



Frasers Property Industrial  
Preliminary Site Investigation (Horsley Keyhole Estate)

Horsley Park Keyhole Estate  
Horsley Park, NSW

24 May 2021

57914- 136272 (Rev 0)

JBS&G Australia Pty Ltd

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## Abbreviations

Term	Definition
ACM	Asbestos Containing Materials
AEC	Areas of Potential Environmental Concern
AHD	Australian Height Datum
ASS	Acid Sulfate Soils
bgs	Below Ground Surface
BTEX	Benzene, Toluene, Ethylbenzene, Xylenes
COPC	Contaminants of Potential Concern
CSM	Conceptual Site Model
DA	Development Application
DCP	Development Control Plan
DP	Deposited Plan
DQI	Data Quality Indicators
DQO	Data Quality Objectives
DSI	Detailed Site Investigation
EPA	NSW Environment Protection Authority
Frasers	Frasers Property Industrial
ha	Hectare
JBS&G	JBS&G Australia Pty Ltd
LEP	Local Environmental Plan
MGA	Map Grid of Australia
NATA	National Accreditation Testing Authority
NEPC	National Environment Protection Council
NEPM	National Environment Protection Measure
OCP	Organochlorine Pesticides
PAH	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyls
POEO Act	Protection of Environment Operations Act 1997
PFAS	Polyfluorinated Alkyl Substances
PSI	Preliminary site Investigation
QA/QC	Quality Assurance/Quality Control
RAP	Remedial Action Plan
TRH	Total Recoverable Hydrocarbons
UCL	Upper Confidence Limit
VOC	Volatile Organic Compounds

## Executive Summary

JBS&G Australia Pty Ltd (JBS&G) was engaged by Frasers Property Industrial (Frasers, the Client) to undertake a Phase 1 Preliminary Environmental Site Assessment (PSI) for a parcel of land, referred to as the 'Keyhole Estate' located at Horsley Park, NSW (the site). The site area, address and legal identifiers are presented in **Table 1.1 (Section 1.1)**. The site location and layout are shown on **Figures 1 and 2** respectively.

It is understood that the site has previously been used for rural residential purposes with some areas possibly subject to ground disturbance (filling) associated with market garden activities, other agricultural practices and commercial uses. It is understood that the site is proposed to be developed into an industrial estate comprising warehousing and logistics facilities and a PSI is required to support rezoning of the site from RU2 Rural Landscape to an industrial zone.

Portions of the site have been subject to previous Phase 2 Environmental Site Assessments (ESA) including JBS&G (2019 and 2021) which identified minor contamination typical of rural residential setting in western Sydney (i.e. asbestos, heavy metals, hydrocarbons).

A review of available site history, historical aerials, previous reports, search of EPA records, a detailed site inspection and development of a conceptual site model (CSM) were undertaken to achieve the objectives of this PSI.

Based on the results of the PSI and subject to the limitations stated in **Section 7**, a range of known and potential sources of contamination have been identified within the extent of the site.

Intrusive environmental investigations have been previously conducted on a number of the lots (JBS&G 2019 and 2021), with investigations covering an area of approximately 27.4 ha of a total site area of 65.5 ha site. The investigations have included soil, sediment, surface water and groundwater sampling, and laboratory analysis for a wide-ranging suite of analytes (see **Table 5.1**). The contamination identified was typical of rural residential areas in Western Sydney, with limited asbestos finds associated with residential and farm buildings, and shallow impacts from petroleum hydrocarbons associated with farm machinery and vehicle maintenance.

Based on the investigations completed and a Conceptual Site Model, potential contamination impacting the site is unlikely to be of such a scale or occurrence that common and readily available remediation and/or management techniques could not render the site suitable for the proposed commercial use. As such, the potential contamination is considered not to preclude rezoning of the site to facilitate an industrial estate comprising warehousing and logistics facilities.

JBS&G recommend that when detailed development proposals are made, individual lots on which intrusive investigation have not be undertaken be suitably investigated in accordance with relevant NSW EPA endorsed guidelines to confirm site suitability. This approach is consistent with relevant planning instruments, including SEPP 55 and associated guidelines.

# 1. Introduction

## 1.1 Background

JBS&G Australia Pty Ltd (JBS&G) was engaged by Frasers Property Industrial (Frasers, the Client) to undertake a Phase 1 Preliminary Environmental Site Assessment (PSI) for a parcel of land, referred to as the 'Keyhole Estate' located at Horsley Park, NSW (the site). The site area, address and legal identifiers are presented in **Table 1.1**. The site location and layout are shown on **Figures 1** and **2** respectively.

**Table 1.1: Summary of Site Details**

Lot	DP	Address	Subject of Previous Investigation	Individual Site Areas (ha)
58B	DP17288	211-217, Chandos Road, Horsley Park	No	1.3
58A	DP17288	203-209, Chandos Road, Horsley Park	ESA JBS&G 2019 <sup>1</sup>	1.3
57	DP13961	187-201, Chandos Road, Horsley Park	ESA JBS&G 2019	2.9
56	DP13961	171-185, Chandos Road, Horsley Park	ESA JBS&G 2019	3.1
A	DP361393	155-169, Chandos Road, Horsley Park	ESA JBS&G 2021 <sup>2</sup>	1.4
B	DP361393	137-153, Chandos Road, Horsley Park	ESA JBS&G 2019	1.9
54	DP13961	121-135, Chandos Road, Horsley Park	No	3.2
59B	DP362022	143-155, Redmayne Road, Horsley Park	No	1.6
59A	DP362022	157-165, Redmayne Road, Horsley Park	ESA JBS&G 2019	1.6
1	DP505934	167-183, Redmayne Road, Horsley Park	ESA JBS&G 2019	2.7
2	DP505934	185-193, Redmayne Road, Horsley Park	No	1.8
61B	DP17288	195-201, Redmayne Road, Horsley Park	No	1.5
A	DP347034	203-213, Redmayne Road, Horsley Park	ESA JBS&G 2019	1.8
B	DP347034	215-223, Redmayne Road, Horsley Park	No	1.6
63	DP13961	225-245, Redmayne Road, Horsley Park	No	3.1
77	DP13961	120-134, Redmayne Road, Horsley Park	No	3.4
B	DP357890	136-142, Redmayne Road, Horsley Park	No	1.6
A	DP357890	144-150, Redmayne Road, Horsley Park	No	1.6
B	DP377249	152-170, Redmayne Road, Horsley Park	No	1.9
A	DP377249	172-180, Redmayne Road, Horsley Park	No	1.8
74B	DP17288	182-190, Redmayne Road, Horsley Park	ESA JBS&G 2021	1.8
74A	DP17288	200-206, Redmayne Road, Horsley Park	No	1.9
A	DP394855	208-220 Redmayne Road, Horsley Park	No	1.5
B	DP394855	222-230 Redmayne Road, Horsley Park	No	1.9
D	DP398446	1677 The Horsley Drive, Horsley Park	No	1.0
C	DP398446	1681 The Horsley Drive, Horsley Park	No	1.0
78B	DP347873	1671, The Horsley Drive, Horsley Park	ESA JBS&G 2019	2.0
79A	DP17288	1667, The Horsley Drive, Horsley Park	No	2.0
79B	DP17288	1657, The Horsley Drive, Horsley Park	ESA JBS&G 2019	2.0
1	DP849699	1637-1647, The Horsley Drive, Horsley Park	ESA JBS&G 2019	4.9
81A	DP348110	1627, The Horsley Drive, Horsley Park	No	2.2
81B	DP348110	1617, The Horsley Drive, Horsley Park	No	2.2
Approximate Overall Site Area (ha)				65.5

It is understood that the site has previously been used for rural residential and more recently commercial purposes, with some areas possibly subject to ground disturbance (filling) associated with market garden activities, other agricultural practices and commercial uses. It is understood that the site is proposed to be developed into an industrial estate comprising warehousing and

<sup>1</sup> Due Diligence Detailed Site Assessment, Keyhole Site, Horsley Park. Prepared for Frasers Property Industrial, dated 24/12/2019 ref:57914-125953 (Rev A) JBS&G Australia Pty Ltd (JBS&G 2019)

<sup>2</sup> Due Diligence Detailed Site Assessment, Lot A DP361393 and Lot 74B DP17288 Keyhole Estate, Horsley Park, NSW. Prepared for Frasers Property Industrial, dated 05/02/2021 ref:57914-134911 (Rev A) JBS&G Australia Pty Ltd (JBS&G 2021)

logistics facilities and a PSI is required to support rezoning of the site from RU2 Rural Landscape to an industrial zone.

Portions of the site have been subject to previous Phase 2 Environmental Site Assessments (ESA) by JBS&G (2019 and 2021) which identified minor contamination typical of rural residential setting in western Sydney (i.e. asbestos, heavy metals, hydrocarbons).

This PSI report documents the findings of a desktop review (including the Phase 2 ESA reports) and site inspection, and has been developed in accordance with NEPC (2013<sup>3</sup>), EPA (2017<sup>4</sup> and 2020<sup>5</sup>) guidelines and SEPP 55.

## 1.2 Objectives

The objectives of the PSI were to confirm that the Keyhole Estate is or can be made suitable for industrial uses to satisfy SEPP 55 and identify potentially contaminated areas requiring more detailed investigation at Development Application (DA) stage.

## 1.3 Scope of Works

The scope of works completed as part of this assessment comprised:

- A desktop review of site history and background information to identify potential areas of environmental concern (AECs) and associated contaminants of potential concern (COPCs), including;
  - Environmental setting with reference to relevant published maps and other information, including topography, hydrology, soils, geology and hydrogeology, land uses;
  - Section 10.7 Certificates obtained from Fairfield Council (Council) for four Lots not previously assessed and others presented in previous investigations;
  - Current and historical land title records for three Lots not previously assessed and others presented in previous investigations;
  - Records of stored Dangerous Goods held by SafeWork NSW for three Lots;
  - Consideration of EPA and other information relating to potential impacts from per- and poly-fluoroalkyl substances (PFAS) such as may be associated with nearby Rural Fire Service facilities, landfills, or airfields;
  - Historical aerial photographs obtained from the Department of Lands and Nearmap;
  - Records of environmental incidents or former environmental licences as held by the EPA;
  - Licensed bores present within a 1.5 km radius of the site; and
  - Review of previous site investigation reports;
- A detailed inspection of the site to confirm the desktop findings and identify the presence of additional AECs (if any);
- Development and documentation of a conceptual site model (CSM) based on the available information; and
- Preparation of this PSI report in general accordance with relevant NSW EPA guidelines, presenting the outcomes of the assessment.

<sup>3</sup> *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013)*. National Environment Protection Council (NEPC 2013)

<sup>4</sup> *Contaminated Land Management: Guidelines for the NSW Site Auditor Scheme (3rd Edition)*. NSW EPA 2017 (EPA 2017)

<sup>5</sup> *Consultants Reporting on Contaminated Land – Contaminated Land Guidelines*. NSW EPA 2020 (EPA 2020)

## 2. Site Condition and Surrounding Environment

### 2.1 Site Identification

The location of the site is shown in **Figure 1**, and the current layout is shown in **Figure 2**. The site details are summarised in **Table 1.1** above and local planning framework outlined in **Table 2.1** below.

**Table 2.1: Summary of Site Details**

<b>Local Government Authority</b>	Fairfield Council
<b>Current Site Zoning</b>	RU2: Rural Landscape (Fairfield Local Environmental Plan 2013)
<b>Proposed Site Zoning</b>	Business Zone/Industrial Zone
<b>Previous Land Use</b>	Rural / Residential
<b>Current Use</b>	Rural / Residential
<b>Proposed Use</b>	Commercial / Industrial

### 2.2 Site Condition

A site inspection was undertaken on 15 March 2021 by JBS&G staff. It is noted that on the advice of the Client not all Lots were accessible during the site inspection. The following observations made are from the site inspection, review of current NearMap imaging and review of previous investigations (**Section 4**). The site was bounded by Chandos Road to the North, and the Horsley Drive to the South. Redmayne Road dissects the site through the centre from east to west. A photographic record of site observations is presented as **Appendix A**.

#### **Lot 58B DP17288 (211-217 Chandos Road)**

*The site observations for this Lot were observed from NearMap and confirmed via site inspection from the property boundary.*

The Lot was situated in the north western corner of the site off Chandos Road. A small gravelled accessway lead from the road to a two storey brick residence in the central portion of the Lot. A septic system was locate directly to the east of the residence. To the south of the residence was an steel shed. The remainder of the Lot consisted of grassed paddocks with further iron shed/animal shelter near the rear of the Lot.

#### **Lot 58A DP17288 (203-209 Chandos Road)**

The Lot was situated to the south of Chandos Road and primarily used for rural residential purposes. Access to two small single-story structures and a large steel storage shed (**Photo 1** and **2**) was via a gravel driveway extending south off Chandos Road. The shed was predominately used for storage of miscellaneous items including chemicals, machinery and house hold items (**Photo 3** and **4**). Staining was noted on the concrete hardstand in the vicinity of vehicle and machinery storage (**Photo 5**). A small septic tank was identified to the south of the residential structures in the southern portion of the site (**Photo 6**). General surficial debris was observed littered across the southern portion of the Lot (**Photo 7**). The southern portion of the property was utilised for market gardening (vacant at the time of inspection, **Photo 8**).

#### **Lot 57 DP13961 (187-201 Chandos Road)**

The Lot was situated east of Lot 58A, and south of Chandos Road. Access to the residence in the north-eastern portion of the Lot was via a gravel driveway, extending south off Chandos Road (**Photo 9**). A small shed of corrugated iron, steel and ACM construction was observed south of the residence and adjacent to a large dam (**Photo 10** and **11**). Potential ACM sheeting was also noted in the vicinity of the shed (**Photo 12**). Asphalt hardstand was paved around the shed south of the residence (**Photo 13**). Potential ACM sheeting was observed in the structure of the shed (**Photo 14**). Contents of the sheds included an unused chicken coup, stored drums, machinery and household items (**Photo 15** to **17**). An underground water or septic tank was also identified adjacent to the

residence, evidenced via increased moisture and vegetation growth (**Photo 18**). It is noted that the Lot was predominantly unused open space, with evidence of historical market gardening including irrigation pipes identified.

#### **Lot 56 DP13961 (171-185 Chandos Road)**

The Lot was positioned to the east of Lot 57 and south of Chandos Road. Access to a small residential building of brick construction was via a gravelled driveway extending south from Chandos Road. A large corrugated iron shed was positioned to the east of the residence situated at the northern boundary (**Photo 19** and **20**). Contents within the shed included miscellaneous rubbish, wooden pallets and household goods (**Photo 21**). Potential ACM sheets walls were observed in the storage shed and on the ground surface in the vicinity (**Photo 22**). Eastern boundary of the Lot distinguished by large trees and presence of scrap metal and debris stockpiles (**Photo 23**). A large, heavily vegetated, dam was identified in the north western portion of the lot (**Photo 24**). It is noted that the Lot was predominantly unused open space, with evidence of historical market gardening, including irrigation pipes and taps across the southern portion.

#### **Lot A DP361393 (155-169 Chandos Road)**

The Lot was to the south of Chandos Road and was primarily used for waste processing/storage. The eastern and western portions of the Lot were accessed via a narrow unsealed accessway extending south off Chandos Road (**Photo 27** and **28**). The Lot was surface was predominantly covered in waste/storage items with some dense vegetation scattered throughout the site. Several derelict corrugated steel structures (including animal shelters and storage sheds) and two caravans were located within the northern portion of the Lot (**Photos 29** and **30**). Waste and storage items observed (**Photos 25, 26, 31** and **32**) included LPG gas canisters, cars (whole and parts including tyres), hot water units, toilets, scrap steel, batteries, lawn mowers (whole and parts), miscellaneous chemicals, empty IBCs (including one labelled as a resin based fire retardant), empty 200 L steel drums, television/monitor screens (cathode ray tube construction), computer parts, fire extinguishers, bicycle parts, and other general household waste items.

A small stockpile (approximate volume of 15 m<sup>3</sup>) was located within the north eastern corner of the Lot. The stockpile surface was covered in vegetation and waste items including plastic, paint cans, timber, tyres and metal. One fragment of ACM was identified on the surface of the stockpile.

Several suspected bonded ACM fragments were also identified across the access track within the western portion of the site. Some oil staining was also observed on the ground surface adjacent to an oil drum in the western portion of the site.

#### **Lot B DP361393 (137-153 Chandos Road)**

The Lot was irregular shaped property to the south of Chandos Road. A gravel driveway extended south from Chandos Road, past a small single-storey residence of brick construction toward a large corrugated iron shed located to the south of the residence (**Photo 33**). A small poultry shed was positioned to the south of the shed, surrounded by miscellaneous items (**Photo 34**). It is understood from the landowner, that the southern portion of the Lot was leased as market gardens (**Photo 35** and **36**). Irrigation lines were observed between crops and zucchini were under cultivation at the time of the inspection.

#### **Lot 54 DP13961 (121-135 Chandos Road)**

*The site observations for this Lot were observed from NearMap and confirmed via site inspection from the property boundary.*

The Lot was rectangular shaped with a large dam within the north western portion and a single storey brick residence within the north eastern corner. Two steel sheds were present south of the residence, one of which was falling into disrepair. The remainder of the Lot was vacant grassed land with a singular stockpile of waste (unknown source) within the south eastern portion.



#### **Lot 59B DP362022 (143-155 Redmayne Road)**

*The site observations for this Lot were observed from NearMap and confirmed via site inspection from the property boundary.*

The site observations for this Lot were observed from NearMap and confirmed via site inspection from the boundary. The Lot was located in the central western portion of the site north of Redmayne Road. A residence constructed of cement board (potentially ACM) and steel was located 20 m from the southern boundary, surrounded by several steel sheds. Gravel was spread across the majority of the front and central portion of the property. The central and northern portion of site was used for truck storage with several lorries parked across the site. Access to the site was precluded but NearMap images indicate several small stockpiles of what appears to be steel, machinery and building demolition waste.

#### **Lot 59A DP362022 (157-165 Redmayne Road)**

The Lot was a rectangular shaped property located to the north of Redmayne Road. Access was via a gravel driveway extending north from Redmayne Road to a single-storey residence of brick construction (**Photo 37**). A large shed was identified adjacent to the residence and was constructed from corrugated iron. Shed contents included miscellaneous items and an unused chicken coup (**Photo 38** and **39**). The remainder of the Lot comprised vacant historical market garden fields (**Photo 41** and **42**). Unused irrigation lines were noted across the ground surface in the western and southern portions of the Lot.

#### **Lot 1 DP505934 (167-183 Redmayne Road)**

The Lot was positioned to the north of Redmayne Road and accessed via a gravel driveway (**Photo 43**) extending to the northern portion of the property where a residence was located. A large shed was positioned adjacent to the residence and was used to store a variety of items including, machinery, household items, chemicals and diesel fuels (**Photo 44** to **47**). A disused AST was identified in a garden bed adjacent to the western wall of the shed (**Photo 44**). A large chicken shed was also located on the western wall of the shed (**Photo 45**). A potential ACM pipe was noted on the ground surface adjacent to the shed (**Photo 48**). The northern and southern portions of the Lot comprised unused open space and was generally overgrown with scrub. Irrigation pipes were also noted on the ground surfaces of the property.

#### **Lot 2 DP505934 (185-193 Redmayne Road)**

*The site observations for this Lot were observed from NearMap and confirmed via site inspection from the property boundary.*

The site observations for this Lot were observed from NearMap and confirmed via site inspection from the boundary. The Lot was positioned within the central portion of the site. A large irrigation dam was situated adjacent Redmayne Road in the southern portion of the property. A gravel and asphalt driveway provided access to two residential buildings (one of brick and one of brick and timber construction). A large shed was located to the east, and a small established garden was located to the north of the residences. The remainder of the Lot appears to have been the subject of market gardening but is currently vacant and grassed. Some anthropogenic waste (pipes, steel, pallets etc) is located within the north eastern corner of the Lot.

#### **Lot 61B DP17288 (195-201 Redmayne Road)**

*The site observations for this Lot were observed from NearMap and confirmed via site inspection from the property boundary.*

The site observations for this Lot were observed from NearMap and confirmed via site inspection from the boundary. The southern portion of this Lot is occupied by two residential buildings, one two storey brick (original residence) and one single storey brick and plasterboard constructed within

the last ten years. Review of NearMap indicates that a pool and pool house is located north of the single storey residence with several small sheds directly north of the two storey house. A steel shed is located within the central portion of the Lot. Anthropogenic wastes including timber, pipes, pallets and other market garden associated wastes were evident surrounding the shed. The northern portion of the Lot consists of vacant grassed land, tilling of which is evident suggesting previous use for market gardens.

#### **Lot A DP347034 (203-213 Redmayne Road)**

The Lot was located to the north of Redmayne Road and was accessed via a gravel driveway which extended from Redmayne Road to the central portion of the Lot, where a single-story residence was situated surrounded by gardens (**Photo 49** and **50**). An underground septic tank (**Photo 51**) and large shed (**Photo 52**) was identified to the south of the residence. The shed contained machinery, chemicals, fertilisers and miscellaneous gardening items with an inactive water tank located north of the structure (**Photo 53** to **55**). A large dam was observed in the south western portion of the Lot (**Photo 56**). It is noted that the entire Lot was subject to active market gardening.

#### **Lot B DP347034 (215-223 Redmayne Road)**

*The site observations for this Lot were observed from NearMap and confirmed via site inspection from the property boundary.*

The southern portion of the Lot is covered by asphaltic driveway/car park and an augmented residence building that appears to house a Thien Vien Van An monastery/meeting place. Several religious statues were also noted to be present across the southern half of the Lot. The augmented building consisted of a former residence and several steel sheds. The central portion of the Lot consisted of an orchard, various anthropogenic wastes associated with market gardening, steel sheds, stacks of timber and a gravelled area adjacent the sheds. An irrigation dam surrounded by stone boulders, a concrete pad and various anthropogenic wastes (corrugated iron, steel etc) were noted within the northern Lot extent.

#### **Lot 63 DP13961 (225-245 Redmayne Road)**

*The site observations for this Lot were observed from NearMap and confirmed via site inspection from the property boundary.*

A cement board residence (likely used for commercial purposes) and several sheds were present within the southern and western central portion of the Lot. It appeared that commercial activities operated from the Lot with several parked trucks. A large, gravelled area surrounded the buildings within the southern portion extending to the central western shed. The majority of the eastern portion of the site was occupied by a vacant grassed area with evidence of tilling suggesting historic market garden operations had occurred within the Lot. A dam, pump shed and anthropogenic waste associated with market garden activities also within the northern portion.

#### **Lot 77 DP13961 (120-134 Redmayne Road)**

*The site observations for this Lot were observed from NearMap and confirmed via site inspection from the property boundary.*

The Lot was situated within the central western portion of the site. A gravelled driveway run from Redmayne Road to a residence in the central portion of the Lot. A large steel shed was situated adjacent to the residence. The majority of the Lot comprised vacant grassland with some isolated anthropogenic material within the north western portion.

**Lot B DP357890 (136-142 Redmayne Road)**

*The site observations for this Lot were observed from NearMap and confirmed via site inspection from the property boundary.*

The northern portion of the Lot was occupied by a cement board residence and several sheds. General household anthropogenic wastes appeared to be stored in the vicinity of the Lot structures. Another building (possibly a residence) was noted within the central Lot extent with general farming structures (small animal shelters, trailers etc). The southern portion of the Lot contained what appeared to be a depot for a construction company. Two structures (office, storage sheds?), dozens of skip bins, shipping containers, timber, vehicle, safety barricades and various other materials were stored within this portion.

**Lot A DP357890 (144-150 Redmayne Road)**

*The site observations for this Lot were observed from NearMap and confirmed via site inspection from the property boundary.*

A large dam occupied the northern site extent followed by a two storey brick residence. A small asphalt driveway running along the eastern boundary provided access to the residence from Redmayne Road. A derelict greenhouse and evidence of small scale market gardening was evident adjacent the residence. Two steel sheds were noted within the central portion of the Lot, with the southern half of the Lot consisting of vacant grassland.

**Lot B DP377249 (152-170 Redmayne Road)**

*The site observations for this Lot were observed from NearMap and confirmed via site inspection from the property boundary.*

A single storey brick residence was located within the north eastern Lot extent with an asphalt driveway giving access to the residence and a steel shed directly behind it. The remainder of the northern portion of the Lot was grassed with a paddock to the west of the driveway and lawn to the east. The central portion of the Lot, adjacent the shed was used for storage of several trucks, cars and general building and farming supplies including pipes, boulders, tyres, 220 L drums of unknown origin, wood (sawn up trees) etc. The remainder of the Lot consisted of vacant grassed area.

**Lot A DP377249 (172-180 Redmayne Road)**

*The site observations for this Lot were observed from NearMap and confirmed via site inspection from the property boundary.*

A single storey brick residence occupies the north western corner of the Lot surrounding by established trees and lawn. A large steel shed was noted adjacent to the residence. Directly to the west of both structures lay various scrap stockpiles of steel, tyres, timber, machinery etc. An area of anthropogenic waste of similar consistency was also noted south of the shed. A large dam was noted within the central western portion of the site with a derelict shed along the southern boundary. The remainder of the site consisted of vacant grassed land with evidence of market garden origins.

**Lot 74B DP17288 (182-190 Redmayne Road)**

The Lot was located to the south of Redmayne Road and was primarily used for rural residential purposes, although appeared vacant at the time of the inspection. Access to a single storey residence and associated corrugated iron sheds was via a short gravel driveway extending off Redmayne Road (**Photos 57 and 58**). The steel shed was empty and the interior wall were constructed from suspected ACM sheeting, with several damaged walls observed (**Photo 59**). A large poultry coup was located adjacent to the south of the residential dwelling and was constructed with corrugated steel sheeting and steel wire (**Photo 60**). A small stockpile of building waste (timber and

steel) was located adjacent to the south of the chicken coup. There was no evidence of any above or below ground septic systems noted during the site inspection.

A large shed structure was located within the central northern portion of the Lot, set back approximately 80 m south of Redmayne Road (**Photo 61**). Some smaller shed structures (potential dog kennels) were located adjacent to the north of the large shed (**Photo 62**). The large shed structure was constructed from corrugated steel and used for storage of miscellaneous items including chemicals, machinery, tools and household items (**Photo 63 and 64**).

The northern portion of the Lot sloped down to the north, while the central and southern portions comprised vacant grass land that sloped down to the south. Several small (approximately 1 m high) steel poles were observed scattered throughout the central and southern portions of the site, potentially remnants of former use of the site for small crop growing (i.e. market gardens).

#### **Lot 74A DP17288 (200-206 Redmayne Road)**

*The site observations for this Lot were observed from NearMap and confirmed via site inspection from the property boundary.*

A single storey weatherboard house was situated within the north eastern portion of the Lot. A gravelled driveway provides access to the residence and several shed that are situated along the eastern boundary of the Lot. Various stockpiles of what appear to be construction and/or farming goods (pipes, timber, plastic drums etc) are located adjacent to the sheds. Several trucks are also parked in the vicinity of the sheds. The remainder of the Lot consists of vacant grassed land with evidence of a horse track in the southern portion.

#### **Lot A DP394855 (208-220 Redmayne Road)**

*The site observations for this Lot were observed from NearMap and confirmed via site inspection from the property boundary.*

The northern quarter of the Lot is occupied by a single storey weatherboard house with adjacent garage. Surrounding the house are established trees, a garden and lawn. The middle portion of the Lot is occupied by two large steel sheds with concrete hardstand surrounds. The rear of the Lot is concrete paved with another steel shed and large concrete partitions resultant from the previous land use as what appears to be a gravel and landscape retail yard.

#### **Lot B DP394855 (222-230 Redmayne Road)**

*The site observations for this Lot were observed from NearMap and confirmed via site inspection from the property boundary.*

A single storey plasterboard house is situated within the north western portion of the Lot. Commercial operations (Eclipse K9) was noted to be operated from the Lot with several dogs kennelled within the paddock adjacent Redmayne Road. The central portion of the Lot contained four long sheds similar to those used for poultry operations. Some waste materials resultant of commercial/farming operations were noted across the Lot including cars, steel, plastics, animal pens etc.

#### **Lot C DP398446 (1681 The Horsley Drive)**

*The site observations for this Lot were observed from NearMap and confirmed via site inspection from the property boundary.*

The Lot was situated at the south western corner of the site and was noticeably thin and rectangular in shape (30 m by 330 m). A concrete block entranceway fronted The Horsley Drive with a gravelled drive leading into the property. An expansive gravelled area occupied the central portion of the site with a large steel shed situated along the eastern boundary. Concrete hardstand surface surrounded the shed with a detailed inspection of the ground surface unable to be undertaken as

the site was not accessible at the time of the inspection. Commercial activities appear to operate out of the premises with several large trucks, machinery and materials stored on the gravel and concrete hardstand. Various stockpiles of what appears to be building and demolition wastes were present within the northern portion of the Lot as well as some grassed areas. More disturbed ground was evident in the northern portion of the site followed by vacant grassed areas.

#### **Lot D DP398446 (1677 The Horsley Drive)**

*The site observations for this Lot were observed from NearMap and confirmed via site inspection from the property boundary.*

Situated directly adjacent the eastern boundary of Lot C (described above) this Lot is similarly narrow. The southern portion of the Lot is occupied by a two storey brick residence with two large sheds situated directly north. To the north of the two sheds was some disturbed ground and a concrete pad, review of older NearMap images indicate a shed used to be present in this portion of the Lot until late 2013. The central portion of the Lot consisted of gravel and grassed areas with a recently dug surface water channel across the Lot from west to east ending in a Dam on the neighbouring property.

#### **Lot 78B DP347873 (1671 The Horsley Drive)**

The Lot was rectangular shaped and located to the north of The Horsley Drive. A two storey brick residence was located in the southern portion of the lot and accessed via a driveway from The Horsley Drive (**Photo 65** and **66**). A large shed was located in the central portion of the Lot, north of the residence (**Photo 67**). The sheds contents included machinery, wooden pallets, chemical and diesel (**Photo 68** and **69**). A large, heavily vegetated dam was located in the central portion of the Lot (**Photo 70**) while the northern portion of the Lot was unused and heavily vegetated.

#### **Lot 79A DP17288 (1667 The Horsley Drive)**

The southern third of the Lot contains a single storey brick house and several sheds. The surrounding areas consists of vacant grassed paddocks. Minimal anthropogenic wastes were observed during review of NearMap imagery. A drainage ditch runs through the central portion of the Lot from a dam on a neighbouring property towards the golf driving range. The northern portion of the Lot consists of a vacant grassed area with evidence of tilling indicating previous uses for market gardens.

#### **Lot 79B DP17288 (1657 The Horsley Drive)**

The Lot was located to the north of The Horsley Drive. A small single-storey structure was observed in the southern portion of the lot with a gravel access road extending north from the roadway along the eastern boundary of the lot (**Photo 70 to 74**). The majority of the Lot was maintained with grasses mown to enable golf ball collection for the neighbouring property to the east (Gold Driving Range). West of the golf range was the location of a major power line towers (**Photo 75**). A heavily vegetated creek line was identified dissecting the central portion of the Lot, extending from east to west (**Photo 76**). The northern portion was heavily vegetated with several small soil stockpiles scattered across the area. Miscellaneous rubbish was noted across ground surfaces in the northern portion of the lot.

#### **Lot 1 DP849699 (1637-1647 The Horsley Drive)**

The Lot was located north of The Horsley Drive and was operating as a commercial premise - Sharks Golf Driving Range and an Italian restaurant. The driving range consisted of a large cleared area, fenced on all sides (**Photo 78**). A large concrete and gravel carpark area was located on the southern boundary of the Lot, extending from The Horsley Drive to the commercial building (**Photo 79** and **80**). The commercial building was a two storey concrete structure, cut into the north facing slope of the lot. The ground level (accessed via The Horsley Drive) was occupied by a shop front for the golf range. The lower floor was used as a ground floor driving range. A large dam was located to the east

of the driving range, albeit heavily vegetated (**Photo 81**). Several storage areas were located either side of the main driving range building and on the lower ground floor (**Photo 82** and **83**). Stored items included machinery and miscellaneous cleaning chemicals (**Photo 84** and **85**).

#### **Lot 81A DP348110 (1627 The Horsley Drive)**

*The site observations for this Lot were observed from NearMap and confirmed via site inspection from the property boundary.*

Two two-storey brick residences are situated within the central portion of the Lot. A gravel driveway provides access to the residences from The Horsley Drive. The driveway crosses the drainage channel that flows from the dam adjacent the driving range. An area of concrete hardstand was situated in front of both residences connecting them to the driveway. Several small sheds and out buildings were noted behind the residences, as well as established trees, lawn and three stockpiles of what appear to be building and demolition waste. A small market garden area appeared to be in use (likely for personal use - approximately 350 m<sup>2</sup>). The remainder of the Lot (the northern portion) was vacant grassed land with evidence of tilling which indicate previous use for market gardens.

#### **Lot 81B DP348110 (1617 The Horsley Drive)**

*The site observations for this Lot were observed from NearMap and confirmed via site inspection from the property boundary.*

The southern portion of the Lot, fronting The Horsley Drive, consisted of bushland with an overgrown accessway crossing the drainage channel along the eastern boundary. A single storey brick residence (derelict unoccupied) was situated within the central portion of the site. Two sheds, associated with previous market garden operations, were noted in the vicinity of the former residence. No gross stockpiling or anthropogenic waste was noted within the Lot. The remainder of the Lot was vacant grass land with evidence of tilling which indicate previous use for market gardens.

### **2.3 Surrounding Land Use**

The surrounding land uses have been identified as follows:

- North – the site is bound by Chandos Road, beyond which lies a mix of industrial, residential and agricultural land with water storage dams. SUEZ Eastern Creek Resource Recovery Park, Veolia Environmental Services, Austral Masonry and a car racetrack are located further afield, north of Chandos Road. Prospect Reservoir lies north-east of the site;
- South – the site is bound to the south by The Horsley Drive, beyond is a mix of industrial, residential and agricultural land with water storage dams. A BP petrol station, an equestrian centre and a cemetery are located immediately south of The Horsley Drive. A portion of Western Sydney Parklands lies south-east of the site;
- East – the site is bound by rural residential properties and then Ferrers Road to the east, beyond which is a mix of industrial, commercial and agricultural land; and
- West – the site is bound by a vegetated portion of land that includes an easement for Jemena Eastern Gas Pipeline and Eastern Creek. Further afield is the West-link M7 motorway.

### **2.4 Topography**

A review of topographic information obtained from the Spatial Information Exchange Viewer (LPI 2021<sup>6</sup>) indicated that the elevation of the site ranges from approximately 70 m to 100 m

<sup>6</sup> 'Spatial Information Exchange Viewer', NSW Land and Property Information, accessed 12 March 2021, <https://maps.six.nsw.gov.au/>



Australian Height Datum (AHD). The landscape is described as gently undulating rises with slope gradients usually >4%.

The site is located within a broader area that falls gently to the north/north east towards Eastern Creek.

## 2.5 Geology and Soils

Reference to the online ESPADE 2.0 tool hosted by the NSW Office of Environment and Heritage (OEH 2019<sup>7</sup>) and the 1:100 000 Geological Series Sydney Geological Survey of NSW Sheet 9030 (DMR 1991) indicates that the site is present within the following natural geological and soil landscapes:

- **Geology:** Wianamatta Group Shale – comprising shale, carbonaceous claystone, laminate, fine to medium-grained lithic sandstone rare coal and tuff;
- **Landscape:**
  - ‘Blacktown Residual’ Soils (northern portion of site): gently undulating rises on Wianamatta Group shales. Local relief to 30 m, slopes usually >5%. Broad rounded crests and ridges with gently inclined slopes.
  - ‘Luddenham Erosional’ Soils: (southern portion of site): Undulating to rolling low hills on Wianamatta Group Shales, often associated with Minchinbury Sandstone. Local relief of 50–80 m, and inclined slopes of 5–20%.
- **Soils:**
  - ‘Blacktown Residual’ Soils (northern portion of site): Shallow to moderately deep (>100 cm) hard-setting mottled texture contrast soils, red and brown podzolic soils on crests grading to yellow podzolic soils on lower slopes and in drainage lines.
  - ‘Luddenham Erosional’ Soils (southern portion of site): Shallow (<100 cm) dark podzolic soils or massive earthy clays on crests; moderately deep (70–150 cm) red podzolic soils on upper slopes; moderately deep (<150 cm) yellow podzolic soils and prairie soils on lower slopes and drainage lines.

## 2.6 Hydrology

A review of SIX Maps indicated that Eastern Creek and several of its unnamed tributary creek lines encroach onto the western portion of the site. Eastern Creek travels in a northerly direction and ultimately drains into the Hawkesbury River. Ten water storage dams were identified at the site as associated with the agricultural use of the area and were likely historically used for irrigation and stock watering purposes.

As discussed in **Section 2.2**, the site is generally grass covered, with buildings and gravel/hardstand access driveways and footpaths. As such it is anticipated that on-site topography will direct the majority of rainfall north and northwest toward Eastern Creek, with some expected to be collected within the water storage dams. Rain that falls on residential and sheds will likely be collected by onsite stormwater catchment infrastructure and then directed into rainwater tanks and, where present, on-site dams.

## 2.7 Hydrogeology

Registered bore information obtained from the Water NSW online database (WNSW<sup>8</sup>) is included as **Appendix B**. The search identified no groundwater bores to be located within a 1.5 km radius of the site. It is noted that the closest groundwater bore is located approximately 2 km north of the site,

<sup>7</sup> ESPADE 2.1. NSW Office of Environment and heritage, accessed 12 March 2021, OEH 2021

<sup>8</sup> Water New South Wales, <https://realtimedata.waternsw.com.au/water.stm>, accessed 10 March 2021

adjacent to Wallgrove Road at the site of Austral Brickworks. Given the distance from the site and geological/soil landscape differences, reported groundwater information was not considered relevant to site conditions.

Three monitoring wells were noted to have been installed during a previous investigation (JBS&G 2019) as outlined in **Section 4.1**. Two of the groundwater monitoring wells were noted to be dry with groundwater at one well (MW01) recorded at 3.80 m bgs during the groundwater monitoring event in December 2019.

## **2.8 Acid Sulfate Soils**

A review of the 1:25 000 scale *Liverpool Acid Sulfate Soil (ASS) Risk Map* (DLWC 1997<sup>9</sup>) indicated that the site is located within an area of 'no known occurrences of acid sulfate soil materials'. Based on the site's elevation, the reported geology and the ASS Risk Map classification, no further consideration of requirements for the management of ASS is warranted.

## **2.9 Soil Salinity**

The *Salinity Potential in Western Sydney* map (DIPNR 2002<sup>10</sup>) indicates that the assessment area exists within an area of 'moderate to high salinity potential'. Areas with this classification exhibit scattered scalding and indicator vegetation, as well as a predisposition to salinity due to soil, geology, topography and groundwater conditions. Saline areas are identified as potentially existing within these areas, but soil concentrations have not been mapped.

## **2.10 Meteorology**

A review of average climatic data for the nearest Bureau of Meteorology monitoring location (Horsley Park Equestrian Centre AWS<sup>11</sup>) indicates the site is located within the following meteorological setting:

- Average minimum temperatures vary from 5.8 °C in July to 17.9 °C in January;
- Average maximum temperatures vary from 17.4 °C in July to 30.1 °C in January;
- The average annual rainfall is approximately 771.7 mm, with rainfall greater than 1 mm occurring on an average of 75.0 days per year; and
- Monthly rainfall varies from 37.1 mm in September to 118.3 mm in February with the wettest periods occurring on average between January and March.

<sup>9</sup> *Liverpool Acid Sulfate Soil Risk Map* (Edition 2), NSW Department of Land and Water Conservation (DLWC 1997)

<sup>10</sup> *Salinity Potential in Western Sydney*. Department of Infrastructure, Planning and Natural Resources, March 2003, DIPNR 2002;

<sup>11</sup> Commonwealth of Australia, 2013 Bureau of Meteorology, [http://www.bom.gov.au/climate/averages/tables/cw\\_067119.shtml](http://www.bom.gov.au/climate/averages/tables/cw_067119.shtml) accessed 11 March 2021.



### 3. Site History

JBS&G undertook a review of selected historical aerals from 1930 to 2021 which are presented in **Appendix C** and described below.

#### 3.1 Aerial Photographs

Copies of historical aerial photographs from regular intervals were obtained from the NSW Department of Finance, Services and Innovation, in addition to recent aerial imagery from NearMap. Relevant information from the aerial imagery review is summarised in **Table 3.1**.

**Table 3.1 Summary of Historical Aerial Imagery Review**

Year	Observations
1930	The site appears to be cleared land with scattered vegetation. Redmayne Road and The Horsley Drive appears as an unsealed track in location of the current roads. Small dirt tracks can be seen dissecting the northern and central portions of the site. The surrounding area appears to be similar cleared land with scattered vegetation.
1947	Market gardens and fenced paddocks have been established on the site, with scattered timbered vegetations across the northern portion of the site. Small residential structures appear to have been constructed in the vicinity of the market gardens. Redmayne Road and The Horsley Drive have been further developed. A small creek line is evident in the southern portion of the site, traversing in an east to west direction, towards Eastern Creek.
1956	The site has been further developed for rural residential purposes with increased market gardening. Timbered areas remain in isolated areas within the northern and south western portions of the site. The creek line identified in the southern portion of the site in the previous 1947 image has been subject to filling for market gardens. Several small structures are now scattered across the site. The surrounding area has been developed and is predominately rural residential properties. Structures and farmlands remain similar for the surrounding land. Redmayne and Chandos Roads appear to be sealed roads.
1965	Further development of the site for market gardens is apparent. Timbered lands have been almost cleared entirely, and present only in the south western portion of the site. Several small structures and greenhouses have been developed, as well as four new surface water dams in the northern portion of the site. A large shed has been constructed within the south western corner of the site, likely for commercial purposes. The surrounding area has undergone further development for market gardens, farming lands, surface water dams and residential properties.
1975	The site remains mainly similar to the previous 1965 image, with the exception of minor residential development, greenhouse construction and construction of commercial warehousing and poultry sheds within the central eastern site extent. What appears to be materials "hoarding" activities at Lot A DP361393 (155-169 Chandos Road) has begun. The surrounding area has been further developed with residential properties and greenhouses.
1986	The site appears similar to the 1975 image, with the exception of some minor additions to small structures. Fencing and access roadways better define lot boundaries. Surrounding land follows the pattern of development of the site, becoming more structured and better established access for residents.
1998	Development and completion of a commercial golf range in the southern portion of the site and large shed and concrete hardstand area within the central eastern site extent have occurred. The site remains similar to the previous 1986 image.
2010	Minor structural development has occurred, with the increased presence of greenhouses and sheds for market gardens and other commercial activities. The surrounding site remains the same, further development is visible on the service station site south of the golf range.
2019	No significant development apparent between 2010 and 2019. Market gardens and farmlands continue to be active integral parts of the site. Gravel has been spread within the central western portion of the site to facilitate truck parking. The remainder of the site is similar to the 2010 image.
2021	No significant development apparent between 2019 and 2021. However, market garden activities appear to have lessened and/or halted due to land acquisitions.

### 3.2 Historical Land Titles

Historical land title records for four selected Lots within the site are included in **Appendix D**. A further seven selected historical land title records were presented in previous reports (JBS&G 2019 and 2021). All sourced historical land titles are summarised below in **Table 3.2**.

