



Department of Education and Communities
Old Guildford Public School Oval, 49 Woodville Road,
Chester Hill
Preliminary Site Investigation

March 2015

Executive summary

GHD Pty Ltd (GHD) was commissioned by the Department of Education and Communities (DEC) to undertake a Preliminary Site Investigation (PSI) of the property located at 49 Woodville Road, Chester Hill, NSW (the site). The site is also known as Lot 1 in Deposited Plan 794709.

GHD understands that the DEC is examining the site's potential for the development of a new school for children with intellectual disabilities.

The objective of this assessment is to provide information on the current and historical setting of the site in order to assess the locations and concentrations of contamination across the site. This data was used to inform DEC of the site's suitability for the development of a new school. The site has been assessed under a 5 – Special Uses: Educational Purposes land use scenario, which is based on the proposed land use and the adjacent residential properties.

In order to meet the stated objectives, GHD completed the following scope of works:

- Review of site historical information including historical land title deeds and aerial photographs with a view to understanding the land use prior to development of the schools and the approximate timeframe for construction of the sporting fields.
- Research on the typical fill material used in earthworks at the time of construction of the sporting fields, including liaison with GHD geotechnical engineers.
- Review of environmental site setting within the project area including drainage, geology, hydrogeology and soil conditions.
- A Review of available Council information including Section 149 Planning Certificates for the site and local environmental plan (LEP).
- Searches of regulatory information including public databases managed by NSW EPA.
- A detailed site walkover/inspection to identify areas of potential contamination based on observation of surface conditions, and evidence of current or former potentially contaminating activities.

In accordance with the objectives detailed in **Section 1.2**, and based on the information contained within this assessment, the following conclusions are made (subject to the limitations outlines in **Section 8**):

- Review of the historical information including title deeds, aerial photos and council's 149 certificates indicate that the site has been predominantly used as sporting fields.
- Based on the review of historical aerial photos, topographic contours by a geotechnical engineer and site inspection, the site had two distinct levels and appeared to have had soil excavated and redistributed on the site leaving a north south raised land formation across the centre of the site. The eastern and north eastern portion was believed to be constructed used cut and fill techniques, and the southern and south western portions were likely constructed with filling. Concrete kerb was noted in the eastern portion and southern portion of the site.
- The fill material for building the sporting fields could include materials from the cutting in the eastern and north eastern portion of the site and from uncontrolled off site sources.
- The common contaminants with uncontrolled fill material in NSW include asbestos, elevated levels of heavy metals and PAH. Pesticides could be present in the uncontrolled fill material and also could be used for the maintenance of the sporting field.



- Petroleum hydrocarbons including TRH, BTEX and PAH could be present with the groundwater which potential could migrate from the nearby service station.
- Illegal dumping was noted at the site, in the areas close to the site access at Woodville Road and Parkham Street and in the south western portion of the site.
- The site is affected by the Bankstown Development Control Plan 2005, Part E3 – Flood Risk Management which includes flood related development controls for properties based on the relevant flood risk precinct.

Based on the findings of this preliminary site investigation, further investigation is required to assess if the site is suitable from a contamination perspective for the proposed school use.

Recommendations

GHD recommends that a further contamination investigation is undertaken. The further investigation would include:

- Phase 2 soil and groundwater sampling and analysis program across the site for identified contaminants of concern. Based on the requirements of the NSW *Contaminated Sites: Sampling Design Guidelines* (1995) and the site area, approximately 21 to 24 soil sample locations would be investigated with groundwater monitoring bores installed at three of these locations.
- The ballpark cost estimate for the soil and groundwater investigation would be \$50,000. The timeframe for Phase 2 investigation and preparation of a remediation strategy (if required) would be eight to ten weeks.
- Depending on the concentrations and extent of contamination identified, remediation options could be either containment with environmental management plan or removal / offsite disposal of contaminated areas.
- Based on the findings of the PSI, the probability / likelihood of occurrence of large scale contamination is low, however the potential contamination with fill material cannot be discounted.
- Considering no chemical data is available for the soil and groundwater at the site, providing a cost estimate for remediation is not possible. Depending on the concentrations and extent of contaminants of potential concerns identified during the Phase 2 assessment, remediation may not be required. However if remediation is considered to be required, then the following remedial options should be considered.
 - On site containment of contamination. A long term Environmental Management Plan (EMP) would be required to manage any potential exposure risks.
 - Removal of contaminated material and disposal off site to a licensed land fill facility. All material removed for off-site disposal is required to be classified as per the NSW EPA (2014) *Waste Classification Guidelines Part 1: Classifying waste*.
 - As no chemical data is available for the site, providing a cost estimate for remediation is difficult without a Phase 2 investigation. DEC may consider a budget \$250,000 to \$500,000 for remediation works for the site, if they are required, based on removal and off site disposal of up to 800 cubic metres (ex-situ volume) of contaminated soil as General Solid Waste and / or Special / Asbestos Waste. Containment / management is also a remedial option depending on the findings of the recommended Phase 2 investigation.

- After the Phase 2 investigation is completed, the cost range for remediation (if required) can be substantially reduced.

GHD also recommends the site be secured (if possible) to avoid any further illegal dumping which may contribute to potential contamination issues.

This executive summary is subject to, and must be read in conjunction with, the remainder of the report, the limitations set out in Section 8 and the assumptions and qualifications contained throughout the report.



Table of contents

1.	Introduction.....	1
1.1	Authorisation and background	1
1.2	Objective	1
1.3	Scope of work	1
1.4	Limitations	1
2.	Site setting.....	2
2.1	Site identification.....	2
2.2	Environmental setting	3
3.	Site history.....	5
4.	Regulatory information review	7
4.1	Overview	7
4.2	WorkCover – dangerous goods	7
4.3	Council information	7
4.4	Office of Environment and Heritage.....	8
4.5	Summary of desktop information	9
5.	Basis for assessment	10
5.1	Relevant guidelines.....	10
5.2	Relevant human health screening criteria	10
5.3	Relevant ecological screening criteria	10
6.	Preliminary conceptual site model	11
6.1	Sources	11
6.2	Pathways	11
6.3	Receptors.....	11
6.4	Potential source-pathway-receptor (SPR) linkages.....	11
6.5	Chemicals of potential concern.....	12
6.6	Summary of potential SRP linkage	12
7.	Conclusions and recommendations	14
7.1	Conclusions	14
7.2	Recommendations	14
8.	Limitations	16
9.	References	17

Table index

Table 1 – Site identification summary	2
Table 2 – Published geology	4
Table 3 – Review of historical aerial photographs	5
Table 4 – Summary of POEO license register	8
Table 5 – Summary of contaminated sites notified to EPA.....	9
Table 6 – Potential SPR Linkages.....	12

Appendices

Appendix A – Figures
Appendix B – Site Inspection Photographs
Appendix C – Historical Aerial Photographs
Appendix D – Land Title Deed
Appendix E – Section 149 Certificate
Appendix F – Regulatory Searches



1. Introduction

1.1 Authorisation and background

GHD Pty Ltd (GHD) was commissioned by the Department of Education and Communities (DEC) to undertake a Preliminary Site Investigation (PSI) of a DEC owned property located at 49 Woodville Road, Chester Hill, NSW (the site). The site is legally known as Lot 1 in Deposited Plan 794709.

GHD understands the DEC is examining the site's potential for the development of a new school for children with intellectual disabilities. The site currently is an unused sporting field.

A site location plan is provided as **Figure 1, Appendix A**.

1.2 Objective

The objective of this assessment is to provide information on the current and historical setting of the site in order to assess if the site is suitable for the proposed land use (i.e. primary school) from a contamination perspective.

1.3 Scope of work

In order to meet the stated objectives, GHD completed the following scope of works:

- Review of site historical information including historical land title deeds and aerial photographs to understand the land use prior to development, in particular, the approximate timeframe for construction of the sporting fields.
- Research on the typical fill material used in earthworks at the time of construction of the sporting fields, including liaison with GHD geotechnical engineers.
- Review of environmental site setting within the project area including drainage, geology, hydrogeology and soil conditions.
- Review of available Council information including Section 149 Planning Certificates for the site and local environmental plan (LEP).
- Searches of regulatory information including public databases managed by NSW EPA.
- A detailed site walkover/inspection to identify areas of potential contamination based on observation of surface conditions, and evidence of current or former potentially contaminating activities.

1.4 Limitations

GHD's limitations are provided in **Section 8**.



2. Site setting

2.1 Site identification

A site location plan is provided as **Figure 1, Appendix A** and summary of available information presented in **Table 1**.

Table 1 – Site identification summary

Information	Details
Site address	49 Woodville Road, Chester Hill, NSW 2162
Site area	14,806 m ²
Lot and DP	Lot 1 in DP 794709
Local Government Area	Bankstown City Council
Current Land Use Zoning	5 – Special Uses: Educational Purposes
Current Land Use	Sporting Field – vacant not in use
Proposed Land Use	Educational Facility

2.1.1 Site inspection

An environmental engineer from GHD undertook a site inspection on 18 February 2015. Photographs taken during the site inspection, as referenced below, are provided in **Appendix B**.

In summary the following observations were made during the site inspection:

- The site at the time of inspection the land was a sporting field well covered with grass however it was not established if the fields are currently in use. (Photograph 1 and 2). The site had two distinct levels: the western portion appeared to be football field and the eastern portion appeared to be a general play field or soccer field. No buildings were present on the site at the time of site inspection. Access to the site is via Woodville Road and Parkham Street (photograph 3 and 4).
- A fence was along the Woodville Road and Parkham Street but the site was not secured and used by local residents as a pedestrian bypass between Woodville Road and area east of the site.
- The topography of the site is sloping from east to west. Concrete kerb was noted in the southern portion of the site with the stormwater pits and was likely for drainage purpose. (Photograph 5 and 6). The eastern and north eastern portion of the site seemed to be constructed through cut and fill technique, and south western portion of the site seemed to be constructed with fill material. GHD's geotechnical engineer reviewed the relevant the historical and current aerial photos and topographic map and confirmed the field observation of cut and fill with the site.
- No staining or suspected asbestos fragment was observed during the site inspection. However waste was observed including drink bottles, paper and plastic bags near the site access (photograph 7 and 8), burnt tree branches, plastic container, waste foam material and suspected animal body were all noted in the south western portion of the site (photograph 9 to 12).



