDINGS" ARE PROFESSIONAL ESTIMATES

Site assessment identifies actual subsurface conditions only at those points where samples are taken, when they are taken. Data derived through sampling and subsequent laboratory testing are interpreted by geologists, engineers or scientists who then render an opinion about overall subsurface conditions, the nature and extent of contamination, its likely impact on the proposed development and appropriate remediation measures. Actual conditions may differ from those inferred to exist, because no professional, no matter how qualified, and no subsurface exploration program, no matter how comprehensive, can reveal what is hidden by earth, rock and time. The actual interface between materials may be far more gradual or abrupt than a report indicates. Actual conditions in areas not sampled may differ from predictions. Nothing can be done to help minimise its impact. For this reason owners should retain the services of their consultants

through the development stage, to identify variances, conduct additional tests which may be needed, and to recommend solutions to problems encountered on site.

SUBSURFACE CONDITIONS CAN CHANGE

Natural processes and the activity of man change subsurface conditions. As an ESA report is based on conditions, which existed at the time of subsurface exploration, decisions should not be based on an ESA report whose adequacy may have been affected by time. Speak with the consultant to learn if additional tests are advisable.

ESA SERVICES ARE PERFORMED FOR SPECIFIC PURPOSES AND PERSONS

Every study and ESA report is prepared in response to a specific brief to meet the specific needs of specific individuals. A report prepared for a consulting civil engineer may not be adequate for a construction contractor, or even some other consulting civil engineer. Other persons should not use a report for any purpose, or by the client for a different purpose. No individual other than the client should apply a report even apparently for its intended purpose without first conferring with the consultant. No person should apply a report for any purpose other than that originally contemplated without first conferring with the consultant.

AN ESA REPORT IS SUBJECT TO MISINTERPRETATION

Costly problems can occur when design professionals develop their plans based on misinterpretations of an ESA. To help avoid these problems, the environmental consultant should be retained to work with appropriate design professionals to explain relevant findings and to review the adequacy of their plans and specifications relative to contamination issues.

LOGS SHOULD NOT BE SEPARATED FROM THE ENGINEERING REPORT

Final borehole or test pit logs are developed by environmental scientists, engineers or geologists based upon their interpretation of field logs (assembled by site personnel) and laboratory evaluation of field samples. Only final logs customarily included in our reports. These logs should not under any circumstances be redrawn for inclusion in site remediation or other design drawings, because drafters may commit errors or omissions in the transfer process. Although photographic reproduction eliminates this problem, it does nothing to minimise the possibility of contractors misinterpreting the logs during bid preparation. When this occurs, delays, disputes and unanticipated costs are the all-too-frequent result.

To reduce the likelihood of boring log misinterpretation, the complete report must be available to persons or organisations involved in the project, such as contractors, for their use. Those who do not provide such access may proceed under the mistaken impression that simply disclaiming responsibility for the accuracy of subsurface information always insulates them from attendant liability. Providing all the available information to persons and organisations such as contractors helps prevent costly construction problems and the adversarial attitudes that may aggravate them to disproportionate scale.

READ RESPONSIBILITY CLAUSES CLOSELY

Because an ESA is based extensively on judgement and opinion, it is necessarily less exact than other disciplines. This situation has resulted in wholly unwarranted claims being lodged against consultants. To help prevent this problem, model clauses have been developed for use in transmittals. These are not exculpatory clauses designed to foist liabilities onto some other party. Rather, they are definitive clauses that identify where your consultant's responsibilities begin and end. Their use helps all parties involved recognise their individual responsibilities and take appropriate action. Some of these definitive clauses are likely to appear in your ESA report, and you are encouraged to read them closely. Your consultant will be pleased to give full and frank answers to your questions.