**Table 3.2 Summary of Historical Title Search Results**

Year	Schedule of Registered Proprietors	Reference to Title at Acquisition and sale
<b>Lot 59B DP362022 (143 – 155 Redmayne Road)</b>		
04.09.1928	Arthur Rickard & Co Limited	Vol 4187 Fol 146
30.01.1931	Edward Cecil Murray (Railway Employee)	Vol 4187 Fol 146 Now Vol 4469 Fol 202
228.06.1947	William Alexis Lawler (Poultry Farmer) Margaret Mary Stevens (Married Woman)	Vol 4469 Fol 202 Now Vol 5143 Fol's 21 & 22
20.12.1948	Margaret Mary Stevens (Married Woman)	Vol 5143 Fol's 21 & 22 Now Vol 5974 Fol 157
24.06.1955	Joseph Galea (Labourer)	Vol 5974 Fol 157
04.10.1956	John Leo Fennelly (Motor Driver)	Vol 5974 Fol 157
26.07.1960	Ronald Edward Gawthorpe (Service Manager) Violet Gawthorpe (Married Woman)	Vol 5974 Fol 157
14.01.1985	Uruguayan Social and Sporting Club Pty Limited	Vol 5974 Fol 157
15.06.1988 to date	# Roderick Bruce Allen # Collen Susan Allen	Vol 5974 Fol 157 Now 59B/362022
<b>Lot 63 DP13961 (225 – 245 Redmayne Road)</b>		
04.09.1928	Arthur Rickard & Co Limited	Vol 4187 Fol 146 Now Vol 5400 Fol 220
12.11.1947	Ruby Reynolds (Married Woman)	Vol 5400 Fol 220 Now Vol 5832 Fol 189
03.05.1949	William Alfred George Watson (Power House Engine Driver)	Vol 5832 Fol 189
18.11.1950	Leopold Veliscek (Labourer)	Vol 5832 Fol 189
27.04.1955	Joseph Chetouti (Market Gardener)	Vol 5832 Fol 189
03.04.1970	Ronnie Sue (Market Gardener)	Vol 5832 Fol 189 Now 63/13961
15.12.1999	Somsak Sitpaseuth Now: Julian Chen	63/13961
22.07.2011 to date	# Siam Vongsaphay # Khamtanh Vongsaphay # Maichi Soupatchsachy Vongsaphay # Joseph Khampradith Vongsaphay	63/13961
<b>Lot 77 DP13961 (120 – 134 Redmayne Road)</b>		
04.09.1928	Arthur Rickard & Co Limited	Vol 4187 Fol 146
24.05.1943	Roy Norman Ward (Member of the Australian Imperial Forces)	Vol 4187 Fol 146 Now Vol 5384 Fol 7
28.07.1971	The State Planning Authority of New South Wales	Vol 5384 Fol 7
05.02.1981 To date	# Alvisio Olivieri (Farmer) # Lauretta Olivieri (Married Woman)	Vol 5384 Fol 7 Now 77/13961
<b>Lot 74B DP17288 (182-190 Redmayne Road) – JBS&amp;G 2021</b>		
1928	Arthur Richard & Co Limited	Vol 4187 Fol 146
1948	John Henry Sage (Waterside Worker) Henrietta Sage (Married Woman)	Vol 5400 Fol 220
1951	Frank Grima (Market Gardener)	Vol 5927 Fol 232
1953	Andrew Vella (Steel Worker)	Vol 5927 Fol 232
1953	John Chetcuti (Market Gardener)	Vol 5927 Fol 232
1981	Victoria Chetcuti Joseph Francis Chetcuti	Vol 5927 Fol 232
2019 to date (Feb 2021)	Joseph Francis Chetcuti	74B/17288

Year	Schedule of Registered Proprietors	Reference to Title at Acquisition and sale
<b>Lot A DP361393 (203-209 Chandos Road) – JBS&amp;G 2021</b>		
1928	Arthur Rickard & Co Limited	Vol 4187 Fol 146
1947	The Public Trustee Emily Ellen Preston (Married Woman) Annie Donlon (Spinster)	Vol 5400 Fol 220
1947	Annie Donlon (spinster) Emily Ellen Preston (Married Woman)	Vol 5400 Fol 220
1962	A.S.A Horsehound (Holdings) Pty Ltd	Vol 5944 Fol's 134 & 135
1968 to date (Feb 2021)	Australian L & N Holdings Pty Ltd	Vol 836 Fol 73 Now A/361393
<b>Lot 57 DP13961 - 187 to 201 Chandos Road – JBS&amp;G 2019</b>		
04.09.1928	Arthur Rickard & Co Limited	Vol 4187 Fol 146
09.03.1936	Richard Spears (Ironworker)	Vol 4187 Fol 146 Now Vol 4762 Fol 198
08.01.1944	Gwendoline May Smith (Married Woman)	Vol 4762 Fol 198
09.02.1945	Gwendoline May Smith (Married Woman) Pacific Michael Fenech (Market Gardener)	Vol 4762 Fol 198
06.03.1946	Pacific Michael Fenech (Market Gardener)	Vol 4762 Fol 198
04.01.1955	Joseph Camilleri (Market Gardener) Anthony Camilleri (Market Gardener)	Vol 4762 Fol 198
29.01.1965	Joseph Camilleri (Market Gardener)	Vol 4762 Fol 198 Now 57/13961
13.09.2004	Joseph Camilleri Agnes Frances Camilleri	57/13961
18.08.2017 to date (Dec 2019)	Agnes Frances Camilleri	57/13961
<b>Lot B DP 361393 – 137 to 153 Chandos Road – JBS&amp;G 2019</b>		
04.09.1928	Arthur Rickard & Co Limited	Vol 4187 Fol 146 Now Vol 5400 Fol 220
25.11.1947	The Public Trustee Emily Ellen Preston (Spinster) Annie Donlon (Married Woman)	Vol 5400 Fol 220
25.11.1947	Hazel Bridle (Married Woman)	Vol 5400 Fol 220 Now Vol 5944 Fol 136
26.04.1950	Sydney Bridle (Accountant) Hazel Bridle (Married Woman)	Vol 5944 Fol 136
01.10.1968 to date (Dec 2019)	Sam Gauci (Labourer) Mary Gauci (Married Woman)	Vol 5944 Fol 136 Now B/361393
<b>Lot 59A DP 362022 – 157 to 165 Redmayne Road – JBS&amp;G 2019</b>		
02.03.1931	Edward Cecil Murray (Railway Employee)	Vol 4469 Fol 202
28.06.1947	William Alexis Lawler (Poultry Farmer) Margaret Mary Stevens (Married Woman)	Vol 4469 Fol 202 Now Vol 5743 Fol's 21 & 22
20.12.1948	William Alexis Lawler (Poultry Farmer)	Vol 5743 Fol's 21 & 22 Now Vol 5974 Fol 156
29.09.1950	Pacific Michael Fenech (Market Gardener)	Vol 5974 Fol 156
12.11.1954	John Cauchi (Market Gardener)	Vol 5974 Fol 156 Now 59A/362022
16.04.1999	John Cauchi Victoria Cauchi	59A/362022
10.03.2004 to date (Dec 2019)	Victoria Cauchi	59A/362022
<b>Lot A D.P. 347034 - 203 to 213 Redmayne Road – JBS&amp;G 2019</b>		
04.09.1928	Arthur Rickard & Co Limited	Vol 4187 Fol 146
07.06.1942	Francesco Attard (Market Gardener)	Vol 4187 Fol 146 Now Vol 5342 Fol 176
03.05.1955 to date (Dec 2019)	Emanuel Vella (Market Gardener)	Vol 5342 Fol 176 Now A/347034
<b>Part Lot 1 D.P. 849699 (Western Portion) - 1637 to 1647 The Horsley Drive – JBS&amp;G 2019</b>		
04.09.1928	Arthur Rickard & Co Limited	Vol 4187 Fol 146 Now 5400 Fol 220

Year	Schedule of Registered Proprietors	Reference to Title at Acquisition and sale
26.10.1944	Angelo Cincotta (Fruiterer)	5400 Fol 220 Now Vol 5470 Fol 173
19.02.1963	Thomas Angelo Cincotta (Shopkeeper) John Cincotta (Shopkeeper)	Vol 5470 Fol 173 Now Vol 8490 Fol's 220 & 221
22.01.1987	Thomas Angelo Cincotta (Shopkeeper) Fay Marie Cincotta (Transmission Application not investigated)	Vol 8490 Fol's 220 & 221
26.10.1988	Litla Holdings Pty Limited	Vol 8490 Fol's 220 & 221 Now Vol 15536 Fol 96
13.12.1988 to date (Dec 2019)	New South Wales Wind Pty Limited	Vol 15536 Fol 96 Now 1/849699
<b>Part Lot 1 D.P. 849699 (Eastern Portion) - 1637 to 1647 The Horsley Drive – JBS&amp;G 2019</b>		
04.09.1928	Arthur Rickard & Co Limited	Vol 4187 Fol 146
01.12.1942	Albert Quay (Merchant)	Vol 4187 Fol 146 Now Vol 5364 Fol 108
17.10.1946	Frank Gauci (Farmer)	Vol 5364 Fol 108
16.06.1964	Frank De Bono (Labourer) Michael De Bono (Labourer)	Vol 5364 Fol 108 Now Vol 9804 Fol's 61A & 61B
18.04.1980	Vincenzo Peci (Concretor) Anna Peci (Married Woman)	Vol 9804 Fol's 61A & 61B Now Vol 9804 Fol 61
11.07.1989 (to 2012)	Ching Hsien Huang	Vol 9804 Fol 61 Now 1/849699
<b>Whole of Lot 1 D.P. 849699 - 1637 to 1647 The Horsley Drive – JBS&amp;G 2019</b>		
16.12.2012 to date (Dec 2019)	Ventus Australia Pty Limited	1/849699
<b>Leases</b>		
02.11.1955 to 13.02.1964	G 426508) to Leo Joseph Spellson (Café Proprietor)	Part Lot 1 D.P. 849699 (Western Portion) - 1637 to 1647 The Horsley Drive
<b>Easements</b>		
18.06.1976	(P 720206 & DP499001) Easement for Pipeline	Lot 59B DP362022 143 –155 Redmayne Road
07.06.1942	(D 143246) Right of Way	Lot A D.P. 347034 203 to 213 to 165 Redmayne Road
29.10.1963	(J 324736) Easement for Transmission Line 100 feet wide	Lot 1 D.P. 849699 1637 to 1647 The Horsley Drive

# Denotes site owner at time of issue.

### 3.3 Council Records

Section 10.7 (2) & (5) Planning Certificates for four Lots were obtained from Council as part of this investigation with a further two Planning Certificates presented in previous reports. Planning Certificates for the following selected properties are presented in **Appendix E** and summarised below:

- Lot 63 DP13961 (225 - 245 Redmayne Road);
- Lot 59B DP362022 (143-155 Redmayne Road);
- Lot 1 DP849699 (1637-1647 The Horsley Drive);
- Lot 77 DP13961 (120-134 Redmayne Road);
- Lot 74B DP17288 (182-190 Redmayne Road) – JBS&G 2021; and
- Lot A DP361393 (203-209 Chandos Road) – JBS&G 2021.

All Planning Certificates included the following information as held by Council regarding the site as relevant to this investigation:

- The lot is zoned Zone RU2 Rural Landscape (Fairfield Local Environmental Plan 2014);
- The land is not significantly contaminated land;

- The land is subject to the flood related development controls included in the Fairfield City-Wide Development Control Plan 2013;
- The land does not comprise critical habitat;
- The land is not within a designated conservation area;
- The land does not comprise items of heritage significance;
- The land is bush fire prone as defined in Part 4 of the Environmental Planning and Assessment Act 1979; and
- The land is not subject to an investigation order, remediation order, an approved voluntary management proposal, nor is it the subject of a site audit statement.

Permissible land uses as per Zone RU2 Rural Landscape include child care facilities, community and educational facilities, residential occupancies, agricultural uses, places of public worship, recreation facilities, roads and a range of commercial uses.

### 3.4 EPA Records

A search of the NSW EPA's public register maintained under the *Protection of the Environment Operations Act (POEO) 1997* was undertaken and is included as **Appendix F**.

The search identified that, for the site, there was one Lot within the site (Lot C DP398446) was issued a Section 91 Clean Up Notice (1592974 dated 30 April 2020). The Clean Up Notice states that various stockpiled building material was encountered at the site impacted with bonded asbestos containing material (ACM). A review of NearMap imagery and site inspection indicate that the majority of the stockpiles have been removed. It is noted that site access during the site inspection was not possible so detailed inspection of the ground surface and presence/or absence of ACM was not able to be determined. JBS&G contacted the NSW EPA representative noted on the Clean Up Notice (George Jamison) who confirmed that while the majority of the stockpiled waste had been removed, a portion of waste remained at the rear of the property and that the notice has not been complied with in full.

The remainder of the site returned the following results during the search:

- No prevention, clean up or prohibition notices; and
- No transfer, variation, suspension, surrender or revocation of an environmental protection licence.

A search was undertaken through the EPA's public contaminated land register and is included as **Appendix F**. The search identified that there have been no notices issued under the *Contaminated Land Management Act 1997 (CLM Act)* for the site.

The site has not been notified to the EPA under section 60 of the CLM Act with regards to contamination. An excerpt of the list of properties notified to the EPA is included in **Appendix F**. A review of the list of properties notified to the EPA did not identify nearby properties that may represent a contamination migration risk to the site.

A search was also undertaken through the EPAs PFAS register of contaminated sites which did not identify any sites in the immediate area that have been notified to the EPA with regards to PFAS contamination.

### 3.5 Australian and State Heritage Registers

A search of the Australian and NSW Heritage database was undertaken, and records are included in **Appendix G**.

The search did not identify items of significance at the site. It is noted that some items of state and national significance were listed in the broader Horsley Park area.

### **3.6 SafeWork Dangerous Goods Search**

JBS&G were yet to receive Schedule 11 dangerous goods search at the time of issue of this report.

### **3.7 Integrity Assessment and Summary of Site History**

Based on a review of historical reports, council information, aerial photographs and other publicly available information, it has been identified that the site has been used for mixed rural residential, agricultural (market gardens), and more recently commercial purposes since the beginning of available records.

The EPA searches indicated that one Clean Up Notice pertained to a Lot within the site which had particularly been compiled with. The Clean Up Notice noted stockpiled waste with inclusions of ACM. No Clean Up Notices were present for the remainder of the site, and the site is not on the published list of NSW contaminated sites.

Based on the range of sources and the consistency of the historical information, it is considered that the historical assessment has an acceptable level of accuracy with respect to the potentially contaminating activities historically occurring at the site.

## 4. Historical Investigations

Two due diligence ESA's have been previously undertaken on portions of the site by JBS&G. Summaries of these investigations are presented in the following sections. Historical tables are presented in **Appendix H** and historical sample locations presented in **Figures 4a** and **4b**.

### 4.1 Due Diligence Detailed Site Assessment (JBS&G 2019)

JBS&G was engaged by Frasers to undertake a due diligence Phase 2 ESA for ten of the Lots included within the site herein referred to as 'assessment Area 1 (see **Table 1.1**).

JBS&G note that assessment Area 1 had previously been used for rural residential purposes with some areas possibly subject to significant ground disturbance (filling) associated with market garden activities and other agricultural practices.

The purpose of the due diligence ESA was to characterise potential contamination within assessment Area 1, and to draw conclusions regarding the suitability of assessment Area 1 for commercial land uses, or, to make recommendations to enable such conclusions to be made.

The scope of works undertaken included a review of historical reports, development of a CSM, advancement of systematic and targeted soil test pits across assessment Area 1 at 159 locations, installation of three ground monitoring well, subsequent sampling of soil/sediment, groundwater and surface water and analysis for a range of COPCs.

Based on the findings of the investigation, JBS&G concluded that minor concentrations of heavy metals and hydrocarbons (TRHs) were encountered in soil, sediment, groundwater and surface water, with asbestos and biological impacts also noted in soil at isolated locations. Concentrations are considered typical concentrations for rural residential environments and would not preclude development of assessment Area 1 for commercial/industrial land use.

JBS&G recommended that during the early works in the redevelopment (such as the clearing of structures and internal fences, and the removal of rubbish and vegetation), the identified asbestos impacted soils should be managed in conformance with SafeWork requirements. Further, it was recommended that work, health, safety and environmental monitoring and management controls (including protocols to manage unexpected finds) be implemented during future ground disturbance works.

### 4.2 Due Diligence Detailed Site Assessment (JBS&G 2021)

JBS&G was engaged by Frasers to undertake a due diligence Phase 2 ESA for a further two Lots within the Horsley Keyhole Estate (Lot A DP361393 and Lot 74B DP17288) in 2021, herein referred to as 'assessment Area 2 (see **Table 1.1**).

The works were noted to be undertaken as an extension of JBS&G (2019). JBS&G understood that the Lots have been used for waste processing/storage (Lot A) and rural residential purposes (Lot 74B), with some areas possibly subject to ground disturbance (filling) associated with agricultural practices.

Like the earlier assessment of Area 1, the purpose of the due diligence ESA was to characterise potential contamination within assessment Area 2, and to draw conclusions regarding the suitability of assessment Area 2 for commercial land uses, or, to make recommendations to enable such conclusions to be made.

The scope of works undertaken included review of historical reports, development of a CSM, advancement of systematic and targeted soil test pits across assessment Area 2 at 23 locations, subsequent sampling of soil and analysis for a range of COPCs.

Based on the findings of the investigation, JBS&G concluded that bonded ACM was observed at three locations with heavy metals and TRHs also detected with minor exceedances of site criteria.

JBS&G recommended that management of asbestos from a work health and safety perspective is required during any further works. In addition, further investigations should be undertaken at Lot A DP361393 following removal of anthropogenic waste across the site. Following further investigation, a remediation plan should be developed to render the site suitable for the proposed commercial/industrial land use.



## 5. Conceptual Site Model

Based on the available site history information and site inspection, the elements of the Conceptual Site Model (CSM) are discussed below.

### 5.1 Overview

National Environmental Protection Council (NEPC) (NEPC 2013) identifies a CSM as a representation of site related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The development of a CSM is an essential part of all site assessment and remediation reports.

NEPC (2013) identifies the essential elements of a CSM as including:

- Known and potential sources of contamination and contaminants of concern including the mechanism(s) of contamination;
- Potentially affected media (soil, groundwater, surface water etc.);
- Human and ecological receptors;
- Potential and complete exposure pathways; and
- Any potential preferential pathways for vapour migration (if potential for vapours identified).

### 5.2 Potential Areas and Substances of Environmental Concern

Based on the available site history information, detailed site inspection, intrusive investigation and laboratory analysis, and with consideration to proposed end land uses, AECs and associated COPC have been identified and are presented in **Table 5.1** and shown on **Figure 3**.

**Table 5.1: Areas of Environmental Concern and Associated Contaminants of Potential Concern**

AEC No.	AEC	Potentially Affected Media	COPC
<b>Onsite AECs</b>			
1. Filling	Site wide: Fill materials of unknown origin used to create former/existing site levels	Soil	Heavy metals, TRH, BTEXN, VOCs, PAHs, PCBs, OCPs, asbestos
	Dam Embankments	Soil	
2. Stockpiling	Soil / anthropogenic materials stockpiled as associated with agricultural land use	Soil	Heavy metals, TRH, BTEXN, PAHs, PCBs, OCPs, asbestos, anthropogenic materials
3. Historic/current Buildings	Potential Former Building Footprints	Soil	Heavy metals (particularly lead), TRH, BTEX, VOC, PAHs, asbestos
	Current buildings	Soil	Heavy metals (particularly lead), TRH, BTEX, VOC, PAHs, asbestos
4. Chemical Storage	Current/historic buildings	Soil	Heavy metals (particularly lead), TRH, BTEX, VOC, PAHs, asbestos
	Liquid and Solid Chemical Store within site sheds	Soil Groundwater	Heavy metals, TRH, BTEXN, VOCs, PAHs, PCBs, OCPs
5. Septic System	Septic Tanks	Soil	Biological
6. Current / historic site activities	Market Gardens	Soil Surface water Groundwater	Heavy metals, TRH, BTEXN, VOCs, PAHs, PCBs, OCPs
	Poultry sheds	Soil	Biological
7. Balance of Site	Site Soils	Soil	Heavy metals, TRH, BTEX, VOC, PAHs, PCBs, asbestos
	Drainage lines and Dam Sediments	Sediment	Heavy metals, TRH, PAHs, PCBs

AEC No.	AEC	Potentially Affected Media	COPC
	Site Groundwater	Groundwater	Heavy metals, TRH, BTEX, VOC, PAHs, PFAS, pH, alkalinity, nitrate, ammonia
	Site Surface Water (Dams)	Surface Water	Heavy metals, TRH, BTEX, VOC, PAHs, pH, PFAS, alkalinity, nitrate, ammonia
<b>Offsite AECs</b>			
8. Groundwater	Adjacent Petrol Station	Soils Groundwater	Heavy metals, PAH, TRH/ BTEX, PFAS

### 5.3 Potentially Contaminated Media, Exposure Pathways and Receptors

Potentially contaminated media that may be present at the site include:

- Fill materials;
- Underlying natural soils/bedrock;
- Surface water; and
- Groundwater.

A breakdown of potentially contaminated media within identified AECs is presented in **Table 5.2** below.

**Table 5.2: Potentially Contaminated Media**

AEC No.	Potentially Effected Media	Comments
<b>Onsite AECs</b>		
1. Filling	Fill Material	Potential remains for contamination in fill material resulting from importation of fill materials of unknown origin or use of site waste materials to create former/existing site levels.
	Natural Material	Natural material (soil/rock) underlying fill material may potentially be impacted by the downward migration of contaminants from impacted fill, particularly in open areas where infiltration is possible or subsurface infrastructure is/was present.
	Groundwater	There is the potential for the leaching of contaminants vertically from fill/natural material to groundwater.
2. Stockpiling	Fill Material	Potential remains for contamination in fill material resulting from importation of fill materials of unknown origin.
	Natural Material	There is the potential for impacted stockpile material to leach into the underlying natural materials.
	Surface Water	There is the potential that run off from rain will allow contaminants to leach and migrate to the surface water of the onsite dams and nearby Eastern Creek tributary.
3. Historic Buildings / Activities	Fill Material	Fill material in the area of historic buildings may be impacted by historic uses, including vehicle and plant activities
	Natural Material	Natural material (soil/rock) may potentially be impacted by historic uses
4. Chemical Storage	Fill Materials	There is potential for contamination in shallow fill material resultant from historical plant cleaning, waste oil and storage of fuel and chemicals in unbunded areas (where present).
	Natural Materials and Groundwater	Where gross contamination is identified within fill materials, the potential remains for the downward migration of contaminants into underlying bedrock and groundwater
5. Septic System	Fill Material	Fill Material in the area of historic trenches / septic system may be impacted by biological contaminants
	Natural Material	Natural Material in the area of historic trenches / septic system may be impacted by leachable biological contaminants
	Fill Material	There is potential for contamination in shallow fill material resultant from historical site uses including market garden and poultry areas

AEC No.	Potentially Effected Media	Comments
6. Current / historic site activities	Natural Material and groundwater	Where gross contamination is identified within fill materials, the potential remains for the downward migration of contaminants into underlying bedrock and groundwater.
	Surface water	There is the potential that run off from rainfall will cause contaminants to leach and migrate to the surface water of the onsite dams and nearby Eastern Creek tributary.
7. Balance of Site	Natural Material	Natural Material could be affected by windblown contaminants such as friable asbestos if there are any major impacts in the area
	Sediment	Sediment in ephemeral drainage lines and dams could be affected by contaminants migrating in surface water
	Groundwater	Groundwater could be impacted from the migration of contaminants from overlying fill or natural materials or offsite sources.
	Surface Water	Run off from stockpiles and fill materials may present concentrations of COPCs in surface water bodies
Offsite AECs		
8. Groundwater	Groundwater	Upgradient groundwater flowing on to site may potentially be impacted by contamination (e.g. petroleum hydrocarbons (BP Petroleum Station))

## 5.4 Potential for Migration

Contaminants generally migrate from site via a combination of windblown dusts, rainwater infiltration, groundwater migration and surface water runoff. The potential for contaminants to migrate is a combination of:

- The nature of the contaminants (solid/liquid and mobility characteristics);
- The extent of the contaminants (isolated or widespread);
- The location of the contaminants (surface soils or at depth); and
- The site topography, geology, hydrology and hydrogeology.

The potential contaminants identified as part of the site history review and detailed site inspection are generally in either a solid form (e.g. heavy metals, asbestos, etc.) and liquid form (e.g. fuel, solvents, etc.), however, dependent upon concentrations, there is the potential for TRH, VOC (including BTEXN) impacts to occur in a vapour form.

As the site is primarily surfaced with grass / market gardens, timbered vegetation / scrub and building footprints, the potential for windblown dust migration of contamination from the site is generally low.

The potential for contamination migration via surface water movement, infiltration of water and subsequent migration through the soil profile is considered moderate given the extent of exposed vegetated areas at the site and presence of several onsite surface water storage dams.

Given the nature of the underlying soils (discussed in **Section 2.5**) migration of contamination via groundwater movement is considered to be a potential migration pathway.

## 5.5 Potential Exposure Pathways

Based on the COPCs identified in the various media, as discussed above, and proposed site development activities, the exposure pathways for the site during and following development works include:

- Potential dermal and oral contact to impacted soil as present at shallow depths and/or accessible by future service excavations; and/or
- Potential dermal and oral contact with fill materials during excavation and foundation works; and/or

- Potential oral and dermal contact to surface and groundwater water as accessible by potential future service excavations; and/or
- Potential contaminant uptake by vegetation within landscaped areas.

## **5.6 Receptors**

Potential receptors of environmental impact present within the site that need to be addressed with respect to the proposed development include:

- Future users of the non-paved areas of the site who may potentially be exposed to COPCs through direct contact with impacted soils and/or inhalation of dusts/fibres/vapours associated with impacted soils; and/or
- Excavation/construction/maintenance workers conducting activities at or in the vicinity of the site who may potentially be exposed to COPCs through direct contact with impacted soils/groundwater/surface water present within excavations and/or inhalation of dusts/fibres/vapours associated with impacted soils/groundwater; and/or
- Flora species to be established on the landscaped/vegetated areas of the site including potential large tree plantings.

## **5.7 Preferential Pathways**

A range of preferential pathways currently exist at the site associated with existing fill material and existing/former services trenches, including irrigation and drainage lines, stormwater pits and electricity conduits. Generally, higher permeability fill materials and reduced compaction often accompany services resulting in services trenches becoming preferential pathways for contaminant migration. As such, it is anticipated that contaminants in liquid and/or vapour form may be associated with these areas. Preferential pathways may also be created during development works as a result of installation of new services.

Man-made preferential pathways are also anticipated to occur nearby the site within the adjoining road reserves. There is potential for offsite services to bring contaminants from the upgradient service station to the site.

## 6. Conclusions

Based on the results of the PSI and subject to the limitations stated in **Section 7**, a range of known and potential sources of contamination have been identified within the extent of the site.

Intrusive environmental investigations have been previously conducted on a number of the lots (JBS&G 2019 and 2021), with investigations covering an area of approximately 27.4 ha of a total site area of 65.5 ha site. The investigations have included soil, sediment, surface water and groundwater sampling, and laboratory analysis for a wide-ranging suite of analytes (see **Table 5.1**). The contamination identified was typical of rural residential areas in Western Sydney, with limited asbestos finds associated with residential and farm buildings, and shallow impacts from petroleum hydrocarbons associated with farm machinery and vehicle maintenance.

Based on the investigations completed and the Conceptual Site Model, potential contamination impacting the site is unlikely to be of such a scale or occurrence that common and readily available remediation and/or management techniques could not render the site suitable for the proposed commercial use. As such, the potential contamination is considered not to preclude rezoning of the site to facilitate an industrial estate comprising warehousing and logistics facilities.

JBS&G recommend that when detailed development proposals are made, individual lots on which intrusive investigation have not be undertaken be suitably investigated in accordance with relevant NSW EPA endorsed guidelines to confirm site suitability. This approach is consistent with relevant planning instruments, including SEPP 55 and associated guidelines.

## 7. Limitations

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the client and other parties.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.

JBS&G accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced without prior approval by the client, or amended in any way without prior approval by JBS&G, and should not be relied upon by other parties, who should make their own enquiries.

Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements.

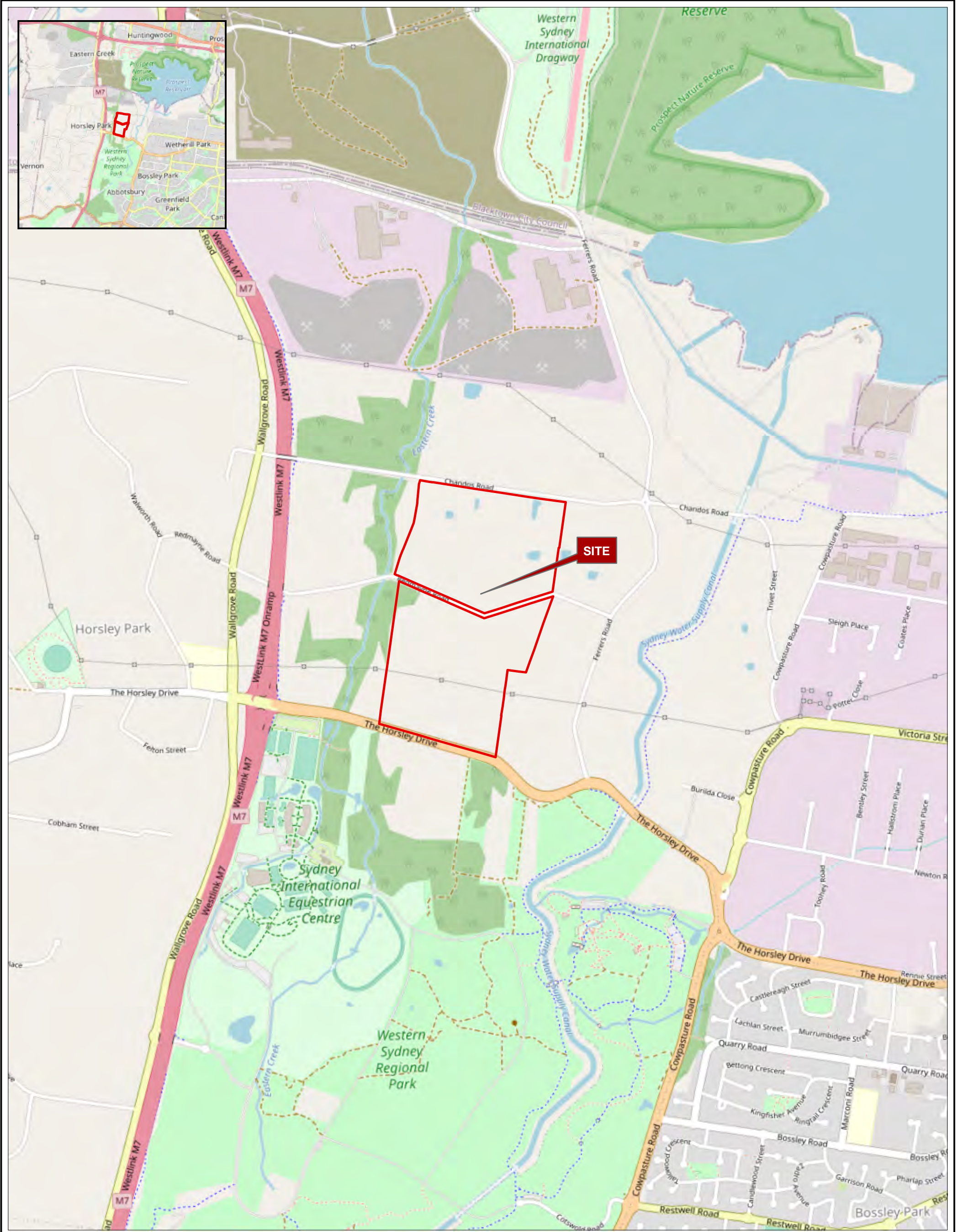
Limited sampling and laboratory analyses were undertaken as part of the investigations undertaken, as described herein. Ground conditions between sampling locations and media may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site, which were not identified in the site history and which may not be expected at the site.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.

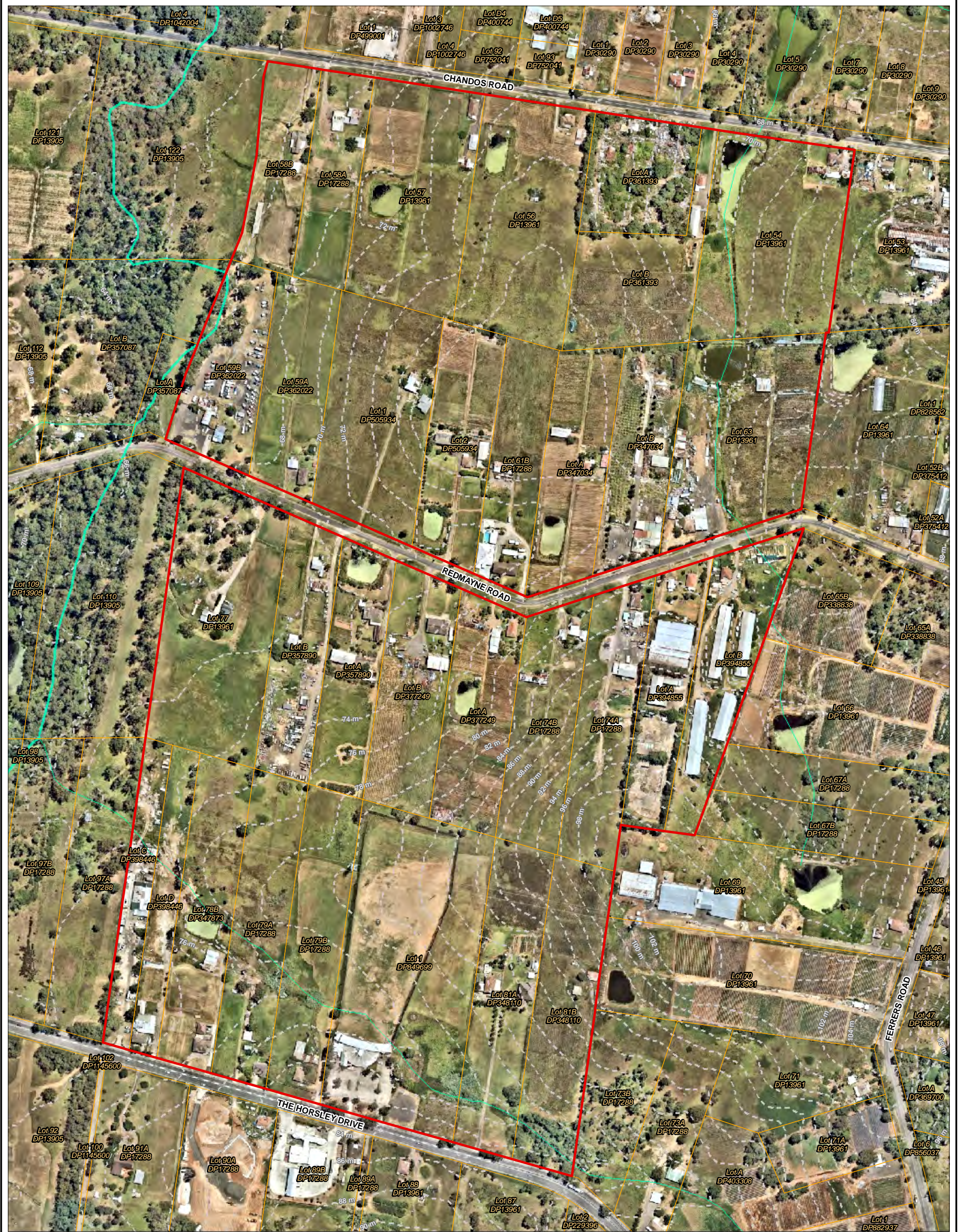
## Figures





<div>Legend</div> <div><div></div> Approximate Site Boundary</div>			<div><div>0225450</div><div><div></div></div><div>metres</div></div>		<div>Horsley Drive, Horsley Park, NSW</div> <div>SITE LOCATION</div>
	Job No: 57914		Scale: 1:15,000 		
	Client: Frasers Property Australia		Coord. Sys. GDA 1994 MGA Zone 56		
	Drawn By: RF	Checked By: RL	Version: R03 Rev A	Date: 16-Mar-2021	FIGURE 1



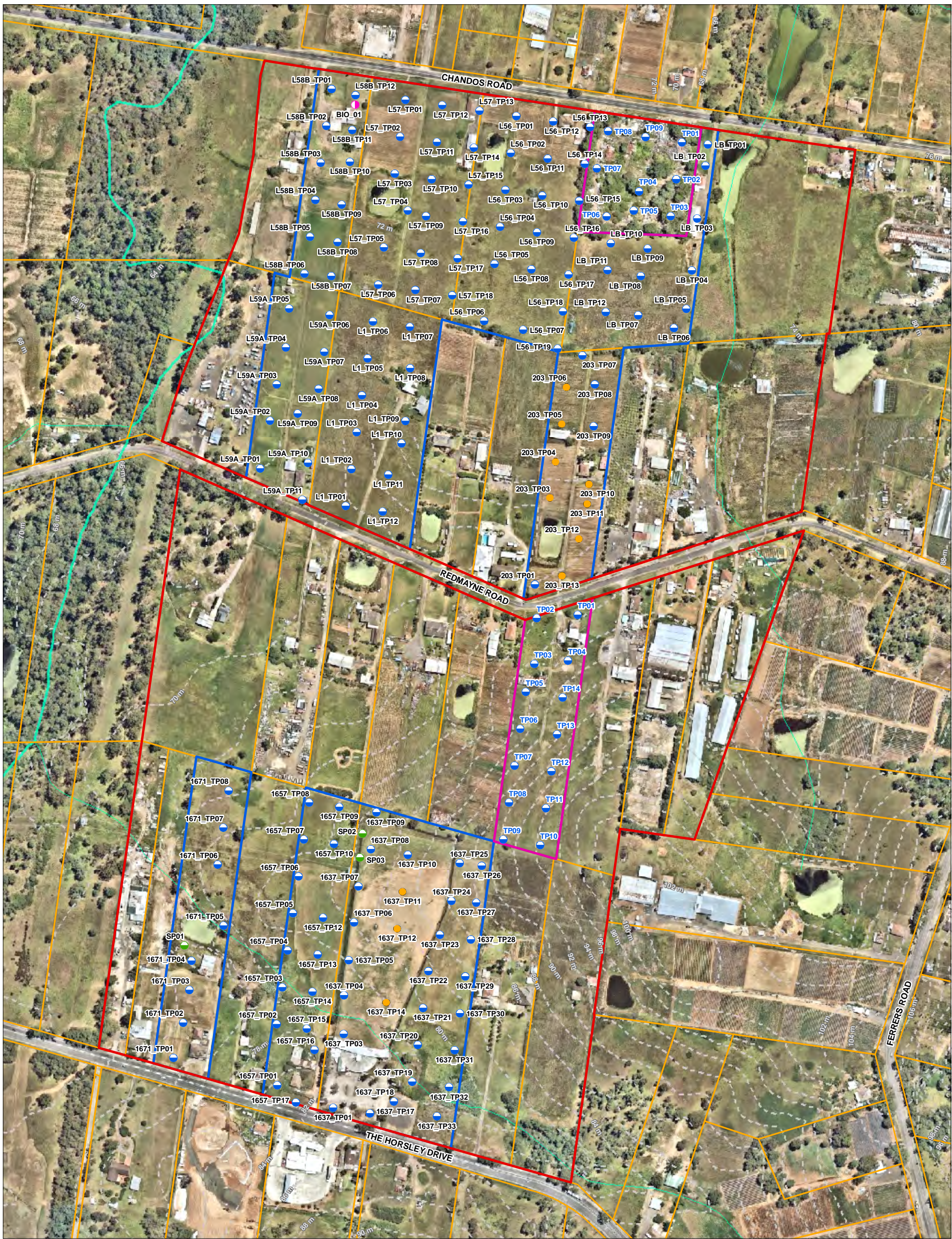


<b>Legend</b> [Red Line] Approximate Site Boundary [Yellow Line] NSW Cadastre (DFSI, 2021) [Dashed Line] Contours (2m) (NSW LPI)			<b>Horsley Drive, Horsley Park, NSW</b>  <b>SITE LAYOUT</b>
Job No: 57914	Client: Frasers Property Australia	Scale: 1:3,732	
Drawn By: RF	Checked By: RL	Coord. Sys. GDA 1994 MGA Zone 56	
Version: R02 Rev A		Date: 16-Mar-2021	<b>FIGURE 2</b>

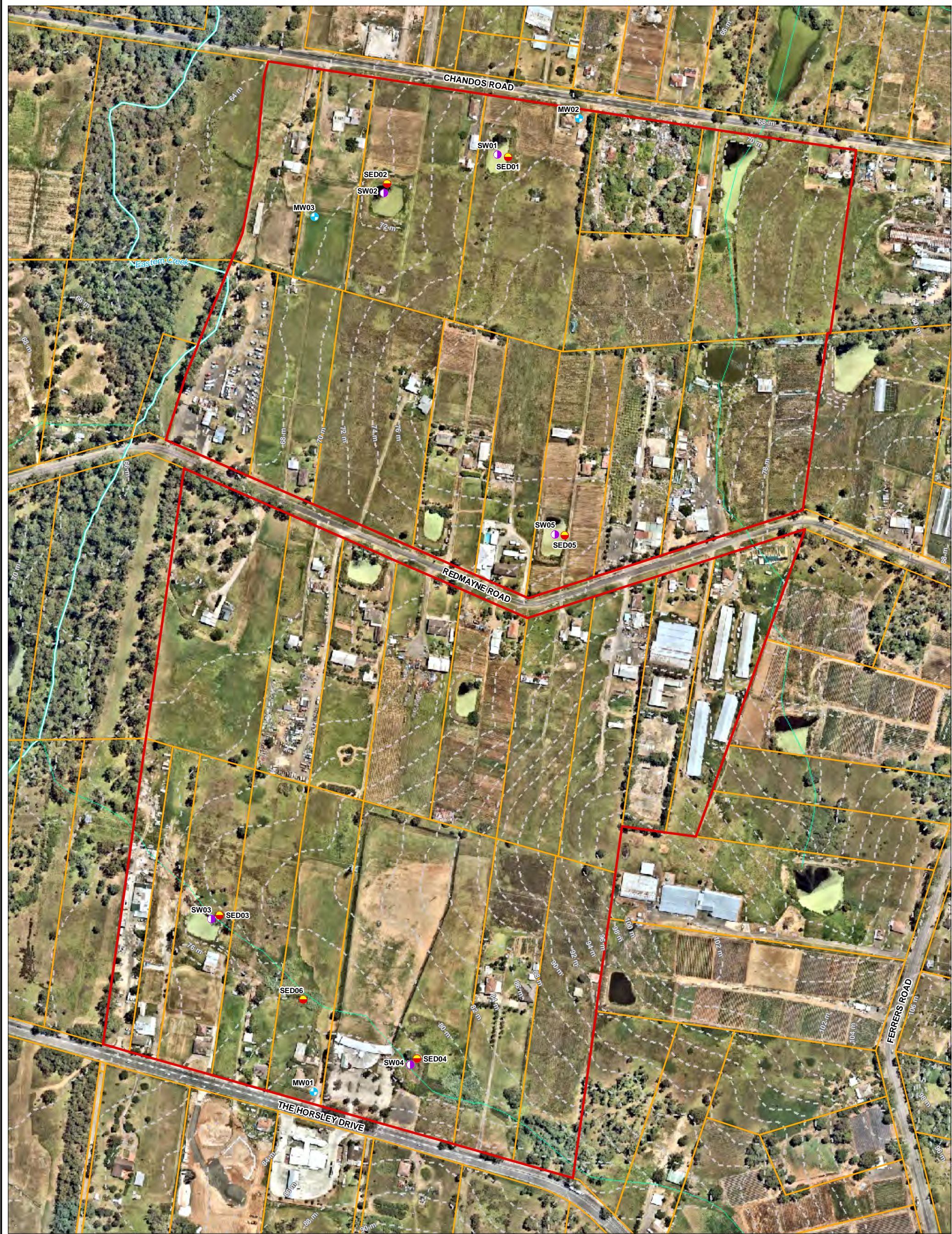












<b>Legend</b> [Red Outline] Approximate Site Boundary [Orange Outline] NSW Cadastre (DFSI, 2021) <b>Sample Locations</b> [Purple Dot] Surface Water Sample Location [Blue Dot] Groundwater Monitoring Well Sample Location [Red Dot] Sediment Sample Location						<b>Horsley Drive, Horsley Park, NSW</b> <b>HISTORIC SAMPLE LOCATIONS - SURFACEWATER, SEDIMENT AND GROUNDWATER</b>	
Job No: 57914		Client: Frasers Property Australia		Scale: 1:3,732 			
Drawn By: RF		Checked By: RL		Coord. Sys. GDA 1994 MGA Zone 56			
Version: R03 Rev A		Date: 15-Mar-2021		<b>FIGURE 4B</b>			