- Overgrown vegetation was noted along the boundaries of the site and to the south west (photograph 11 and 12).

2.1.2 Surrounding land use

Land immediately adjacent to the site consists of the following:

- North: Commercial (used car dealer) and low density residential properties. Woolworths service station is located north of the used car dealer.
- East: low density residential properties and Parkham Street. Low residential properties are located east of Parkham Street.
- South: Low to medium density residential.
- West: Woodville Road. Old Guildford Public School campus is located west of the Woodville Road. Commercial properties are located north and south of the school campus including a Caltex service station north across Orchard Leigh Street.

2.2 Environmental setting

2.2.1 Topography and drainage

The site is approximately 37 mAHN, according to the *NSW Land and Property Information Spatial Information Exchange*. The site appears to gently sloping towards the south west. Surface water is expected to flow to the south west following localised topography towards Prospect Creek approximately 3.1 km to the south west.

The site had two distinct levels. The eastern portion, which occupied 20% of the site area, was approximately one metre higher than the western portion of the site.

2.2.2 Soils and landscapes

The *Soil Conservation Service of NSW 1:100,000 Soil Landscape Series Sheet 9030, Penrith*, classifies the soil as an erosional landscape of Blacktown soil landscape and is described as follows:

- Landscape: Gently undulating rises on Wianamatta Group shales. Local relief to 30 m, slopes usually <5%. Broad rounded crests and ridges with gently inclined slopes. Cleared eucalypt woodland and tall open-forest (dry sclerophyll forest).
- Soils: Shallow to moderately deep (<100 cm) hardsetting mottled texture contrast soils, red and brown podzolic soils on crests grading to yellow podzolic soils on lower slopes and in drainage lines.
- Limitations of this soil landscape are: moderately reactive and highly plastic subsoil, low soil fertility and poor soil drainage.

2.2.3 Geology

According to the Sydney 1:250,000 *Geological Series Sheet SI 56-5* the site appears to be underlain by the geological units shown in **Table 2**.



Table 2 – Published geology

Period	Group	Description
Triassic	Bringelly Shale Minchinbury Sandstone Ashfield Shale	Shale with some sandstone beds

2.2.4 Hydrogeology

The *1:2,000,000 Groundwater in New South Wales, Assessment of Pollution Risk Map* indicates that the site is likely to be underlain shale, siltstone in other sedimentary basin, with low potential for groundwater movement with groundwater salinity is greater than 14,000 mg/L.

GHD conducted a review of existing groundwater bore records using the NSW Water Information Database, Pinneena 2014 on 18 February 2015. The search was conducted to identify registered groundwater bores in close proximity to the site and to record information such as intended use and standing water level. No groundwater bores was identified within a one kilometre radius of the site.

2.2.5 Hydrology

The closest receiving water body from the site is expected to be Duck Creek Prospect Creek, 2.2 km east of the site. Prospect Creek flows northerly into Parramatta River.

2.2.6 Acid sulphate soils

The Land and Water Conservation *Acid Sulphate Soil Risk Map* (1997), Botany Bay, describes the site as having no known occurrence of acid sulphate soils or not expected to occur in these environments. Land management activities are not likely to be affected by acid sulphate soil materials.

3. Site history

3.1.1 Historical aerial photographs

A selection of aerial photographs was examined in order to ascertain past activities and land uses at the site. A summary of the information gained from the review of historical aerial photography is provided in **Table 3**.

The years examined were 1930, 1955, 1961, 1970, 1982, 1994, 2005 and 2009 (current). Extracts are provided in **Appendix C** and the current aerial photograph provided in **Figure 1, Appendix A**.

Table 3 – Review of historical aerial photographs

Year	Observations
1930 Black and white	In the 1930 aerial photograph the site appeared to be vacant land with several mature trees in the middle and south eastern corner. One walking track was across the site from east to the south and another one from central south to north west. The surrounding land use appeared to be predominantly cleared land with scattered residential buildings.
1955 Black and white	No development was noted at the site. A change in elevation was noted across the site from north to the south which indicates the presence of the current playing fields. Trees remained in the south eastern corner of the site. Dirt tracks were noted in the north western portion of the site. The surrounding land use appeared to be residential properties under various stages of development and several commercial and other properties under development to the north, west and south west of the site.
1961 Black and white	No development was noted at the site except for the clearance of mature trees in the south eastern corner. More tracks were noted across the site. The surrounding land use appeared to be similar to the previous aerial with a significant increase in number of residential buildings under construction. There has also been an increase in the number of commercial and other properties being developed to the south west of the site.
1970 Black and white	No development was noted at the site. However all previously noted trees were cleared and one dirt track was noted from east (site access at Parkham Street) to the west. The surrounding land use appeared to be similar to the previous aerial photograph with a significant increase in the number of residential buildings under construction. There are various commercial and other properties under development to the north, west and south west of the site. The building approximately 40 m to the north west of the site appeared to have been demolished and replaced with a petrol station.
1982 Colour	The land use of the site remained the same as the previous aerial photograph in 1970. The surrounding land use appeared to be similar to the previous aerial photograph with residential, and commercial and other properties under development to the north, west and south west of the site.
1994 Colour	The land use of the site remained the same as the previous aerial photograph in 1982. The surrounding land use appeared to be similar to the previous aerial

Year	Observations
	photograph with medium density residential, and commercial and other properties under development to the north, west and south west of the site.
2005 Colour	No development was noted at the site. Trees were noted along the western and south western perimeters. A ridge was noted from south to north in the eastern portion of the site. The surrounding land use appeared to be similar to the previous aerial photograph with medium density residential, and commercial and other properties under development to the north, west and south west of the site.
2009 Current Colour	The land use of the site remained the same as the previous aerial photograph in 2005. Trees remained along the western and south western perimeters of the site. Retaining walls were in the southern portion of the site. Two goalposts were in the western portion of the site. One dirt track was noted across the site from site access at Parkham Street in the east to Woodville Road in the west. The surrounding land use appeared to be similar to the previous aerial photograph with medium density residential, and commercial and other properties under development to the north, west and south west of the site.

Based on the review of historical aerial photographs, the site has been vacant and used for sporting field since 1930. Earthworks had occurred at the site between 1961 and 2005. The sporting field was established likely around 1955.

3.1.2 Historical title deeds

A review of the current and historical title deeds was undertaken for the site, showing the various owners of the site from 1892 to present day. The Minister of Education has owned the site since 1989. Previous to that, the land was owned by His Most Gracious Majesty King George VI (for the purposes of the Public Instruction Act of 1880) from 1944 till 1989. The site was owned by individuals between 1892 and 1944. Detailed title information is presented in **Appendix D**. The Public Instruction Act of 1880 was an act to make more adequate provision for public education.

3.1.3 Summary of historical review

Review of historical aerial photos and title deeds indicate that the site was developed into a sporting field during use for public education. Earthwork had occurred at the site when the site was held under the Public Instruction Act of 1880, however no development was noted.

4. Regulatory information review

4.1 Overview

As part of the desk based review, regulatory information was obtained from a number of sources to enable a greater understanding of the site. These included the following sources:

- Council information including Section 149 Planning certificates, land zoning, and permissible use;
- NSW Office of Environment and Heritage (OEH) contaminated sites register (notifications or incidents) under Contaminated Land Management Act 1997 (CLM Act); and
- NSW OEH Protection of the Environment Operations (POEO) public register for information about environment protection licences, licence applications, notices issued under the POEO Act and pollution studies and reduction programs.

4.2 WorkCover – dangerous goods

As no indication of bulk fuel storage or use was observed at the site, a NSW WorkCover Dangerous Goods licence search was not undertaken.

4.3 Council information

4.3.1 Local Environment Plan (LEP)

The site is located in the Bankstown City Council. Reference to the Bankstown Local Environmental Plan 2014 indicates that the site is zoned as Zone 5 – Special Uses: Educational Purposes.

4.3.2 Section 149 planning certificate

Planning certificates for the site, issued under Section 149 (S149) of the *Environmental Planning and Assessment Act*, 1979, were obtained from Bankstown City Council. The full certificate is provided in **Appendix E**. In relation to matters arising under the *Contaminated Land Management Act* 1997, the S149 certificates statement does not make reference to matters regarding contaminated land specifically. However the S149 states that the applicant may be required to investigate possible site contamination and/or carry out remediation as part of any proposed development and the development potential of the site may be restricted or prohibited, this is assessed by council on a case-by-case basis.

Additional information provided on the Section 149 Certificate is summarised as follows:

- The land is zoned 5 – Special Uses: Educational Purposes;
- The land is not affected by a road widening or road realignment proposal under Division 2 or Part 3 of the Roads Act 1993, or an environmental planning instrument, or under any resolution of council;
- The land is affected by a resolution of Council adopting a policy concerning the management of contaminated land. The policy applies to all land in the City of Bankstown and will restrict development of the land if the circumstances set out in the policy prevail;
- There are no known critical habitats, conservation areas or heritage items on the site;



- The land is not affected by a policy restriction relating to landslip and has not been proclaimed to be a mine subsidence district within the meaning *Section 15 of the Mine Subsidence Compensation Act, 1961*;
- The land is not affected by *Section 38 or 39 of the Coastal Protection Act 1979*;
- The land has not been identified as being bushfire prone under the *Rural Fires and Environmental Legislation Amendment Act 2002*; and
- The land is affected by a policy known as Bankstown Development Control Plan 2005, Part E3 – Flood Risk Management which includes flood related development controls for properties based on the relevant flood risk precinct.

4.4 Office of Environment and Heritage

GHD reviewed public registers maintained by the Environment Protection Authority (EPA) including notices under *Contaminated Land Management Act 1997*, POEO Environment Protection License Register, environmental incidents and State Heritage Register. Results are presented in **Appendix F** where applicable and summarised below.

4.4.1 Contaminated sites register

A site will be on the Contaminated Land: Record of Notices only if the EPA has issued a regulatory notice in relation to the site under the *Contaminated Land Management Act 1997*.

GHD undertook a search of the register on 24 February 2015. No contaminated land records were listed for the site or within a one kilometre radius.

4.4.2 POEO environment protection license register

GHD undertook a search of the register on 24 February 2015. The search did not show any records for the site. The search showed two premises within a one kilometre radius from the site. **Table 4** provides a summary of the licences.

Table 4 – Summary of POEO license register

Licence Number	Applicant	Site Address	Activity Type	Licence Status	Proximity to the site
7602	Spicer Axle Australia	58 Lisbon St, Fairfield	Hazardous, industrial or Group A waste generation or storage	Surrendered (Jan 2006)	1000 m south west
7137	Proqualix Pty Ltd	59 Lisbon St, Fairfield	Hazardous, industrial or Group A waste generation or storage	Surrendered (April 2006)	1000 m south west

4.4.3 List of NSW contaminated sites notified to EPA

The sites appearing on the OEH "*List of NSW contaminated sites notified to the EPA*" indicate that the notifiers consider that the sites are contaminated and warrant reporting to EPA

However, the contamination may or may not be significant enough to warrant regulation by the EPA. The EPA needs to review information before it can make a determination as to whether the site warrants regulation.

GHD undertook a search of the listing on 18 February 2015. The search did not return any records in the listing for the site. However one record is listed with a one kilometre radius of the site. The listing is summarised in **Table 5**.



Table 5 – Summary of contaminated sites notified to EPA

Site Description	Site Address	Contamination Type	Proximity to the Site	EPA Assessment and Management
Caltex Service Station	640-644 Woodville Road	Service Station	40 m north west	Under assessment

4.4.4 State heritage register

GHD undertook a search of the state register on 19 February 2015. The search did not return any records in the database for the property.

4.5 Summary of desktop information

The findings of desktop information review is summarised as follows:

- The site was owned by individuals before 1944, held by the Public Instruction Act of 1880 between 1944 and 1989 and by Minister for Education since 1989.
- The site was vacant since 1930 (the earliest availability of aerial photo). Earthworks had occurred between 1930 and 1994 at the site.
- There are two service station sites located in the vicinity of the site.
- The fill material for building the sporting fields could include materials from the cutting in the eastern and north eastern portion of the site and from uncontrolled off site sources.



5. Basis for assessment

5.1 Relevant guidelines

The framework for the contamination assessment made herein, was developed in accordance with guidelines “made or approved”, by the Department of Environment, Climate Change and Water (DECCW), under Section 105 of the *Contaminated Land Management Act, 1997*. These guidelines include, but are not limited to the following:

- NSW EPA (1995), “Contaminated Sites: Sampling Design Guidelines”.
- NSW EPA (1997), “Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites”.
- NEPM (2013), “National Environment Protection (Assessment of Site Contamination) Measure”, National Environment Protection Council (NEPC).
- NSW DECC (2009), “Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997”.

5.2 Relevant human health screening criteria

The reference source from which the relevant human health screening criteria have been adopted for this assessment is as follows:

- National Environment Protection Measure (NEPM) (2013). Schedule B1 – Guideline on Investigation Levels for Soil and Groundwater. – Table 1A Health Investigation Level for Residential Use (HIL A) which includes primary schools.

However if the proposed use is for playing fields only, then the following screening criteria would apply

- National Environment Protection Measure (NEPM) (2013). Schedule B1 – Guideline on Investigation Levels for Soil and Groundwater. – Table 1A Health Investigation Level for Recreational Use (HIL C) which includes public open space such as parks, playgrounds, playing fields (e.g. ovals), secondary schools and footpaths.

5.3 Relevant ecological screening criteria

The site includes sporting fields and is proposed for school use, As such, the relevant ecological screening criteria have been adopted for this assessment is:

- NEPM (2013) Ecological Investigation Levels for Urban residential/Public Open Space.



6. Preliminary conceptual site model

Based on the current information, the following preliminary contamination conceptual site model (CSM) has been developed for the potential on-site sources of contamination.

6.1 Sources

6.1.1 Historical

Based on the historical land use of the site, the site was not historically used for other purposes besides the sporting field. Dirt tracks on the site historically may be associated with motor vehicles that traversed the site and may have caused contamination associated with spills. The site was not fully fenced and has a high risk of illegal dumping. The fill material used to raise and level the sporting field has a potential for contamination. The fill material used to construct the sporting fields could include the cut material from the north eastern portion of the site and the uncontrolled fill material from off site sources.

6.1.2 Current

The current site is a disused sporting ground with some illegally dumped waste. Two active service stations are within a radius of 200 m of the site.

6.2 Pathways

The primary pathways by which receptors could be exposed to the sources of contamination outlined above are considered to be:

- Direct contact or inhalation with potentially contaminated shallow soil (including asbestos);
- Ingestion of soils and dust;
- Outdoor inhalation of vapours; and
- Vertical and horizontal migration through the unsaturated zone into the saturated zone and horizontal migration within the groundwater.

6.3 Receptors

When evaluating potential adverse health / environmental effects from exposure to a contaminated site, all potentially exposed populations should be considered. For the site, the key populations or receptors of interest are considered to include:

- Onsite school occupants (potential future);
- Intrusive maintenance workers / construction workers during the site development (potential future);
- Neighbouring property users (residential with gardens); and
- Ecological receptors.

6.4 Potential source-pathway-receptor (SPR) linkages

Based upon the known historical use of the site, complete pathways exist which may present a risk of contamination to human health (e.g. potential school occupants of the site or intrusive site maintenance workers) or the environment.

6.5 Chemicals of potential concern

Based on the desktop search and site inspection, the chemicals of potential concern (CoPC) are considered to be:

- Asbestos;
- Heavy metals;
- Polycyclic aromatic hydrocarbons (PAH);
- Total recoverable hydrocarbons (TRH);
- Benzene, toluene, ethylbenzene, xylenes (BTEX);
- Organochlorine pesticides (OCP); and
- Polychlorinated biphenyls (PCBs).

The CoPC are related to the potential for uncontrolled fill material on the site. Petroleum hydrocarbons are also related to the potential for hydrocarbons to be present in groundwater migrating from off site sources. For example, the service stations in the vicinity of the site.

The common contaminants with uncontrolled fill material in NSW include asbestos, elevated levels of heavy metals and PAH. Pesticides could be present in the uncontrolled fill material and also could be used for the maintenance of the sporting field.

Petroleum hydrocarbons including TRH, BTEX and PAH could be present with the groundwater which are suspected to have migrated from the nearby service station.

A Phase 2 investigation is needed to evaluate if the above mentioned CoPC is present in soil and groundwater at the site at levels which will trigger remediation / management.

6.6 Summary of potential SRP linkage

Based upon the known historical and current use of the site, potentially complete pathways exist, which may present a risk of exposure to potential contamination for human health and/or the environment. The summary of the potential source pathway receptor (SPR) linkages are included in **Table 6**.

Table 6 – Potential SPR Linkages

Source	Pathway	Receptor	Significance
Elevated heavy metals PAH, TRH, BTEX, OCP and PCBs in fill material	Oral and dermal contact (direct contact)	Future school users	Potentially complete linkage; - further assessment or management required
		Intrusive maintenance worker (shallow excavations up to 1 m)	Potentially complete linkage – further assessment or management required
	Lateral migration in groundwater	Surface water ecosystems	Potentially complete linkage – further assessment or management required
Asbestos (in	Inhalation of dust	Future school users	Potentially complete linkage – further assessment or

Source	Pathway	Receptor	Significance
fill material)			management required
		Intrusive maintenance worker (shallow excavations up to 1 m)	Potentially complete linkage – further assessment or management required
BTEX, TRH and PAH related to nearby service stations	Vapour intrusion	Future school users	Potentially complete linkage; however proposed capping is likely to break the pathway
		Intrusive maintenance workers (shallow excavation up to 1 m)	Potentially complete linkage; - further assessment or management required
	Oral and dermal (direct contact)	Future school users	Potentially complete linkage; however proposed capping is likely to break the pathway
		Intrusive maintenance worker (shallow excavations up to 1 m)	Potentially complete linkage – further assessment or management required
	Lateral migration in groundwater	Surface water ecosystem	Potentially complete linkage – further assessment or management required

7. Conclusions and recommendations

7.1 Conclusions

In accordance with the objectives detailed in **Section 1.2**, and based on the information contained within this assessment, the following conclusions are made (subject to the limitations outlines in **Section 8**):

- Review of the historical information including title deeds, aerial photos and council's 149 certificates indicate that the site has been predominantly used as sporting fields.
- Based on the review of historical aerial photos, topographic contours by a geotechnical engineer and site inspection, the site had two distinct levels and appeared to have had soil excavated and redistributed on the site leaving a north south raised land formation across the centre of the site. The eastern and north eastern portion was believed to be constructed used cut and fill techniques, and the southern and south western portions were likely constructed with filling. Concrete kerb was noted in the eastern portion and southern portion of the site.
- The fill material for building the sporting fields could include materials from the cutting in the eastern and north eastern portion of the site and from uncontrolled off site sources.
- The common contaminants with uncontrolled fill material in NSW include asbestos, elevated levels of heavy metals and PAH. Pesticides could be present in the uncontrolled fill material and also could be used for the maintenance of the sporting field.
- Petroleum hydrocarbons including TRH, BTEX and PAH could be present with the groundwater which potential could migrate from the nearby service station.
- Illegal dumping was noted at the site, in the areas close to the site access at Woodville Road and Parkham Street and in the south western portion of the site.
- The site is affected by the Bankstown Development Control Plan 2005, Part E3 – Flood Risk Management which includes flood related development controls for properties based on the relevant flood risk precinct.

Based on the findings of this preliminary site investigation, further investigation is required to assess if the site is suitable from a contamination perspective for the proposed school use.