## **Appendix A Photographic Log**



**PHOTO 1: LOT L58B - SHOWING RESIDENTIAL HOUSING AND SHED TO THE WEST, FACING NORTH OF CHANDOS ROAD**



**PHOTO 2: LOT L58B - SHOWING SEALED DRIVEWAY ADJACENT TO SHED OCCUPIED BY VEHICLES AND METALS**



**PHOTO 3: LOT L58B - SHOWING OPEN SHED STORAGE HOLDING SMALL VEHICLES, METAL BOTTLES ETC.**



**PHOTO 4: LOT L58B - SHOWING OPEN SHED STORAGE HOLDING SMALL VEHICLES, METAL BOTTLES, ETC.**



Job No: 57914

Client: Frasers Property Industrial

Version: Rev A

Date: 16/03/2021

Drawn By: EP

Checked By: RL

Not to Scale

Coord. Sys n/a

Keyhole Estate,  
Horsley Park, NSW

**APPENDIX A**



**PHOTO 5: LOT L58B - SHOWING STAINING IN SHED FROM  
HEAVY VEHICLES**



**PHOTO 6: LOT L58B - SHOWING BELOW GROUND SEPTIC  
TANK SOUTH OF RESIDENTIAL STRUCTURES**



**PHOTO 7: LOT L58B - SHOWING METAL DEBRIS AND RUBBISH  
NORTH OF VACANT FIELD**



**PHOTO 8: LOT L58B – SOUTHERN PORTION OF LOT LOOKING  
SOUTH**



Job No: 57914

Client: Frasers Property Industrial

Version: Rev A

Date: 16/03/2021

Drawn By: EP

Checked By: RL

Not to Scale

Coord. Sys n/a

Keyhole Estate,  
Horsley Park, NSW

**APPENDIX A**



**PHOTO 9: LOT L57 - SHOWING RESIDENTIAL HOUSING FACING SOUTH, NORTHERN ACCESS TO CHANDOS ROAD**



**PHOTO 10: LOT L57 - SHOWING SHED EAST OF SURFACE WATER DAM**



**PHOTO 11: LOT L57 - SHOWING SURFACE WATER DAM WEST OF RESIDENTIAL HOUSING**



**PHOTO 12: LOT L57 - SHOWING PRESENCE OF ASBESTOS SHEETING SOUTH OF SHED**



Job No: 57914

Client: Frasers Property Industrial

Version: Rev A

Date: 16/03/2021

Drawn By: EP

Checked By: RL

Not to Scale

Coord. Sys n/a

Keyhole Estate,  
Horsley Park, NSW

**APPENDIX A**



**PHOTO 13: LOT L57 - SHOWING SHED SOUTH OF RESIDENTIAL HOUSE**



**PHOTO 14: LOT L57 - SHOWING POTENTIAL ASBESTOS SHEETS USED FOR PANELLING**



**PHOTO 15: LOT L57 - SHOWING RETIRED POULTRY SHED WITHIN MAIN SHED**



**PHOTO 16: LOT L57 – STORED DRUMS WITH UNKNOWN CONTENTS**



Job No: 57914

Client: Frasers Property Industrial

Version: Rev A

Date: 16/03/2021

Drawn By: EP

Checked By: RL

Not to Scale

Coord. Sys n/a

Keyhole Estate,  
Horsley Park, NSW

**APPENDIX A**



**PHOTO 17: LOT L57 - SHOWING LOCATION OF SEWAGE LINE  
NORTH OF RESIDENTIAL HOUSING**



**PHOTO 18: LOT L57 – POTENTIAL SEPTIC / WATER TANK  
ADJACENT RESIDENTIAL STRUCTURE**



**PHOTO 19: LOT L56 - SHOWING GRAVELLY ACCESS ROAD TO  
RESIDENTIAL STRUCTURE FROM CHANDOS ROAD**



**PHOTO 20: LOT L56 – SHOWING RESIDENTIAL HOUSING  
SOUTH OF CHANDOS ROAD**



Job No: 57914

Client: Frasers Property Industrial

Version: Rev A

Date: 16/03/2021

Drawn By: EP

Checked By: RL

Not to Scale

Coord. Sys n/a

Keyhole Estate,  
Horsley Park, NSW

**APPENDIX A**



**PHOTO 21: LOT L56 - SHOWING GRAVELLY GROUND  
ADJACENT TO SHED FACING NORTH OF CHANDOS ROAD**



**PHOTO 22: LOT L56 - SHOWING ASBESTOS SHED SOUTH OF  
RESIDENTIAL HOUSING**



**PHOTO 23: LOT L56 - SHOWING EASTERN BOUNDARY  
ADJACENT TO SHED WITH PRESENCE OF RUBBISH**



**PHOTO 24: LOT L56 - SHOWING SURFACE WATER DAM**



Job No: 57914

Client: Frasers Property Industrial

Version: Rev A

Date: 16/03/2021

Drawn By: EP

Checked By: RL

Not to Scale

Coord. Sys n/a

Keyhole Estate,  
Horsley Park, NSW

**APPENDIX A**



**PHOTO 25: LOT A – WASTE ITEMS INCLUDING 200L DRUMS AND TV/MONITORS**



**PHOTO 26: LOT A – WASTE ITEMS INCLUDING LAWNMOWERS AND PARTS**



**PHOTO 27: LOT A – VIEW OF ENTRANCE INTO SITE LOOKING SOUTH FROM CHANDOS ROAD**



**PHOTO 28: LOT A – VIEW OF WASTE ALONG CHANDOS ROAD LOOKING WEST**



Job No: 57914

Client: Frasers Property Industrial

Version: Rev A

Date: 16/03/2021

Drawn By: AB

Checked By: RL

Not to Scale

Coord. Sys n/a

Keyhole Estate,  
Horsley Park, NSW

**APPENDIX A**



**PHOTO 29: LOT A – SHELTERS AND CARAVANS WITHIN  
NORTHERN PORTION OF THE SITE**



**PHOTO 30: LOT A – GENERAL HOUSEHOLD WASTE STORAGE  
WITHIN SHELTER**



**PHOTO 31: LOT A – WASTE ITEMS INCLUDING GAS  
CYLINDERS, HOT WATER SYSTEMS**



**PHOTO 32: LOT A – WASTE ITEMS INCLUDING IBCS AND CARS**



Job No: 57914

Client: Frasers Property Industrial

Version: Rev A

Date: 16/03/2021

Drawn By: AB

Checked By: RL

Not to Scale

Coord. Sys n/a

Keyhole Estate,  
Horsley Park, NSW

**APPENDIX A**



**PHOTO 33: LOT LB – GRAVEL DRIVEWAY EXTENDING SOUTH FROM CHANDOS ROAD PAST HOUSE AND SHED TO SOUTHERN PORTION.**



**PHOTO 34: LOT LB - SHOWING ENTRY TO POULTRY SHED SOUTH OF RESIDENTIAL HOUSING, EXPOSED DEBRIS**



**PHOTO 35: LOT LB - SHOWING ACTIVE IRRIGATION SYSTEM TO CULTIVATED LAND**



**PHOTO 36: LOT LB - SHOWING ZUCCHINI CROPS WITH ACTIVE IRRIGATION SYSTEM OCCUPYING THE SOUTH PORTION**



Job No: 57914

Client: Frasers Property Industrial

Version: Rev A

Date: 16/03/2021

Drawn By: EP

Checked By: RL

Not to Scale

Coord. Sys n/a

Keyhole Estate,  
Horsley Park, NSW

**APPENDIX A**



**PHOTO 37: LOT L59A - SHOWING RESIDENTIAL HOUSING, LOOKING NORTH FROM REDMAYNE ROAD**



**PHOTO 38: LOT L59A – SHOWING RETIRED POULTRY SHED NORTH OF THE RESIDENTIAL HOUSING**



**PHOTO 39: LOT L59A - SHOWING SHED CONTENTS**



**PHOTO 40: LOT L59A - SHOWING SECONDARY SHED AND DEBRIS AT THE REAR ADJACENT TO EAST BOUNDARY**



Job No: 57914

Client: Frasers Property Industrial

Version: Rev A

Date: 16/03/2021

Drawn By: EP

Checked By: RL

Not to Scale

Coord. Sys n/a

Keyhole Estate,  
Horsley Park, NSW

**APPENDIX A**



**PHOTO 41: LOT L59A – SHOWING NORTHERN PORTION OF LOT**



**PHOTO 42: LOT L59A – SHOWING EAST BOUNDARY, NEIGHBOURING PROPERTY, HOUSING TRUCKS**



**PHOTO 43: LOT L1 - SHOWING GRAVEL DRIVEWAY, EXTENDING NORTH FROM REDMAYNE ROAD**



**PHOTO 44: LOT L1 - SHOWING SHED EAST OF RESIDENTIAL HOUSING WITH ADJACENT TANK AND DEBRIS**



Job No: 57914

Client: Frasers Property Industrial

Version: Rev A

Date: 16/03/2021

Drawn By: EP

Checked By: RL

Not to Scale

Coord. Sys n/a

Keyhole Estate,  
Horsley Park, NSW

**APPENDIX A**



**PHOTO 45: LOT L1 - SHOWING RETIRED POULTRY SHED, WEST OF THE SHED**



**PHOTO 46: LOT L1 - SHOWING STAINING ON SHED FLOOR, STORAGE OF CHEMICALS AND RUBBISH**



**PHOTO 47: LOT L1 - SHOWING SHED EAST OF RESIDENTIAL HOUSING, HOLDING TRACTOR, CHEMICALS AND STAINING**



**PHOTO 48: LOT L1 - SHOWING EXPOSED POTENTIAL ACM PIPE ADJACENT SHED**



Job No: 57914

Client: Frasers Property Industrial

Version: Rev A

Date: 16/03/2021

Drawn By: EP

Checked By: RL

Not to Scale

Coord. Sys n/a

Keyhole Estate,  
Horsley Park, NSW

**APPENDIX A**



**PHOTO 49: LOT L1 - SHOWING NORTHERN PORTION OF LOT**



**PHOTO 50: 203 - SHOWING GRAVEL DRIVEWAY WITH CULTIVATED LAND/ACTIVE IRRIGATION RUNNING PARALLEL**



**PHOTO 51: 203 – SHOWING RESIDENTIAL HOUSING LOOKING SOUTH WITH BELOW GROUND WATER TANK**



**PHOTO 52: 203 - SHOWING EAST BOUNDARY OF RESIDENTIAL PROPERTY, SHED ADJACENT**



Job No: 57914

Client: Frasers Property Industrial

Version: Rev A

Date: 16/03/2021

Drawn By: EP

Checked By: RL

Not to Scale

Coord. Sys n/a

Keyhole Estate,  
Horsley Park, NSW

**APPENDIX A**



**PHOTO 53: 203 - SHOWING OPEN STORAGE SHED HOLDING CHEMICALS AND MISCELLANEOUS ITEMS**



**PHOTO 54: 203 - SHOWING OPEN STORAGE SHED HOLDING MACHINERY AND ORGANIC & INDUSTRIAL MATERIALS**



**PHOTO 55: 203 - SHOWING RAISED INACTIVE WATER TANK NORTH OF SHED**



**PHOTO 56: 203 - SHOWING SURFACE WATER DAM IN SOUTHERN PORTION OF LOT**



Job No: 57914

Client: Frasers Property Industrial

Version: Rev A

Date: 16/03/2021

Drawn By: EP

Checked By: RL

Not to Scale

Coord. Sys n/a

Keyhole Estate,  
Horsley Park, NSW

**APPENDIX A**



**PHOTO 57: LOT 74B - HOUSE AND SHED, FACING NORTH OF REDMAYNE ROAD**



**PHOTO 58: LOT 74B - SHOWING SHED ADJACENT TO HOUSE**



**PHOTO 59: LOT 74B - SHOWING SHED WITH DAMAGED SUSPECTED ASBESTOS CONTAINING MATERIAL WALLS**



**PHOTO 60: LOT 74B – CHICKEN COUP LOCATED ADJACENT TO SOUTH OF HOUSE**



Job No: 57914

Client: Frasers Property Industrial

Version: Rev A

Date: 16/03/2021

Drawn By: AB

Checked By: RL

Not to Scale

Coord. Sys n/a

Keyhole Estate,  
Horsley Park, NSW

**APPENDIX A**



**PHOTO 61: LOT 74B – LARGE SHED WITHIN CENTRAL  
NORTHERN PORTION OF THE LOT**



**PHOTO 62: LOT 74B – SMALL SHED STRUCTURES LOCATED  
ADJACENT TO NORTH OF LARGE SHED**



**PHOTO 63: LOT 74B – ENTRANCE INTO LARGE SHED**



**PHOTO 64: LOT 74B – CHICKEN COUP LOCATED ADJACENT  
TO SOUTH OF HOUSE**



Job No: 57914

Client: Frasers Property Industrial

Version: Rev A

Date: 16/03/2021

Drawn By: AB

Checked By: RL

Not to Scale

Coord. Sys n/a

Keyhole Estate,  
Horsley Park, NSW

**APPENDIX A**



**PHOTO 65: LOT 1671 - SHOWING GRAVEL ACCESS ROAD TO RESIDENTIAL PROPERTY ADJACENT THE KEYHOLE ESTATE**



**PHOTO 66: LOT 1671 - SHOWING RESIDENTIAL HOUSING, LOOKING SOUTH TO KEYHOLE ESTATE**



**PHOTO 67: LOT 1671 – SHOWING OPEN SHED STRUCTURE NORTH OF RESIDENTIAL PROPERTY**



**PHOTO 68: LOT 1671 – SHOWING HEAVY PLANT MACHINERY AND PALLETS IN SHED STRUCTURE**



Job No: 57914

Client: Frasers Property Industrial

Version: Rev A

Date: 16/03/2021

Drawn By: EP

Checked By: RL

Not to Scale

Coord. Sys n/a

Keyhole Estate,  
Horsley Park, NSW

**APPENDIX A**



**PHOTO 69: LOT 1671 – SHOWING OPEN UNDERCOVER SHED STORAGE OF GENERAL CHEMICALS AND RUBBISH**



**PHOTO 70: LOT 1671 – SHOWING SURFACE WATER DAM NORTH OF RESIDENTIAL PROPERTY**



**PHOTO 71: LOT 1657 - SHOWING RESIDENTIAL HOUSING, LOOKING NORTH FROM THE KEYHOLE ESTATE**



**PHOTO 72: LOT 1657 - SHOWING REAR OF SHED AND GENERAL SURFICIAL DEBRIS**



Job No: 57914

Client: Frasers Property Industrial

Version: Rev A

Date: 16/03/2021

Drawn By: EP

Checked By: RL

Not to Scale

Coord. Sys n/a

Keyhole Estate,  
Horsley Park, NSW

**APPENDIX A**



**PHOTO 73: LOT 1657 - SHOWING DIRT DRIVEWAY, STREET ACCESS FROM THE KEYHOLE ESTATE**



**PHOTO 74: LOT 1657 - SHOWING CONTINUATION OF DRIVEWAY, LOOKING NORTH**



**PHOTO 75: LOT 1657 - SHOWING POWER LINE STRUCTURE ON EASTERN BOUNDARY**



**PHOTO 76: LOT 1657 – SHOWING HIGHLY VEGETATED CREEK LINE DISSECTING THE CENTRAL PORTION OF THE LOT**



Job No: 57914

Client: Frasers Property Industrial

Version: Rev A

Date: 16/03/2021

Drawn By: EP

Checked By: RL

Not to Scale

Coord. Sys n/a

Keyhole Estate,  
Horsley Park, NSW

**APPENDIX A**



**PHOTO 77: LOT 1637 - GOLF DRIVING RANGE LOOKING NORTH**



**PHOTO 78: LOT 1637 –CONCRETE DRIVE AND CARPARK BETWEEN KEYHOLE ESTATE AND DRIVING RANGE**



**PHOTO 79: LOT 1637 – GARDEN BEDS BETWEEN CARPARK AND KEYHOLE ESTATE**



**PHOTO 80: LOT 1637 - SHOWING OVERGROWN DAM EMBANKMENT EAST OF THE COMMERCIAL PROPERTY**



Job No: 57914

Client: Frasers Property Industrial

Version: Rev A

Date: 16/03/2021

Drawn By: EP

Checked By: RL

Not to Scale

Coord. Sys n/a

Keyhole Estate,  
Horsley Park, NSW

**APPENDIX A**



**PHOTO 81: LOT 1637 - SHOWING DRIVING RANGE STORAGE AREA**



**PHOTO 82: LOT 1637 – SHOWING DRIVING RANGE STORAGE AREA**



**PHOTO 83: LOT 1637 - SHOWING STORED MACHINERY**



**PHOTO 84: LOT 1637 - SHOWING STORED MISCELLANEOUS CLEANING CHEMICALS**



Job No: 57914

Client: Frasers Property Industrial

Version: Rev A

Date: 16/03/2021

Drawn By: EP

Checked By: RL

Not to Scale

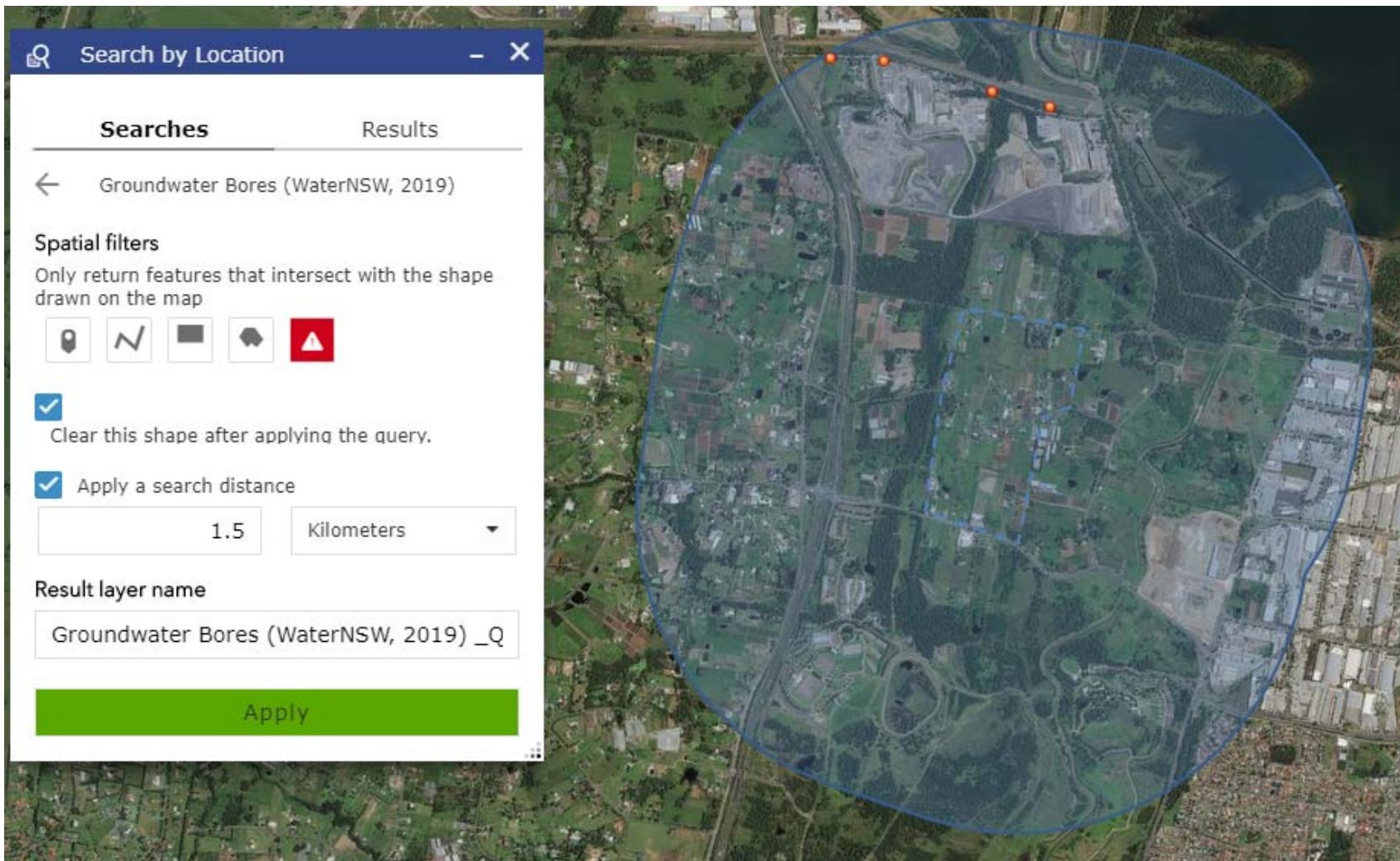
Coord. Sys n/a

Keyhole Estate,  
Horsley Park, NSW

**APPENDIX A**

## **Appendix B Groundwater Bores – Water NSW**





# WaterNSW

## Work Summary

GW104060

Licence:

Licence Status:

Authorised Purpose(s):  
Intended Purpose(s): MONITORING BORE

Work Type: Bore  
Work Status:  
Construct.Method: Rotary  
Owner Type:

Commenced Date:  
Completion Date: 22/08/2001

Final Depth: 24.60 m  
Drilled Depth: 24.60 m

Contractor Name: INTERTEC DRILLING SERVICES  
Driller: William Crump  
Assistant Driller:

Property:  
GWMA:  
GW Zone:

Standing Water Level (m):  
Salinity Description:  
Yield (L/s):

## Site Details

Site Chosen By:

County  
Form A: CUMBERLAND  
Licensed:

Parish  
MELVILLE

Cadastre  
LT 1 DP 206617

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

CMA Map:  
Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)  
Elevation Source: Unknown

Northing: 6255572.000  
Easting: 301538.000

Latitude: 33°49'17.3"S  
Longitude: 150°51'20.1"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

## Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.40	159			Rotary Air
1		Hole	Hole	5.40	24.60	114			Down Hole Hammer
1		Annulus	Waterworn/Rounded	4.60	24.60				Graded, Q:160.000m3
1	1	Casing	P.V.C.	0.00	5.40	140	130		Seated on Bottom, Screwed
1	1	Casing	Pvc Class 18	1.00	8.60	60			Screwed
1	1	Opening	Screen	8.60	23.60	60		0	PVC Class 18, Screwed, A: 0.50mm
1	1	Casing	P.V.C.	23.60	24.60	60	50		Seated on Bottom, Screwed

## Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.30	0.30	TOPSOIL	Topsoil	
0.30	3.00	2.70	BROWN CLAY	Clay	
3.00	5.00	2.00	BROWN SHALE	Shale	
5.00	24.60	19.60	GREY SHALE	Shale	

\*\*\* End of GW104060 \*\*\*

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.



# WaterNSW

## Work Summary

GW104061

Licence:

Licence Status:

Authorised Purpose(s):

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status:

Construct.Method: Rotary

Owner Type:

Commenced Date:

Completion Date: 22/08/2001

Final Depth: 24.50 m

Drilled Depth: 24.50 m

Contractor Name: INTERTEC DRILLING SERVICES

Driller: William Crump

Assistant Driller:

Property:

GWMA:

GW Zone:

Standing Water Level (m):

Salinity Description:

Yield (L/s):

## Site Details

Site Chosen By:

County  
Form A: CUMBERLAND  
Licensed:

Parish  
MELVILLE

Cadastre  
LT 1 DP 206617

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

CMA Map:  
 Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)  
 Elevation Source: Unknown

Northing: 6255566.000  
 Easting: 301820.000

Latitude: 33°49'17.7"S  
 Longitude: 150°51'31.1"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

## Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.30	159			Rotary Air
1		Hole	Hole	5.30	24.50	114			Down Hole Hammer
1		Annulus	Waterworm/Rounded	4.50	24.50				Graded
1	1	Casing	Pvc Class 18	-0.10	8.50	60			Screwed
1	1	Casing	P.V.C.	0.00	5.30	140	130		Seated on Bottom
1	1	Opening	Screen	8.50	23.50	60		0	PVC Class 18, Screwed, A: 0.50mm
1	1	Casing	P.V.C.	23.50	24.50	60	50		Seated on Bottom, Screwed

## Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.50	0.50	FILL	Fill	
0.50	1.00	0.50	TOPSOIL	Topsoil	
1.00	6.00	5.00	WEATHERED SILTSTONE	Siltstone	
6.00	24.50	18.50	GREY SHALE	Shale	

## Remarks

22/08/2001: Form A Remarks:  
 GRAVEL PACK: QUANTITY: 160 LITRES

# WaterNSW

## Work Summary

GW104062

Licence:

Licence Status:

Authorised Purpose(s):  
Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status:

Construct.Method: Rotary

Owner Type:

Commenced Date:  
Completion Date: 23/08/2001

Final Depth: 24.40 m  
Drilled Depth: 24.40 m

Contractor Name: INTERTEC DRILLING SERVICES

Driller: William Crump

Assistant Driller:

Property:  
GWMA:  
GW Zone:

Standing Water Level (m):  
Salinity Description:  
Yield (L/s):

## Site Details

Site Chosen By:

County  
Form A: CUMBERLAND  
Licensed:

Parish  
MELVILLE

Cadastre  
LT 1 DP 206617

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

CMA Map:  
Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)  
Elevation Source: Unknown

Northing: 6255420.000  
Easting: 302387.000

Latitude: 33°49'22.8"S  
Longitude: 150°51'53.1"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

## Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.30	159			Rotary Air
1		Hole	Hole	5.30	24.40	114			Down Hole Hammer
1		Annulus	Waterworn/Rounded	4.40	24.40				Graded
1	1	Casing	P.V.C.	0.00	5.30	140	130		Seated on Bottom
1	1	Casing	Pvc Class 18	1.00	5.40	60			Screwed
1	1	Opening	Screen	5.40	23.40	60		0	PVC Class 18, Screwed, A: 0.50mm
1	1	Casing	P.V.C.	23.40	24.40	60	50		Seated on Bottom, Screwed

## Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
6.00	11.00	5.00	Unknown	17.00		0.05	24.40		2800.00

## Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.50	0.50	FILL	Fill	
0.50	4.00	3.50	BROWN CLAY	Clay	
4.00	6.00	2.00	BROWN SHALE	Shale	
6.00	11.00	5.00	GREY SHALE	Shale	
11.00	24.40	13.40	HARD SHALE	Shale	



# WaterNSW

## Work Summary

GW104063

Licence: 10BL160233

Licence Status: ACTIVE

Authorised Purpose(s): MONITORING BORE  
Intended Purpose(s): MONITORING BORE

Work Type: Bore  
Work Status:  
Construct.Method: Rotary  
Owner Type:

Commenced Date:  
Completion Date: 23/08/2001

Final Depth: 27.40 m  
Drilled Depth: 27.40 m

Contractor Name: INTERTEC DRILLING SERVICES  
Driller: William Crump  
Assistant Driller:

Property: THE AUSTRAL BRICKS 780 Wallgrove  
Rd HORSLEY PARK 2175 NSW  
GWMA: -  
GW Zone: -

Standing Water Level (m):  
Salinity Description:  
Yield (L/s):

## Site Details

Site Chosen By:

County  
Form A: CUMBERLAND  
Licensed: CUMBERLAND

Parish  
MELVILLE  
MELVILLE

Cadastre  
LT 1 DP 206617  
Whole Lot 7//1059698

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

CMA Map:  
Grid Zone:

Scale:

Area/District:

Elevation: 0.00 m (A.H.D.)  
Elevation Source: Unknown

Northing: 6255343.000  
Easting: 302689.000

Latitude: 33°49'25.5"S  
Longitude: 150°52'04.7"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

## Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.60	159			Rotary Air
1		Hole	Hole	5.60	27.40	114			Down Hole Hammer
1		Annulus	Waterworn/Rounded	8.00	27.40				Graded
1	1	Casing	P.V.C.	0.00	5.60	140	130		Seated on Bottom
1	1	Casing	Pvc Class 18	1.00	8.40	60			
1	1	Opening	Screen	8.40	26.40	60		0	PVC Class 18, Screwed, A: 0.50mm
1	1	Casing	P.V.C.	26.40	27.40	60	50		Seated on Bottom

## Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	3.00	3.00	BROWN CLAY	Clay	
3.00	5.00	2.00	GREY CLAY	Clay	
5.00	6.00	1.00	BROWN SHALE	Shale	
6.00	27.40	21.40	GREY SHALE	Shale	

\*\*\* End of GW104063 \*\*\*

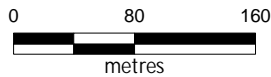
Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

## **Appendix C   Historical Aerials**





**Legend:**  
Approximate Site Boundary



Horsley Drive,  
Horsley Park, NSW

**HISTORICAL AERIAL  
IMAGERY 1930**

Job No: 57914

Scale: 1:5,000



Client: Frasers Property Australia

Coord. Sys. GDA 1994 MGA Zone 56

Drawn By: AS

Checked By: CB

Version: Aerials

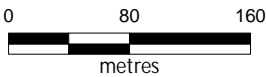
Date: 16-Mar-2021

**FIGURE 1930**





**Legend:**  
Approximate Site Boundary



Horsley Drive,  
Horsley Park, NSW

**HISTORICAL AERIAL  
IMAGERY 1947**

Job No: 57914

Scale: 1:5,000



Client: Frasers Property Australia

Coord. Sys. GDA 1994 MGA Zone 56

Drawn By: AS

Checked By: CB

Version: Aerials

Date: 16-Mar-2021

**FIGURE 1947**



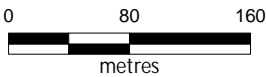


<b>Legend:</b> <div><div></div> Approximate Site Boundary</div>						Horsley Drive, Horsley Park, NSW	
Job No: 57914		Scale: 1:5,000				HISTORICAL AERIAL IMAGERY 1956	
Client: Frasers Property Australia		Coord. Sys. GDA 1994 MGA Zone 56					
Drawn By: AS	Checked By: CB	Version: Aerials	Date: 16-Mar-2021	FIGURE 1956			





**Legend:**  
Approximate Site Boundary



Horsley Drive,  
Horsley Park, NSW

**HISTORICAL AERIAL  
IMAGERY 1965**

Job No: 57914

Scale: 1:5,000



Client: Frasers Property Australia

Coord. Sys. GDA 1994 MGA Zone 56

Drawn By: AS

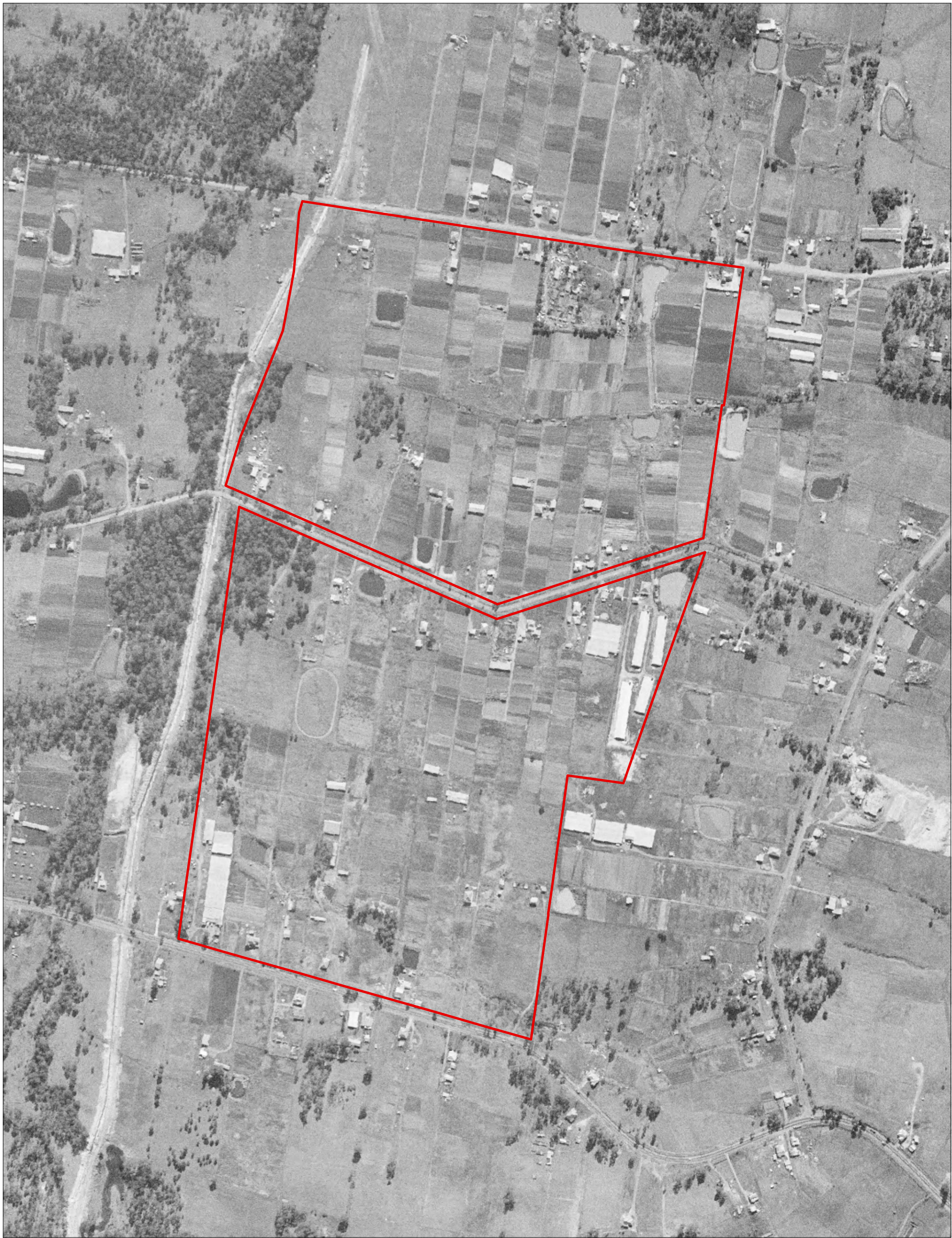
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Version: Aerials

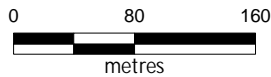
Date: 16-Mar-2021

**FIGURE 1965**





**Legend:**  
Approximate Site Boundary



Horsley Drive,  
Horsley Park, NSW

**HISTORICAL AERIAL  
IMAGERY 1975**

Job No: 57914

Scale: 1:5,000



Client: Frasers Property Australia

Coord. Sys. GDA 1994 MGA Zone 56

Drawn By: AS

Checked By: CB

Version: Aerials

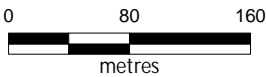
Date: 16-Mar-2021

**FIGURE 1975**





**Legend:**  
Approximate Site Boundary



Horsley Drive,  
Horsley Park, NSW  
  
HISTORICAL AERIAL  
IMAGERY 1986

Job No: 57914

Scale: 1:5,000



Client: Frasers Property Australia

Coord. Sys. GDA 1994 MGA Zone 56

Drawn By: AS

Checked By: CB

Version: Aerials

Date: 16-Mar-2021

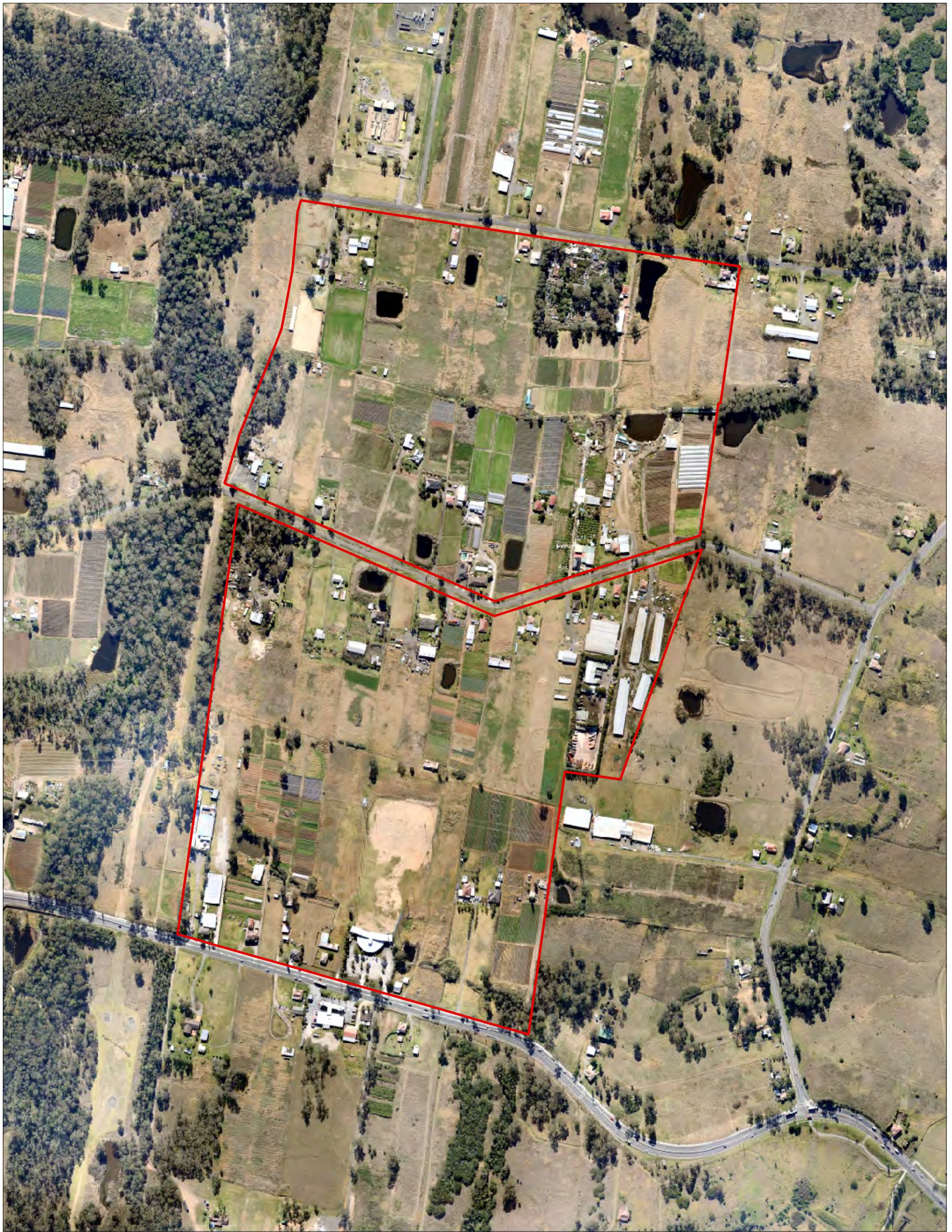
**FIGURE 1986**



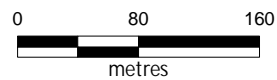


<b>Legend:</b> Approximate Site Boundary						Horsley Drive, Horsley Park, NSW	
Job No: 57914		Client: Frasers Property Australia		Scale: 1:5,000		HISTORICAL AERIAL IMAGERY 1998	
Drawn By: AS		Checked By: CB		Coord. Sys. GDA 1994 MGA Zone 56		Version: Aerials	
				Date: 16-Mar-2021		FIGURE 1998	





**Legend:**  
Approximate Site Boundary



Horsley Drive,  
Horsley Park, NSW

**HISTORICAL AERIAL  
IMAGERY 2010**

Job No: 57914

Scale: 1:5,000



Client: Frasers Property Australia

Coord. Sys. GDA 1994 MGA Zone 56

Drawn By: AS

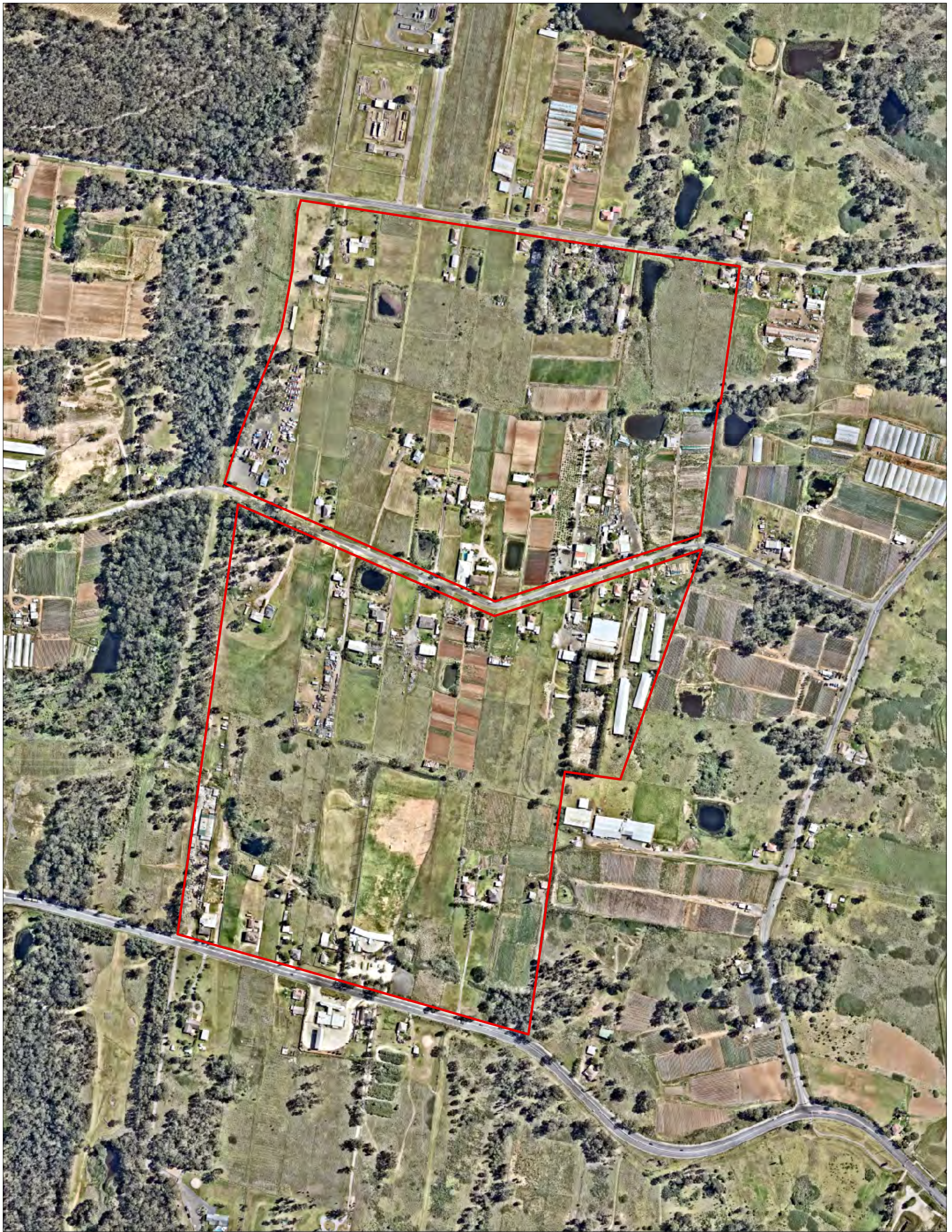
Checked By: CB

Version: Aerials

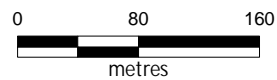
Date: 16-Mar-2021

**FIGURE 2010**





Legend:  
Approximate Site Boundary



Horsley Drive,  
Horsley Park, NSW

HISTORICAL AERIAL  
IMAGERY 2019

Job No: 57914

Scale: 1:5,000



Client: Frasers Property Australia

Coord. Sys. GDA 1994 MGA Zone 56

Drawn By: AS

Checked By: CB

Version: Aerials

Date: 16-Mar-2021

FIGURE 2019



## Appendix D Historical Land Titles









LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

5/3/2021 4:33PM

FOLIO: 59B/362022

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

Prior Title(s): VOL 5974 FOL 157

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
6/11/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
6/7/1990	Z100831	MORTGAGE	EDITION 1
22/3/1999	DP269186	DEPOSITED PLAN	
3/8/1999	6054200	CAVEAT	
24/1/2001	DP1016620	DEPOSITED PLAN	
4/4/2002	8352397	WITHDRAWAL OF CAVEAT	
4/4/2002	8352398	REQUEST	
10/4/2017	AM295305	DISCHARGE OF MORTGAGE	EDITION 2

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

225-245 Redmayne Rd,

PRINTED ON 5/3/2021

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FOLIO: 59B/362022

SEARCH DATE	TIME	EDITION NO	DATE
5/3/2021	4:42 PM	2	10/4/2017

LAND

LOT 59B IN DEPOSITED PLAN 362022  
LOCAL GOVERNMENT AREA FAIRFIELD  
PARISH OF MELVILLE COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP362022

FIRST SCHEDULE

RODERICK BRUCE ALLEN  
COLLEEN SUSAN ALLEN

AS JOINT TENANTS

(T X608869)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 C50315 COVENANT
- 3 P720206 EASEMENT FOR PIPELINE AFFECTING THE LAND SHOWN AS  
PIPELINE EASEMENT IN DP499001
- 4 8352398 EASEMENT FOR PIPELINE AFFECTING THE PART(S) SHOWN  
SO BURDENED IN DP1016620

NOTATIONS

UNREGISTERED DEALINGS: NIL

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





SEARCH DATE

5/3/2021 4:30PM

FOLIO: 63/13961

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

Prior Title(s): VOL 5832 FOL 189

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
17/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
2/11/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
15/12/1999	6422974	TRANSFER	
15/12/1999	6422975	MORTGAGE	EDITION 1
5/7/2003	9760580	DISCHARGE OF MORTGAGE	
5/7/2003	9760581	MORTGAGE	EDITION 2
27/6/2005	AB578064	CHANGE OF NAME	EDITION 3
20/7/2005	AB638094	DISCHARGE OF MORTGAGE	
20/7/2005	AB638095	MORTGAGE	EDITION 4
11/1/2006	AC36291	TRANSFER OF MORTGAGE	
3/6/2011	AG279208	CAVEAT	
22/7/2011	AG385917	WITHDRAWAL OF CAVEAT	
22/7/2011	AG385918	DISCHARGE OF MORTGAGE	
22/7/2011	AG385919	TRANSFER	
22/7/2011	AG385920	MORTGAGE	EDITION 5
8/9/2018	AN695391	DEPARTMENTAL DEALING	EDITION 6 CORD ISSUED

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



Form: 97-01T

Licence: 026CN/0526/96

**IKANSTER**

New South Wales

Real Property Act 1900

**6422974Y**



Instructions for filling out  
this form are available  
from the Land Titles Office

Office of State Revenue use only

NEW SOUTH WALES DUTY

20-09-1999

0000103269-003

SECTION 18(2)

DUTY

\$ \*\*\*\*\*2.00

- (A) **LAND TRANSFERRED**  
Show no more than 20 titles.  
If appropriate, specify the  
share or part transferred.

**63/13961**

- (B) **LODGED BY**

LTO Box

Name, Address or DX and Telephone

BURKHART & COMPANY PTY LTD  
BOX 155S

TEL: 9231 0122 FAX: 9262 1994  
REFERENCE (15 character maximum)

State/sitpaseuth

- (C) **TRANSFEROR RONNIE SUE**

- (D) acknowledges receipt of the consideration of **\$521,000.00**  
and as regards the land specified above transfers to the transferee an estate in fee simple.  
(E) Encumbrances (if applicable) 1. 2. 3.

- (F) **TRANSFEEEE**

T  
TS  
(s713  
LGA)  
TW  
(Sheriff)

**SOMSAK SITPASEUTH**

- (G)

TENANCY:

- (H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE .....

Signed in my presence by the transferor who is personally known to me.

Signature of Witness

MARK MARANDU

Name of Witness (BLOCK LETTERS)

1/53 Smart St, Fairfield.

Address of Witness

Signature of Transferor

Signed in my presence by the transferee who is personally known to me.

Signature of Witness

Name of Witness (BLOCK LETTERS)

Signature of Transferee's solicitor

Lawrence Wong

Address of Witness

NB: if signed on the tranferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name in block letters.



Form: 01T  
Licence: 01-05-025  
Licensee: LEAP Legal Software Pty Limited  
Firm name: Than Nguyen & Partners Lawyers

# TRANSFER

New South Wales  
Real Property Act 1900



AG385919K

**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 31B of the 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

Office of State Revenue	
NSW Treasury	
Client No	100060378 2348
Duty	\$10
Trans No	6322142
Asst details:	

## (A) TORRENS TITLE

If appropriate, specify the part transferred  
63/13961

## (B) LODGED BY

Delivery Box	Name, Address or DX and Telephone	CODES
208X	ST GEORGE BANK C/- ESPREON DX 885 SYDNEY 9283 5111	T TW (Sheriff)
	Reference (optional):	

## (C) TRANSFEROR

Julian CHEN

## (D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$1,150,000.00 and as regards

## (E) ESTATE

the land specified above transfers to the transferee an estate in fee simple.

## (F) SHARE

## TRANSFERRED

## (G)

Encumbrances (if applicable):

## (H) TRANSFEE

Siam VONGSAPHAY & Khamtanh VONGSAPHAY as joint tenants as to 1/2 share and Maichi Soupathsachy VONGSAPHAY & Joseph Khampradith VONGSAPHAY as joint tenants as to 1/2 share

## (I)

TENANCY: Tenants in common

## DATE

(J) I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Signature of witness:

Name of witness:

Address of witness:

*[Handwritten signature]*  
Name of witness: *WANG KAMTANH*  
Address of witness: *4/85-93 VICTORIA ST  
PARRAMATTA NSW 2150*

Certified correct for the purposes of the Real Property Act 1900 by the transferor

Signature of transferor:

Certified correct for the purposes of the Real Property Act 1900 by the person whose signature appears below.

Signature:

Signatory's name: Than Nguyen  
Signatory's capacity: Solicitor for the Transferee





FOLIO: 63/13961

SEARCH DATE	TIME	EDITION NO	DATE
5/3/2021	4:32 PM	6	8/9/2018

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.  
CONTROL OF THE RIGHT TO DEAL IS HELD BY WESTPAC BANKING CORPORATION.

LAND

LOT 63 IN DEPOSITED PLAN 13961  
LOCAL GOVERNMENT AREA FAIRFIELD  
PARISH OF MELVILLE COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP13961

FIRST SCHEDULE

SIAM VONGSAPHAY  
KHAMTANH VONGSAPHAY  
AS JOINT TENANTS IN 1/2 SHARE  
MAICHI SOUPATHSACHY VONGSAPHAY  
JOSEPH KHAMPRADITH VONGSAPHAY  
AS JOINT TENANTS IN 1/2 SHARE  
AS TENANTS IN COMMON

(T AG385919)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AG385920 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

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





LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

5/3/2021 4:33PM

FOLIO: 77/13961

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

Prior Title(s): VOL 5384 FOL 7

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
18/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
20/7/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
10/2/2005	AB279936	CAVEAT	

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

225-245 Redmayne Rd,

PRINTED ON 5/3/2021

InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.





FOLIO: 77/13961

SEARCH DATE	TIME	EDITION NO	DATE
5/3/2021	4:32 PM	-	-

VOL 5384 FOL 7 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 77 IN DEPOSITED PLAN 13961  
LOCAL GOVERNMENT AREA FAIRFIELD  
PARISH OF MELVILLE COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP13961

FIRST SCHEDULE

ALVISIO OLIVIERI  
LAURETTA OLIVIERI  
AS JOINT TENANTS

(T S287228)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- \* 2 AB279936 CAVEAT BY SAMANITA DEVELOPMENTS PTY LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

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



## **Appendix E Planning Certificates - Section 10.7 (2) & (5)**



**03/03/2021**

**Ryan Lill**  
**Level 1, 50 Margaret Street**  
**Sydney 2000**

Dear Sir/ Madam,

Following is your planning certificate as requested. Should you have any further queries please contact Council on (02) 9725 0821.