7.2 Recommendations

GHD recommends that a further contamination investigation is undertaken. The further investigation would include:

- Phase 2 soil and groundwater sampling and analysis program across the site for identified contaminants of concern. Based on the requirements of the NSW *Contaminated Sites: Sampling Design Guidelines* (1995) and the site area, approximately 21 to 24 soil sample locations would be investigated with groundwater monitoring bores installed at three of these locations.
- The ballpark cost estimate for the soil and groundwater investigation would be \$50,000. The timeframe for Phase 2 investigation and preparation of a remediation strategy (if required) would be eight to ten weeks.

- Depending on the concentrations and extent of contamination identified, remediation options could be either containment with environmental management plan or removal / offsite disposal of contaminated areas.
- Based on the findings of the PSI, the probability / likelihood of occurrence of large scale contamination is low, however the potential contamination with fill material cannot be discounted.
- Considering no chemical data is available for the soil and groundwater at the site, providing a cost estimate for remediation is not possible. Depending on the concentrations and extent of contaminants of potential concerns identified during the Phase 2 assessment, remediation may not be required. However if remediation is considered to be required, then the following remedial options should be considered.
 - On site containment of contamination. A long term Environmental Management Plan (EMP) would be required to manage any potential exposure risks.
 - Removal of contaminated material and disposal off site to a licensed land fill facility. All material removed for off-site disposal is required to be classified as per the NSW EPA (2014) *Waste Classification Guidelines Part 1: Classifying waste*.
 - As no chemical data is available for the site, providing a cost estimate for remediation is difficult without a Phase 2 investigation. DEC may consider a budget \$250,000 to \$500,000 for remediation works for the site, if they are required, based on removal and off site disposal of up to 800 cubic metres (ex-situ volume) of contaminated soil as General Solid Waste and / or Special / Asbestos Waste. Containment / management is also a remedial option depending on the findings of the recommended Phase 2 investigation.
 - After the Phase 2 investigation is completed, the cost range for remediation (if required) can be substantially reduced.

GHD also recommends the site be secured (if possible) to avoid any further illegal dumping which may contribute to potential contamination issues.



8. Limitations

This report: has been prepared by GHD for DEC and may only be used and relied on by DEC for the purpose agreed between GHD and the DEC as set out in Section 1.2 of this report.

GHD otherwise disclaims responsibility to any person other than DEC arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.

GHD has prepared this report on the basis of information provided by DEC and others who provided information to GHD (including Government authorities)], which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

GHD has prepared the preliminary [cost estimate/prices] set out in section 8 of this report ("Cost Estimate") using information reasonably available to the GHD employee(s) who prepared this report; and based on assumptions and judgments made by GHD.

The Cost Estimate has been prepared for the purpose of ballpark cost estimate] and must not be used for any other purpose.

The Cost Estimate is a preliminary estimate only. Actual prices, costs and other variables may be different to those used to prepare the Cost Estimate and may change. Unless as otherwise specified in this report, no detailed quotation has been obtained for actions identified in this report. GHD does not represent, warrant or guarantee that the stage 2 assessment works and remediation works, if required can or will be undertaken at a cost which is the same or less than the Cost Estimate.

Where estimates of potential costs are provided with an indicated level of confidence, notwithstanding the conservatism of the level of confidence selected as the planning level, there remains a chance that the cost will be greater than the planning estimate, and any funding would not be adequate. The confidence level considered to be most appropriate for planning purposes will vary depending on the conservatism of the user and the nature of the project. The user should therefore select appropriate confidence levels to suit their particular risk profile.



9. References

NSW EPA (1995), "Contaminated Sites: Sampling Design Guidelines"

NSW EPA (1997), "Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites"

NEPM (2013), "National Environment Protection (Assessment of Site Contamination) Measure", National Environment Protection Council (NEPC)

NSW DECC (2009), "Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997"

Appendices



Appendix A – Figures

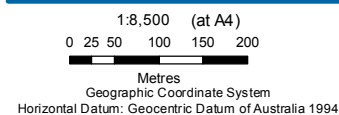
Figure 1 – Site Location Plan

Figure 2 – Site Layout Plan and observations



LEGEND

Site Boundary (Approximate)



Department of Education and Communities	Job Number	21-24337
Preliminary Site Investigation	Revision	A
Old Guildford Public School Oval	Date	04 Mar 2015
49 Woodville Road, Chester Hill		
Site Location Plan		

Figure 1

G:\21\24337\GIS\Maps\MXD\21-24337_2003_GPSOSiteLocation.mxd

Level 15, 133 Castlereagh Street Sydney NSW 2000 T 61 2 9239 7100 F 61 2 9239 7199 E sydmail@ghd.com.au W www.ghd.com.au

© 2015. While GHD has taken care to ensure the accuracy of this product, GHD and Google Earth, make no representations or warranties about its accuracy, completeness or suitability for any particular purpose. GHD and Google Earth, cannot accept liability of any kind (whether in contract, tort or otherwise) for any expenses, losses, damages and/or costs (including indirect or consequential damage) which are or may be incurred as a result of the product being inaccurate, incomplete or unsuitable in any way and for any reason.

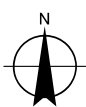
Imagery - Google Earth Pro 2012 (Retrieved 16/02/2015). Created by:mweber



LEGEND

Site Boundary (Approximate)

1:1,400 (at A4)
0 5 10 20 30 40
Metres
Geographic Coordinate System
Horizontal Datum: Geocentric Datum of Australia 1994



Department of Education and Communities Job Number 21-24337
Preliminary Site Investigation Revision A
Old Guildford Public School Oval Date 04 Mar 2015
49 Woodville Road, Chester Hill
Site Layout and Observations

Figure 2



Appendix B – Site Inspection Photographs



Old Guildford Public School Oval

Site Inspection Photographs



Photograph 1 – view of the site towards east (from site access at Woodville Road)



Photograph 2 – view of the site towards north west (from site access at Parkham Street)



Photograph 3 – site access on Parkham Street – view towards north



Photograph 4 – site access on Woodville Road – view towards south



Photograph 5 – retaining wall along the ridge in the northern portion of the site – view towards north



Photograph 6 – stormwater pit along concrete kerb in the southern portion of the site – view towards south



Photograph 7 – view of scattered waste near the site access on Parkham Street – view towards south east



Photograph 8 – view of scattered waste near the site access on Woodville Road – view towards east



Photograph 9 – view of dumped waste at south western portion of the site – view towards south



Photograph 10 – view of dumped waste at south western portion of the site



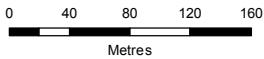
Photograph 11- view of dumped waste at south western portion of the site – view towards south



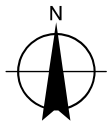
Photograph 12- view of dumped waste at south western portion of the site – view towards south



Appendix C – Historical Aerial Photographs



Map Projection: Transverse Mercator
Horizontal Datum: Geocentric Datum of Australia (GDA)
Grid: Map Grid of Australia 1994, Zone 56



LEGEND

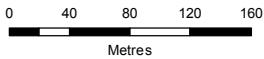
Site Boundary (Approximate)



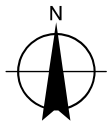
Department of Education and Communities
Preliminary Site Investigation

Job Number	21-24268
Revision	A
Date	24 Feb 2015

Historical Aerial Photograph
- 1930



Map Projection: Transverse Mercator
Horizontal Datum: Geocentric Datum of Australia (GDA)
Grid: Map Grid of Australia 1994, Zone 56



LEGEND

Site Boundary (Approximate)



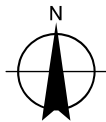
Department of Education and Communities
Preliminary Site Investigation

Job Number	21-24268
Revision	A
Date	24 Feb 2015

Historical Aerial Photograph
- 1955



0 40 80 120 160
Metres



LEGEND

Site Boundary (Approximate)

Map Projection: Transverse Mercator
Horizontal Datum: Geocentric Datum of Australia (GDA)
Grid: Map Grid of Australia 1994, Zone 56



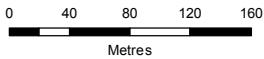
Department of Education and Communities
Preliminary Site Investigation

Job Number	21-24268
Revision	A
Date	24 Feb 2015

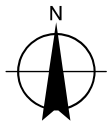
Historical Aerial Photograph
- 1961

G:\21\24337\GIS\Maps\MXD\21-24337_2014_GPSO_HistAerial_1961.mxd
© 2015. While GHD has taken care to ensure the accuracy of this product, GHD and Department of Lands, make no representations or warranties about its accuracy, completeness or suitability for any particular purpose.
GHD and Department of Lands, cannot accept liability of any kind (whether in contract, tort or otherwise) for any expenses, losses, damages and/or costs (including indirect or consequential damage) which are or may be incurred as a result of the product being inaccurate, incomplete or unsuitable in any way and for any reason.
Data Source: Imagery - Department of Lands NSW. Created by: mweber

Level 15, 133 Castlereagh Street Sydney NSW 2000 T 61 2 9239 7100 F 61 2 9239 7199 E sydmail@ghd.com.au W www.ghd.com.au



Map Projection: Transverse Mercator
Horizontal Datum: Geocentric Datum of Australia (GDA)
Grid: Map Grid of Australia 1994, Zone 56



LEGEND

Site Boundary (Approximate)

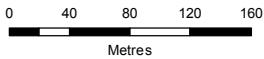


Department of Education and Communities
Preliminary Site Investigation

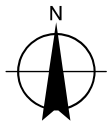
Job Number	21-24268
Revision	A
Date	24 Feb 2015

Historical Aerial Photograph - 1970






Map Projection: Transverse Mercator
Horizontal Datum: Geocentric Datum of Australia (GDA)
Grid: Map Grid of Australia 1994, Zone 56



LEGEND

 Site Boundary (Approximate)



Department of Education and Communities
Preliminary Site Investigation

Job Number	21-24268
Revision	A
Date	24 Feb 2015

Historical Aerial Photograph
- 1994





Appendix D – Land Title Deed

ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 147 943 842)
ABN 82 147 943 842

P.O. Box 149
Yagoona NSW 2199

Telephone: +612 9664 1679
Mobile: 0412 169 809
Facsimile: +612 8076 3026
Email: alsearch@optusnet.com.au

13th February, 2015

GHD

Level 15, 133 Castlereagh Street,
SYDNEY NSW 2000

Attention: Henry Luo,

RE:

**Old Guildford Public School,
Woodville Road
Old Guildford**

Current Search

Folio Identifier 1/794709 (title attached)
DP 794709 (plan attached)
Dated 12th February, 2015
Registered Proprietor:
THE MINISTER FOR EDUCATION

Title Tree
Lot 1 DP 794709

Folio Identifier 1/794709

CA 40787

Conveyance Book 1945 No 420

Conveyance Book 1050 No 179

Conveyance Book 495 No 298

Summary of proprietor(s)
Lot 1 DP 794709

Year	Proprietor
	(Lot 1 DP 794709)
1989 – todate	Minister for Education
	(Farm Number 3 of Block 9 Parish Liberty Plains – Area 3 Acres 3 Roods 15 Perches – Conv Bk 1945 No 420)
1944 – 1989	His Most Gracious Majesty King George VI <i>(purposes of the Public Instruction Act, 1880)</i>
	(Farm Number 3 of Block 9 Parish Liberty Plains – Area 3 Acres 3 Roods 15 Perches – Conv Bk 1050 No 179)
1915 – 1944	Alfred Henry Pettifer, gentleman / assistant manager
	(Farm Number 3 of Block 9 Parish Liberty Plains – Area 3 Acres 3 Roods 15 Perches – Conv Bk 495 No 298)
1892 – 1915	John Sullivan, umbrella maker

<h2 style="margin: 0;">PLAN OF THE LAND COMPRISED IN DEED</h2>		<h2 style="margin: 0;">D P 794709</h2>
BK. 1945	NO. 420	CA. 40787
Locality: GUILDFORD		Registered: 26.9.1989
Parish: ST JOHN		Title System: OLD SYSTEM
County: CUMBERLAND		Purpose: LIMITED FOLIO CREATION
Reduction Ratio 1:2000		Ref Map: U9145-34*
Lengths are in metres		Last Plan: D.P. 979585

THIS PLAN WAS PREPARED SOLELY TO IDENTIFY THE LAND IN THE ABOVE DEED AND THE BOUNDARIES HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL

THE PLAN IS NOT A CURRENT PLAN IN TERMS OF SEC. 327AA LOCAL GOVERNMENT ACT, 1919.



	10	20	30	40	50	60	70	Table of mm	110	120	130	140
--	----	----	----	----	----	----	----	-------------	-----	-----	-----	-----



Appendix E – Section 149 Certificate



PLANNING CERTIFICATE
UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT
ACT, 1979

Melissa Weber
3 King St
ASHBURY NSW 2193

CERTIFICATE DETAILS

NUMBER	20150670	DATE	17-Feb-2015
---------------	----------	-------------	-------------

RECEIPT AND REFERENCE DETAILS

FEE	\$133.00		
RECEIPT NUMBER	2982542	RECEIPT DATE	13-Feb-2015
REFERENCE	2124337:15165		

PROPERTY DESCRIPTION

PROPERTY	49 Woodville Road, CHESTER HILL NSW 2162		
TITLE	Lot 1 DP 794709		
PARISH	Liberty Plains	COUNTY	CUMBERLAND

PLANNING INSTRUMENTS

In accordance with Section 149(2) and at the date of this certificate the following Environmental Planning Instruments apply to the land.

Local Environmental Plan 2001 Gazetted on 17-May-2002

LAND ZONING

5 – Special Uses : Educational Purposes



PLANNING CERTIFICATE

UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

SECTION 149(2) DETAILS

In accordance with section 149(2) of the Environmental Planning and Assessment Act 1979 (as amended) and at the date of this certificate, the following prescribed matters relate to the land.

1. NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPs

Affected by Draft Bankstown Local Environmental Plan 2012, which aims to make local environmental planning provisions for land in the City of Bankstown in accordance with the relevant standard environmental planning instrument under Section 33A of the Environmental Planning and Assessment Act 1979.

Affected by Planning Proposal_2013_BANKS_001 which makes various amendments to planning controls in the North West Local Area Plan and zones 2(b) – Residential and 3(b) – Business (Other Centres) in the City of Bankstown.

Affected by Bankstown Local Environmental Plan 2001 Amendments and Planning Proposals in respect of general information as detailed in Appendix 1.

Affected by State Environmental Planning Policies (SEPP's), Proposed State Environmental Planning Policies and Deemed State Environmental Planning Policies as detailed in Appendix 2.

Affected by Bankstown Development Control Plan 2005 (refer to Appendix 3 which lists the contents chapters within the DCP).

2. ZONING AND LAND USE UNDER RELEVANT LEPs

Unless specified otherwise in this section of the certificate, the land does not include or comprise critical habitat, is not in a conservation area and has no environmental heritage item on the land.

The purposes for which the plan or instrument provides that development may be carried out within the zone without the need for development consent are specified in, but not limited to clauses 9 and 14 (exempt development and development by public authorities) of the LEP 2001 plan. Reference should be made to the LEP 2001 plan as a whole for details.

The purposes for which the plan or instrument provides that development may not be carried out within the zone except with development consent are specified in, but not limited to clauses 10 and 11 (complying development and development which is allowed or prohibited within a zone) of the LEP 2001 plan and detailed in Appendix 4. Reference should be made to the LEP 2001 plan as a whole for details.

The purposes for which the plan or instrument provides that development is prohibited within the zone are specified in clause 11 (development which is allowed or prohibited within a zone) of the LEP 2001 plan and detailed in Appendix 4. Reference should be made to the LEP 2001 plan as a whole for details.

The minimum area for a residential lot in Bankstown shall not be less than 550sqm having a width of not less than 15 metres at the building line. Possible variations to these figures may occur under some circumstances, please refer to Bankstown Development Control Plan 2005, for further information.



PLANNING CERTIFICATE

UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT
ACT, 1979

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

Unless specified otherwise in this section of the certificate, the land is not within any zone or land use under a
Precinct Plan, a proposed Precinct Plan or Part 3 of State Environmental Planning Policy (Sydney Region
Growth Centres) 2006.



PLANNING CERTIFICATE

UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT
ACT, 1979

3. COMPLYING DEVELOPMENT

General Housing Code

Complying development under the General Housing Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may not** be carried out on the land.

The land is non complying because the land has been identified by an environmental planning instrument as being either one of the following zones:-

- 3(c) Business Enterprise,
- 4(a) General Industrial, 4(b) Light Industrial,
- 5 Special Uses,
- 6(a) Open Space, 6(b) Private Recreation, RE1 Public Recreation
- 7 Environment Protection or
- 8 National Parks & Nature Reserves
- Land Unzoned Under LEP 2001 *refer to the Land Zoning of this certificate on page 1.*

OR

The land is affected by one or more of the following 4 exemptions:-

- A Heritage item *refer to clause 2 of this certificate,*
- Land in the 25 or higher ANEF contour *refer to clause 7 of this certificate,*
(Unless the development is only for the erection of ancillary development, the alteration of or an addition to
ancillary development or the alteration of a dwelling house)
- Acid sulfate soils class 1 or 2 *refer to clause 7 of this certificate,*
- Land in a vegetated buffer area *refer to clause 7 of this certificate.*

Note: If the land has been rendered non complying due to an exemption listed above, you are advised to check with Council for the extent of the exemption. The Code may render the land complying for any land which is outside the extent of the exemption. Reference should be made to the "Planning Maps" on Council's website www.bankstown.nsw.gov.au which identifies the land exemptions.

Housing Alterations Code

Complying development under the Housing Alterations Code within the provisions of "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may not** be carried out on the land.

The land is non complying because the land has been identified by an environmental planning instrument as being either one of the following zones:-

- 3(c) Business Enterprise,
- 4(a) General Industrial, 4(b) Light Industrial,
- 5 Special Uses,
- 6(a) Open Space, 6(b) Private Recreation, RE1 Public Recreation,
- 7 Environment Protection or
- 8 National Parks & Nature Reserves
- Land Unzoned Under LEP 2001 *refer to the Land Zoning of this certificate on page 1.*

OR

The land is affected by the following exemption:-

- A Heritage item*refer to clause 2 of this certificate.*

Note: If the land has been rendered non complying due to an exemption listed above, you are advised to check with Council for the extent of the exemption. The Code may render the land complying for any land which is outside the extent of the exemption. Reference should be made to the "Planning Maps" on Council's website www.bankstown.nsw.gov.au which identifies the land exemptions.

Subdivisions Code (strata subdivision)

Complying development under the Subdivisions Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may** be carried out on the land.

Rural Housing Code

Complying development under the Rural Housing Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may not** be carried out on the land.

The land is non complying because the land has been identified by an environmental planning instrument as being either one of the following zones:-

- 2(a) Residential A, 2(b) Residential B, 2(c) Residential C, R2 Low Density Residential, R3 Medium Density Residential,
- 3(a) Business CBD, 3(b) Business Other Centres, 3(c) Business Enterprise, B7 Business Park



PLANNING CERTIFICATE

UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT
ACT, 1979

4(a) General Industrial, 4(b) Light Industrial,
5 Special Uses,
6(a) Open Space, 6(b) Private Recreation, RE1 Public Recreation,
7 Environment Protection or
8 National Parks & Nature Reserves
Land Unzoned Under LEP 2001 *refer to the Land Zoning of this certificate on page 1.*

OR

The land is affected by one or more of the following 4 exemptions:-

A Heritage item *refer to clause 2 of this certificate,*
Land in the 25 or higher ANEF contour..... *refer to clause 7 of this certificate,*
(Unless the development is only for the erection of ancillary development, the alteration of or an addition to ancillary development or the alteration of a dwelling house)
Acid sulfate soils class 1 or 2 *refer to clause 7 of this certificate,*
Land in a vegetated buffer area *refer to clause 7 of this certificate,*

Note: If the land has been rendered non complying due to an exemption listed above, you are advised to check with Council for the extent of the exemption. The Code may render the land complying for any land which is outside the extent of the exemption. Reference should be made to the "Planning Maps" on Council's website www.bankstown.nsw.gov.au which identifies the land exemptions.

General Development Code

Complying development under the General Development Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may** be carried out on the land.