---

**PLANNING CERTIFICATE**

(under section 10.7 of the Environmental Planning and Assessment Act 1979 as amended)

<b>Applicant:</b>	<b>Ryan Lill</b>
<b>Certificate No.:</b>	<b>820/2021</b>
<b>Applicant's Reference:</b>	<b>57914</b>
<b>Issue Date:</b>	<b>03/03/2021</b>
<b>Receipt No.:</b>	

---

<b>PROPERTY ADDRESS:</b>	<b>225-245 Redmayne Road HORSLEY PARK</b>
	<b>NSW 2175</b>
<b>LEGAL DESCRIPTION:</b>	<b>Lot: 63 DP: 13961</b>

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**Marcus Rowan**  
**MANAGER STRATEGIC LAND USE PLANNING**

**PLEASE NOTE:** This is page 1 of 25. Should this 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 under Section 10.7(2) & (5) and inclusive of Flood Information Sheet.



## Information provided under Section 10.7(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 10.7(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 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 No. 33 - Hazardous and Offensive Development**

**SEPP (Major Development) 2005**

**SEPP No. 50 - Canal Estate Development**

**SEPP No. 55 - Remediation of Land**

**SEPP No. 64 - Advertising and Signage**

**SEPP No. 65 - Design Quality of Residential Flat Development**

**SEPP No. 19 - Bushland in Urban Areas**

**SEPP (Infrastructure) 2007**

**SEPP (Exempt and Complying Development Codes) 2008**

**SEPP (Affordable Rental Housing) 2009**

**SEPP (State and Regional Development) 2011**

**SEPP (Primary Production and Rural Development) 2019**

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

**SEPP (Miscellaneous Consent Provisions) 2007**

**SEPP No. 21 - Caravan Parks**



**SEPP (Building Sustainability Index: BASIX) 2004**

**SEPP (Vegetation in Non-Rural Areas) 2017**

**SEPP (Educational Establishments and Child Care Facilities) 2017**

**SEPP (Western Sydney Aerotropolis) 2020**

Regional Environmental Plans (Deemed SEPP)

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

**Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No. 2-1997)**

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)

**There is no draft SEPP applying to this land.**

**There is no other draft LEP applying to this land.**

- (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 RU2 Rural Landscape**

### **(b) WHAT IS PERMITTED WITHOUT DEVELOPMENT CONSENT?**



**Environmental protection works; Extensive agriculture; Home occupations.**

**(c) WHAT IS PERMITTED ONLY WITH DEVELOPMENT CONSENT?**

**Agricultural produce industries; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Extractive industries; Farm buildings; Flood mitigation works; Food and drink premises; Function centres; Group homes; Home-based child care; Hostels; Intensive plant agriculture; Landscaping material supplies; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Roadside stalls; Rural supplies; Secondary dwellings; Tourist and visitor accommodation; Veterinary hospitals; Water storage facilities.**

**(d) PROHIBITED?**

**Any development not specified in item (b) or (c).**

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.

**Housing Code:**

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

**Low Rise Housing Diversity Code**

**No. The Low Rise Medium Density Housing Code does not apply to the 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:**

**No. The Commercial and Industrial (New Buildings and Additions) Code does not apply to the land.**

**Subdivision Code:**

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

**Rural Housing Code:**

**Complying development under the Rural Housing Code may be carried out on the 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.**

**Container Recycling Facilities Code:**

**No. The Container Recycling Facilities Code does not apply to 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.**

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

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

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



**Council has not received any such notification.**

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

**Not applicable.**

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

In relation to a coastal council – whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 946B 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:

- (a) adopted by the Council, or  
(b) 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**



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 bush fire prone as defined in Part 4 of the Environmental Planning and Assessment Act 1979. Council is also required to have regard to the guidelines "Planning for Bushfire Protection" (published by the NSW Rural Fire Service and Planning NSW) or comments provided by the NSW Rural Fire Service pursuant to s.4.14 of the Environmental Planning and Assessment Act 1979 (as amended) which may place restrictions or special requirements on development of the site in relation to the bushfire affectation.

**(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 partly within a High Flood Risk Precinct, partly within a Medium Flood Risk Precinct, partly within a Low Flood Risk Precinct as a result of mainstream flooding and partly not affected by 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 High Flood Risk Precinct is 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.**

**The term Medium Flood Risk Precinct is 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.**

**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.**

**Based on the information currently available to Council, this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.**

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 partly within a High Flood Risk Precinct, partly within a Medium Flood Risk Precinct, partly within a Low Flood Risk Precinct as a result of mainstream flooding and partly not affected by 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 High Flood Risk Precinct is 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.**



**The term Medium Flood Risk Precinct is 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.**

**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.**

**Based on the information currently available to Council, this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.**

**Note:** 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 Catchment Planning Division on 9725 0222 for any updated information.

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**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 3.15 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 indirect (Section 7.12) Development Contributions Plan 2011 applies to all land within the City of Fairfield.**

## **9A. Biodiversity certified land**

If the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*, a statement to that effect.

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

**The land is not biodiversity certified land.**

## **10. Biodiversity stewardship sites**

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



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

**No such agreement applies to the land.**

#### **10A. Native vegetation clearing set asides**

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

**Not applicable.**

#### **11. Bush fire prone land**

If any of the land is bush fire prone land (as defined in Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement to that effect.

**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 bush fire prone as defined in Part 4 of the Environmental Planning and Assessment Act 1979. Council is also required to have regard to the guidelines "Planning for Bushfire Protection" (published by the NSW Rural Fire Service and Planning NSW) or comments provided by the NSW Rural Fire Service pursuant to s.4.14 of the Environmental Planning and Assessment Act 1979 (as amended) which may place restrictions or special requirements on development of the site in relation to the bushfire affectation.**

#### **12. Property vegetation plans**

If the land to which a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* (and that continues in force) applies, a statement to that effect (but on if the council has been notified of the existence of the plan by the person or body that approved the plan under that 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, 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, schools or TAFE establishments**

A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), 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.

**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.

**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.

**No such certificate applies to the land**

**20. Loose-fill asbestos insulation**

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

**Not Applicable.**

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

- (1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.  
(2) A statement of:  
(a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and  
(b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

**None Relevant.**

**22. State Environmental Planning Policy (Western Sydney Aerotropolis) 2020**

For land to which *State Environmental Planning Policy (Western Sydney Aerotropolis) 2020* applies, whether the land is –

- (a) in an ANEF or ANEC contour of 20 or greater as referred to in clause 19 of that Policy, or

**No**

- (b) shown on the Lighting Intensity and Wind Shear Map under that Policy, or

**No**

- (c) shown on the Obstacle Limitation Surface Map under that Policy, or



**Yes**

- (d) in the “public safety area” on the Public Safety Area Map under that Policy, or

**No**

- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map under that Policy.

**No**

**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 10.7(5) of the Environmental Planning and Assessment Act 1979**

**Note:**

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- (1) When information pursuant to section 10.7(5) is requested, the Council is under no obligation to furnish any of the information supplied herein pursuant to that section.
  - (2) Council draws your attention to section 10.7(6), which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to subsection (5).
  - (3) 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.
- 

**Cumberland Plain Critically Endangered Ecological Community - Contains or in Close Proximity to Community**

Council is in receipt of information by the NSW National Parks and Wildlife Service indicating the land either contains or is in close proximity to an area possibly containing remnant vegetation associated with a Cumberland Plain Critically Endangered Ecological Community that is listed under the Biodiversity Conservation Act 2016 (NSW). On request Council will supply such information available from its records, however interested parties must take and rely on their own advice and enquiries.

**Cumberland Plain Critically Endangered Ecological Community - Contains or in Close Proximity to Community with an Area Greater than 0.5 hectares and Tree Cover**

Information from NSW National Parks and Wildlife Service indicates that the land either contains or is in close proximity to an area possibly containing remnant vegetation associated with a Cumberland Plain Critically Endangered Ecological Community. NPWS have identified the community as Cumberland Plain Woodland (Shale Hills Woodland, Shale Plains Woodland) that is listed as critically endangered under the Biodiversity Conservation Act 2016 (NSW). NPWS mapping indicates that the remnant vegetation is part of an area that is greater than 0.5 hectares and has less 10% crown cover. NPWS mapping indicates that the remnant vegetation is part of an area that is greater than 0.5 hectares with tree cover with agriculture but no major urban or suburban development.

The land is subject to the provisions of the SEPP (Vegetation in Non-Rural Areas) 2017 and Fairfield LEP 2013.

**Airspace Protection Western Sydney Airport -** The land is subject to height restrictions to protect the airspace in the vicinity of the proposed Western Sydney Airport as required under the Regulations supporting the Airports Act 1996.

You should make your own enquiries with the Department of Infrastructure and Regional Development and the WSA Co who are responsible for the development and operation of the Western Sydney Airport contact details are available from <http://westernsydneyairport.gov.au/>.

**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.

Local Government (Approvals) Regulation 1999. The property is subject to the Local Government (Approvals) Regulation 1999, which requires owners of properties serviced by an On-Site Sewage Management System (OSMS) to obtain Annual Council Approval to Operate the OSMS. Please Note: (i) purchasers of land where there is an existing OSMS are to obtain an Annual Approval to operate the OSMS within three (3) months of settlement of purchase. (ii) an OSMS is not transferrable between a vendor and purchaser of a property. For further details please contact Council's Community Health Section.

On 15th April 2014, the Australian Government announced that it intends to proceed with an airport at Badgerys Creek in the Liverpool City Council area. The Western Sydney Airport draft Environmental Impact Statement (EIS) was released for public exhibition on Monday 19 October 2015. You should make your own enquiries with the Commonwealth Government Department responsible via the website <http://westernsydneyairport.gov.au/>.

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

There is no draft SEPP applying to this land.



# FAIRFIELD CITY COUNCIL DEVELOPMENT CONTROL PLANS

## Fairfield Citywide Development Control Plan

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: <ul style="list-style-type: none"> <li>the intent of the Development Control Plan and Development Application process – the DA Guide</li> <li>provisions for rural zone development</li> <li>residential flat building setbacks</li> <li>heritage advice</li> <li>road classifications</li> </ul>	14 July 2015	5 August 2015
<u>Amendment No.11</u> includes site specific development controls (private open space, car parking and dwelling density) for 46-50 Cobbett Street, Wetherill Park included in Chapter 6A Multi Dwelling Housing – Townhouses and Villas.	1 December 2015	16 December 2015
<u>Amendment No. 12</u> addresses anomalies in the DCP including but not limited to providing clarity on minimum room sizes, updated acoustic proofing measures for new dwellings in rural areas, car parking rates for disabled parking, and provisions for site servicing and loading requirements in neighbourhood shops in residential zones.	10 May 2016	25 May 2016

<u>Amendment No. 13</u> Clarification to requirements for acoustic measures for development in the rural areas, location of alfresco areas for secondary dwellings, car parking rates for restaurants & amendments to ensure controls for residential flat buildings are consistent with the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development & associated Apartment Design Guide.	14 March 2017	5 April 2017
<u>Amendment No. 14</u> Site specific provisions for 620 Elizabeth Drive, Bonnyrigg Heights.	27 June 2017	15 September 2017
<u>Amendment No. 15</u> Amendment to Appendix G, and addition of Appendix H to introduce Aboriginal Heritage Management controls for development across Fairfield City	12 September 2017	28 February 2018
<u>Amendment No. 16</u> Amendments provide clarity relating to alfresco areas and carports provisions for secondary dwellings, lot width provisions for dual occupancy and multi dwelling housing on cul-de-sac heads, setbacks for residential flat buildings on corner sites, removal of Chapter 8B Neighbourhood and Local Centres – Mixed Use (Up to 2 storeys) to ensure consistency with the Apartment Design Guide, inclusion of accessibility requirements, inclusion of Council's Stormwater Management Policy, and guidelines for acknowledging petitions.	27 February 2018	21 March 2018
<u>Amendment No. 18</u> Amendment to Chapter 10.11 to revise existing site specific DCP in relation to the Cabravale Diggers Club site at 1 Bartley Street, Canley Vale	14 November 2017	28 February 2018
<u>Amendment No. 19</u> Amendment to introduce site specific development controls for 17-23 Longfield Street, Cabramatta.	11 September 2018	28 February 2019
<u>Amendment No. 20</u> Amendment No. 20 provides clarity on controls and guidelines within the following chapters: <ul style="list-style-type: none"> <li>• Chapter 3 – Environmental Management and Constraints;</li> <li>• Chapter 4A – Development in the Rural Zones;</li> <li>• Chapter 5A – Dwelling Houses;</li> <li>• Chapter 5B – Secondary Dwellings;</li> <li>• Chapter 6A – Multi Dwelling Housing;</li> <li>• Chapter 6B – Dual Occupancy;</li> <li>• Chapter 9 – Industrial Development; and</li> <li>• Chapter 14 – Subdivision</li> </ul>	12 February 2019	13 March 2019
<u>Amendment No. 22</u> Amendment No. 22 provides clarity on control and guidelines within the following chapters: <ul style="list-style-type: none"> <li>• Appendix A – Definitions</li> <li>• Chapter 2 – Development Application Process</li> <li>• Chapter 3 – Environmental Management and Constraints</li> <li>• Chapter 5A – Dwelling Houses</li> <li>• Chapter 5B – Secondary Dwellings</li> <li>• Chapter 5C – Dwelling Houses on Narrow Lots</li> <li>• Chapter 7 – Residential Flat Buildings and Shop Top Housing</li> <li>• Chapter 8 – Neighbourhood and Local Centres Business Use</li> <li>• Chapter 12 – Car Parking, Vehicle and Access Management</li> <li>• Chapter 13 – Child Care Centres</li> <li>• Chapter 14 - Subdivision</li> </ul>	9 June 2020	21 September 2020



## Place Based and Site Specific Development Control Plans

Title	Adopted by Council*	Effective Date
Bonnyrigg Town Centre DCP 2018	6 August 2019	4 September 2020
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) - <u>Amendment No. 3</u> (Amended clauses and map regarding Precinct 2- Dutton Lane Car Park)	11 October 2016	10 March 2017
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) - <u>Amendment No. 3</u> (removes reference to the Fairfield Art Strategy as Council has not formally adopted a Public Art Strategy)	10 May 2016	25 May 2016
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) - <u>Amendment No. 9</u> (removes reference to the Fairfield Art Strategy as Council has not formally adopted a Public Art Strategy)	10 May 2016	25 May 2016
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
Fairfield Heights Town Centre DCP 2018	06 August 2019	05 June 2020
Villawood Town Centre DCP 2020	28 April 2020	05 June 2020

## 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

## Urban Design Studies

Title	Adopted by Council
Fairfield City Centre Key Sites Urban Design Study	27 March 2018
Fairfield Heights Town Centre Urban Design Study	27 March 2018
Villawood Town Centre Urban Design Study	27 March 2018

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

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# Flood Information Sheet

**Applicant:** Ryan Lill  
**Certificate No.:** 820/2021  
**Applicant's Reference:** 57914  
**Issue Date:** 03/03/2021  
**Receipt No.:**

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**PROPERTY ADDRESS:** 225-245 Redmayne Road HORSLEY PARK  
NSW 2175  
**LEGAL DESCRIPTION:** Lot: 63 DP: 13961

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*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.*

## Important Notes:

**Not Applicable** values indicate that the subject land is not known to be subject to flooding.

**Not Available** values indicate that Council does not have the required flood information for the subject land.

A Glossary is also attached at the end of this Flood Information Sheet.

# MAINSTREAM FLOODING

## Description

This parcel is within the floodplain and identified as being partly within a High Flood Risk Precinct, partly within a Medium Flood Risk Precinct, partly within a Low Flood Risk Precinct as a result of mainstream flooding and partly not affected by 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 High Flood Risk Precinct is 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.

The term Medium Flood Risk Precinct is 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.

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.

## Mainstream Flood Details

Size of Flood	Flood Level (m AHD)
PMF minimum	<b>72.7</b>
PMF maximum	<b>78.8</b>
1 in 100 year minimum	<b>72.2</b>
1 in 100 year maximum	<b>78.1</b>
1 in 20 year minimum	<b>72.2</b>
1 in 20 year maximum	<b>78.1</b>

Flood levels in the vicinity of the above property have been extracted from the BMT WBM (2013) "Rural Area Flood Study."



## LOCAL OVERLAND FLOODING

### Description

Based on the information currently available to Council, this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.

### Local Overland Flood Details

Size of Flood	Flood Level (m AHD)
PMF minimum PMF maximum	<b>Not Applicable</b> <b>Not Applicable</b>
1 in 100 year minimum 1 in 100 year maximum	<b>Not Applicable</b> <b>Not Applicable</b>
1 in 20 year minimum 1 in 20 year maximum	<b>Not Applicable</b> <b>Not Applicable</b>

<b>GLOSSARY</b>	
<b>m AHD</b>	metres Australian Height Datum (AHD).
<b>Australian Height Datum (AHD)</b>	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.
<b>Average Recurrence Interval (ARI)</b>	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.
<b>Flood</b>	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.
<b>Flood risk precinct</b>	<p>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.</p> <p><b>High Flood Risk:</b> 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.</p> <p><b>Medium Flood Risk:</b> 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.</p> <p><b>Low Flood Risk:</b> 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.</p>
<b>Local overland flooding</b>	The inundation of normally dry land by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.
<b>Mainstream flooding</b>	The inundation of normally dry land occurring when water overflows the natural or artificial banks of a stream, river, estuary, lake or dam.
<b>Probable Maximum Flood (PMF)</b>	The largest flood that could conceivably occur at a particular location.



**04/03/2021**

**Ryan Lill  
Level 1, 50 Margaret Street  
Sydney NSW 2000**

Dear Sir/ Madam,

Following is your planning certificate as requested. Should you have any further queries please contact Council on (02) 9725 0821.

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**PLANNING CERTIFICATE**

(under section 10.7 of the Environmental Planning and Assessment Act 1979 as amended)

<b>Applicant:</b>	<b>Ryan Lill</b>
<b>Certificate No.:</b>	<b>818/2021</b>
<b>Applicant's Reference:</b>	<b>57914</b>
<b>Issue Date:</b>	<b>04/03/2021</b>
<b>Receipt No.:</b>	

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<b>PROPERTY ADDRESS:</b>	<b>143-155 Redmayne Road HORSLEY PARK NSW 2175</b>
<b>LEGAL DESCRIPTION:</b>	<b>Lot: 59B DP: 362022</b>

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**Marcus Rowan  
MANAGER STRATEGIC LAND USE PLANNING**

**PLEASE NOTE:** This is page 1 of 24. Should this 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 under Section 10.7(2) & (5) and inclusive of Flood Information Sheet.

## Information provided under Section 10.7(2) of the Environmental Planning and Assessment Act 1979

### Notes:

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- (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 10.7(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 on (02) 9725 0821 or attending Council's Administration Centre at 86 Avoca Road, Wakeley.
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### 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 No. 33 - Hazardous and Offensive Development**

**SEPP (Major Development) 2005**

**SEPP No. 50 - Canal Estate Development**

**SEPP No. 55 - Remediation of Land**

**SEPP No. 64 - Advertising and Signage**

**SEPP No. 65 - Design Quality of Residential Flat Development**

**SEPP No. 19 - Bushland in Urban Areas**

**SEPP (Infrastructure) 2007**

**SEPP (Exempt and Complying Development Codes) 2008**

**SEPP (Affordable Rental Housing) 2009**

**SEPP (State and Regional Development) 2011**

**SEPP (Primary Production and Rural Development) 2019**

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

**SEPP (Miscellaneous Consent Provisions) 2007**

**SEPP No. 21 - Caravan Parks**



**SEPP (Building Sustainability Index: BASIX) 2004**

**SEPP (Vegetation in Non-Rural Areas) 2017**

**SEPP (Educational Establishments and Child Care Facilities) 2017**

**SEPP (Western Sydney Aerotropolis) 2020**

Regional Environmental Plans (Deemed SEPP)

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

**Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No. 2-1997)**

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)

**There is no draft SEPP applying to this land.**

**There is no other draft LEP applying to this land.**

- (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 RU2 Rural Landscape**

### **(b) WHAT IS PERMITTED WITHOUT DEVELOPMENT CONSENT?**

**Environmental protection works; Extensive agriculture; Home occupations.**

**(c) WHAT IS PERMITTED ONLY WITH DEVELOPMENT CONSENT?**

**Agricultural produce industries; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Extractive industries; Farm buildings; Flood mitigation works; Food and drink premises; Function centres; Group homes; Home-based child care; Hostels; Intensive plant agriculture; Landscaping material supplies; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Roadside stalls; Rural supplies; Secondary dwellings; Tourist and visitor accommodation; Veterinary hospitals; Water storage facilities.**

**(d) PROHIBITED?**

**Any development not specified in item (b) or (c).**

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.

**Housing Code:**

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

**Low Rise Housing Diversity Code**

**No. The Low Rise Medium Density Housing Code does not apply to the 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:**

**No. The Commercial and Industrial (New Buildings and Additions) Code does not apply to the land.**

**Subdivision Code:**

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

**Rural Housing Code:**

**Complying development under the Rural Housing Code may be carried out on the 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.**

**Container Recycling Facilities Code:**

**No. The Container Recycling Facilities Code does not apply to 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.**

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

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

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



**Council has not received any such notification.**

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

**Not applicable.**

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

In relation to a coastal council – whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 946B 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:

- (a) adopted by the Council, or  
(b) 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**

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 bush fire prone as defined in Part 4 of the Environmental Planning and Assessment Act 1979. Council is also required to have regard to the guidelines "Planning for Bushfire Protection" (published by the NSW Rural Fire Service and Planning NSW) or comments provided by the NSW Rural Fire Service pursuant to s.4.14 of the Environmental Planning and Assessment Act 1979 (as amended) which may place restrictions or special requirements on development of the site in relation to the bushfire affectation.

**(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 partly within a Medium Flood Risk Precinct, partly within a Low Flood Risk Precinct as a result of mainstream flooding and partly not affected by 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 Medium Flood Risk Precinct is 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.**

**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.**

**Based on the information currently available to Council, this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.**

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 partly within a Medium Flood Risk Precinct, partly within a Low Flood Risk Precinct as a result of mainstream flooding and partly not affected by 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 Medium Flood Risk Precinct is 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.**

**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.**

**Based on the information currently available to Council, this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.**

**Note:** 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 Catchment Planning Division on 9725 0222 for any updated information.

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**Note:**

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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.
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## **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 3.15 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 indirect (Section 7.12) Development Contributions Plan 2011 applies to all land within the City of Fairfield.**

## **9A. Biodiversity certified land**

If the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*, a statement to that effect.

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

**The land is not biodiversity certified land.**

## **10. Biodiversity stewardship sites**

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

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

**No such agreement applies to the land.**

## **10A. Native vegetation clearing set asides**



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

**Not applicable.**

**11. Bush fire prone land**

If any of the land is bush fire prone land (as defined in Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement to that effect.

**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 bush fire prone as defined in Part 4 of the Environmental Planning and Assessment Act 1979. Council is also required to have regard to the guidelines "Planning for Bushfire Protection" (published by the NSW Rural Fire Service and Planning NSW) or comments provided by the NSW Rural Fire Service pursuant to s.4.14 of the Environmental Planning and Assessment Act 1979 (as amended) which may place restrictions or special requirements on development of the site in relation to the bushfire affectation.**

**12. Property vegetation plans**

If the land to which a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* (and that continues in force) applies, a statement to that effect (but on if the council has been notified of the existence of the plan by the person or body that approved the plan under that 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, 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, schools or TAFE establishments**

A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), 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.

**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.

**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.

**No such certificate applies to the land**

## **20. Loose-fill asbestos insulation**

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

**Not Applicable.**

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

- (1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.  
(2) A statement of:  
(a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and  
(b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

**None Relevant.**

## **22. State Environmental Planning Policy (Western Sydney Aerotropolis) 2020**

For land to which *State Environmental Planning Policy (Western Sydney Aerotropolis) 2020* applies, whether the land is –

- (a) in an ANEF or ANEC contour of 20 or greater as referred to in clause 19 of that Policy, or

**No**

- (b) shown on the Lighting Intensity and Wind Shear Map under that Policy, or

**No**

- (c) shown on the Obstacle Limitation Surface Map under that Policy, or

**Yes**

- (d) in the “public safety area” on the Public Safety Area Map under that Policy, or

**No**

- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map under that Policy.

**Yes**

**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 10.7(5) of the Environmental Planning and Assessment Act 1979**

**Note:**

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- (1) When information pursuant to section 10.7(5) is requested, the Council is under no obligation to furnish any of the information supplied herein pursuant to that section.
  - (2) Council draws your attention to section 10.7(6), which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to subsection (5).
  - (3) 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.
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**Aboriginal Heritage - Potential Investigation Area**

Based on the findings of the Fairfield Aboriginal Heritage Study 2017 the land is located within or partly within an Aboriginal Heritage Potential Investigation Area (PIA). Appendix H of the Fairfield City Wide DCP sets out details of legislative matters including due diligence requirements applying to any development on the land.

**Note:** Under Section 86(4) and section 86(2) of the National Parks and Wildlife Act (2010) it is an offence to knowingly or unknowingly harm any Aboriginal objects without a valid and applicable Aboriginal Heritage Impact Permit". For further information about the due diligence process that applies to you please contact Council's Strategic Land Use Planning Team on 9725 0222.

**Cumberland Plain Critically Endangered Ecological Community - Contains or in Close Proximity to Community**

Council is in receipt of information by the NSW National Parks and Wildlife Service indicating the land either contains or is in close proximity to an area possibly containing remnant vegetation associated with a Cumberland Plain Critically Endangered Ecological Community that is listed under the Biodiversity Conservation Act 2016 (NSW). On request Council will supply such information available from its records, however interested parties must take and rely on their own advice and enquiries.

**Cumberland Plain Critically Endangered Ecological Community - Contains or in Close Proximity to Community with an Area Greater than 0.5 hectares and Tree Cover**

Information from NSW National Parks and Wildlife Service indicates that the land either contains or is in close proximity to an area possibly containing remnant vegetation associated with a Cumberland Plain Critically Endangered Ecological Community. NPWS have identified the community as Cumberland Plain Woodland (Shale Hills Woodland, Shale Plains Woodland) that is listed as critically endangered under the Biodiversity Conservation Act 2016 (NSW). NPWS mapping indicates that the remnant vegetation is part of an area that is greater than 0.5 hectares with tree cover with agriculture but no major urban or suburban development.

The land is subject to the provisions of the SEPP (Vegetation in Non-Rural Areas) 2017 and Fairfield LEP 2013.

**Airspace Protection Western Sydney Airport - The land is subject to height restrictions to protect the airspace in the vicinity of the proposed Western Sydney Airport as required under the Regulations supporting the Airports Act 1996.**

**You should make your own enquiries with the Department of Infrastructure and Regional Development and the WSA Co who are responsible for the development and operation of the Western Sydney Airport contact details are available from <http://westernsydneyairport.gov.au/>.**

**Land must not be cleared or filled except with the consent of Council. Council's records indicate that the land has been filled. You are advised to make your own enquiries / investigations in this regard and if necessary engage the services of a qualified Surveyor / Consultant / Geotechnical Engineer.**

**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.**

**Local Government (Approvals) Regulation 1999. The property is subject to the Local Government (Approvals) Regulation 1999, which requires owners of properties serviced by an On-Site Sewage Management System (OSMS) to obtain Annual Council Approval to Operate the OSMS. Please Note: (i) purchasers of land where there is an existing OSMS are to obtain an Annual Approval to operate the OSMS within three (3) months of settlement of purchase. (ii) an OSMS is not transferrable between a vendor and purchaser of a property. For further details please contact Council's Community Health Section.**

**On 15th April 2014, the Australian Government announced that it intends to proceed with an airport at Badgerys Creek in the Liverpool City Council area. The Western Sydney Airport draft Environmental Impact Statement (EIS) was released for public exhibition on Monday 19 October 2015. You should make your own enquiries with the Commonwealth Government Department responsible via the website <http://westernsydneyairport.gov.au/>.**

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

**There is no draft SEPP applying to this land.**

**The land is affected by airport safeguards under the State Environmental Planning Policy (Western Sydney Aerotropolis) 2020. Subject to a Development Application any land affected by wildlife hazard provisions of the SEPP may require additional State or Commonwealth approval and additional technical assessment reports.**



# FAIRFIELD CITY COUNCIL DEVELOPMENT CONTROL PLANS

## Fairfield Citywide Development Control Plan

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: <ul style="list-style-type: none"> <li>the intent of the Development Control Plan and Development Application process – the DA Guide</li> <li>provisions for rural zone development</li> <li>residential flat building setbacks</li> <li>heritage advice</li> <li>road classifications</li> </ul>	14 July 2015	5 August 2015
<u>Amendment No.11</u> includes site specific development controls (private open space, car parking and dwelling density) for 46-50 Cobbett Street, Wetherill Park included in Chapter 6A Multi Dwelling Housing – Townhouses and Villas.	1 December 2015	16 December 2015
<u>Amendment No. 12</u> addresses anomalies in the DCP including but not limited to providing clarity on minimum room sizes, updated acoustic proofing measures for new dwellings in rural areas, car parking rates for disabled parking, and provisions for site servicing and loading requirements in neighbourhood shops in residential zones.	10 May 2016	25 May 2016

<u>Amendment No. 13</u> Clarification to requirements for acoustic measures for development in the rural areas, location of alfresco areas for secondary dwellings, car parking rates for restaurants & amendments to ensure controls for residential flat buildings are consistent with the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development & associated Apartment Design Guide.	14 March 2017	5 April 2017
<u>Amendment No. 14</u> Site specific provisions for 620 Elizabeth Drive, Bonnyrigg Heights.	27 June 2017	15 September 2017
<u>Amendment No. 15</u> Amendment to Appendix G, and addition of Appendix H to introduce Aboriginal Heritage Management controls for development across Fairfield City	12 September 2017	28 February 2018
<u>Amendment No. 16</u> Amendments provide clarity relating to alfresco areas and carports provisions for secondary dwellings, lot width provisions for dual occupancy and multi dwelling housing on cul-de-sac heads, setbacks for residential flat buildings on corner sites, removal of Chapter 8B Neighbourhood and Local Centres – Mixed Use (Up to 2 storeys) to ensure consistency with the Apartment Design Guide, inclusion of accessibility requirements, inclusion of Council's Stormwater Management Policy, and guidelines for acknowledging petitions.	27 February 2018	21 March 2018
<u>Amendment No. 18</u> Amendment to Chapter 10.11 to revise existing site specific DCP in relation to the Cabravale Diggers Club site at 1 Bartley Street, Canley Vale	14 November 2017	28 February 2018
<u>Amendment No. 19</u> Amendment to introduce site specific development controls for 17-23 Longfield Street, Cabramatta.	11 September 2018	28 February 2019
<u>Amendment No. 20</u> Amendment No. 20 provides clarity on controls and guidelines within the following chapters: <ul style="list-style-type: none"> <li>• Chapter 3 – Environmental Management and Constraints;</li> <li>• Chapter 4A – Development in the Rural Zones;</li> <li>• Chapter 5A – Dwelling Houses;</li> <li>• Chapter 5B – Secondary Dwellings;</li> <li>• Chapter 6A – Multi Dwelling Housing;</li> <li>• Chapter 6B – Dual Occupancy;</li> <li>• Chapter 9 – Industrial Development; and</li> <li>• Chapter 14 – Subdivision</li> </ul>	12 February 2019	13 March 2019
<u>Amendment No. 22</u> Amendment No. 22 provides clarity on control and guidelines within the following chapters: <ul style="list-style-type: none"> <li>• Appendix A – Definitions</li> <li>• Chapter 2 – Development Application Process</li> <li>• Chapter 3 – Environmental Management and Constraints</li> <li>• Chapter 5A – Dwelling Houses</li> <li>• Chapter 5B – Secondary Dwellings</li> <li>• Chapter 5C – Dwelling Houses on Narrow Lots</li> <li>• Chapter 7 – Residential Flat Buildings and Shop Top Housing</li> <li>• Chapter 8 – Neighbourhood and Local Centres Business Use</li> <li>• Chapter 12 – Car Parking, Vehicle and Access Management</li> <li>• Chapter 13 – Child Care Centres</li> <li>• Chapter 14 - Subdivision</li> </ul>	9 June 2020	21 September 2020



## Place Based and Site Specific Development Control Plans

Title	Adopted by Council*	Effective Date
Bonnyrigg Town Centre DCP 2018	6 August 2019	4 September 2020
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) - <u>Amendment No. 3</u> (Amended clauses and map regarding Precinct 2- Dutton Lane Car Park)	11 October 2016	10 March 2017
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) - <u>Amendment No. 3</u> (removes reference to the Fairfield Art Strategy as Council has not formally adopted a Public Art Strategy)	10 May 2016	25 May 2016
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) - <u>Amendment No. 9</u> (removes reference to the Fairfield Art Strategy as Council has not formally adopted a Public Art Strategy)	10 May 2016	25 May 2016
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
Fairfield Heights Town Centre DCP 2018	06 August 2019	05 June 2020
Villawood Town Centre DCP 2020	28 April 2020	05 June 2020

## 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

## Urban Design Studies

Title	Adopted by Council
Fairfield City Centre Key Sites Urban Design Study	27 March 2018
Fairfield Heights Town Centre Urban Design Study	27 March 2018
Villawood Town Centre Urban Design Study	27 March 2018

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

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# Flood Information Sheet

**Applicant:** Ryan Lill  
**Certificate No.:** 818/2021  
**Applicant's Reference:** 57914  
**Issue Date:** 04/03/2021  
**Receipt No.:**

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**PROPERTY ADDRESS:** 143-155 Redmayne Road HORSLEY PARK  
NSW 2175  
**LEGAL DESCRIPTION:** Lot: 59B DP: 362022

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*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.*

## Important Notes:

**Not Applicable** values indicate that the subject land is not known to be subject to flooding.

**Not Available** values indicate that Council does not have the required flood information for the subject land.

A Glossary is also attached at the end of this Flood Information Sheet.

# MAINSTREAM FLOODING

## Description

This parcel is within the floodplain and identified as being partly within a Medium Flood Risk Precinct, partly within a Low Flood Risk Precinct as a result of mainstream flooding and partly not affected by 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 Medium Flood Risk Precinct is 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.

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.

## Mainstream Flood Details

Size of Flood	Flood Level (m AHD)
PMF minimum	<b>65.7</b>
PMF maximum	<b>67.3</b>
1 in 100 year minimum	<b>64.5</b>
1 in 100 year maximum	<b>67.2</b>
1 in 20 year minimum	<b>64.5</b>
1 in 20 year maximum	<b>67.2</b>

Flood levels in the vicinity of the above property have been extracted from the BMT WBM (2013) "Rural Area Flood Study."



## LOCAL OVERLAND FLOODING

### Description

Based on the information currently available to Council, this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.

### Local Overland Flood Details

Size of Flood	Flood Level (m AHD)
PMF minimum PMF maximum	<b>Not Applicable</b> <b>Not Applicable</b>
1 in 100 year minimum 1 in 100 year maximum	<b>Not Applicable</b> <b>Not Applicable</b>
1 in 20 year minimum 1 in 20 year maximum	<b>Not Applicable</b> <b>Not Applicable</b>

<b>GLOSSARY</b>	
<b>m AHD</b>	metres Australian Height Datum (AHD).
<b>Australian Height Datum (AHD)</b>	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.
<b>Average Recurrence Interval (ARI)</b>	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.
<b>Flood</b>	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.
<b>Flood risk precinct</b>	<p>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.</p> <p><b>High Flood Risk:</b> 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.</p> <p><b>Medium Flood Risk:</b> 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.</p> <p><b>Low Flood Risk:</b> 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.</p>
<b>Local overland flooding</b>	The inundation of normally dry land by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.
<b>Mainstream flooding</b>	The inundation of normally dry land occurring when water overflows the natural or artificial banks of a stream, river, estuary, lake or dam.
<b>Probable Maximum Flood (PMF)</b>	The largest flood that could conceivably occur at a particular location.



**03/03/2021**

**Ryan Lill**  
**Level 1, 50 Margaret Street**  
**Sydney 2000**

Dear Sir/ Madam,

Following is your planning certificate as requested. Should you have any further queries please contact Council on (02) 9725 0821.

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**PLANNING CERTIFICATE**

(under section 10.7 of the Environmental Planning and Assessment Act 1979 as amended)

<b>Applicant:</b>	<b>Ryan Lill</b>
<b>Certificate No.:</b>	<b>817/2021</b>
<b>Applicant's Reference:</b>	<b>57914</b>
<b>Issue Date:</b>	<b>03/03/2021</b>
<b>Receipt No.:</b>	

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<b>PROPERTY ADDRESS:</b>	<b>1637-1647 The Horsley Drive HORSLEY PARK</b>
	<b>NSW 2175</b>
<b>LEGAL DESCRIPTION:</b>	<b>Lot: 1 DP: 849699</b>

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**Marcus Rowan**  
**MANAGER STRATEGIC LAND USE PLANNING**

**PLEASE NOTE:** This is page 1 of 25. Should this 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 under Section 10.7(2) & (5) and inclusive of Flood Information Sheet.

## **Information provided under Section 10.7(2) of the Environmental Planning and Assessment Act 1979**

### **Notes:**

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- (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 10.7(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 on (02) 9725 0821 or attending Council's Administration Centre at 86 Avoca Road, Wakeley.
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### **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 (Primary Production and Rural Development) 2019**

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

**SEPP (Miscellaneous Consent Provisions) 2007**

**SEPP (Infrastructure) 2007**

**SEPP (Exempt and Complying Development Codes) 2008**

**SEPP (Affordable Rental Housing) 2009**

**SEPP (State and Regional Development) 2011**

**SEPP No. 21 - Caravan Parks**

**SEPP No. 33 - Hazardous and Offensive Development**

**SEPP (Major Development) 2005**

**SEPP No. 50 - Canal Estate Development**

**SEPP No. 55 - Remediation of Land**

**SEPP No. 64 - Advertising and Signage**

**SEPP No. 65 - Design Quality of Residential Flat Development**

**SEPP No. 19 - Bushland in Urban Areas**



**SEPP (Building Sustainability Index: BASIX) 2004**

**SEPP (Vegetation in Non-Rural Areas) 2017**

**SEPP (Educational Establishments and Child Care Facilities) 2017**

**SEPP (Western Sydney Aerotropolis) 2020**

Regional Environmental Plans (Deemed SEPP)

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

**Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No. 2-1997)**

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)

**There is no draft SEPP applying to this land.**

**There is no other draft LEP applying to this land.**

- (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):

**Note: The subject land is affected by more than one zone under Fairfield LEP 2013. Details of each zone applying to the land are as described below;**

**(a) WHAT IS THE IDENTITY OF THE ZONE?**

## **Zone SP2 Infrastructure**

### **(b) WHAT IS PERMITTED WITHOUT DEVELOPMENT CONSENT?**

**Nil.**

### **(c) WHAT IS PERMITTED ONLY WITH DEVELOPMENT CONSENT?**

**Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.**

### **(d) WHAT IS PROHIBITED?**

**Any development not specified in item (b) or (c).**

### **(a) WHAT IS THE IDENTITY OF THE ZONE?**

## **Zone RU2 Rural Landscape**

### **(b) WHAT IS PERMITTED WITHOUT DEVELOPMENT CONSENT?**

**Environmental protection works; Extensive agriculture; Home occupations.**

### **(c) WHAT IS PERMITTED ONLY WITH DEVELOPMENT CONSENT?**

**Agricultural produce industries; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Extractive industries; Farm buildings; Flood mitigation works; Food and drink premises; Function centres; Group homes; Home-based child care; Hostels; Intensive plant agriculture; Landscaping material supplies; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Roadside stalls; Rural supplies; Secondary dwellings; Tourist and visitor accommodation; Veterinary hospitals; Water storage facilities.**

### **(d) PROHIBITED?**

**Any development not specified in item (b) or (c).**

**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.

**Housing Code:**

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

**Low Rise Housing Diversity Code**

**No. The Low Rise Medium Density Housing Code does not apply to the land.**

**Housing Alterations Code:**

**Complying development under the Housing Alterations Code may be carried out on that part of the land that is not reserved for a public purpose as shown on the map associated with the Fairfield LEP 2013 - Land Zoning Map.**

**Commercial and Industrial Alterations Code:**

**Complying development under the Commercial and Industrial Alterations Code may be carried out on that part of the land that is not reserved for a public purpose as shown on the map associated with the Fairfield LEP 2013 - Land Zoning Map.**

**Commercial and Industrial (New Buildings and Additions) Code:**  
**No. The Commercial and Industrial (New Buildings and Additions) Code does not apply to the land.**

**Subdivision Code:**  
**Complying development under the Subdivision Code may be carried out on that part of the land that is not reserved for a public purpose as shown on the map associated with the Fairfield LEP 2013 - Land Zoning Map.**

**Rural Housing Code:**  
**Complying Development under the Rural Housing Code may be carried out on that part of the land zoned RU2.**

**General Development Code:**  
**Complying development under the General Development Code may be carried out on that part of the site that is not reserved for a public purpose as shown on the map associated with the Fairfield LEP 2013 - Land Zoning Map.**

**Demolition Code:**  
**Complying development under the Demolition Code may be carried out on that part of the site that is not reserved for a public purpose as shown on the map associated with the Fairfield LEP 2013 - Land Zoning Map.**

**Fire Safety Code:**  
**Complying development under the Fire Safety Code may be carried out on that part of the site that is not reserved for a public purpose as shown on the map associated with the Fairfield LEP 2013 - Land Zoning Map.**

**Container Recycling Facilities Code:**  
**No. The Container Recycling Facilities Code does not apply to 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.

**Complying Development cannot be carried out on that part of the land that is reserved for a public purpose under an Environmental Planning Instrument as shown on the map associated with the Fairfield LEP 2013 - Land Zoning Map.**

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

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

- (2) In relation to a coastal council:

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

**Council has not received any such notification.**

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

**Not applicable.**

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

In relation to a coastal council – whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 946B 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 affected by road widening proposed under one or all of the following: Division 2 of Part 3 of the Roads Act, Fairfield Local Environmental Plan 2013 or any resolution of the Council. Please contact Council for further advice on 9725 0222.**

**The land is affected by proposed road widening and/or proposed road realignment under a resolution of Council.**

**The subject land is affected by a proposed road, under a resolution of Council.**

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

Whether or not the land is affected by a policy:

- (a) adopted by the Council, or
- (b) 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**

**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 bush fire prone as defined in Part 4 of the Environmental Planning and Assessment Act 1979. Council is also required to have regard to the guidelines**



**"Planning for Bushfire Protection" (published by the NSW Rural Fire Service and Planning NSW) or comments provided by the NSW Rural Fire Service pursuant to s.4.14 of the Environmental Planning and Assessment Act 1979 (as amended) which may place restrictions or special requirements on development of the site in relation to the bushfire affectation.**

**(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 partly within a High Flood Risk Precinct, partly within a Medium Flood Risk Precinct, partly within a Low Flood Risk Precinct as a result of mainstream flooding and partly not affected by 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 High Flood Risk Precinct is 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.**

**The term Medium Flood Risk Precinct is 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.**

**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.**

**Based on the information currently available to Council, this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.**

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 partly within a High Flood Risk Precinct, partly within a Medium Flood Risk Precinct, partly within a Low Flood Risk Precinct as a result of mainstream flooding and partly not affected by 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 High Flood Risk Precinct is 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.**

**The term Medium Flood Risk Precinct is 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.**

**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.**



**Based on the information currently available to Council, this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.**

**Note:** 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 Catchment Planning Division on 9725 0222 for any updated information.

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**Note:**

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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 3.15 of the Act.

**Clause 5.1 of Fairfield LEP 2013 makes provision in relation to acquisition of the land by a public authority, as referred to under section 27 of the Act.**

## **9. Contributions plans**

The name of each contributions plan applying to the land.

**Fairfield City Council indirect (Section 7.12) Development Contributions Plan 2011 applies to all land within the City of Fairfield.**

## **9A. Biodiversity certified land**

If the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*, a statement to that effect.

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

**The land is not biodiversity certified land.**

## **10. Biodiversity stewardship sites**

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

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

**No such agreement applies to the land.**

## **10A. Native vegetation clearing set asides**

If the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013*, a statement to that effect (but only if the council has been notified of the

existence of the set aside area by Local Land Services or it is registered in the public register under that section)

**Not applicable.**

**11. Bush fire prone land**

If any of the land is bush fire prone land (as defined in Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement to that effect.

**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 bush fire prone as defined in Part 4 of the Environmental Planning and Assessment Act 1979. Council is also required to have regard to the guidelines "Planning for Bushfire Protection" (published by the NSW Rural Fire Service and Planning NSW) or comments provided by the NSW Rural Fire Service pursuant to s.4.14 of the Environmental Planning and Assessment Act 1979 (as amended) which may place restrictions or special requirements on development of the site in relation to the bushfire affectation.**

**12. Property vegetation plans**

If the land to which a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* (and that continues in force) applies, a statement to that effect (but on if the council has been notified of the existence of the plan by the person or body that approved the plan under that 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, 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, schools or TAFE establishments**

A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), 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.

**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.

**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.

**No such certificate applies to the land**

## **20. Loose-fill asbestos insulation**

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

**Not Applicable.**

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

- (1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.
- (2) A statement of:
  - (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
  - (b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

**None Relevant.**

## **22. State Environmental Planning Policy (Western Sydney Aerotropolis) 2020**

For land to which *State Environmental Planning Policy (Western Sydney Aerotropolis) 2020* applies, whether the land is –

- (a) in an ANEF or ANEC contour of 20 or greater as referred to in clause 19 of that Policy, or

**No**

- (b) shown on the Lighting Intensity and Wind Shear Map under that Policy, or

**No**

- (c) shown on the Obstacle Limitation Surface Map under that Policy, or

**Yes**

- (d) in the “public safety area” on the Public Safety Area Map under that Policy, or

**No**

- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map under that Policy.



## **Yes**

**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 10.7(5) of the Environmental Planning and Assessment Act 1979**

**Note:**

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- (1) When information pursuant to section 10.7(5) is requested, the Council is under no obligation to furnish any of the information supplied herein pursuant to that section.
  - (2) Council draws your attention to section 10.7(6), which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to subsection (5).
  - (3) 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.
- 

**Aboriginal Heritage - Potential Investigation Area**

Based on the findings of the Fairfield Aboriginal Heritage Study 2017 the land is located within or partly within an Aboriginal Heritage Potential Investigation Area (PIA). Appendix H of the Fairfield City Wide DCP sets out details of legislative matters including due diligence requirements applying to any development on the land.

**Note:** Under Section 86(4) and section 86(2) of the National Parks and Wildlife Act (2010) it is an offence to knowingly or unknowingly harm any Aboriginal objects without a valid and applicable Aboriginal Heritage Impact Permit". For further information about the due diligence process that applies to you please contact Council's Strategic Land Use Planning Team on 9725 0222.

The land is subject to the provisions of the SEPP (Vegetation in Non-Rural Areas) 2017 and Fairfield LEP 2013.

**Airspace Protection Western Sydney Airport** - The land is subject to height restrictions to protect the airspace in the vicinity of the proposed Western Sydney Airport as required under the Regulations supporting the Airports Act 1996.

You should make your own enquiries with the Department of Infrastructure and Regional Development and the WSA Co who are responsible for the development and operation of the Western Sydney Airport contact details are available from <http://westernsydneyairport.gov.au/>.

Council's records indicate that the land has been filled. You are advised to make your own enquiries / investigations in this regard and if necessary engage the services of a qualified Surveyor / Consultant / Geotechnical Engineer.

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.



On 15th April 2014, the Australian Government announced that it intends to proceed with an airport at Badgerys Creek in the Liverpool City Council area. The Western Sydney Airport draft Environmental Impact Statement (EIS) was released for public exhibition on Monday 19 October 2015. You should make your own enquiries with the Commonwealth Government Department responsible via the website <http://westernsydneyairport.gov.au/>.

Local Government (Approvals) Regulation 1999. The property is subject to the Local Government (Approvals) Regulation 1999, which requires owners of properties serviced by an On-Site Sewage Management System (OSMS) to obtain Annual Council Approval to Operate the OSMS. Please Note: (i) purchasers of land where there is an existing OSMS are to obtain an Annual Approval to operate the OSMS within three (3) months of settlement of purchase. (ii) an OSMS is not transferrable between a vendor and purchaser of a property. For further details please contact Council's Community Health Section.

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

There is no draft SEPP applying to this land.

The land is affected by airport safeguards under the State Environmental Planning Policy (Western Sydney Aerotropolis) 2020. Subject to a Development Application any land affected by wildlife hazard provisions of the SEPP may require additional State or Commonwealth approval and additional technical assessment reports.

# FAIRFIELD CITY COUNCIL DEVELOPMENT CONTROL PLANS

## Fairfield Citywide Development Control Plan

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: <ul style="list-style-type: none"> <li>the intent of the Development Control Plan and Development Application process – the DA Guide</li> <li>provisions for rural zone development</li> <li>residential flat building setbacks</li> <li>heritage advice</li> <li>road classifications</li> </ul>	14 July 2015	5 August 2015
<u>Amendment No.11</u> includes site specific development controls (private open space, car parking and dwelling density) for 46-50 Cobbett Street, Wetherill Park included in Chapter 6A Multi Dwelling Housing – Townhouses and Villas.	1 December 2015	16 December 2015
<u>Amendment No. 12</u> addresses anomalies in the DCP including but not limited to providing clarity on minimum room sizes, updated acoustic proofing measures for new dwellings in rural areas, car parking rates for disabled parking, and provisions for site servicing and loading requirements in neighbourhood shops in residential zones.	10 May 2016	25 May 2016



<u>Amendment No. 13</u> Clarification to requirements for acoustic measures for development in the rural areas, location of alfresco areas for secondary dwellings, car parking rates for restaurants & amendments to ensure controls for residential flat buildings are consistent with the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development & associated Apartment Design Guide.	14 March 2017	5 April 2017
<u>Amendment No. 14</u> Site specific provisions for 620 Elizabeth Drive, Bonnyrigg Heights.	27 June 2017	15 September 2017
<u>Amendment No. 15</u> Amendment to Appendix G, and addition of Appendix H to introduce Aboriginal Heritage Management controls for development across Fairfield City	12 September 2017	28 February 2018
<u>Amendment No. 16</u> Amendments provide clarity relating to alfresco areas and carports provisions for secondary dwellings, lot width provisions for dual occupancy and multi dwelling housing on cul-de-sac heads, setbacks for residential flat buildings on corner sites, removal of Chapter 8B Neighbourhood and Local Centres – Mixed Use (Up to 2 storeys) to ensure consistency with the Apartment Design Guide, inclusion of accessibility requirements, inclusion of Council's Stormwater Management Policy, and guidelines for acknowledging petitions.	27 February 2018	21 March 2018
<u>Amendment No. 18</u> Amendment to Chapter 10.11 to revise existing site specific DCP in relation to the Cabravale Diggers Club site at 1 Bartley Street, Canley Vale	14 November 2017	28 February 2018
<u>Amendment No. 19</u> Amendment to introduce site specific development controls for 17-23 Longfield Street, Cabramatta.	11 September 2018	28 February 2019
<u>Amendment No. 20</u> Amendment No. 20 provides clarity on controls and guidelines within the following chapters: <ul style="list-style-type: none"> <li>• Chapter 3 – Environmental Management and Constraints;</li> <li>• Chapter 4A – Development in the Rural Zones;</li> <li>• Chapter 5A – Dwelling Houses;</li> <li>• Chapter 5B – Secondary Dwellings;</li> <li>• Chapter 6A – Multi Dwelling Housing;</li> <li>• Chapter 6B – Dual Occupancy;</li> <li>• Chapter 9 – Industrial Development; and</li> <li>• Chapter 14 – Subdivision</li> </ul>	12 February 2019	13 March 2019
<u>Amendment No. 22</u> Amendment No. 22 provides clarity on control and guidelines within the following chapters: <ul style="list-style-type: none"> <li>• Appendix A – Definitions</li> <li>• Chapter 2 – Development Application Process</li> <li>• Chapter 3 – Environmental Management and Constraints</li> <li>• Chapter 5A – Dwelling Houses</li> <li>• Chapter 5B – Secondary Dwellings</li> <li>• Chapter 5C – Dwelling Houses on Narrow Lots</li> <li>• Chapter 7 – Residential Flat Buildings and Shop Top Housing</li> <li>• Chapter 8 – Neighbourhood and Local Centres Business Use</li> <li>• Chapter 12 – Car Parking, Vehicle and Access Management</li> <li>• Chapter 13 – Child Care Centres</li> <li>• Chapter 14 - Subdivision</li> </ul>	9 June 2020	21 September 2020

## Place Based and Site Specific Development Control Plans

Title	Adopted by Council*	Effective Date
Bonnyrigg Town Centre DCP 2018	6 August 2019	4 September 2020
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) - <u>Amendment No. 3</u> (Amended clauses and map regarding Precinct 2- Dutton Lane Car Park)	11 October 2016	10 March 2017
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) - <u>Amendment No. 3</u> (removes reference to the Fairfield Art Strategy as Council has not formally adopted a Public Art Strategy)	10 May 2016	25 May 2016
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) - <u>Amendment No. 9</u> (removes reference to the Fairfield Art Strategy as Council has not formally adopted a Public Art Strategy)	10 May 2016	25 May 2016
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
Fairfield Heights Town Centre DCP 2018	06 August 2019	05 June 2020
Villawood Town Centre DCP 2020	28 April 2020	05 June 2020

## 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

## Urban Design Studies

Title	Adopted by Council
Fairfield City Centre Key Sites Urban Design Study	27 March 2018
Fairfield Heights Town Centre Urban Design Study	27 March 2018
Villawood Town Centre Urban Design Study	27 March 2018

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



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# Flood Information Sheet

**Applicant:** Ryan Lill  
**Certificate No.:** 817/2021  
**Applicant's Reference:** 57914  
**Issue Date:** 03/03/2021  
**Receipt No.:**

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**PROPERTY ADDRESS:** 1637-1647 The Horsley Drive HORSLEY PARK  
NSW 2175  
**LEGAL DESCRIPTION:** Lot: 1 DP: 849699

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*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.*

## Important Notes:

**Not Applicable** values indicate that the subject land is not known to be subject to flooding.

**Not Available** values indicate that Council does not have the required flood information for the subject land.

A Glossary is also attached at the end of this Flood Information Sheet.



# MAINSTREAM FLOODING

## Description

This parcel is within the floodplain and identified as being partly within a High Flood Risk Precinct, partly within a Medium Flood Risk Precinct, partly within a Low Flood Risk Precinct as a result of mainstream flooding and partly not affected by 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 High Flood Risk Precinct is 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.

The term Medium Flood Risk Precinct is 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.

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.

## Mainstream Flood Details

Size of Flood	Flood Level (m AHD)
PMF minimum	<b>77.3</b>
PMF maximum	<b>81.0</b>
1 in 100 year minimum	<b>76.9</b>
1 in 100 year maximum	<b>79.2</b>
1 in 20 year minimum	<b>76.9</b>
1 in 20 year maximum	<b>79.2</b>

Flood levels in the vicinity of the above property have been extracted from the BMT WBM (2013) "Rural Area Flood Study."

## LOCAL OVERLAND FLOODING

### Description

Based on the information currently available to Council, this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.

### Local Overland Flood Details

Size of Flood	Flood Level (m AHD)
PMF minimum PMF maximum	<b>Not Applicable</b> <b>Not Applicable</b>
1 in 100 year minimum 1 in 100 year maximum	<b>Not Applicable</b> <b>Not Applicable</b>
1 in 20 year minimum 1 in 20 year maximum	<b>Not Applicable</b> <b>Not Applicable</b>



<b>GLOSSARY</b>	
<b>m AHD</b>	metres Australian Height Datum (AHD).
<b>Australian Height Datum (AHD)</b>	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.
<b>Average Recurrence Interval (ARI)</b>	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.
<b>Flood</b>	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.
<b>Flood risk precinct</b>	<p>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.</p> <p><b>High Flood Risk:</b> 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.</p> <p><b>Medium Flood Risk:</b> 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.</p> <p><b>Low Flood Risk:</b> 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.</p>
<b>Local overland flooding</b>	The inundation of normally dry land by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.
<b>Mainstream flooding</b>	The inundation of normally dry land occurring when water overflows the natural or artificial banks of a stream, river, estuary, lake or dam.
<b>Probable Maximum Flood (PMF)</b>	The largest flood that could conceivably occur at a particular location.

**03/03/2021**

**Ryan Lill**  
**Level 1, 50 Margaret Street**  
**Sydney 2000**

Dear Sir/ Madam,

Following is your planning certificate as requested. Should you have any further queries please contact Council on (02) 9725 0821.

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**PLANNING CERTIFICATE**

(under section 10.7 of the Environmental Planning and Assessment Act 1979 as amended)

<b>Applicant:</b>	<b>Ryan Lill</b>
<b>Certificate No.:</b>	<b>819/2021</b>
<b>Applicant's Reference:</b>	<b>57914</b>
<b>Issue Date:</b>	<b>03/03/2021</b>
<b>Receipt No.:</b>	

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<b>PROPERTY ADDRESS:</b>	<b>120-134 Redmayne Road HORSLEY PARK</b>
	<b>NSW 2175</b>
<b>LEGAL DESCRIPTION:</b>	<b>Lot: 77 DP: 13961</b>

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**Marcus Rowan**  
**MANAGER STRATEGIC LAND USE PLANNING**

**PLEASE NOTE:** This is page 1 of 24. Should this 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 under Section 10.7(2) & (5) and inclusive of Flood Information Sheet.



## Information provided under Section 10.7(2) of the Environmental Planning and Assessment Act 1979

### Notes:

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- (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 10.7(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 on (02) 9725 0821 or attending Council's Administration Centre at 86 Avoca Road, Wakeley.
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### 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 No. 33 - Hazardous and Offensive Development**

**SEPP (Major Development) 2005**

**SEPP No. 50 - Canal Estate Development**

**SEPP No. 55 - Remediation of Land**

**SEPP No. 64 - Advertising and Signage**

**SEPP No. 65 - Design Quality of Residential Flat Development**

**SEPP No. 19 - Bushland in Urban Areas**

**SEPP (Infrastructure) 2007**

**SEPP (Exempt and Complying Development Codes) 2008**

**SEPP (Affordable Rental Housing) 2009**

**SEPP (State and Regional Development) 2011**

**SEPP (Primary Production and Rural Development) 2019**

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

**SEPP (Miscellaneous Consent Provisions) 2007**

**SEPP No. 21 - Caravan Parks**

**SEPP (Building Sustainability Index: BASIX) 2004**

**SEPP (Vegetation in Non-Rural Areas) 2017**

**SEPP (Educational Establishments and Child Care Facilities) 2017**

**SEPP (Western Sydney Aerotropolis) 2020**

Regional Environmental Plans (Deemed SEPP)

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

**Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No. 2-1997)**

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)

**There is no draft SEPP applying to this land.**

**There is no other draft LEP applying to this land.**

- (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 RU2 Rural Landscape**

### **(b) WHAT IS PERMITTED WITHOUT DEVELOPMENT CONSENT?**



**Environmental protection works; Extensive agriculture; Home occupations.**

**(c) WHAT IS PERMITTED ONLY WITH DEVELOPMENT CONSENT?**

**Agricultural produce industries; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Extractive industries; Farm buildings; Flood mitigation works; Food and drink premises; Function centres; Group homes; Home-based child care; Hostels; Intensive plant agriculture; Landscaping material supplies; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Roadside stalls; Rural supplies; Secondary dwellings; Tourist and visitor accommodation; Veterinary hospitals; Water storage facilities.**

**(d) PROHIBITED?**

**Any development not specified in item (b) or (c).**

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.

**Housing Code:**

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

**Low Rise Housing Diversity Code**

**No. The Low Rise Medium Density Housing Code does not apply to the 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:**

**No. The Commercial and Industrial (New Buildings and Additions) Code does not apply to the land.**

**Subdivision Code:**

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

**Rural Housing Code:**

**Complying development under the Rural Housing Code may be carried out on the 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.**

**Container Recycling Facilities Code:**

**No. The Container Recycling Facilities Code does not apply to 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.**

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

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

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

**Council has not received any such notification.**

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

**Not applicable.**

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

In relation to a coastal council – whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 946B 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:

- (a) adopted by the Council, or  
(b) 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**



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 bush fire prone as defined in Part 4 of the Environmental Planning and Assessment Act 1979. Council is also required to have regard to the guidelines "Planning for Bushfire Protection" (published by the NSW Rural Fire Service and Planning NSW) or comments provided by the NSW Rural Fire Service pursuant to s.4.14 of the Environmental Planning and Assessment Act 1979 (as amended) which may place restrictions or special requirements on development of the site in relation to the bushfire affectation.

**(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 partly within a Medium Flood Risk Precinct, partly within a Low Flood Risk Precinct as a result of mainstream flooding and partly not affected by 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 Medium Flood Risk Precinct is 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.**

**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.**

**Based on the information currently available to Council, this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.**

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 partly within a Medium Flood Risk Precinct, partly within a Low Flood Risk Precinct as a result of mainstream flooding and partly not affected by 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 Medium Flood Risk Precinct is 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.**

**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.**

**Based on the information currently available to Council, this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.**

**Note:** 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 Catchment Planning Division on 9725 0222 for any updated information.

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**Note:**

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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.
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## **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 3.15 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 indirect (Section 7.12) Development Contributions Plan 2011 applies to all land within the City of Fairfield.**

## **9A. Biodiversity certified land**

If the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*, a statement to that effect.

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

**The land is not biodiversity certified land.**

## **10. Biodiversity stewardship sites**

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

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

**No such agreement applies to the land.**

## **10A. Native vegetation clearing set asides**

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

**Not applicable.**

**11. Bush fire prone land**

If any of the land is bush fire prone land (as defined in Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement to that effect.

**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 bush fire prone as defined in Part 4 of the Environmental Planning and Assessment Act 1979. Council is also required to have regard to the guidelines "Planning for Bushfire Protection" (published by the NSW Rural Fire Service and Planning NSW) or comments provided by the NSW Rural Fire Service pursuant to s.4.14 of the Environmental Planning and Assessment Act 1979 (as amended) which may place restrictions or special requirements on development of the site in relation to the bushfire affectation.**

**12. Property vegetation plans**

If the land to which a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* (and that continues in force) applies, a statement to that effect (but on if the council has been notified of the existence of the plan by the person or body that approved the plan under that 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, 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, schools or TAFE establishments**

A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), 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.

**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.

**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.

**No such certificate applies to the land**

## **20. Loose-fill asbestos insulation**

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

**Not Applicable.**

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

- (1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.  
(2) A statement of:  
(a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and  
(b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

**None Relevant.**

## **22. State Environmental Planning Policy (Western Sydney Aerotropolis) 2020**

For land to which *State Environmental Planning Policy (Western Sydney Aerotropolis) 2020* applies, whether the land is –

- (a) in an ANEF or ANEC contour of 20 or greater as referred to in clause 19 of that Policy, or

**No**

- (b) shown on the Lighting Intensity and Wind Shear Map under that Policy, or

**No**

- (c) shown on the Obstacle Limitation Surface Map under that Policy, or

**Yes**

- (d) in the “public safety area” on the Public Safety Area Map under that Policy, or

**No**

- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map under that Policy.

**Yes**

**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 10.7(5) of the Environmental Planning and Assessment Act 1979**

**Note:**

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- (1) When information pursuant to section 10.7(5) is requested, the Council is under no obligation to furnish any of the information supplied herein pursuant to that section.
  - (2) Council draws your attention to section 10.7(6), which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to subsection (5).
  - (3) 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.
- 

**Aboriginal Heritage - Potential Investigation Area**

Based on the findings of the Fairfield Aboriginal Heritage Study 2017 the land is located within or partly within an Aboriginal Heritage Potential Investigation Area (PIA). Appendix H of the Fairfield City Wide DCP sets out details of legislative matters including due diligence requirements applying to any development on the land.

**Note:** Under Section 86(4) and section 86(2) of the National Parks and Wildlife Act (2010) it is an offence to knowingly or unknowingly harm any Aboriginal objects without a valid and applicable Aboriginal Heritage Impact Permit". For further information about the due diligence process that applies to you please contact Council's Strategic Land Use Planning Team on 9725 0222.

**Cumberland Plain Critically Endangered Ecological Community - Contains or in Close Proximity to Community**

Council is in receipt of information by the NSW National Parks and Wildlife Service indicating the land either contains or is in close proximity to an area possibly containing remnant vegetation associated with a Cumberland Plain Critically Endangered Ecological Community that is listed under the Biodiversity Conservation Act 2016 (NSW). On request Council will supply such information available from its records, however interested parties must take and rely on their own advice and enquiries.

**Cumberland Plain Critically Endangered Ecological Community - Contains or in Close Proximity to Community with an Area Greater than 0.5 hectares and Tree Cover**

Information from NSW National Parks and Wildlife Service indicates that the land either contains or is in close proximity to an area possibly containing remnant vegetation associated with a Cumberland Plain Critically Endangered Ecological Community. NPWS have identified the community as Cumberland Plain Woodland (Shale Hills Woodland, Shale Plains Woodland) that is listed as critically endangered under the Biodiversity Conservation Act 2016 (NSW). NPWS mapping indicates that the remnant vegetation is part of an area that is greater than 0.5 hectares with tree cover with agriculture but no major urban or suburban development.

The land is subject to the provisions of the SEPP (Vegetation in Non-Rural Areas) 2017 and Fairfield LEP 2013.

**Airspace Protection Western Sydney Airport - The land is subject to height restrictions to protect the airspace in the vicinity of the proposed Western Sydney Airport as required under the Regulations supporting the Airports Act 1996.**

**You should make your own enquiries with the Department of Infrastructure and Regional Development and the WSA Co who are responsible for the development and operation of the Western Sydney Airport contact details are available from <http://westernsydneyairport.gov.au/>.**

**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.**

**Local Government (Approvals) Regulation 1999. The property is subject to the Local Government (Approvals) Regulation 1999, which requires owners of properties serviced by an On-Site Sewage Management System (OSMS) to obtain Annual Council Approval to Operate the OSMS. Please Note: (i) purchasers of land where there is an existing OSMS are to obtain an Annual Approval to operate the OSMS within three (3) months of settlement of purchase. (ii) an OSMS is not transferrable between a vendor and purchaser of a property. For further details please contact Council's Community Health Section.**

**On 15th April 2014, the Australian Government announced that it intends to proceed with an airport at Badgerys Creek in the Liverpool City Council area. The Western Sydney Airport draft Environmental Impact Statement (EIS) was released for public exhibition on Monday 19 October 2015. You should make your own enquiries with the Commonwealth Government Department responsible via the website <http://westernsydneyairport.gov.au/>.**

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

**There is no draft SEPP applying to this land.**

**The land is affected by airport safeguards under the State Environmental Planning Policy (Western Sydney Aerotropolis) 2020. Subject to a Development Application any land affected by wildlife hazard provisions of the SEPP may require additional State or Commonwealth approval and additional technical assessment reports.**

# FAIRFIELD CITY COUNCIL DEVELOPMENT CONTROL PLANS

## Fairfield Citywide Development Control Plan

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: <ul style="list-style-type: none"> <li>the intent of the Development Control Plan and Development Application process – the DA Guide</li> <li>provisions for rural zone development</li> <li>residential flat building setbacks</li> <li>heritage advice</li> <li>road classifications</li> </ul>	14 July 2015	5 August 2015
<u>Amendment No.11</u> includes site specific development controls (private open space, car parking and dwelling density) for 46-50 Cobbett Street, Wetherill Park included in Chapter 6A Multi Dwelling Housing – Townhouses and Villas.	1 December 2015	16 December 2015
<u>Amendment No. 12</u> addresses anomalies in the DCP including but not limited to providing clarity on minimum room sizes, updated acoustic proofing measures for new dwellings in rural areas, car parking rates for disabled parking, and provisions for site servicing and loading requirements in neighbourhood shops in residential zones.	10 May 2016	25 May 2016



<u>Amendment No. 13</u> Clarification to requirements for acoustic measures for development in the rural areas, location of alfresco areas for secondary dwellings, car parking rates for restaurants & amendments to ensure controls for residential flat buildings are consistent with the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development & associated Apartment Design Guide.	14 March 2017	5 April 2017
<u>Amendment No. 14</u> Site specific provisions for 620 Elizabeth Drive, Bonnyrigg Heights.	27 June 2017	15 September 2017
<u>Amendment No. 15</u> Amendment to Appendix G, and addition of Appendix H to introduce Aboriginal Heritage Management controls for development across Fairfield City	12 September 2017	28 February 2018
<u>Amendment No. 16</u> Amendments provide clarity relating to alfresco areas and carports provisions for secondary dwellings, lot width provisions for dual occupancy and multi dwelling housing on cul-de-sac heads, setbacks for residential flat buildings on corner sites, removal of Chapter 8B Neighbourhood and Local Centres – Mixed Use (Up to 2 storeys) to ensure consistency with the Apartment Design Guide, inclusion of accessibility requirements, inclusion of Council's Stormwater Management Policy, and guidelines for acknowledging petitions.	27 February 2018	21 March 2018
<u>Amendment No. 18</u> Amendment to Chapter 10.11 to revise existing site specific DCP in relation to the Cabravale Diggers Club site at 1 Bartley Street, Canley Vale	14 November 2017	28 February 2018
<u>Amendment No. 19</u> Amendment to introduce site specific development controls for 17-23 Longfield Street, Cabramatta.	11 September 2018	28 February 2019
<u>Amendment No. 20</u> Amendment No. 20 provides clarity on controls and guidelines within the following chapters: <ul style="list-style-type: none"> <li>• Chapter 3 – Environmental Management and Constraints;</li> <li>• Chapter 4A – Development in the Rural Zones;</li> <li>• Chapter 5A – Dwelling Houses;</li> <li>• Chapter 5B – Secondary Dwellings;</li> <li>• Chapter 6A – Multi Dwelling Housing;</li> <li>• Chapter 6B – Dual Occupancy;</li> <li>• Chapter 9 – Industrial Development; and</li> <li>• Chapter 14 – Subdivision</li> </ul>	12 February 2019	13 March 2019
<u>Amendment No. 22</u> Amendment No. 22 provides clarity on control and guidelines within the following chapters: <ul style="list-style-type: none"> <li>• Appendix A – Definitions</li> <li>• Chapter 2 – Development Application Process</li> <li>• Chapter 3 – Environmental Management and Constraints</li> <li>• Chapter 5A – Dwelling Houses</li> <li>• Chapter 5B – Secondary Dwellings</li> <li>• Chapter 5C – Dwelling Houses on Narrow Lots</li> <li>• Chapter 7 – Residential Flat Buildings and Shop Top Housing</li> <li>• Chapter 8 – Neighbourhood and Local Centres Business Use</li> <li>• Chapter 12 – Car Parking, Vehicle and Access Management</li> <li>• Chapter 13 – Child Care Centres</li> <li>• Chapter 14 - Subdivision</li> </ul>	9 June 2020	21 September 2020

## Place Based and Site Specific Development Control Plans

Title	Adopted by Council*	Effective Date
Bonnyrigg Town Centre DCP 2018	6 August 2019	4 September 2020
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) - <u>Amendment No. 3</u> (Amended clauses and map regarding Precinct 2- Dutton Lane Car Park)	11 October 2016	10 March 2017
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) - <u>Amendment No. 3</u> (removes reference to the Fairfield Art Strategy as Council has not formally adopted a Public Art Strategy)	10 May 2016	25 May 2016
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) - <u>Amendment No. 9</u> (removes reference to the Fairfield Art Strategy as Council has not formally adopted a Public Art Strategy)	10 May 2016	25 May 2016
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
Fairfield Heights Town Centre DCP 2018	06 August 2019	05 June 2020
Villawood Town Centre DCP 2020	28 April 2020	05 June 2020

## 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

## Urban Design Studies

Title	Adopted by Council
Fairfield City Centre Key Sites Urban Design Study	27 March 2018
Fairfield Heights Town Centre Urban Design Study	27 March 2018
Villawood Town Centre Urban Design Study	27 March 2018

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

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# Flood Information Sheet

**Applicant:** Ryan Lill  
**Certificate No.:** 819/2021  
**Applicant's Reference:** 57914  
**Issue Date:** 03/03/2021  
**Receipt No.:**

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**PROPERTY ADDRESS:** 120-134 Redmayne Road HORSLEY PARK  
NSW 2175  
**LEGAL DESCRIPTION:** Lot: 77 DP: 13961

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*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.*

## Important Notes:

**Not Applicable** values indicate that the subject land is not known to be subject to flooding.

**Not Available** values indicate that Council does not have the required flood information for the subject land.

A Glossary is also attached at the end of this Flood Information Sheet.

# MAINSTREAM FLOODING

## Description

This parcel is within the floodplain and identified as being partly within a Medium Flood Risk Precinct, partly within a Low Flood Risk Precinct as a result of mainstream flooding and partly not affected by 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 Medium Flood Risk Precinct is 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.

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.

## Mainstream Flood Details

Size of Flood	Flood Level (m AHD)
PMF minimum	<b>67.3</b>
PMF maximum	<b>72.7</b>
1 in 100 year minimum	<b>66.4</b>
1 in 100 year maximum	<b>70.0</b>
1 in 20 year minimum	<b>66.2</b>
1 in 20 year maximum	<b>70.0</b>

Flood levels in the vicinity of the above property have been extracted from the BMT WBM (2013) "Rural Area Flood Study."

## LOCAL OVERLAND FLOODING

### Description

Based on the information currently available to Council, this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.

### Local Overland Flood Details

Size of Flood	Flood Level (m AHD)
PMF minimum PMF maximum	<b>Not Applicable</b> <b>Not Applicable</b>
1 in 100 year minimum 1 in 100 year maximum	<b>Not Applicable</b> <b>Not Applicable</b>
1 in 20 year minimum 1 in 20 year maximum	<b>Not Applicable</b> <b>Not Applicable</b>



<b>GLOSSARY</b>	
<b>m AHD</b>	metres Australian Height Datum (AHD).
<b>Australian Height Datum (AHD)</b>	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.
<b>Average Recurrence Interval (ARI)</b>	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.
<b>Flood</b>	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.
<b>Flood risk precinct</b>	<p>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.</p> <p><b>High Flood Risk:</b> 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.</p> <p><b>Medium Flood Risk:</b> 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.</p> <p><b>Low Flood Risk:</b> 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.</p>
<b>Local overland flooding</b>	The inundation of normally dry land by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.
<b>Mainstream flooding</b>	The inundation of normally dry land occurring when water overflows the natural or artificial banks of a stream, river, estuary, lake or dam.
<b>Probable Maximum Flood (PMF)</b>	The largest flood that could conceivably occur at a particular location.

12/01/2021

**Mr Alex Boardman**  
**Suite 1A, 280-286 Keira Street**  
**WOLLONGONG NSW 2500**

Dear Sir/ Madam,

Following is your planning certificate as requested. Should you have any further queries please contact Council on (02) 9725 0821.

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**PLANNING CERTIFICATE**

(under section 10.7 of the Environmental Planning and Assessment Act 1979 as amended)

<b>Applicant:</b>	<b>Mr Alex Boardman</b>
<b>Certificate No.:</b>	<b>53/2021</b>
<b>Applicant's Reference:</b>	<b>57914 Keyhole Estate</b>
<b>Issue Date:</b>	<b>12/01/2021</b>
<b>Receipt No.:</b>	

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<b>PROPERTY ADDRESS:</b>	<b>143-155 Redmayne Road HORSLEY PARK</b>
	<b>NSW 2175</b>
<b>LEGAL DESCRIPTION:</b>	<b>Lot: 59B DP: 362022</b>

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**Marcus Rowan**  
**MANAGER STRATEGIC LAND USE PLANNING**

**PLEASE NOTE:** This is page 1 of 24. Should this 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 under Section 10.7(2) & (5) and inclusive of Flood Information Sheet.

## Information provided under Section 10.7(2) of the Environmental Planning and Assessment Act 1979

### Notes:

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- (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 10.7(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 on (02) 9725 0821 or attending Council's Administration Centre at 86 Avoca Road, Wakeley.
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### 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 No. 33 - Hazardous and Offensive Development**

**SEPP (Major Development) 2005**

**SEPP No. 50 - Canal Estate Development**

**SEPP No. 55 - Remediation of Land**

**SEPP No. 64 - Advertising and Signage**

**SEPP No. 65 - Design Quality of Residential Flat Development**

**SEPP No. 19 - Bushland in Urban Areas**

**SEPP (Infrastructure) 2007**

**SEPP (Exempt and Complying Development Codes) 2008**

**SEPP (Affordable Rental Housing) 2009**

**SEPP (State and Regional Development) 2011**

**SEPP (Primary Production and Rural Development) 2019**

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

**SEPP (Miscellaneous Consent Provisions) 2007**

**SEPP No. 21 - Caravan Parks**



**SEPP (Building Sustainability Index: BASIX) 2004**

**SEPP (Vegetation in Non-Rural Areas) 2017**

**SEPP (Educational Establishments and Child Care Facilities) 2017**

**SEPP (Western Sydney Aerotropolis) 2020**

Regional Environmental Plans (Deemed SEPP)

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

**Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No. 2-1997)**

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)

**There is no draft SEPP applying to this land.**

**There is no other draft LEP applying to this land.**

- (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 RU2 Rural Landscape**

### **(b) WHAT IS PERMITTED WITHOUT DEVELOPMENT CONSENT?**

**Environmental protection works; Extensive agriculture; Home occupations.**

**(c) WHAT IS PERMITTED ONLY WITH DEVELOPMENT CONSENT?**

**Agricultural produce industries; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Extractive industries; Farm buildings; Flood mitigation works; Food and drink premises; Function centres; Group homes; Home-based child care; Hostels; Intensive plant agriculture; Landscaping material supplies; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Roadside stalls; Rural supplies; Secondary dwellings; Tourist and visitor accommodation; Veterinary hospitals; Water storage facilities.**

**(d) PROHIBITED?**

**Any development not specified in item (b) or (c).**

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.

**Housing Code:**

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

**Low Rise Housing Diversity Code**

**No. The Low Rise Medium Density Housing Code does not apply to the 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:**

**No. The Commercial and Industrial (New Buildings and Additions) Code does not apply to the land.**

**Subdivision Code:**

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

**Rural Housing Code:**

**Complying development under the Rural Housing Code may be carried out on the 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.**

**Container Recycling Facilities Code:**

**No. The Container Recycling Facilities Code does not apply to 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.**

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

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

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

**Council has not received any such notification.**

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

**Not applicable.**

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

In relation to a coastal council – whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 946B 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:

- (a) adopted by the Council, or  
(b) 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**

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 bush fire prone as defined in Part 4 of the Environmental Planning and Assessment Act 1979. Council is also required to have regard to the guidelines "Planning for Bushfire Protection" (published by the NSW Rural Fire Service and Planning NSW) or comments provided by the NSW Rural Fire Service pursuant to s.4.14 of the Environmental Planning and Assessment Act 1979 (as amended) which may place restrictions or special requirements on development of the site in relation to the bushfire affectation.

**(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 partly within a Medium Flood Risk Precinct, partly within a Low Flood Risk Precinct as a result of mainstream flooding and partly not affected by 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 Medium Flood Risk Precinct is 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.**

**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.**

**Based on the information currently available to Council, this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.**

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 partly within a Medium Flood Risk Precinct, partly within a Low Flood Risk Precinct as a result of mainstream flooding and partly not affected by 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 Medium Flood Risk Precinct is 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.**

**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.**

**Based on the information currently available to Council, this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.**

**Note:** 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 Catchment Planning Division on 9725 0222 for any updated information.

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**Note:**

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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.
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## **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 3.15 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 Indirect (Section 7.12) Development Contributions Plan 2011 applies to all land within the City of Fairfield.**

## **9A. Biodiversity certified land**

If the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*, a statement to that effect.

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

**The land is not biodiversity certified land.**

## **10. Biodiversity stewardship sites**

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

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

**No such agreement applies to the land.**

## **10A. Native vegetation clearing set asides**

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

**Not applicable.**

#### **11. Bush fire prone land**

If any of the land is bush fire prone land (as defined in Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement to that effect.

**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 bush fire prone as defined in Part 4 of the Environmental Planning and Assessment Act 1979. Council is also required to have regard to the guidelines "Planning for Bushfire Protection" (published by the NSW Rural Fire Service and Planning NSW) or comments provided by the NSW Rural Fire Service pursuant to s.4.14 of the Environmental Planning and Assessment Act 1979 (as amended) which may place restrictions or special requirements on development of the site in relation to the bushfire affectation.**

#### **12. Property vegetation plans**

If the land to which a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* (and that continues in force) applies, a statement to that effect (but on if the council has been notified of the existence of the plan by the person or body that approved the plan under that 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, 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, schools or TAFE establishments**

A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), 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.

**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.

**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.

**No such certificate applies to the land**

## **20. Loose-fill asbestos insulation**

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

**Not Applicable.**

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

- (1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.  
(2) A statement of:  
(a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and  
(b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

**None Relevant.**

## **22. State Environmental Planning Policy (Western Sydney Aerotropolis) 2020**

For land to which *State Environmental Planning Policy (Western Sydney Aerotropolis) 2020* applies, whether the land is –

- (a) in an ANEF or ANEC contour of 20 or greater as referred to in clause 19 of that Policy, or

**No**

- (b) shown on the Lighting Intensity and Wind Shear Map under that Policy, or

**No**

- (c) shown on the Obstacle Limitation Surface Map under that Policy, or

**Yes**

- (d) in the “public safety area” on the Public Safety Area Map under that Policy, or

**No**

- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map under that Policy.

**Yes**

**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 10.7(5) of the Environmental Planning and Assessment Act 1979**

**Note:**

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- (1) When information pursuant to section 10.7(5) is requested, the Council is under no obligation to furnish any of the information supplied herein pursuant to that section.
  - (2) Council draws your attention to section 10.7(6), which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to subsection (5).
  - (3) 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.
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**Aboriginal Heritage - Potential Investigation Area**

Based on the findings of the Fairfield Aboriginal Heritage Study 2017 the land is located within or partly within an Aboriginal Heritage Potential Investigation Area (PIA). Appendix H of the Fairfield City Wide DCP sets out details of legislative matters including due diligence requirements applying to any development on the land.

**Note:** Under Section 86(4) and section 86(2) of the National Parks and Wildlife Act (2010) it is an offence to knowingly or unknowingly harm any Aboriginal objects without a valid and applicable Aboriginal Heritage Impact Permit". For further information about the due diligence process that applies to you please contact Council's Strategic Land Use Planning Team on 9725 0222.

**Cumberland Plain Critically Endangered Ecological Community - Contains or in Close Proximity to Community**

Council is in receipt of information by the NSW National Parks and Wildlife Service indicating the land either contains or is in close proximity to an area possibly containing remnant vegetation associated with a Cumberland Plain Critically Endangered Ecological Community that is listed under the Biodiversity Conservation Act 2016 (NSW). On request Council will supply such information available from its records, however interested parties must take and rely on their own advice and enquiries.

**Cumberland Plain Critically Endangered Ecological Community - Contains or in Close Proximity to Community with an Area Greater than 0.5 hectares and Tree Cover**

Information from NSW National Parks and Wildlife Service indicates that the land either contains or is in close proximity to an area possibly containing remnant vegetation associated with a Cumberland Plain Critically Endangered Ecological Community. NPWS have identified the community as Cumberland Plain Woodland (Shale Hills Woodland, Shale Plains Woodland) that is listed as critically endangered under the Biodiversity Conservation Act 2016 (NSW). NPWS mapping indicates that the remnant vegetation is part of an area that is greater than 0.5 hectares with tree cover with agriculture but no major urban or suburban development.

The land is subject to the provisions of the SEPP (Vegetation in Non-Rural Areas) 2017 and Fairfield LEP 2013.

**Airspace Protection Western Sydney Airport - The land is subject to height restrictions to protect the airspace in the vicinity of the proposed Western Sydney Airport as required under the Regulations supporting the Airports Act 1996.**

**You should make your own enquiries with the Department of Infrastructure and Regional Development and the WSA Co who are responsible for the development and operation of the Western Sydney Airport contact details are available from <http://westernsydneyairport.gov.au/>.**

**Land must not be cleared or filled except with the consent of Council. Council's records indicate that the land has been filled. You are advised to make your own enquiries / investigations in this regard and if necessary engage the services of a qualified Surveyor / Consultant / Geotechnical Engineer.**

**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.**

**Local Government (Approvals) Regulation 1999. The property is subject to the Local Government (Approvals) Regulation 1999, which requires owners of properties serviced by an On-Site Sewage Management System (OSMS) to obtain Annual Council Approval to Operate the OSMS. Please Note: (i) purchasers of land where there is an existing OSMS are to obtain an Annual Approval to operate the OSMS within three (3) months of settlement of purchase. (ii) an OSMS is not transferrable between a vendor and purchaser of a property. For further details please contact Council's Community Health Section.**

**On 15th April 2014, the Australian Government announced that it intends to proceed with an airport at Badgerys Creek in the Liverpool City Council area. The Western Sydney Airport draft Environmental Impact Statement (EIS) was released for public exhibition on Monday 19 October 2015. You should make your own enquiries with the Commonwealth Government Department responsible via the website <http://westernsydneyairport.gov.au/>.**

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

**There is no draft SEPP applying to this land.**

**The land is affected by airport safeguards under the State Environmental Planning Policy (Western Sydney Aerotropolis) 2020. Subject to a Development Application any land affected by wildlife hazard provisions of the SEPP may require additional State or Commonwealth approval and additional technical assessment reports.**

# FAIRFIELD CITY COUNCIL DEVELOPMENT CONTROL PLANS

## Fairfield Citywide Development Control Plan

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: <ul style="list-style-type: none"> <li>the intent of the Development Control Plan and Development Application process – the DA Guide</li> <li>provisions for rural zone development</li> <li>residential flat building setbacks</li> <li>heritage advice</li> <li>road classifications</li> </ul>	14 July 2015	5 August 2015
<u>Amendment No.11</u> includes site specific development controls (private open space, car parking and dwelling density) for 46-50 Cobbett Street, Wetherill Park included in Chapter 6A Multi Dwelling Housing – Townhouses and Villas.	1 December 2015	16 December 2015
<u>Amendment No. 12</u> addresses anomalies in the DCP including but not limited to providing clarity on minimum room sizes, updated acoustic proofing measures for new dwellings in rural areas, car parking rates for disabled parking, and provisions for site servicing and loading requirements in neighbourhood shops in residential zones.	10 May 2016	25 May 2016



<u>Amendment No. 13</u> Clarification to requirements for acoustic measures for development in the rural areas, location of alfresco areas for secondary dwellings, car parking rates for restaurants & amendments to ensure controls for residential flat buildings are consistent with the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development & associated Apartment Design Guide.	14 March 2017	5 April 2017
<u>Amendment No. 14</u> Site specific provisions for 620 Elizabeth Drive, Bonnyrigg Heights.	27 June 2017	15 September 2017
<u>Amendment No. 15</u> Amendment to Appendix G, and addition of Appendix H to introduce Aboriginal Heritage Management controls for development across Fairfield City	12 September 2017	28 February 2018
<u>Amendment No. 16</u> Amendments provide clarity relating to alfresco areas and carports provisions for secondary dwellings, lot width provisions for dual occupancy and multi dwelling housing on cul-de-sac heads, setbacks for residential flat buildings on corner sites, removal of Chapter 8B Neighbourhood and Local Centres – Mixed Use (Up to 2 storeys) to ensure consistency with the Apartment Design Guide, inclusion of accessibility requirements, inclusion of Council's Stormwater Management Policy, and guidelines for acknowledging petitions.	27 February 2018	21 March 2018
<u>Amendment No. 18</u> Amendment to Chapter 10.11 to revise existing site specific DCP in relation to the Cabravale Diggers Club site at 1 Bartley Street, Canley Vale	14 November 2017	28 February 2018
<u>Amendment No. 19</u> Amendment to introduce site specific development controls for 17-23 Longfield Street, Cabramatta.	11 September 2018	28 February 2019
<u>Amendment No. 20</u> Amendment No. 20 provides clarity on controls and guidelines within the following chapters: <ul style="list-style-type: none"> <li>• Chapter 3 – Environmental Management and Constraints;</li> <li>• Chapter 4A – Development in the Rural Zones;</li> <li>• Chapter 5A – Dwelling Houses;</li> <li>• Chapter 5B – Secondary Dwellings;</li> <li>• Chapter 6A – Multi Dwelling Housing;</li> <li>• Chapter 6B – Dual Occupancy;</li> <li>• Chapter 9 – Industrial Development; and</li> <li>• Chapter 14 – Subdivision</li> </ul>	12 February 2019	13 March 2019
<u>Amendment No. 22</u> Amendment No. 22 provides clarity on control and guidelines within the following chapters: <ul style="list-style-type: none"> <li>• Appendix A – Definitions</li> <li>• Chapter 2 – Development Application Process</li> <li>• Chapter 3 – Environmental Management and Constraints</li> <li>• Chapter 5A – Dwelling Houses</li> <li>• Chapter 5B – Secondary Dwellings</li> <li>• Chapter 5C – Dwelling Houses on Narrow Lots</li> <li>• Chapter 7 – Residential Flat Buildings and Shop Top Housing</li> <li>• Chapter 8 – Neighbourhood and Local Centres Business Use</li> <li>• Chapter 12 – Car Parking, Vehicle and Access Management</li> <li>• Chapter 13 – Child Care Centres</li> <li>• Chapter 14 - Subdivision</li> </ul>	9 June 2020	21 September 2020

## Place Based and Site Specific Development Control Plans

Title	Adopted by Council*	Effective Date
Bonnyrigg Town Centre DCP 2018	6 August 2019	4 September 2020
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) - <u>Amendment No. 3</u> (Amended clauses and map regarding Precinct 2- Dutton Lane Car Park)	11 October 2016	10 March 2017
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) - <u>Amendment No. 3</u> (removes reference to the Fairfield Art Strategy as Council has not formally adopted a Public Art Strategy)	10 May 2016	25 May 2016
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) - <u>Amendment No. 9</u> (removes reference to the Fairfield Art Strategy as Council has not formally adopted a Public Art Strategy)	10 May 2016	25 May 2016
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
Fairfield Heights Town Centre DCP 2018	06 August 2019	05 June 2020
Villawood Town Centre DCP 2020	28 April 2020	05 June 2020

## 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

## Urban Design Studies

Title	Adopted by Council
Fairfield City Centre Key Sites Urban Design Study	27 March 2018
Fairfield Heights Town Centre Urban Design Study	27 March 2018
Villawood Town Centre Urban Design Study	27 March 2018

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

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# Flood Information Sheet

**Applicant:** Mr Alex Boardman  
**Certificate No.:** 53/2021  
**Applicant's Reference:** 57914 Keyhole Estate  
**Issue Date:** 12/01/2021  
**Receipt No.:**

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**PROPERTY ADDRESS:** 143-155 Redmayne Road HORSLEY PARK  
NSW 2175  
**LEGAL DESCRIPTION:** Lot: 59B DP: 362022

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*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.*

## Important Notes:

**Not Applicable** values indicate that the subject land is not known to be subject to flooding.

**Not Available** values indicate that Council does not have the required flood information for the subject land.

A Glossary is also attached at the end of this Flood Information Sheet.

# MAINSTREAM FLOODING

## Description

This parcel is within the floodplain and identified as being partly within a Medium Flood Risk Precinct, partly within a Low Flood Risk Precinct as a result of mainstream flooding and partly not affected by 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 Medium Flood Risk Precinct is 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.

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.

## Mainstream Flood Details

Size of Flood	Flood Level (m AHD)
PMF minimum	<b>65.7</b>
PMF maximum	<b>67.3</b>
1 in 100 year minimum	<b>64.5</b>
1 in 100 year maximum	<b>67.2</b>
1 in 20 year minimum	<b>64.5</b>
1 in 20 year maximum	<b>67.2</b>

Flood levels in the vicinity of the above property have been extracted from the BMT WBM (2013) "Rural Area Flood Study."

## LOCAL OVERLAND FLOODING

### Description

Based on the information currently available to Council, this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.

### Local Overland Flood Details

Size of Flood	Flood Level (m AHD)
PMF minimum PMF maximum	<b>Not Applicable</b> <b>Not Applicable</b>
1 in 100 year minimum 1 in 100 year maximum	<b>Not Applicable</b> <b>Not Applicable</b>
1 in 20 year minimum 1 in 20 year maximum	<b>Not Applicable</b> <b>Not Applicable</b>



<b>GLOSSARY</b>	
<b>m AHD</b>	metres Australian Height Datum (AHD).
<b>Australian Height Datum (AHD)</b>	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.
<b>Average Recurrence Interval (ARI)</b>	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.
<b>Flood</b>	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.
<b>Flood risk precinct</b>	<p>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.</p> <p><b>High Flood Risk:</b> 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.</p> <p><b>Medium Flood Risk:</b> 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.</p> <p><b>Low Flood Risk:</b> 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.</p>
<b>Local overland flooding</b>	The inundation of normally dry land by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.
<b>Mainstream flooding</b>	The inundation of normally dry land occurring when water overflows the natural or artificial banks of a stream, river, estuary, lake or dam.
<b>Probable Maximum Flood (PMF)</b>	The largest flood that could conceivably occur at a particular location.

12/01/2021

**Alex Boardman**  
**Suite 1A, 280-286 Keira Street**  
**WOLLONGONG NSW 2500**

Dear Sir/ Madam,

Following is your planning certificate as requested. Should you have any further queries please contact Council on (02) 9725 0821.