Demolition Code

Complying development under the Demolition Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may** be carried out on the land.

Fire Safety Code

Complying development under the Fire Safety Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may** be carried out on the land.

Commercial and Industrial Alterations Code

Complying development under the Commercial and Industrial Alterations Code within the provisions of "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may not** be carried out on the land.

The land is non complying because the land has been identified by an environmental planning instrument as being either one of the following zones:-

1 Rural,
2(a) Residential A, 2(b) Residential B, 2(c) Residential C, R2 Low Density Residential, R3 Medium Density Residential,
5 Special Uses,
6(a) Open Space, 6(b) Private Recreation, RE1 Public Recreation,
8 National Parks & Nature Reserves or
Land Unzoned under LEP 2001 *refer to the Land Zoning of this certificate on page 1.*

OR

The land is affected by one of the following exemptions:-

A Heritage item *refer to clause 2 of this certificate.*
A Flood Control Lot *refer to clause 7A of this certificate.*

Note: If the land has been rendered non complying due to an exemption listed above, you are advised to check with Council for the extent of the exemption. The Code may render the land complying for any land which is outside the extent of the exemption. Reference should be made to the "Planning Maps" on Council's website www.bankstown.nsw.gov.au which identifies the land exemptions.

Further: Although the land is non complying for Subdivisions 9 & 10, the Code may render the land complying for Subdivisions 1-8 and 11-12. Reference should be made to "Part 5 – Commercial and Industrial Alterations Code" of the SEPP for details.

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Buildings and Additions) Code within the

BANKSTOWN CITY COUNCIL



PLANNING CERTIFICATE

UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT
ACT, 1979

provisions of "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may not** be carried out on the land.

The land is non complying because the land has been identified by an environmental planning instrument as being either one of the following zones:-

- 1 Rural,
- 2(a) Residential A, 2(b) Residential B, 2(c) Residential C, R2 Low Density Residential, R3 Medium Density Residential,
- 5 Special Uses,
- 6(a) Open Space, 6(b) Private Recreation, RE1 Public Recreation,
- 8 National Parks & Nature Reserves or
- Land Unzoned under LEP 2001 *refer to the Land Zoning of this certificate on page 1.*

OR

The land is affected by one of the following exemptions:-

- A Heritage item *refer to clause 2 of this certificate.*
- Acid Sulfate Soils class 1 or 2 *refer to clause 7 of this certificate*
- A Vegetated Buffer Area.....*refer to clause 7 of this certificate*

Note: If the land has been rendered non complying due to an exemption listed above, you are advised to check with Council for the extent of the exemption. The Code may render the land complying for any land which is outside the extent of the exemption. Reference should be made to the "Planning Maps" on Council's website www.bankstown.nsw.gov.au which identifies the land exemptions.

4. COASTAL PROTECTION

Unless specified otherwise in this section of the certificate, the land is not affected by the operation of Section 38 or 39 of the Coastal Protection Act 1979.

4A. CERTAIN INFORMATION RELATING TO BEACHES AND COASTS

Unless specified otherwise in this section of the certificate, the land is not subject to an order under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (or on public land adjacent to the land) and, Council has not been notified under Section 55X of the Coastal Protection Act 1979 that temporary coastal protection works have been placed on the land (or on public land adjacent to the land).

4B. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

Unless specified otherwise in this section of the certificate, the owner (or any previous owner) has not consented in writing that the land is subject to annual charges under Section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works.

5. MINE SUBSIDENCE

Not affected by Section 15 of the Mine Subsidence Compensation Act 1961, proclaiming land to be a mine subsidence district.



PLANNING CERTIFICATE

UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

6. ROAD WIDENING AND REALIGNMENT

Not affected by any road widening or road realignment under (1) Division 2 of Part 3 of the Roads Act 1993; or (2) any Environmental Planning Instrument; or (3) any resolution of Council. However, the property fronts an existing or proposed arterial/main road. Please check with the Roads and Maritime Services for possible effects.

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

Unless specified otherwise in this section of the certificate, the land is not affected by policies adopted by Council or by any other authority (that has notified Council of its adoption) that restricts development of the land. For bush fire prone land refer to section 11. For flood prone land refer to section 7A.

Affected by a resolution of Council adopting a policy concerning the management of contaminated land. That policy applies to all land in the City of Bankstown and will restrict development of the land if the circumstances set out in the policy prevail. A copy of the policy is available on Council's website at www.bankstown.nsw.gov.au or from the Customer Service Area.

Note: Additional information regarding contaminated land matters for this property may also be provided on part 5 of this section 149 planning certificate. For further information contact Council on Ph.97079999.

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

Unless specified otherwise in this section of the certificate, the land is not affected by flood related development controls.

A Flood control lot.

The property is affected by a policy known as Bankstown Development Control Plan 2005, Part E3 - Flood Risk Management, by reference to the Miller Road Catchment Flood Study, March 2013 (a copy of which is available for inspection at Council's Offices), which categorises land affected by the 100 year flood into two flood risk precincts:

High flood risk precinct – Land below the 100 year flood that is either subject to a high hydraulic hazard or where there are significant evacuation difficulties; and

Medium flood risk precinct - Land below the 100 year flood that is not subject to a high hydraulic hazard and where there are no evacuation difficulties.

Bankstown Development Control Plan 2005 includes flood related development controls for properties based on the relevant flood risk precinct. Contact Council for information about the flood risk precinct applying to this property.

8. LAND RESERVED FOR ACQUISITION

Not affected by either an Environmental Planning Instrument or proposed Environmental Planning Instrument referred to in clause 1 providing for the acquisition of the land or part of the land by a public authority, as referred to in Section 27 of the Environmental Planning & Assessment Act. Reference should be made to the LEP 2001 plan as a whole for details.



PLANNING CERTIFICATE

UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT
ACT, 1979

9. CONTRIBUTION PLANS

Affected by Bankstown City Council Section 94A Development Contributions Plan 2009 which allows Council to impose a levy on development within the City of Bankstown in accordance with Directions issued by the Minister for Planning. The levy will be spent on the provision of public works and infrastructure. Date of commencement 8th June 2009. For further details on the plan contact Council on 9707 9999 or visit Council's website – www.bankstown.nsw.gov.au

9A. BIODIVERSITY CERTIFIED LAND

Unless specified otherwise in this section of the certificate, the land is not biodiversity certified land within the meaning of Part 7AA of the Threatened Species Conservation Act 1995.

10. BIOBANKING AGREEMENTS

Unless specified otherwise in this section of the certificate, the land is not subject to a Biobanking Agreement under Part 7A of the Threatened Species Conservation Act 1995, made by the Department of Environment, Climate Change and Water that has notified Council of the existence of the agreement.

11. BUSHFIRE PRONE LAND

Unless specified otherwise in this section of the certificate, the land is not bushfire prone.

12. PROPERTY VEGETATION PLANS

Unless specified otherwise in this section of the certificate, the land is not subject to a Property Vegetation Plan under the Native Vegetation Act 2003, as approved by any other authority that has notified Council of the existence of the plan.

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

Unless specified otherwise in this section of the certificate, the land is not subject to a Tree Order under the Trees (Disputes Between Neighbours) Act 2006, made by an authority that has notified Council of the existence of the order.

14. DIRECTIONS UNDER PART 3A

Unless specified otherwise in this section of the certificate, the land is not subject to a Direction by the Minister under section 75P (2) (c1) of the Act that a provision of an EPI does not have an effect.



PLANNING CERTIFICATE

UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT
ACT, 1979

15. SITE COMPATIBILITY CERTIFICATES & CONDITIONS FOR SENIORS HOUSING

Unless specified otherwise in this section of the certificate, the land is not subject to a development application granted after 12.10.2007 under SEPP (Housing for Seniors or People with a Disability) 2004 setting out the terms of any conditions imposed under clause 18(2) or a current site compatibility certificate issued under clause 25 of the SEPP.

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

Unless specified otherwise in this section of the certificate, the land is not subject to a development application under clause 19 of SEPP (Infrastructure) 2007 where a valid site compatibility certificate has been issued.

17. SITE COMPATIBILITY CERTIFICATES & CONDITIONS FOR AFFORDABLE RENTAL HOUSING

Unless specified otherwise in this section of the certificate, the land is not subject to a development application under SEPP (Affordable Rental Housing) 2009 where a valid site compatibility certificate and conditions have been issued.

18. PAPER SUBDIVISION INFORMATION

Unless specified otherwise in this section of the certificate, the land is not subject to a paper subdivision or subdivision order.

19. SITE VERIFICATION CERTIFICATES

Unless specified otherwise in this section of the certificate, the land is not subject to a current site verification certificate of which the Council is aware in respect to Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT, 1997

Unless specified otherwise in this section of the certificate, there are no matters arising under Section 59(2) of the Contaminated Land Management Act 1997.

MATTERS ARISING UNDER THE NATION BUILDING AND JOBS PLAN (STATE INFRASTRUCTURE DELIVERY) ACT, 2009

Unless specified otherwise in this section of the certificate, there are no matters arising under Section 26 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009.



PLANNING CERTIFICATE

UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT
ACT, 1979

This completes the prescribed matters for the certificate under section 149(2) of the Environmental Planning and Assessment Act 1979, as amended. While this certificate indicates the zoning of the land, it is suggested that the relevant Planning Instrument be inspected on Council's website under Development – Planning Maps or at Council's Customer Service Centre to provide an overall view of the area and the site's surrounding zonings.

SECTION 149(5) DETAILS

At the date of this certificate, the following relevant matters are provided in good faith in accordance with the requirements of Section 149(5) of the Environmental Planning and Assessment Act 1979.

Council has selected the following matters for checking as those most likely to be of concern and do not comprise an exhaustive list. The absence of any reference to any matter affecting the land shall not imply that any matter not referred to in this certificate does not affect the land.

ADDITIONAL INFORMATION

Unless specified otherwise in this section of the certificate, there are no relevant matters arising under Section 149(5) of the Environmental Planning and Assessment Act 1979.

The property is identified by the Miller Road Catchment Flood Study (March 2013) as being at a medium risk of flooding. For further information on the flood risk and flood related development controls, contact Council on 9707 9999.