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**PLANNING CERTIFICATE**

(under section 10.7 of the Environmental Planning and Assessment Act 1979 as amended)

<b>Applicant:</b>	<b>Alex Boardman</b>
<b>Certificate No.:</b>	<b>54/2021</b>
<b>Applicant's Reference:</b>	<b>57914 Keyhole Estate</b>
<b>Issue Date:</b>	<b>12/01/2021</b>
<b>Receipt No.:</b>	

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<b>PROPERTY ADDRESS:</b>	<b>182-190 Redmayne Road HORSLEY PARK</b>
	<b>NSW 2175</b>
<b>LEGAL DESCRIPTION:</b>	<b>Lot: 74B DP: 17288</b>

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**Marcus Rowan**  
**MANAGER STRATEGIC LAND USE PLANNING**

**PLEASE NOTE:** This is page 1 of 24. Should this 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 under Section 10.7(2) & (5) and inclusive of Flood Information Sheet.

## Information provided under Section 10.7(2) of the Environmental Planning and Assessment Act 1979

### Notes:

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- (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 10.7(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 on (02) 9725 0821 or attending Council's Administration Centre at 86 Avoca Road, Wakeley.
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### 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 No. 33 - Hazardous and Offensive Development**

**SEPP (Major Development) 2005**

**SEPP No. 50 - Canal Estate Development**

**SEPP No. 55 - Remediation of Land**

**SEPP No. 64 - Advertising and Signage**

**SEPP No. 65 - Design Quality of Residential Flat Development**

**SEPP No. 19 - Bushland in Urban Areas**

**SEPP (Infrastructure) 2007**

**SEPP (Exempt and Complying Development Codes) 2008**

**SEPP (Affordable Rental Housing) 2009**

**SEPP (State and Regional Development) 2011**

**SEPP (Primary Production and Rural Development) 2019**

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

**SEPP (Miscellaneous Consent Provisions) 2007**

**SEPP No. 21 - Caravan Parks**



**SEPP (Building Sustainability Index: BASIX) 2004**

**SEPP (Vegetation in Non-Rural Areas) 2017**

**SEPP (Educational Establishments and Child Care Facilities) 2017**

**SEPP (Western Sydney Aerotropolis) 2020**

Regional Environmental Plans (Deemed SEPP)

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

**Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No. 2-1997)**

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)

**There is no draft SEPP applying to this land.**

**There is no other draft LEP applying to this land.**

- (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 RU2 Rural Landscape**

### **(b) WHAT IS PERMITTED WITHOUT DEVELOPMENT CONSENT?**

**Environmental protection works; Extensive agriculture; Home occupations.**

**(c) WHAT IS PERMITTED ONLY WITH DEVELOPMENT CONSENT?**

**Agricultural produce industries; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Extractive industries; Farm buildings; Flood mitigation works; Food and drink premises; Function centres; Group homes; Home-based child care; Hostels; Intensive plant agriculture; Landscaping material supplies; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Roadside stalls; Rural supplies; Secondary dwellings; Tourist and visitor accommodation; Veterinary hospitals; Water storage facilities.**

**(d) PROHIBITED?**

**Any development not specified in item (b) or (c).**

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.

**Housing Code:**

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

**Low Rise Housing Diversity Code**

**No. The Low Rise Medium Density Housing Code does not apply to the 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:**

**No. The Commercial and Industrial (New Buildings and Additions) Code does not apply to the land.**

**Subdivision Code:**

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

**Rural Housing Code:**

**Complying development under the Rural Housing Code may be carried out on the 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.**

**Container Recycling Facilities Code:**

**No. The Container Recycling Facilities Code does not apply to 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.**

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

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

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

**Council has not received any such notification.**

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

**Not applicable.**

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

In relation to a coastal council – whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 946B 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:

- (a) adopted by the Council, or  
(b) 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**

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 bush fire prone as defined in Part 4 of the Environmental Planning and Assessment Act 1979. Council is also required to have regard to the guidelines "Planning for Bushfire Protection" (published by the NSW Rural Fire Service and Planning NSW) or comments provided by the NSW Rural Fire Service pursuant to s.4.14 of the Environmental Planning and Assessment Act 1979 (as amended) which may place restrictions or special requirements on development of the site in relation to the bushfire affectation.

**(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.**

**Based on the information currently available to Council, this land is not affected by mainstream flooding. However, this is subject to future flood studies and reviews.**

**Based on the information currently available to Council, this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.**

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.**

**Based on the information currently available to Council, this land is not affected by mainstream flooding. However, this is subject to future flood studies and reviews.**

**Based on the information currently available to Council, this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.**

**Note:** 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 Catchment Planning Division on 9725 0222 for any updated information.

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**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.
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## **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 3.15 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 Indirect (Section 7.12) Development Contributions Plan 2011 applies to all land within the City of Fairfield.**

#### **9A. Biodiversity certified land**

If the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*, a statement to that effect.

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

**The land is not biodiversity certified land.**

#### **10. Biodiversity stewardship sites**

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

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

**No such agreement applies to the land.**

#### **10A. Native vegetation clearing set asides**

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

**Not applicable.**

#### **11. Bush fire prone land**

If any of the land is bush fire prone land (as defined in Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement to that effect.

**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 bush fire prone as defined in Part 4 of the Environmental Planning and Assessment Act 1979. Council is also required to have regard to the guidelines "Planning for Bushfire Protection" (published by the NSW Rural Fire Service and Planning NSW) or comments provided by the NSW Rural Fire Service pursuant to s.4.14 of the Environmental Planning and Assessment Act 1979 (as amended) which may place restrictions or special requirements on development of the site in relation to the bushfire affectation.**

#### **12. Property vegetation plans**

If the land to which a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* (and that continues in force) applies, a statement to that effect (but on if the council has been notified of the existence of the plan by the person or body that approved the plan under that 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, 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, schools or TAFE establishments**

A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), 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.

**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.

**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.

**No such certificate applies to the land**

## **20. Loose-fill asbestos insulation**

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

**Not Applicable.**

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

- (1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.
- (2) A statement of:
- (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
  - (b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

**None Relevant.**

## **22. State Environmental Planning Policy (Western Sydney Aerotropolis) 2020**

For land to which *State Environmental Planning Policy (Western Sydney Aerotropolis) 2020* applies, whether the land is –

- (a) in an ANEF or ANEC contour of 20 or greater as referred to in clause 19 of that Policy, or

**No**

- (b) shown on the Lighting Intensity and Wind Shear Map under that Policy, or

**No**

- (c) shown on the Obstacle Limitation Surface Map under that Policy, or

**Yes**

- (d) in the “public safety area” on the Public Safety Area Map under that Policy, or

**No**

- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map under that Policy.

**Yes**

**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 10.7(5) of the Environmental Planning and Assessment Act 1979**

**Note:**

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- (1) When information pursuant to section 10.7(5) is requested, the Council is under no obligation to furnish any of the information supplied herein pursuant to that section.
  - (2) Council draws your attention to section 10.7(6), which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to subsection (5).
  - (3) 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 land is subject to the provisions of the SEPP (Vegetation in Non-Rural Areas) 2017 and Fairfield LEP 2013.**

**Airspace Protection Western Sydney Airport - The land is subject to height restrictions to protect the airspace in the vicinity of the proposed Western Sydney Airport as required under the Regulations supporting the Airports Act 1996.**

**You should make your own enquiries with the Department of Infrastructure and Regional Development and the WSA Co who are responsible for the development and operation of the Western Sydney Airport contact details are available from <http://westernsydneyairport.gov.au/>.**

**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.**

**Local Government (Approvals) Regulation 1999. The property is subject to the Local Government (Approvals) Regulation 1999, which requires owners of properties serviced by an On-Site Sewage Management System (OSMS) to obtain Annual Council Approval to Operate the OSMS. Please Note: (i) purchasers of land where there is an existing OSMS are to obtain an Annual Approval to operate the OSMS within three (3) months of settlement of purchase. (ii) an OSMS is not transferrable between a vendor and purchaser of a property. For further details please contact Council's Community Health Section.**

**On 15th April 2014, the Australian Government announced that it intends to proceed with an airport at Badgerys Creek in the Liverpool City Council area. The Western Sydney Airport draft Environmental Impact Statement (EIS) was released for public exhibition on Monday 19 October 2015. You should make your own enquiries with the Commonwealth Government Department responsible via the website <http://westernsydneyairport.gov.au/>.**

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

**There is no draft SEPP applying to this land.**

**The land is affected by airport safeguards under the State Environmental Planning Policy (Western Sydney Aerotropolis) 2020. Subject to a Development Application any land affected by wildlife hazard provisions of the SEPP may require additional State or Commonwealth approval and additional technical assessment reports.**

# FAIRFIELD CITY COUNCIL DEVELOPMENT CONTROL PLANS

## Fairfield Citywide Development Control Plan

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: <ul style="list-style-type: none"> <li>the intent of the Development Control Plan and Development Application process – the DA Guide</li> <li>provisions for rural zone development</li> <li>residential flat building setbacks</li> <li>heritage advice</li> <li>road classifications</li> </ul>	14 July 2015	5 August 2015
<u>Amendment No.11</u> includes site specific development controls (private open space, car parking and dwelling density) for 46-50 Cobbett Street, Wetherill Park included in Chapter 6A Multi Dwelling Housing – Townhouses and Villas.	1 December 2015	16 December 2015
<u>Amendment No. 12</u> addresses anomalies in the DCP including but not limited to providing clarity on minimum room sizes, updated acoustic proofing measures for new dwellings in rural areas, car parking rates for disabled parking, and provisions for site servicing and loading requirements in neighbourhood shops in residential zones.	10 May 2016	25 May 2016



<u>Amendment No. 13</u> Clarification to requirements for acoustic measures for development in the rural areas, location of alfresco areas for secondary dwellings, car parking rates for restaurants & amendments to ensure controls for residential flat buildings are consistent with the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development & associated Apartment Design Guide.	14 March 2017	5 April 2017
<u>Amendment No. 14</u> Site specific provisions for 620 Elizabeth Drive, Bonnyrigg Heights.	27 June 2017	15 September 2017
<u>Amendment No. 15</u> Amendment to Appendix G, and addition of Appendix H to introduce Aboriginal Heritage Management controls for development across Fairfield City	12 September 2017	28 February 2018
<u>Amendment No. 16</u> Amendments provide clarity relating to alfresco areas and carports provisions for secondary dwellings, lot width provisions for dual occupancy and multi dwelling housing on cul-de-sac heads, setbacks for residential flat buildings on corner sites, removal of Chapter 8B Neighbourhood and Local Centres – Mixed Use (Up to 2 storeys) to ensure consistency with the Apartment Design Guide, inclusion of accessibility requirements, inclusion of Council's Stormwater Management Policy, and guidelines for acknowledging petitions.	27 February 2018	21 March 2018
<u>Amendment No. 18</u> Amendment to Chapter 10.11 to revise existing site specific DCP in relation to the Cabravale Diggers Club site at 1 Bartley Street, Canley Vale	14 November 2017	28 February 2018
<u>Amendment No. 19</u> Amendment to introduce site specific development controls for 17-23 Longfield Street, Cabramatta.	11 September 2018	28 February 2019
<u>Amendment No. 20</u> Amendment No. 20 provides clarity on controls and guidelines within the following chapters: <ul style="list-style-type: none"> <li>• Chapter 3 – Environmental Management and Constraints;</li> <li>• Chapter 4A – Development in the Rural Zones;</li> <li>• Chapter 5A – Dwelling Houses;</li> <li>• Chapter 5B – Secondary Dwellings;</li> <li>• Chapter 6A – Multi Dwelling Housing;</li> <li>• Chapter 6B – Dual Occupancy;</li> <li>• Chapter 9 – Industrial Development; and</li> <li>• Chapter 14 – Subdivision</li> </ul>	12 February 2019	13 March 2019
<u>Amendment No. 22</u> Amendment No. 22 provides clarity on control and guidelines within the following chapters: <ul style="list-style-type: none"> <li>• Appendix A – Definitions</li> <li>• Chapter 2 – Development Application Process</li> <li>• Chapter 3 – Environmental Management and Constraints</li> <li>• Chapter 5A – Dwelling Houses</li> <li>• Chapter 5B – Secondary Dwellings</li> <li>• Chapter 5C – Dwelling Houses on Narrow Lots</li> <li>• Chapter 7 – Residential Flat Buildings and Shop Top Housing</li> <li>• Chapter 8 – Neighbourhood and Local Centres Business Use</li> <li>• Chapter 12 – Car Parking, Vehicle and Access Management</li> <li>• Chapter 13 – Child Care Centres</li> <li>• Chapter 14 - Subdivision</li> </ul>	9 June 2020	21 September 2020

## Place Based and Site Specific Development Control Plans

Title	Adopted by Council*	Effective Date
Bonnyrigg Town Centre DCP 2018	6 August 2019	4 September 2020
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) - <u>Amendment No. 3</u> (Amended clauses and map regarding Precinct 2- Dutton Lane Car Park)	11 October 2016	10 March 2017
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) - <u>Amendment No. 3</u> (removes reference to the Fairfield Art Strategy as Council has not formally adopted a Public Art Strategy)	10 May 2016	25 May 2016
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) - <u>Amendment No. 9</u> (removes reference to the Fairfield Art Strategy as Council has not formally adopted a Public Art Strategy)	10 May 2016	25 May 2016
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
Fairfield Heights Town Centre DCP 2018	06 August 2019	05 June 2020
Villawood Town Centre DCP 2020	28 April 2020	05 June 2020

## 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

## Urban Design Studies

Title	Adopted by Council
Fairfield City Centre Key Sites Urban Design Study	27 March 2018
Fairfield Heights Town Centre Urban Design Study	27 March 2018
Villawood Town Centre Urban Design Study	27 March 2018

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

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# Flood Information Sheet

**Applicant:** Alex Boardman  
**Certificate No.:** 54/2021  
**Applicant's Reference:** 57914 Keyhole Estate  
**Issue Date:** 12/01/2021  
**Receipt No.:**

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**PROPERTY ADDRESS:** 182-190 Redmayne Road HORSLEY PARK  
NSW 2175  
**LEGAL DESCRIPTION:** Lot: 74B DP: 17288

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*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.*

## Important Notes:

**Not Applicable** values indicate that the subject land is not known to be subject to flooding.

**Not Available** values indicate that Council does not have the required flood information for the subject land.

A Glossary is also attached at the end of this Flood Information Sheet.

# MAINSTREAM FLOODING

## Description

Based on the information currently available to Council, this land is not affected by mainstream flooding. However, this is subject to future flood studies and reviews.

## Mainstream Flood Details

Size of Flood	Flood Level (m AHD)
PMF minimum PMF maximum	<b>Not Applicable</b> <b>Not Applicable</b>
1 in 100 year minimum 1 in 100 year maximum	<b>Not Applicable</b> <b>Not Applicable</b>
1 in 20 year minimum 1 in 20 year maximum	<b>Not Applicable</b> <b>Not Applicable</b>

## LOCAL OVERLAND FLOODING

### Description

Based on the information currently available to Council, this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.

### Local Overland Flood Details

Size of Flood	Flood Level (m AHD)
PMF minimum PMF maximum	<b>Not Applicable</b> <b>Not Applicable</b>
1 in 100 year minimum 1 in 100 year maximum	<b>Not Applicable</b> <b>Not Applicable</b>
1 in 20 year minimum 1 in 20 year maximum	<b>Not Applicable</b> <b>Not Applicable</b>



<b>GLOSSARY</b>	
<b>m AHD</b>	metres Australian Height Datum (AHD).
<b>Australian Height Datum (AHD)</b>	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.
<b>Average Recurrence Interval (ARI)</b>	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.
<b>Flood</b>	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.
<b>Flood risk precinct</b>	<p>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.</p> <p><b>High Flood Risk:</b> 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.</p> <p><b>Medium Flood Risk:</b> 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.</p> <p><b>Low Flood Risk:</b> 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.</p>
<b>Local overland flooding</b>	The inundation of normally dry land by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.
<b>Mainstream flooding</b>	The inundation of normally dry land occurring when water overflows the natural or artificial banks of a stream, river, estuary, lake or dam.
<b>Probable Maximum Flood (PMF)</b>	The largest flood that could conceivably occur at a particular location.

12/01/2021

**Mr Alex Boardman**  
**Suite 1A, 280-286 Keira Street**  
**WOLLONGONG NSW 2500**

Dear Sir/ Madam,

Following is your planning certificate as requested. Should you have any further queries please contact Council on (02) 9725 0821.

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**PLANNING CERTIFICATE**

(under section 10.7 of the Environmental Planning and Assessment Act 1979 as amended)

<b>Applicant:</b>	<b>Mr Alex Boardman</b>
<b>Certificate No.:</b>	<b>52/2021</b>
<b>Applicant's Reference:</b>	<b>57914 Keyhole Estate</b>
<b>Issue Date:</b>	<b>12/01/2021</b>
<b>Receipt No.:</b>	

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<b>PROPERTY ADDRESS:</b>	<b>155-169 Chandos Road HORSLEY PARK NSW</b>
	<b>2175</b>
<b>LEGAL DESCRIPTION:</b>	<b>Lot: A DP: 361393</b>

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**Marcus Rowan**  
**MANAGER STRATEGIC LAND USE PLANNING**

**PLEASE NOTE:** This is page 1 of 24. Should this 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 under Section 10.7(2) & (5) and inclusive of Flood Information Sheet.

## Information provided under Section 10.7(2) of the Environmental Planning and Assessment Act 1979

### Notes:

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- (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 10.7(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 on (02) 9725 0821 or attending Council's Administration Centre at 86 Avoca Road, Wakeley.
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### 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 No. 33 - Hazardous and Offensive Development**

**SEPP (Major Development) 2005**

**SEPP No. 50 - Canal Estate Development**

**SEPP No. 55 - Remediation of Land**

**SEPP No. 64 - Advertising and Signage**

**SEPP No. 65 - Design Quality of Residential Flat Development**

**SEPP No. 19 - Bushland in Urban Areas**

**SEPP (Infrastructure) 2007**

**SEPP (Exempt and Complying Development Codes) 2008**

**SEPP (Affordable Rental Housing) 2009**

**SEPP (State and Regional Development) 2011**

**SEPP (Primary Production and Rural Development) 2019**

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

**SEPP (Miscellaneous Consent Provisions) 2007**

**SEPP No. 21 - Caravan Parks**



**SEPP (Building Sustainability Index: BASIX) 2004**

**SEPP (Vegetation in Non-Rural Areas) 2017**

**SEPP (Educational Establishments and Child Care Facilities) 2017**

**SEPP (Western Sydney Aerotropolis) 2020**

Regional Environmental Plans (Deemed SEPP)

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

**Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No. 2-1997)**

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)

**There is no draft SEPP applying to this land.**

**There is no other draft LEP applying to this land.**

- (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 RU2 Rural Landscape**

### **(b) WHAT IS PERMITTED WITHOUT DEVELOPMENT CONSENT?**

**Environmental protection works; Extensive agriculture; Home occupations.**

**(c) WHAT IS PERMITTED ONLY WITH DEVELOPMENT CONSENT?**

**Agricultural produce industries; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Extractive industries; Farm buildings; Flood mitigation works; Food and drink premises; Function centres; Group homes; Home-based child care; Hostels; Intensive plant agriculture; Landscaping material supplies; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Roadside stalls; Rural supplies; Secondary dwellings; Tourist and visitor accommodation; Veterinary hospitals; Water storage facilities.**

**(d) PROHIBITED?**

**Any development not specified in item (b) or (c).**

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.

**Housing Code:**

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

**Low Rise Housing Diversity Code**

**No. The Low Rise Medium Density Housing Code does not apply to the 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:**

**No. The Commercial and Industrial (New Buildings and Additions) Code does not apply to the land.**

**Subdivision Code:**

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

**Rural Housing Code:**

**Complying development under the Rural Housing Code may be carried out on the 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.**

**Container Recycling Facilities Code:**

**No. The Container Recycling Facilities Code does not apply to 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.**

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

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

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

**Council has not received any such notification.**

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

**Not applicable.**

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

In relation to a coastal council – whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 946B 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:

- (a) adopted by the Council, or  
(b) 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**

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 bush fire prone as defined in Part 4 of the Environmental Planning and Assessment Act 1979. Council is also required to have regard to the guidelines "Planning for Bushfire Protection" (published by the NSW Rural Fire Service and Planning NSW) or comments provided by the NSW Rural Fire Service pursuant to s.4.14 of the Environmental Planning and Assessment Act 1979 (as amended) which may place restrictions or special requirements on development of the site in relation to the bushfire affectation.

**(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 partly within a Medium Flood Risk Precinct, partly within a Low Flood Risk Precinct as a result of mainstream flooding and partly not affected by 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 Medium Flood Risk Precinct is 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.**

**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.**

**Based on the information currently available to Council, this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.**

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 partly within a Medium Flood Risk Precinct, partly within a Low Flood Risk Precinct as a result of mainstream flooding and partly not affected by 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 Medium Flood Risk Precinct is 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.**

**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.**

**Based on the information currently available to Council, this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.**

**Note:** 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 Catchment Planning Division on 9725 0222 for any updated information.

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**Note:**

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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.
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## **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 3.15 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 Indirect (Section 7.12) Development Contributions Plan 2011 applies to all land within the City of Fairfield.**

## **9A. Biodiversity certified land**

If the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*, a statement to that effect.

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

**The land is not biodiversity certified land.**

## **10. Biodiversity stewardship sites**

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

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

**No such agreement applies to the land.**

## **10A. Native vegetation clearing set asides**

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

**Not applicable.**

#### **11. Bush fire prone land**

If any of the land is bush fire prone land (as defined in Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement to that effect.

**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 bush fire prone as defined in Part 4 of the Environmental Planning and Assessment Act 1979. Council is also required to have regard to the guidelines "Planning for Bushfire Protection" (published by the NSW Rural Fire Service and Planning NSW) or comments provided by the NSW Rural Fire Service pursuant to s.4.14 of the Environmental Planning and Assessment Act 1979 (as amended) which may place restrictions or special requirements on development of the site in relation to the bushfire affectation.**

#### **12. Property vegetation plans**

If the land to which a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* (and that continues in force) applies, a statement to that effect (but on if the council has been notified of the existence of the plan by the person or body that approved the plan under that 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, 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, schools or TAFE establishments**

A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), 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.

**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.

**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.

**No such certificate applies to the land**

## **20. Loose-fill asbestos insulation**

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

**Not Applicable.**

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

- (1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.  
(2) A statement of:  
(a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and  
(b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

**None Relevant.**

## **22. State Environmental Planning Policy (Western Sydney Aerotropolis) 2020**

For land to which *State Environmental Planning Policy (Western Sydney Aerotropolis) 2020* applies, whether the land is –

- (a) in an ANEF or ANEC contour of 20 or greater as referred to in clause 19 of that Policy, or

**No**

- (b) shown on the Lighting Intensity and Wind Shear Map under that Policy, or

**No**

- (c) shown on the Obstacle Limitation Surface Map under that Policy, or

**Yes**

- (d) in the “public safety area” on the Public Safety Area Map under that Policy, or

**No**

- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map under that Policy.

**No**

**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 10.7(5) of the Environmental Planning and Assessment Act 1979**

**Note:**

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- (1) When information pursuant to section 10.7(5) is requested, the Council is under no obligation to furnish any of the information supplied herein pursuant to that section.
  - (2) Council draws your attention to section 10.7(6), which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to subsection (5).
  - (3) 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.
- 

**Cumberland Plain Critically Endangered Ecological Community - Contains or in Close Proximity to Community**

Council is in receipt of information by the NSW National Parks and Wildlife Service indicating the land either contains or is in close proximity to an area possibly containing remnant vegetation associated with a Cumberland Plain Critically Endangered Ecological Community that is listed under the Biodiversity Conservation Act 2016 (NSW). On request Council will supply such information available from its records, however interested parties must take and rely on their own advice and enquiries.

**Cumberland Plain Critically Endangered Ecological Community - Contains or in Close Proximity to Community with an Area Greater than 0.5 hectares and Tree Cover**

Information from NSW National Parks and Wildlife Service indicates that the land either contains or is in close proximity to an area possibly containing remnant vegetation associated with a Cumberland Plain Critically Endangered Ecological Community. NPWS have identified the community as Cumberland Plain Woodland (Shale Hills Woodland, Shale Plains Woodland) that is listed as critically endangered under the Biodiversity Conservation Act 2016 (NSW). NPWS mapping indicates that the remnant vegetation is part of an area that is greater than 0.5 hectares and tree cover with urban development.

The land is subject to the provisions of the SEPP (Vegetation in Non-Rural Areas) 2017 and Fairfield LEP 2013.

Airspace Protection Western Sydney Airport - The land is subject to height restrictions to protect the airspace in the vicinity of the proposed Western Sydney Airport as required under the Regulations supporting the Airports Act 1996.

You should make your own enquiries with the Department of Infrastructure and Regional Development and the WSA Co who are responsible for the development and operation of the Western Sydney Airport contact details are available from <http://westernsydneyairport.gov.au/>.

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.

Local Government (Approvals) Regulation 1999. The property is subject to the Local Government (Approvals) Regulation 1999, which requires owners of properties serviced by an On-Site Sewage Management System (OSMS) to obtain Annual Council Approval to Operate the OSMS. Please Note: (i) purchasers of land where there is an existing OSMS are to obtain an Annual Approval to operate the OSMS within three (3) months of settlement of purchase. (ii) an OSMS is not transferrable between a vendor and purchaser of a property. For further details please contact Council's Community Health Section.

On 15th April 2014, the Australian Government announced that it intends to proceed with an airport at Badgerys Creek in the Liverpool City Council area. The Western Sydney Airport draft Environmental Impact Statement (EIS) was released for public exhibition on Monday 19 October 2015. You should make your own enquiries with the Commonwealth Government Department responsible via the website <http://westernsydneyairport.gov.au/>.

The land is identified as land in the vicinity of extractive industry under the provisions of Sydney Regional Environmental Plan No. 9 - Extractive Industry (No 2-1995) which aims to prevent any adverse effect between extractive industry and other incompatible land uses.

The submission of an acoustic report must accompany all development applications for dwelling houses and sensitive land uses located within a distance of 500 metres from a nominated extractive industry site. Refer to Council's Development Control Plan for more information.

There is no draft SEPP applying to this land.

# FAIRFIELD CITY COUNCIL DEVELOPMENT CONTROL PLANS

## Fairfield Citywide Development Control Plan

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: <ul style="list-style-type: none"> <li>the intent of the Development Control Plan and Development Application process – the DA Guide</li> <li>provisions for rural zone development</li> <li>residential flat building setbacks</li> <li>heritage advice</li> <li>road classifications</li> </ul>	14 July 2015	5 August 2015
<u>Amendment No.11</u> includes site specific development controls (private open space, car parking and dwelling density) for 46-50 Cobbett Street, Wetherill Park included in Chapter 6A Multi Dwelling Housing – Townhouses and Villas.	1 December 2015	16 December 2015
<u>Amendment No. 12</u> addresses anomalies in the DCP including but not limited to providing clarity on minimum room sizes, updated acoustic proofing measures for new dwellings in rural areas, car parking rates for disabled parking, and provisions for site servicing and loading requirements in neighbourhood shops in residential zones.	10 May 2016	25 May 2016



<u>Amendment No. 13</u> Clarification to requirements for acoustic measures for development in the rural areas, location of alfresco areas for secondary dwellings, car parking rates for restaurants & amendments to ensure controls for residential flat buildings are consistent with the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development & associated Apartment Design Guide.	14 March 2017	5 April 2017
<u>Amendment No. 14</u> Site specific provisions for 620 Elizabeth Drive, Bonnyrigg Heights.	27 June 2017	15 September 2017
<u>Amendment No. 15</u> Amendment to Appendix G, and addition of Appendix H to introduce Aboriginal Heritage Management controls for development across Fairfield City	12 September 2017	28 February 2018
<u>Amendment No. 16</u> Amendments provide clarity relating to alfresco areas and carports provisions for secondary dwellings, lot width provisions for dual occupancy and multi dwelling housing on cul-de-sac heads, setbacks for residential flat buildings on corner sites, removal of Chapter 8B Neighbourhood and Local Centres – Mixed Use (Up to 2 storeys) to ensure consistency with the Apartment Design Guide, inclusion of accessibility requirements, inclusion of Council's Stormwater Management Policy, and guidelines for acknowledging petitions.	27 February 2018	21 March 2018
<u>Amendment No. 18</u> Amendment to Chapter 10.11 to revise existing site specific DCP in relation to the Cabravale Diggers Club site at 1 Bartley Street, Canley Vale	14 November 2017	28 February 2018
<u>Amendment No. 19</u> Amendment to introduce site specific development controls for 17-23 Longfield Street, Cabramatta.	11 September 2018	28 February 2019
<u>Amendment No. 20</u> Amendment No. 20 provides clarity on controls and guidelines within the following chapters: <ul style="list-style-type: none"> <li>• Chapter 3 – Environmental Management and Constraints;</li> <li>• Chapter 4A – Development in the Rural Zones;</li> <li>• Chapter 5A – Dwelling Houses;</li> <li>• Chapter 5B – Secondary Dwellings;</li> <li>• Chapter 6A – Multi Dwelling Housing;</li> <li>• Chapter 6B – Dual Occupancy;</li> <li>• Chapter 9 – Industrial Development; and</li> <li>• Chapter 14 – Subdivision</li> </ul>	12 February 2019	13 March 2019
<u>Amendment No. 22</u> Amendment No. 22 provides clarity on control and guidelines within the following chapters: <ul style="list-style-type: none"> <li>• Appendix A – Definitions</li> <li>• Chapter 2 – Development Application Process</li> <li>• Chapter 3 – Environmental Management and Constraints</li> <li>• Chapter 5A – Dwelling Houses</li> <li>• Chapter 5B – Secondary Dwellings</li> <li>• Chapter 5C – Dwelling Houses on Narrow Lots</li> <li>• Chapter 7 – Residential Flat Buildings and Shop Top Housing</li> <li>• Chapter 8 – Neighbourhood and Local Centres Business Use</li> <li>• Chapter 12 – Car Parking, Vehicle and Access Management</li> <li>• Chapter 13 – Child Care Centres</li> <li>• Chapter 14 - Subdivision</li> </ul>	9 June 2020	21 September 2020

## Place Based and Site Specific Development Control Plans

Title	Adopted by Council*	Effective Date
Bonnyrigg Town Centre DCP 2018	6 August 2019	4 September 2020
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) - <u>Amendment No. 3</u> (Amended clauses and map regarding Precinct 2- Dutton Lane Car Park)	11 October 2016	10 March 2017
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) - <u>Amendment No. 3</u> (removes reference to the Fairfield Art Strategy as Council has not formally adopted a Public Art Strategy)	10 May 2016	25 May 2016
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) - <u>Amendment No. 9</u> (removes reference to the Fairfield Art Strategy as Council has not formally adopted a Public Art Strategy)	10 May 2016	25 May 2016
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
Fairfield Heights Town Centre DCP 2018	06 August 2019	05 June 2020
Villawood Town Centre DCP 2020	28 April 2020	05 June 2020

## 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

## Urban Design Studies

Title	Adopted by Council
Fairfield City Centre Key Sites Urban Design Study	27 March 2018
Fairfield Heights Town Centre Urban Design Study	27 March 2018
Villawood Town Centre Urban Design Study	27 March 2018

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

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# Flood Information Sheet

**Applicant:** Mr Alex Boardman  
**Certificate No.:** 52/2021  
**Applicant's Reference:** 57914 Keyhole Estate  
**Issue Date:** 12/01/2021  
**Receipt No.:**

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**PROPERTY ADDRESS:** 155-169 Chandos Road HORSLEY PARK NSW 2175  
**LEGAL DESCRIPTION:** Lot: A DP: 361393

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*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.*

## Important Notes:

**Not Applicable** values indicate that the subject land is not known to be subject to flooding.

**Not Available** values indicate that Council does not have the required flood information for the subject land.

A Glossary is also attached at the end of this Flood Information Sheet.



# MAINSTREAM FLOODING

## Description

This parcel is within the floodplain and identified as being partly within a Medium Flood Risk Precinct, partly within a Low Flood Risk Precinct as a result of mainstream flooding and partly not affected by 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 Medium Flood Risk Precinct is 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.

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.

## Mainstream Flood Details

Size of Flood	Flood Level (m AHD)
PMF minimum	<b>69.7</b>
PMF maximum	<b>72.4</b>
1 in 100 year minimum	<b>69.1</b>
1 in 100 year maximum	<b>70.9</b>
1 in 20 year minimum	<b>69.1</b>
1 in 20 year maximum	<b>69.9</b>

Flood levels in the vicinity of the above property have been extracted from the BMT WBM (2013) "Rural Area Flood Study."

## LOCAL OVERLAND FLOODING

### Description

Based on the information currently available to Council, this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.

### Local Overland Flood Details

Size of Flood	Flood Level (m AHD)
PMF minimum PMF maximum	<b>Not Applicable</b> <b>Not Applicable</b>
1 in 100 year minimum 1 in 100 year maximum	<b>Not Applicable</b> <b>Not Applicable</b>
1 in 20 year minimum 1 in 20 year maximum	<b>Not Applicable</b> <b>Not Applicable</b>

<b>GLOSSARY</b>	
<b>m AHD</b>	metres Australian Height Datum (AHD).
<b>Australian Height Datum (AHD)</b>	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.
<b>Average Recurrence Interval (ARI)</b>	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.
<b>Flood</b>	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.
<b>Flood risk precinct</b>	<p>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.</p> <p><b>High Flood Risk:</b> 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.</p> <p><b>Medium Flood Risk:</b> 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.</p> <p><b>Low Flood Risk:</b> 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.</p>
<b>Local overland flooding</b>	The inundation of normally dry land by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.
<b>Mainstream flooding</b>	The inundation of normally dry land occurring when water overflows the natural or artificial banks of a stream, river, estuary, lake or dam.
<b>Probable Maximum Flood (PMF)</b>	The largest flood that could conceivably occur at a particular location.

## **Appendix F EPA Searches**



Number	Name	Location	Type	Status	Issued date
1586745		327 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	22-May-20
1605827		327 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Pending	8-Feb-21
1554893	ANTHONY GAUCI	198-222 Burley Road, HORSLEY PARK, NSW 2175	s.91 Clean Up Notice	Issued	3-Aug-17
1043619	CSR BUILDING PRODUCTS LIMITED	327 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	3-Mar-05
1045397	CSR BUILDING PRODUCTS LIMITED	327 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	14-Apr-05
1047728	CSR BUILDING PRODUCTS LIMITED	327 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	17-May-05
1051525	CSR BUILDING PRODUCTS LIMITED	327 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	5-Sep-05
1054646	CSR BUILDING PRODUCTS LIMITED	327 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	19-Dec-05
1058710	CSR BUILDING PRODUCTS LIMITED	327 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	14-Aug-06
1068626	CSR BUILDING PRODUCTS LIMITED	327 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	3-Jan-07
1069203	CSR BUILDING PRODUCTS LIMITED	327 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	30-Jan-07
1072197	CSR BUILDING PRODUCTS LIMITED	327 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	28-Aug-07
1079901	CSR BUILDING PRODUCTS LIMITED	327 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	19-Nov-07
1083093	CSR BUILDING PRODUCTS LIMITED	327 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	21-Feb-08
1091847	CSR BUILDING PRODUCTS LIMITED	327 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	8-Sep-08
1092272	CSR BUILDING PRODUCTS LIMITED	327 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	25-Sep-08
1103921	CSR BUILDING PRODUCTS LIMITED	327 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	4-Nov-09
1112339	CSR BUILDING PRODUCTS LIMITED	327 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	22-Apr-10
1128021	CSR BUILDING PRODUCTS LIMITED	327 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	3-May-11
1506811	CSR BUILDING PRODUCTS LIMITED	327 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	17-Jul-12
1513694	CSR BUILDING PRODUCTS LIMITED	327 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	23-Apr-13
1517171	CSR BUILDING PRODUCTS LIMITED	327 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	25-Sep-13
1525873	CSR BUILDING PRODUCTS LIMITED	327 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	21-Nov-14
1008659	CSR LIMITED	327 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	22-Jun-01
1009994	CSR LIMITED	327 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.91 Clean Up Notice	Issued	27-Jul-01
1017812	CSR LIMITED	327 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	1-Jul-02
1015876	GEORGE BORG	66-104 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	2-May-02
1046392	GEORGE BORG	66-104 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	18-Apr-05
1048301	GEORGE BORG	66-104 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	30-May-05
1055576	GEORGE BORG	66-104 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	27-Jan-06
1592974	Global Auto Traders Pty Ltd	1681 THE HORSLEY DRIVE, HORSLEY PARK, NSW 2175	s.91 Clean Up Notice	Issued	30-Apr-20
1509753	MARY BORG	66-104 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.96 Prevention Notice	Issued	30-Oct-12
1510164	MARY BORG	66-104 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	19-Nov-12
3511	MICHAEL ANGELO MIZZI	66-104 BURLEY ROAD, HORSLEY PARK, NSW 2175	POEO licence	Issued	1-Mar-00
1518534	MICHAEL ANGELO MIZZI	66-104 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.91 Clean Up Notice	Issued	7-Feb-14
1585003	MICHAEL ANGELO MIZZI	66-104 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	28-Oct-19
1537865	PAUL GAUCI	43-47 Arundel Rd, HORSLEY PARK, NSW 2175	s.91 Clean Up Notice	Issued	25-Feb-16
123	PGH BRICKS & PAVERS PTY LIMITED	327 BURLEY ROAD, HORSLEY PARK, NSW 2175	POEO licence	Issued	2-Jun-00
1535803	PGH BRICKS & PAVERS PTY LIMITED	327 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	4-Dec-15

1542886	PGH BRICKS & PAVERS PTY LIMITED	327 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	23-Aug-16
1570706	PGH BRICKS & PAVERS PTY LIMITED	327 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	30-Nov-18
1573915	PGH BRICKS & PAVERS PTY LIMITED	327 BURLEY ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	12-Aug-19
20953	RB (HYGIENE HOME) AUSTRALIA PTY LTD	Warehouse 3B, HORSLEY PARK, NSW 2175	POEO licence	Issued	10-Jan-18
1576700	SOUTHERN OIL COLLECTION PTY LTD	87-91 Arundel Road, HORSLEY PARK, NSW 2175	s.91 Clean Up Notice	Issued	1-Mar-19
1578162	SOUTHERN OIL COLLECTION PTY LTD	87-91 Arundel Road, HORSLEY PARK, NSW 2175	s.110 Variation of Clean Up Notice	Issued	11-Apr-19
546	THE AUSTRAL BRICK CO PTY LTD	738-780 WALLGROVE ROAD, HORSLEY PARK, NSW 2175	POEO licence	Issued	10-Mar-00
1007259	THE AUSTRAL BRICK CO PTY LTD	738-780 WALLGROVE ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	5-Jul-02
1035393	THE AUSTRAL BRICK CO PTY LTD	738-780 WALLGROVE ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	7-Apr-04
1036813	THE AUSTRAL BRICK CO PTY LTD	738-780 WALLGROVE ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	31-May-04
1047092	THE AUSTRAL BRICK CO PTY LTD	738-780 WALLGROVE ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	28-Apr-05
1050547	THE AUSTRAL BRICK CO PTY LTD	738-780 WALLGROVE ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	2-Sep-05
1057502	THE AUSTRAL BRICK CO PTY LTD	738-780 WALLGROVE ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	17-Aug-06
1073917	THE AUSTRAL BRICK CO PTY LTD	738-780 WALLGROVE ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	19-Jul-07
1079903	THE AUSTRAL BRICK CO PTY LTD	738-780 WALLGROVE ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	19-Nov-07
1103926	THE AUSTRAL BRICK CO PTY LTD	738-780 WALLGROVE ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	12-Oct-09
1127114	THE AUSTRAL BRICK CO PTY LTD	738-780 WALLGROVE ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	6-Jun-11
1506056	THE AUSTRAL BRICK CO PTY LTD	738-780 WALLGROVE ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	16-May-12
1513128	THE AUSTRAL BRICK CO PTY LTD	738-780 WALLGROVE ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	9-Apr-13
1516757	THE AUSTRAL BRICK CO PTY LTD	738-780 WALLGROVE ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	9-Sep-13
1520355	THE AUSTRAL BRICK CO PTY LTD	738-780 WALLGROVE ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	14-Mar-14
1521153	THE AUSTRAL BRICK CO PTY LTD	738-780 WALLGROVE ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	11-Apr-14
1524264	THE AUSTRAL BRICK CO PTY LTD	738-780 WALLGROVE ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	21-Aug-14
1529351	THE AUSTRAL BRICK CO PTY LTD	738-780 WALLGROVE ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	19-Jan-16
1539038	THE AUSTRAL BRICK CO PTY LTD	738-780 WALLGROVE ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	12-Apr-16
1544768	THE AUSTRAL BRICK CO PTY LTD	738-780 WALLGROVE ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	13-Sep-16
1547647	THE AUSTRAL BRICK CO PTY LTD	738-780 WALLGROVE ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	22-Dec-16
1556111	THE AUSTRAL BRICK CO PTY LTD	738-780 WALLGROVE ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	29-Aug-17
1560591	THE AUSTRAL BRICK CO PTY LTD	738-780 WALLGROVE ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	16-Feb-18
1570879	THE AUSTRAL BRICK CO PTY LTD	738-780 WALLGROVE ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	25-Feb-19
1595281	THE AUSTRAL BRICK CO PTY LTD	738-780 WALLGROVE ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	9-Jun-20
1602502	THE AUSTRAL BRICK CO PTY LTD	738-780 WALLGROVE ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	9-Dec-20
1604081	THE AUSTRAL BRICK CO PTY LTD	738-780 WALLGROVE ROAD, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	18-Dec-20
11584	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Wallgrove Road, HORSLEY PARK, NSW 2175	POEO licence	Issued	15-Mar-02
1016941	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Wallgrove Road, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	14-May-02
1018824	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Wallgrove Road, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	19-Jul-02
1019921	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Wallgrove Road, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	19-Aug-02
1033327	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Wallgrove Road, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	23-Dec-03
1033739	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Wallgrove Road, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	6-Feb-04
1036180	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Wallgrove Road, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	4-May-04

1040396	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Wallgrove Road, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	2-Sep-04
1041104	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Wallgrove Road, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	18-Oct-04
1043982	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Wallgrove Road, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	2-May-05
1053129	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Wallgrove Road, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	24-Nov-05
1062726	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Wallgrove Road, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	25-Feb-08
1084429	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Wallgrove Road, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	3-Apr-08
1096732	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Wallgrove Road, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	20-Mar-09
1106313	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Wallgrove Road, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	15-Sep-09
1114296	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Wallgrove Road, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	9-Jul-10
1502344	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Wallgrove Road, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	9-Nov-11
1508296	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Wallgrove Road, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	27-Aug-12
1510710	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Wallgrove Road, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	27-Feb-13
1517433	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Wallgrove Road, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	15-Jan-14
20339	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Wallgrove Road, HORSLEY PARK, NSW 2175	POEO licence	Issued	24-Jun-14
1523334	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Wallgrove Road, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	10-Jul-14
1523330	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Wallgrove Road, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	14-Jul-14
1532624	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Wallgrove Road, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	3-Sep-15
3085779180	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Wallgrove Road, HORSLEY PARK, NSW 2175	Penalty Notice	Issued	10-May-16
1570345	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Wallgrove Road, HORSLEY PARK, NSW 2175	s.58 Licence Variation	Issued	11-Jul-19

# Search results

Your search for: Suburb: HORSLEY PARK

[Search Again](#)

[Refine Search](#)

did not find any records in our database.

If a site does not appear on the record it may still be affected by contamination. For example:

## Search TIP

To search for a specific site, search by LGA (local government area) and carefully review all sites listed.

... [more search tips](#)

- Contamination may be present but the site has not been regulated by the EPA under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985.
- The EPA may be regulating contamination at the site through a licence or notice under the Protection of the Environment Operations Act 1997 (POEO Act).
- Contamination at the site may be being managed under the [planning process](#).

More information about particular sites may be available from:

- The [POEO public register](#)
- The appropriate planning authority: for example, on a planning certificate issued by the local council under [section 149 of the Environmental Planning and Assessment Act](#).

See [What's in the record and What's not in the record](#).

If you want to know whether a specific site has been the subject of notices issued by the EPA under the CLM Act, we suggest that you search by Local Government Area only and carefully review the sites that are listed.

This public record provides information about sites regulated by the EPA under the Contaminated Land Management Act 1997, including sites currently and previously regulated under the Environmentally Hazardous Chemicals Act 1985. Your inquiry using the above search criteria has not matched any record of current or former regulation. You should consider searching again using different criteria. The fact that a site does not appear on the record does not necessarily mean that it is not affected by contamination. The site may have been notified to the EPA but not yet assessed, or contamination may be present but the site is not yet being regulated by the EPA. Further information about particular sites may be available from the appropriate planning authority, for example, on a planning certificate issued by the local council under section 149 of the Environmental Planning and Assessment Act. In addition the EPA may be regulating contamination at the site through a licence under the Protection of the Environment Operations Act 1997. You may wish to search the POEO public register. [POEO public register](#)



Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
HORNSBY	Hornsby Train Maintenance Centre	1B Stephen STREET	Other Industry	Regulation under CLM Act not required	-33.69370022	151.1035939
HOXTON PARK	Endeavour Energy Hoxton Park	490 Hoxton Park ROAD	Other Industry	Regulation under CLM Act not required	-33.92766437	150.8689069
HUNTERS HILL	Coles Express Hunters Hill	4 Ryde ROAD	Service Station	Regulation under CLM Act not required	-33.8317985	151.141655
HUNTERS HILL	Foreshore Land	Rear of 7, 9 & 11 Nelson PARADE	Other Industry	Contamination currently regulated under CLM Act	-33.84248362	151.1649249
HUNTERS HILL	7, 9 and 11 Nelson Parade Hunters Hill	7, 9 and 11 Nelson PARADE	Other Industry	Regulation under CLM Act not required	-33.84220148	151.1649724
HURLSTONE PARK	Former Telstra Depot	82 Canterbury ROAD	Service Station	Regulation under CLM Act not required	-33.90803171	151.1258121
HURLSTONE PARK	Former Speedway Petroleum Service Station	610 - 618 New Canterbury ROAD	Service Station	Contamination formerly regulated under the CLM Act	-33.90541228	151.1322009
HURLSTONE PARK	7-Eleven Hurlstone Park	670 New Canterbury ROAD	Service Station	Regulation under CLM Act not required	-33.90510388	151.1299825
HURSTVILLE GROVE	Moore Reserve	Morshead DRIVE	Landfill	Contamination currently regulated under CLM Act	-33.97920603	151.0873578
INGLEBURN	7-Eleven Ingleburn	72 Cumberland Road, corner Oxford ROAD	Service Station	Regulation under CLM Act not required	-34.00041505	150.8679742
INVERELL	Former Shell Depot	25 Edward STREET	Other Petroleum	Regulation under CLM Act not required	-29.76151684	151.1182033
INVERELL	Former Service Station	20 Oliver STREET	Service Station	Regulation under CLM Act not required	-29.77229743	151.1152692
INVERELL	Former Caltex Depot Inverell	4 Edward STREET	Service Station	Regulation under CLM Act not required	-29.76123104	151.1147983
INVERELL	Former Mobil Inverell Depot	29-33 Edward STREET	Other Petroleum	Regulation under CLM Act not required	-29.76135322	151.1171412
INVERELL	Caltex Service Station	55-59 Ring STREET	Service Station	Regulation under CLM Act not required	-29.76204512	151.1141737
INVERELL	Former Mobil Service Station	Corner Otho Street and Henderson STREET	Service Station	Regulation under CLM Act not required	-29.7786926	151.1149921

# Clean-Up Notice

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Global Auto Traders Pty Ltd  
Trading as Kangaroo Skip Bins  
ABN 63 621 048 913 ACN 621 048 913  
33 BETTS ROAD  
GREYSTANES NSW 2145

Attention: Pritika Kiran

Notice Number      1592974  
File Number        I01581-2020  
Date                 30-Apr-2020

## Clean-up Notice

### Why is the EPA writing to you?

The Environment Protection Authority reasonably suspects that pollution incidents have occurred or are occurring on land at 1681 The Horsley Drive, HORSLEY PARK, NSW, 2147. The EPA has issued you with this clean-up notice. Further information is set out in the notice below.

### What are you required to do?

Please read this notice carefully and carry out the clean-up action specified in this notice by the date required. If you have any queries about this matter, please contact George JAMIESON on (02) 9995 5204.

### BACKGROUND

1. The Environment Protection Authority (**the EPA**) is responsible for the administration and enforcement of the *Protection of the Environment Operations Act 1997* (**the POEO Act**), including the processing, transport and disposal of waste.
2. Schedule 1, Part 1, clause 39 of the POEO Act provides that the application to land of waste received from off site is a scheduled activity under section 48(1) of the POEO Act. Clause 39 does not apply to sites inside the regulated area that receive no more than 200 tonnes of specified types of waste (and no other waste), being building and demolition waste only, or building and demolition waste mixed with virgin excavated natural material.
3. The Premises is within the regulated area for the purpose of Schedule 1, Part 1, clause 39 of the POEO Act.
4. Section 6 of the POEO Act provides that the EPA is the Appropriate Regulatory Authority (**ARA**) for Scheduled activities.
5. Under section 91(1) of the POEO Act, the EPA as the ARA may direct a person that is reasonably suspected of causing or having caused a pollution incident to take clean-up action.

# Clean-Up Notice

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6. The POEO Act defines "waste" to include:

- a. any substance (whether solid, liquid or gaseous) that is discharged, emitted or deposited in the environment in such volume, constituency or manner as to cause an alteration in the environment, or
- b. any discarded, rejected, unwanted, surplus or abandoned substance, or
- c. any otherwise discarded, rejected, unwanted, surplus or abandoned substance intended for sale or for recycling, processing, recovery or purification by a separate operation from that which produced the substance, or
- d. any processed, recycled, re-used or recovered substance produced wholly or partly from waste that is applied to land, or used as fuel, but only in the circumstances prescribed by the regulations, or
- e. any substance prescribed by the regulations to be waste.

A substance is not precluded from being waste for the purposes of the POEO Act merely because it is or may be processed, recycled, re-used or recovered.

7. "Asbestos waste" is defined for the purposes of Schedule 1 of the POEO Act to mean any waste that contains asbestos. The EPA Waste Classification Guidelines provides that any waste that contains asbestos is "asbestos waste" and is classified as "special waste".

## The Inspection

8. On Thursday 28 February 2020, EPA officers conducted an inspection (**the Inspection**) of 1681 The Horsley Drive, Horsley Park, NSW (**the Premises**). The Premises is a rural residential property with access to the Horsley Drive via a driveway and an internal roadway that provides access to the Premises and to the rear of the Premises across a small unnamed ephemeral waterway. Attached at **Annexure A** is an aerial image of the Premises with the boundary of the Premises marked in blue. During the inspection EPA officers observed that the Premises appeared to be operating as a construction and demolition waste facility.
9. At the front of the Premises (marked in Black on **Annexure B**) EPA officers observed approximately 25 skip bins containing mixed construction and demolition waste. Large mixed construction and demolition waste stockpiles were also being stored in open areas of the Premises, including along either side of the road providing access to the rear of the Premises. Waste stockpiles covered around 10% of the 5,800m<sup>2</sup> area of the front of the Premises, and were stockpiled on average 0.5m high.
10. EPA officers observed that the rear of the Premises (marked in Black on **Annexure C**) had about 10 skip bins of mixed building and demolition waste stored and around 40 stockpiles of waste, including construction and demolition waste and waste soils, which covered around 20% of the 3400m<sup>2</sup> area of the rear of the Premises and on average were approximately 0.25m high.
11. The EPA notes that the size of skip bins varied, however held around 3 cubic meters of waste on average.
12. Between the front and rear sections of the Premises, EPA officers observed a watercourse that appeared to be an unnamed ephemeral tributary to Eastern Creek. EPA officers did not observe any water pollution controls between the waste at the front and rear of the Premises but did observe some waste, predominantly bricks and tiles in the ephemeral tributary (**the Creek**). The Creek has been marked in red on **Annexure A**.
13. During the inspection, EPA officers collected twenty six (26) fragments of fibrous cement boarding from skip bins and waste stockpiles suspected to contain asbestos from the front of the Premises,

# Clean-Up Notice

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and ten (10) from waste stockpiles and skip bins at the rear of the Premises. The samples were submitted to a NATA accredited laboratory for analysis. Twelve (12) of the samples were confirmed to contain asbestos from the front of the Premises, and seven (7) samples were confirmed to contain asbestos from the rear of the Premises .

14. The EPA estimates that the amount of waste at the Premises in each of the areas is:
  - a. 90 cubic meters, in the skip bins at the front of the Premises .
  - b. 290 cubic metres, in the waste stored on the ground at the front of the Premises.
  - c. 30 cubic metres, in the skip bins at the rear of the Premises .
  - d. 170 cubic metres, in the construction and demolition waste at the rear of the Premises, including construction and demolition contaminated waste soils.
15. Conservatively, estimating that each asbestos sample was taken from a 3 cubic metre bin or stockpile, 78 cubic metres of waste contains asbestos.
16. Assuming a density of waste of 1 tonne/cubic metre, about 580 tonnes of building and demolition waste has been imported to the Premises, 78 tonnes of which contains asbestos.

## Pollution at the Premises

17. A pollution incident means an incident or set of circumstances during or as a consequence of which there is or is likely to be a leak, spill or other escape or deposit of a substance, as a result of which pollution has occurred, is occurring or is likely to occur. It includes an incident or set of circumstances in which a substance has been placed or disposed of on premises.

## Land Pollution

18. Land pollution or pollution of land means placing in or on, or otherwise introducing into or onto, the land (whether through an act or omission) any matter, whether solid, liquid or gaseous:
  - a. that causes or is likely to cause degradation of the land, resulting in actual or potential harm to the health or safety of human beings, animals or other terrestrial life or ecosystems, or actual or potential loss or property damage, that is not trivial, or
  - b. that is of a prescribed nature, description or class that does not comply with any standard prescribed in respect of that matter.
19. Clause 109 of the *Protection of the Environment Operations (General) Regulation 2009 (the POEO General Regulation)* prescribes that placing more than ten (10) tonnes of asbestos waste onto land as land pollution.
20. The EPA reasonably suspects that the material imported to the Premises is waste and it has been deposited in the environment in such volume, constituency and manner as to cause an alteration and degradation of the receiving environment. Additionally, the nature of the fill is consistent with waste generated in construction and demolition activities.
21. The EPA considers that 57 tonnes of waste stored within the front fenced area of the Premises and 21 tonnes of waste stored on the rear of the Premises is *Special waste – asbestos waste*, as per 16. above.
22. The EPA reasonably suspects that the application of asbestos waste to land at Premises is causing land pollution at the front of the Premises and the Rear of the Premises, as placing more than 10 tonnes of asbestos waste is prescribed as land pollution (as set out in clause 109 of the POEO General Regulation).
23. The EPA reasonably suspects that the application of waste (including asbestos waste) to land at the Premises is causing land pollution which has occurred and is occurring as:
  - a. it is causing or likely to cause the degradation of the land,
  - b. the stockpiling of waste has resulted in potential loss of property value or property damage, and



# Clean-Up Notice

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- c. it has potential human health and environmental impacts caused by the asbestos waste.

## Water Pollution

24. Water pollution means the placing in or on, or otherwise introducing into or onto, waters (whether through an act or omission) any matter, whether solid, liquid or gaseous, so that the physical, chemical or biological condition of the waters is changed.
25. Waste material that appeared consistent with unsegregated building and demolition waste had been land applied in close proximity to the Creek. Some of this waste appeared to have fallen into the Creek.
26. Large quantities of soil and various building and demolition waste has been placed in a position that in the event of rainfall, is likely to wash or percolate into the Creek.
27. The EPA reasonably suspects that the waste is reasonably likely to change the physical condition of the receiving water in a rainfall event, in that the waste will increase the total suspended solid loads in the Creek.
28. The EPA reasonably suspects that the waste is reasonably likely to change the chemical condition of the receiving water in a rainfall event, in that the waste will increase the metal in nutrient loads in the Creek.
29. The EPA reasonably suspects that the application of waste (including asbestos waste) to land at the Premises has resulted in water pollution as:
  - a. It is placed in a location that is likely to fall, descend, wash blow or percolate into waters and the matter would have been likely to pollute those waters.
  - b. The waste is reasonably likely to change the physical and chemical properties of the receiving waterways, such as increased sediment loads

## Pollution Incident

30. The EPA reasonably suspects that pollution incidents are occurring and have occurred at the Premises, in that land and water pollution have occurred as defined in 18-29 above.
31. The EPA understands that Global Auto Traders Pty Ltd, ACN 621 048 913 (trading as Kangaroo Skip Bins) are the occupier of the Premises and requires you to take the clean-up actions as set out below.

## **DIRECTION TO TAKE CLEAN-UP ACTION**

32. The EPA directs you to take the following clean-up action in relation to the Premises:
  - a) Immediately secure the Premises to prevent any unauthorised access to the Premises.
  - b) Immediately cease and continue to cease causing or permitting any waste or fill material to be transported to or deposited or land applied at the Premises.
  - c) Immediately ensure that the fill material imported to the Premises is not disturbed in any way other than as required by this notice, including ensuring no processing of material or storage of vehicles occurs in the three (3) areas marked on Annexure A at the end of this notice.
  - d) Immediately ensure that EPA Clean Up notice signs installed by the EPA are not moved, tampered with or defaced in any way without written permission from the EPA.
  - e) By no later than 5pm on **22 May 2020** ensure that the Creek is restored to its condition prior to the importation to waste to the Premises, including removing any waste that has entered the Creek.
  - f) By no later than **5:00 p.m. on 22 May 2020** engage a suitably qualified expert to conduct a waste classification of all waste that has been land applied and within the waste skip bins, from the areas highlighted on Annexure B & C.
  - g) By no later than **5:00 p.m. on 25 May 2020** provide the name of the person conducting the waste classification as per Direction **32 f)** to the EPA.

# Clean-Up Notice

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- h) By no later than **48 hours prior to the undertaking of the waste classification**, inform the EPA by email the time and date that the waste classification will be undertaken.
- i) By no later than **5:00 p.m. on 26 June 2020** provide a waste classification in accordance with the NSW EPA Waste Classification Guidelines as required in **32 f)** above to the EPA.
- j) By no later than **5:00 p.m. on 24 July 2020** ensure that all waste identified in the waste classification as required by **32 f)** is disposed of at a facility that can lawfully receive that waste type.
- k) By no later than **5:00 p.m. on 31 July 2020** provide proof of lawful disposal of all waste removed from the Premises to the EPA.
- l) Ensure that all asbestos waste removed from the Premises is tracked in WasteLocate.
- m) All information and documents required by this notice must be provided electronically to George JAMIESON, Operations Officer Waste Compliance at [waste.compliance@epa.nsw.gov.au](mailto:waste.compliance@epa.nsw.gov.au).

A handwritten signature in black ink, appearing to read 'CFE', with a stylized flourish extending to the right.

**Celeste Forestal**

**Unit Head**

**Unit Head**

(by Delegation)

## **WARNINGS AND INFORMATION ABOUT THIS CLEAN-UP NOTICE**

- This notice is issued under section 91 of the Act.
- It is an offence against the Act not to comply with a clean-up notice unless you have a reasonable excuse.
- Details provided in this notice will be available on the Public Register in accordance with section 308 of the Act

## **Penalty for not complying with this notice**

- The maximum penalty that a court may impose for a corporation is \$1,000,000 and a further \$120,000 for each day the offence continues. The maximum penalty that a court may impose for an individual is \$250,000 and a further \$60,000 for each day the offence continues.

# Clean-Up Notice

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## **When this notice begins to operate**

- This notice operates from the day the notice is given, unless a later date is specified in the notice.

## **Continuing obligation**

- Under section 319A of the Act, your obligation to comply with the requirements of this notice continues until the notice is complied with in full, even if the due date for compliance has passed.

## **Cost recovery from the person who caused the incident**

- If you comply with this clean-up notice but you are not the person who caused the pollution incident to which the notice relates, you have a right to go to court to recover your costs of complying with the notice from the person who caused the incident.

## **Other costs**

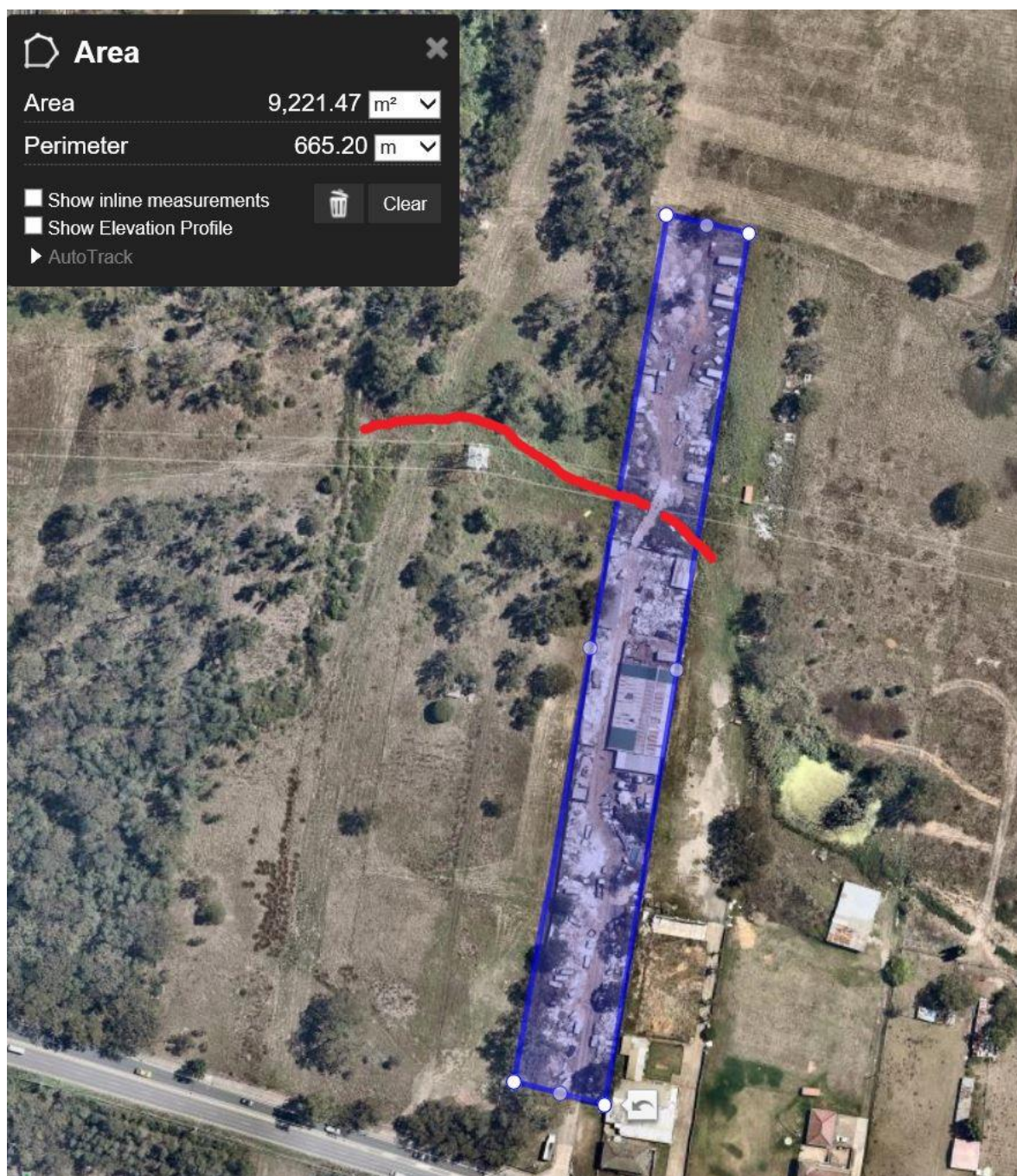
- The Act allows the EPA to recover from you reasonable costs and expenses it incurs in monitoring action taken under this notice, ensuring the notice is complied with and associated matters.
- If you are required to pay these other costs and expenses you will later be sent a separate notice called a "Notice Requiring Payment of Reasonable Costs and Expenses".

## **Variation of this notice**

- The requirements of this notice may only be varied or revoked by written notice issued by the EPA.

# Clean-Up Notice

Annexure A – Nearmap image dated 22 January 2020 of the Premises outlined in blue, with the Creek highlighted in red.

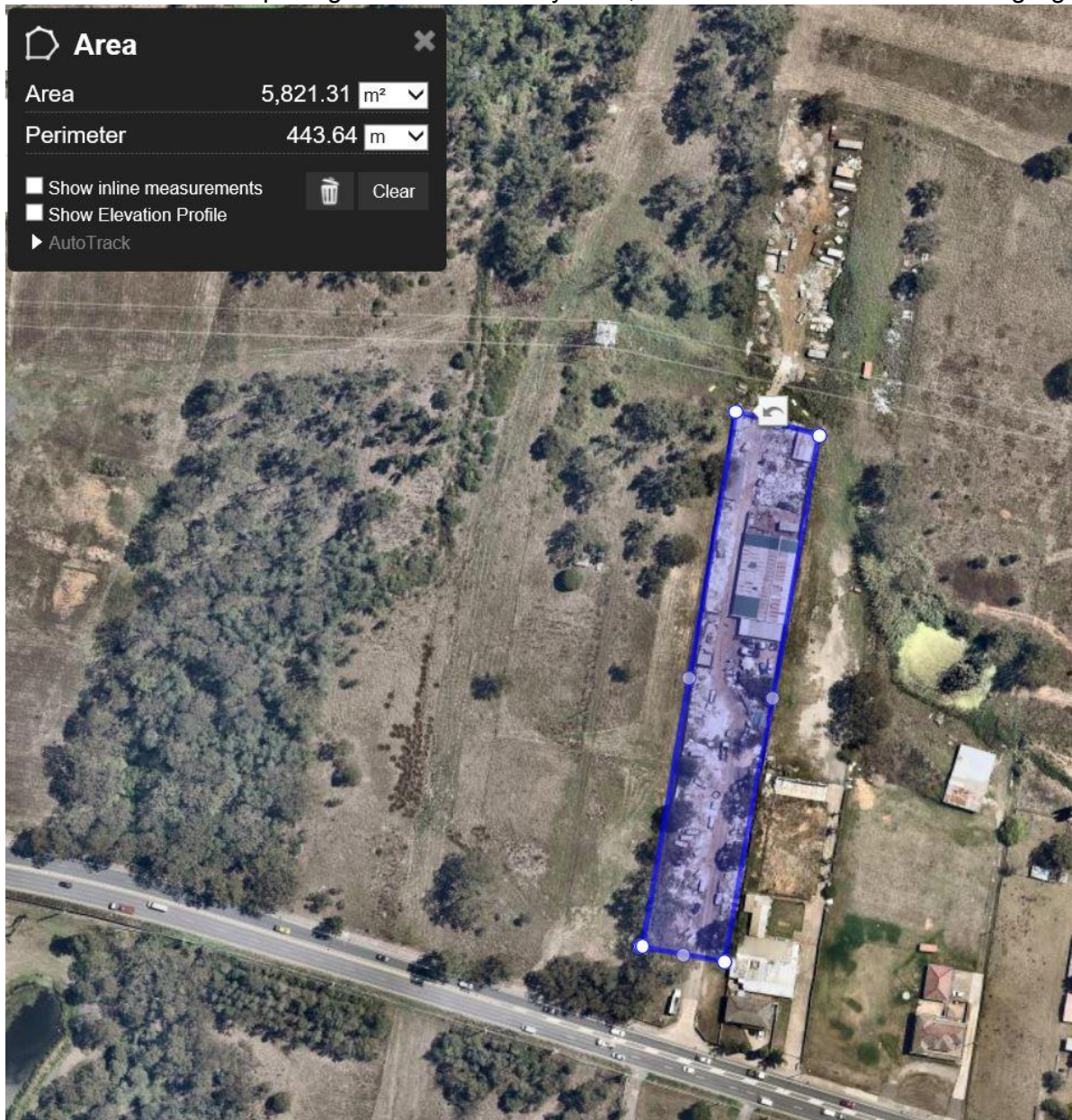




# Clean-Up Notice



Annexure B – Nearmap image dated 22 January 2020, with the front of the Presmies highlighted in blue.

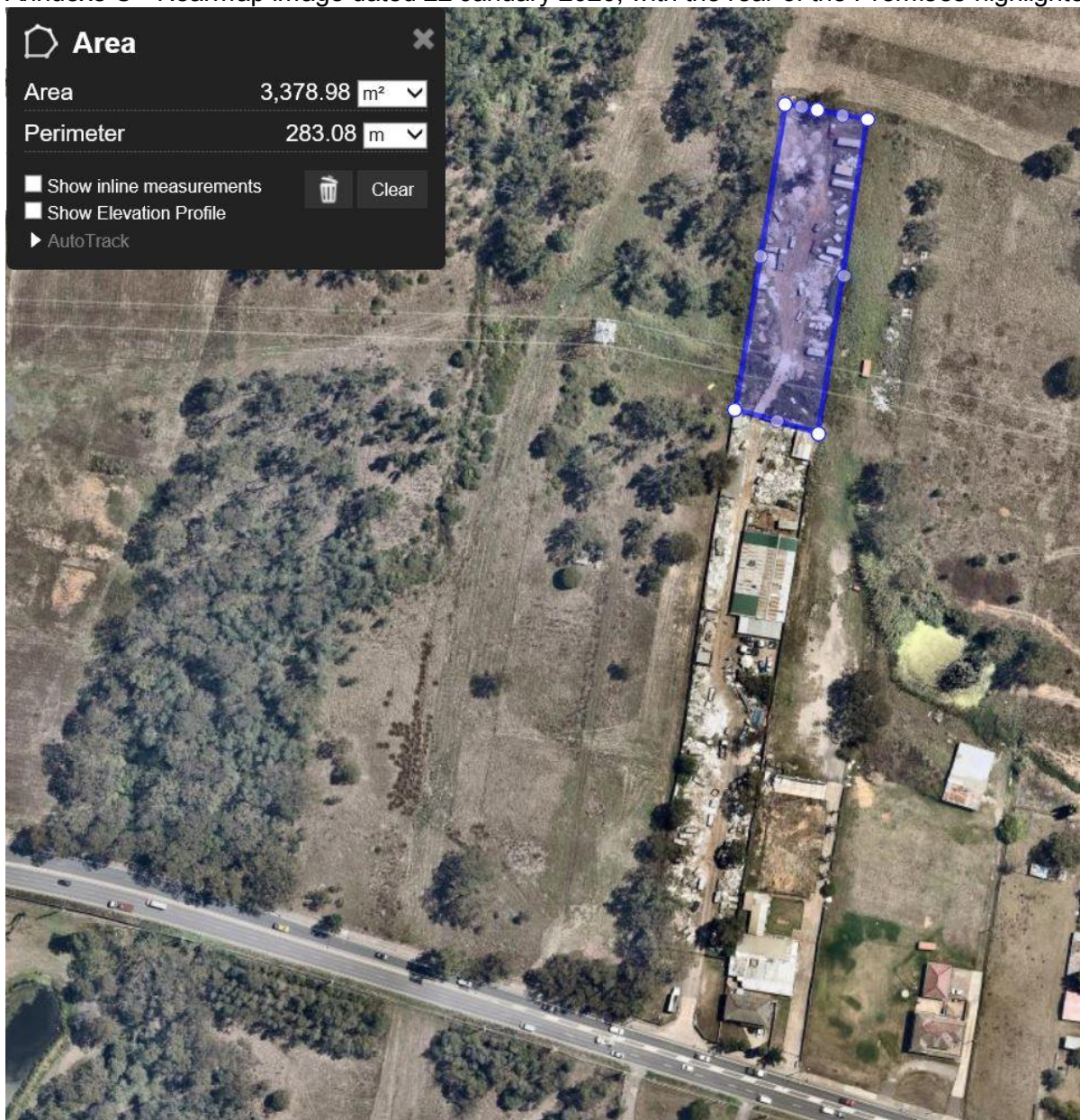




# Clean-Up Notice



Annexe C - Nearmap image dated 22 January 2020, with the rear of the Premises highlighted in blue.



## **Appendix G Heritage Searches**

Search Results

2 results found.

<a href="#">Horsley Garden</a> The Horsley Dr	Horsley Park, NSW, Australia	<a href="#">(Registered)</a> Register of the National Estate (Non-statutory archive)
<a href="#">Horsley Homestead, Outbuildings and Surrounds</a> The Horsley Dr	Horsley Park, NSW, Australia	<a href="#">(Registered)</a> Register of the National Estate (Non-statutory archive)

Report Produced: Fri Mar 12 15:58:51 2021



# Search for NSW heritage

[Return to search page where you can refine/broaden your search.](#)

## Statutory listed items

Information and items listed in the State Heritage Inventory come from a number of sources. This means that there may be several entries for the same heritage item in the database. For clarity, the search results have been divided into three sections.

- **Section 1** - contains Aboriginal Places declared by the **Minister for the Environment** under the National Parks and Wildlife Act. This information is provided by the Heritage Division.
- **Section 2** - contains heritage items listed by the **Heritage Council of NSW** under the NSW Heritage Act. This includes listing on the State Heritage Register, an Interim Heritage Order or protected under section 136 of the NSW Heritage Act. This information is provided by the Heritage Division.
- **Section 3** - contains items listed by **local councils** on Local Environmental Plans under the Environmental Planning and Assessment Act, 1979 and **State government agencies** under s.170 of the Heritage Act. This information is provided by local councils and State government agencies.

### Section 1. Aboriginal Places listed under the National Parks and Wildlife Act.

Your search did not return any matching results.

### Section 2. Items listed under the NSW Heritage Act.

Your search returned 3 records.

Item name	Address	Suburb	LGA	SHR
<a href="#">Horsley complex (homestead, outbuildings, garden, farm).</a>	52-58 Jamieson Close	Horsley Park	Fairfield	00030
<a href="#">Prospect Reservoir and surrounding area</a>	Reservoir Road	Prospect	Blacktown	01370
<a href="#">Upper Canal System (Pheasants Nest Weir to Prospect Reservoir).</a>		Prospect	Blacktown	01373

### Section 3. Items listed by Local Government and State Agencies.

Your search did not return any matching results.

There was a total of 3 records matching your search criteria.

**Key:**

LGA = Local Government Area  
GAZ= NSW Government Gazette (statutory listings prior to 1997), HGA = Heritage Grant Application, HS = Heritage Study, LGOV = Local Government, SGOV = State Government Agency.  
**Note:** While the Heritage Division seeks to keep the Inventory up to date, it is reliant on State agencies and local councils to provide their data. Always check with the relevant State agency or local council for the most up-to-date information.

## Appendix H Historical Analytical Tables









Table A: Soil Analytical Results  
Project Number: 57914 - JBS 2019 DSI  
Project Name: Horsley Park Keyhole Site

	Metals & Metalloids								TPHs (NEPC 1999)					TRHs (NEPC 2013)					BTEXN					Polycyclic Aromatic Hydrocarbons																	PAHs in Soil											
	Arsenic (Total)	Cadmium	Chromium (Total)	Copper	Lead	Mercury (Inorganic)	Nickel	Zinc	C5-C9 Fraction	C10-C14 Fraction	C15-C28 Fraction	C29-C36 Fraction	C10-C36 Fraction (Total)	>C10-C16 Fraction	>C16-C34 Fraction	>C34-C40 Fraction	>C10-C40 Fraction (Total)	>C10-C16 less Naphthalene (F2)	C5-C10 Fraction	C5-C10 less BTEX (F1)	Benzene	Ethylbenzene	Toluene	Xylene (o)	Xylene (m & p)	Xylene (Total)	Naphthalene	Acenaphthene	Acenaphthylene	Anthracene	Benzo[a]anthracene	Benzo[a]pyrene	Benzo[a]pyrene TEQ (lower bound)*	Benzo[a]pyrene TEQ (medium bound)*	Benzo[a]pyrene TEQ (upper bound)*	Benzo[b,j]fluoranthene	Benzo[k,h,i]perylene	Benzo[i]fluoranthene	Chrysene	Dibenz[a,h]anthracene	Carcinogenic PAHs as B[a]P TEQ	Fluoranthene	Fluorene	Indeno[1,2,3-c,d]pyrene	PAHs (Total)	Phenanthrene	Pyrene	Total Positive PAHs	Benzo[b,j,k]fluoranthene			
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg			
EQL	2	0.4	1	1	1	0.1	1	1	20	20	50	50	50	50	100	100	50	50	20	20	0.1	0.1	0.1	0.1	0.2	0.3	0.1	0.1	0.1	0.1	0.1	0.05	0.5	0.5	0.5	0.5	0.1	0.5	0.1	0.1	mg/kg	mg/kg	mg/kg	mg/kg	0.5	0.1	0.1					
NEPC 2013 EIL, EILs Aged Sediment	160			310	1800		380	930							2500	6600		170		215	95	185	135			95	370																									
NEPM 2013 ESL Commercial and Industrial, Fine Soil																																1.4																				
NSW EPA (1997) Biosolids Australia																																																				
NEPM 2013 HSL Asbestos in Soil - Bonded ACM - Commercial/Industrial - HSL D																																																				
NEPM 2013 HSL Asbestos in Soil - FA & AF - HSL																																																				
NEPM 2013 Mgmt Limits - Commercial and Industrial, Fine														1000	5000	10000			800																																	
NEPM 2013 Soil HIL D	3000	900	3600	240000	1500	730	6000	400000																									40	40	40						40											
NEPM 2013 Soil HSL D for Vapour Intrusion - Clay 0 to <1m																		NL		310	4	NL	NL			NL	NL																									
NEPM 2013 Soil HSL D for Vapour Intrusion - Clay 1 to <2m																		NL		480	6	NL	NL			NL	NL																									

Field ID	Sampled Date	Lab Report Number
#1 FA:Chrysotile and amosite asbestos detected in weathered fibre cement fragment.No asbestos detected at the reporting limit of 0.001% w/w.*		
#2 No asbestos detected at the reporting limit of 0.001% w/w. *Organic fibre detected.No trace asbestos detected.		
#3 NATA accreditation does not cover the performance of this service in soil matrices		
#4 FA:Chrysotile and amosite asbestos detected in weathered fibre cement fragment.		
#5 ACM:Chrysotile and amosite asbestos detected in fibre cement fragments.		
#6 ESDAT Combined. Some Analytes are missing from this Combined Compound.		
#7 No asbestos detected at the reporting limit of 0.001% w/w.		
#8 No asbestos detected at the reporting limit of 0.001% w/w		
#9 No asbestos detected at the reporting limit of 0.01% w/w		
#10 Chrysotile and crocidolite asbestos detected.		
#11 Chrysotile and amosite asbestos detected.		
#12 Synthetic mineral fibres detected		
#13 No respirable fibres detected.		
#14 Chrysotile asbestos detected.		
#15 Organic fibres detected.		
#16 ESDAT Combined.		
#17 130x120x5		
#18 140x65x5		
#19 130x90x5		
#20 85x50x5		
#21 80x75x5		
#22 65x45x5		
#23 45x30x5		
#24 30x20x5		
#25 Nil		









Table A: Soil Analytical Results  
Project Number: 57914 - JBS 2019 DSI  
Project Name: Horsley Park Keyhole Site



	Organochlorine Pesticides																								EPA VIC		Polychlorinated Biphenyls								Chlorinated Benzenes		Asbestos								
	4,4-DDE mg/kg	Aldrin mg/kg	Aldrin + Dieldrin (Sum of Total) mg/kg	alpha-BHC mg/kg	alpha-Chlordane mg/kg	beta-BHC mg/kg	Chlordane mg/kg	DDD mg/kg	DDT mg/kg	Dieldrin mg/kg	DDT+DDE+DDD (Sum of Total) mg/kg	delta-BHC mg/kg	Endosulfan alpha mg/kg	Endosulfan beta mg/kg	Endosulfan sulphate mg/kg	Endrin mg/kg	Endrin aldehyde mg/kg	Endrin ketone mg/kg	gamma-Chlordane mg/kg	Heptachlor mg/kg	Heptachlor Epoxide mg/kg	Lindane mg/kg	Methoxychlor mg/kg	Toxaphene mg/kg	Organochlorine Pesticides EPAVic mg/kg	Other Organochlorine Pesticides EPAVic mg/kg	Aroclor 1016 mg/kg	Aroclor 1221 mg/kg	Aroclor 1232 mg/kg	Aroclor 1242 mg/kg	Aroclor 1248 mg/kg	Aroclor 1254 mg/kg	Aroclor 1260 mg/kg	PCBs (Total) mg/kg	Hexachlorobenzene mg/kg	Approx. Sample Mass g	Asbestos from ACM in Soil %w/w	Asbestos from FA & AF in Soil %w/w	Mass ACM g	Mass Asbestos in ACM g	Mass FA g	Mass Asbestos in FA g	Mass AF g	Mass Asbestos in AF g	
EQL	0.05	0.05	0.05	0.05	mg/kg	0.05	0.1	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	mg/kg	0.05	0.05	0.05	0.05	1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.05										
NEPC 2013 EIL, EILs Aged Sediment									640																																				
NEPM 2013 ESL Commercial and Industrial, Fine Soil																																													
NSW EPA (1997) Biosolids Australia																																													
NEPM 2013 HSL Asbestos in Soil - Bonded ACM - Commercial/Industrial - HSL D																																													
NEPM 2013 HSL Asbestos in Soil - FA & AF - HSL																																													
NEPM 2013 Mgmt Limits - Commercial and Industrial, Fine																																													
NEPM 2013 Soil HIL D			45				530				3600					100				50			2500	160									7	80											
NEPM 2013 Soil HSL D for Vapour Intrusion - Clay 0 to <1m																																													
NEPM 2013 Soil HSL D for Vapour Intrusion - Clay 1 to <2m																																													

Field ID	Sampled Date	Lab Report Number
#1	FA:Chrysotile and amosite asbestos detected in weathered fibre cement fragment.No as	
#2	No asbestos detected at the reporting limit of 0.001% w/w.*Organic fibre detected.No t	
#3	NATA accreditation does not cover the performance of this service in soil matrices	
#4	FA:Chrysotile and amosite asbestos detected in weathered fibre cement fragment.	
#5	ACM:Chrysotile and amosite asbestos detected in fibre cement fragments.	
#6	ESDAT Combined. Some Analytes are missing from this Combined Compound.	
#7	No asbestos detected at the reporting limit of 0.001% w/w.	
#8	No asbestos detected at the reporting limit of 0.001% w/w	
#9	No asbestos detected at the reporting limit of 0.01% w/w	
#10	Chrysotile and crocidolite asbestos detected.	
#11	Chrysotile and amosite asbestos detected.	
#12	Synthetic mineral fibres detected	
#13	No respirable fibres detected.	
#14	Chrysotile asbestos detected.	
#15	Organic fibres detected.	
#16	ESDAT Combined.	
#17	130x120x5	
#18	140x65x5	
#19	130x90x5	
#20	85x50x5	
#21	80x75x5	
#22	65x45x5	
#23	45x30x5	
#24	30x20x5	
#25	Nil	

**Table A: Soil Analytical Results**  
Project Number: 57914 - JBS 2019 DSI  
Project Name: Horsley Park Keyhole Site



JBS&G

		Asbestos ID				Asbestos		Asbestos - Trace Analysis			Microbiological				Ionic Balance		Other			
		Mass Asbestos in FA & AF	FA and AF Estimation* #2	Total Asbestos#1	ACM >7mm Estimation*	Asbestos Reported Result	Asbestos Sample Dimensions	Respirable Fibres - Comment			E.coli	Salmonella	Salmonella volume/mass tested	Thermotolerant Coliforms	Cation Exchange Capacity	µS/cm	pH Units	% Moisture 100°C	% Moisture	Total Organic Carbon
		g	%(w/w)	g/kg	%(w/w)	Comment	Comment	Comment	MPN/G	MPN/G	MPN/G	meq/100g	µS/cm	ph Units	%	%	%	%	%	
FQL																				
NEPC 2013 EIL, EILs Aged Sediment									1				1	0.05	10	0.1	1		0.1	
NEPM 2013 ESL Commercial and Industrial, Fine Soil																				
NSW EPA (1997) Biosolids Australia									100			1000								
NEPM 2013 HSL Asbestos in Soil - Bonded ACM - Commercial/Industrial - HSL D																				
NEPM 2013 HSL Asbestos in Soil - FA & AF - HSL																				
NEPM 2013 Mgmt Limits - Commercial and Industrial, Fine																				
NEPM 2013 Soil HIL D																				
NEPM 2013 Soil HSL D for Vapour Intrusion - Clay 0 to <1m																				
NEPM 2013 Soil HSL D for Vapour Intrusion - Clay 1 to <2m																				
Field ID	Sampled Date	Lab Report Number																		
Lot 58B DP17288 (203-209, Chandos Road)																				
L58B-TP01-0-0.1	9/12/2019	692748	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10	-	-
L58B-TP02-0-0.1	9/12/2019	692748	0	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	-	-	-	8.2	-	-
L58B-TP03-0-0.1	9/12/2019	692748	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8.4	-	-
L58B-TP05-0-0.1	10/12/2019	692994	0	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	-	-	-	6.4	-	-
L58B-TP06-0-0.1	10/12/2019	692994	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	-	-
L58B-TP07-0-0-0.1	3/12/2019	691627	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12	-	-
L58B-TP08-0-0.1	10/12/2019	692994	0	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	-	-	-	7.9	-	-
L58B-TP09-0-0.1	10/12/2019	692994	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.4	-	-
L58B-TP10-0-4-0.5	9/12/2019	692748	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17	-	-
L58B-TP11-0-0.1	9/12/2019	692748	0	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	-	-	-	10	-	-
L58B-TP12-0-0.1	9/12/2019	692748	0	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	-	-	-	9.8	-	-
BIO_01	9/12/2019	692748	-	-	-	-	-	-	8700	Not Detected	25	8900 <sup>RP</sup>	-	-	-	-	-	59	-	-
Lot 57 DP13961 (187-201, Chandos Road)																				
L57-TP01-0-0-0.1	3/12/2019	691627	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.4	-	-
L57-TP02-0.2-0-0.3	9/12/2019	692748	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14	-	-
L57-TP03-0-0.1	9/12/2019	692748	0	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	-	-	-	8.4	-	-
L57-TP04-0-0.1	9/12/2019	692748	0	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	-	-	-	8.9	-	-
L57-TP05-0.3-0-0.4	9/12/2019	692748	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14	-	-
L57-TP06-0-0.1	9/12/2019	692748	0	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	-	-	-	9.9	-	-
L57-TP07-0-0.1	9/12/2019	692748	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11	-	-
L57-TP08-0-0.1	9/12/2019	692748	0	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	-	-	-	12	-	-
L57-TP09-0.2-0-0.3	9/12/2019	692748	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13	-	-
L57-TP10-0-4-0.5	3/12/2019	691627	0	-	-	No asbestos detected at the reporting limit of 0.01% w/w.	-	No respirable fibres detected	-	-	-	-	-	19	23	6.6	8.1	-	-	
L57-TP11-0-0.1	9/12/2019	692748	0	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	-	-	-	8.4	-	-
L57-TP12-0-0.1	9/12/2019	692748	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11	-	-
L57-TP13-0-0.1	9/12/2019	692748	0	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	-	-	-	8.3	-	-
L57-TP14-0-0.1	9/12/2019	692748	0	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	-	-	-	8.7	-	-
L57-TP15-0-0.1	9/12/2019	692748	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7.4	-	-
L57-TP16-0-0.1	9/12/2019	692748	0	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	-	-	-	20	-	-
L57-TP18-0-0.1	9/12/2019	692748	0	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	-	-	-	18	-	-
Lot 56 DP13961 (171-185, Chandos Road)																				
L56_FRAG01	5/12/2019	692222	0	-	-	Chrysotile asbestos detected	No asbestos detected at reporting limit of 0.001% w/w	No respirable fibres detected	-	-	-	-	-	-	-	-	-	-	-	-
L56-TP01-0-0.1	9/12/2019	692748	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9.5	-	-
L56-TP02-0-0.1	9/12/2019	692748	0	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	-	-	-	15	-	-
L56-TP03-0-0.1	9/12/2019	692748	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11	-	-
L56_TP04_0-0-0.1	5/12/2019	692222	0	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	-	-	-	7.8	-	-
L56_TP05_0-0-0.1	5/12/2019	692222	0	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	-	-	-	9.9	-	-
L56_TP06_0-0-0.1	5/12/2019	692222	0	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	-	-	-	12	-	-
QA20191205_1	5/12/2019	692222	0	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	-	-	-	11	-	-
QC20191205-1	5/12/2019	232667	-	<0.001	<0.1	<0.01	-	-	-	-	-	-	-	-	-	-	-	9	-	-
L56_TP06_0-3-0-4	5/12/2019	692222	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17	-	-
L56_TP07_0-0-0-1	5/12/2019	692222	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12	-	-
QA20191205_2	5/12/2019	692222	0	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	-	-	-	8.5	-	-
QC20191205-2	5/12/2019	232667	-	<0.001	<0.1	<0.01	-	-	-	-	-	-	-	-	-	-	-	7	-	-
L56_TP08_0-0-0-1	5/12/2019	692222	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8.3	-	-
L56_TP09_0-0-0-1	5/12/2019	692222	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10	-	-
L56-TP10-0-0-0.1	3/12/2019	691627	0	-	-	No asbestos detected at the reporting limit of 0.001% w/w.	-	No respirable fibres detected	-	-	-	-	-	-	-	-	-	9.2	-	-
L56-TP11-0-3-0-4	9/12/2019	692748	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	24	-	-
L56-TP12-0-0.1	9/12/2019	692748	0	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	-	-	-	11	-	-
L56-TP13-0-0.1	9/12/2019	692748	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8.7	-	-
L56-TP14-0-0-0.1	9/12/2019	692748	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10	-	-
L56-TP15-0-0.1	9/12/2019	692748	0	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	-	-	-	7.6	-	-
L56_TP16_0-0-0-1	5/12/2019	692222	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.4	-	-
QA20191205_3	5/12/2019	692222	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8.7	-	-
QC20191205-3	5/12/2019	232667	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8.5	-	-
L56_TP17_0-0-0-1	5/12/2019	692222	0	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	-	-	-	6.7	-	-
QA20191205_4	5/12/2019	692222	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.8	-	-
QC20191205-4	5/12/2019	232667	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.5	-	-
L56-TP17-0-3-0-4	9/12/2019	692748	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	26	-	-
L56_TP18_0-0-0-1	5/12/2019	692222	0	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	-	-	-	13	-	-
L56_TP19_0-0-0-1	5/12/2019	692222	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15	-	-
Lot 8 DP361392 (137-153, Chandos Road)																				
LB_TP01_0-0-0-1	5/12/2019	692222	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13	-	-
LB_TP02_0-0-0-1	5/12/2019	692222	0	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	<10	-	-	<10	-	-	-	-	-	18	-	-
LB_TP03_0-0-0-1	5/12/2019	692222	-	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	<10	-	-	<10	-	-	-	-	-	11	-	-
LB_TP04_0.35-0-45	5/12/2019	692222	0	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	-	-	-	12	-	-
LB_TP05_0-0-0-1	5/12/2019	692222	0	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	-	-	-	7.7	-	-
LB_TP06_0-0-0-1	5/12/2019	692222	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8	-	-
LB_TP07_0-0-0-1	5/12/2019	692222	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8.2	-	-
LB_TP08_0-0-0-1	5/12/2019	692222	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8.7	-	-
LB_TP10_0-0-0-1	5/12/2019	692222	0	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	-	-	-	5.7	-	-
LB_TP11_0-0-0-1	5/12/2019	692222	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7.2	-	-

Table A: Soil Analytical Results  
Project Number: 57914 - JBS 2019 DSI  
Project Name: Horsley Park Keyhole Site

EQI	Asbestos ID				Asbestos		Asbestos - Trace Analysis			Microbiological			Ionic Balance			Other		
	Mass Asbestos in FA & AF	FA and AF Estimation* #2	Total Asbestos#1	ACM >7mm Estimation*	Asbestos Reported Result	Asbestos Sample Dimensions	Respirable Fibres - Comment	E.coli	Salmonella	Salmonella volume/mass tested	Thermotolerant Coliforms	Cation Exchange Capacity	EC 1:5 soil:water	pH 1:5 soil:water	% Moisture 103oC	Moisture	Total Organic Carbon	
	g	%(w/w)	g/kg	%(w/w)	Comment	Comment	Comment	MPN/G			MPN/G	meq/100g	µS/cm	ph Units	%	%	%	
EQL								1			1	0.05	10	0.1	1		0.1	
NEPC 2013 EIL, EILs Aged Sediment																		
NEPM 2013 ESL Commercial and Industrial, Fine Soil																		
NSW EPA (1997) Biosolids Australia								100			1000							
NEPM 2013 HSL Asbestos in Soil - Bonded ACM - Commercial/Industrial - HSL D																		
NEPM 2013 HSL Asbestos in Soil - FA & AF - HSL																		
NEPM 2013 Mgmt Limits - Commercial and Industrial, Fine																		
NEPM 2013 Soil HIL D																		
NEPM 2013 Soil HSL D for Vapour Intrusion - Clay 0 to <1m																		
NEPM 2013 Soil HSL D for Vapour Intrusion - Clay 1 to <2m																		