Please contact Council's general enquiries number listed at the bottom of this sheet for further information about any matter referred to in this certificate.

Edward Casari – Acting Team Leader
Land Information Management



PLANNING CERTIFICATE

UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT
ACT, 1979

Appendix 1

Listed below are broad based Bankstown Local Environmental Plan 2001 amendments & Planning Proposals relating to general information which may affect the whole or part of the City.

(Note: As of 1 July 2009, Draft LEP's have been replaced with "planning proposals". A planning proposal is a document that explains the intended effect of, and justification for, a proposed LEP.)

Bankstown Local Environmental Plan 2001 (Amendment No.13), gazetted 22nd November, 2002

This plan aims to:

- (a) manage and facilitate development for the benefit of the community and the City of Bankstown, &
- (b) ensure a level of assessment which is appropriate for the type of development being proposed, &
- (c) protect environmentally sensitive land from inappropriate development.

Bankstown Local Environmental Plan 2001 (Amendment No.16), gazetted 9th January, 2004

This plan aims to:

- (a) correct minor mapping and drafting anomalies in Bankstown Local Environmental Plan 2001, &
- (b) introduce controls for bulky goods complexes in the City of Bankstown, &
- (c) amend definitions to provide consistency across development controls in Bankstown Local Environmental Plan 2001.

Bankstown Local Environmental Plan 2001 (Amendment No.22), gazetted 8th April, 2005

This plan aims to:

- (a) correct minor mapping and drafting anomalies in Bankstown Local Environmental Plan 2001 relating to:
 - the rezoning of certain land, and
 - the floor space ratio for certain land, and
 - the wording of the definition of **gross floor area**, and
 - the wording of a development standard for residential flat buildings on certain land, &
- (b) omit the word "habitually" from the definition of **brothel** in the 2001 plan so as to include premises that are used (but not habitually used) for prostitution within that definition, &
- (c) clarify that the gross floor area of a bulky goods showroom or salesroom in a bulky goods complex is to be at least 500 square metres.

Bankstown Local Environmental Plan 2001 (Amendment No.17), gazetted 8th September, 2006

This plan aims to:

Update references in Bankstown Local Environmental Plan 2001 to provisions in Bankstown Development Control Plan 2005 (adopted by Bankstown City Council on 21st December 2005) relating to exempt and complying development which were previously dealt with in Development Control Plan (DCP) No.35.

Draft Bankstown Local Environmental Plan 2012

This plan aims to:

Make local environmental planning provisions for land in the City of Bankstown in accordance with the relevant standard environmental planning instrument under Section 33A of the Environmental Planning and Assessment Act 1979.



PLANNING CERTIFICATE

UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT
ACT, 1979

Appendix 2

State Environmental Planning Policies (SEPP's), Proposed SEPP's and Deemed SEPP's

Note: The names of the relevant instrument's plus their gazettal dates are listed below. For further details please refer to the Department of Planning website www.planning.nsw.gov.au under the heading "planning system – legislation and planning instruments".

SEPP No. 1 – Development Standards, gazetted 17.10.1980
SEPP No.10 – Retention of Low-Cost Rental Accommodation, gazetted 6.7.1984
SEPP No.19 – Bushland in Urban Areas, gazetted 24.10.1986
SEPP No.21 – Caravan Parks, gazetted 24.4.1992
SEPP No.30 – Intensive Agriculture, gazetted 8.12.1989
SEPP No.32 – Urban Consolidation (Redevelopment of Urban Land), gazetted 15.11.1991
SEPP No.33 – Hazardous and Offensive Development, gazetted 13.3.1992
SEPP No.50 – Canal Estate Development, gazetted 10.11.1997
SEPP No.55 – Remediation of Land, gazetted 28.8.1998
SEPP No.62 – Sustainable Aquaculture, gazetted 25.8.2000
SEPP No.64 – Advertising and Signage, gazetted 16.3.2001
SEPP No.65 – Design Quality of Residential Flat Development, gazetted 26.7.2002
SEPP – (Housing for Seniors or People with a Disability) 2004, gazetted 31.3.2004
SEPP – (Building Sustainability Index: BASIX) 2004, gazetted 25.6.2004
SEPP – (Major Development) 2005, gazetted 1.8.2005
SEPP – (Mining, Petroleum Production and Extractive Industries) 2007, gazetted 16.2.2007
SEPP – (Temporary Structures and Places of Public Entertainment) 2007, gazetted 28.9.2007
SEPP – (Infrastructure) 2007, gazetted 21.12.2007
SEPP – (Exempt and Complying Development Codes) 2008, gazetted 12.12.2008
SEPP – (Affordable Rental Housing) 2009, gazetted 31.7.2009
SEPP – (Sydney Drinking Water Catchment) 2011, gazetted 21.1.2011

PROPOSED SEPP - Competition SEPP, 27.7.2010

Note: As of 1 July 2009, regional environmental plans (REPs) are no longer part of the hierarchy of environmental planning instruments in NSW. The removal of the REP layer is intended to simplify the State's planning system. All existing REPs (listed below) are now deemed State environmental planning policies (SEPPs).

Deemed SEPP – Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment, gazetted 5.2.1999



PLANNING CERTIFICATE
UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT
ACT, 1979

Appendix 3

Bankstown Development Control Plan 2005

DATE OF APPROVAL / COMMENCEMENT – 21st DECEMBER, 2005

The following is a list of the contents within Bankstown Development Control Plan 2005. If further information is required please contact Council on 9707 9999.

PART	CONTENT
A	Preliminary
B	Site Analysis
C	Definitions
D1	Exempt and Complying Development
D2	Residential Zones
D3	Key Development Sites in Residential Zones
D4	Business Zones
D5	Key Development Sites in Business Zones
D6	Industrial Zones
D7	Sustainable Commercial and Industrial Development
D8	Parking
D9	Advertising Signs
D10	Child Care Centres
D11	Educational Establishments
D12	Places of Public Worship
D13	Health Consulting Rooms
D14	Brothels
D15	Communications Facilities
E1	Demolition and Construction
E2	Tree Preservation Order
E3	Flood Risk Management

Please note: Council may be exhibiting draft changes to the development control plan that may affect your land. To find out more, please contact Council on 9707 9999 or check Council's website - www.bankstowncity.nsw.gov.au



PLANNING CERTIFICATE

UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT
ACT, 1979

Appendix 4 - Development which is allowed or prohibited within a zone

Unless specified in other parts of the LEP 2001 plan, the table below indicates that development may be carried out with consent where "yes" is shown corresponding to that development, and where "yes" is not shown corresponding to that development, the development is prohibited.

Zone												
Development for the purpose of:	Rural	Residential			Business			Industrial		Special Uses	Open Space	
	1	2(a)	2(b)	2(c)	3(a)	3(b)	3(c)	4(a)	4(b)	5	6(a)	6(b)
Agriculture	yes										yes	
Amusement centres					yes	yes						
Animal boarding or training establishments	yes											
Bed and breakfast establishments		yes	yes	yes								
Boarding-houses			yes		yes	yes						
Brothels								yes	yes			
Bulky goods complex					yes							
Bulky goods salesrooms or showrooms					yes	yes	yes	yes	yes			
Business premises					yes	yes	yes					
Car parks		yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Caravan parks											yes	
Centre based child care centres		yes	yes	yes	yes	yes	yes	yes	yes	yes		
Communications facilities	yes				yes	yes	yes	yes	yes	yes	yes	yes
Community facilities		yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Convenience stores					yes	yes	yes	yes	yes			
Dams	yes	yes	yes	yes	yes	yes		yes	yes	yes	yes	yes
Depots								yes	yes			
Dual occupancies		yes	yes		yes	yes						
Dwelling houses	yes	yes	yes	yes	yes	yes						
Educational establishments		yes	yes	yes	yes	yes				yes		
Entertainment establishments					yes	yes	yes					
Entertainment facilities					yes	yes	yes	yes				
Extractive industries	yes											
Family day care centres		yes	yes	yes	yes	yes						
Family housing		yes	yes	yes								
Generating works								yes	yes			
Hazardous industries												
Hazardous storage establishments												
Health consulting rooms		yes	yes	yes	yes	yes	yes	yes	yes			
Helicopter landing sites					yes			yes		yes	yes	yes
Heliports												
High-tech industries							yes					
Highway service centres						yes	yes	yes				
Home-based child care centres		yes	yes	yes								
Home business	yes	yes	yes	yes	yes	yes						
Home offices	yes	yes	yes	yes	yes	yes						



PLANNING CERTIFICATE

UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT
ACT, 1979

Zone												
Development for the purpose of:	Rural	Residential			Business			Industrial		Special Uses	Open Space	
	1	2(a)	2(b)	2(c)	3(a)	3(b)	3(c)	4(a)	4(b)	5	6(a)	6(b)
Hospitals		yes	yes	yes	yes	yes	yes	yes	yes	yes		
Hotels					yes	yes	yes	yes				
Housing for older people or people with a disability		yes	yes	yes	yes	yes				yes		
Industries								yes				
Institutions								yes				
Junk yards								yes				
Landfilling	yes	yes	yes	yes	yes	yes		yes	yes	yes	yes	yes
Light industries								yes	yes			
Marinas		yes	yes								yes	yes
Materials recycling yards								yes				
Medical centres					yes	yes	yes	yes	yes			
Mines												
Motels			yes		yes	yes	yes	yes	yes			
Motor showrooms					yes	yes	yes	yes	yes			
Multi Dwelling Housing				yes								
Offensive industries												
Offensive storage establishments												
Office premises					yes	yes	yes	yes	yes			
Passenger transport terminals					yes	yes	yes	yes	yes			
Places of public worship		yes	yes	yes	yes	yes	yes	yes	yes			
Plant hire							yes	yes	yes			
Public buildings		yes	yes	yes	yes	yes	yes	yes	yes	yes		
Recreation areas	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Recreation facilities	yes				yes	yes	yes	yes	yes		yes	yes
Registered clubs					yes	yes	yes	yes	yes			yes
Research facilities					yes	yes	yes	yes	yes			
Residential flat buildings			yes		yes	yes						
Restaurants					yes	yes	yes	yes	yes			
Restricted premises					yes							
Retail plant nurseries					yes	yes	yes	yes	yes			
Roadside stalls												
Road transport terminals								yes				
Rowhouses		yes	yes		yes	yes						
Sanctuaries	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Secondary Dwellings				yes								
Serviced apartments			yes		yes	yes						
Service stations					yes	yes	yes	yes	yes			
Shops					yes	yes						
Transport depots								yes				
Utility installations	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Vehicle body repair workshops								yes	yes			
Vehicle repair stations					yes	yes	yes	yes	yes			
Villas		yes	yes		yes	yes						
Warehouses or distribution centres						yes	yes	yes	yes			
Waste disposal												



Appendix F – Regulatory Searches



Healthy Environment, Healthy Community, Healthy Business

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

Attention Internet Explorer 10 users

Some functionality on this webpage is currently not compatible with Internet Explorer 10.

We recommend you enable compatibility mode on your browser:

1. Press F12 on your keyboard to display the developer tools
2. On the developer tools menu, select Browser Mode then select Internet Explorer 9

Your original settings will be restored when you close the browser window. We are working to resolve this issue and apologise for the inconvenience.

Search results

Your search for: LGA: Bankstown City Council

Matched 23 notices relating to 8 sites.

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
Chester Hill	127 Orchard Road	Former Orica Factory - Chester Hill	1 current and 1 former
Padstow	55 Bryant Street	Battery Factory	1 current
Revesby	33 Violet Street	Bituminous Products	2 current and 1 former
Revesby	21 Marigold Street	Mirotone Pty Ltd	2 current
Villawood	66 Christina Road	Former Electrical Component Manufacturer	2 current
Villawood	49-59 Miowera Road	Former Westinghouse Factory	9 former
Villawood	2 Christina Road	Orica Villawood Plant	3 current
Yagoona	117-153 Rookwood Road	Galvanising Services	1 current

[Connect](#)

[Feedback](#)

[Web support](#)
[Public comments](#)

Page 1 of 1

24 February 2015



Healthy Environment, Healthy Community, Healthy Business

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

Attention Internet Explorer 10 users

Some functionality on this webpage is currently not compatible with Internet Explorer 10.

We recommend you enable compatibility mode on your browser:

1. Press F12 on your keyboard to display the developer tools
2. On the developer tools menu, select Browser Mode then select Internet Explorer 9

Your original settings will be restored when you close the browser window. We are working to resolve this issue and apologise for the inconvenience.

Licence summary

[Search Again](#)
[Return to Previous Page](#)

Summary Licence No: 7137

[View this licence](#) (PDF document 199 kb)

Licence holder: PROQUALIX PTY LIMITED (RECEIVERS AND MANAGERS APPOINTED)

Premises: PROQUALIX PTY LIMITED
 59 LISBON STREET, FAIRFIELD, NSW, 2165
LGA: FAIRFIELD **Catchment:** Sydney Coast & Georges River

Administrative fee: \$380.00

Licence status: Surrendered

Activity type: Hazardous, Industrial or Group A Waste Generation or Storage

Licence review: Complete date 07 Jul 2005
 Complete date 18 Oct 2002
 Due date 07 Jul 2010

Pollution incident management plan: Yet to be confirmed

[Connect](#)
[Feedback](#)
[Web support](#)
[Public comments](#)

Applications

<u>Number</u>	<u>Application type</u>	<u>Current status</u>	<u>Date received</u>
1018058	s.58 Licence Variation	Issued	14 May 2002
1059804	s.80 Surrender of a Licence	Issued	19 Apr 2006

Notices

<u>Number</u>	<u>Issue date</u>	<u>Notice type</u>
1018058	13 Jun 2002	s.58 Licence Variation
1048739	07 Jul 2005	s.58 Licence Variation
1059804	08 May 2006	s.80 Surrender of a Licence

Annual Returns

<u>Start date</u>	<u>End date</u>	<u>Date received</u>	<u>Non-compliance</u>	<u>LBL data</u>	
01-Apr-2006	08-May-2006				Download Annual Return Form
01-Apr-2005	31-Mar-2006				Download Annual Return Form
01-Apr-2004	31-Mar-2005	01-Jun-2005	No	Not available	
01-Apr-2003	31-Mar-2004	17-Sep-2004	No	Not available	
01-Apr-2002	31-Mar-2003	28-May-2003	No	Not available	
01-Apr-2001	31-Mar-2002	14-May-2002	No	Not available	
01-Apr-2000	31-Mar-2001	10-May-2001	No	Not available	



Healthy Environment, Healthy Community, Healthy Business

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

Attention Internet Explorer 10 users

Some functionality on this webpage is currently not compatible with Internet Explorer 10.

We recommend you enable compatibility mode on your browser:

1. Press F12 on your keyboard to display the developer tools
2. On the developer tools menu, select Browser Mode then select Internet Explorer 9

Your original settings will be restored when you close the browser window. We are working to resolve this issue and apologise for the inconvenience.

Licence summary

[Search Again](#)

[Return to Previous Page](#)

Summary Licence No: 7602

[View this licence](#) (PDF document 199 kb)

Licence holder: SPICER AXLE AUSTRALIA PTY LTD
Trading as: DANA SPICER AXLE AUSTRALIA PTY LTD
Premises: SPICER AXLE AUSTRALIA PTY LTD
 58 LISBON STREET, FAIRFIELD, NSW, 2165
LGA: FAIRFIELD **Catchment:** Sydney Coast & Georges River
Administrative fee: \$880.00
Licence status: Surrendered
Activity type: Hazardous, Industrial or Group A Waste Generation or Storage
Licence review: Complete date 10 Feb 2005
 Complete date 01 Jul 2002
 Due date 10 Feb 2008
Pollution incident management plan: Yet to be confirmed

[Connect](#)

[Feedback](#)

[Web support](#)
[Public comments](#)

Applications

Number	Application type	Current status	Date received
1032324	s.58 Licence Variation	Issued	30 Oct 2003
1056674	s.80 Surrender of a Licence	Issued	31 Jan 2006

Notices

Number	Issue date	Notice type
1032324	14 Nov 2003	s.58 Licence Variation
1044340	10 Feb 2005	s.58 Licence Variation
1056674	03 Mar 2006	s.80 Surrender of a Licence

Annual Returns

Start date	End date	Date received	Non-compliance	LBL data
12-Mar-2006	27-Mar-2006	11-Apr-2006	No	Not available
12-Mar-2005	11-Mar-2006	11-Apr-2006	No	Not available
12-Mar-2004	11-Mar-2005	30-Mar-2005	yes	Not available
12-Mar-2003	11-Mar-2004	25-Mar-2004	No	Not available
12-Mar-2002	11-Mar-2003	14-Apr-2003	No	Not available
12-Mar-2001	11-Mar-2002	22-Apr-2002	No	Not available
12-Mar-2000	11-Mar-2001	04-May-2001	No	Not available



[Home](#) > [Heritage sites](#) > [Searches and directories](#) > NSW heritage search

Attention Internet Explorer 10 users

Some functionality on this webpage is currently not compatible with Internet Explorer 10.

We recommend you enable compatibility mode on your browser:

1. Press F12 on your keyboard to display the developer tools
2. On the developer tools menu, select Browser Mode then select Internet Explorer 9

Your original settings will be restored when you close the browser window.

We are working to resolve this issue and apologise for the inconvenience.

Search for NSW heritage

Your search did not return any matching results. Please refine your search and try again.

The State Heritage Inventory, contains over 25,000 heritage items on statutory lists in New South Wales. This information is provided by local councils and State government agencies. The level of information for each heritage item can range from basic identification information such as name, address and listing to full information such as detailed descriptions, histories, significance and images. While the Heritage Division seeks to keep the Inventory up to date, the most recent statutory listings may not yet be included. Always check with the relevant local council or State agency for the most recent listings.

The Heritage Branch is directly responsible for the [State heritage register](#), a list of items and places that are of particular importance to NSW. [The new map search is now available.](#)

Visit [heritage database help](#) if you are unfamiliar with this search facility.

Basic search criteria

Item name/database ID:

Street name:

Suburb/town:

Local Government Area:

Heritage listings:

SHR number:

Additional search criteria

NOTE: For items listed by local councils, there may not be information in the additional search criteria fields.

Owner organisation*:

Designer/builder:

Year of construction: from to:

Item type:

Item group:

Heritage category:

Australian historic theme:

NSW historic theme:

Significance, description, historical notes:

Information complete: ☐

[View section 170 heritage and conservation registers](#)

Search State Heritage Register

The results shown below are for the State Heritage Register ONLY and does not include items listed on Local Environmental Plans and s.170 Heritage and Conservation Registers. For more mapping information for please contact the relevant Local or State government.

Disclaimer: The positions of the State Heritage Register items shown on this page are for general identification and research purposes only. It should not be used for legal purposes. Some SHR items have not been included for privacy and security reasons. Free download of State Heritage Register spatial datasets and associated metadata into a Geographic Information System (GIS) software package is available at [Community Access to Resources Information](http://canri.nsw.gov.au/download/) (CANRI) - <http://canri.nsw.gov.au/download/>



Local government

Suburb

NSW heritage theme

Item type

- ☒ All
- ☐ Archaeological
- ☐ Maritime
- ☐ Archaeological
- ☐ Terrestrial
- ☐ Built
- ☐ Lands
- ☐ Movables
- ☐ Communities
- ☐ Conservation



GHD

133 Castlereagh St Sydney NSW 2000

-



T: +61 2 9239 7100 F: +61 2 9239 7199 E: sydmail@ghd.com.au

© GHD 2015

This document is and shall remain the property of GHD. The document may only be used for the purpose for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.

G:\21\24337\WP\206498.docx

Document Status

Rev No.	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
0	M Weber / H Luo	J Hannaford		J Hannaford		4/03/2015
1	H Luo	J Hannaford		J Hannaford		9/03/2015
2	H Luo	J Hannaford		J Hannaford		16/03/2015



www.ghd.com