Field ID	Sampled Date	Lab Report Number																
LB_TP12_0.0-0.1	5/12/2019	692222	-	-	-	-	-	-	-	-	-	-	-	-	-	8.1	-	-
LB-TP09-0.0-0.1	3/12/2019	691627	0	-	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	7.7	-	-
Lot 59A DP362022 (157-165, Redmayne Road)																		
L59-TP01-0.3-0.4	3/12/2019	691627	-	-	-	-	-	-	-	-	-	-	-	-	-	13	-	-
L59A_TP02_0.0-0.1	4/12/2019	691967	-	-	-	-	-	-	-	-	-	-	-	-	-	12	-	-
L59A_TP04_0.3-0.4	4/12/2019	691967	-	-	-	-	-	-	-	-	-	-	-	-	-	13	-	-
L59A_TP05_0.0-0.1	4/12/2019	691967	0	-	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	11	-	-
L59A_TP06_0.0-0.1	4/12/2019	691967	-	-	-	-	-	-	-	-	-	-	-	-	-	10	-	-
L59A_TP07_0.0-0.1	4/12/2019	691967	-	-	-	-	-	-	-	-	-	-	-	-	-	11	-	-
L59A_TP08_0.0-0.1	4/12/2019	691967	-	-	-	-	-	-	-	-	-	-	-	-	-	18	-	-
L59A_TP09_0.0-0.1	4/12/2019	691967	-	-	-	-	-	-	-	-	-	-	-	-	-	11	-	-
L59A_TP10_0.0-0.1	4/12/2019	691967	-	-	-	-	-	-	-	-	-	-	-	-	-	8.3	-	-
L59A_TP11_0.0-0.1	4/12/2019	691967	-	-	-	-	-	-	-	-	-	-	-	-	-	10	-	-
L59A-TP03-0.0-0.1	3/12/2019	691627	0	-	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	8.9	-	-
Lot 1 DP505934 (167-183, Redmayne Road)																		
L1_SHED_FRAG	4/12/2019	691967	0	-	-	-	Chrysotile and Amosite asbestos detected	No asbestos detected at reporting limit of 0.001% w/w	No asbestos detected at reporting limit of 0.001% w/w	-	-	-	-	-	-	-	-	-
L1_TP01_0.0-0.1	4/12/2019	691967	-	-	-	-	-	-	-	-	-	-	-	-	-	9.4	-	-
L1_TP02_0.0-0.1	4/12/2019	691967	0	-	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	10	-	-
L1_TP03_0.2-0.3	4/12/2019	691967	-	-	-	-	-	-	-	-	-	-	-	-	-	12	-	-
L1_TP04_0.0-0.1	4/12/2019	691967	0	-	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	7.1	-	-
L1_TP04_FRAG	4/12/2019	691967	0	-	-	-	Chrysotile asbestos detected	No asbestos detected at reporting limit of 0.001% w/w	No asbestos detected at reporting limit of 0.001% w/w	-	-	-	-	-	-	-	-	-
L1_TP05_0.0-0.1	4/12/2019	691967	-	-	-	-	-	-	-	-	-	-	-	-	-	8.6	-	-
L1_TP06_0.0-0.1	4/12/2019	691967	-	-	-	-	-	-	-	-	-	-	-	-	-	8.2	-	-
L1_TP07_0.2-0.3	4/12/2019	691967	-	-	-	-	-	-	-	-	-	-	-	-	-	3.6	-	-
L1_TP08_0.2-0.3	4/12/2019	691967	0	-	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	7.4	-	-
L1_TP08_FRAG	4/12/2019	691967	0	-	-	-	Chrysotile and Amosite asbestos detected	No asbestos detected at reporting limit of 0.001% w/w	No asbestos detected at reporting limit of 0.001% w/w	-	-	-	-	-	-	-	-	-
L1_TP09_0.3-0.4	4/12/2019	691967	-	-	-	-	-	-	-	-	-	-	-	-	-	14	-	-
L1_TP10_0.0-0.1	4/12/2019	691967	0	-	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	21	24	7.6	8.5	-	1.3
L1_TP11_0.0-0.1	4/12/2019	691967	-	-	-	-	-	-	-	-	-	-	-	-	-	9.3	-	-
L1_TP12_0.0-0.1	4/12/2019	691967	-	-	-	-	-	-	-	-	-	-	-	-	-	8.9	-	-
Lot A DP347034 (203-213, Redmayne Road)																		
L203_TP01_0.0-0.1	5/12/2019	692222	-	-	-	-	-	-	-	-	-	-	-	-	-	11	-	-
L203_TP03_0.0-0.1	5/12/2019	692222	0	-	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	21	-	-
L203_TP04_0.3-0.4	5/12/2019	692222	-	-	-	-	-	-	-	-	-	-	-	-	-	20	-	-
L203_TP05_0.0-0.1	5/12/2019	692222	0	-	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	21	-	-
L203_TP06_0.0-0.1	5/12/2019	692222	-	-	-	-	-	-	-	-	-	-	-	-	-	7	-	-
L203_TP07_0.0-0.1	5/12/2019	692222	0	-	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	9.7	45	7	5	-	0.9
L203_TP08_0.4-0.5	5/12/2019	692222	0	-	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	21	-	-
L203_TP09_0.0-0.1	5/12/2019	692222	-	-	-	-	-	-	-	-	-	-	-	-	-	5.1	-	-
L203_TP10_0.0-0.1	5/12/2019	692222	-	-	-	-	-	-	-	-	-	-	-	-	-	19	-	-
L203_TP11_0.0-0.1	5/12/2019	692222	-	-	-	-	-	-	-	-	-	-	-	-	-	18	-	-
L203_TP12_0.0-0.1	5/12/2019	692222	-	-	-	-	-	-	-	-	-	-	-	-	-	21	-	-
Lot 78B DP347873 (1671, The Horsley Drive)																		
1671-SP01	3/12/2019	691627	0	-	-	-	No asbestos detected at the reporting limit of 0.001% w/w.	-	No respirable fibres detected	-	-	-	-	-	-	2	-	-
1671-TP01-0.0-0.1	3/12/2019	691627	0	-	-	-	No asbestos detected at the reporting limit of 0.001% w/w.	-	No respirable fibres detected	-	-	-	-	-	-	12	-	-
1671-TP01-FRAG	3/12/2019	691627	0	-	-	-	Chrysotile and Crocidolite asbestos detected	No asbestos detected at reporting limit of 0.001% w/w	No asbestos detected at reporting limit of 0.001% w/w	-	-	-	-	-	-	-	-	-
1671-TP03-0.0-0.1	3/12/2019	691627	0	-	-	-	No asbestos detected at the reporting limit of 0.001% w/w.	-	No respirable fibres detected	-	-	-	-	-	-	9	-	-
QA20191203-01	3/12/2019	691627	0	-	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	8.1	-	-
QC20191203-01	3/12/2019	232431	-	<0.001	-	<0.01	-	-	-	-	-	-	-	-	-	-	14	-
1671-TP04-0.3-0.4	3/12/2019	691627	-	-	-	-	-	-	-	-	-	-	-	-	-	11	-	-
1671-TP05-0.0-0.1	3/12/2019	691627	-	-	-	-	-	-	-	-	-	14	95	6.4	7.3	-	-	-
1671-TP06-0.0-0.1	3/12/2019	691627	-	-	-	-	-	-	-	-	-	-	-	-	-	9.5	-	-
1671-TP07-0.0-0.1	3/12/2019	691627	0	-	-	-	No asbestos detected at the reporting limit of 0.001% w/w.	-	No respirable fibres detected	-	-	-	-	-	-	13	-	-
1671-TP08-0.0-0.1	3/12/2019	691627	-	-	-	-	-	-	-	-	-	-	-	-	-	12	-	-
Lot 79B DP17288 (1657, The Horsley Drive)																		
1657-TP01-0.0-0.1	3/12/2019	691627	0	-	-	-	No asbestos detected at the reporting limit of 0.001% w/w.	-	No respirable fibres detected	-	-	-	-	-	-	10	-	-
1657-TP02-2.0-2.1	3/12/2019	691627	0	-	-	-	No asbestos detected at the reporting limit of 0.001% w/w.	-	No respirable fibres detected	-	-	-	-	-	-	24	-	-
1657-TP02-FRAG	3/12/2019	691627	0	-	-	-	Chrysotile asbestos detected	140x65x5	No asbestos detected at reporting limit of 0.001% w/w	-	-	-	-	-	-	-	-	-
1657_TP03_0.0-0.1	2/12/2019	691393	-	-	-	-	-	-	-	-	-	-	-	-	-	8.4	-	-
1657-TP05-0.0-0.1	3/12/2019	691627	-	-	-	-	-	-	-	-	-	-	-	-	-	16	-	-
1657-TP06-0.0-0.1	3/12/2019	691627	0.0021	-	-	-	FA: Chysotile and Amosite asbestos in weathered cement fragment	-	No respirable fibres detected	-	-	-	-	-	-	11	-	-
1657_TP07_0.0-0.1	2/12/2019	691393	-	-	-	-	-	-	-	-	-	-	-	-	-	9.4	-	-
1657-TP08-0.0-0.1	3/12/2019	691627	-	-	-	-	-	-	-	-								



Table A: Soil Analytical Results  
Project Number: 57914 - JBS 2019 DSI  
Project Name: Horsley Park Keyhole Site


	Asbestos ID				Asbestos		Asbestos - Trace Analysis			Microbiological				Ionic Balance			Other		
	Mass Asbestos in FA & AF	%FA and AF Estimation*%2	Total Asbestos#1	ACM >7mm Estimation*	Asbestos Reported Result	Asbestos Sample Dimensions	Respirable Fibres - Comment	MPN/G	Salmonella	Salmonella volume/mass tested	Thermotolerant Coliforms	Cation Exchange Capacity	EC 1:5 soil:water	pH 1:5 soil:water	% Moisture 103oC	Moisture	Total Organic Carbon		
	g	%(w/w)	g/kg	%(w/w)	Comment	Comment	Comment												
EQL								1			1	0.05	10	0.1	1		0.1		
NEPC 2013 EIL, EILs Aged Sediment																			
NEPM 2013 ESL Commercial and Industrial, Fine Soil																			
NSW EPA (1997) Biosolids Australia								100			1000								
NEPM 2013 HSL Asbestos in Soil - Bonded ACM - Commercial/Industrial - HSL D																			
NEPM 2013 HSL Asbestos in Soil - FA & AF - HSL																			
NEPM 2013 Mgmt Limits - Commercial and Industrial, Fine																			
NEPM 2013 Soil HIL D																			
NEPM 2013 Soil HSL D for Vapour Intrusion - Clay 0 to <1m																			
NEPM 2013 Soil HSL D for Vapour Intrusion - Clay 1 to <2m																			

Field ID	Sampled Date	Lab Report Number																	
1637-TP03-0.0-0.1	3/12/2019	691627	0	-	-	-	No asbestos detected at the reporting limit of 0.001% w/w.	-	No respirable fibres detected	-	-	-	-	17	73	6.8	14	-	-
1637-TP04-0.0-0.1	3/12/2019	691627	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11	-	-
1637-TP05-0.0-0.1	3/12/2019	691627	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9	-	-
1637-TP06-0.0-0.1	3/12/2019	691627	0	-	-	-	No asbestos detected at the reporting limit of 0.001% w/w.	-	No respirable fibres detected	-	-	-	-	-	-	-	10	-	-
1637-TP06-FRAG	3/12/2019	691627	0	-	-	-	Chrysotile and Amosite asbestos detected	130x120x5	No asbestos detected at reporting limit of 0.001% w/w	-	-	-	-	-	-	-	-	-	-
1637-TP07-0.3-0.4	3/12/2019	691627	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12	-	-
1637-TP08-0.0-0.1	3/12/2019	691627	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11	-	-
1637-TP09-0.0-0.1	3/12/2019	691627	0	-	-	-	No asbestos detected at the reporting limit of 0.001% w/w.	-	No respirable fibres detected	-	-	-	-	-	-	-	13	-	-
1637-TP10-0-0.1	10/12/2019	692994	0	-	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	-	6.5	-	-
QA20191210-1	10/12/2019	692994	0	-	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	-	6.5	-	-
QA20191210-2	10/12/2019	692994	-	-	-	-	-	-	-	-	-	-	-	-	-	-	31	-	-
1637-TP10-1.9-2.0	10/12/2019	692994	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15	-	-
1637-TP10-FRAG01	10/12/2019	692994	0	-	-	-	Chrysotile and Amosite asbestos detected	No asbestos detected at reporting limit of 0.001% w/w	No asbestos detected at reporting limit of 0.001% w/w	-	-	-	-	-	-	-	-	-	-
1637-TP11-0.0-0.1	3/12/2019	691627	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11	-	-
1637-TP12-0.0-0.1	3/12/2019	691627	0	-	-	-	No asbestos detected at the reporting limit of 0.001% w/w.	-	No respirable fibres detected	-	-	-	-	-	-	-	9.4	-	-
1637-TP14-0.0-0.1	3/12/2019	691627	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9.1	-	-
1637_TP17_0.0-0.1	2/12/2019	691393	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9.6	-	-
1637_TP18_0.3-0.4	2/12/2019	691393	0	-	-	-	No asbestos detected at the reporting limit of 0.001% w/w.	-	No respirable fibres detected	-	-	-	-	-	-	-	14	-	-
1637_TP19_0.0-0.1	2/12/2019	691393	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9.1	-	-
1637_TP20_0.3-0.4	2/12/2019	691393	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12	-	-
1637_TP21_0.0-0.1	2/12/2019	691393	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10	-	-
1637_TP22_0.3-0.4	2/12/2019	691393	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14	-	-
1637_TP23_0.0-0.1	2/12/2019	691393	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9.1	-	-
1637_TP24_0.3-0.4	2/12/2019	691393	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12	-	-
1637_TP25_0.0-0.1	2/12/2019	691393	0	-	-	-	No asbestos detected at the reporting limit of 0.001% w/w.	-	No respirable fibres detected	-	-	-	-	-	-	-	4.3	-	-
1637_TP26_0.3-0.4	2/12/2019	691393	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14	-	-
1637_TP27_0.0-0.1	2/12/2019	691393	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12	-	-
1637_TP28_0.0-0.1	2/12/2019	691393	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11	-	-
1637_TP29_0.0-0.1	2/12/2019	691393	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11	-	-
1637_TP30_0.0-0.1	2/12/2019	691393	0	-	-	-	No asbestos detected at the reporting limit of 0.001% w/w.	-	No respirable fibres detected	-	-	-	-	-	-	-	9.2	-	-
QA20191202-01	2/12/2019	691393	0	-	-	-	No asbestos detected at the reporting limit of 0.001% w/w.	-	No respirable fibres detected	-	-	-	-	-	-	-	9.1	-	-
QC20191202-9	2/12/2019	232118	-	<0.001	-	<0.01	-	-	-	-	-	-	-	-	-	-	-	9.9	-
1637_TP31_0.0-0.1	2/12/2019	691393	0	-	-	-	No asbestos detected at the reporting limit of 0.001% w/w.	-	No respirable fibres detected	-	-	-	-	-	-	-	15	-	-
1637_TP32_0.0-0.1	2/12/2019	691393	0	-	-	-	No asbestos detected at the reporting limit of 0.001% w/w.	-	No respirable fibres detected	-	-	-	-	-	-	-	9	-	-
1637_TP33_0.0-0.1	2/12/2019	691393	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15	-	-
1637-SP02	10/12/2019	692994	0	-	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	-	9.2	-	-
1637-SP03	10/12/2019	692994	0	-	-	-	No asbestos detected at reporting limit of 0.001% w/w	-	No respirable fibres detected	-	-	-	-	-	-	-	9.1	-	-

Statistical Summary																			
Number of Results	#NAME?	#NAME?	#####	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#####	#NAME?	#NAME?	#####	#NAME?	####	####	####	####
Number of Detects	#NAME?	#NAME?	#####	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#####	#NAME?	#NAME?	#####	#NAME?	####	####	####	####
Minimum Concentration	#NAME?	#NAME?	#####	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#####	#NAME?	#NAME?	#####	#NAME?	####	####	####	####
Minimum Detect	#NAME?	#NAME?	#####	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#####	#NAME?	#NAME?	#####	#NAME?	####	####	####	####
Maximum Concentration	#NAME?	#NAME?	#####	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#####	#NAME?	#NAME?	#####	#NAME?	####	####	####	####
Maximum Detect	#NAME?	#NAME?	#####	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#####	#NAME?	#NAME?	#####	#NAME?	####	####	####	####
Average Concentration	#NAME?	#NAME?	#####	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#####	#NAME?	#NAME?	#####	#NAME?	####	####	####	####
Median Concentration	#NAME?	#NAME?	#####	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#####	#NAME?	#NAME?	#####	#NAME?	####	####	####	####
Standard Deviation	#NAME?	#NAME?	#####	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#####	#NAME?	#NAME?	#####	#NAME?	####	####	####	####
Number of Guideline Exceedances	#NAME?	#NAME?	#####	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#####	#NAME?	#NAME?	#####	#NAME?	####	####	####	####
Number of Guideline Exceedances(Detects Only)	#NAME?	#NAME?	#####	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#####	#NAME?	#NAME?	#####	#NAME?	####	####	####	####

Data Comments

Table A: Soil Analytical Results  
Project Number: 57914 - JBS 2019 DSI  
Project Name: Horsley Park Keyhole Site



	Asbestos ID				Asbestos		Asbestos - Trace Analysis			Microbiological				Ionic Balance				Other		
	Mass Asbestos in FA & AF	FA and AF Estimation*#2	Total Asbestos#1	ACM >7mm Estimation*	Asbestos Reported Result	Asbestos Sample Dimensions	Respirable Fibres - Comment			E.coli	Salmonella	Salmonella volume/mass tested	Thermotolerant Coliforms	Cation Exchange Capacity	EC 1:5 soil:water	pH 1:5 soil:water	% Moisture 103oC	Moisture	Total Organic Carbon	
	g	%(w/w)	g/kg	%(w/w)	Comment	Comment	Comment			MPN/G			MPN/G	meq/100g	µS/cm	ph Units	%	%	%	
EOL										1			1	0.05	10	0.1	1		0.1	
NEPC 2013 EIL, EILs Aged Sediment																				
NEPM 2013 ESL Commercial and Industrial, Fine Soil																				
NSW EPA (1997) Biosolids Australia										100			1000							
NEPM 2013 HSL Asbestos in Soil - Bonded ACM - Commercial/Industrial - HSL D																				
NEPM 2013 HSL Asbestos in Soil - FA & AF - HSL																				
NEPM 2013 Mgnt Limits - Commercial and Industrial, Fine																				
NEPM 2013 Soil HIL D																				
NEPM 2013 Soil HSL D for Vapour Intrusion - Clay 0 to <1m																				
NEPM 2013 Soil HSL D for Vapour Intrusion - Clay 1 to <2m																				

Field ID	Sampled Date	Lab Report Number
#1	FA:Chrysotile and amosite asbestos detected in weathered fibre cement fragment.No as	
#2	No asbestos detected at the reporting limit of 0.001% w/w.*Organic fibre detected.No t	
#3	NATA accreditation does not cover the performance of this service in soil matrices	
#4	FA:Chrysotile and amosite asbestos detected in weathered fibre cement fragment.	
#5	ACM:Chrysotile and amosite asbestos detected in fibre cement fragments.	
#6	ESDAT Combined. Some Analytes are missing from this Combined Compound.	
#7	No asbestos detected at the reporting limit of 0.001% w/w.	
#8	No asbestos detected at the reporting limit of 0.001% w/w	
#9	No asbestos detected at the reporting limit of 0.01% w/w	
#10	Chrysotile and crocidolite asbestos detected.	
#11	Chrysotile and amosite asbestos detected.	
#12	Synthetic mineral fibres detected	
#13	No respirable fibres detected.	
#14	Chrysotile asbestos detected.	
#15	Organic fibres detected.	
#16	ESDAT Combined.	
#17	130x120x5	
#18	140x65x5	
#19	130x90x5	
#20	85x50x5	
#21	80x75x5	
#22	65x45x5	
#23	45x30x5	
#24	30x20x5	
#25	Nil	

Table B: Sediment Anlaytical Results  
Project Number: 57914 - JBS 2019 DSI  
Project Name: Horsley Park Keyhole Site



	Metals & Metalloids								TPHs (NEPC 1999)					TRHs (NEPC 2013)							BTEXN			
	Arsenic (Total)	Cadmium	Chromium (Total)	Copper	Lead	Mercury (Inorganic)	Nickel	Zinc	C6-C9 Fraction	C10-C14 Fraction	C15-C28 Fraction	C29-C36 Fraction	C10-C36 Fraction (Total)	>C10-C16 Fraction	>C16-C34 Fraction	>C34-C40 Fraction	>C10-C40 Fraction (Total)	>C10-C16 less Naphthalene (F2)	C6-C10 Fraction	C6-C10 less BTEX (F1)	Benzene	Ethylbenzene	Toluene	Xylene (o)
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL	2	0.4	1	1	1	0.1	1	1	20	20	50	50	50	50	100	100	50	50	20	20	0.1	0.1	0.1	0.1
ANZECC/AEMCANZ Sediment Quality Guideline (2013) - Guideline Value	20	1.5	80	65	50	0.15	21	200									280							
ANZECC/AEMCANZ Sediment Quality Guideline (2013) - SQG High	70	10	370	270	220	1	52	410									550							
NEPC 2013 EIL, EILs Aged Sediment	160			310	1800		380	930																
NEPM 2013 ESL Commercial and Industrial, Fine Soil															2500	6600		170		215	95	185	135	
NEPM 2013 HSL Asbestos in Soil - Bonded ACM - Commercial/Industrial - HSL D																								
NEPM 2013 HSL Asbestos in Soil - FA & AF - HSL																								
NEPM 2013 Soil HIL D	3000	900	3600	240000	1500	730	6000	400000																
NEPM 2013 Soil HSL D for Vapour Intrusion - Clay 0 to <1m																		999999		310	4	999999	999999	

Field ID	Sampled Date	Lab Report Number																								
SED_01	9/12/2019	693010	8.4	<0.4	23	44	20	<0.1	12	130	<20	25	260	310	595	<50	430	210	640	<50	<20	<20	<0.1	<0.1	<0.1	<0.1
QA_SED01	9/12/2019	693010	6.9	<0.4	19	40	18	<0.1	11	120	<20	20	230	300	550	<50	390	230	620	<50	<20	<20	<0.1	<0.1	<0.1	<0.1
QC-SED01	9/12/2019	233000	9	<0.4	22	43	18	<0.1	11	120	<25	<50	<100	<100	-	<50	<100	<100	<50	<50	<25	<25	<0.2	<1	<0.5	<1
SED_02	9/12/2019	693010	7.2	0.7	17	100	23	0.1	14	170	<20	<20	500	440	940	<50	730	300	1030	<50	<20	<20	<0.1	<0.1	<0.1	<0.1
SED_03	9/12/2019	693010	11	<0.4	26	54	36	<0.1	17	300	<20	56	1100	400	1556	72	1300	210	1582	72	<20	<20	<0.1	<0.1	<0.1	<0.1
SED_04	9/12/2019	693010	9.9	<0.4	25	46	66	<0.1	24	170	<20	24	370	510	904	<50	640	430	1070	<50	<20	<20	<0.1	<0.1	<0.1	<0.1
SED_05	9/12/2019	693010	12	<0.4	26	42	22	<0.1	18	110	<20	<20	110	110	220	<50	180	<100	180	<50	<20	<20	<0.1	<0.1	<0.1	<0.1
SED_06	9/12/2019	693010	10	<0.4	22	35	23	<0.1	17	170	<20	46	330	370	746	60	530	270	860	60	<20	<20	<0.1	<0.1	<0.1	<0.1

Statistical Summary																										
Number of Results	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?
Number of Detects	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?
Minimum Concentration	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?
Minimum Detect	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?
Maximum Concentration	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?
Maximum Detect	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?
Average Concentration	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?
Median Concentration	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?
Standard Deviation	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?
Number of Guideline Exceedances	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?
Number of Guideline Exceedances(Detects Only)	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?

Data Comments  
#1 ESDAT Combined. Some Analytes are missing from this Combined Compound.  
#2 ESDAT Combined.



	Polycyclic Aromatic Hydrocarbons																							
	Xylene (m & p)	Xylene (Total)	Naphthalene	Acenaphthene	Acenaphthylene	Anthracene	Benz(a)anthracene	Benzo(a)pyrene	Benzo(a)pyrene TEQ (lower bound)*	Benzo(a)pyrene TEQ (medium bound)*	Benzo(a)pyrene TEQ (upper bound)*	Benzo(b,j)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Chrysene	Dibenz(a,h)anthracene	Carcinogenic PAHs as B(a)P TEQ	Fluoranthene	Fluorene	Indeno(1,2,3-c,d)pyrene	PAHs (Total)	Phenanthrene	Pyrene	Total Positive PAHs
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL	0.2	0.3	0.1	0.1	0.1	0.1	0.1	0.05	0.5	0.5	0.5	0.5	0.1	0.5	0.1	0.1		0.1	0.1	0.1	0.5	0.1	0.1	
ANZECC/AEMCANZ Sediment Quality Guideline (2013) - Guideline Value																					10,000			
ANZECC/AEMCANZ Sediment Quality Guideline (2013) - SQG High																					50,000			
NEPC 2013 EIL, EILs Aged Sediment			370																					
NEPM 2013 ESL Commercial and Industrial, Fine Soil		95						1.4																
NEPM 2013 HSL Asbestos in Soil - Bonded ACM - Commercial/Industrial - HSL D																								
NEPM 2013 HSL Asbestos in Soil - FA & AF - HSL																								
NEPM 2013 Soil HIL D									40	40	40						40				4000			
NEPM 2013 Soil HSL D for Vapour Intrusion - Clay 0 to <1m		999999	999999																					

Field ID	Sampled Date	Lab Report Number																								
SED_01	9/12/2019	693010	<0.2	<0.3	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.6	1.2	<0.5	<0.5	<0.5	<0.5	<0.5	<1.21 <sup>#2</sup>	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-
QA_SED01	9/12/2019	693010	<0.2	<0.3	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.6	1.2	<0.5	<0.5	<0.5	<0.5	<0.5	<1.21#2	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-
QC-SED01	9/12/2019	233000	<2	<3	<0.1	<0.1	<0.1	<0.1	<0.1	<0.05	<0.5	<0.5	<0.5	-	<0.1	-	<0.1	<0.1	<0.172#1	<0.1	<0.1	<0.1	-	<0.1	<0.1	<0.05
SED_02	9/12/2019	693010	<0.2	<0.3	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.6	1.2	<0.5	<0.5	<0.5	<0.5	<0.5	<1.21 <sup>#2</sup>	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-
SED_03	9/12/2019	693010	<0.2	<0.3	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.6	1.2	<0.5	<0.5	<0.5	<0.5	<0.5	<1.21 <sup>#2</sup>	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-
SED_04	9/12/2019	693010	<0.2	<0.3	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.6	1.2	<0.5	<0.5	<0.5	<0.5	<0.5	<1.21 <sup>#2</sup>	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-
SED_05	9/12/2019	693010	<0.2	<0.3	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.6	1.2	<0.5	<0.5	<0.5	<0.5	<0.5	<1.21 <sup>#2</sup>	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-
SED_06	9/12/2019	693010	<0.2	<0.3	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.6	1.2	<0.5	<0.5	<0.5	<0.5	<0.5	<1.21 <sup>#2</sup>	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-

Statistical Summary																								
Number of Results	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#####	#####	#NAME?	#####	#####
Number of Detects	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#####	#####	#NAME?	#####	#####
Minimum Concentration	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#####	#####	#NAME?	#####	#####
Minimum Detect	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#####	#####	#NAME?	#####	#####
Maximum Concentration	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#####	#####	#NAME?	#####	#####
Maximum Detect	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#####	#####	#NAME?	#####	#####
Average Concentration	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#####	#####	#NAME?	#####	#####
Median Concentration	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#####	#####	#NAME?	#####	#####
Standard Deviation	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#####	#####	#NAME?	#####	#####
Number of Guideline Exceedances	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#####	#####	#NAME?	#####	#####
Number of Guideline Exceedances(Detects Only)	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#####	#####	#NAME?	#####	#####

Data Comments

#1 ESDAT Combined. Some Analytes are missing from this Combined Compound.


#2 ESDAT Combined.



Table B: Sediment Anlytical Results  
Project Number: 57914 - JBS 2019 DSI  
Project Name: Horsley Park Keyhole SItE



Project Name: Horsley Park Keyhole Site



	PAHs in Soil	Organochlorine Pesticides																							EPA VIC		
	Benzo(b,j+k)fluoranthene	4,4-DDE	Aldrin	Aldrin + Dieldrin (Sum of Total)	alpha-BHC	alpha-Chlordane	beta-BHC	Chlordane	DDD	DDT	Dieldrin	DDT+DDE+DDD (Sum of Total)	delta-BHC	Endosulfan alpha	Endosulfan beta	Endosulfan sulphate	Endrin	Endrin aldehyde	Endrin ketone	gamma-Chlordane	Heptachlor	Heptachlor Epoxide	Lindane	Methoxychlor	Toxaphene	Organochlorine Pesticides EPAVic	Other Organochlorine Pesticides EPAVic
EQL		0.05	0.05	0.05	0.05		0.05	0.1	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05		0.05	0.05	0.05	0.1	1	0.1	0.1
ANZECC/AEMCANZ Sediment Quality Guideline (2013) - Guideline Value								4.5		1.2	2.8						2.7						0.9				
ANZECC/AEMCANZ Sediment Quality Guideline (2013) - SQG High								9		5	7						60						1.4				
NEPC 2013 EIL, EILs Aged Sediment										640																	
NEPM 2013 ESL Commercial and Industrial, Fine Soil																											
NEPM 2013 HSL Asbestos in Soil - Bonded ACM - Commercial/Industrial - HSL D																											
NEPM 2013 HSL Asbestos in Soil - FA & AF - HSL																											
NEPM 2013 Soil HIL D				45				530				3600					100				50			2500	160		
NEPM 2013 Soil HSL D for Vapour Intrusion - Clay 0 to <1m																											

Field ID	Sampled Date	Lab Report Number																												
SED_01	9/12/2019	693010	-	0.33	<0.05	<0.05	<0.05	-	<0.05	<0.1	<0.05	<0.05	<0.05	0.33	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	<0.2	<1	0.33	<0.2	
QA_SED01	9/12/2019	693010	-	0.31	<0.05	<0.05	<0.05	-	<0.05	<0.1	<0.05	<0.05	<0.05	0.31	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	<0.2	<1	0.31	<0.2	
QC-SED01	9/12/2019	233000	<0.2	<0.1	<0.1	<0.2#2	<0.1	<0.1	<0.1	-	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	-	<0.1	<0.1	<0.1	<0.1	<0.1	-	-	-	-	
SED_02	9/12/2019	693010	-	0.19	<0.05	0.29	<0.05	-	<0.05	<0.1	<0.05	0.29	0.19	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	<0.2	<1	0.48	<0.2	
SED_03	9/12/2019	693010	-	0.09	<0.05	<0.05	<0.05	-	<0.05	<0.1	0.15	<0.05	<0.05	0.24	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	<0.2	<1	0.24	<0.2	
SED_04	9/12/2019	693010	-	<0.05	<0.05	<0.05	<0.05	-	<0.05	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	<0.2	<1	<0.2	<0.2	
SED_05	9/12/2019	693010	-	<0.05	<0.05	<0.05	<0.05	-	<0.05	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	<0.2	<1	<0.2	<0.2	
SED_06	9/12/2019	693010	-	<0.05	<0.05	<0.05	<0.05	-	<0.05	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	<0.2	<1	<0.2	<0.2	

Statistical Summary																													
Number of Results	#NAME?	#####	#NAME?	#####	#NAME?	#####	#NAME?	#####	#####	#NAME?	#####	#####	#NAME?	#####	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#####	#####	#NAME?	#NAME?	#NAME?	#####	#####	#####	#####
Number of Detects	#NAME?	#####	#NAME?	#####	#NAME?	#####	#NAME?	#####	#####	#NAME?	#####	#####	#NAME?	#####	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#####	#####	#NAME?	#NAME?	#NAME?	#####	#####	#####	#####
Minimum Concentration	#NAME?	#####	#NAME?	#####	#NAME?	#####	#NAME?	#####	#####	#NAME?	#####	#####	#NAME?	#####	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#####	#####	#NAME?	#NAME?	#NAME?	#####	#####	#####	#####
Minimum Detect	#NAME?	#####	#NAME?	#####	#NAME?	#####	#NAME?	#####	#####	#NAME?	#####	#####	#NAME?	#####	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#####	#####	#NAME?	#NAME?	#NAME?	#####	#####	#####	#####
Maximum Concentration	#NAME?	#####	#NAME?	#####	#NAME?	#####	#NAME?	#####	#####	#NAME?	#####	#####	#NAME?	#####	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#####	#####	#NAME?	#NAME?	#NAME?	#####	#####	#####	#####
Maximum Detect	#NAME?	#####	#NAME?	#####	#NAME?	#####	#NAME?	#####	#####	#NAME?	#####	#####	#NAME?	#####	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#####	#####	#NAME?	#NAME?	#NAME?	#####	#####	#####	#####
Average Concentration	#NAME?	#####	#NAME?	#####	#NAME?	#####	#NAME?	#####	#####	#NAME?	#####	#####	#NAME?	#####	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#####	#####	#NAME?	#NAME?	#NAME?	#####	#####	#####	#####
Median Concentration	#NAME?	#####	#NAME?	#####	#NAME?	#####	#NAME?	#####	#####	#NAME?	#####	#####	#NAME?	#####	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#####	#####	#NAME?	#NAME?	#NAME?	#####	#####	#####	#####
Standard Deviation	#NAME?	#####	#NAME?	#####	#NAME?	#####	#NAME?	#####	#####	#NAME?	#####	#####	#NAME?	#####	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#####	#####	#NAME?	#NAME?	#NAME?	#####	#####	#####	#####
Number of Guideline Exceedances	#NAME?	#####	#NAME?	#####	#NAME?	#####	#NAME?	#####	#####	#NAME?	#####	#####	#NAME?	#####	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#####	#####	#NAME?	#NAME?	#NAME?	#####	#####	#####	#####
Number of Guideline Exceedances(Detects Only)	#NAME?	#####	#NAME?	#####	#NAME?	#####	#NAME?	#####	#####	#NAME?	#####	#####	#NAME?	#####	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#####	#####	#NAME?	#NAME?	#NAME?	#####	#####	#####	#####

Data Comments  
#1 ESDAT Combined. Some Analytes are missing from this Combined Compound.  
#2 ESDAT Combined.

Table B: Sediment Anlaytical Results  
Project Number: 57914 - JBS 2019 DSI  
Project Name: Horsley Park Keyhole Site



	Polychlorinated Biphenyls								Chlorinated Benzenes	Other	
	Aroclor 1016	Aroclor 1221	Aroclor 1232	Aroclor 1242	Aroclor 1248	Aroclor 1254	Aroclor 1260	PCBs (Total)	Hexachlorobenzene	% Moisture 103oC	Moisture
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	%	%
EQL	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.05	1	
ANZECC/AEMCANZ Sediment Quality Guideline (2013) - Guideline Value								34			
ANZECC/AEMCANZ Sediment Quality Guideline (2013) - SQG High								280			
NEPC 2013 EIL, EILs Aged Sediment											
NEPM 2013 ESL Commercial and Industrial, Fine Soil											
NEPM 2013 HSL Asbestos in Soil - Bonded ACM - Commercial/Industrial - HSL D											
NEPM 2013 HSL Asbestos in Soil - FA & AF - HSL											
NEPM 2013 Soil HIL D								7	80		
NEPM 2013 Soil HSL D for Vapour Intrusion - Clay 0 to <1m											

Field ID	Sampled Date	Lab Report Number											
SED_01	9/12/2019	693010	<0.5	<0.1	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.05	20 -
QA_SED01	9/12/2019	693010	<0.5	<0.1	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.05	19 -
QC-SED01	9/12/2019	233000	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	- 22
SED_02	9/12/2019	693010	<0.5	<0.1	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.05	79 -
SED_03	9/12/2019	693010	<0.5	<0.1	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.05	32 -
SED_04	9/12/2019	693010	<0.5	<0.1	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.05	30 -
SED_05	9/12/2019	693010	<0.5	<0.1	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.05	27 -
SED_06	9/12/2019	693010	<0.5	<0.1	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.05	33 -

Statistical Summary												
Number of Results	#####	#####	#####	#####	#####	#####	#####	#####	#####	#NAME?	###	###
Number of Detects	#####	#####	#####	#####	#####	#####	#####	#####	#####	#NAME?	###	###
Minimum Concentration	#####	#####	#####	#####	#####	#####	#####	#####	#####	#NAME?	###	###
Minimum Detect	#####	#####	#####	#####	#####	#####	#####	#####	#####	#NAME?	###	###
Maximum Concentration	#####	#####	#####	#####	#####	#####	#####	#####	#####	#NAME?	###	###
Maximum Detect	#####	#####	#####	#####	#####	#####	#####	#####	#####	#NAME?	###	###
Average Concentration	#####	#####	#####	#####	#####	#####	#####	#####	#####	#NAME?	###	###
Median Concentration	#####	#####	#####	#####	#####	#####	#####	#####	#####	#NAME?	###	###
Standard Deviation	#####	#####	#####	#####	#####	#####	#####	#####	#####	#NAME?	###	###
Number of Guideline Exceedances	#####	#####	#####	#####	#####	#####	#####	#####	#####	#NAME?	###	###
Number of Guideline Exceedances(Detects Only)	#####	#####	#####	#####	#####	#####	#####	#####	#####	#NAME?	###	###

Data Comments  
#1 ESDAT Combined. Some Analytes are missing from this Combined Compound.  
#2 ESDAT Combined.



	Metal & Metalloids								TPHs (NEPC 1999)					TRHs (NEPC 2013)							BTEXN						
	Arsenic (Total) (Filtered)	Cadmium (Filtered)	Chromium (Total) (Filtered)	Copper (Filtered)	Lead (Filtered)	Mercury (Inorganic) (Filtered)	Nickel (Filtered)	Zinc (Filtered)	C6-C9 Fraction	C10-C14 Fraction	C15-C28 Fraction	C29-C36 Fraction	C10-C36 Fraction (Total)	>C10-C16 Fraction	>C16-C34 Fraction	>C34-C40 Fraction	>C10-C40 Fraction (Total)	>C10-C16 less Naphthalene (F2)	C6-C10 Fraction	C6-C10 less BTEX (F1)	Benzene	Ethylbenzene	Toluene	Xylene (o)	Xylene (m & p)	Xylene (Total)	Naphthalene
	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L
EQL	0.001	0.0001	0.001	0.001	0.001	0.00005	0.001	0.001	0.01	0.05	0.1	0.1	0.1	0.05	0.1	0.1	0.1	0.05	0.01	0.01	0.001	0.001	0.001	0.001	0.002	0.003	0.00001
ANZG 2018 Water Quality Guidelines (Fresh Water) 95% level of Protection		0.0002		0.0014	0.0034	0.0006	0.011	0.008												0.95			0.35			0.016	
Australian Drinking Water (2011) (as amended Oct 2017) (factor 10) – Aesthetics				10				30													0.03	0.25			0.2		
Australian Drinking Water (2011) (as amended Oct 2017) (factor 10) – Health	0.1	0.02		20	0.1	0.01	0.2			0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9		0.01	3	8			6		
NEMP 2018 PFAS Tier 1 Screening Values - Freshwater 95% species protection																											
NEMP 2018 PFAS Tier 1 Screening Values - Interim Marine 95% species protection																											
NEPM 2013 Groundwater HSL D for Vapour Intrusion - Clay 4 to <8m																		NL	NL	NL	NL	NL	NL		NL	NL	

Field ID	Sampled Date	Lab Report Number																											
MW01	9/12/2019	692936	0.019	<0.0002	<0.001	0.007	<0.001	<0.0001	0.024	0.034	<0.02	<0.05	<0.1	<0.1	<0.1	<0.05	<0.1	<0.1	<0.1	<0.05	<0.02	<0.02	<0.001	<0.001	<0.001	<0.001	<0.002	<0.003	<0.00001
QA-GW	9/12/2019	692936	0.019	<0.0002	<0.001	0.002	<0.001	<0.0001	0.025	0.023	<0.02	<0.05	<0.1	<0.1	<0.1	<0.05	<0.1	<0.1	<0.1	<0.05	<0.02	<0.02	<0.001	<0.001	<0.001	<0.001	<0.002	<0.003	<0.00001
QC-GW	9/12/2019	232815	0.02	<0.0001	<0.001	0.002	<0.001	<0.00005	0.025	0.024	<0.01	<0.05	<0.1	<0.1	-	<0.05	<0.1	<0.1	-	<0.05	<0.01	<0.01	<0.001	<0.001	<0.001	<0.001	<0.002	-	<0.0002

Statistical Summary																													
Number of Results	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?
Number of Detects	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?
Minimum Concentration	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?
Minimum Detect	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?
Maximum Concentration	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?
Maximum Detect	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?
Average Concentration	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?
Median Concentration	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?
Standard Deviation	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?
Number of Guideline Exceedances	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?
Number of Guideline Exceedances(Detects Only)	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?

Data Comments  
#1 Quantification of linear and branched isomers has been conducted as a single total response using the relative response factor for the corresponding linear/branched standard.



	Polycyclic Aromatic Hydrocarbons																	
	Acenaphthene	Acenaphthylene	Anthracene	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(a)pyrene TEQ (WHO)	Benzo(b)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-c,d)pyrene	PAHs (Total)	Phenanthrene	Pyrene	Total Positive PAHs
	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L
EQL	0.00001	0.00001	0.00001	0.00001	0.00001		0.00001	0.00001	0.00001	0.00001	0.00001	0.00001	0.00001	0.00001	0.00001	0.00001	0.00001	
ANZG 2018 Water Quality Guidelines (Fresh Water) 95% level of Protection																		
Australian Drinking Water (2011) (as amended Oct 2017) (factor 10) – Aesthetics																		
Australian Drinking Water (2011) (as amended Oct 2017) (factor 10) – Health					0.0001													
NEMP 2018 PFAS Tier 1 Screening Values - Freshwater 95% species protection																		
NEMP 2018 PFAS Tier 1 Screening Values - Interim Marine 95% species protection																		
NEPM 2013 Groundwater HSL D for Vapour Intrusion - Clay 4 to <8m																		

Field ID	Sampled Date	Lab Report Number																
MW01	9/12/2019	692936	<0.00001	<0.00001	<0.00001	<0.00001	<0.00001	-	<0.00001	<0.00001	<0.00001	<0.00001	<0.00001	<0.00001	<0.00001	<0.00001	<0.00001	-
QA-GW	9/12/2019	692936	<0.00001	<0.00001	<0.00001	<0.00001	<0.00001	-	<0.00001	<0.00001	<0.00001	<0.00001	<0.00001	<0.00001	<0.00001	<0.00001	<0.00001	-
QC-GW	9/12/2019	232815	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0005	-	<0.0001	-	<0.0001	<0.0001	<0.0001	-	<0.0001	<0.0001	<0.0001

Statistical Summary																			
Number of Results	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?
Number of Detects	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?
Minimum Concentration	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?
Minimum Detect	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?
Maximum Concentration	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?
Maximum Detect	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?
Average Concentration	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?
Median Concentration	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?
Standard Deviation	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?
Number of Guideline Exceedances	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?
Number of Guideline Exceedances(Detects Only)	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?

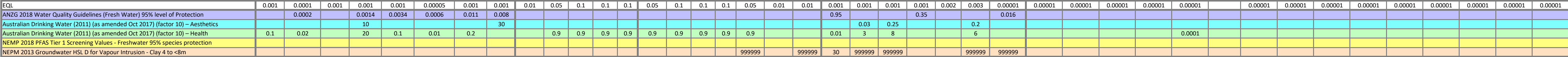
Data Comments

#1 Quantification of linear and branched isomers has been conducted as a single total respor





Project Name: Horsley Park Keyhole Site

[illegible]

#1 Quantification of linear and branched isomers has been conducted as a single total response using the relative response factor for the corresponding linear/branched standard.

Project Name: Horsley Park Keyhole Site

[illegible][illegible]

#1 Quantification of linear and branched isomers has been conducted as a single total response









	Volatile					
	Benzene	Ethylbenzene	Toluene	Xylene (o)	Xylene (m & p)	Xylene (Total)
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL	0.1	0.1	0.1	0.1	0.2	0.3
NEPM 2013 Table 1A(1) HILs Comm/Ind D Soil						
NEPM 2013 Table 1A(3) Comm/Ind D Soil HSL for Vapour Intrusion, Sand 0-1m	3	NL	NL			230
NEPM 2013 Table 1B(1-5) Derived EIL - Comm/Ind						
NEPM 2013 Table 1B(6) ESLs for Comm/Ind, Coarse Soil 0-2m	75	165	135			180
NEPM 2013 Table 1B(7) Management Limits Comm / Ind, Coarse Soil						


Field_ID	Sampled_Date-Time	Lab_Report_Number						
TP01_0.3-0.4	14/01/2021	767751	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3
TP01_0.5-0.6	14/01/2021	767751	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3
TP01_0-0.15	14/01/2021	767751	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3
TP02_0.3-0.4	14/01/2021	767751	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3
TP02_0-0.15	14/01/2021	767751	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3
TP02_FRAG01	14/01/2021	767751	-	-	-	-	-	-
TP03_0.3-0.4	14/01/2021	767751	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3
TP03_0-0.15	14/01/2021	767751	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3
TP04_0.3-0.4	14/01/2021	767751	-	-	-	-	-	-
TP04_0-0.15	14/01/2021	767751	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3
TP05_0-0.15	14/01/2021	767751	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3
TP06_0-0.15	14/01/2021	767751	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3
TP07_0-0.15	14/01/2021	767751	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3
TP08_0-0.15	14/01/2021	767751	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3
TP09_0-0.15	14/01/2021	767751	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3
TP10_0-0.15	14/01/2021	767751	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3
TP11_0-0.15	14/01/2021	767751	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3
TP12_0-0.15	14/01/2021	767751	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3
TP13_0-0.15	14/01/2021	767751	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3
TP14_0-0.15	14/01/2021	767751	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3

ND = not detected



Table B: Soil Summary Table - Lot 74B  
Project Number: 57914 - JBS 2021 DSI  
Project Name: Horsley Park Keyhole Estate





		PAH																PCB								TPH				Volatile																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
		Acenaphthylene	Anthracene		Benzo(a)anthracene		Benzo(a)pyrene		Benzo(a)pyrene TEQ		Benzo(b)fluoranthene		Benzo(g,h,i)perylene		Benzo(k)fluoranthene		Chrysene		Dibenz(a,h)anthracene		Fluoranthene		Fluorene		Indeno(1,2,3-c,d)pyrene		Naphthalene		Phenanthrene		PAHs (Total)		Pyrene		Aroclor 1016		Aroclor 1221		Aroclor 1232		Aroclor 1242		Aroclor 1248		Aroclor 1254		Aroclor 1260		PCBs (Total)		C10-C14 Fraction		C15-C28 Fraction		C29-C36 Fraction		C10-C36 Fraction (Total)		Benzene		Ethylbenzene		Toluene		Xylene (o)		Xylene (m & p)		Xylene (Total)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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